

FOOTHILL RANCH

SPECIFIC PLAN

JUNE 2009

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APPENDIX A - LEGAL DESCRIPTION

APPENDIX B - MASTER PLANT LIST

APPENDIX C - PROPOSED GENERAL PLAN AMENDMENT LANGUAGE

APPENDIX D - PHASING

SECTION ONE EXECUTIVE SUMMARY

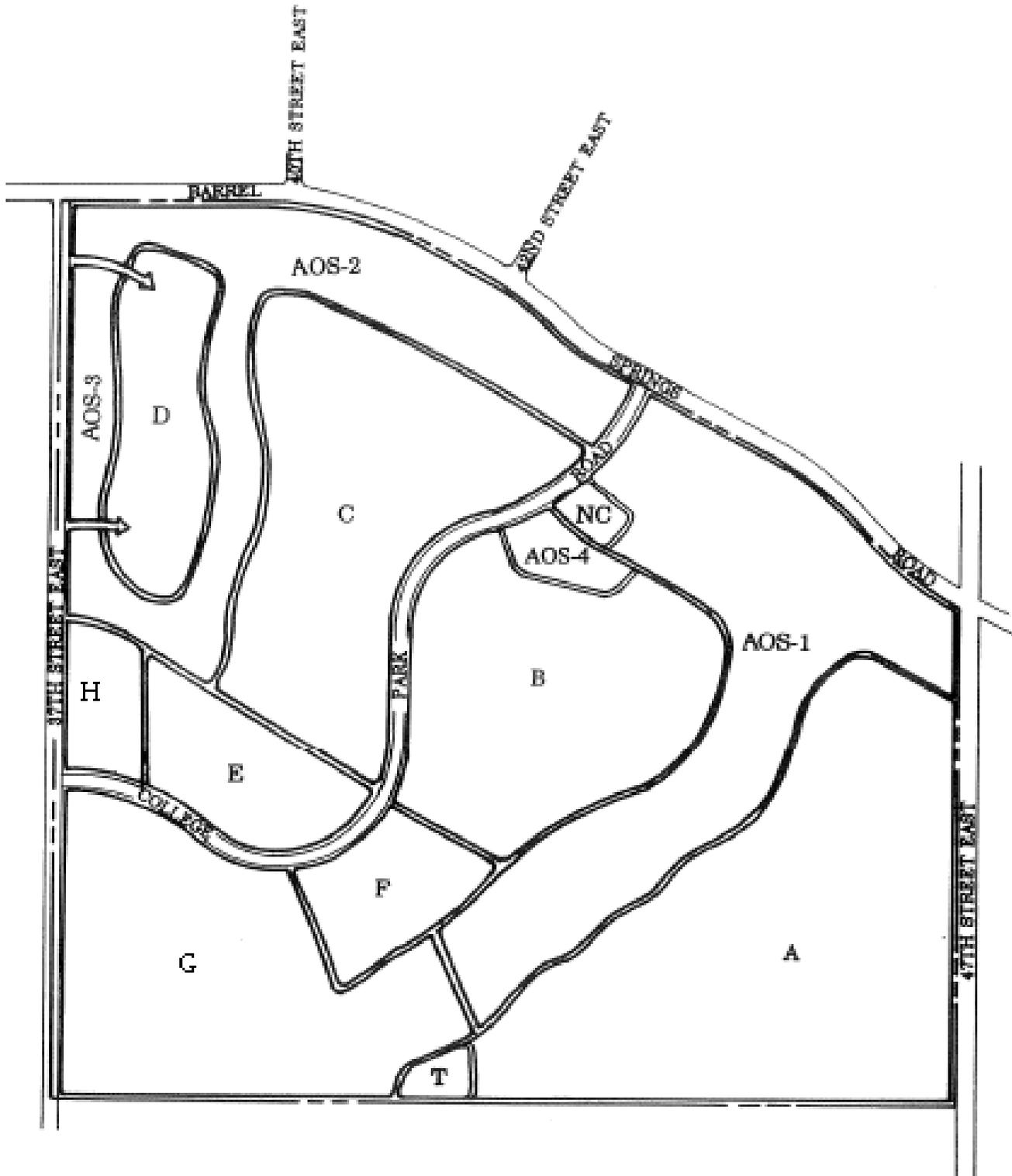
The Foothill Ranch Specific Plan (formerly known as the Bushnell Specific Development Area and the College Park Palmdale Specific Plan) establishes a framework of design concepts and regulatory programs for the development of approximately 540 acres located in the southern region of the City of Palmdale. The site is located south of Pearblossom Highway at the southeast corner of Barrel Springs Road and 47th Street East.

The Foothill Ranch Specific Plan sets forth a conceptual development program for the construction a mixed-use development incorporating residential, commercial, and open space uses within a planned community. The Plan is organized in six sections, as follows:

- **SECTION ONE: EXECUTIVE SUMMARY** - This section provides an overview of the proposed Specific Plan and an abstract of the key elements of the plan's design and a land use summary.
- **SECTION TWO: INTRODUCTION** - This section examines the City's General Plan requirements related to the subject property, evaluates existing physical characteristics, and establishes the goals for the future development of the site.
- **SECTION THREE: DEVELOPMENT PLAN** - This section sets forth the conceptual plan for the provision of a residential neighborhoods, commercial services, recreation opportunities, architectural and landscape guidelines, and the public facilities and infrastructure necessary to support the Specific Plan.
- **SECTION FOUR: GENERAL PLAN CONSISTENCY** - This section evaluates how the Specific Plan is consistent with goals of the City of Palmdale General Plan.
- **SECTION FIVE: SITE DEVELOPMENT STANDARDS** - This section describes a set of design standards that will guide the development of the various uses proposed for the property. These standards contain zoning criteria as well as design guidelines related to trails, grading, streets, and energy conservation.
- **SECTION SIX: PLAN IMPLEMENTATION** - This section establishes the regulatory structure under which the future development of the site shall proceed.

The Foothill Ranch Specific Plan is comprised of a mixed-use community with the following land use elements:

-
- THE RESIDENTIAL ELEMENT - This element provides for detached housing products with minimum lots sizes of one acre or more. Overall gross density for the site is one unit per acre with a total plan buildout not to exceed 380 dwelling units.
- THE OPEN SPACE AND AMENITIES ELEMENT - This element provides over 150 acres of open space uses for the site. Open space uses include natural open space, trails, a five-acre neighborhood park site, and associated neighborhood commercial center.



LAND USE SUMMARY

Residential Element

| Component | Planning Area | Acreage | Target Units |
|-----------------------------------|----------------|-------------|--------------|
| Single-Family One Acre Minimum | A | 108.0 | 108 |
| Single-Family One Acre Minimum | B | 60.0 | 60 |
| | C | <u>71.1</u> | <u>71</u> |
| Subtotal | | 131.1 | 131 |
| Single-Family One Acre Minimum | D | 23.4 | 23 |
| Single-Family One Acre Minimum | E | 21.2 | 21 |
| | F | <u>17.3</u> | <u>17</u> |
| Subtotal | | 38.5 | 38 |
| Single-Family One Acre Minimum | G (was AVCC-1) | 70 | 70 |
| | H (was AVCC-2) | <u>10</u> | <u>10</u> |
| Subtotal | | 80 | <u>80</u> |
| Subtotal | | 381.0 | 380 |

Amenities and Open Space Element

| Component | Planning Area | Acreage | Comment |
|---|------------------------------|--------------|---|
| Open Space NC: 2 ac T: 2 ac Subtotal | AOS-1, AOS-2 AOS-3, AOS-4 | <u>155.0</u> | Park site and associated commercial within these Planning Areas |
| | | 159.0 | |

| | |
|----------------------|-----------------|
| Overall Site Density | Total Site Area |
| 0.7 du/gross acres | 540.0 acres |

SECTION TWO INTRODUCTION

2.1 Purpose

The Foothill Ranch Specific Plan is a comprehensive planning document which sets forth detailed guidelines for the development of the subject property which are consistent with the goals of the City of Palmdale General Plan. These guidelines provide the blueprint for future development of the subject property. In addition, the Foothill Ranch Specific Plan also establishes developmental controls which will provide the City an assurance that development of the site will accurately reflect its objectives as set forth by approval of this document.

2.2 Legal Authority

The California Government Code (Article 8, Sections 65450 through 65457) and the City of Palmdale Resolution No. 90-43 authorize the City of Palmdale to prepare, adopt and amend specific plans for those areas they deem necessary. Adoption of the Foothill Ranch Specific Plan by the City Council will establish this document as the governing standard for the development of the subject property. This document sets forth a development concept describing land uses and infrastructure systems as well as site development standards which will serve as the zoning provisions for the property. Implementation mechanisms are established to assure that build-out of the Plan area is consistent with the Foothill Ranch Specific Plan.

As outlined in Article 8 of the California Government Code, a Specific Plan shall include text and diagrams which discuss the following:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- The proposed distribution, location, and 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.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the above items.
- A statement of the relationship of the specific plan to the general plan.
- The fiscal impact of the proposed development including both public costs and public revenue.

2.3 Specific Plan Setting

2.3.1 Specific Plan Location

The Foothill Ranch property (previously known as the Bushnell Property and College Park Palmdale) is that portion of Section 17, Township 5 North, Range 11 West, San Bernardino Meridian, south of Barrel Springs Road, as shown on EXHIBITS 1 and 2. The site encompasses approximately 540.6 acres and is bounded by the following:

- East boundary - 47th Street East.
- South boundary - southerly line of Section 17.
- West boundary - 37th Street East.
- North boundary - Barrel Springs Road.

The subject property was annexed into the City of Palmdale in 1999.

2.3.2 Community Setting/Development Trends

The Foothill Ranch property is a vacant parcel of land at the southerly limits of existing development of greater Palmdale. As of June 2009, the site is designated by the City of Palmdale General Plan as SP-17 (College Park Palmdale Specific Plan) with residential density of 1.6 units per acre and PF-S (Public Facility – School). The General Plan Circulation Map, as shown on EXHIBIT 3, also identifies three secondary arterial highways which serve the area: Barrel Springs Road, 47th Street East and 40th Street East. These secondary arterials connect to Pearblossom Highway, a major arterial as identified in the General Plan, connecting westerly to the Antelope Valley Freeway (State Highway 14) and easterly to State Highway 138. North of Pearblossom Highway, the three secondary

arterials connect to or are upgraded to major highways providing circulation to Palmdale Boulevard.

Historically, development in this area began with an existing neighborhood known as the Southside area. The Southside neighborhood lies between the California Aqueduct and Pearblossom Highway. Lots within this area range in size from one to five acres .

A small group of lots was also created along the north side of Barrel Springs Road known as the Palmdale Estates. This neighborhood is located south of the California Aqueduct and is adjacent to the subject property. Access to these lots is provided by improved streets. Development is characterized by custom hillside homes on lots ranging in size from one to four acres

Development to the south and west of the property is sporadic in nature on lots averaging 2-3 acres in size.

North of the Southside neighborhoods, urban areas have expanded from Avenue S to Pearblossom Highway. This has occurred through the development of a number of large and moderately-sized subdivisions recorded in the 1980's with average densities of 4 to 5 dwelling units per acre. These subdivisions have expanded urban development to the northern boundary of the Southside area.

As the demands for increased growth and new housing continue, development trends indicate that additional growth will move to the south and west, beyond the Southside area to properties along Barrel Springs Road. This is demonstrated by several development proposals in the Barrel Springs corridor over the last twenty years. These proposals include the Ryder property (Vesting Tentative Tract 46391) which was approved by the City in 1990 but has since expires and the Seville property (Tentative Tract 46013) an active map located within unincorporated Los Angeles County.

The General Plan also recognizes the trend of development moving into the Barrel Springs corridor. In forecasting development trends up to the year 2000, the General Plan states:

"Residential development will continue to expand south into the Barrel Springs and Vincent Hills areas. The principal constraint to growth in these areas is lack of backbone

infrastructure planning and construction. If development interests combine their resources to plan for locations and alignments of major facilities, this area will open up for development."

Given the property's location, access to existing arterial roadways, and planning of infrastructure, the development of the site is a logical progression of current and anticipated development patterns and growth trends in the area.

2.3.3 General Plan Designation

At the time the Foothill Ranch Specific Plan was adopted, the property was not within the City of Palmdale's incorporation boundary, but was within the City's sphere of influence. The property was included in the Land Use Section of the City's General Plan, as adopted by the City Council on January 25, 1993.

The General Plan land use designation for the site was Special Development (SD) and the property was formerly known as the Bushnell Special Development Area. The General Plan states that "the Special Development (SD) designation is appropriate for areas which merit focused planning efforts to ensure orderly and logical development in accordance with General Plan policies. The SD designation is placed upon areas which, due to lack of infrastructure and public services, topography, environmental sensitivity, and development constraints, require comprehensive planning prior to development which goes beyond the level of detail normally associated with the General Plan. This planning could be accomplished through the Specific Plan process." The intent of the SD designation is to establish residential land uses, with a gross density of up to 2 dwelling units per gross acre. However, supportive neighborhood commercial uses are envisioned within the Special Development designation. Final residential densities and intensity of commercial uses are to be based upon the site's capacity to accommodate the development.

As originally adopted in January of 1993, the General Plan established site-specific policies for identified areas with the Special Development designation. Those site-specific policies for the Bushnell Special Development Area were subsequently amended by the City Council on January 7, 1997 (Resolution No. 97-002) when General Plan Amendment 94-1 was adopted, leading the way for the adoption of the Specific Plan.

As of June 2009, the General Plan sets forth the following site specific policies for the Foothill Ranch site:

Policy L7.1.9: Ensure that future development within the College Park Palmdale Specific Plan (formerly known as Bushnell Special Development Area) considers physical constraints on the property, including earthquake faults and canyon areas, and that densities are established which maintain consistency with the south side area in accordance with the following criteria:

- a. Clustering of residential units shall be used to ensure preservation of open space in steeper areas and within fault zones.
- b. Concurrent with tract recordation of Phase 3 (as determined by the approved Specific Plan), a covenant shall be recorded on land encompassing Hunt Canyon and along Barrel Springs Road as determined by the approved Specific Plan to ensure that these areas remain as open space. In addition, should these areas not be developed as a golf course in accordance with the College Park Palmdale Specific Plan and related Development Agreement, a system of hiking and equestrian trails, passive open space, and park improvements such as picnic and seating areas and open play areas shall be developed at the same schedule required of the golf course development.
- c. A trails system shall be provided which connects to a regional system to the extent feasible.
- d. All neighborhood commercial uses proposed as a part of the Specific Plan shall be limited to those serving only the short-term goods and service needs of the community college and nearby residential areas. No 24-hour uses or gas or service stations shall be permitted. Design of any commercial facilities shall be compatible with the overall community design theme.
- e. Design and operation of any commercial facilities shall reduce impacts on nearby residential areas to the extent

feasible through limiting hours of operation to no later than midnight, allowing light fixtures no higher than 14 feet to minimize glare, providing a minimum of 10% of the site for landscaping, and architecturally screening all equipment and utility devices. If rooftop equipment cannot be screened from adjacent or nearby properties, ground-mounted equipment shall be provided and screened. Design of any neighborhood commercial center shall be compatible with the overall community design theme of the College Park Palmdale Specific Plan.

- f. A Master Drainage Plan shall be provided utilizing natural open space and drainage areas to the maximum extent feasible. A master infrastructure plan shall be provided for the area, considering sewer, water, roads, and public services.
- g. Access to the Community College Campus shall be provided on 37th Street East and College Park Road. Driveway access to the neighborhood commercial site will be allowed from College Park Road or other appropriate internal street. The design of such access shall be subject to review and approval of the City Traffic Engineer and Planning Director at the time of development review. Primary access to Barrel Springs Road for the residential portions of the project shall be limited to one (1) access point, in addition to 37th Street East, except that additional residential access to Barrel Springs Road may be allowed as temporary or emergency access only where deemed necessary by the City Engineer. Parking will be prohibited along Barrel Springs Road.
- h. A minimum of one-acre (1) lots and/or open spaces shall be provided at the periphery of the non-college portion of the project area, to assure consistency with the surrounding rural area; specifically, this requirement applies to the street frontage on the south of Barrel Springs Road, west of 47th Street East, the east side of 37th Street East and north of the alignment of Avenue V.
- i. Subject to the availability of the necessary and appropriate State financing for construction of the campus and necessary infrastructure, an approximately eighty-acre site

will be set aside for the establishment of a community college land use. This site shall be located on the southwest corner of the site and shall take access from 37th Street East and College Park Road.

- j. Subject to the development of the Community College Campus described in criteria (i), the following shall apply:
 - 1) The following residential densities may be allocated to and/or transferred to the residentially-designated portions of the project site for the purpose of determining a maximum unit count:

Residential acreage: two (2) du/ac
College acreage: two (2) du/ac
Golf acreage: one-half (.5) du/ac

With respect to the areas designated for Community College Campus and Golf Course/Open Space uses, the proposed dwelling units described above shall represent the entire residential development potential for those areas, and all dwelling units shall be transferred from those areas to the portion of the site designated for residential uses. No residential uses shall be permitted within the Community College Campus or Golf Course/Open Space portions of the project site.
 - 2) Minimum lot sizes for the interior portion of the residentially-designated areas of the project may be less than 7,000 square feet in area, provided that all other design policies on the project are met, but shall in no instance be less than 5,000 square feet in area.
- k. Residential density may not exceed three (3) dwelling units per acre (gross) within residentially-designated land within the Alquist-Priolo Fault Zone; this policy specifically excludes golf course property, parks and open space, neighborhood commercial and college property from the calculation of gross densities.

A General Plan Amendment (GPA 09-03) application is being processed

concurrently with a Specific Plan Amendment (SPA 09-01). The General Plan Amendment proposes amending Policy L.7.1.9. by renaming the Specific Plan from College Park Palmdale to Foothill Ranch, eliminating the Community College Campus and academic academy from the Plan and allowing this area to be designated for residential uses, eliminating the golf course and utilizing this area as open space with trails, amending the residential density to 0.7 dwelling units per acre, amending the minimum lot size requirement to not less than one acre and amending all references from College Park Palmdale to Foothill Ranch; as provided below. Additionally, the Community College Campus site, currently designated PF – S (Public Facility – School) on the General Plan Land Use Map, would be amended to show as SP-17 (Foothill Ranch)

Policy L7.1.9: Ensure that future development within the Foothill Ranch Specific Plan (formerly the Bushnell Special Development Area and the College Park Palmdale Specific Plan) considers physical constraints on the property, including earthquake faults and canyon areas, and that densities are established which maintain consistency with the south side area in accordance with the following criteria:

1. A covenant shall be recorded on land encompassing Hunt Canyon and along Barrel Springs Road as determined by the approved Specific Plan to ensure that these areas remain as open space. A system of hiking trails, passive open space, and park improvements such as picnic and seating areas and open play areas shall be developed at the same schedule required of within Appendix D of the Foothill Ranch Specific Plan.
2. A trails system shall be provided which connects to a regional system to the extent feasible.
3. All neighborhood commercial uses proposed as a part of the Specific Plan shall be limited to those serving only the short-term goods and services needs of the nearby residential areas. No 24-hour uses or gas or service stations shall be permitted. Design of any commercial facilities shall be compatible with the overall community design theme.
4. Design and operation of any commercial facilities shall reduce impacts on nearby residential areas to the extent feasible through limiting hours of operation to no later than

midnight, allowing light fixtures no higher than 14 feet to minimize glare, providing a minimum of 10% of the site for landscaping, and architecturally screening all equipment and utility devices. If rooftop equipment cannot be screened from adjacent or nearby properties, ground-mounted equipment shall be provided and screened. Design of any neighborhood commercial center shall be compatible with the overall community design theme of the Foothill Ranch Specific Plan.

5. A Master Drainage Plan shall be provided utilizing natural open space and drainage areas to the maximum extent feasible.
6. A master infrastructure plan shall be provided for the area, considering sewer, water, roads, and public services. All lots must be connected to a public sanitary sewer system, no septic tanks are permitted.
7. Driveway access to the neighborhood commercial site will be allowed from Foothill Ranch Road or other appropriate internal street. The design of such access shall be subject to review and approval of the City Traffic Engineer and Planning Director at the time of development review. Primary access to Barrel Springs Road for the residential portions of the site shall be limited to one (1) access point, in addition to 37th Street East, except that additional residential access to Barrel Springs Road may be allowed as temporary or emergency access only where deemed necessary by the City Engineer. Parking will be prohibited along Barrel Spring Road.
8. A minimum of one-acre (1) residential lots shall be provided to assure consistency with the surrounding rural area.
9. No residential density shall be calculated for any seismic set back zone adjacent to active or potentially active fault traces where construction of habitable structures are not permitted, as delineated by a site-specific geotechnical report. However, seismic set back zones may be included in the calculation of minimum lot area and building setbacks.
10. No residential uses shall be permitted within the Open Space

or commercial portions of the site.

2.3.4 Existing Land Use

The Foothill Ranch site is undeveloped, vacant land. There are no structures on the site. The only existing surface feature is the Palmdale Ditch which traverses the northern portion of the property.

The existing land uses surrounding the site, as shown on EXHIBITS 5 and 6 are described as follows:

- East - These properties are vacant and range in size from 5 to 40 acre parcels. The Antelope Valley Areawide General Plan as prepared by Los Angeles County designates these properties Non-Urban 1 (N-1), with densities at one dwelling unit per two gross acres. The Palmdale General Plan designates these properties Low Density Residential (LDR), with densities at one dwelling unit per gross acre.
- South - A few scattered houses currently exist to the south of the subject property. These houses are located on 1 to 5 acre parcels with vehicular access provided by unimproved roads. The Antelope Valley Areawide General Plan as prepared by Los Angeles County designates these properties Non-Urban 1 (N-1), with densities at one dwelling unit per two gross acres. The Palmdale General Plan designates these properties Low Density Residential (LDR), with densities at one dwelling unit per gross acre.
- West - To the west of the site are fractionalized ownerships varying from 5 to 40 acres. These properties are vacant with the exception of an existing house on a 2.5 acre parcel along the southerly boundary. The Antelope Valley Areawide General Plan as prepared by Los Angeles County designates these properties Non-Urban 1 (N-1), with densities at one dwelling unit per two gross acres. The Palmdale General Plan designates these properties Low Density Residential (LDR), with densities at one dwelling unit per gross acre.

Approximately one-half mile west of the subject property is Tract 46391, Desert Mountain Estates. This tract was annexed by the City of Palmdale and was approved in 1990 with 369 units. This approval expired in 1993 and there are no current approvals of the

site. The Palmdale General Plan designates Desert Mountain Estates as Single Family (SFR-1), with densities at two dwelling units per gross acre.

- North - Immediately north of the site is the Palmdale Estates development which has an average lot size of one acre. This development is located between Barrel Springs Road and the California Aqueduct. Northerly of the aqueduct lies a neighborhood known as the Southside area. This area is also characterized by one acre lots. The Southside area is generally bounded by Cheseboro Road on the east, 32nd Street East on the west, Barrel Springs Road on the south and Pearblossom Highway on the north. The Antelope Valley Areawide General Plan as prepared by Los Angeles County designates these properties Non-Urban 1 (N-1), with densities at one dwelling unit per two gross acres and Non-Urban 2 (N-2), with densities at one dwelling unit per gross acre. This area is designated by the City of Palmdale General Plan as Low Density Residential (LDR), with densities at one dwelling unit per gross acre.

Properties northerly of Pearblossom Highway, within the current limits of the City of Palmdale, are characterized by urban densities and are designated Single Family (SFR-3), with densities at 3.1 to 6 dwelling units per gross acre.

2.3.5 Existing Zoning

As of June, 2009, the site is zoned SP (College Park Palmdale Specific Plan) and PF (Public Facility). A Zone Change is proposed to amend the Zoning Map to remove the PF (Public Facility) zone and rename the site SP (Foothill Ranch Specific Plan).

The existing zoning surrounding the site, as shown on EXHIBIT 7, is described as follows:

- East - Los Angeles County zoning Heavy Agriculture (A-2-1).
- South - Los Angeles County zoning Heavy Agriculture (A-2-1).
- West - Adjacent to the subject site is zoned Los Angeles County Heavy Agriculture (A-2-1). The Desert Mountain Estates property is zoned by the City of Palmdale as -R-1-1 (Single Family

Residential, 1 acre minimum lot size)

- North - The Palmdale Estates development, adjacent to the site, is zoned by Los Angeles County as Light Agriculture (A-1-1).

2.3.6 Environmental Documentation

The City of Palmdale's code mandates the preparation and submittal of an environmental questionnaire/initial study to determine the scope of a comprehensive Environmental Impact Report (EIR).

At public hearings before the City Council in December 1996 and January 1997, an EIR was certified for the then-proposed College Park Palmdale Specific Plan. That Specific Plan and associated EIR identified 898 single-family dwelling units with the Community College Campus and neighborhood commercial located along 47th Street East. A Specific Plan Amendment approved in June, 1999 identified a reduction in single-family dwelling units to 837 and relocated the Community College Campus and neighborhood commercial to other portions of the site. In conjunction with the Specific Plan Amendment, a Supplement to the certified EIR was prepared to evaluate the proposed changes to the Specific Plan. This Supplement was certified June 9, 1999. In February 2000, the City Council clarified that the residential components of the College Park Palmdale Specific Plan consisted of a maximum of 847 units.

The current Specific Plan Amendment proposes a further reduction in single-family units from 847 to approximately 380 with a minimum lot size of one acre, the elimination of the Community College Campus, academic academy and golf course and that the Development Plan (Exhibit 14) be amended to allow for residential density within the 80 acres of the old campus area.

The College Park Palmdale Final Environmental Impact Report was certified by the Palmdale City Council (Resolution No. CC 96-103) on August 12, 1996. The project consisted of the development of a 100-acre community college, 18 estate homes, 719 single-family homes, 343 clustered housing units, a 8.3 acre neighborhood commercial facility, a 183.6-acre golf course and 12.3 acres of neighborhood parks.

The College Park Palmdale Supplemental Final Environmental Impact Report was certified by the Palmdale City Council (Resolution No. CC 1999-081) on June 9, 1999. The Supplemental FEIR was prepared to

analyze the potential impacts from the development of a community college, 134 estate homes, 713 single-family homes, a 20,000 square foot neighborhood commercial facility, a 150-acre golf course and a neighborhood park.

These two documents, the College Park Palmdale Final Environmental Impact Report and College Park Palmdale Supplemental Final Environmental Impact Report now serve as the master environmental document for development of the site.

In compliance with the provisions of Section 6.4 of the Specific Plan and the EQA Guidelines, an Addendum to the College Park Palmdale Supplemental Final Environmental Impact Report has been prepared for the proposed Specific Plan Amendment (09-01)

All subsequent submittals, such as tentative tract maps, shall be evaluated by the City to determine potential environmental impacts associated with the site specific project. For a negative declaration, finding of consistency or mitigated negative declaration, such proposed development standards must be consistent with the intent, density, use and development standards of the Foothill Ranch Specific Plan and the findings of the Master EIR. Otherwise, a focused EIR, EIR addendum or supplemental EIR will be required. A focused EIR, EIR addendum or supplemental EIR may also be required if conditions change as defined under CEQA.

2.3.7 Relationship to the General Plan

This Specific Plan provides a site specific program of regulations, standards, and guidelines for the implementation of the General Plan Update's goals, objectives and policies. The Specific Plan must be in conformance with the General Plan in order to meet this purpose. A detailed analysis of conformance to applicable provisions of the General Plan is provided in Section 4.0 of this document.

2.3.8 Relationship Between The Specific Plan & Zoning Ordinance

Development standards set forth in Section 5.0 of this document are intended to act as zoning standards for the Foothill Ranch Specific Plan. These standards are based upon the City of Palmdale's Zoning Ordinance, however, may deviate slightly from the zoning ordinance to allow for site specific criteria.

2.3.9 Physical Characteristics

The Foothill Ranch property contains a variety of physical features and natural resources. These environmental features have influenced and set a framework for the design of the plan set forth in the Specific Plan. The following sections provide an analysis of these features.

2.3.9.1 Natural Terrain

The onsite topography can be characterized as having four distinct areas, as shown on EXHIBIT 8:

- Region 1 - This region encompasses the extreme northern portion of the site parallel to Barrel Springs Road. This region consists of relatively flat terrain associated with and parallel to the San Andreas Fault. The average elevation for this area varies from 3,060 near the easterly boundary to 3,030 near 40th Street East.
- Region 2 - This region consists of Hunt Canyon. This canyon is a flat bottom arroyo with a meandering flow line and moderately steep side slopes. The bottom area varies in width from 400 feet to 800 feet. This canyon ranges from 3,220 at the southerly site boundary to 3,060 at the northeast corner. This arroyo has a contributory drainage area of approximately 2,125 acres that extends southerly into the Angeles National Forest.
- Region 3 - This region can be described as a flat plain that sits above Regions 1 and 2. This "plain" consists of older and younger alluvial fan surfaces. These alluvial fans have relatively uniform topography with occasional defined drainage courses which direct drain off to the north. The highest point in this region is located near the southwest corner and has an elevation of 3,270. The site then falls at a relatively constant rate to an elevation of 3,045 near the northern boundary.
- Region 4 - This region can be described as a plateau

area east of Hunt Canyon. This region constitutes approximately 100 acres of the subject site and has a unique terrain of its own. This plateau has a saddle form to its topography with higher elevations to the north and south, 3,170 feet and 3,220 feet, respectively. The central portion of the plateau is therefore hidden from view when the site is viewed from the north.

The terrain surrounding the site is described as follows:

- East - This area consists of north-facing, rolling terrain that gently slopes towards Barrel Springs Road and is traversed by the Palmdale Ditch.
- South - This area consists of north facing terrain that is traversed by Hunt Canyon and other contributory drainage areas.
- West - This area consists of a north facing plain with uniform topography gently sloping north to Barrel Springs Road.
- North - This area rises in elevation north of Barrel Springs Road to an existing ridge with average elevations of 3,100 feet. This ridge creates a natural barrier between the site and the valley floor. Northerly of the ridge, the terrain drops in elevation into the valley floor.

2.3.9.2 Geology

The Foothill Ranch site is situated between the Western Transverse Ranges (San Gabriel Mountains) and the Western Mojave Desert Geomorphic Provinces. The contact between the Western Ranges and the Western Mojave Desert is defined by the San Andreas Fault, which generally parallels the northern property line of the site.

A majority of the site is within the northern foothills of the San Gabriel Mountains. This area contains Miocene to Holocene age deposits that have been eroded from the

mountains and deposited into the Mojave Desert "basin".

The topography of the northern foothills is characterized by a series of connecting Quaternary age alluvial fans that have been eroded to varying degrees by modern drainage channels flowing north from the foothills into the Mojave Desert.

Surface deposits, as shown on EXHIBIT 10, are comprised of Older Fan Deposits with Holocene age alluvium within the arroyos and lower reaches of drainage channels. These deposits are underlain by, in descending order of age, Boulder Gravels of Little Rock Creek (well-rounded boulders in a sandy clay matrix), Juniper Hills Formation (a range of silty sandstone to pebbly conglomerate), Ritter Formation (sandstone and conglomerate) and Granitic and Quartz Diorite rocks. These deposits are exposed by varying degrees of erosion.

Soils conditions are suitable for intended development and should react favorably to standard engineering practices.

2.3.9.3 Seismic Analysis

A majority of the Foothill Ranch site is within the Alquist-Priolo Special Studies Zone (APZ). The APZ requires special subsurface trenching and analysis to determine the existence of active faults (by definition, active within the last 11,000 years). In addition, the APZ determines appropriate setbacks to preclude the location of critical structures and structures designed for human habitation from being constructed across active fault traces.

The property owner, in keeping with the APZ requirements, has performed extensive analysis on the subject site. This analysis is based upon the excavation and review of 11,018 lineal feet (2.08 miles) of trenching. Trenching patterns were designed to overlap and traverse all areas of suspected faulting. Trenching, field inspection and geotechnical analysis were all reviewed by the City's Engineering Department. As a result, the trenching program has provided precise and accurate locations for active faulting

which affects the site.

The major seismic feature is the San Andreas Fault, which generally parallels the northern property boundary and represents a major structural feature separating the North American Plate to the east from the Pacific Plate to the west.

For the San Andreas, two distinct setback zones were analyzed: structural setback zone and restricted use setback zone.

Zones delineated as structural setback zones are intended to restrict structures for human habitation, occupation and/or critical support facilities. Private yard improvements are acceptable within this zone provided improvements are not attached to habitable structures outside of the setback. Further, improvements should not be designed to accommodate human occupation beyond 2,000 person hours per year.

Restricted use zones are intended to act as an additional buffer between the structural setback zone for the San Andreas fault and proposed development. No evidence, however, of active faulting was found within trenched areas in this zone. The restricted use zone is suitable for roadways, private yards and related private yard improvements. Human habitable structures are not recommended for this zone.

The structural setback, as shown on EXHIBIT 11, for the San Andreas fault is 400 feet wide, measured southerly from the main trace of the fault. Further, an additional restricted use setback is designated 100 feet south of the structural setback. This added setback is an additional safety factor, but does not preclude all construction of structures.

Positioned within the San Andreas setback zones is Fault B. Since this fault is within the structural setback zone for the San Andreas, it will require no additional setbacks.

Outside of the San Andreas setback zones, four other faults requiring setback determination were identified and accurately located. These faults include Faults E, F, G and H

(the Nadeau Fault). The following setbacks, as shown on EXHIBIT 11, have been determined by the results of the Alquist-Priolo Study:

- A 100-foot structural setback zone is designated for Faults E and F. This zone consists of a 50-foot setback measured from each side of the centerline of the fault.
- An 85-foot structural setback zone is designated for Fault G. This zone includes a 35-foot setback from the north side of the fault and a 50-foot setback from the south side of the fault.
- An 85-foot structural setback zone is designated for Fault H (the Nadeau Fault). This zone includes a 35-foot setback from the north side of the fault and a 50-foot setback from the south side of the fault.

Based on the of the Alquist-Priolo Fault study, the City of Palmdale's Engineering Department has determined that the development of the site is geotechnically feasible. The Alquist-Priolo Fault study was approved by the City's engineering geologist on June 19, 1991.

2.3.9.4 Vegetation

The site is predominately covered by upland drought tolerant species, such as mormon tea, creosote bush and juniper. In addition, the subject property has a limited number of isolated Joshua trees scattered throughout the site.

A group of willows, cottonwoods and related plant types have been identified in the lowlands area adjoining Barrel Springs Road. This plant life is not native to the area and is the result of water leaking from breaks in the Palmdale Ditch as it traverses the property. The Palmdale Ditch was constructed around the turn of the century to convey water from Little Rock Creek Reservoir to Lake Palmdale. However, it has fallen into disrepair in recent years. Repair of this portion of the Palmdale Ditch could seriously affect

the continued survival of this vegetation.

2.3.9.5 Existing Drainage Patterns

The Foothill Ranch site is traversed by three major drainage areas, as shown on EXHIBIT 12:

- Hunt Canyon Drainage Area - Hunt Canyon is the major drainage component of the site. This arroyo enters the site at the central portion of the southern property boundary and drains northerly to the northeastern portion of the property. This canyon is a flat bottom arroyo with a meandering flow line and moderately steep side slopes. The bottom area varies in width from 400 feet to 800 feet. Hunt Canyon has a tributary area of approximately 2,125 acres before entering the site. This tributary area extends south to Mt. Emma in the Angeles National Forest.

Once flows from Hunt Canyon exit the site, they drain easterly along Barrel Springs Road and then northerly across the Cheseboro Siphon of the California Aqueduct and eventually to the proposed Hunt Canyon Retention Basin along 57th Street East. This basin is part of the Los Angeles County's Master Plan of Drainage Facilities.

- Westerly Drainage Area - This drainage area contains the westerly portion of the site with an offsite drainage area of 6 acres. This portion of the site is traversed by several small arroyos and swales that eventually drain to the remaining portions of the Palmdale Ditch that parallels Barrel Springs Road or to a swale that also parallels Barrel Springs Road. Storm water in the Palmdale Ditch and drainage swale cross Barrel Springs Road in separate culverts. The drainage, along with the water in the Palmdale Ditch, flows towards a crossing of the California Aqueduct directly north of the site.
- Southeast Drainage Area - This drainage area is a

250-foot wide arroyo that crosses the extreme southeast corner of the site, with a tributary offsite area of approximately 320 acres. Drainage from this area flows towards the northeast over properties east of the subject site and is eventually collected by either the Palmdale Ditch or is combined with drainage from Hunt Canyon along Barrel Springs Road.

2.3.9.6 Views

Foothill Ranch has distinct local and distant views. Local views from the property are as follows:

- East - Local views to the east consist of undeveloped areas with native desert vegetation. The density of vegetation is generally greater east of 47th Street East than on the subject property. No structures are visible.
- South - Local views to the south consist of a few scattered houses built on large ownerships. These houses lie in the transitional foothills leading to the Angeles National Forest. Vegetation is similar to that found on the subject property.
- West - Local views to the west consist largely of vacant property with desert vegetation. One residence exists along the southwesterly corner of the property. Vegetation is similar to that found on the subject property.
- North - Local views to the north consist of existing houses located southerly of Barrel Springs Road and easterly of 42nd Street East within the Palmdale Estates development. These houses are located on one acre minimum lots and have been built by individual owners. No consistent architectural treatments or community landscape features are present. West of 42nd Street East is an undeveloped foreground ridge that rises to an average elevation of 3,100 feet. Vegetation on the undeveloped properties is similar to that found on the subject property, while

vegetation surrounding individual homes is dominated by non-native plant species.

Distant views from the property are as follows:

- East - Distant views to the east consist of undeveloped areas of the lower foothills of the San Gabriel Mountains.
- South - Distant views to the south consist of the Mount Emma Range and the San Gabriel Mountains. Elevations in the Mount Emma Range average 5,000 feet.
- West - Distant views to the west consist of undeveloped areas backdropped by the Ana Verde Hills and the Sierra Pelona. Elevations in the Sierra Pelona Range average 5,000 feet.
- North - Distant views to the north consist of outlying vistas of the City of Palmdale and the City of Lancaster. Due to the local foreground ridge described above (Local Views), views of the city are restricted generally from Avenue S north. These views consist of urban neighborhoods and commercial districts in the City of Palmdale with elevations ranging from 2,680 feet to 2,580 feet. Further north, views are dominated by large aerospace facilities and the urban neighborhoods of Lancaster.

2.3.9.7 Existing Circulation

Access to the site from the Greater Los Angeles Basin is provided via Antelope Valley Freeway, Sierra Highway and Pearblossom Highway to Barrel Springs Road. Access from the Antelope Valley is provided by the Antelope Valley Freeway and Palmdale Boulevard to either 25th Street East, 40th Street East or 47th Street East. Access from the east is along Pearblossom Highway to 47th Street East as shown on EXHIBIT 3.

The following represents the major roads and arterials which surround the site:

- Barrel Springs Road - This street currently exists as a two-lane paved secondary arterial. The Circulation Element of the General Plan classifies this road for ultimate construction as a four-lane secondary arterial.

Barrel Springs Road connects to 25th Street East northerly of Pearblossom Highway. This street currently exists as a two-lane paved roadway for most of its length with the exception of a segment between Avenue S and 4,200 feet south of Avenue S where it exists as a four-lane road. 25th Street East is classified as a major arterial north of Avenue S and as a secondary arterial to the south where it intersects with Barrel Springs Road.

- 40th Street East - This roadway is classified as a secondary arterial south of Pearblossom Highway with ultimate improvement projected at four lanes. This road currently exists as a two-lane paved street.
- 47th Street East - This roadway is classified as a secondary arterial south of Pearblossom Highway with ultimate improvement projected at four lanes. 47th Street East currently exists as a two-lane paved road over most of its length, except for the segment between Palmdale Boulevard and Fort Tejon Road, where it exists with four lanes.
- 37th Street East - The design for the site proposes utilizing 37th Street East which currently exists as a dirt road. 37th Street East is not analyzed by the General Plan, but will be utilized as a collector for the Plan area.

2.3.9.8 Encumbrances

The subject site is encumbered by several easements, as shown on EXHIBIT 13 and are listed as follows:

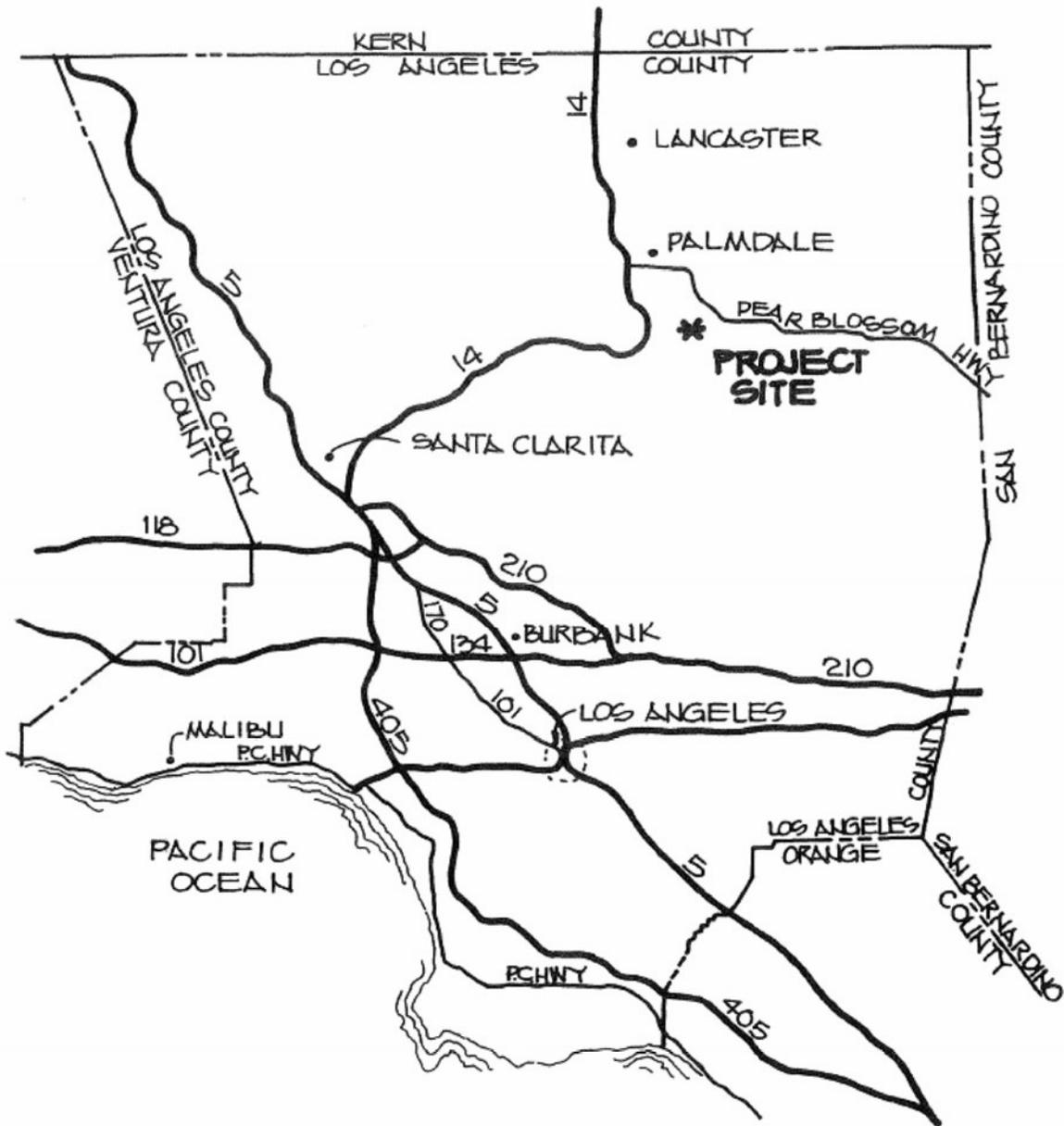
- a. There are four easements that pertain to the Palmdale Ditch, paralleling Barrel Springs Road along the northern property boundary. Two are granted to the Palmdale Water Company and the other two to the Palmdale Irrigation District. The Palmdale Water Company's easements are for ditch and pole line purposes. The Palmdale Irrigation District's easements are for conduits, pipe line, pole line, canal, and structural purposes.
- b. A 10-foot wide easement for underground conduits to Pacific Telephone and Telegraph Company parallels the south and west boundary.
- c. A 100-foot wide roadway easement (Barrel Springs Road) parallels the northern boundary of the subject property.
- d. An easement for pole lines to Southern California Edison parallels the western boundary. The deed states that no poles are to be erected on the grantors property, however crossbars or guys may affect this area.

2.4 SPECIFIC PLAN GOALS

The following goals have been set forth to guide the development of the Foothill Ranch property:

- Establish a sense of a planned community through the provision of open space, a well-designed circulation system, cohesive architectural design, and appropriate landscaping.
- Provide a diversity of housing types to meet various market demands.
- In the design of the Plan area, mitigate threats to life, health, and property resulting from natural hazards.
- Establish a common set of architectural standards to promote an integrated and aesthetically pleasing development.

- Designate a site for neighborhood commercial use which is well-related to the Specific Plan land uses and the surrounding community.
- Develop a circulation system that provides emergency access.
- Integrate a pedestrian system to provide circulation within the Plan area and connection with the regional system.
- Integrate drainage improvements within open space areas to promote joint use of these areas.
- Establish procedures for the administration of this specific plan while allowing sufficient design flexibility to meet changing market demands



REGIONAL MAP

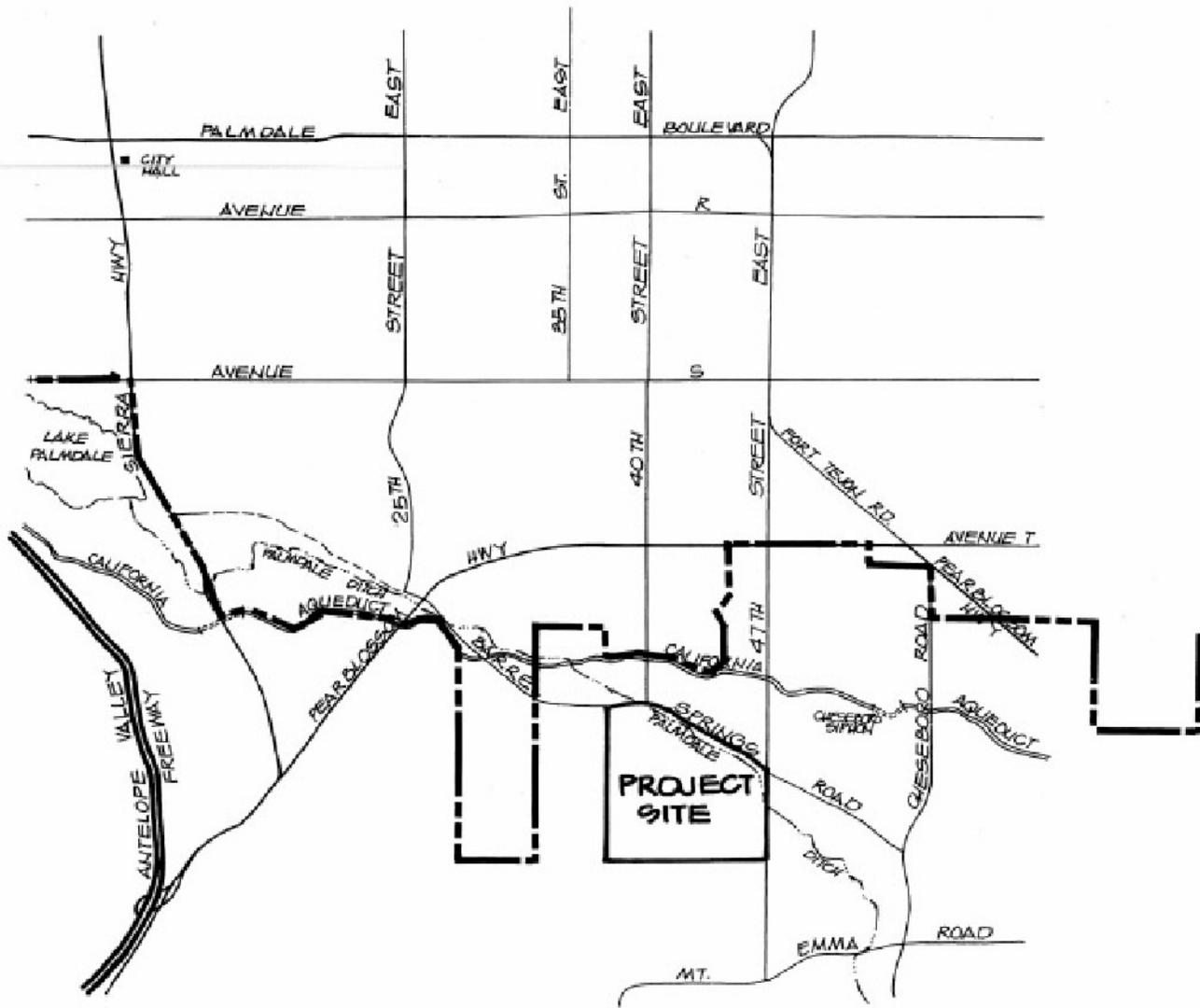
EXHIBIT 1



NO SCALE

**CROSBY
MEAD
BENTON
& ASSOCIATES**
Engineers • Planners • Surveyors

VICINITY MAP



----- CITY OF PALMDALE BOUNDARY

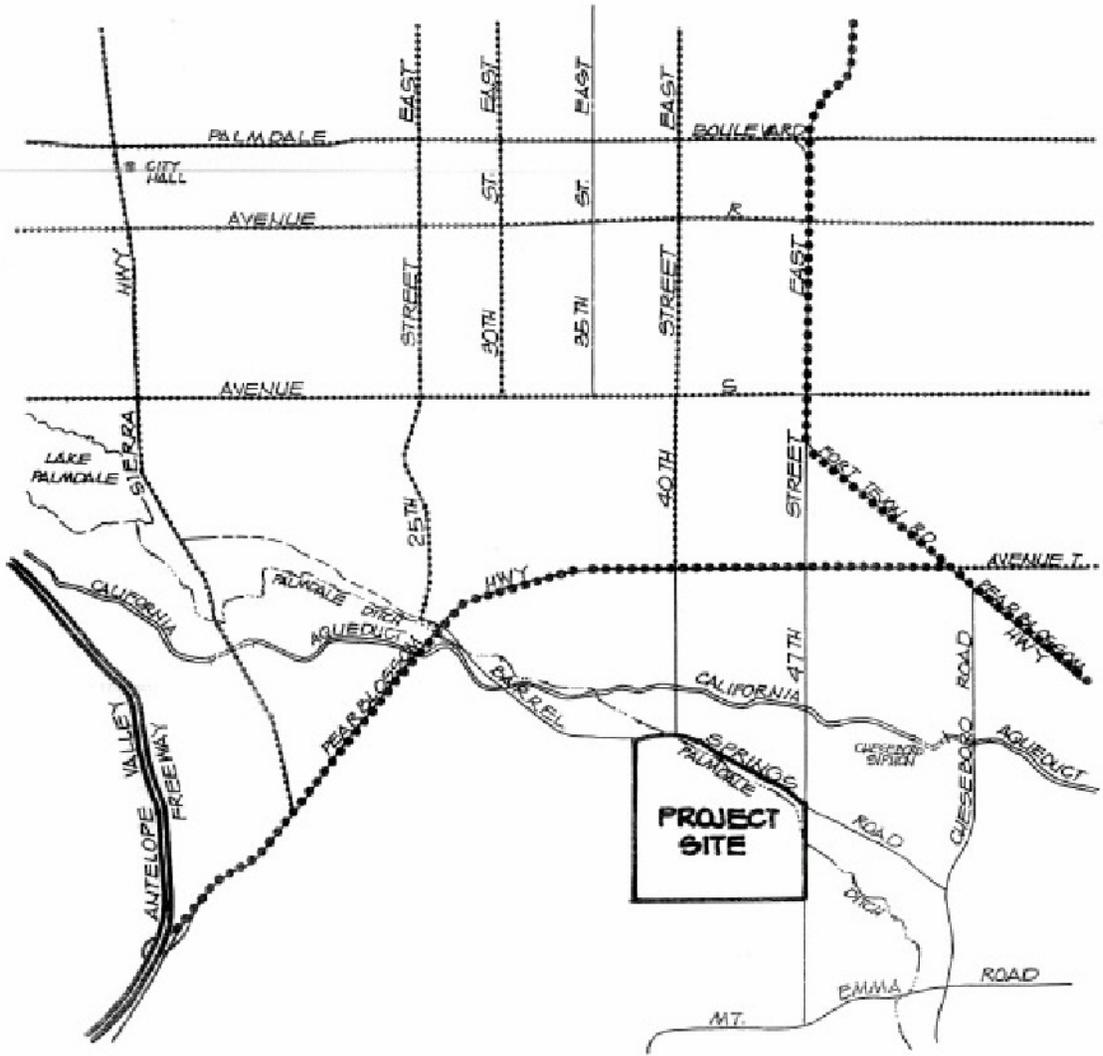
EXHIBIT 2



SCALE: 1" = 3500'

**CROSBY
MEAD
BENTON
& ASSOCIATES**
Engineers • Planners • Surveyors

CITY OF PALMDALE REGIONAL CIRCULATION PLAN



-  FREEWAY
-  REGIONAL ARTERIAL
-  MAJOR ARTERIAL
-  SECONDARY ARTERIAL
-  FUTURE SECONDARY ARTERIAL

EXHIBIT 3



SCALE: 1" = 3500'

**CROSBY
MEAD
BENTON
& ASSOCIATES**
Engineers • Planners • Surveyors

Crosby Mead Benton

CITY OF PALMDALE GENERAL PLAN DESIGNATIONS

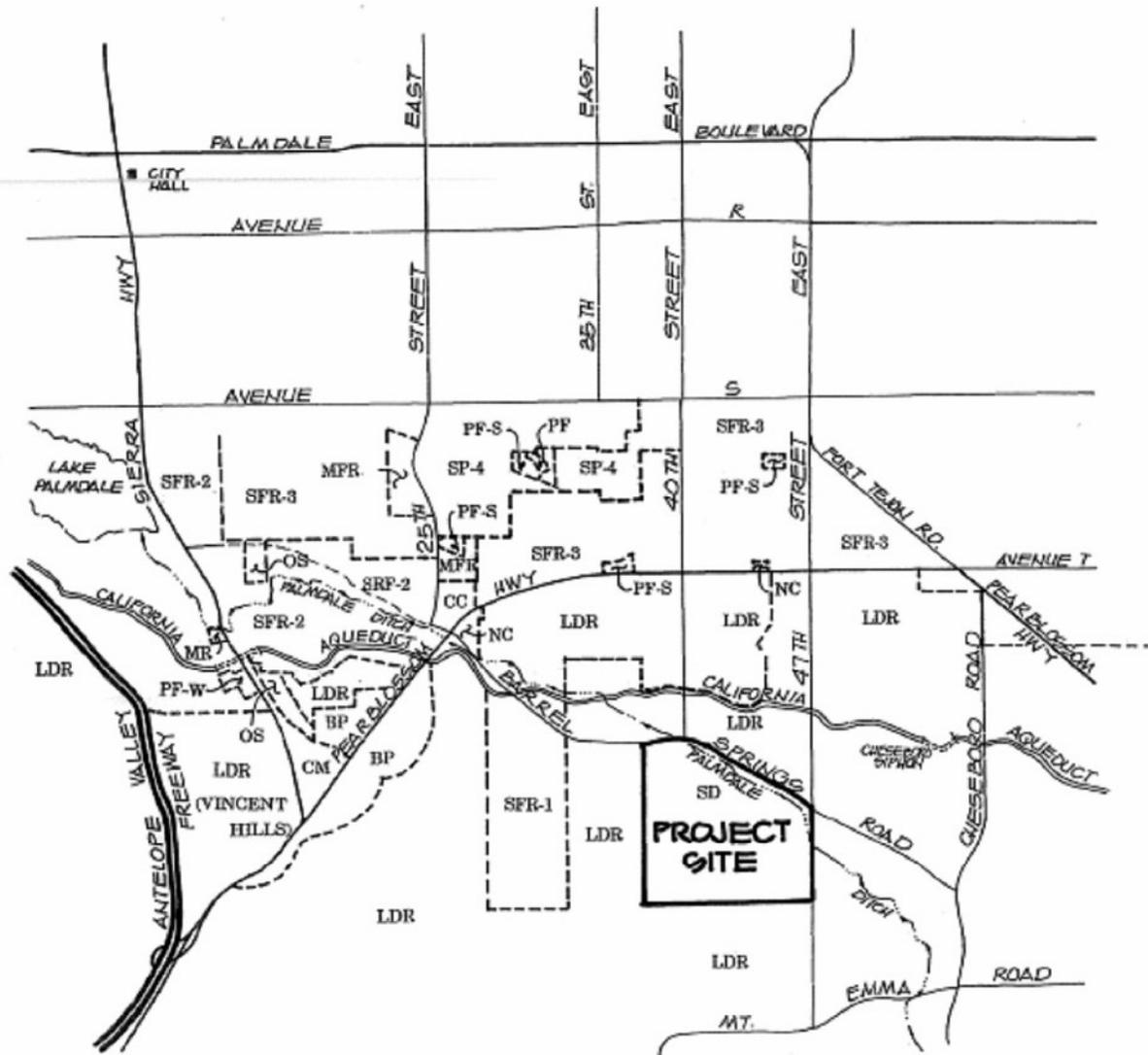


EXHIBIT 4

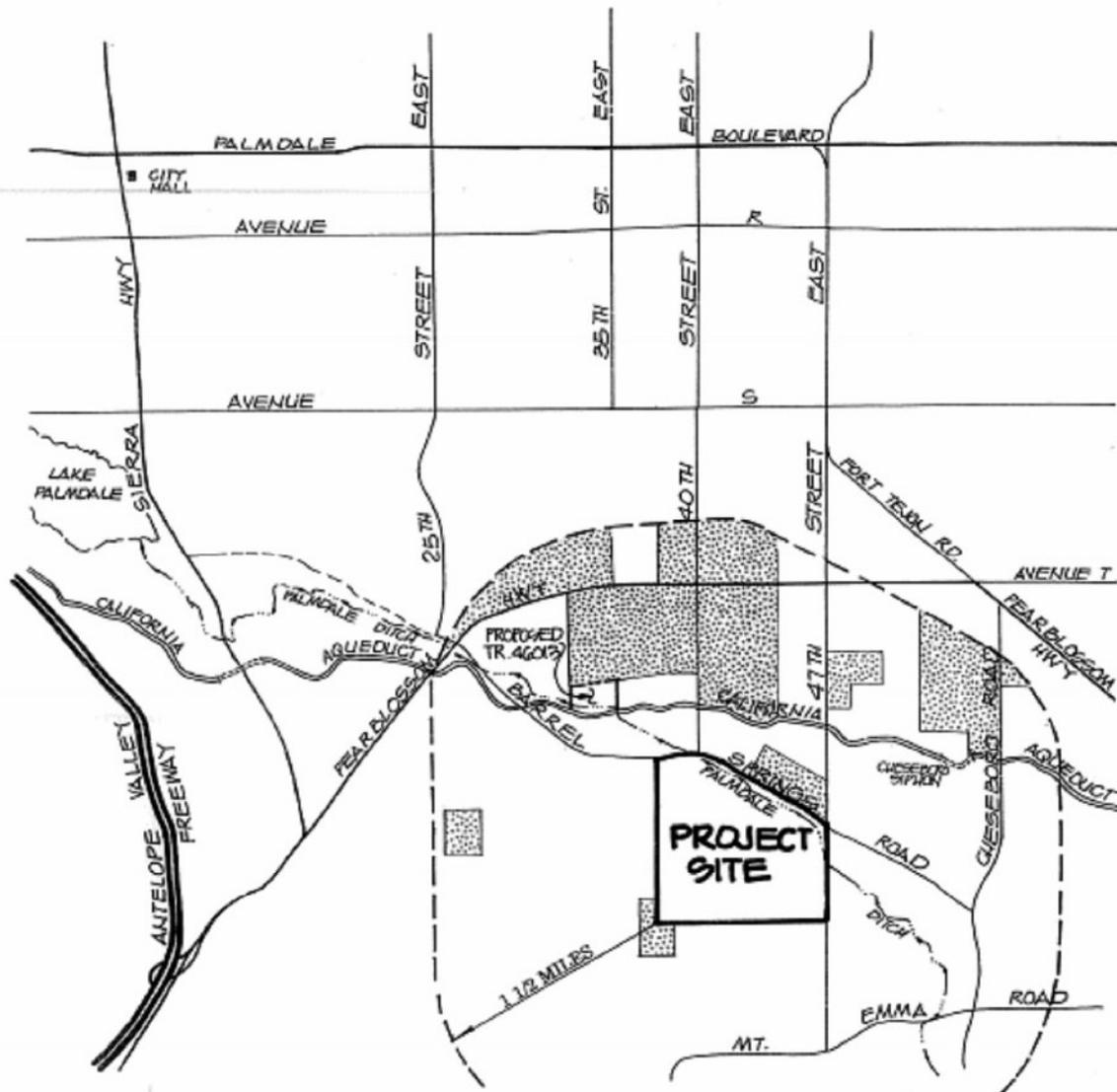


SCALE: 1" = 3500'

**CROSBY
MEAD
BENTON
& ASSOCIATES**
Engineers • Planners • Surveyors

EXISTING DEVELOPMENT

(1 1/2 MILE RADIUS)



-  EXISTING RESIDENCES
-  VACANT

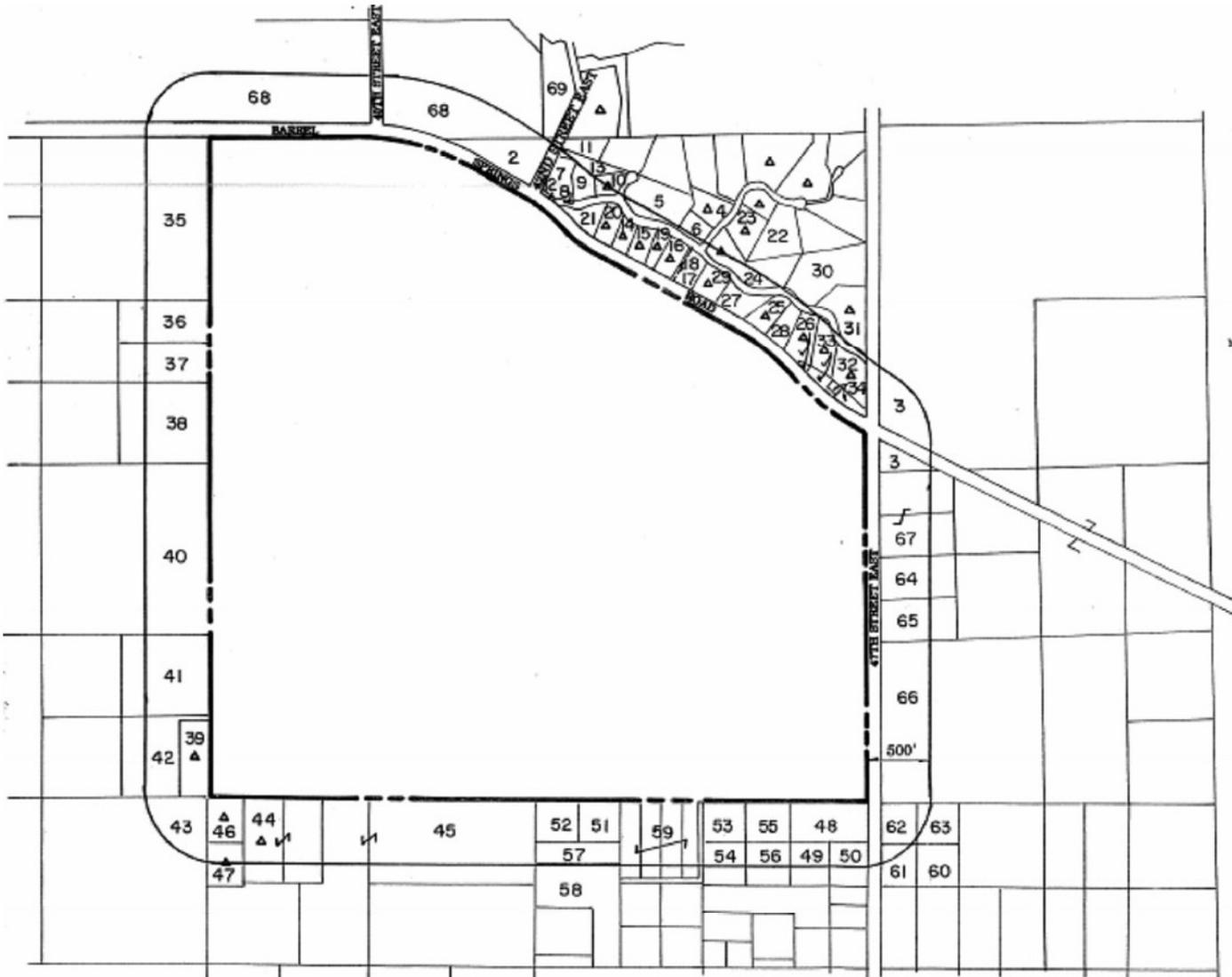
EXHIBIT 5



SCALE: 1" = 3500'

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& ASSOCIATES**
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Palmdale



EXISTING LAND USES

△ EXISTING RESIDENCES

ASSESSOR'S PARCEL NUMBERS

| MAP REFERENCE NUMBER | ASSESSOR'S PARCEL NUMBER | MAP REFERENCE NUMBER | ASSESSOR'S PARCEL NUMBER |
|----------------------|--------------------------|----------------------|--------------------------|
| 1 | 3048-000-003 | 36 | 3048-000-015 |
| 2 | 3048-000-005 | 37 | 3048-000-016 |
| 3 | 3048-001-003 | 38 | 3048-000-017 |
| 4 | 3048-003-004 | 39 | 3048-010-012 |
| 5 | 3048-005-005 | 40 | 3048-010-017 |
| 6 | 3048-005-006 | 41 | 3048-010-018 |
| 7 | 3048-005-009 | 42 | 3048-010-019 |
| 8 | 3048-005-012 | 43 | 3048-011-004 |
| 9 | 3048-000-013 | 44 | 3048-012-017 |
| | | | 3048-013-018 |
| | | | 3048-013-041 |
| 10 | 3048-003-016 | 45 | 3048-013-042 |
| 11 | 3048-003-018 | 46 | 3048-013-047 |
| 12 | 3048-003-020 | 47 | 3048-013-048 |
| 13 | 3048-003-022 | 48 | 3048-013-051 |
| 14 | 3048-004-013 | 49 | 3048-013-055 |
| 15 | 3048-004-014 | 50 | 3048-013-059 |
| 16 | 3048-004-017 | 51 | 3048-013-078 |
| 17 | 3048-004-020 | 52 | 3048-013-079 |
| 18 | 3048-004-022 | 53 | 3048-013-088 |
| 19 | 3048-004-023 | 54 | 3048-013-090 |
| 20 | 3048-004-024 | 55 | 3048-013-091 |
| 21 | 3048-004-025 | 56 | 3048-013-092 |
| 22 | 3048-005-006 | 57 | 3048-013-095 |
| 23 | 3048-005-009 | 58 | 3048-013-099 |
| 24 | 3048-006-001 | 59 | 3048-013-105 |
| 25 | 3048-005-008 | 60 | 3048-014-007 |
| 26 | 3048-008-011 | 61 | 3048-014-008 |
| 27 | 3048-006-013 | 62 | 3048-014-009 |
| 28 | 3048-006-014 | 63 | 3048-014-040 |
| 29 | 3048-006-017 | 64 | 3048-013-022 |
| 30 | 3048-007-004 | 65 | 3048-013-023 |
| 31 | 3048-007-005 | 66 | 3048-013-025 |
| 32 | 3048-007-007 | 67 | 3048-013-026 |
| 33 | 3048-007-011 | 68 | 3048-013-027 |
| 34 | 3048-007-012 | 69 | 3048-013-017 |
| 35 | 3048-007-000 | | |
| 36 | 3048-007-000 | | |
| 37 | 3048-009-007 | | |
| | | | 3048-013-045 |

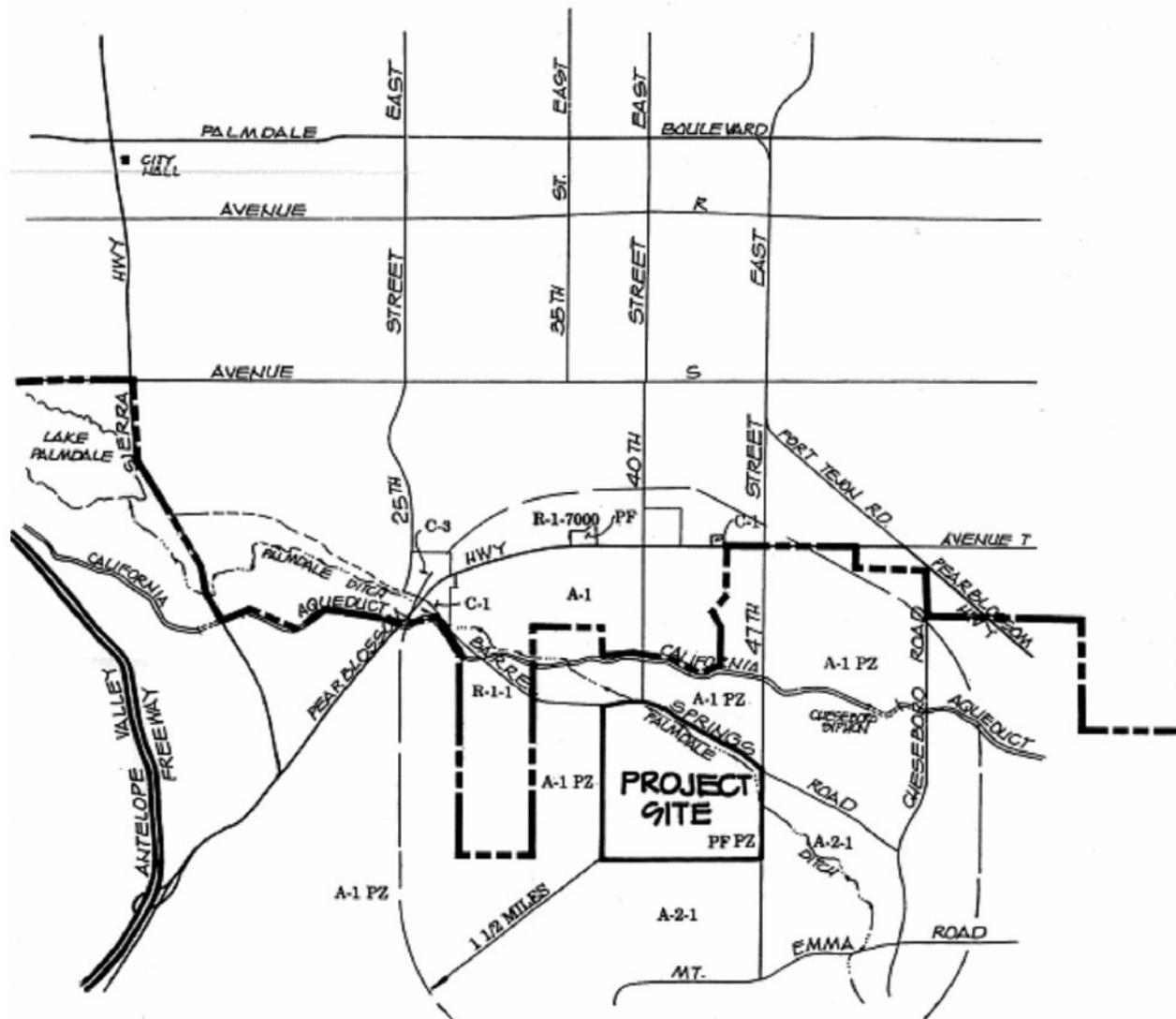
EXHIBIT 6



SCALE: 1" = 800'

**CROSBY
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BENTON
& ASSOCIATES**
Engineers & Planners & Surveyors

EXISTING ZONING



--- CITY OF PALMDALE BOUNDARY

CITY OF PALMDALE

- A-1 - LIGHT AGRICULTURE
- A-2 - HEAVY AGRICULTURE
- R-1-7000 - SINGLE FAMILY RESIDENTIAL
7000 SQ. FT. MIN. LOT SIZE
- R-1-1 SINGLE FAMILY RESIDENTIAL
- C-1 LIGHT COMMERCIAL
- C-3 GENERAL COMMERCIAL

COUNTY OF LOS ANGELES

- A-1-1 - LIGHT AGRICULTURE
- A-2-1 - HEAVY AGRICULTURE
- R-1-20,000 - SINGLE FAMILY RESIDENTIAL
20,000 SQ. FT. MIN. LOT SIZE

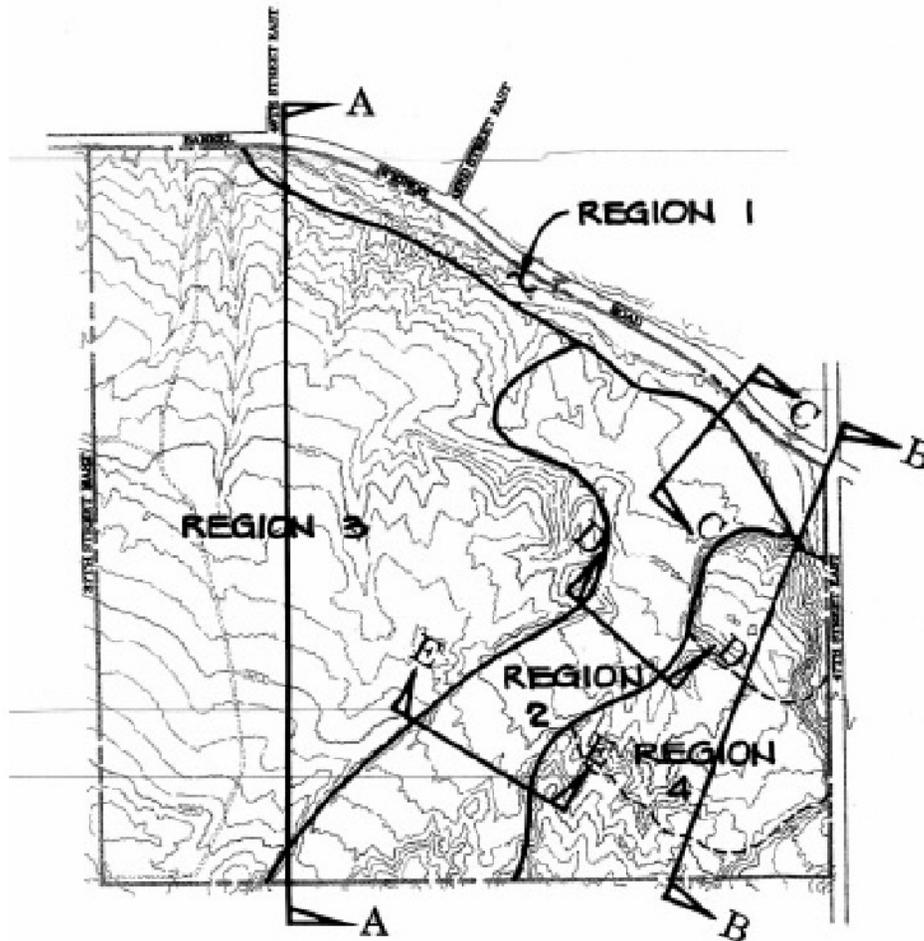
EXHIBIT 7



SCALE: 1" = 3500'

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BENTON
& ASSOCIATES**
Engineers - Planners - Surveyors

NATURAL TERRAIN



NOTE: CONTOUR INTERVAL
IS 10 FEET

EXHIBIT 8



SCALE: 1" = 800'

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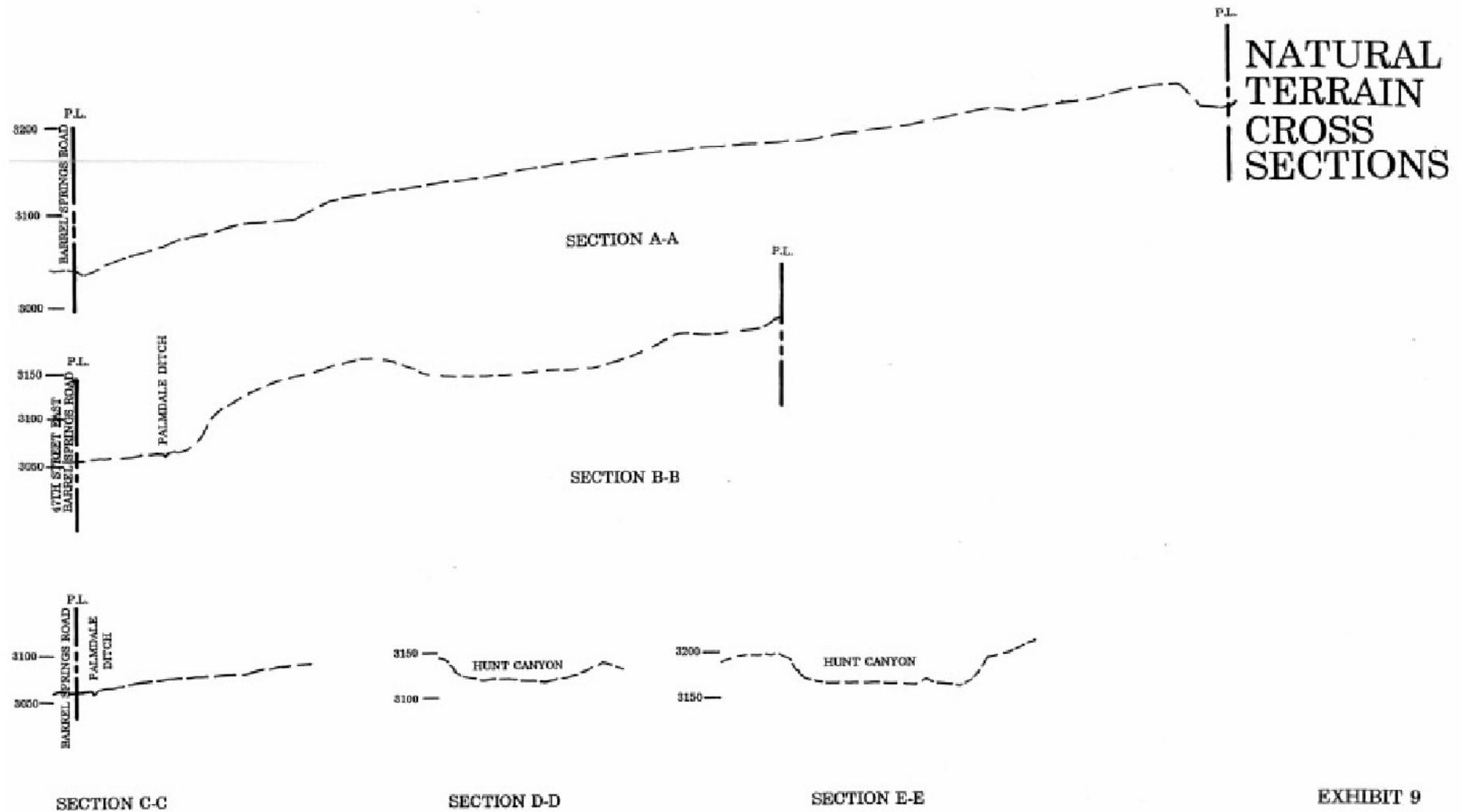
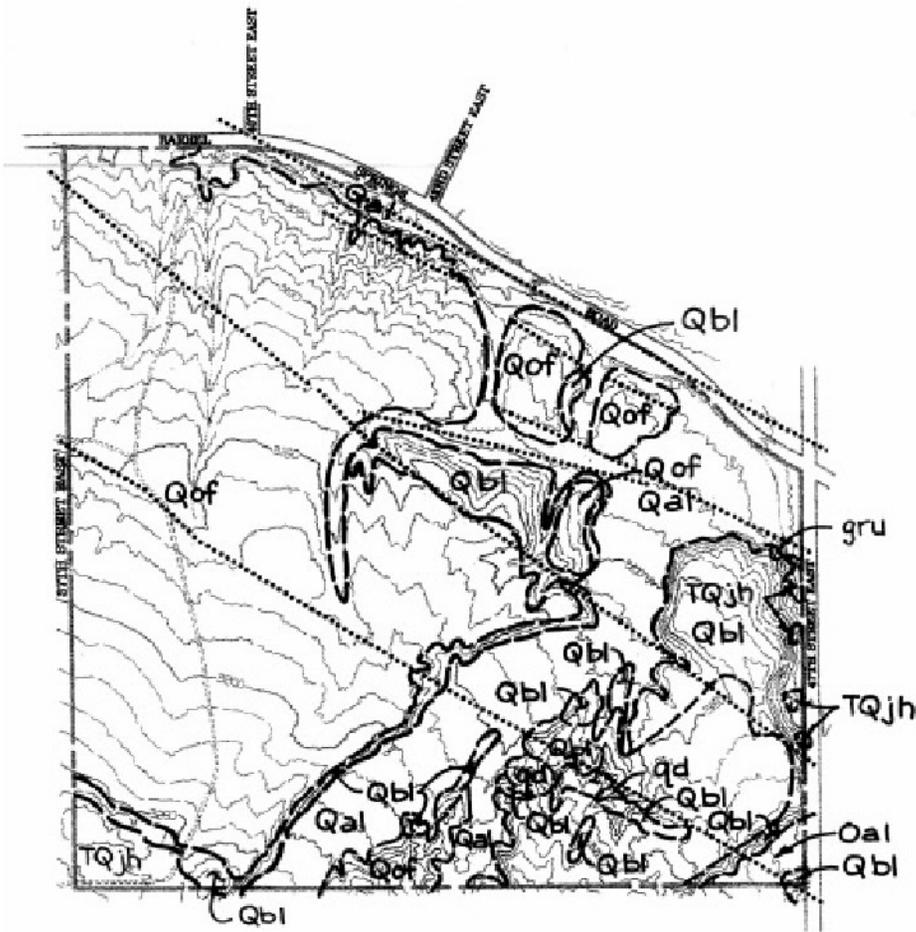


EXHIBIT 9

NOT TO SCALE





GEOLOGY

----- FAULT

SURFICIAL UNITS

- Qal - ALLUVIUM
- Qof - OLDER FAN DEPOSITS
- Qbl - BOULDER GRAVELS

BEDROCK UNITS

- TQjh - JUNIPER FORMATION
- qd - QUATZ DIORITE
- gru - GRANITE ROCK

SOURCE: PACIFIC SOILS INC.

EXHIBIT 10

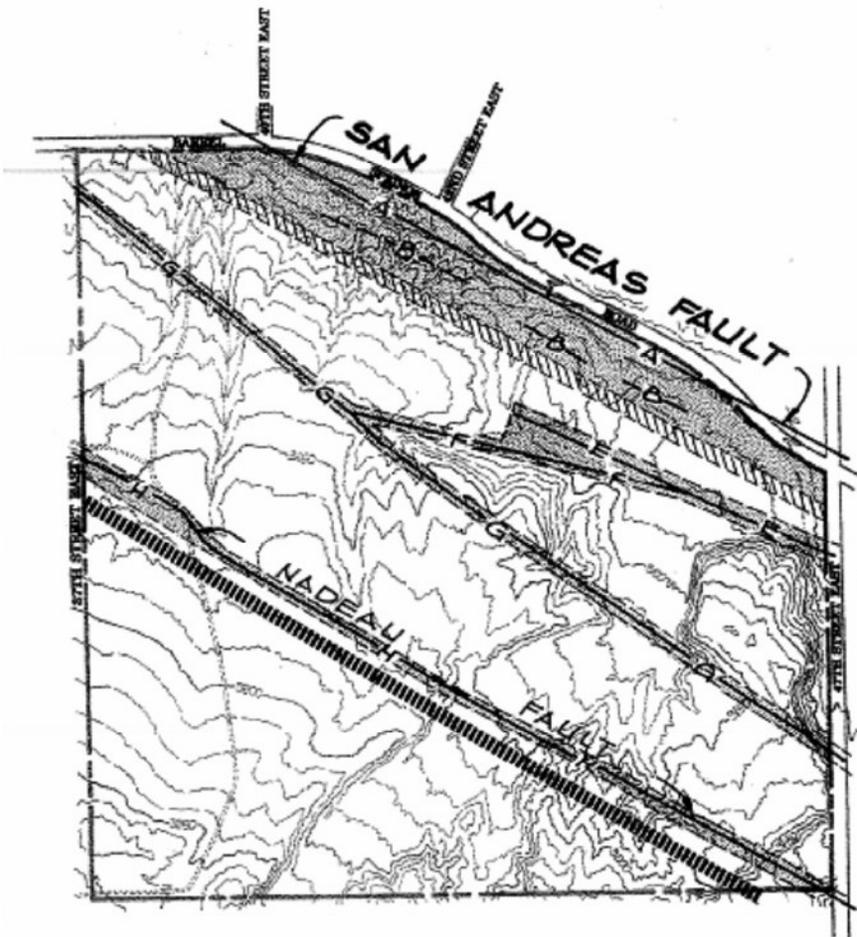


SCALE: 1" = 800'

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& ASSOCIATES**
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COLLEGE PARK

SEISMIC



-  ALQUIST-PRIOLO SPECIAL STUDIES ZONE BOUNDARY
-  FAULT
-  STRUCTURAL SETBACK ZONE
-  RESTRICTED USE ZONE

SOURCE: PACIFIC SOILS INC.

EXHIBIT 11

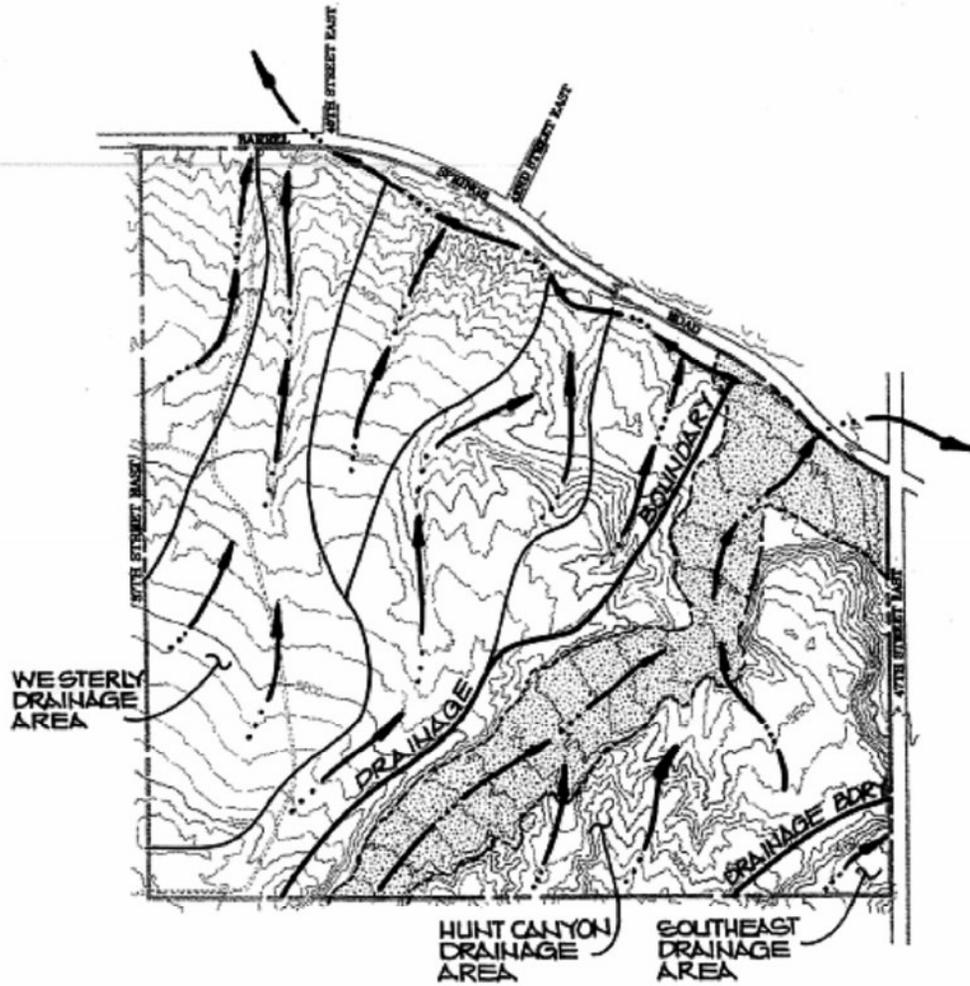


SCALE: 1" = 800'

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COLLEGE APP 1

EXISTING DRAINAGE



FLOOD HAZARD AREA
(BASED ON Q50 BURNED
AND BULKED FLOW)

EXHIBIT 12

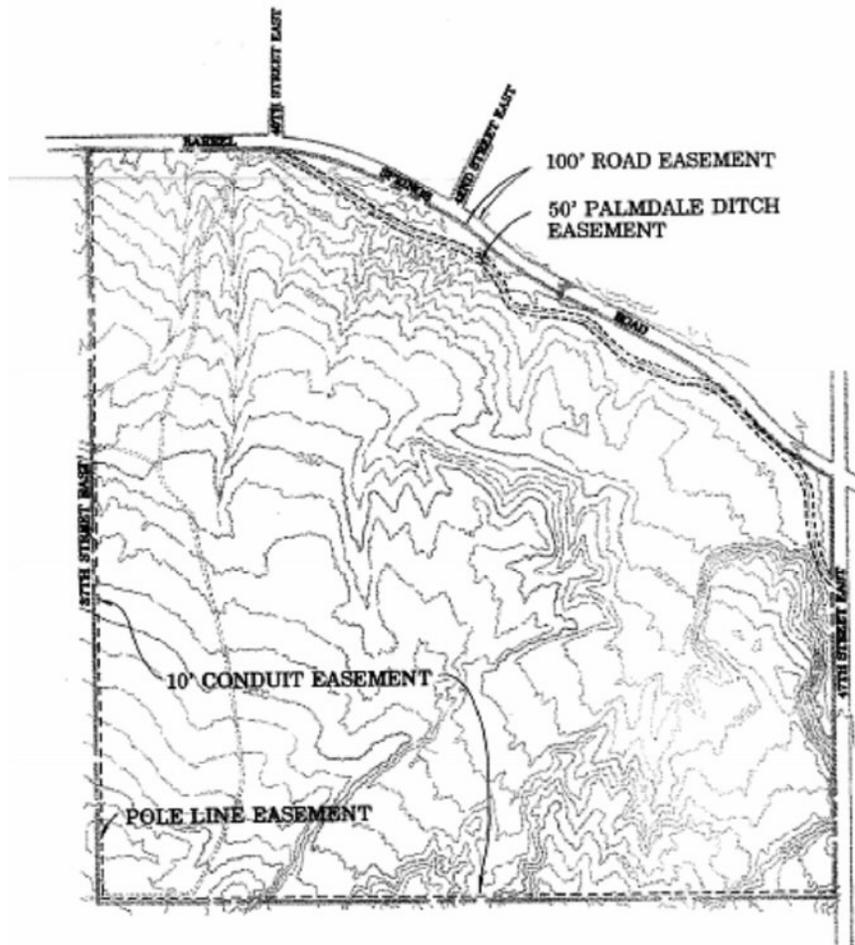


SCALE: 1" = 800'

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Engineers & Planners & Scientists

COLLEGE PARK

ENCUMBRANCE MAP



COLLEGE PARK W

EXHIBIT 13



SCALE: 1" = 800'

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SECTION THREE DEVELOPMENT PLAN

The Foothill Ranch Development Plan establishes a comprehensively planned community that is designed to work with the site's natural characteristics and constraints. This is accomplished through open space, a well-designed circulation system, cohesive architectural design, and appropriate landscaping.

The Development Plan is organized into a series of elements which describe the key aspects of the Plan area. These elements are as follows:

- Residential Element - This element describes the residential aspects of the Plan area, totaling 380 detached dwelling units with a minimum lot size of one acre.
- Amenities and Open Space Element - This element describes the recreational facilities that include 155 acres of open space, a 5-acre neighborhood park site, both with multi-purpose trails and a neighborhood commercial center.
- Public Facilities Element - This element establishes a network of infrastructure and public services necessary to support the Plan. Infrastructure and services include an extensive circulation system for both vehicular and pedestrian uses, a drainage system to control major storm flows, sewer/water/utility systems to provide necessary services for Plan area residents, as well as, programs for fire and police protection and solid waste.
- Conceptual Grading Element - This element sets forth a Plan area-wide approach for grading of the Plan area.
- Community Design Element - This element describes overall design criteria to control community design.

3.1 This section reserved.

3.2 Residential Element

The Residential Element consists of a maximum of 380 units a minimum of one acre in size.

For planning purposes, the residential components of the Specific Plan have been further divided into eight separate Planning Areas as shown on EXHIBIT 14. As discussed herein in greater detail, each Planning Area has been designated for a target unit count and a gross area. Gross areas for the various Planning Areas are approximate and include streets. The primary purpose of the

target unit count is to provide a method of calculation of the total unit count for the entire Plan area.

Development of the various Planning Areas which make up the Residential Element should be designed in accordance with the criteria established by this Specific Plan and, where appropriate, the Community Design Element of the General Plan and the Subdivision Design Guidelines of the City of Palmdale.

3.2.1 Single Family Detached – One Acre Minimum Lot Size

The minimum lot size for all residential lots shall be one acre. If private streets are utilized within any Planning Area, lot area may be calculated as one acre gross, with lot lines extending to the centerline of the right-of-way. If public streets are utilized, all lots shall be one acre net (exclusive of right-of-way).

3.2.1.1 Planning Area A

This Planning Area is located in the southeastern quadrant of the Plan area east of Hunt Canyon. The major access for Planning Area A will be provided by two connections to 47th Street East. Internal loop roads will provide access to individual lots. This Planning Area will contain a target unit count of 108 dwelling units within an area of approximately 108 acres.

The final design of this Planning Area should consider the following:

- The design of local street and lot patterns that encourage views of surrounding vistas, as well as, promote adequate interior circulation.
- The internal loop roads should provide a minimum of two access points to 47th Street East.
- The use of rolled curbs and other rural characteristics.
- Gating opportunities may be considered for this Planning Area.
- The incorporation of the structural setback zones established for Faults G and H into the subdivision

design. The local streets should be designed to cross perpendicular to identified fault zones.

- Provide a 32-foot half street easement for Avenue V along the southern boundary. This easement will be reserved for future dedication and street construction (by others). If it is determined that the future construction of Avenue V is to have a different alignment, the half street easement will be vacated to the future adjacent Foothill Ranch property owners.

3.2.1.2 Planning Area B

This Planning Area is located in the central region of the Plan area between Hunt Canyon and Foothill Ranch Road. Access to Planning Area B will be provided from Foothill Ranch Road. Internal access will be provided through looped local roads with a minimum of two connection points with Foothill Ranch Road. This Planning Area will contain a target unit count of 60 dwelling units within an area of approximately 60.0 acres.

The ultimate design of Planning Area B should consider the following:

- The design of local street and lot patterns that encourage views of local vistas, as well as promote adequate interior circulation.
- The incorporation of the structural setback zone established for Faults F and G into subdivision design. The local streets should be designed to cross perpendicular to identified fault zones.
- Subdivision design should incorporate the structural setback zone established for Fault H to allow for a transition in density with Planning Area F. The setback zone should be located within the private yard areas of lots in Planning Area B.

3.2.1.3 Planning Area C

This Planning Area is located in the central region of the

Plan area on the west side of Foothill Ranch Road across from Planning Area B. Access to Planning Area C will be provided from Foothill Ranch Road. Internal access will be provided through looped local roads with a minimum of three connection points with Foothill Ranch Road. This Planning Area will contain a target unit count of 71 dwelling units within an area of approximately 71.1 acres.

The ultimate design of Planning Area C should consider:

- The design of local street and lot patterns that encourage views of local vistas, as well as promote adequate interior circulation.
- The incorporation of the structural setback zone established for Fault G into subdivision design. The local streets should be designed to cross perpendicular to identified fault zones.
- Design of the structural setback zone established for Fault H should be oriented to allow for a transition in density with Planning Area E. The setback zone should be located within the private yard areas of lots in Planning Area C.

3.2.1.4 Planning Area D

Planning Area D is located near the northwest corner of the Plan area. 37th Street East will provide major access to this site. This Planning Area will contain a target unit count of 23 dwelling units within an area of approximately 23.4 acres.

The final design of Planning Area D should consider the following:

- Local street circulation connections from 37th Street East with two points of ingress/egress.
- Gating opportunities may be considered of this Planning Area.
- The design of local street and lot patterns that encourage views of local vistas, as well as promote

adequate interior circulation.

- The design of local street and lot patterns that account for the structural setback zone established for Fault G.

3.2.1.5 Planning Area E

Planning Area E is located in the south-central portion of the site on the south side of Foothill Ranch Road, which will provide access to this site. This Planning Area will contain a target unit count of 21 dwelling units within an area of approximately 21.2 acres.

The ultimate design of this Planning Area should consider the following:

- The design of local street and lot patterns that encourage views of local vistas, as well as promote adequate interior circulation.
- Local street circulation connections from Foothill Ranch Road with two points of ingress/egress.

3.2.1.6 Planning Area F

Planning Area F is located south of Planning Area B. Access to this Planning Area will be provided by Foothill Ranch Road. This Planning Area will contain a target unit count of 17 dwelling units within an area of approximately 17.3 acres.

The final design of this Planning Area should consider the following:

- The design of local street and lot patterns that encourage views of local vistas, as well as promote adequate interior circulation.
- Local street circulation connections from Foothill Ranch Road with two points of ingress/egress.

3.2.1.7 Planning Area G

Planning Area G is located in the southwestern portion of the site on the south side of Foothill Ranch Road. Access will be provided to this site from both 37th Street East and Foothill Ranch Road. This Planning Area will contain a target unit count of 70 dwelling units within an area of approximately 70 acres.

The ultimate design of this Planning Area should consider the following:

- The design of local street and lot patterns that promote adequate interior circulation.
- Local street circulation connections from Foothill Ranch Road and 37th Street East with two points of ingress/egress.
- Provide a 32-foot half street easement for Avenue V along the southern boundary. This easement will be reserved for future dedication and street construction (by others). If it is determined that the future construction of Avenue V is to have a different alignment, the half street easement will be vacated to the future adjacent Foothill Ranch property owners.

3.2.1.8 Planning Area H

Planning Area H is located in the southwestern portion of the site east side of 37th Street East. Access will be provided to this site from both 37th Street East and Foothill Ranch Road. This Planning Area will contain a target unit count of 10 dwelling units within an area of approximately 10 acres.

- The design of local street and lot patterns that promote adequate interior circulation.
- Local street circulation connections from Foothill Ranch Road and 37th Street East with two points of ingress/egress.

3.3 The Amenities and Open Space Element

The Amenities and Open Space Element is intended to provide for passive and active facilities for Plan area and surrounding residents, as well as the City of Palmdale as a whole. These facilities include a 155 acres of open space, a 5-acre neighborhood park site, neighborhood commercial, and a multi-purpose trail system.

The Amenities and Open Space Element is represented in the following components:

3.3.1 This section reserved.

3.3.2. Neighborhood Commercial Component

The gross leaseable square footage for the neighborhood commercial uses will be a maximum of 20,000 square feet. The envisioned uses will include but are not limited to the following:

- Convenience Stores
- Book stores
- Restaurants
- Specialty Retail Business.

3.3.3 Open Space/Trails Component

The Foothill Ranch Specific Plan has been designed to incorporate an open space and multi-purpose (pedestrian, bicycle and horse) back bone trail system which will benefit the needs of the residents of the community and includes Planning Areas AOS-1, AOS-2 and AOS-3.

The multi-use back bone trail system, as shown on EXHIBIT 15, will connect the residential neighborhoods with the amenities and open space elements of the Specific Plan. This back bone trail system will accommodate the multi-use trail needs of the Plan area and will be fed internally by sidewalks and local streets. In addition, this trail system will provide for future connection to the multi-use trail located on the north side of Barrel Springs Road.

The multi-use back bone trail system will be constructed within an enhanced parkway adjacent to the right-of-way for Foothill Ranch Road. This enhanced parkway is located along the westerly side of the street and shall be 22 feet wide. The parkway will accommodate a meandering

trail and enhanced landscape treatment. This trail system shall be at least 10 feet wide to accommodate pedestrian and bicycle travel and horse riding. The trail system shall be constructed to the trail standards set forth by the City of Palmdale's Park and Recreation Department.

An additional trail system will be provided to link the residents of Planning Area A to the backbone trail system along Foothill Ranch Road. This trail system will traverse Hunt Canyon and the passive open space between Planning Area F and Planning Area B or G.

3.3.4 Neighborhood Park Component

A five-acre neighborhood park is provided within Planning Area AOS-4 along Foothill Ranch Road located near the neighborhood commercial center at the northerly entrance of the Plan area, as shown on EXHIBIT 14. This park will enhance the visual identification for the community and provide active recreational opportunities for Plan area residents. This park contemplates the provision of recreational areas, including a tot lot, picnic and play areas, hard courts, landscaping, parking and restroom facilities.

This neighborhood park will be improved in accordance with General Plan and Zoning Standards and shall be constructed and offered for dedication to the City of Palmdale for use by residents prior to issuance of a building permit for the 250th residential unit. Final planning of this site will be determined by the City Department of Parks and Recreation and subject to approval of the City through approval of a Site Plan Review application. Construction of park improvements will include construction of all abutting off-site public improvements, including but not limited to streets, curbs, gutters, and the like and all necessary drainage improvements.

3.4 Public Facilities Element

3.4.1 Circulation

The major circulation system for Foothill Ranch will consist of the existing roads that are peripheral to the site: Barrel Springs Road, 47th Street East and 37th Street East, as shown on EXHIBIT 16.

In addition to the aforementioned roads, a hierarchy of collector streets, local streets and cul-de-sacs will complete the vehicular circulation system. These streets are comprised of Foothill Ranch Road and the local streets constructed within individual Planning Areas. The exact locations of the local streets and cul-de-sacs will be determined during the

subdivision design process. The design of these roads shall adhere to the requirements of the special study zones with respect to access and crossing of fault zones.

The major circulation system includes the following:

3.4.1.1 Barrel Springs Road

Barrel Springs Road extends along the northerly boundary as an existing two lane secondary arterial. The circulation element of the Palmdale General Plan identifies Barrel Springs Road as a secondary arterial having an ultimate right-of-way dedication of 92 feet with 4 lanes of travel and a painted median.

The Specific Plan proposes to retain the alignment of Barrel Springs Road as it currently exists along the northern Plan area boundary. Current dedication of Barrel Springs Road provides 100 feet of right-of-way with 50 feet of right-of-way measured north and south of centerline.

The current dedication provides 4 additional feet of parkway on each side of the road, as shown on EXHIBIT 17, than is necessary for the 92-foot ultimate dedication. This would provide an overall parkway width of twelve feet on each side of the roadway. Bicycle traffic will be accommodated by an on-street striped bike lane.

The County of Los Angeles is currently initiating the conversion of excess road right-of-way to riding and hiking trails (multi-use trail) uses along the north side of Barrel Springs Road. These trails will be 10 feet wide. The 12-foot parkway, identified above, should be sufficient in width to accommodate this trail.

As prescribed in Land Use Policy L7.1.10 of the General Plan, access points along Barrel Springs Road between 37th and 47th Street East shall be limited to one location. This access point is Foothill Ranch Road.

3.4.1.2 47th Street East

47th Street East is constructed as a two lane secondary arterial southerly of Fort Tejon Road. Along the easterly boundary of the Plan area site, it is constructed as a two lane road with dirt shoulders.

The circulation element of the General Plan designates 47th Street East south of Pearblossom Highway as a secondary highway with an 84' right-of-way. The current Plan area boundary is offset 50 feet from the centerline of 47th Street East. Therefore, no additional dedication will be required.

47th Street East provides access to Planning Area A. In order to promote rural character, 47th Street East shall not be improved unless warranted by a traffic report approved by the City of Palmdale and subject to the approval of the City Traffic Engineer during city review of individual development proposals. Bicycle traffic will be accommodated by an on-street striped bike lane.

Should improvements be necessary, the roadway section shall employ a rolled curb design with a multi-use trail from the intersection of Barrel Springs Road to the southerly boundary of the Plan area site.

3.4.1.3 37th Street East

37th Street East is an existing dirt road that provides access to three houses southwesterly of the Plan area. This road also provides access to Avenue V, an existing dirt road extending westerly of the site.

This section of 37th Street East was not analyzed by the General Plan. Therefore, no right-of-way requirement was established for it.

37th Street East will provide a major link in the circulation system for the Foothill Ranch Specific Plan. This road shall be designed as a 64-foot wide collector having 40 feet of paving.

The centerline of this roadway is the Foothill Ranch's

westerly boundary which will need to be widened to 64 feet for a full right-of-way with full curb-to-curb improvements.

In order to promote a rural character, the roadway section shall employ a rolled curb design with a trail along the easterly side of the right-of-way. Bicycle traffic will be accommodated by on-street striped bike lanes.

3.4.1.4 Foothill Ranch Road

Foothill Ranch Road is the internal collector for the Foothill Ranch Specific Plan area and is the Plan area entry for a majority of the residential portions of the Plan area, extending from Barrel Springs Road through the development to 37th Street East. .

Foothill Ranch Road shall be dedicated as a 92-foot collector with a 12-foot raised median and 46 feet of paving. This dedication includes 10 additional feet to the 12 foot standard parkway along the westerly side, which will be added to accommodate the separated multi-use back bone trail system that runs parallel to the roadway. The standard 12-foot parkway will be provided on the easterly side as shown on EXHIBIT 17.

At its intersection with Barrel Springs Road, Foothill Ranch Road will be divided with an expanded center median. This median will be approximately 20 to 30 feet wide at its widest point and will contain entry monumentation and landscape elements. The width of the median will diminish to the south of the intersection until Foothill Ranch Road becomes the divided roadway as described above. Dimensions and geometry of these median improvements will be further defined as part of the tentative map and subdivision process.

3.4.1.5 40th Street East

Along with 47th Street East, 40th Street East will be an important north/south link between Foothill Ranch and downtown Palmdale.

40th Street East is an existing two lane road. The General Plan designates 40th Street East as a secondary arterial

with an 84 foot right-of-way from Pearblossom Highway to Barrel Springs Road.

No improvements are anticipated for 40th Street East.

3.4.1.6 Avenue V

Avenue V along the southern boundary of the Foothill Ranch Specific Plan will be a 64 foot street.

A 32 foot easement west of Hunt Canyon will be graded, landscaped and integrated into the design of Planning Area G until Avenue V is constructed. Until such time as Avenue V is dedicated and constructed, the easement shall provide access to the proposed water tank and the proposed drainage basin in Hunt Canyon. The easement shall also provide continued access to a small group of existing homes that are adjacent to the southwesterly corner of the Plan area.

The easement east of Hunt Canyon will retain its natural grade and vegetation.

Should alignment studies determine that the ultimate right-of-way of Avenue V will be south of the Plan area boundary, the easement will be quitclaimed to the future adjacent Foothill Ranch residents.

3.4.1.7 Internal Loop and Local Streets

Internal loop and local residential streets shall be incorporated within the residential planning areas of Foothill Ranch. Precise alignment of these internal loops will be determined by the subdivision process and individual planning area buildout.

All internal loop streets shall be dedicated with a minimum of 64 feet of right-of-way and shall conform to City of Palmdale's standards. Should these internal loops exceed one half mile in length and traffic volumes in excess of 1,500 vehicles per day, direct residential access shall be discouraged. Unless a neighborhood is proposed to be gated with private streets, all internal loop streets shall be

offered for dedication to the City of Palmdale by the individual tract builder.

Collectors, local interior streets and cul-de-sacs shall conform to the street standards and the subdivision guidelines of the City of Palmdale, as shown on EXHIBIT 18. Local streets will be designed with adequate intersection spacing and shall encourage four-way intersections on Foothill Ranch Road and T-intersections on local streets and cul-de-sacs.

3.4.2 Drainage

The Foothill Ranch site is divided by two ridges into three drainage areas: (1) the Westerly Area, (2) the Southeasterly Area and (3) the Hunt Canyon Area, as shown on EXHIBIT 12.

- Westerly Drainage Area - The westerly drainage area drains towards Barrel Springs Road in the vicinity of 40th Street East. Drainage from this area is collected in the Palmdale Ditch, a concrete lined ditch. Per the Palmdale Water District, the reported capacity of the ditch is 60 cubic feet per second (cfs). Drainage is conveyed through Barrel Springs Road in a pipe and outlet into a continuation of the concrete-lined ditch.

As the stormwater crosses the California Aqueduct, it is conveyed through a steel pipe and again through a concrete-lined ditch discharging into Lake Palmdale. Drainage which exceeds the capacity of the Palmdale Ditch is conveyed by culvert across Barrel Springs Road, an outlet on the surface, flowing across the California Aqueduct through a concrete flume.

- Southeasterly Drainage Area - The southeasterly drainage area contains 14 acres located in the extreme southeastern corner of the site. Runoff from 320 acres of tributary offsite drainage area is conveyed through this region flowing northerly to the Palmdale Ditch. Drainage, which exceeds the capacity of the Palmdale Ditch flows northeasterly to the proposed Hunt Canyon Basin. This basin is proposed by the Los Angeles County Master Plan of Drainage.
- Hunt Canyon Drainage Area - The Hunt Canyon drainage area has an offsite tributary drainage area of approximately 2,332 acres. This

drainage drains from approximately the middle of the southerly boundary to the northeasterly portion of the property. Drainage exits the site on the surface across Barrel Springs Road, flowing southeasterly along Barrel Springs Road to Cheseboro Road and thence northerly towards the Cheseboro Siphon of the California Aqueduct. The Aqueduct is underground at this point and the drainage crosses the aqueduct on the natural surface. From this point the drainage "fans out" in a northerly direction. The Los Angeles County's Master Plan of Drainage proposes a retention basin in this area at the corner of Cheseboro Road and Avenue T-8.

The Foothill Ranch site is within the Los Angeles County Flood Control District boundary. The Plan area's storm drainage design is based upon the Los Angeles County's hydrology method. These results were to calculate and meet the City of Palmdale's detention requirement. EXHIBIT 19 shows the proposed master plan of drainage for the College Park Palmdale site. This exhibit shows only "backbone" improvements and is conceptual in nature, all facilities will be designed to meet the applicable agency design standards.

The overall goal of the drainage system for the Foothill Ranch Specific Plan is to limit the peak runoff from the Plan area at buildout or phased development to 85% of the peak runoff which flows from the property in its natural condition. This will be accomplished through the construction of debris and detention basins, pipes, open conduits and other appropriate drainage devices. These facilities shall be designed into a coordinated system that will enhance the drainage control and flood protection aspects of the Plan area.

The Los Angeles County Public Works Department identifies the 2,332 acres of offsite watershed as debris producing. The Specific Plan proposes a combination debris/detention basin located at the southerly boundary. This basin will remove silt, mud, and vegetation from the storm water and also detain the runoff to reduce the peak flow rate. Debris and storm water will be stored on the adjacent property, owned by others, southerly of the site. Easements on or purchase of this adjacent property is required. If the easements or property are not secured, the debris/detention basin will be relocated on the site and incorporated into the design of the Planning Area G. The primary maintenance responsibility of such a dual use improvement will be the developer/Home Owners Association with back-up responsibility to the City of Palmdale. Access to this basin will be provided by an access road through Planning

Area G or along the half street easement for the future dedication of Avenue V.

As storm water is released from this detention basin, it will flow through water courses and drainage devices to prevent excessive damage. The exact design and location of the water course and drainage devices shall be determined through a coordinated effort between the civil engineer, geotechnical engineer and the City Engineer.

This storm water will then be concentrated into an additional detention basin near the intersection of Barrel Springs Road and 47th Street East. The combination of these basins will reduce the developed peak runoff to 85% of the undeveloped peak runoff.

The storm water flow in the Hunt Canyon area will exit the site through a storm drain culvert into an energy dissipator on the north side of Barrel Springs Road for release into the existing natural channel.

Storm drainage from the Planning Area G shall be directed to the Plan area's storm drain system through a series of catch basins and drain pipes.

Off-site drainage tributary to the Southeasterly Drainage Area shall be directed through the site by a natural swale and conveyed under 47th Street East by a culvert designed to convey both the drainage and debris.

Storm water for the residential portion of Foothill Ranch will be conveyed by a combination of streets, catch basins, storm pipes, and open drainage devices. Appropriate drainage devices will be employed to prevent damage to the site and development from storm water.

3.4.3 Sewers

Foothill Ranch is within the tributary area of the Los Angeles County Sanitation District No. 20. The property will require LAFCO annexation into District No. 20 in order to connect to the district's trunk line network. As such, the sewer system for the Plan area should be designed and constructed to the satisfaction of the County Sanitation District No. 20 as well as the City Engineer.

3.4.3.1 Offsite Sewer

The nearest trunk line to the proposed Plan area is a 12" line located at Avenue S and 35th Street East. The closest actual service connection point is an existing 8" sewer line located in 40th Street East at Hata Way. However, the existing 8" sewer line does not have adequate capacity to serve this Plan area. Therefore, two options, as shown on EXHIBIT 20, have been considered for offsite sewer extensions:

The first option would build a sewer line from Barrel Springs Road and 40th Street East northerly in 40th Street East to Avenue S, then west in Avenue S to connect to the existing 12" trunk line in 35th Street East. The sewer line would vary from an 8" line at Barrel Springs Road and 40th Street East to an 18" line at the connection with the trunk line.

The second option would include the construction of an additional sewer line parallel the existing system. The existing sewer flows northerly in 40th Street East from Hata Way to Noll Drive, then west in Noll Drive through existing Tract 44556. The 8" line exits this subdivision through Hallowglen Drive. It continues northerly in 37th Street East to Avenue S. At Avenue S, it continues westerly in a 10" line to its connection with a Los Angeles County Sanitation District 12" trunk line in 35th Street East. The second option proposes to build a line that parallels this system with an 8" sewer to Hata Way, then a 10" line to Noll Drive and a 15" line for the remaining length.

The construction of the second option would be more difficult than the first option, due to existing infrastructure through Tract 44556.

3.4.3.2 Onsite Sewer

The Plan area sewer system will consist of an underground network of sanitary sewer lines. These sewers shall operate by gravity, with a common confluence point at 40th Street East and Barrel Springs Road.

Sewer lines will cross faults at or near right angles. Within

fault zones, sewer lines should utilize flex-couplings that allow for movement during a seismic event, thus reducing the chance for breakage.

EXHIBIT 21 shows a conceptual sewer line layout. No local or individual lines are shown. All sewer lines within the boundaries of Foothill Ranch are anticipated to be 8" and should be located within street right of ways where practical. Collection lines within Barrel Springs Road will range in size from 8" to 12" before connecting into the offsite facilities described above.

Planning Area A site will be served through an 8" sewer line built within 47th Street East with eventual connection to 40th Street East. However, if feasible, this Planning Area may be alternatively served by a sewer line within an easement in the open space area.

The neighborhood commercial and Planning Areas B, C, E, F, G and H will be served by an 8" line in Foothill Ranch Road.

Planning Area D would be sewered by an 8" line in 37th Street East, this line ties into an 8" sewer in Barrel Springs Road and eventually to 40th Street East.

3.4.4 Water Plans

Foothill Ranch is within the Palmdale Water District's boundary and principal services area.

3.4.4.1 Offsite Water

There is currently no water service available to the property. However, the Palmdale Water Master Plan indicates future service to the site. This service includes the construction of a 16" water line extension from the existing tanks located at 47th Street East and the California Aqueduct. This 16" water line will be extended approximately 7,600 feet south in 47th Street East to a proposed 3.0 MG tank located just south of the Plan area at Avenue V-5 and 47th Street East.

This tank is to be located in the 3,250 elevational zone.

Given the Plan area's terrain, this new tank will not service the entire site.

A second water tank would be required to service the upper portions of the site. The District's Master Plan proposes to construct a 1 MG tank located on Mt. Emma Road, which is located in the 3,400+ elevational zone. This tank would provide gravity water service for the remainder of the Plan area and would require the additional extension of 6,800 linear feet of 12" transmission line from the tank located at 47th Street East south of the site.

These above described facilities are all included in the Palmdale Water District's master plan and will be funded by capital improvement fees.

Preliminary discussions with the Palmdale Water District have indicated a potential to revise the location of these Master Plan Facilities to better accommodate any development in accordance with this Specific Plan.

This revision would include relocating the 3 MG tank within the 3,250 elevational zone to an onsite location. This tank would be relocated to Planning Area T near Hunt Canyon, as shown on EXHIBITS 22 and 23. Connection to this tank from 47th Street East would occur by constructing the Palmdale Water District 16" water line through Hunt Canyon (Planning Area AOS-1) to Planning Area T as shown on EXHIBIT 23.

This tank site would be sized to accommodate a booster pump facility with connection to the 1 MG tank in 3400+ elevational zone located at Mt. Emma Road. Connection to the Mt. Emma Road tank would occur by redirecting the 12" water line westerly across the Community College Campus site to 37th Street East. From this point, the water line would be directed southerly along the extended alignment of 37th Street East to the Mt. Emma Tank.

These above facilities would be Master Plan Facilities and would also be funded by capital improvement fees.

3.4.4.2 Onsite Water

Topography of Foothill Ranch will require water system improvements in two pressure zones, one at 3,250 foot elevation and the other at 3,400+ foot elevation. The Homeowners Association may consider the option of establishing a mutual water company to provide service to the site.

EXHIBIT 23 details a conceptual onsite water system. This water system is subject to the Palmdale Water District's review and approval. This Exhibit shows only main service lines 8 inches or above.

This proposed onsite water system will be built as two separate pressure zoned systems as follows:

- 3,250 Pressure Zone

Service to the 3,250 zone will be provided through connections to Palmdale Water District's 16" line proposed in 47th Street East and the 3 MG water tank in Planning Area T. A 16" line will be constructed in Barrel Springs Road between 37th Street East and the 16" line in 47th Street East. A 12" line will be constructed in 37th Street East from College Park Road to the 16" line in Barrel Springs Road. This 12" water line will service Planning Area D.

Palmdale Water District requires all systems be looped. Therefore, a 12" line will be constructed across Planning Area AVCC-1 from the water tank in Planning Area T to College Park Road.

An 8" line will be constructed in Foothill Ranch Road from the 12" line in 37th Street East to the 16" line in Barrel Springs Road, with connection to the 12" line in Planning Area H. This water line will service the lower portions of Planning Areas B and C.

- 3400+ Pressure Zone

Service to the 3400+ zone will be provided by connection to the 12" water line that joins the booster pump (located with 3 MG tank in Planning Area T) and the Mt. Emma Road tank. The residential portions of the Plan area within this zone will be provided service through the construction of a 12" line in 37th Street East, from the 12" line from the booster pump, to Foothill Ranch Road.

An 8" line will be constructed in Foothill Ranch Road from 37th Street East to the northernmost entrances of Planning Areas B and C within this zone. This water line will service Planning Areas B and C.

From Planning Area B, the 8" line will be directed across Planning Area AOS-1 and through Planning Area A with connection to the existing 6" line in 47th Street East. This line will serve a portion of Planning Area A.

An 8" line will be constructed across Planning Area A from the 12" line at the booster pump to the existing 6" line in 47th Street East. This line will service the remainder of Planning Area A.

3.4.4.3 Reclaimed Water

The feasibility of using reclaimed water for landscaping is currently being evaluated by the City of Palmdale.

3.4.4.4 Palmdale Ditch

The Palmdale Ditch, under the jurisdiction of the Palmdale Water District, conveys water from the Little Rock Reservoir to Lake Palmdale. The ditch also collects surface runoff from upstream areas and directs these flows to Lake Palmdale for storage. Serving in this capacity, it is important to restrict surface runoff that may enter the ditch from urban areas, thereby reducing the possibilities of water contamination.

In some segments, the ditch is either concrete lined or contained in box culverts, but the majority of its length exists as an earthen ditch.

Within the Plan area, the ditch is located adjacent to Barrel Springs Road. The ditch is constructed as a concrete v-ditch. Large portions are in disrepair due to erosive actions.

In order to prevent urban runoff from collecting in the ditch, the Palmdale Water District is requesting that the existing concrete ditch be replaced with an underground pipe through the entire site. The Palmdale Water District has stated that the ditch carries approximately 60 cfs. A 48" reinforced concrete pipe, accompanying inlet and outlet structures, and manholes are required to convey this flow. The pipe shall be placed underground and routed adjacent to Barrel Springs Road.

3.4.5 Dry Utilities

3.4.5.1 Gas

Gas service for the Foothill Ranch will be provided by Southern California Gas Company. A service main is available at 47th Street East and Avenue T-8. This will be extended southerly in 47th Street East to the Plan area boundary. From this point, the gas lines will be directed either westerly on Barrel Springs Road to serve the residential and commercial elements or southerly in 47th Street East to serve Planning Area A.

Once on site, these facilities shall be located within the collector and local street systems of the Plan area.

3.4.5.2 Electricity

Electrical service for the Plan area will be provided by Southern California Edison. Edison facilities to serve the Plan area are located at Barrel Springs Road and 42nd Street East.

Electrical facilities will all be underground and located within collector and local streets to serve the residential portion of

the Plan area.

To serve Planning Area A, electrical lines will need to be extended easterly on Barrel Springs Road and then southerly on 47th Street East.

Electrical lines located along the south boundary may require relocation to accommodate the debris/detention basin.

3.4.5.3 Telephone

AT&T will provide telephone service to Foothill Ranch. AT&T has existing facilities to serve at 47th Street East and Barrel Springs Road.

Planning Area A will obtain service in lines extended southerly in 47th Street East.

Telephone service to residential and associated commercial portions of the Plan area will be provided within the collector and local street systems of the Plan area.

3.4.6 Schools

The Foothill Ranch site is within the Keppel Union School District which serves the eastern and southeastern sections of the City of Palmdale planning area and the Antelope Valley Union High School District which serves the City of Palmdale.

The Keppel Union School District has been consulted over the potential for a school on the Plan area. The location of a school on the site appears to be without merit based upon the number of students estimated to be generated by construction of Foothill Ranch and its distant location from other higher density residential areas within Keppel Union, meaning a high cost to bus students to the site. With respect to the school districts, the mandated obligation of the developer for payment of school fees will be made at the time of development of the residential units. .

3.4.7 Fire/Police

3.4.7.1 Fire

Fire protection for Foothill Ranch will be provided by Los Angeles County Fire Department, Fire Station 131, located at the intersection of Avenue S and 27th Street East. Additional fire protection is provided by Fire Station 37, located at 38318 9th Street East. The site is also within the U.S. Forest Service Mutual Aid Area, which will provide additional fire protection for the site.

3.4.7.2 Police

Police protection for the Foothill Ranch site will be provided by the Los Angeles County Sheriff Department. The Sheriff Department currently has a station located at 750 East Avenue Q.

3.4.8 Solid Waste

Solid waste disposal for Foothill Ranch will be provided by Waste Management, Inc. The solid waste will be transported to the Antelope Valley Landfill also operated by Waste Management, Inc. Each home and/or business will be billed directly by the disposal company.

Foothill Ranch shall participate in the City's adopted Integrated Waste Management Plan for recycling.

3.4.9 Public Transit

At the time of development, an extension of public transit facilities to residential elements of the Plan area should be explored.

3.5 Conceptual Grading Element

The overall grading concept for Foothill Ranch generally reflects the existing topographic characteristics. It is anticipated that every planning area will require some degree of grading activity. This is typical of any development, regardless of terrain, because building pads, park uses and roadways require flat, well-drained surfaces in order to be functional.

The overall grading concept should adhere to the recommendations of the City of

Palmdale Engineering Department and respect the seismic setbacks established by the Alquist-Priolo Fault study, as shown on EXHIBIT 25.

The Foothill Ranch grading concept is described by the following areas:

- Planning Area A: The grading concept for this Planning Area should incorporate the natural terrain, where feasible.

Grading of this Planning Area should use techniques that soften the edge conditions as visible from outside the planning area. These techniques include, but are not limited to, daylight fills or cuts and contour grading. Where feasible, the site should be designed to locate slopes in the rear portions of residential lots for private maintenance. Slopes should be designed in accordance with the City of Palmdale's Hillside Management Ordinance.

- Residential Planning Areas B, C, D, E, F, G and H: These residential areas will require grading to provide efficient drainage and sanitary sewer systems. This may be accomplished by incorporating the gently upsloping terrain of Region 3 as described in Section Two of this document.

Grading for the residential areas will likely require a general terracing of land site to accommodate the proposed streets and building pads. The site should be designed to locate slopes within the individual planning area boundaries. Within each individual planning area, slopes should be located in the rear yard portions of residential lots for private maintenance. Slopes should be designed in accordance with the City of Palmdale Hillside Management Ordinance.

The overall grading design of the Residential Planning Areas should minimize large manufactured slopes.

Preliminary grading designs for Residential Planning Areas will be provided to the City for review to demonstrate compliance with the aforementioned concepts as well as the grading standards contained in Section 5.10.

Final grading design for the Plan area should emphasize the ability of each Planning Area to independently balance cut and fill earthwork quantities. This shall allow development to occur in response to market demands. Where circumstances make this impractical, grading for adjacent Planning Areas should be coordinated to minimize impacts associated with earth borrow sites and/or stock piles. Earth borrow and/or stockpile areas shall be designed to the satisfaction of the City Engineer.

Grading operations within the Residential Planning Areas should balance within each phase, as identified in Section 6.14 of this document. However, grading may be required outside of individual phases in order to achieve an overall earthwork quantity balance. The overall grading volume for the Foothill Ranch Specific Plan area is estimated at approximately 2,700,000 cubic yards, as shown on EXHIBIT 26.

3.6 Community Design Element

The primary goal of the Community Design Element is to establish a framework to ensure the visual continuity of the area. This framework is to manage the visual image and interface of the Plan area from the surrounding community as well as from within the limits of the Plan area. Design issues not specifically addressed in this section will be regulated by the City's General Plan Community Design Element.

The perimeter of the subject property is bounded by a number of parcels ranging up to 40 acres in size. These parcels include the Palmdale Estates subdivision along the north boundary of the site, as well as, other individual parcels along the west, east and south boundaries. These edge conditions are shown on EXHIBIT 27.

The Community Design Element is based upon an analysis of the visual aspects of the subject property with community design, architecture, landscape architecture and lighting concepts to guide implementation of the Specific Plan.

3.6.1 Visual Analysis

The Foothill Ranch property is located within the transitional areas of the Antelope Valley between the Valley floor and the foothills of the San Gabriel mountains. A visual analysis was performed to determine the visible areas of the Plan area. The analysis was performed using topography and cross-sections along with field observations. These cross-sections are illustrated on EXHIBITS 28 through 32.

From the results of these analyses, it was determined that the Plan area could be viewed from two viewshed areas: Local (adjacent to Barrel Springs Road) and Distant (views from the valley floor north of Avenue S).

- Local Views

The northerly portion of the Plan area will be visible from Barrel

Springs Road. The primary visual element will be the northerly portions of Planning Areas A, B, C and D. Given the unique terrain of this portion of the site, views of the southerly portion of the Plan area will be obstructed from Barrel Springs Road.

Local views also include views from the Palmdale Estates neighborhood. Houses in this area are constructed above Barrel Springs Road. Therefore, more of the southerly portion of the Plan area will be visible from this neighborhood. Visual elements will include proposed residential neighborhoods.

- Distant Views

Distant views of the Plan area are limited to areas in the valley floor north of Avenue S. Due to a local foreground ridge located between the site's northerly boundary and the California Aqueduct, the site is not visible from properties south of Avenue S. Avenue S is approximately two miles north of the Plan area boundary. At this distance, the visual scale of the development will be fine grain with visual aspects related to overall building mass.

3.6.2 Community Design

At the time of development is proposed, the architecture and overall design of the neighborhood commercial component shall be consistent with the requirements of the Community Design Element of the General Plan and the residential component shall be consistent with the General Plan and the standards contained within Section 41.09 - Standards of Development of the Zoning Ordinance.

3.6.3 This section reserved.

3.6.4 Landscape Architecture

Landscape architecture plays an important role in the design and function of Foothill Ranch. Both natural and improved open space areas work together to physically link important community elements, create a strong identity and provide visual relief enhancing the aesthetic character of the community.

Designated open space areas consist of private, semi-public and publicly owned facilities under various ownership. The open space in Foothill Ranch can be classified into two basic categories: Streetscapes and

Amenities, and the Community College Campus. The Landscape Element defines the conceptual landscape character of these categories and the open space areas within them including, Foothill Ranch Road trail and neighborhood entries. A conceptual landscape plan is shown on EXHIBIT 33.

3.6.4.1 Streetscapes

- Foothill Ranch Road

Foothill Ranch Road is envisioned as the primary organizing element of Foothill Ranch. Foothill Ranch Road meanders through the site in a north/south direction. Ample setbacks and attractive landscaping along the roadway will create a setting for community architecture and a focus for public and semi-public uses as conceptually shown on EXHIBIT 34. The key facility along Foothill Ranch Road will be the neighborhood commercial Planning Area. The design of Foothill Ranch Road will specifically incorporate the following elements:

- o In addition to the standard street right-of-way, an expanded landscape parkway will be dedicated along the length of Foothill Ranch Road. The landscape parkway will consist of approximately twenty-two feet on the west and the standard twelve feet on the east.
- o The landscape character of Foothill Ranch Road should be a park-like setting comprised of evergreen and deciduous trees, alternating turf and other ground covers, and shrubs providing seasonal color. A limited palette of appropriate plant materials should be selected and patterned to reinforce a continuity in the landscape and acknowledge water conservation principles.
- o Public access to Foothill Ranch Road will be maximized along its length especially where public and semi-public uses front.
- o The design of free standing walls that are

immediately visible from Foothill Ranch Road should be consistent an established community theme wall. Specifications for the community theme wall are provided in section 5.13 of the Specific Plan (Walls and Fencing).

- o Planning area entries along Foothill Ranch Road have been identified as significant locations where neighborhood landscape themes must integrate with the landscape theme of Foothill Ranch Road to maintain continuity.
- o The use of Foothill Ranch Road should be predominately for recreation and visual enjoyment. The width of Foothill Ranch Road should accommodate pedestrian and bicycle facilities separated from the roadway right-of-way by 3' minimum planting strips. These facilities should connect to adjoining planning areas and public and semi-public uses positioned along Foothill Ranch Road. Other improvements along Foothill Ranch Road, which may be provided by the individual tract builders in conformance with the City Landscape Architect during tentative map subdivision design review, may include:
 - a. Standardized street furniture, pedestrian and street lighting
 - b. Seating and shade opportunities at pedestrian nodes
 - c. Integrated community directional signage
- Barrel Springs Road

Barrel Springs Road, along the northern Specific Plan boundary, serves as the east/west vehicular access to the main community entry. The southern edge of Barrel Springs Road should respond to the natural landscape character that currently exists and the functional requirements of the Specific Plan. Therefore, appropriate enhancement planting along

Barrel Springs Road should be divided into three landscape zones, as conceptually shown on EXHIBITS 35 and 36: (1) a desert indigenous zone from 47th Street East, transitioning to (2) a deciduous upright tree mass enhanced with indigenous shrubs and grasses, evolving to (3) an evergreen buffer zone from 40th Street East to 37th Street East. These landscape elements should be located along Barrel Springs Road with a variable width 50 to 100. Landscape planting should allow visibility to the open space area and community in all three zones.

- 47th Street East

47th Street East, along the eastern boundary, serves primarily as vehicular access to the Planning Area A and continues on to serve adjacent properties beyond.

- 37th Street East

37th Street East, along the western boundary, serves as the primary vehicular access to the western planning areas, the southern community entry, and adjacent properties. The landscape will provide a natural, informal character with enhanced indigenous plantings.

- Community and Neighborhood Entry Monumentation

A community-wide entry marker system will be an integral part of Foothill Ranch to maintain continuity throughout. In all cases, entry monuments will be designed with similar appearing materials and type styles with scale being the main difference between marker categories. All entry monuments will be located within the rights-of-way for the dedicated streets. Four primary and several secondary entry nodes have been established and should be designed per the following standards:

- o Community Entry Monuments: Primary entry monuments (community entries) will be located

at the intersections of Barrel Springs Road and Foothill Ranch Road, Barrel Springs Road and 47th Street East, Barrel Springs Road and 37th Street East, and at 37th Street East and Foothill Ranch Road. The monuments will be large boulder (real or simulated) massings with engraved lettering/logos and may be accented by enhanced indigenous landscape planting and/or accent water features, as conceptually shown on EXHIBITS 37 and 38.

- o Planning Area Entry Monuments: Secondary entry monuments (planning area entries) will be located on both sides of planning area entries within the street right of ways. The monuments will be scaled down boulder groupings (real or simulated) with engraved lettering/logos, as conceptually shown on EXHIBIT 39. Accent planting adjacent to the monuments will be consistent with the planting theme of that particular planning area and form a smooth transition to the adjacent streetscape.

- Planning Areas

Internal Planning Area streetscapes should be improved by individual builders in accordance with the approved development standards. Landscape character will relate to the planning area architectural theme. Plant material will be selected from the approved community plant palette. Developers and individual homeowners will be required to design and install landscaping in accordance with the Landscape Water Conservation Ordinance of the City of Palmdale and in conformance with the landscape character established by this Specific Plan.

3.6.4.2 This section reserved.

3.6.4.3 This section reserved.

3.6.4.4 Walls

Walls are an integral part of the community architecture. Consistency in the design of walls is essential in establishing a continuity in the streetscape. Walls can provide decorative appeal, privacy, security, buffering of incompatible land uses and screening of unsightly uses. Types of walls include the Community Theme Wall, Planning Area Walls, View Walls, Recreation Area Fencing, Off-Street Parking Screen Walls, and Retaining Walls as shown on EXHIBIT 42. The following defines the conceptual design character of each wall type. Refer to section 5.13 of the Specific Plan for wall and fencing design standards.

- Community Theme Walls:

In order to establish a recognizable and cohesive appearance throughout Foothill Ranch, a common theme wall design concept has been established. The community theme wall will serve as the basis for all other wall design. The community theme wall design should allow flexibility in height, opaqueness and location to allow for both privacy and view potential. Planning Area developers should install the common community theme wall in certain locations along the length of frontage adjoining Foothill Ranch Road and 37th Street East.

- Planning Area Walls:

Planning Area Walls enclose a Planning Area development parcel providing privacy, security or decorative appeal for the development. Planning Area Walls (that are not also a community theme wall) will be allowed more flexibility in design and appearance but should be generally compatible with the established community theme wall. The planning area wall design should allow flexibility in height, opaqueness and location to allow for both privacy and view potential.

- View Walls:

View wall segments are encouraged in all wall designs including Community Theme walls where

privacy or screening is not required. View wall segments should be compatible with the established community theme wall and/or planning area walls. Most commonly, view wall segments may be appropriate for locations fronting open space elements as well as the following:

- o Private recreation center enclosures
 - o Areas between Planning Areas and along boundaries where significant grade breaks occur.
- Off-Street Parking Screen Walls:

Walls may be necessary to screen off-street parking areas at the commercial center. A combination of landscape planting, berming, and/or low walls are encouraged to a minimum height of thirty-six (36) inches above grade to lessen the visual impact of parking areas and vehicles. The parking screen walls should be compatible with the established community theme wall and/or planning area walls.
 - Retaining Walls:

Retaining walls are a common necessity, but should be kept to a minimum wherever possible. When necessary, retaining walls should be designed with equally spaced terraces of retained earthen material with landscape planting and berming to reduce the negative visual impact of excessive vertical surface area. The exposed side character of retaining walls should be compatible with the community theme walls and/or planning area walls.

3.6.5 Lighting

Given the visual sensitivity of the surrounding area, nighttime views will be important. The lighting concept for Foothill Ranch will limit the number and type of street lights to the minimum required for safe and efficient circulation. Street lights should be designed to focus light downward only with limited lateral illumination to the satisfaction of the City Engineer. Exterior lighting associated and incorporated with proposed structures

should be designed to that necessary to promote public safety and identify pedestrian circulation.

3.7 Development Plan Demographics

3.7.1 Population

The preliminary phasing for the Foothill Ranch Specific Plan assumes that development of the residential portion of the Plan area would occur in six phases. Build out and market absorption of the total residential component of approximately 380 dwelling units is anticipated to take 5 to 10 years from start of construction, depending on market conditions and fluctuations.

Using the figures released by the State Department of Finance, dated January 1, 2009, of 3.538 persons per household, the total development would yield a population of 1,344. Given the above average market absorption, the development would contribute an average population of 231 persons per year through build out.

The following tables provide population figures by phase and product type:

| PHASE | NO. OF UNITS | POPULATION | CUMULATIVE POPULATION |
|-------|--------------|------------|-----------------------|
| 1 | 71 | 251 | 251 |
| 2 | 21 | 74 | 325 |
| 3 | 40 | 142 | 467 |
| 4 | 60 | 212 | 679 |
| 5 | 80 | 283 | 962 |
| 6 | 108 | 382 | 1,344 |
| TOTAL | 380 | 1,344 | 1,344 |

3.6.2 Job Opportunities and Employment

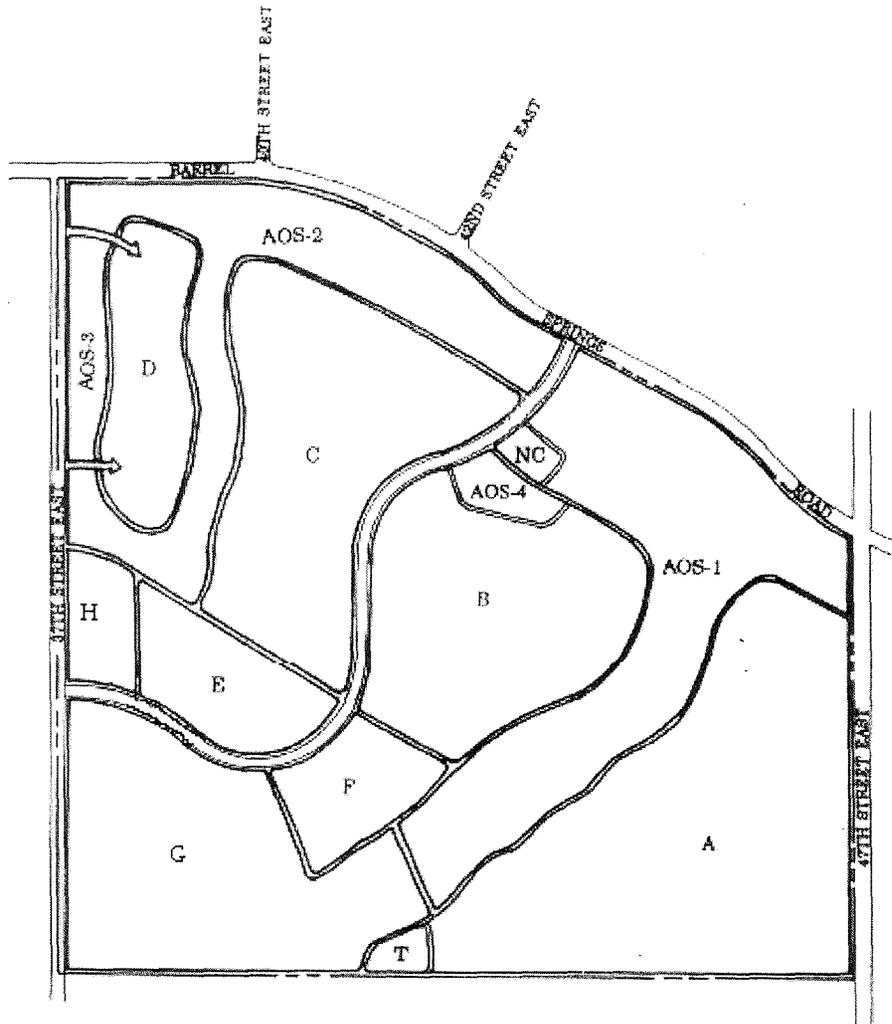
The Foothill Ranch Specific Plan development will provide additionally job opportunities and employment in the Palmdale area. This is due to the proposed commercial use.

The neighborhood commercial use will provide an estimated 18 jobs. .

The residential component of the Plan area will also increase the demand

for retail and service-oriented employment. These additional opportunities include professional and residential services including gardeners, plumbers, contractors, personal services, entertainment, and other similarly related jobs.

DEVELOPMENT PLAN



LAND USE SUMMARY

Residential Element

| Component | Planning Area | Acreage | Target Units |
|--------------------------------|----------------|---------|--------------|
| Single-Family One Acre Minimum | A | 108.0 | 108 |
| Single-Family One Acre Minimum | B | 60.0 | 60 |
| | C | 71.1 | 71 |
| Subtotal | | 131.1 | 131 |
| Single-Family One Acre Minimum | D | 23.4 | 23 |
| Single-Family One Acre Minimum | E | 21.2 | 21 |
| | F | 17.3 | 17 |
| Subtotal | | 38.5 | 38 |
| Single-Family One Acre Minimum | G (was AVCC-1) | 70 | 70 |
| Single-Family One Acre Minimum | H (was AVCC-2) | 10 | 10 |
| Subtotal | | 80 | 80 |
| Subtotal | | 381.0 | 380 |

Amenities and Open Space Element

| Component | Planning Area | Acreage | Comment |
|------------|---------------|---------|---|
| Open Space | AOS-1, AOS-2 | 155.0 | Park site and associated commercial within these Planning Areas |
| NC: 2 ac | AOS-3, AOS-4 | | |
| T: 2 ac | | | |
| Subtotal | | 159.0 | |

| Overall Site Density | Total Site Area |
|----------------------|-----------------|
| 0.7 du/gross acres | 540.0 acres |

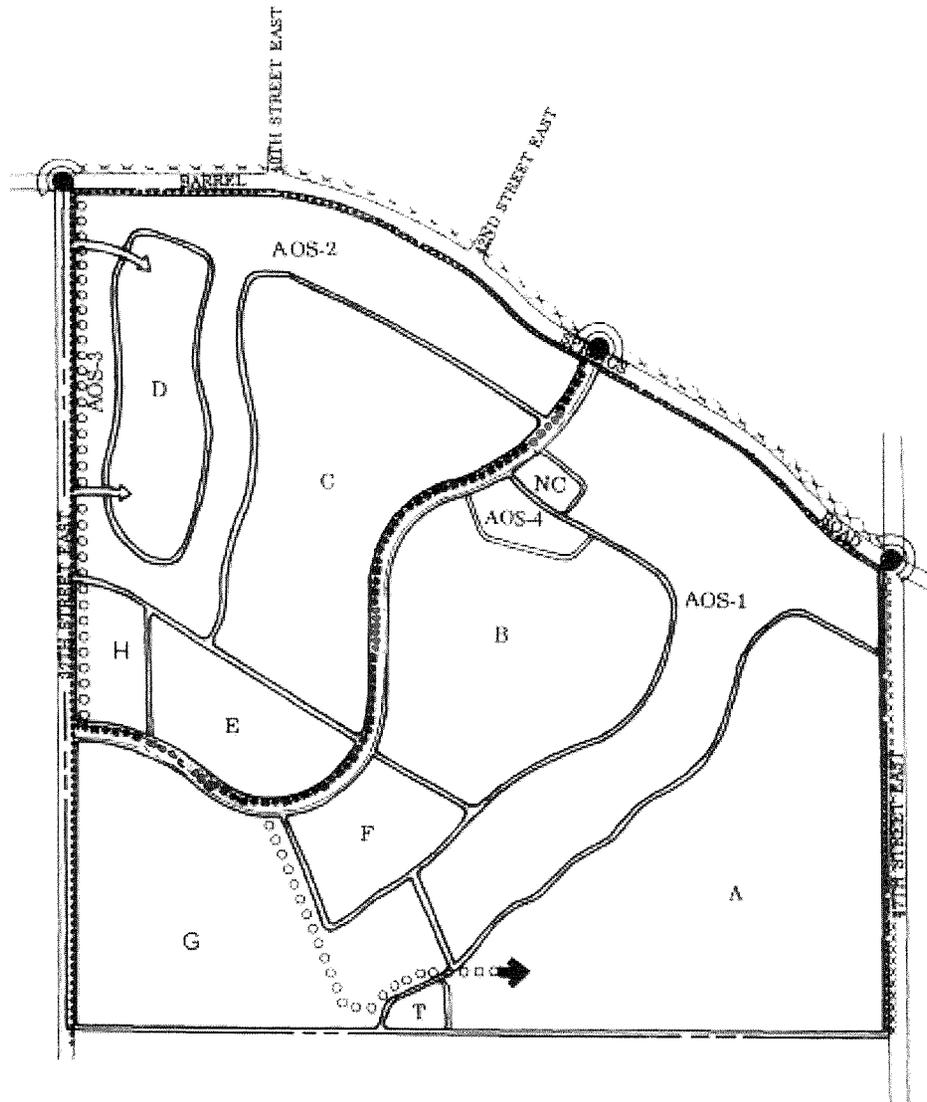
EXHIBIT 14



SCALE: 1" = 800'

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TRAILS PLAN



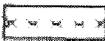
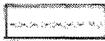
-  CITY MULTI-USE TRAIL
-  FUTURE MULTI-USE TRAIL
-  CONNECTION TO CITY MULTI-USE TRAIL
-  PEDESTRIAN/BIKE TRAIL
-  ON-STREET BICYCLE PATH
-  PEDESTRIAN TRAIL

EXHIBIT 15



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PROJECT STREET SYSTEM

..... SECONDARY ARTERIAL
..... COLLECTORS

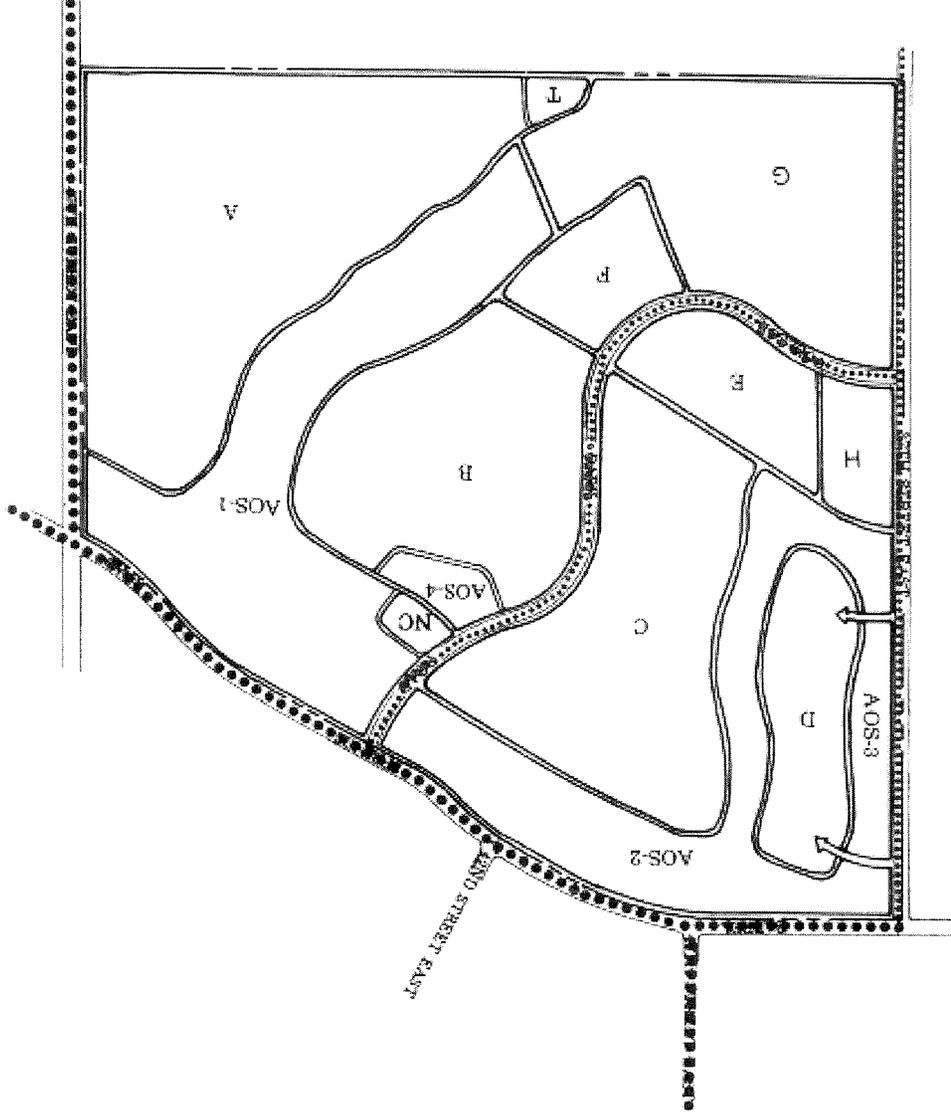


EXHIBIT 16

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SCALE: 1" = 800'



TYPICAL STREET SECTION

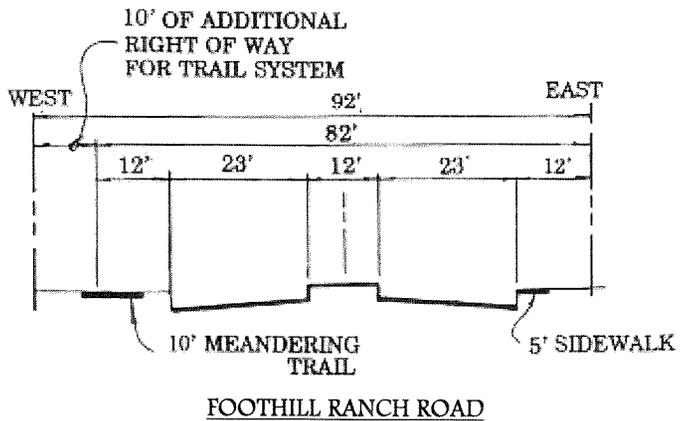
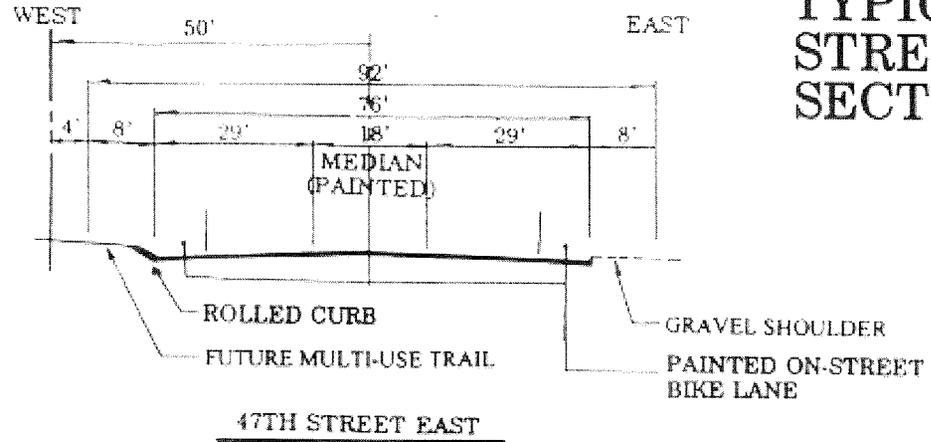
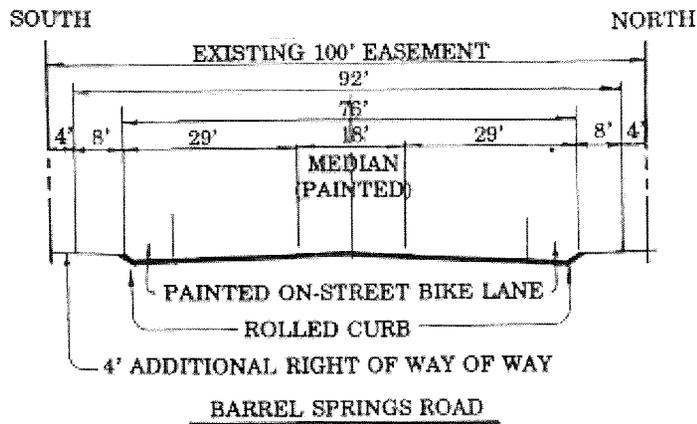


EXHIBIT 17

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TYPICAL
STREET
SECTION

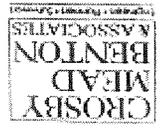
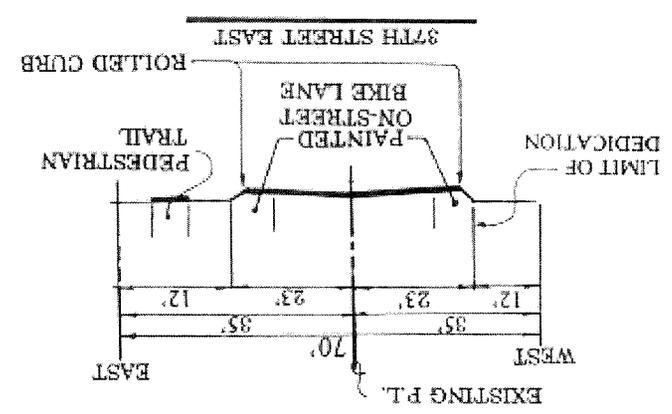
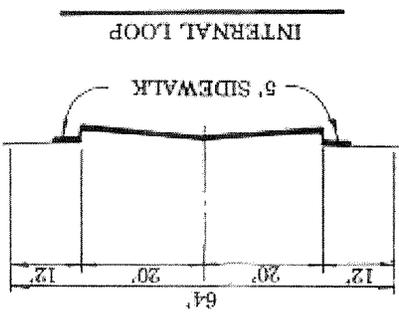
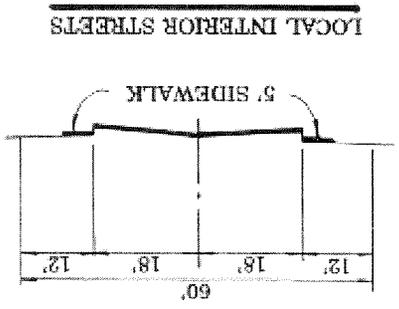
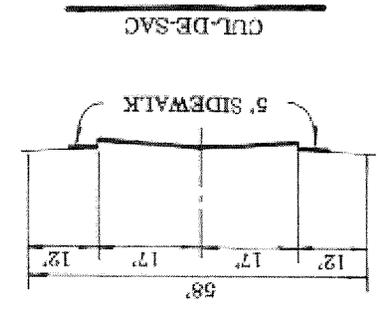
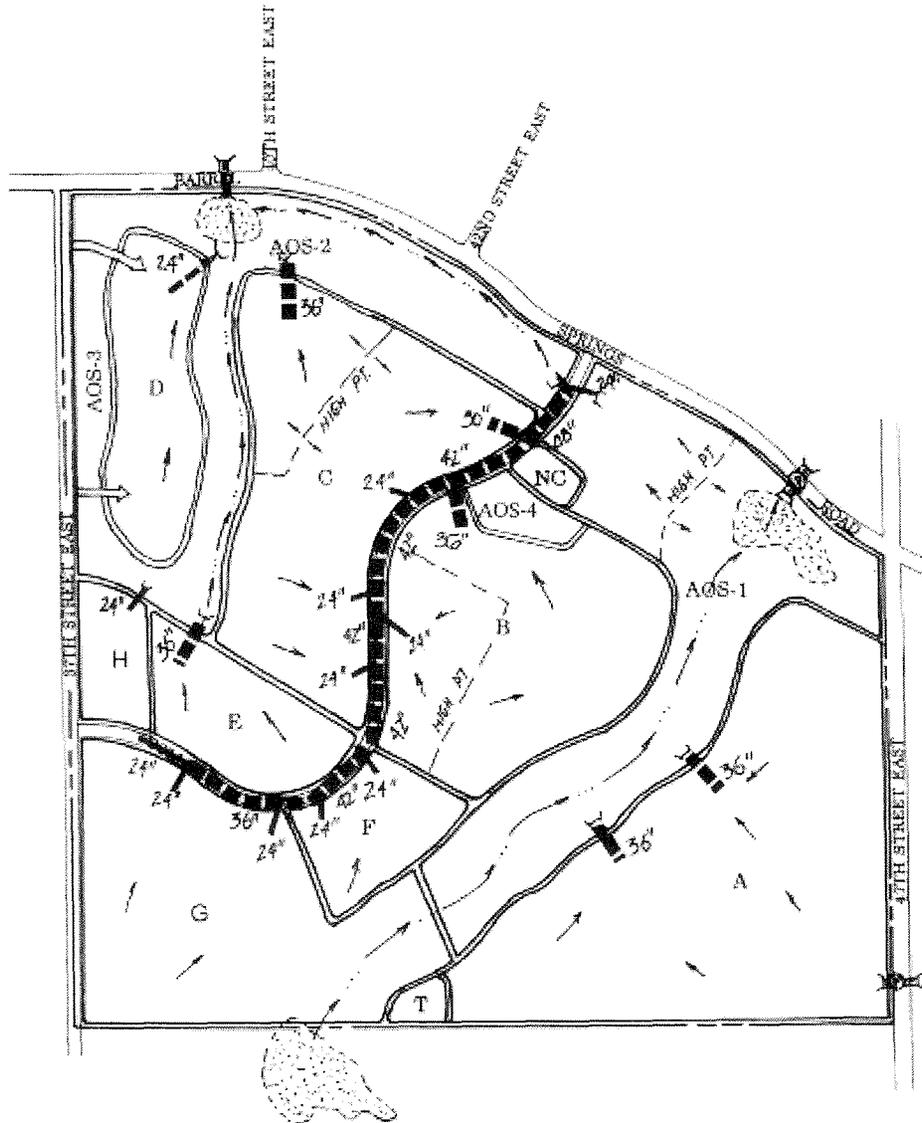


EXHIBIT 18



MASTER DRAINAGE PLAN



-  STORM PIPE LARGER THAN 24"
-  STORM PIPE SMALLER THAN 24"
-  INLET/OUTLET STRUCTURE
-  DETENTION BASIN
-  CULVERT
-  LOW FLOW SWALE
-  FLOW DIRECTION

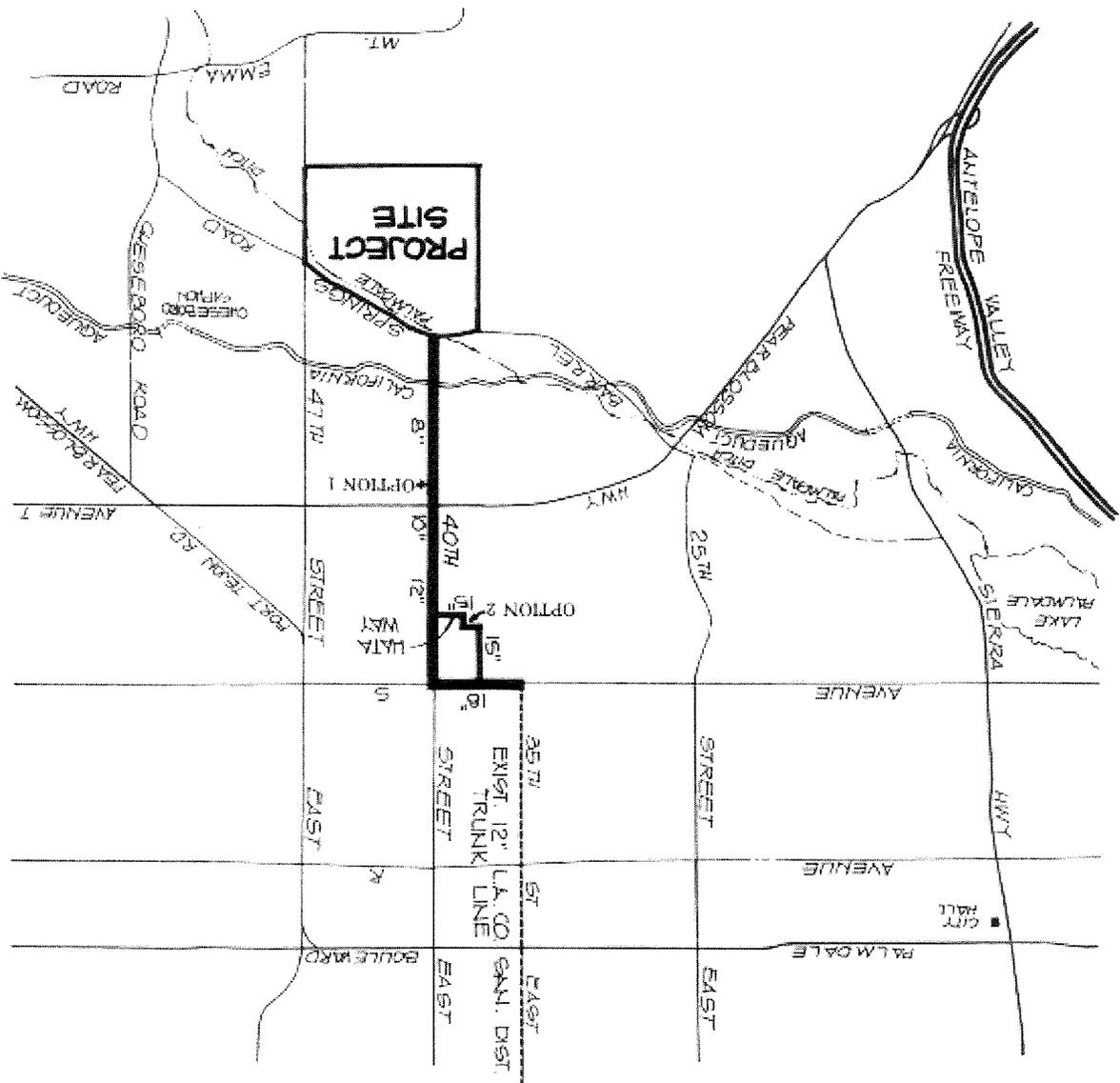
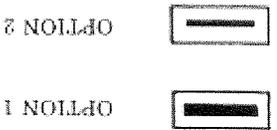
EXHIBIT 19



SCALE: 1" = 800'

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OFFSITE SEWER PLAN

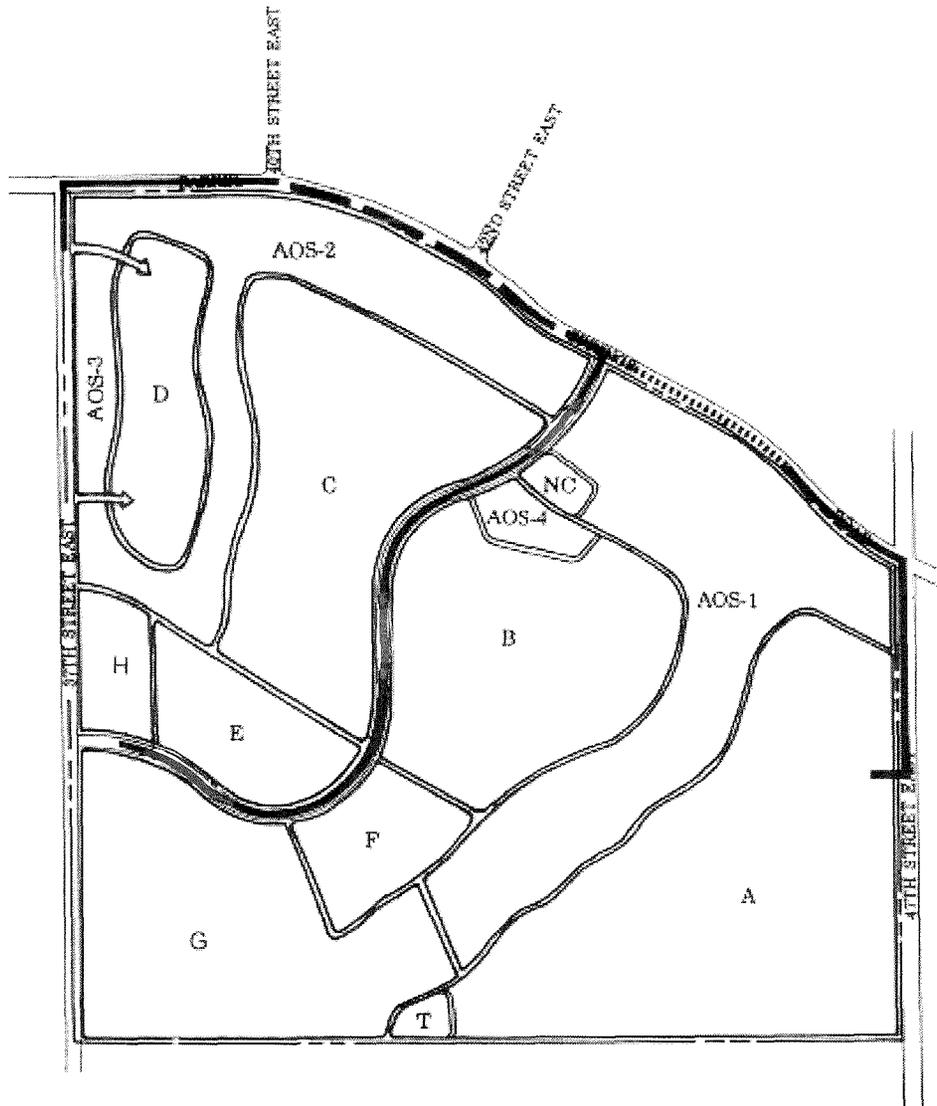


SCALE: 1" = 3000'

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EXHIBIT 20

ONSITE SEWER PLAN



- 8" SEWER MAIN
- 10" SEWER MAIN
- - - - 12" SEWER MAIN

EXHIBIT 21



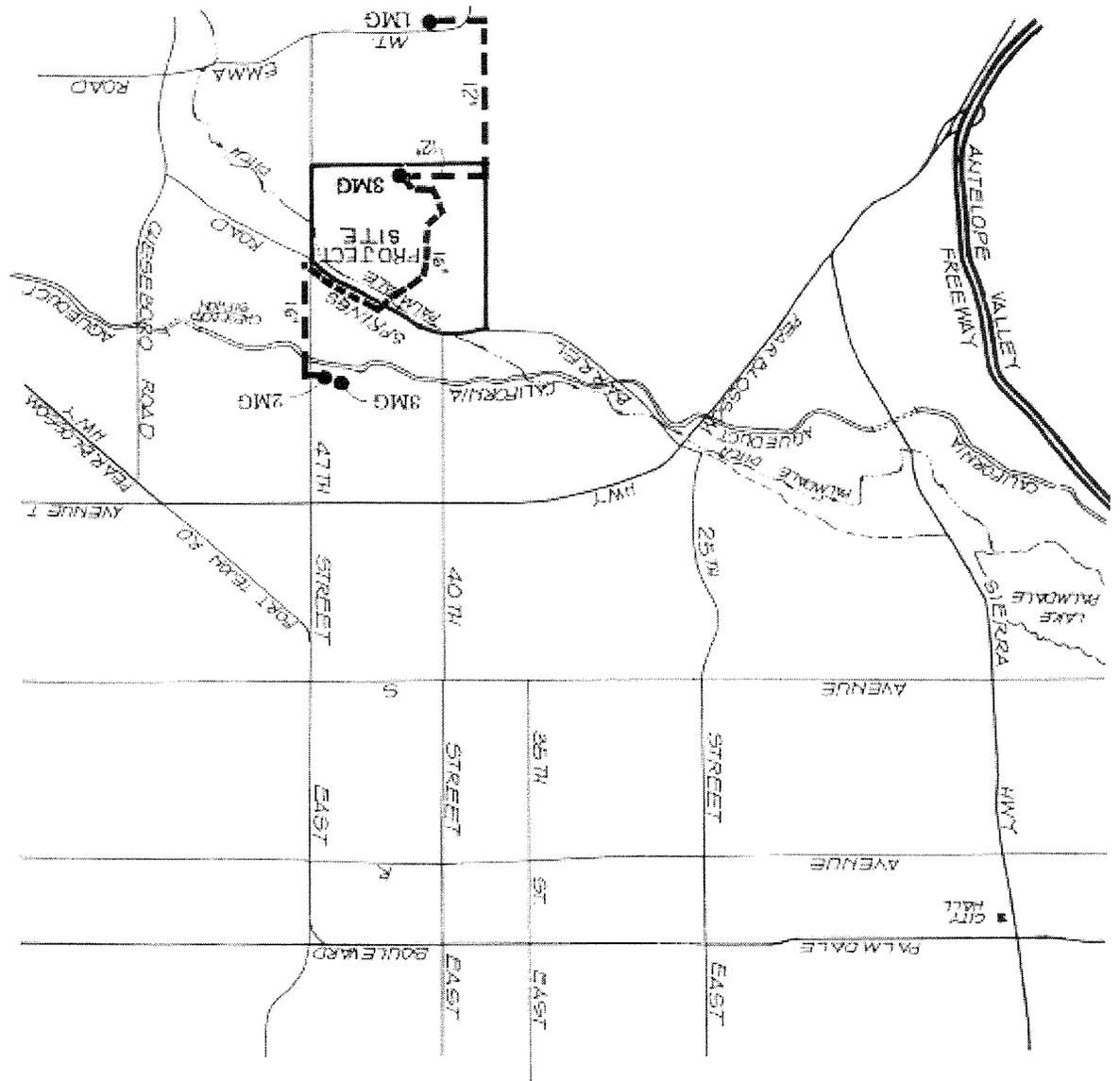
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OFFSITE WATER PLAN

● TANK LOCATIONS

--- PROPOSED WATER LINE

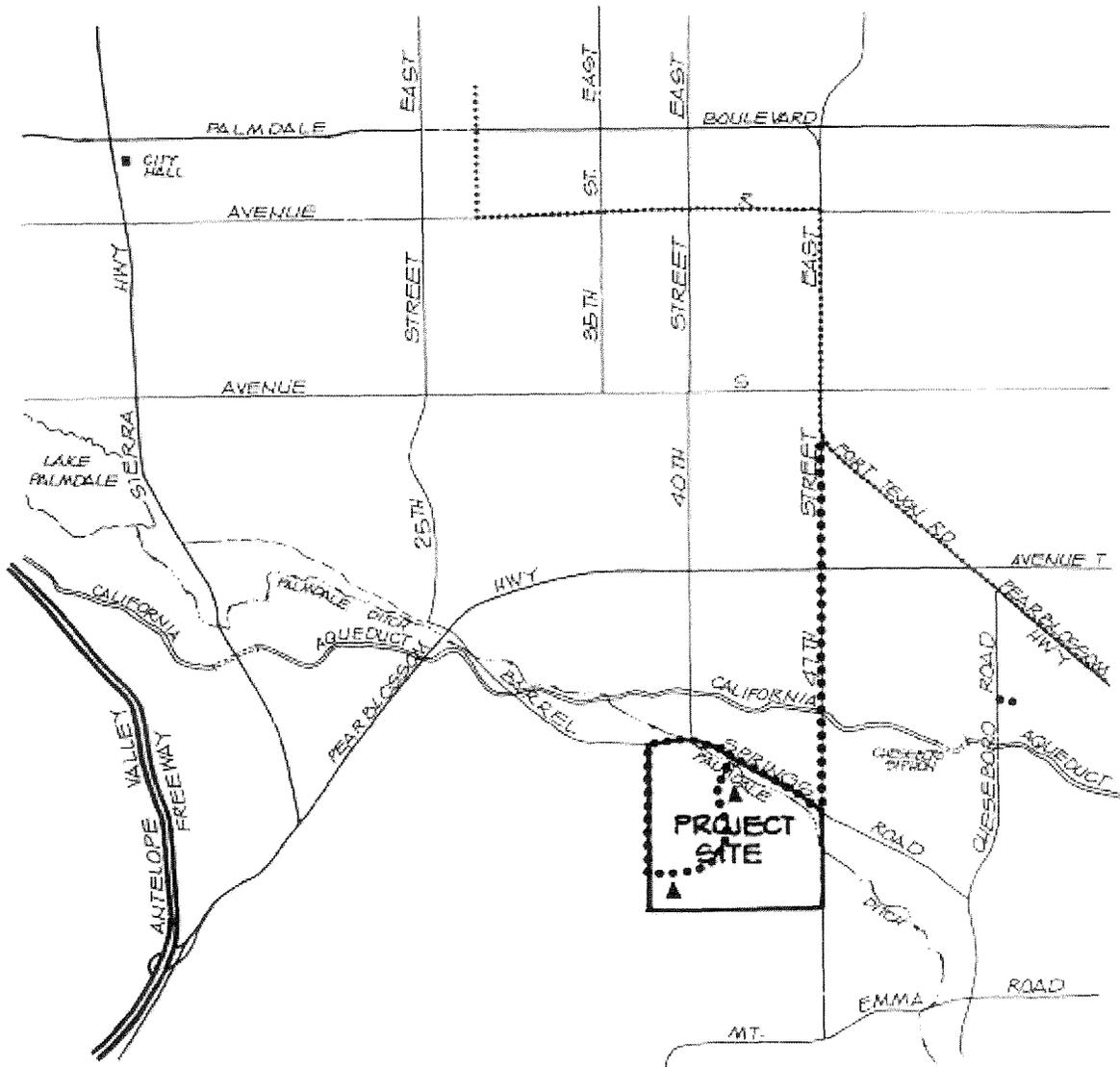


SCALE: 1" = 3000'

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EXHIBIT 22

PUBLIC TRANSIT



- EXISTING ANTELOPE VALLEY TRANSIT AUTHORITY (AVTA) RED LINE ROUTE
- PROPOSED RED LINE EXTENSION
- ▲ PROPOSED AVTA STOPS

EXHIBIT 24



SCALE: 1" = 3000'

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SEISMIC SETBACK EXHIBIT

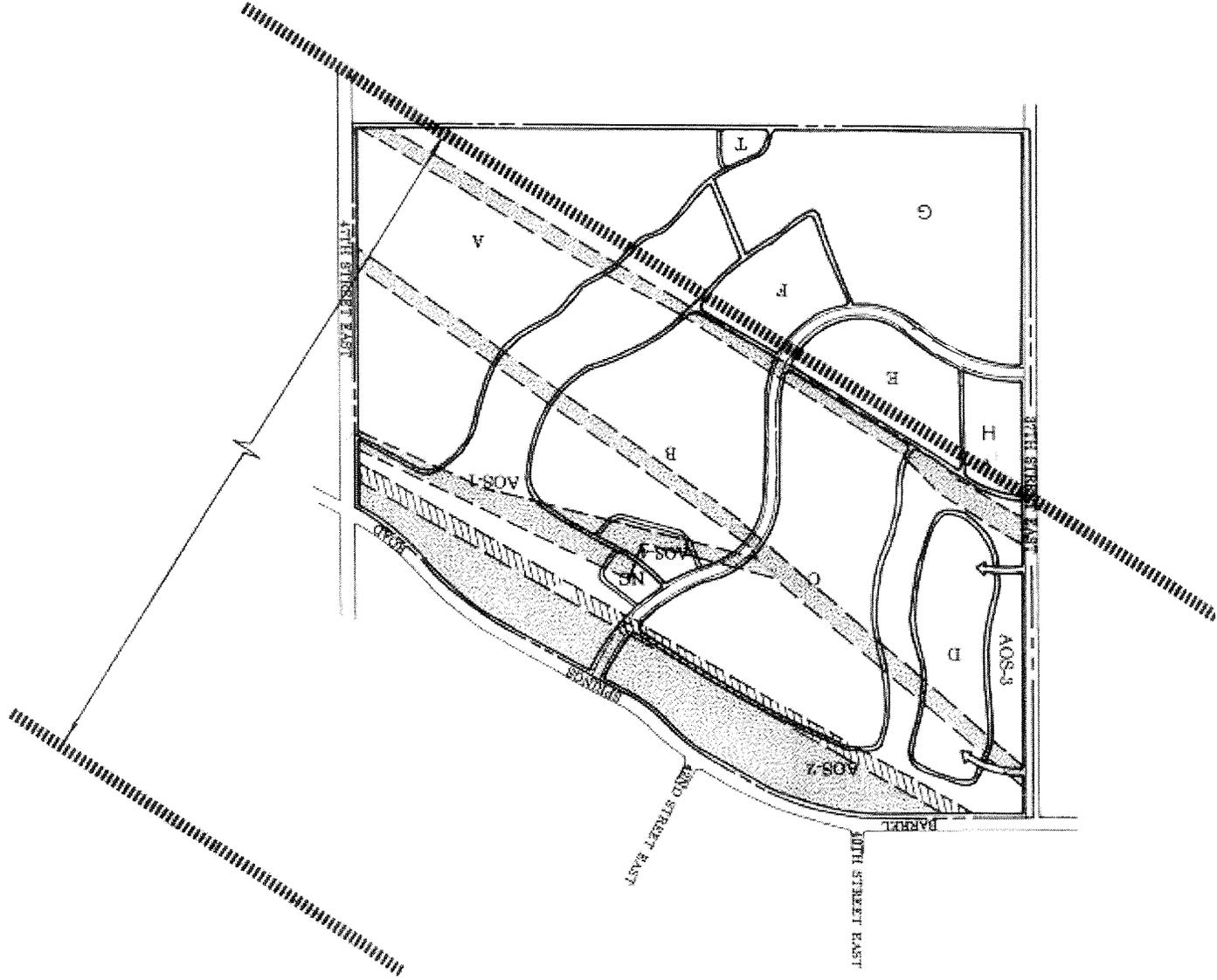
ALQUIST-PRIOLO
SPECIAL STUDIES
ZONE BOUNDARY



STRUCTURAL
SETBACK ZONE



RESTRICTED
USE ZONE



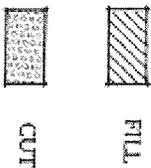
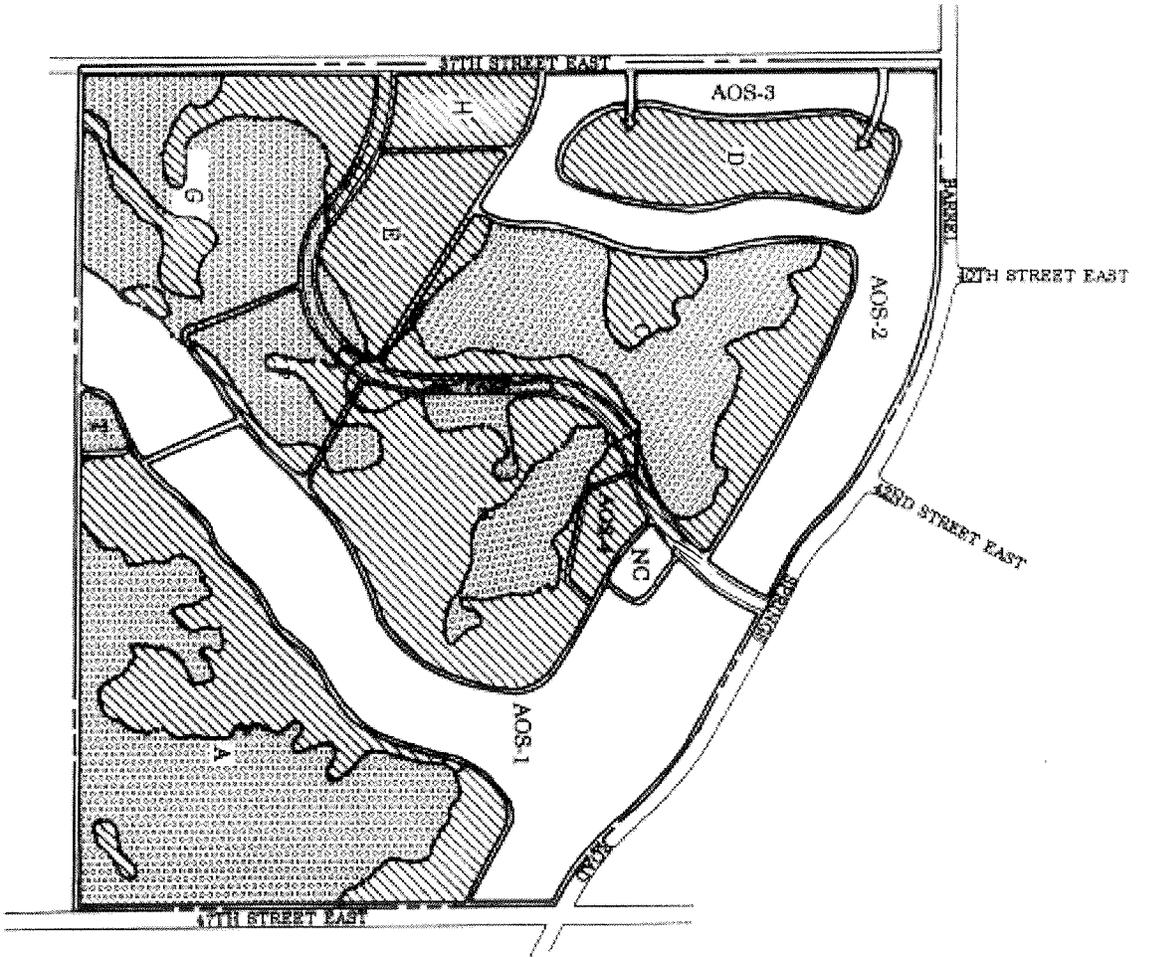
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INCORPORATED

EXHIBIT 25

CONCEPTUAL GRADING



NOTE: GRADING OF GOLF COURSE
TO BE DETERMINED AT
FUTURE DATE



SCALE: 1" = 800'

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EXHIBIT 26

PROJECT INTERFACE EXHIBIT



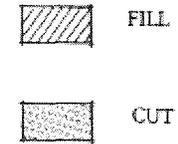
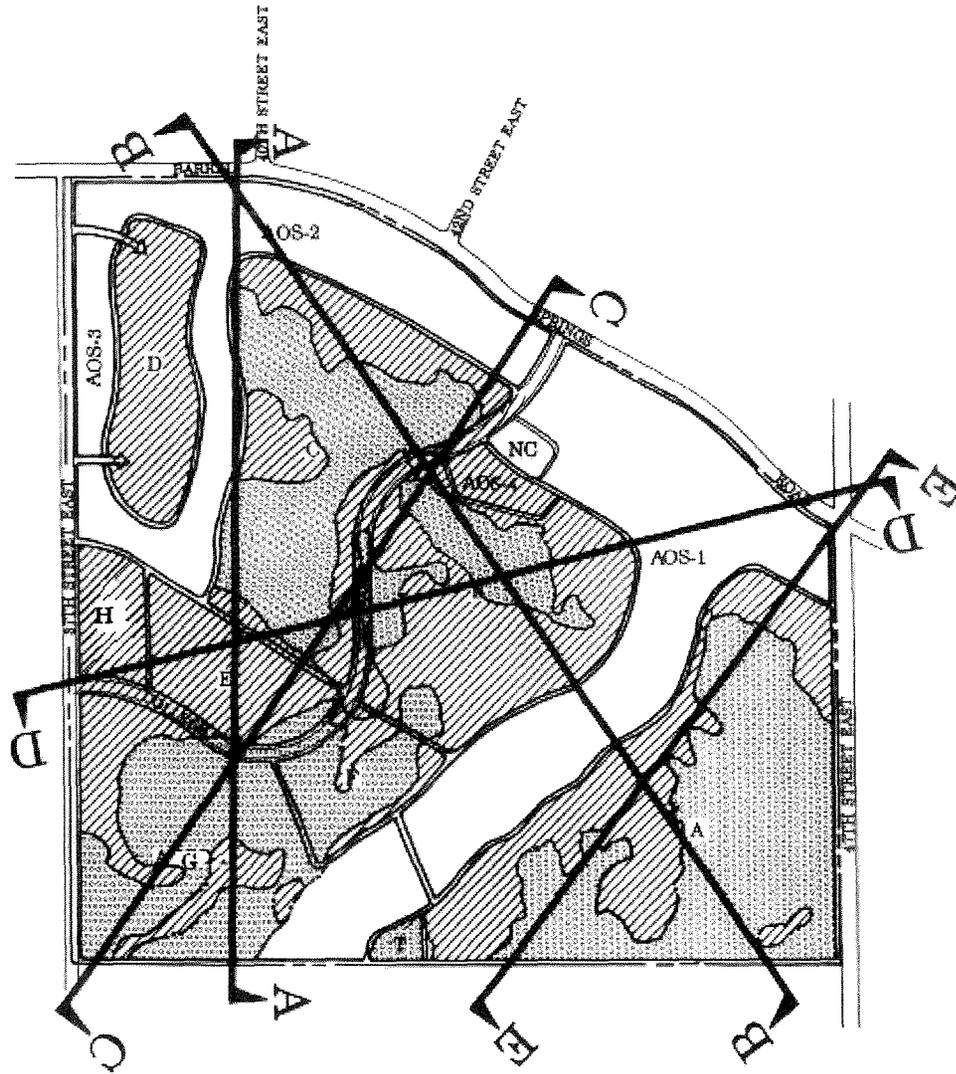
EXHIBIT 27



SCALE: 1" = 800'

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LOCAL VIEWS CROSS SECTION BASE MAP



NOTE: GRADING OF GOLF COURSE
TO BE DETERMINED AT
FUTURE DATE

EXHIBIT 28



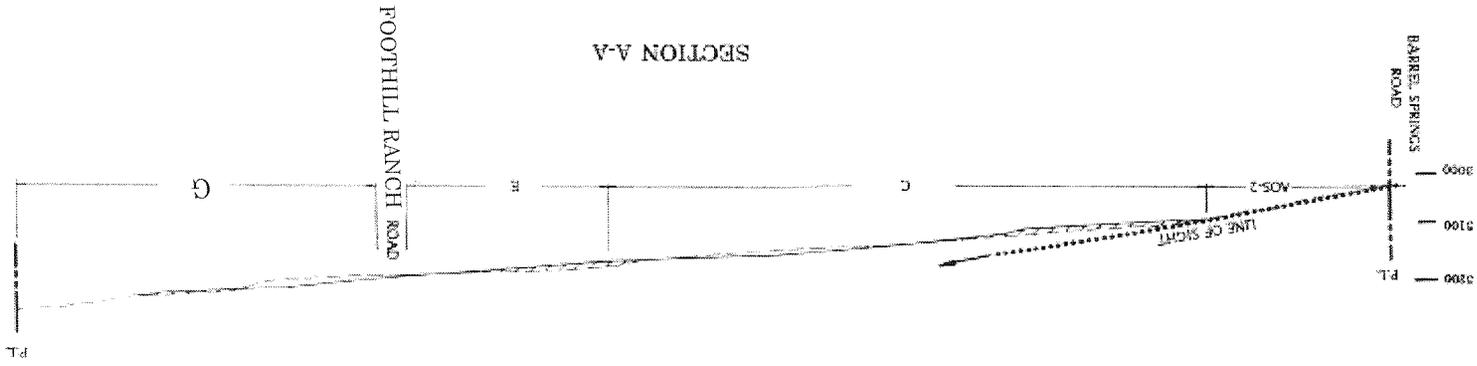
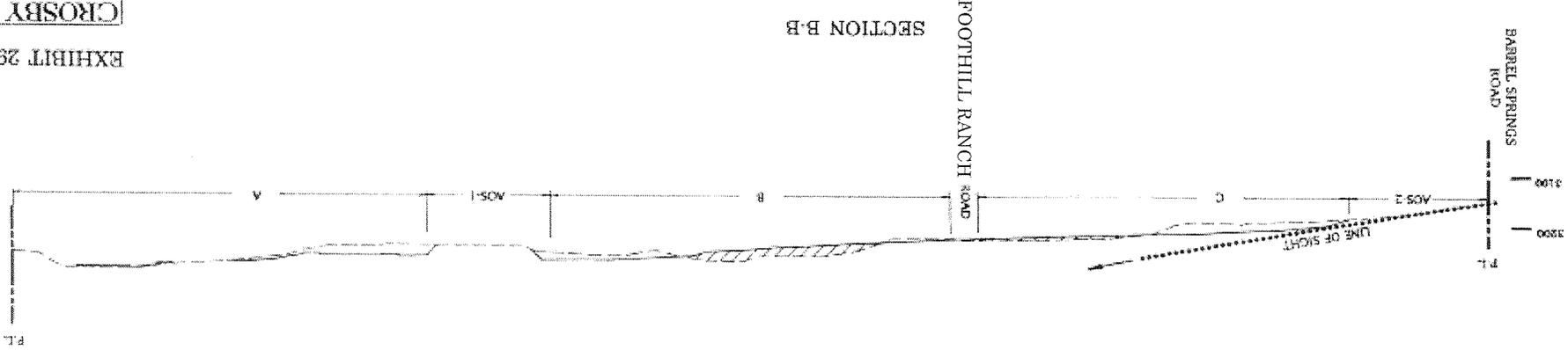
SCALE: 1" = 800'

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LOCAL VIEWS CROSS SECTIONS

EXHIBIT 29
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NOT TO SCALE

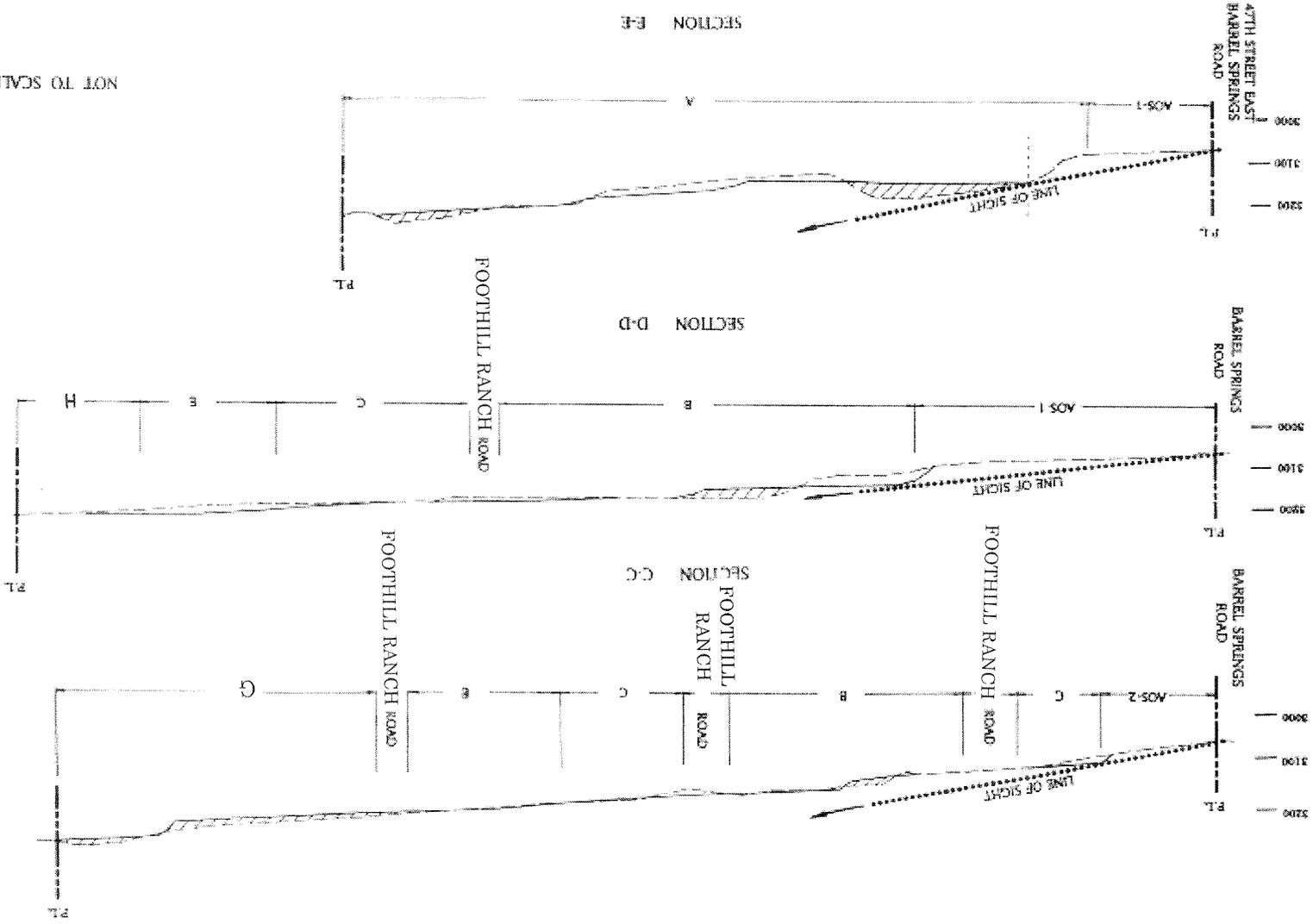


LOCAL VIEWS CROSS SECTIONS

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EXHIBIT 30

NOT TO SCALE



DISTANT VIEWS CROSS SECTION BASE MAP

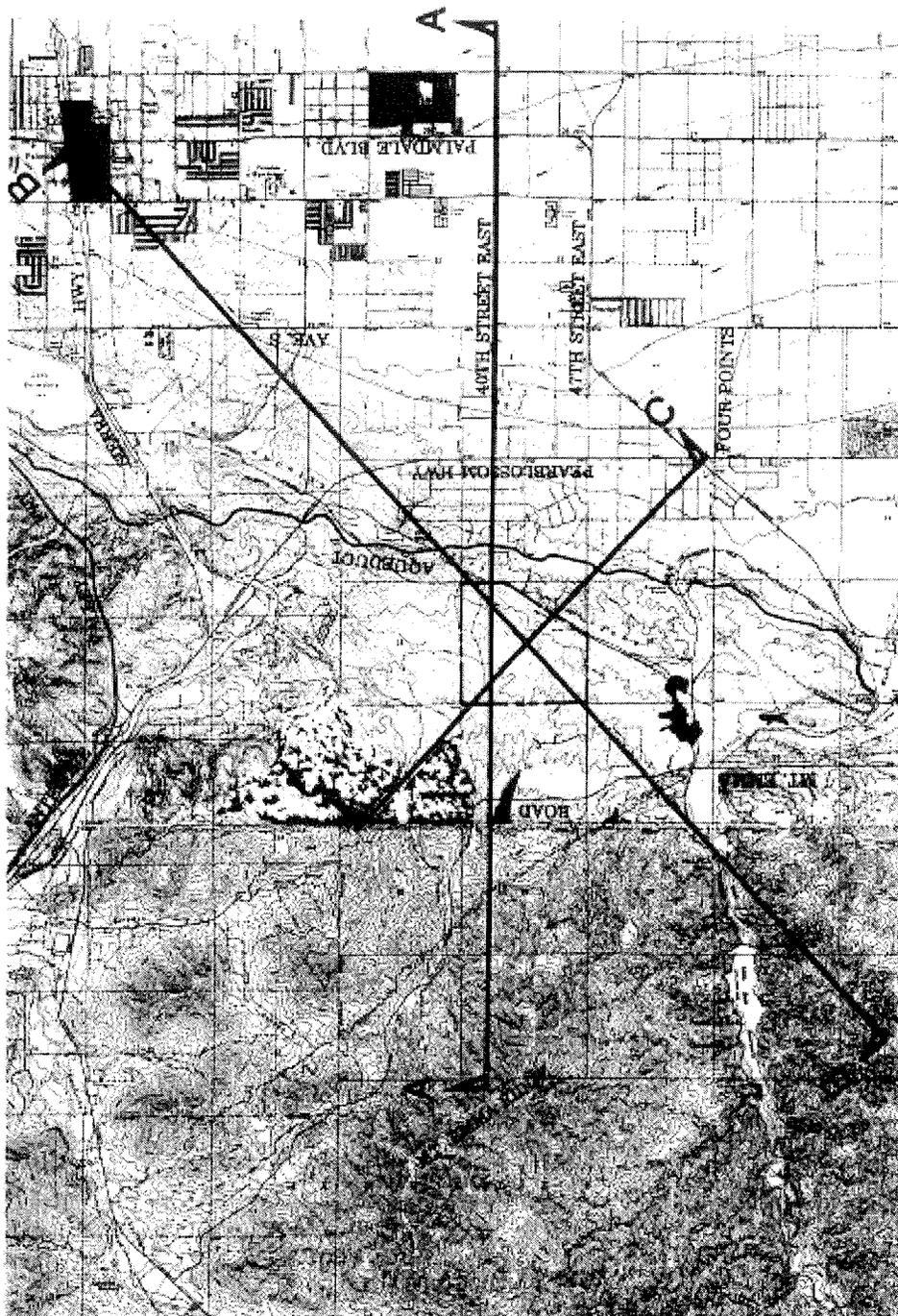
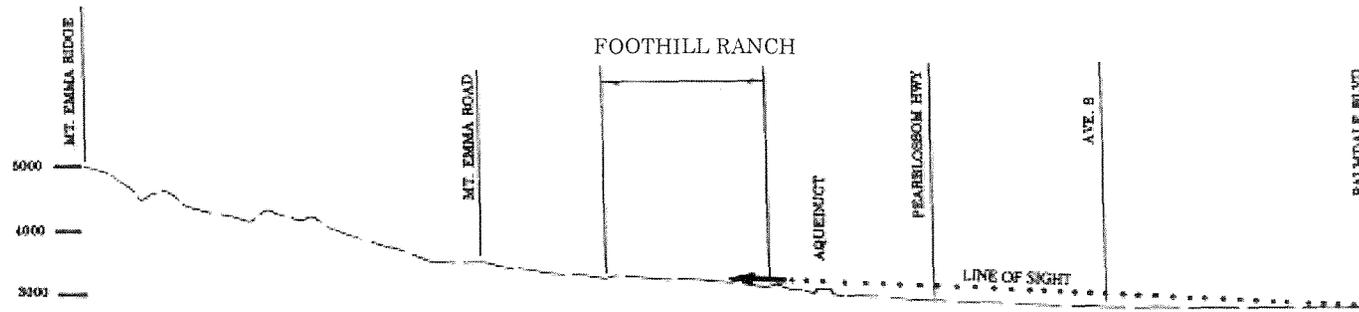


EXHIBIT 31

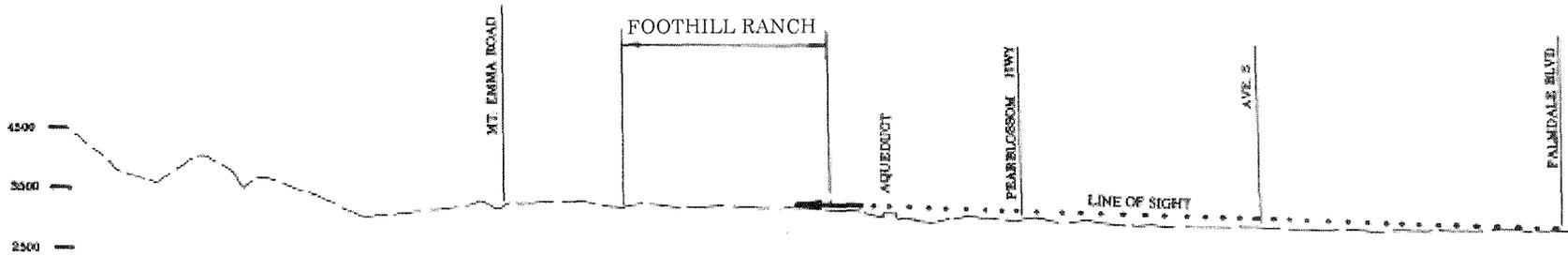
**CROSBY
MEAD
BENTON
& ASSOCIATES**
Engineers • Planners • Architects

SCALE: 1" = 5000'

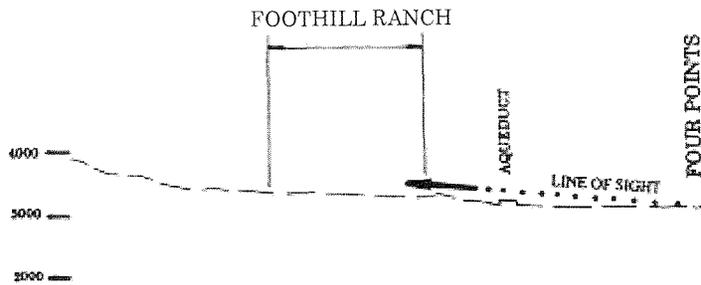
DISTANT VIEWS CROSS SECTIONS



SECTION A-A



SECTION B-B



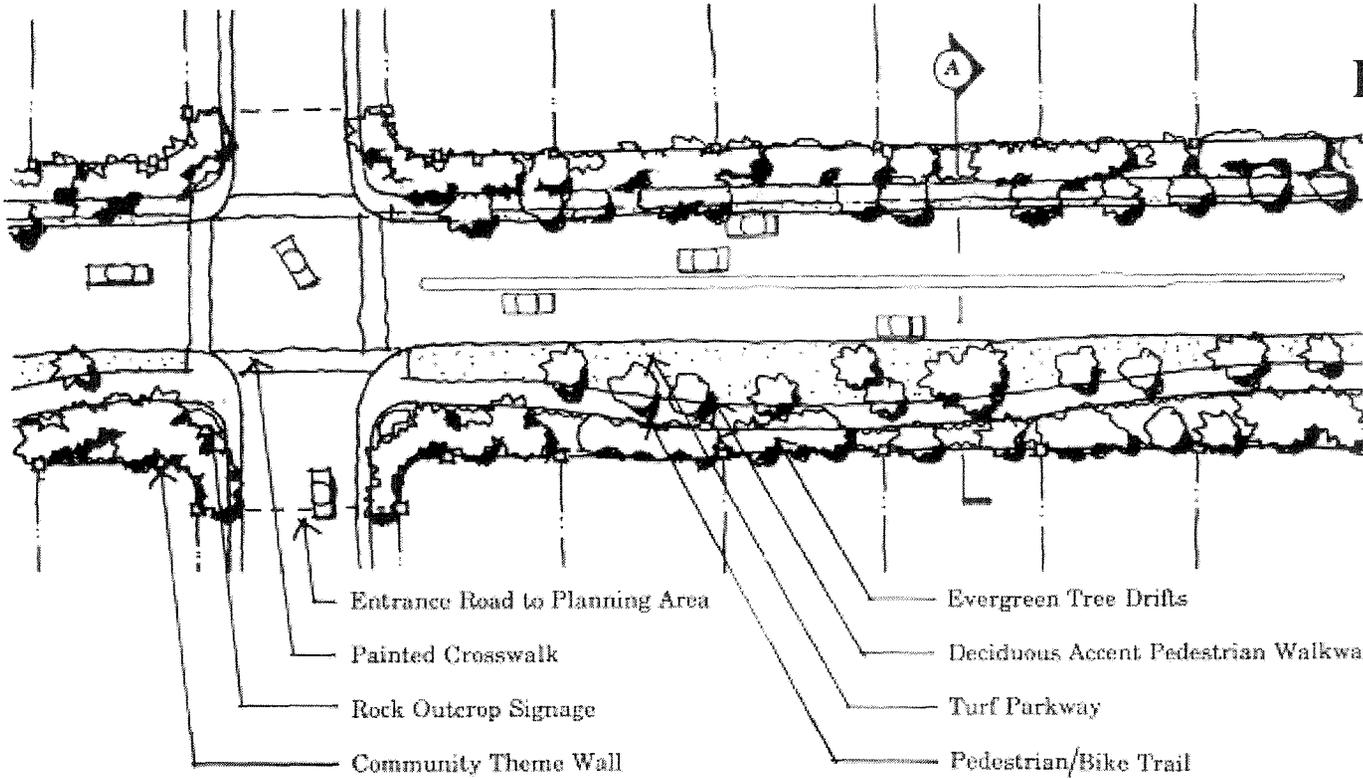
SECTION C-C

EXHIBIT 32

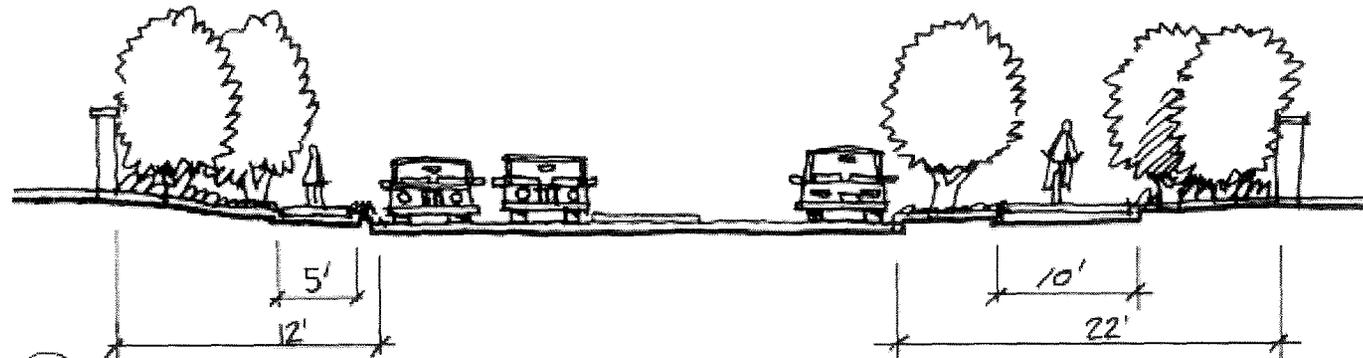
NOT TO SCALE



FOOTHILL RANCH ROAD STREETScape (TYPICAL)



PLAN

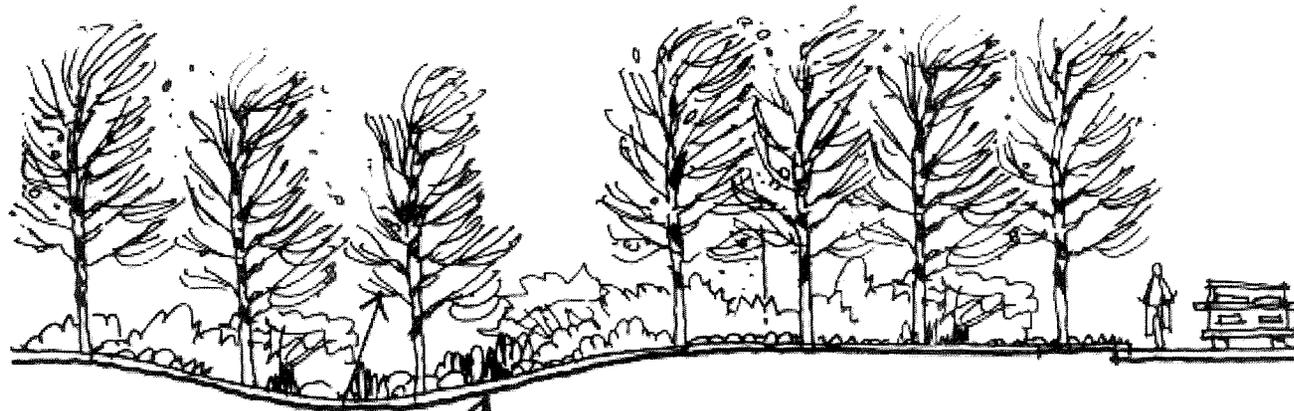


SECTION

A

BARREL SPRINGS ROAD STREETSCAPE

SECTION
Between Foothill Ranch Road
and 40th Street East



Deciduous Tree Drifts
Compatible Shrubs & Grasses

SECTION
Between 47th Street East
and Foothill Ranch Road



Indigenous Landscape Planting

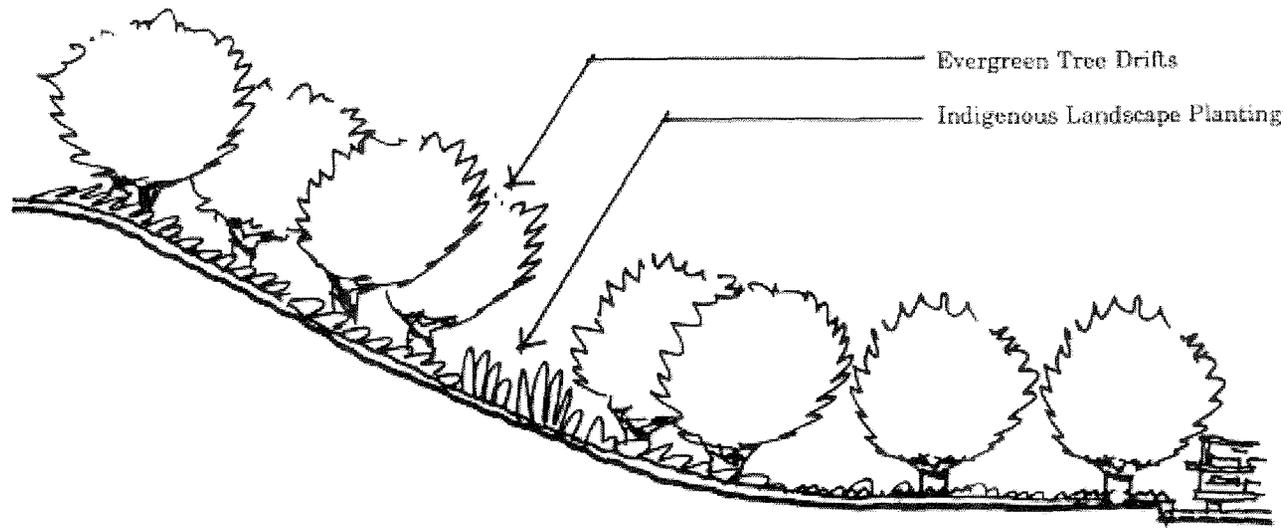
Note: Similar, indigenous landscape plantings will be provided along east side of 37th Street East

EXHIBIT 35
E D A W

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& ASSOCIATES
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BARREL SPRINGS ROAD STREETSCAPE

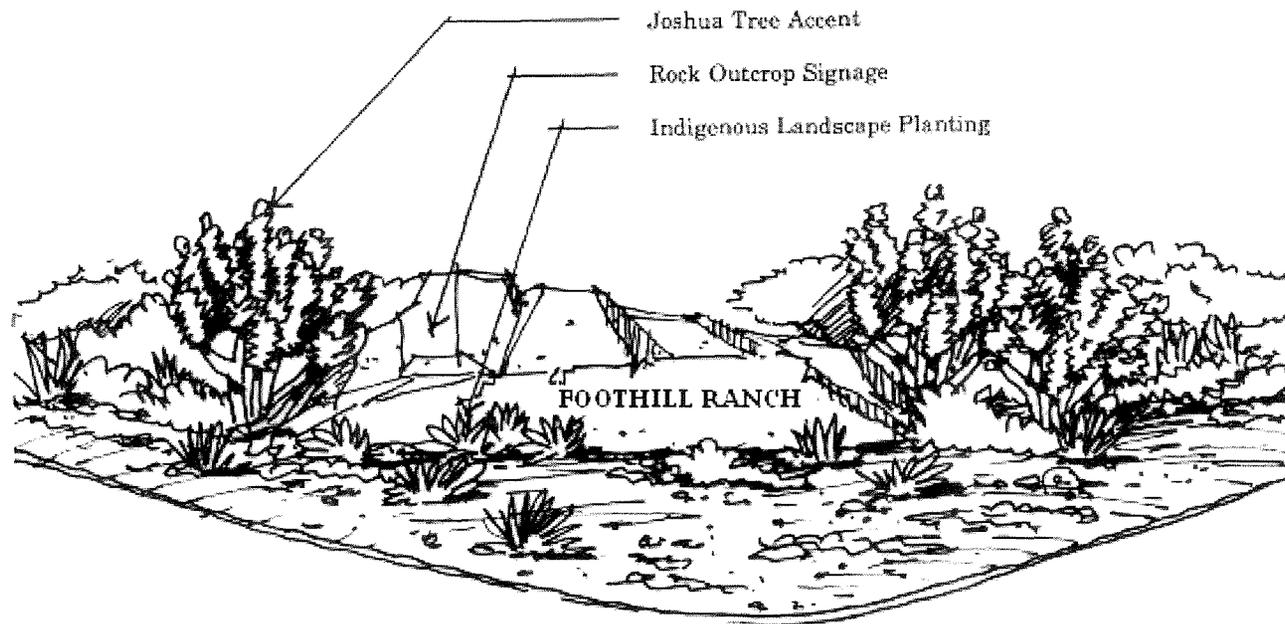


SECTION
Between 40th Street East and
37th Street East



EXHIBIT 36
E D A W
**CROSBY
MEAD
BENTON
& ASSOCIATES**
Engineers & Planners & Surveyors

COMMUNITY ENTRY MONUMENT



NOTES

Approximately 10' High, 30'
Wide Monument of
Random Rock Outcroppings
with Natural, Indigenous Coloration.

12" - 18" High Typeface on
Sandblasted Rock Face

VIGNETTE

Barrel Springs Road
and 47th Street East

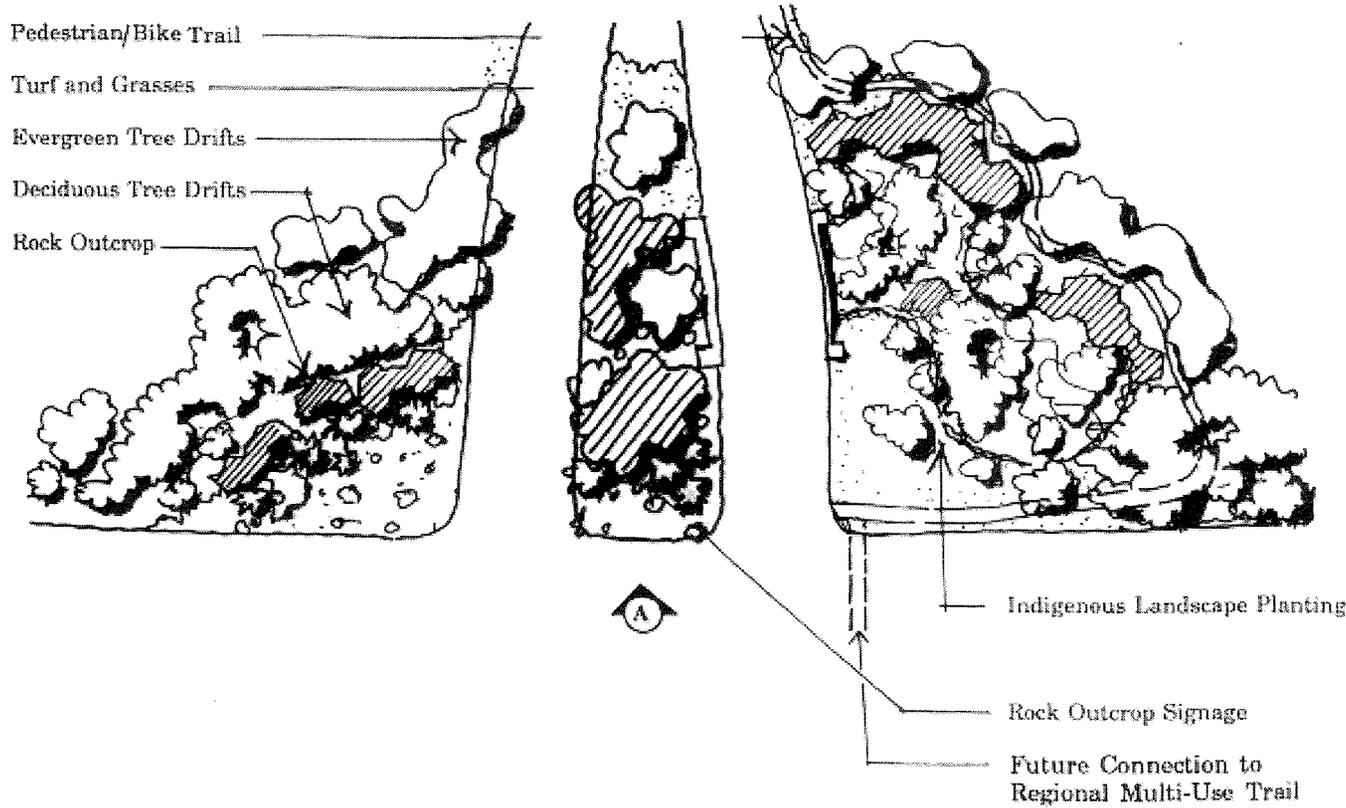
EXHIBIT 37

EDAW

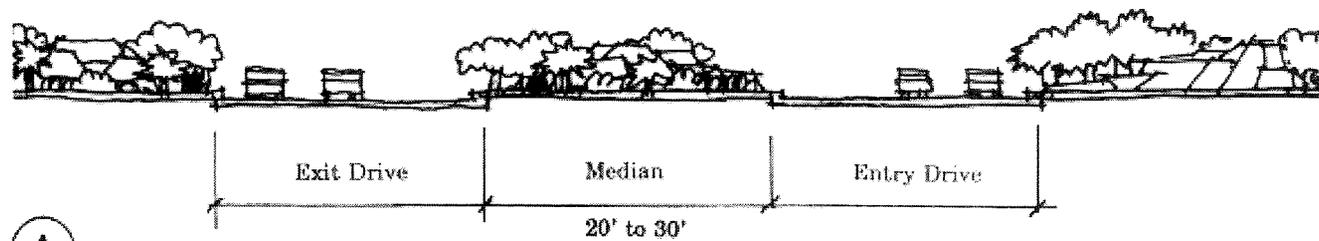
CROSBY
MEAD
BENTON
& ASSOCIATES

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COMMUNITY ENTRY MONUMENT



PLAN
Barrel Springs Road
and Foothill Ranch Road

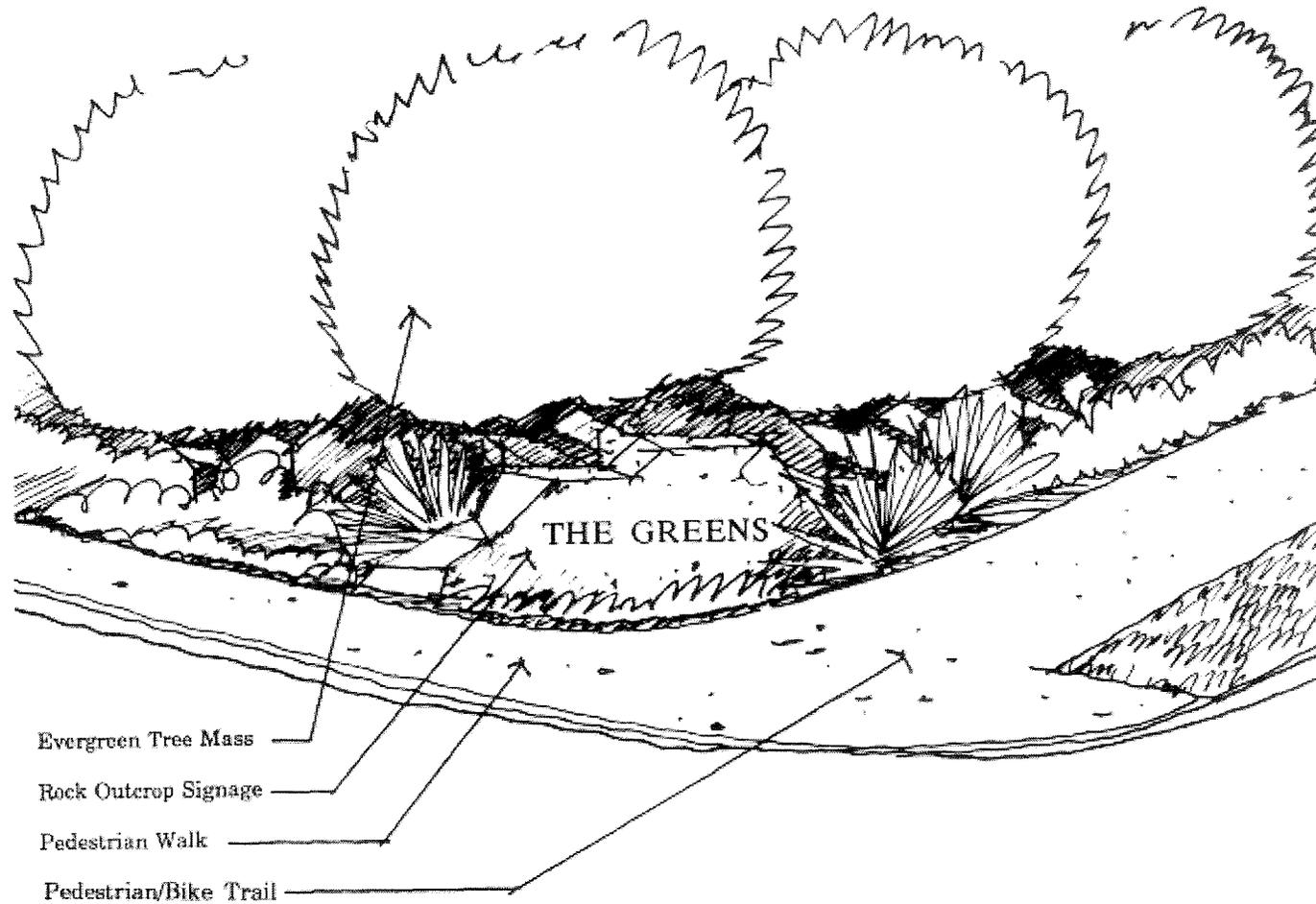


ELEVATION
Barrel Springs Road
and Foothill Ranch Road



EXHIBIT 38
E D A W
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MEAD
BENTON
& ASSOCIATES
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PLANNING AREA ENTRY MONUMENT



NOTES

Approximately 4' High, 8' Wide Monument
of Random Rock Outcroppings
with Natural, Indigenous Coloration.

4" - 8" High Typeface on
Sandblasted Rock Face

VIGNETTE

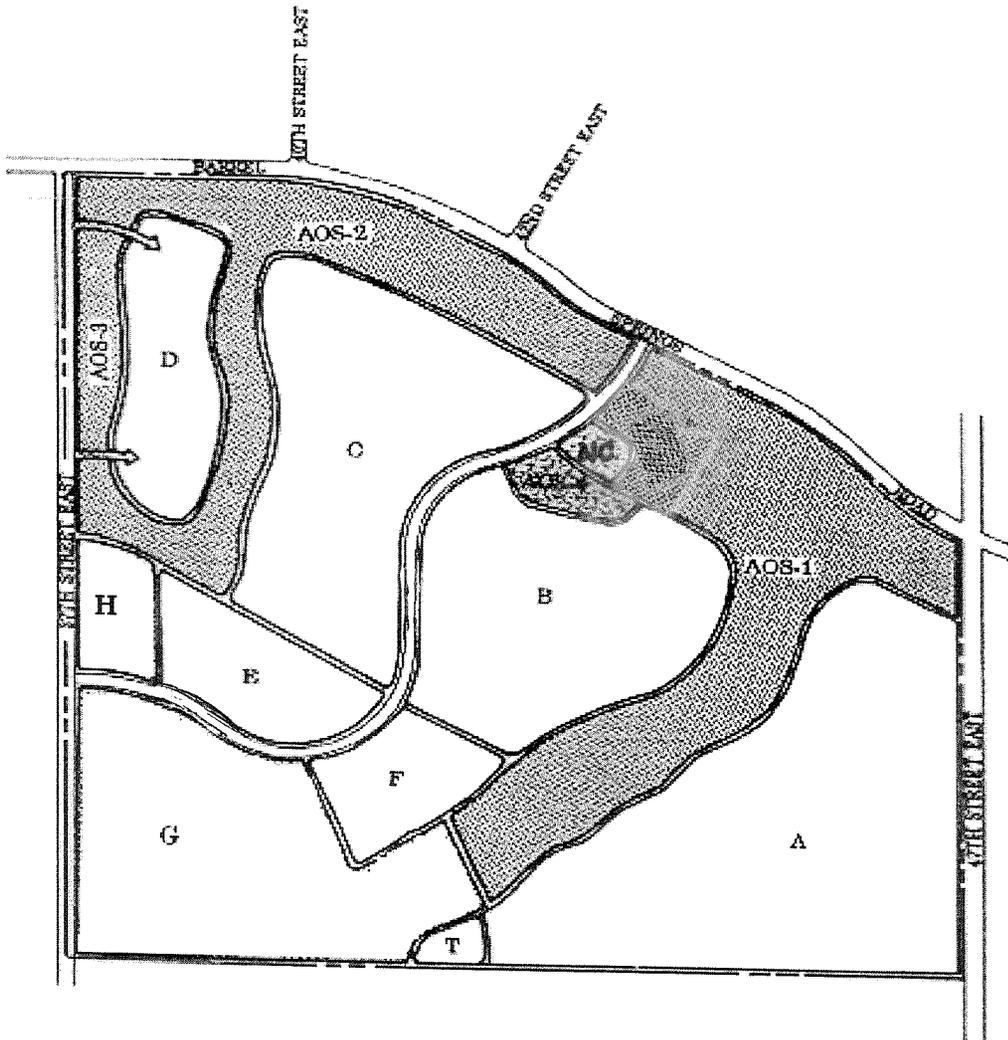
EXHIBIT 39

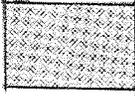
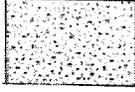
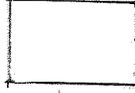
E D A W

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AMENITIES PLAN



-  OPEN SPACE
-  NEIGHBORHOOD COMMERCIAL
-  RESIDENTIAL
-  NEIGHBORHOOD PARK SITE

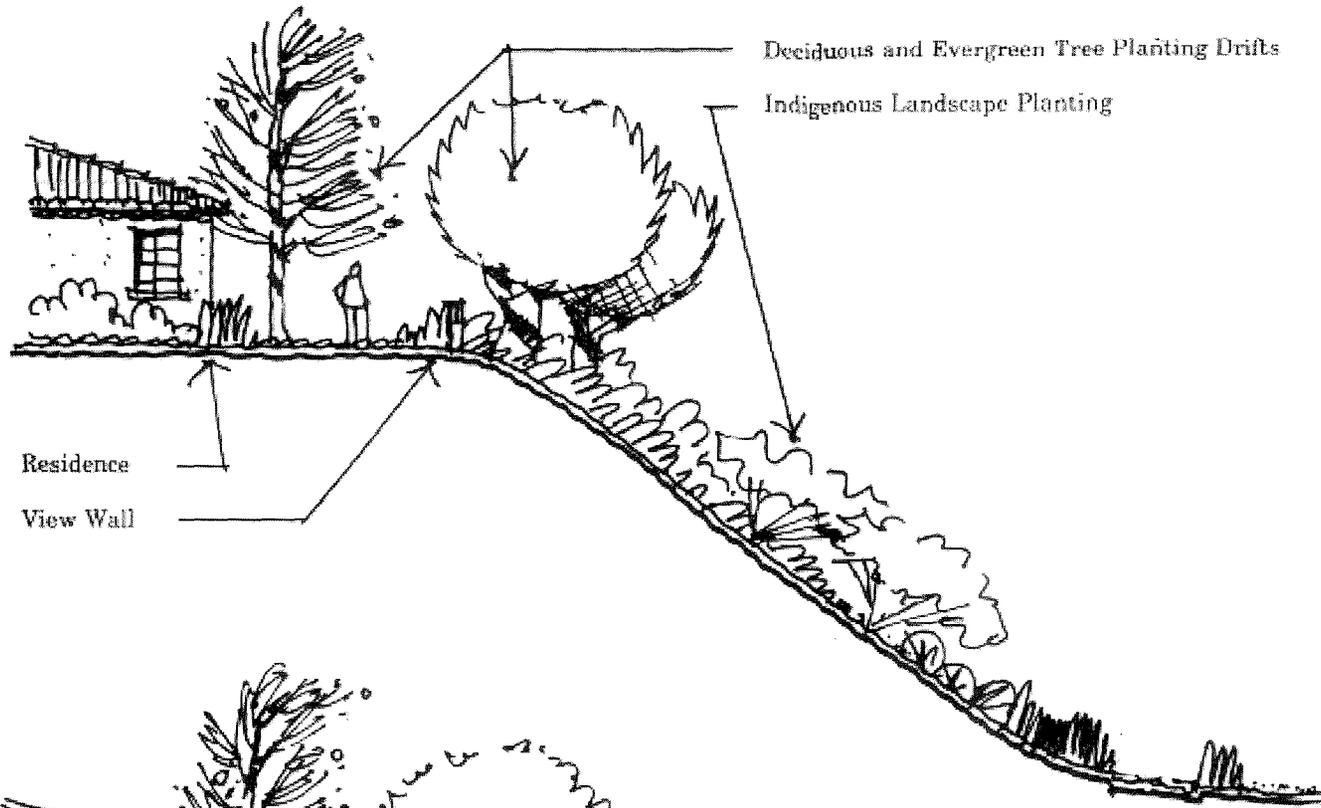


SCALE: 1" = 800'

EXHIBIT 40
E D A W

**CROSBY
MEAD
BENTON
& ASSOCIATES**
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FOOTHILL RANCH LANDSCAPE



SECTION
Typical Slope Bank Condition
Adjacent to Residential

SECTION
Typical Condition Adjacent to
Residential

EXHIBIT 41
E D A W
CROSBY
MEAD
BENTON
& ASSOCIATES
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WALLS and FENCING PLAN

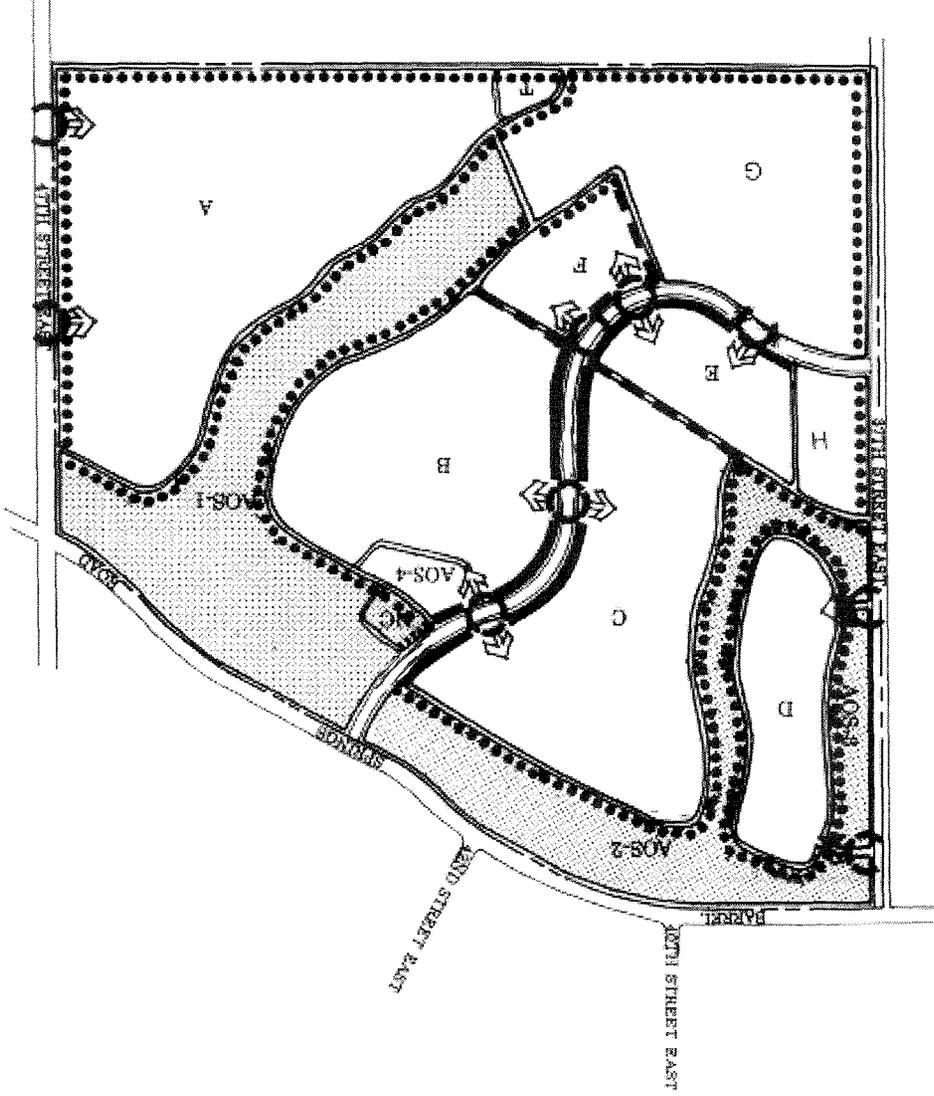
COMMUNITY
 THEME WALL
 Optional
 View Wall Segments

PLANNING AREA WALL
 Optional
 View Wall Segments

VIEW WALL
 OFF-STREET PARKING
 SCREEN WALL

NOTE: VIEW WALL TO BE AT
 TOP OF SLOPE ON 47TH
 STREET EAST.

EXHIBIT 42
 E D A W
 CROSBY
 MEAD
 BENTON
 & ASSOCIATES



SECTION FOUR GENERAL PLAN CONSISTENCY

The California Government Code and the City of Palmdale Resolution No. 90-43 require a discussion of the consistency of the proposed Specific Plan with the adopted General Plan. The City of Palmdale General Plan, adopted January 25, 1993 (Resolution No. 93-10) and subsequently amended by additional City Council actions, is organized into a series of elements. These elements discuss issues related to land use, circulation, environmental resources, public services, safety, noise, and housing. Within each element, the General Plan establishes goals, objectives and policies to provide a comprehensive, long term approach for the future physical development of the City of Palmdale.

It is the intent of this section to describe how the Foothill Ranch Specific Plan is in conformance with the General Plan. The discussion uses the organizational structure of the City's General plan, listing elements, goals, objectives and, where appropriate, policies (Land Use Element only) with a statement of conformance (shown in bold type).

4.1 LAND USE ELEMENT

- GOAL L1:** Create a vision for long-term growth and development in the City of Palmdale which provides for orderly, functional patterns of land uses within urban areas, a unified and coherent urban form, and a high quality of life for its residents.
- Objective L1.1:** Establish a blueprint for the physical form and development of the City.
- Policy L1.1.1:** Through adoption of the Land Use Map, direct future growth to areas which can accommodate development based upon topography, environmental factors, availability of infrastructure, and/or comprehensive planning. These areas include the following:
- a. Vacant land within urbanized areas (infill lots), where backbone infrastructure is available or planned for;
 - b. Areas governed by adopted Specific Plans;

c. Areas in which infrastructure master planning has occurred.

A Specific Plan for this area was originally submitted October 19, 1990 as the Bushnell Specific Plan. The College Park Palmdale Specific Plan for this same area was approved by the City Council on June 9, 1999 under Resolution No. CC-1999-081. In February 2000, at the request of the developer, the Palmdale City Council determined that the final residential unit count permitted under the College Park Palmdale Specific Plan was 847 units. The Specific Plan was revised in March 2000 to reflect this determination.

This Specific Plan Amendment eliminate the community college campus and golf course and revises the residential density to no more than 1 dwelling unit per gross acre.

This Specific Plan sets forth provisions for infrastructure including water, sewer, storm drain, circulation, and public services. This Specific Plan also identifies how the project's terrain and topography, as well as environmental factors, accommodate the proposed development.

Policy L1.1.2:

Provide incentives to promote infill development, in order to foster more cohesive neighborhoods, maximize use of infrastructure, consolidate development patterns and enhance community appearance.

The subject property is on the current edge of development. Therefore, this policy does not apply to this specific plan.

Policy L1.1.3:

Respond to the rapidly changing needs of the City by reviewing the General Plan every five to seven years, and updating each Element as needed.

The Environmental Safety, Noise, Housing, Public Services and Safety elements were last updated in

2004 , the Parks, Recreation and Trails element was last updated in 2003. The City is currently in the process of updating the Circulation Element. An amendment to the Specific Plan is necessary in order to incorporate revised policies and objectives adopted by the City since the adoption of the College Park Specific Plan in 1999 and due to changed circumstances.

Policy L1.1.4:

In considering requests to amend the Land Use Map, discourage proposals for development requiring urban services in those areas which are functionally separated from developed portions of the City by lack of infrastructure, expanses of vacant land, significant topographic or jurisdictional barriers, or other similar constraints.

The Foothill Ranch Specific Plan proposes to amend the Land Use Map of the General Plan to change the land use designation from Special Development (SD) to Specific Plan. The provisions of the Special Development designation recommend that development proposals be approved through a comprehensive planning process, such as a specific plan. Therefore, the purpose in the change in land use designation is to recognize the Foothill Ranch Specific Plan.

Objective L1.2:

Implement annexation policies that promote logical and orderly boundaries, respond to community concerns, and minimize fiscal impacts to the City.

Policy L1. 2.1:

Focus planning efforts within the present sphere of influence during the planning period.

The Foothill Ranch Specific Plan area is located within the current General Plan Sphere of Influence.

Policy L1.2.2:

Seek to negotiate equitable property tax transfers with the County of Los Angeles for areas proposed for annexation, to ensure cost recovery to the City for increased municipal services to

these areas.

Prior to the annexation of the property, both the City of Palmdale and County of Los Angeles adopted a tax transfer resolution, transferring a negotiated rate of 7 percent of the general property tax levy, from the County of Los Angeles to the City of Palmdale following annexation of the area.

Policy L1.2.3:

Consider the provisions of adopted Memorandums of Understanding in establishing land use regulations for areas to be annexed.

This area was the subject of an adopted Memorandum of Understanding (College Park Project MOU). The City complied with the provisions of the MOU when it approved the General Plan Amendment allowing for the adopting of the College Park Palmdale Specific Plan and the a Conditional Use Permit for the construction of the community college campus.

In addition, a Memorandum of Understanding has been established for the area north of the project site (Southside MOU). The Southside MOU sets forth design criteria related to additional development occurring within its boundaries. The Foothill Ranch Project is not within the boundary limits of the Southside MOU.

Policy L1.2.4:

Encourage Los Angeles County to apply City of Palmdale land use policies and standards to development proposals within the City's sphere of influence.

This policy does not apply to this specific plan.

Policy L1.2.5:

Evaluate future annexations to consider the following criteria:

- a. No annexation should occur unless:**
 - 1. An equitable property tax transfer can be negotiated with the County to**

ensure cost recovery to the City for providing municipal services to these areas; or

- 2. The area to be annexed would provide benefits including but not limited to employment opportunities, increased jobs-housing balance, recreational amenities or other elements having a citywide benefit which outweigh the potential long term fiscal costs; or**
 - 3. Sales tax or other revenue sources resulting from annexation will adequately offset service costs to the City, as determined by the City Council**
- b. Evaluation of annexation proposals should fully consider all costs, including capital facilities, maintenance and administration costs, associated with each proposal. These costs may include but are not limited to upgrading, retrofitting and maintenance of infrastructure facilities, including but not limited to sewer, water, streets, street lighting and storm drainage; code enforcement; housing rehabilitation needs; provision of social and recreational programs; law enforcement, fire protection and emergency services; and City administration.**
 - c. No annexation of largely undeveloped areas should occur unless adequate master planning of infrastructure has been completed to the satisfaction of the City.**
 - d. The annexation of land to the City shall represent a logical expansion of City boundaries and provide for a planned, orderly and efficient pattern of urban development. Annexation requests shall**

not be approved where the City Council finds that such expansion of the City's boundary may be determined to the value and development potential of property within the existing municipal boundaries.

- e. A primary function of the City of Palmdale is to provide municipal services to support urban development. Therefore, future annexations should focus on those areas which are planned for and represent a logical extension of urban services and development. Servicing of non-urban areas should remain a function of the County.**
- f. The City should focus annexation efforts on "County islands" and other areas which are infill in nature, where affected residents and property owners are generally supportive of such annexation efforts, and should give priority to annexing these islands over further expansion into outlying areas.**
- g. Annexation of any area which is within the boundaries of an adopted community standards district shall consider and respect the provisions of such standards in any future land use approvals.**

The Specific Plan area was annexed in December, 1999 therefore this no longer applies.

Objective L1.3: Ensure compatibility between land uses which have different functions, requirements and impacts.

Policy L1.3.1: On the Land Use Map, designate land uses in consideration of topography, environmental constraints, availability of infrastructure, and intensity of adjacent uses.

The subject property is designated as Special Development (SD). The purpose of this land use designation is to recognize properties which have

development potential and require the preparation of comprehensive planning studies be prepared prior to project approval. Studies related to topography, environmental constraints, infrastructure and adjacent uses are encompassed within the Foothill Ranch Specific Plan and its accompanying documents.

Policy L1.3.2: Adopt standards for transition areas between potentially incompatible uses.

The Foothill Ranch Specific Plan provides for compatibility between land uses.

Policy L1.3.3: Through the development review process, evaluate proposals with respect to their impacts on adjacent properties, including their impacts on existing uses of those properties, and require that project designs employ appropriate techniques to increase compatibility between uses.

All of the lots within the Specific Plan area will be a minimum of one acre to be compatible with adjacent properties and to reduce the development's impact on those properties.

Objective L1.4: Adopt land use policies which minimize exposure of residents to natural hazards, protect natural resources, and utilize land with limited development potential for open space and recreational uses where feasible.

Policy L1.4.1: Establish the following transitional standards between Mineral Resources Extraction designations and less intensive uses, in order to protect residents from noise and dust while preserving the availability of mineral resources:

- a. **Where feasible, encourage a transition of uses between quarry operations and less intensive uses.**
- b. **Separate residential neighborhoods from mineral extraction zones by public streets, setbacks, berms, landscaping, green belts,**

trail systems, or other similar buffers or combinations thereof.

- c. When land designated for less extensive uses abuts mineral extraction areas, the responsibility for providing adequate buffers should be borne equitably by both quarry operators and adjacent developers, where feasible based upon existing conditions and existing approvals.**

This policy does not apply to this specific plan.

Policy L1.4.2:

Establish the following standards in and adjacent to Alquist-Priolo Earthquake Fault zones and active fault zones, in order to protect residents, property and infrastructure systems from damage by seismic activity:

- a. Restrict development of habitable structures in these zones in accordance with requirements of State Law.**
- b. Establish a maximum permitted density within all land between the outer boundaries of the Alquist-Priolo Earthquake Fault Zone of three (3) dwelling units per acre gross within residentially-designated land within the project site, except where the Land Use Map indicates lower densities in these areas. This policy specifically excludes any non-residential land uses within the project site from calculation of gross densities.**
- c. Require placement of roads, utilities and other infrastructure to be located outside of active fault zones, where feasible.**

An extensive geotechnical study has been completed and reviewed in accordance with the State Alquist-Priolo requirements. Potentially active faults have been mapped with appropriate structural setbacks, thereby defining areas where development may

occur. The circulation system has been designed so that streets generally cross perpendicular to fault lines. The specific plan requires that utilities avoid setback areas and cross faults in a perpendicular fashion.

Of the project site's 540 acres, 393 acres are located within the Alquist-Priolo Zone, of which 238.4 acres are designated by the Specific Plan as residential. As the project proposes a minimum lot size of one acre, no more than 238 residential units can be located within the Alquist-Priolo Fault Zone.

Policy L1.4.3:

Establish the following standards for development in hillside areas:

- a. Development in hillside areas should minimize grading, conform to natural topography, preserve ridgelines and exhibit sensitivity to natural landforms.**
- b. Development should be restricted on natural slopes of fifty percent and greater.**
- c. Visually prominent ridges and hillsides should be retained in a natural condition.**
- d. Flexibility in land use regulations may be permitted when it can be demonstrated that such flexibility will meet hillside management objectives.**

The grading concept for the site employs natural terrain wherever possible. Where practical, moderately steep slopes exceeding 50% slope will be incorporated into the passive open space areas, and/or larger single-family lots, thereby allowing the property to retain its existing land form.

Policy L1.4.4:

Establish the following land use policies adjacent to airport uses:

- a. On the Land Use Plan, designate uses adjacent to airport uses which minimize**

land use conflicts with future expansion of airport operations.

- b. When considering land use proposals adjacent to airport uses, evaluate such proposals with respect to the policies developed by the Joint Land Use Committee which have been incorporated into the Noise and Safety Elements.**

This policy does not apply to this specific plan.

Objective L1.5: Identify areas within the City which, through deterioration of structures, high vacancy rates, vandalism, or health and safety concerns, merit special attention, and develop programs to revitalize these areas.

Policy L1.5.1: Develop a coordinated effort between City departments and agencies administering the municipal, zoning and building codes, law enforcement, fire prevention, public health, housing and social services, to upgrade blighted areas within the City.

This policy does not apply to this Specific Plan.

GOAL L2: Adopt land use and development policies which encourage growth and diversification of the City's economic base.

Objective L2.1: Promote creation and retention of businesses within the City, to increase employment opportunities within the Antelope Valley.

Policy L2.1.1: Promote establishment of incentives for new industrial development in Palmdale through all available programs, including local, state and federal programs.

This policy does not apply to this Specific Plan.

Policy L2.1.2: Adopt comprehensive land use documents to designate areas for business and industrial users,

such as specific plans, which will simplify environmental and development review processing for new businesses and ensure coordinated infrastructure planning.

The Foothill Ranch Specific Plan establishes business-oriented uses (neighborhood commercial in conjunction with the provision of necessary infrastructure. Infrastructure construction will occur in concert with the phasing of these various uses in accordance with the project's phasing plan.

Policy L2.1.3: Adopt strategies to provide opportunities for a wide range of business needs, including start up, expansion, and relocation.

This policy does not apply to this Specific Plan.

Policy L2.1.4: Cooperate with local financial institutions through the Community Reinvestment Act to facilitate establishment and retention of new business in Palmdale.

This policy does not apply to this Specific Plan.

Policy L2.1.5: Promote opportunities for transportation-related industries which utilize air, rail and highway facilities, specially with respect to freight transfer and distribution facilities.

This policy does not apply to this Specific Plan.

Policy L2.1.6: Consider the jobs/housing balance in evaluating new development proposals.

The Foothill Ranch Specific Plan proposes a mix of uses, including business-oriented and residential opportunities. The neighborhood commercial will provide some new jobs and tax base for the City.

Policy L2.1.7: Support new technologies which may result in increased business opportunities within the City.

This policy does not apply to this Specific Plan.

Policy L2.1.8: **Support creation and adoption of a separate air quality management plan for the Southeast Desert Air Basin portion of the South Coast Air Quality Management District.**

This policy does not apply to this Specific Plan.

Objective L2.2: **Provide assistance to business owners and users through all available means, including education, outreach, coordination and financing.**

This objective does not apply to this Specific Plan.

Objective L2.3: **Revitalize the core area of Palmdale so as to maintain and enhance its economic viability.**

This objective does not apply to this Specific Plan.

Objective L2.4: **Address the special needs of existing businesses and minimize the amount of land in the downtown area devoted to vehicle storage in proportion to that utilized for active businesses.**

This objective does not apply to this Specific Plan.

GOAL L3: **Provide a high quality of life for all existing and future residents, meeting the needs of a variety of lifestyles.**

Objective L3.1: **Provide for the distribution of residential densities and housing types to meet the varied lifestyles and needs of existing and future City residents.**

The existing General Plan designates the site SP-17 (Foothill Ranch Specific Plan). The proposed Specific Plan will provide for residential, commercial and open space areas within the 540 acres. The minimum lot size of one acre will provide opportunities for a rural-residential lifestyle, including the housing of horses, adjacent to the countywide trail system designed for such uses.

Policy L3.1.2: **In calculating the actual permitted density on a**

parcel of land, the following constraints will be considered:

- a. No residential density shall be calculated for any seismic setback zone adjacent to active or potential active fault traces where construction of habitable structures is not permitted, as delineated by site-specific geotechnical report. However, seismic setback zones may be included in the calculation of minimum lot area and building setbacks. Areas located within the Alquist-Priolo Earthquake Zone, as delineated by the State Geologist, are subject to the density limitations described in Policy L1.4.2.**
- b. A maximum residential density of .5 (one/half) dwelling unit per acre shall be calculated for flood hazard areas shown on the latest Flood Insurance Rate Map as Zone A, and within the historic high water mark of Amargosa Creek, Ana Verde Creek, Littlerock Wash, Big Rock Creek, Hunt Canyon or any natural blue-line creek, except where the Land Use Map indicates lower densities in these areas.**
- c. In hillside areas, density calculation will also be subject to the provisions of the City's Hillside Management Ordinance.**

On January 7, 1997, City Council adopted a general plan amendment (Resolution No. 97-002) detailing site specific policies related to the development of the subject property. These site specific policies regulate ultimate development of the property. Therefore, the above city wide policies do not apply to this Specific Plan.

Objective L3.2:

Adopt policies for residential uses within the City to enhance the quality of residential neighborhoods.

Policy L3.2.1: Permit a range of residential densities and housing types throughout the City, rather than concentrating higher densities in limited areas.

The proposed project will provide for rural-residential style housing on lots of one acre or more. This type of residential development is largely unavailable with the city due to existing physical and developmental constraints. The density of development is highly compatible with the physical limitations of the area, including Hunt Canyon and the San Andreas Fault Zone, as well as access to the countywide trail system which traverses the property.

Policy L3.2.2: Direct the location of senior and multi-family housing to areas accessible to public transportation, supportive commercial uses, and community facilities.

This objective does not apply to this Specific Plan.

Policy L3.2.3: Maintain the useability of residential yard areas through development of standards for accessory structures in residential districts, and through exclusion of required landscape easements from calculation of required lot area.

The Specific Plan establishes appropriate yard setbacks for residential uses. Landscape features have been established outside of individual single-family residential lots wherever possible. Unless specifically noted in this plan, lot area calculations shall be in accordance with the City's subdivision and zoning code.

Policy L3.2.4: Maintain 7,000 square feet as the minimum lot size standard for single family residential subdivisions; permit flexibility from this standard in conjunction with approval of a comprehensive planning document such as a specific plan or planned residential development.

The minimum lot size permitted in the Foothill Ranch Specific Plan is one acre.

Policy L3.2.5: **Preserve the viability and value of existing multi-family neighborhoods by considering the long-term impacts of proposed condominium conversions on residents as well as on adjacent properties, and develop standards and criteria to guide decisions on proposed conversions.**

This policy does not apply to this Specific Plan.

Policy L3.2.6: **Require disclosure, as deemed appropriate, on proposed residential developments which are affected by existing conditions such as, but not limited to, mineral resource extraction, noise, dust, odors, light seismic hazards, and frequent overflight of aircraft.**

Disclosures will be provided to project residents regarding seismic hazards as outlined in the Implementation Section of this Specific Plan.

Objective L3.3: **Protect existing mobile home parks as an affordable housing alternative, and provide opportunities for development of new mobile home or manufactured housing communities.**

This objective does not apply to this Specific Plan.

Objective L3.4: **Consider underlying topography, existing parcelization, existing land uses, infrastructure availability, and relationship between uses in designating and developing residential land uses.**

Policy L3.4.1: **Encourage flexible siting and design techniques and density transfers in hillside or physically constrained areas to preserve steep slopes or unique physical features.**

Residential land uses are located within the flatter developable areas of the site. Steeper terrain is incorporated into the areas of natural open space along Barrel Springs Road and up Hunt Canyon.

Policy L3.4.2: **Adopt rural design standards in areas where**

minimum net lot size is 40,000 square feet or larger.

Rural design standards may be implemented on a case by case basis. This may include rolled curb, limited sidewalks and minimal lighting levels with a standard right-of-way dedication. Specific Planning Areas within the Specific Plan may be eligible for this type of development standard, though this will be determined at the time tentative map(s) are submitted for approval.

Policy L3.4.3:

Avoid designating land for higher density uses where prevailing existing development patterns are rural residential with lot sizes of one (1) acre or more.

The existing density of the project is currently 1.6 du/acre, the proposed General Plan Amendment and this Specific Plan Amendment will lower this to 0.7 du/gross acre. This is consistent with the existing development patterns within the surrounding area which consist of lots of one to five acres.

Policy L3.4.4:

Encourage subdivision design techniques that reflect underlying physical topography. Density and intensity of development should decrease as slope steepness increases.

Residential land uses are located within the flatter developable areas of the site. Steeper terrain is incorporated into the areas of natural open space along Barrel Springs Road and up Hunt Canyon.

Policy L3.4.5:

When residential development is proposed outside the urban core, where urban infrastructure does not exist and no plans exist for provision of backbone infrastructure, require the preparation and approval of comprehensive planning documents such as specific plans, area plans and master facilities studies to assess the project's needs and impacts.

Appropriate master plan studies have been prepared

to set forth infrastructure systems to support the residential and neighborhood commercial aspects of the Specific Plan and will be required to be updated when development is proposed.

Objective L3.5: **Ensure that future residential development provides an attractive living environment and creates long-term value for residents as well as the community.**

Policy L3.5.1: **Adopt design standards for multi-family development which will create a safe, convenient, attractive environment with public or private open space and recreational on-site amenities.**

This policy does not apply to this Specific Plan.

Policy L3.5.2: **Adopt standards for the design of single family subdivisions that will ensure functional integration with existing development, community facilities and supportive services.**

The project has been designed to incorporate significant amounts of open space with the residential neighborhoods of the project. This is accomplished with the development of the active and passive recreational facilities, connected by passive recreation areas and a landscaped trail system.

Policy L3.5.3: **Consider intensity as well as density of development in evaluating residential projects, building mass and coverage should be proportional to the size of parcel being developed.**

The subject property is approximately 540 acres. Large amounts of open space uses have been located within the project to distribute building mass associated with the residential components of the project.

Policy L3.5.4: **Require mobilehome parks and subdivisions to provide sufficient open space and recreational amenities to adequately serve their residents and assure consistency with surrounding**

development.

Foothill Ranch provides for the active and passive recreational facilities to serve the needs of project residents. These active and passive recreational facilities are available for public use and are connected to a trail system which ties the residential neighborhoods. In addition, the project's trail system connects to a regional multi-use trail along the north side of Barrel Springs Road.

Policy L3.5.5: **Require that development is designated to be sensitive to the preservation and protection of the desert environment and that building orientation and design consider and complement the natural characteristics of the desert environment.**

Steeper terrain and areas of significant existing vegetation have been incorporated into the natural open space along Barrel Springs Road and up Hunt Canyon. Proposed structures have been located in areas of flatter terrain and sparse vegetation.

Objective L3.6: **Maintain the integrity, safety, and attractiveness of existing residential neighborhoods.**

This objective does not apply to this Specific Plan.

GOAL L4: **Provide opportunities for a wide range of retail and service commercial uses, to serve neighborhood, community and regional needs and provide economic benefit to the City of Palmdale.**

Objective L4.1: **Provide sufficient land to accommodate a variety of commercial land uses to meet community needs.**

Policy L4.1.1: **On the Land Use Map, establish land use designations to meet the City's long-term needs as follows:**

a. Office Commercial: The Office Commercial

(OC) designation is designed to accommodate a variety of professional office uses, including medical, personal, business, legal, insurance, real estate, financial, and other similar uses. Limited retail, service, child care and eating establishments may be permitted to support the primary office users within this designation, provided that they function as a supportive use and do not detract from the stated intent of this designation. Vocational, technical and trade schools, private or public college or universities, and supportive commercial uses may be consistent with this designation, provided that land use compatibility and infrastructure are adequately addressed through the design review process. This designation is appropriate between more intensive commercial uses and residential designations, or within commercial areas serving the administrative and professional service needs of businesses and the general public. The maximum floor area ratio within this designation is 1.0. Mixed use residential/office should be encouraged within the Office Commercial designated portion of the Downtown Revitalization area through the development of appropriate mixed use development standards.

- b. Neighborhood Commercial: The Neighborhood Commercial (NC) designation provides for convenience type retail and service activities designed to serve the daily needs of the immediate neighborhood. Goods and services provided serve the short-term needs of local residents. Typical neighborhood commercial development is located on sites of 15 acres or less with a maximum floor area ratio of .50. Site and building designs for neighborhood commercial development should be sensitive to adjacent residential**

uses. Buffering should be both effective and aesthetic with site design emphasizing both automobile and pedestrian needs.

Foothill Ranch Specific Plan proposes the development of neighborhood commercial uses. This commercial use will provide convenient retail and service activities for area residents. The neighborhood commercial services will be carefully designed so that the Plan's trail system will provide pedestrian access for area residents.

Objective L4.2: **Adopt policies for siting and development of commercial land uses which ensure that designs are efficient, functional, and attractive to users and adjacent properties.**

Policy L4.2.1: **Encourage development of commercial uses in nodes accessible from major streets and intersections, rather than in long, continuous strips.**

The neighborhood commercial uses will be located on Foothill Ranch Road, which serves as the major collector road through the Plan area.

Policy L4.2.2: **Ensure that commercial uses are spaced at appropriate intervals throughout the City in order to adequately serve users while minimizing land use interface conflicts and preserving the capacity of arterial streets, through the following measures:**

- a. Avoid the creation of strip commercial development along arterial roadways. Cluster commercial development in nodes to the extent feasible.**
- b. Require that nodes of commercial development intended to serve primarily a neighborhood service function be spaced at no closer than one-half mile from other commercial designations.**

- c. Preserve a minimum spacing of one mile between commercial areas serving primarily community or regional service functions, to the extent feasible.**

The proposed commercial facility is intended to contain neighborhood retail and services. No other commercial uses are within one-half mile of the site.

- Policy L4.2.3: Avoid overdesignating commercial land uses, in order to maintain the value of existing commercial designations and void high vacancy rates.**

The proposed neighborhood commercial will serve local residents needs related to convenience goods and services only.

- Policy L4.2.4: Develop and permit uses that promote the City's role as a center of regional retail commercial uses.**

This policy does not apply to this Specific Plan.

- Policy L4.2.5: Discourage future strip commercial development along Palmdale Boulevard. Consider the designation of less intensive uses such as professional offices or residential with non-Palmdale Boulevard access points.**

This policy does not apply to this Specific Plan.

- Policy L4.2.6: Encourage lot consolidation and shared parking and driveways in areas of small existing parcel sizes.**

This policy does not apply to this Specific Plan.

- Policy L4.2.7: Consider future commercial land use needs on the City's far west side and designate additional commercial land as deemed appropriate to serve west side residents.**

This policy does not apply to this Specific Plan.

Policy L4.2.8:

Establish site specific siting criteria for commercial land uses as set forth below:

- a. Commercial development should be located in areas free from major topographic variation.**
- b. Commercial uses should be located and designed in such a way as to minimize interface conflicts with existing and planned residential neighborhood.**
- c. Commercial sites should have a high level of visibility from public streets.**

The neighborhood commercial uses will be located adjacent to Foothill Ranch Road. This road serves as the major collector road through the Plan area.

Policy L4.2.9:

Avoid designating land for commercial uses simply because residential uses appear inappropriate. Consider other alternatives, including but not limited to the following:

- a. Creating an environment suitable for residential uses by employing design techniques to minimize noise/traffic impacts such as sound walls, landscaped setbacks, frontage roads, use of drainage basins, linear parks, greenbelts and trail systems to buffer dwelling units from major transportation corridors.**
- b. Considering alternative uses such as industrial, open space, public facilities, or commercial office.**

This policy does not apply to this Specific Plan.

Policy L4.2.10:

Develop standards for location and operation of convenience stores and other 24-hour businesses to minimize impacts on residential neighborhoods.

Commercial building construction will be buffered by passive natural open space and is significantly set back from Barrel Springs Road to lessen impacts to residents in the Palmdale Estates neighborhood.

Policy L4.2.11: **Establish design criteria for neighborhood shopping centers that promote pedestrian elements and design integration with surrounding residential uses.**

The neighborhood commercial uses have been carefully located so that the Plan area's trail system will provide pedestrian access for Plan area residents.

Policy L4.2.12: **Ensure that impacts from adult entertainment and sexually oriented businesses are minimized by providing sufficient separation from residential neighborhoods, churches, schools, and other sensitive uses.**

This policy does not apply to this Specific Plan.

Policy L4.2.13: **Develop standards to ensure that development of all commercial buildings within a center are designed to be consistent with an overall design theme, utilizing unifying architectural styles, colors and material schemes, integrated pedestrian walkways, and similar measures.**

This policy will be implemented with development approvals.

Policy L4.2.14: **Adopt standards for parking lot landscaping to enhance aesthetic appeal and to provide a tree canopy for vehicular shading.**

Landscaping standards for parking lots have been incorporated within this Specific Plan and shall govern the design of these facilities within the Plan area.

Policy L4.2.15: **Develop design criteria and development standards to ensure that commercial developments are planned, phased and**

constructed in a manner which integrates design elements, including but not limited to parking, landscaping, access and building orientation within an overall development plan.

The architectural and landscape concepts for the Plan area requires that the design of the commercial structures are integrated with the entire Plan area.

GOAL L5:

Provide opportunities for a wide range of manufacturing and related industrial uses in the City, so as to facilitate expansion and diversification of the City's economic base and provide additional employment opportunities.

Objective L5.1:

Provide sufficient land to accommodate a wide variety of industrial uses to meet community needs.

This objective does not apply to this Specific Plan.

Objective L5.2:

Adopt policies for siting and development of industrial land uses which ensure that designs are efficient, functional, and attractive to users and adjacent properties.

This objective does not apply to this Specific Plan.

GOAL L6:

Plan for and reserve land to accommodate uses needed for public benefit, including open space, recreation, public improvements, schools and community facilities.

Objective L6.1:

Ensure that adequate land is available for uses serving or providing benefit to the general public.

Policy L6.1.1:

On the Land Use Map, designate land for public uses to meet community needs for schools, parks, community facilities, open space, utilities, and infrastructure.

The Foothill Ranch Specific Plan proposes a variety of significant community facilities. These facilities include a 5-acre neighborhood park site, pedestrian

and bicycle facilities and a link of the City's proposed multi-use trail.

Objective L6.2: **Adopt development standards for public uses to ensure compatibility with adjacent properties, minimize adverse impacts and maintain a high standard of quality for development within the City.**

Policy L6.2.1: **Consider acceptance of natural open space dedications to the City if such dedication is consistent with City plans for an open space/greenbelt network. Lands proposed for dedication which lack potential for linkage with an overall system or lack valuable natural resources may not be suitable for acceptance by the City.**

The Specific Plan proposes a variety of active and passive recreational facilities. The Plan's trail system will connect to the City's proposed multi-use trail located along the north side of Barrel Springs Road, incorporating the Plan area with the community-wide trail plan.

Policy L6.2.2: **Provide a 1,000 foot buffer between the Antelope Valley landfill and future residential developments.**

This policy does not apply to this Specific Plan.

GOAL L7: **Provide proactive comprehensive planning within designated areas of the City where unique development opportunities or physical conditions warrant special planning efforts.**

Objective L7.1: **Identify areas within the City which merit special planning considerations and develop policies containing development criteria for these areas.**

The General Plan designates the site as Special Development. This designation is described by Policy L7.1.8, as follows:

Policy L7.1.8: **On the Land Use Map, establish a land use**

designation that may be utilized in areas of the City currently lacking urban services but where future development is anticipated upon establishment of plans for infrastructure and related development issues as defined below:

Special Development Designation

The Special Development (SD) designation is appropriate for areas for which focused planning efforts to ensure orderly and logical development in accordance with General Plan policies are ongoing. The SD designation is placed upon areas which, due to lack of infrastructure and public services, topography, environmental sensitivity, and development constraints, require comprehensive planning prior to development which goes beyond the level of detail normally associated with the General Plan. This planning could be accomplished through the Specific Plan process, although other methods may be acceptable if they provide the following: 1) A detailed implementation program, including facility phasing and funding; 2) carefully prescribed balance of development and open space within a Planning Area, in an economically feasible manner; 3) special regulations that are responsive to unique local conditions; and 4) necessary flexibility for long-range planned community projects.

Other than single-family dwellings on existing lots, development is primarily intended to be residential in nature, with a gross density of 0-2 dwelling units per acre. However, supportive commercial uses are anticipated within the (SD) designation. Actual permitted residential densities and the location and intensity of commercial uses are to be determined based upon a site's capacity to accommodate the proposed development, considering such factors as availability of urban services; adequacy of existing and proposed roads to service the proposed densities; physical constraints,

including slopes, drainage courses, faults, or similar features; compatibility with adjacent land uses; or other requirements of development, as identified through the review process. In no instance shall the density range established for this designation be interpreted as a guarantee of permitted density.

Upon preparation, review and adoption of one or more comprehensive Specific Plans or similar comprehensive planning document(s) for property within this designation, higher residential density and the location and intensity of supportive commercial uses may be established based upon environmental, topographic, and infrastructural capacity of the land as defined by supporting documentation. With approval of such Specific Plan or comprehensive planning studies, a General Plan Amendment may be approved to amend the land use designation as determined appropriate pursuant to those studies.

In accordance with this designation, the overall land use density for the proposed Plan area is 0.7units per gross acre.

The Foothill Ranch Specific Plan has been designed in accordance with specific criteria set forth by General Plan Policy L7.1.9 as follows:

Policy L7.1.9:

Ensure that future development within the College Park Palmdale Specific Plan (formerly the Bushnell Special Development Area) considers physical constraints on the property, including earthquake faults and canyon areas, and that densities are established which maintain consistency with the south side area in accordance with the following criteria:

- 1. Clustering of residential units shall be used to ensure preservation of open space in steeper areas and within fault zones.**

The Specific Plan provides large areas of open

space interspersed with residential neighborhoods. The Specific Plan provides approximately 155 acres of open space area.

The Specific Plan has been drafted to consider physical constraints, including earthquake faults, structural setbacks and Canyon areas.

2. **Concurrent with tract recordation of Phase 3 (as determined by the approved Specific Plan) a covenant shall be recorded on land encompassing Hunt Canyon and along Barrel Springs Road as determined by the approved Specific Plan to ensure that these areas remain open space. In addition, should these areas not be developed as a golf course in accordance with the College Park Palmdale Specific Plan and related Development Agreement, a system of hiking trails, passive open space, and park improvements such as picnic and seating areas and open play areas shall be developed at the same schedule required of the golf course development.**

The Specific Plan Amendment proposes elimination the golf course and utilizing this area as open space. Construction of amenities within the open space will be governed by Appendix D of the Specific Plan and will be consistent with the previous development timeline for the golf course.

3. **A trails system shall be provided which connects to a regional system to the extent feasible.**

The Foothill Ranch Specific Plan will provide for connections to the planned multi-use trail along the north side of Barrel Springs Road. The Specific Plan provides an interior multi-use trail system to connect the area's residential, neighborhood commercial and open space uses to the multi-use trail.

4. **All neighborhood commercial uses proposed as part of the Specific Plan shall be limited to those serving only the short-term goods and services needs of the community college and nearby residential areas. No 24-hour uses or gas or service stations shall be permitted. Design of any commercial facilities shall be compatible with the overall community design theme.**

Neighborhood commercial uses will include, but are not limited to convenience stores, book store, and restaurants to serve the nearby residential areas. Drive through and major tenant businesses are not permitted. Gas and service stations are not included in the permitted use lists.

The Neighborhood Commercial Standards under Section 5 of this Specific Plan establish uses permitted, as well as uses permitted through Site Plan Review, Conditional Use Permit and Planning Director Determination. The purpose of these standards is to provide development provisions which are responsive to changing economic and market requirements over time.

The neighborhood commercial area will offer an opportunity to strengthen the community character of the Plan area through the application of a common set of architectural design criteria compatible with the overall community design theme.

5. **Design and operation of any commercial facilities shall reduce impacts on nearby residential areas to the extent feasible through limiting hours of operation to no later than midnight, allowing light fixtures no higher than 14 feet to minimize glare, providing a minimum of 10% of the site for landscaping, and architecturally screening**

all equipment and utility devices. If rooftop equipment cannot be screened from adjacent or nearby properties, ground-mounted equipment should be provided and screened. Design of any neighborhood commercial center shall be compatible with the overall community theme of the College Park Palmdale Specific Plan.

The commercial facilities are interior to the Specific Plan, convenient to project residential taking access from Foothill Ranch Road.

Design and operation of commercial facilities consistent with this item are provided under Item 5.6 of Section Five, Development Standards of the Foothill Ranch Specific Plan, which establishes commercial site development standards. These standards include, but are not limited to: limiting the hours of operation, restricting lighting fixtures to fourteen (14) feet in height, screening of ground and rooftop equipment, landscaping design standards for compatibility with the overall community theme of the Foothill Ranch Specific Plan.

- 6. A Master Drainage Plan shall be provided utilizing natural open space and drainage areas to the extent feasible. A master infrastructure plan shall be provided for the area, considering sewer, water, roads and public services.**

Exhibit 19 shows the proposed master drainage plan for the Foothill Ranch site. This item is consistent with the provisions under Item 3.4.2 of Section Three, Development Plan of the Foothill Ranch Specific Plan.

- 7. Access to the Community College Campus shall be provided on 47th Street East. Driveway access to the neighborhood commercial site will be allowed from Barrel**

Springs Road and 47th Street East. The design of such access shall be subject to the review and approval of the City Traffic Engineer and Planning Director at the time of development review. Primary access to Barrel Springs Road for the residential portions of the project shall be limited to one (1) access point, in addition to 37th Street East, except that additional residential access to Barrel Springs Road may be allowed as temporary or emergency access only where deemed necessary by the City Engineer. Parking will be prohibited along all Barrel Springs Road.

The General Plan Amendment proposes to eliminate the Community College Campus and associated academic academy. Residential units are proposed for the 80 acres previously designated for the college.

Primary access to Barrel Springs Road for the residential portions of the project is limited to one (1) access point (Foothill Ranch Road), in addition to 37th Street East. Parking is prohibited along all arterial roadways.

- 8. A minimum of one-acre (1) lots and/or open spaces shall be provided at the periphery of the periphery of the non-college portion of the project area, to assure consistency with the surrounding rural area; specifically, this requirement applies to land south of Barrel Springs Road, west of 47th Street East, the east of 37th Street East and north of the alignment of Avenue V.**

The General Plan Amendment proposes the elimination of the Community College Campus and that the area currently designated for the college campus be utilized for residential development, with a minimum of one-acre lots, ensuring consistency with the existing development patterns of the surrounding area.

- 9. Subject to the availability of the necessary and appropriate State financing for construction of the Community College Campus and necessary infrastructure, an approximately eighty-acre site will be set aside for the establishment of a community college land use. This site shall be located in the southeast corner of the site and shall take access from 37th Street East and College Park Road.**

The General Plan Amendment and Specific Plan Amendment propose the elimination of the eighty acre site (seventy acres for the Community College Campus and ten acres for an Academic Academy) and that this area be designated for residential development. This area is located at the southwest corner of the site and shall take access from 37th Street East and Foothill Ranch Road.

- 10. Subject to development of the community college campus described in criteria (i), the following shall apply:**

- a) The following residential densities may be allocated to and/or transferred to the residentially-designated portions of the project site for the purpose of determining a maximum unit count:**

Residential acreage: two (2) dwelling units/acre

College acreage: two (2) dwelling units per acre

Golf Course/Open Space: one-half (.5) dwelling units per acre

With respect to the areas designated for Community College and Golf Course/Open Space uses, the proposed dwelling units described above shall represent the entire residential development potential for those

areas, and all dwelling units shall be transferred from those areas to the portion of the site designated for residential uses. No residential uses shall be permitted within the Community College Campus or Golf Course/Open Space portions of the project site.

The General Plan Amendment and Specific Plan Amendment propose to eliminate the Community College Campus and designate this area for residential uses. Additionally, the amendments propose to allow for a maximum density of one dwelling unit per gross acre across, with a further reduction in density based on unbuildable areas within the San Andreas Fault Zone and the Hunt Canyon drainage area.

- b) Minimum lot sizes for the interior portion of the residentially-designated areas of the project may be less than 7,000 square feet in area, provided that all other design policies on the project are met, but shall in no instance be less than 5,000 square feet in area.**

The General Plan Amendment and Specific Plan Amendment propose a minimum lot size of one acre for the entire Specific Plan area to ensure consistency with the existing development patterns within the surrounding area.

- 11. Residential density may not exceed three (3) dwelling units per acre (gross) within residentially-designated land within the Alquist-Priolo Fault Zone; this policy specifically excludes golf course property, parks and open space, commercial and college property from the calculation of gross densities.**

The proposed General Plan Amendment will

eliminate the golf course component and reduce the density across the 540 acres site to 1 dwelling unit per gross acre, with further reductions for unbuildable areas within the San Andreas Fault Zone and the Hunt Canyon drainage area. As the minimum lot size will be one acre, and approximately 238.4 acres is located within the zone, the project will not exceed 3 du/acre within residentially designated land within the Alquist-Priolo Fault Zone.

A General Plan Amendment is proposed specifically for Policy L7.1.9, as enumerated in the Implementation Section of this document.

4.2 CIRCULATION ELEMENT

GOAL C1: **Establish, maintain and enhance a system of streets and highways which will provide for the safe and efficient movement of people and goods throughout the Planning Area, while minimizing adverse impacts on the community.**

Objective C1.1: **Adopt and implement a street and highway plan designed to meet existing and future circulation needs.**

The Foothill Ranch Specific Plan takes access from two arterial streets identified in the General Plan: Barrel Springs Road and 47th Street East. In addition to these two arterials, the Specific Plan sets forth a hierarchy of other streets (collectors, local streets and cul-de-sacs) to organize circulation within the project.

The Specific Plan also requires the improvement of 37th Street East along the westerly boundary. This improvement will enhance access to adjacent ownerships to the south and west.

Objective C1.2: **Maintain and expand the arterial and regional roadway system to serve existing and future circulation needs.**

The Specific Plan circulation system has been

designed to promote even traffic flow within the project and along the project's perimeter. Arterial roads are limited with respect to intersection spacing, access and parking. Appropriate traffic mitigation and intersection improvements are provided in accordance with recommendations of the traffic report prepared for the Plan area.

Objective C1.3: Establish a system of local and collector streets which serve residential neighborhoods while protecting them from intrusion of through traffic flow.

The Specific Plan requires a local collector street system that connects the various individual planning areas of the Plan area. This includes the construction of Foothill Ranch Road, as well as local collectors within the individual planning areas themselves.

Individual residential neighborhoods will be designed to distribute local traffic evenly to the Plan area's collector street and arterial street systems. All streets that are within the single-family neighborhoods will be constructed in accordance with the design criteria of the City Engineer.

Objective C1.4: Adopt policies and standards for street design and construction which promote safety, convenience and efficiency.

Arterial streets will be designed and constructed in accordance with the City Traffic Engineer and the recommendations of the traffic report prepared for the Plan area. Local streets will be designed with adequate intersection spacing and shall encourage four-way intersections on collectors and T-intersections on local streets and cul-de-sacs.

Objective C1.5: Identify and mitigate existing areas of deficiency within the street system in the Planning Area.

This objective does not apply to this Specific Plan.

Objective C1.6: Ensure that the City street system is adequately

maintained, to promote safety and increase the useful life of these facilities.

Public streets shall be designed in accordance with the specifications of this Specific Plan and the City Engineer and shall be offered for dedication and maintenance by the City. Private streets and driveways will be owned and maintained by an appropriate quasi-public agency such as a homeowners association.

Objective C1.7: Ensure adequate access within the Planning Area for trucks, while protecting incompatible uses from through truck traffic.

Non-residential uses which may receive some level of truck traffic are located adjacent to the two major streets which serve the Plan area : Foothill Ranch Road and 37th Street East. These streets have access to Barrel Springs Road, 47th Street East, and Pearblossom Highway, which acts as the existing route for "through" truck traffic on the south side of the City.

Objective C1.8: Participate in multi-jurisdictional efforts to upgrade and expand the regional road network.

This objective does not apply to this Specific Plan.

Objective C1.9: Plan for the development of arterial streetscapes which present an aesthetically pleasing appearance, promote ease of use for pedestrian and non-motorized as well as vehicular traffic, and provide maximum public safety through design features.

Barrel Springs Road will be visually enhanced with the provision of the passive natural open space along the north boundary of the Plan area. Pedestrian and bicycle connections to a multi-use trail identified by the City's Parks, Recreation and Trails Plan are included.

GOAL C2: Reduce the number of trips and vehicle miles

travelled by individuals within the Planning Area, to meet regional transportation and air quality goals.

Objective C2.1: Encourage development and implementation of a variety of measures to reduce trips and vehicle miles travelled by existing and future residents and workers within the Planning Area.

The Foothill Ranch Specific Plan has been designed to accommodate multiple modes of travel including vehicular, pedestrian and bicycle facilities.

Objective C2.2: Increase the public transit opportunities available to Palmdale residents in order to reduce traffic impacts on streets and highways and provide travel alternatives.

The Specific Plan encourages the extension of public transit facilities to the neighborhood commercial and residential elements of the project. Bicycle and pedestrian trails will link project residents with transit facilities which may be provided along Foothill Ranch Road and 37th Street East.

GOAL C3: Encourage use of non-vehicular transportation throughout the Planning Area.

Objective C3.1: Minimize the need for short service-oriented vehicle trips through land use and design strategies.

The project's design provides for neighborhood commercial uses and recreational facilities within a convenient distance to project residents. Pedestrian and bicycle trails connect the land uses within the project.

GOAL C4: Promote opportunities for rail service to move goods, passengers and commuters into and out of the Planning Area.

Objective C4.1: Promote the use of rail service to support industry in the City.

This objective does not apply to this Specific Plan.

Objective C4.2: **Encourage extension of passenger rail service to the City of Palmdale.**

This objective does not apply to this Specific Plan.

GOAL C5: **Protect and promote a variety of air transportation services within the City of Palmdale.**

Objective C5.1: **Protect opportunities for full utilization and expansion of Air Force Plant 42.**

This objective does not apply to this Specific Plan.

Objective C5.2: **Promote development of Palmdale Regional Airport.**

This objective does not apply to this Specific Plan.

4.3 ENVIRONMENTAL RESOURCES

GOAL ER1: **Preserve significant natural and man-made open space areas that give Palmdale its distinct form and identity.**

Objective ER1.1: **Create and maintain an open space network throughout the City.**

The project sets aside over 155 acres of open space and 5-acre neighborhood park site. In addition, a trail system will link the project amenities.

Objective ER1.2: **Protect scenic viewsheds both to and from the City of Palmdale.**

The project site is located in the low-lying foothills below the San Gabriel Mountains. Given the terrain characteristics of the foreground ridge located on properties to the north of the project, views of the project from the city are limited to distant locations. The visual effect of the project will be "small grain" in nature. Therefore, appropriate architectural

guidelines to control massing and color are provided within the Specific Plan framework.

Local views along Barrel Springs Road are enhanced with the provision of open space. The visual aspects of Hunt Canyon are also retained, thereby maintaining existing view corridors.

Policy ER1.2.1:

New development with the potential to substantially obscure or negatively alter the scenic backdrop to the City should be discouraged. "Scenic backdrop" refers to the significant ridgelines of the San Gabriels, the Sierra Pelona and the Ritter and Portal Ridges that form the City's skyline views.

The project will not alter the scenic backdrop of the San Gabriel Mountains by limiting the height of structures, requiring natural materials and colors on all buildings and limiting lighting on the site.

Policy ER1.2.2:

The following roadways are designated as City scenic highways. Apply special design standards for projects adjacent to these highways (as contained in the implementation section) in order to protect their scenic qualities. (*General Plan Amendment 98-3, adopted by City Council June 10, 1998.*)

- 1. Barrel Springs Road**
- 2. Tierra Subida Avenue**
- 3. Sierra Highway, South of Avenue S**
- 4. Elizabeth Lake Road**
- 5. Pearblossom Highway**
- 6. Bouquet Canyon Road**
- 7. Godde Hill Road**
- 8. Antelope Valley Freeway, south of Rayburn Road**

The project will be buffered from Barrel Springs Road by the open space located directly south of the roadway and the maintenance of existing native vegetation and limited new plantings. Buildings will be set back from the road and the colors and materials utilized on the buildings will ensure that

residential development is compatible with the criteria for a scenic route.

Policy ER1.2.3: **Encourage all new development along scenic highways to maintain sufficient spacing between buildings, perimeter walls and large growing vegetation in order to maintain scenic view corridors of hillsides and open space to the maximum extent feasible.**

The project will include an open space buffer along Barrel Springs Road where the golf course was previously located.

GOAL ER2: **Protect significant ecological resources and ecosystems, including, but not limited to, sensitive flora and fauna habitat areas.**

Objective ER2.1: **Identify and preserve to the greatest extent feasible significant ecological areas.**

The site is not located within a Significant Ecological Area (as identified by the County of Los Angeles) nor does it contain significant Joshua tree woodlands.

Objective ER2.2: **Ensure local compliance with State and Federal Endangered Species Acts.**

This objective does not apply to this Specific Plan.

GOAL ER3: **Preserve designated natural hillsides and ridgelines in the Planning Area, to maintain the aesthetic character of the Antelope Valley.**

Objective ER3.1: **Establish a systematic approach to the management of land uses and development in hillside areas.**

The Foothill Ranch Specific Plan provides for development to be concentrated in the flatter portions of the site. Steeper terrain is incorporated as passive natural open space areas and the larger single-family lots. Grading for the project will be in conformance with the City's Hillside Management Ordinance.

GOAL ER4: **Protect the quality and quantity of local water resources.**

Objective ER4.1: **Ensure that ground water supplies are recharged and remain free of contamination.**

Areas of potential groundwater recharge (i.e., Hunt Canyon) have been maintained in open space uses.

Objective ER4.2: **Minimize the impacts of urban development on groundwater supplies.**

Landscaping plans for the developed areas will encourage drought-tolerant plant species recommended by the City's landscape architect. Where feasible, landscape areas within open space uses shall incorporate drip irrigation systems to promote water conservation.

Objective ER4.3: **Maintain and further the City's commitment to long-term water management within the Antelope Valley by promoting and encouraging planning for the conservation and managed use of water resources, including groundwater, imported water, and reclaimed water.**

If made available, reclaimed water will be used for irrigation needs of landscaped areas.

GOAL ER5: **Promote the attainment of state and federal air quality standards.**

Objective ER5.1: **Minimize local air pollution caused by vehicles.**

The Foothill Ranch project has been designed to accommodate multiple modes of travel including vehicular, pedestrian and bicycle facilities.

Objective ER5.2: **Minimize activities which generate dust, specifically particulate less than 10 microns in size (PM10).**

The Specific Plan is drafted to compliment the natural contours of the site and reduce grading. Grading

quantities will be balanced within the limits of the Plan area. Final grading design will be phased wherever possible to reduce grading activities to those areas under development as the Plan area builds out, avoiding the need to grade the entire site at one time.

Through Plan area buildout, proper erosion control measures shall be maintained to control dust and potential loss of soil.

Objective ER5.3: Reduce and/or eliminate unnecessary sources of air pollution.

This objective does not apply to this Specific Plan.

Objective ER5.4: Minimize emissions of air toxins and pollutants which contribute to global warming and ozone depletion.

This objective does not apply to this Specific Plan.

Objective ER5.5: Reduce air pollution caused by energy consumption.

Project construction shall use energy saving fixtures and plumbing as required by state and local codes.

Objective ER5.6: Minimize emissions from indirect sources such as commercial, residential and recreational development.

Local trips for convenience-oriented services will be reduced by the provision of the neighborhood commercial shopping and the pedestrian trails and bicycle facilities.

GOAL ER6: Ensure an adequate supply of mineral resources to meet long-term regional construction needs.

Objective ER6.1: Recognize the regional importance of the classified and designated mineral deposits within Palmdale's Planning Area (as described in Special Report 143, Part V. Classification of Sand and Gravel Resource Areas, Saugus-Newhall

Production-Consumption Region and Palmdale Production-Consumption Region, and Designation Report No. 6. Designation of Regionally Significant Construction Aggregate Resource Areas in the Saugus-Newhall and Palmdale Production-Consumption Regions and as shown on Exhibits ER-1B and ER-1C) and discourage encroachment of incompatible land uses which could threaten the long-term viability of sand and gravel mining and processing operations in the Little Rock Wash area.

This objective does not apply to this Specific Plan.

Objective ER6.2: Ensure that the MRE area located within the Little Rock Wash alluvial fan is comprehensively planned.

This objective does not apply to this Specific Plan.

GOAL ER7: Protect historical and culturally significant resources which contribute to the community's sense of history.

Objective ER7.1: Promote the identification and preservation of historic structures, historic sites, archaeological sites, and paleontological resources in the City.

The environmental reconnaissance of the subject property identified an archaeological site along Hunt Canyon. This site consisted of a disposal or rubbish pile from the early 1900's. Artifacts from this site were catalogued and collected in accordance the City's policies and procedures for archaeological sites.

In addition, the Palmdale Ditch has been nominated for listing in the National Register of Historic Places.

GOAL ER8: Avoid the premature conversion of agricultural lands to urban uses.

Objective ER8.1: Identify significant farm lands pursuant to the State of California Important Farmlands Inventory and provide for their preservation as an interim

use within the Planning Area.

This objective does not apply to this Specific Plan.

4.4 PUBLIC SERVICES

GOAL PS1:

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

Objective PS1.1:

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

The Foothill Ranch Specific Plan sets forth master infrastructure systems (both onsite and offsite) to serve the proposed Plan area. These facilities will be designed per the requirements of the City of Palmdale and, where appropriate, offered for dedication.

Objective PS1.2:

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

Street, sewer, water, storm drain and other infrastructure has been designed to serve the needs of the Plan area and extend services to other existing adjacent properties. To promote cost-effective construction, downstream sewer improvements will be sized to accommodate those geographic areas adjacent to the site which are tributary to these systems. Wherever possible, underground facilities will be located within street rights-of-way to promote ease of access for required maintenance.

Objective PS1.3:

Utilize land use strategies to maximize use of infrastructure facilities.

The Foothill Ranch Specific Plan establishes a master plan for the provision of infrastructure and public improvements. This master plan provides for alignment and capacity, as well as, a phasing plan for

timing of construction and potential financing programs for construction of improvements.

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

The Implementation Section of this document sets forth financing systems for construction and maintenance of infrastructure and public facilities.

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

The Specific Plan includes the construction of a debris basin in Hunt Canyon along the southern boundary of the site. The basin shall be designed in a coordinated effort with the City Engineer and the Los Angeles County Department of Public Works.

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

As required, all infrastructure and service systems necessary to support the Plan area shall be placed underground along street right-of-ways. In addition, easements will be provided for the underground pipe related to the Palmdale Ditch and sewer and water systems.

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

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

The Foothill Ranch Specific Plan proposes additions

to the existing regional water system necessary to serve the project. These additions will greatly enhance fire protection in the area.

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

All proposed uses within the Plan area shall be connected to an underground sanitary sewer system. This system includes a local network within the project and the provision of offsite systems to transport sewage northerly to the existing treatment plant.

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

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

A retention basin along the southern boundary will provide a regional flood control benefit for downstream properties.

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

The open space will be improved to incorporate the existing drainage patterns of the subject property.

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

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

Consultation with Keppel Union School District has determined that a school site is not required on the project site. Therefore, any development will pay school impact fees at the time building permits are

issued to assist in the construction of needed school sites.

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

The Keppel Union School District has indicated that there is not need for an elementary school site on the Plan area. The Antelope Valley Union High School District has purchased property on the southwest corner of Pearblossom Highway and 47th Street East to construct a new high school to service this area. Additionally, the Antelope Valley Community College District has purchased land within Palmdale with the intention of constructing a campus within the southern portion of the Valley.

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

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

The subject property is served by Los Angeles County Fire Station 131 and Fire Station 37. In addition, the property is within the United States Forest Service Mutual Aid Area.

Development of the Specific Plan area will also provide for the expansion of existing water storage facilities in the area, thereby enhancing the current level of fire protection.

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

As part of the annexation process, negotiations occurred which transfer property taxes collected by the County of Los Angeles to the City of Palmdale. These transferred funds will offset the increased costs of police protection resulting from the project.

- Objective PS5.3:** **Provide library service to meet the needs of existing and future library residents.**
- At the time building permits are issued, a Public Facility Impact Fee will be required to offset future demand for library services.
- Objective PS5.4:** **Provide adequate park and recreation facilities to meet the needs of existing and future residents.**
- The Specific Plan designates over 155 acres for recreational use. This includes passive open space and 5-acre neighborhood park site as well as trail systems connecting area residents with amenities.
- Objective PS5.5:** **Promote adequate provision of health care services and programs which serve all segments of the population.**
- This objective does not apply to this Specific Plan.
- Objective PS5.6:** **Provide accessible, convenient facilities for municipal services.**
- This objective does not apply to this Specific Plan.
- Objective PS5.7:** **Provide enforcement services to ensure compliance with municipal codes and ordinances, to protect public health and safety, preserve property values, and maintain a clean and orderly environment for Palmdale residents.**
- This objective does not apply to this Specific Plan.
- Objective PS5.8:** **Provide opportunities for cultural and artistic activities within the community.**
- This objective does not apply to this Specific Plan.
- GOAL PS6:** **Ensure provision of adequate facilities and programs to accommodate solid waste and hazardous waste collection, handling and disposal.**

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

Area residents will take part in the City's Solid Waste Management Plan through participation in City-organized recycling and domestic toxic waste disposal programs.

Objective PS6.2: Adopt a City Hazardous Waste Management Plan as an element of the General Plan.

This objective does not apply to this Specific Plan.

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

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

The Foothill Ranch Specific Plan proposes a significant open space element. The primary open space will be passive open space with multi-use trails throughout.

The Specific Plan provides active and passive recreational facilities as a part of the 5-acre neighborhood park site. This facility is linked to a combination multi-use trail. This trail is to be constructed in a 32-foot wide parkway enhanced with significant landscape treatments. This trail shall be incorporated into an overall trail system connecting the residential portions of the Specific Plan to the neighborhood commercial uses. The trail system will also connect to the identified multi-use trail proposed by the City's Parks, Recreation and Trails Plan.

As required by the City's annexation policies, a fiscal impact report has been prepared evaluating City revenues and costs associated development.

GOAL PS8:

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

Objective PS8.1

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

This objective does not apply to this Specific Plan.

Objective PS8.2:

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

This objective does not apply to this Specific Plan.

Objective PS8.3:

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

This objective does not apply to this Specific Plan.

Objective PS8.4:

Ensure that the general public does not bear the cost of providing communication services, that cost recovery for use of public land and infrastructure is commensurate with the benefit provided, and that providers of communication services are treated equitably within the City.

This objective does not apply to this Specific Plan.

4.5 SAFETY

GOAL S1: **Minimize danger and damage to public health, safety, and welfare resulting from natural hazards.**

Objective S1.1: **Review development within or adjacent to geologic hazards, to ensure adequate provisions for public safety.**

An extensive Alquist-Priolo Special Studies Zone report has been prepared and reviewed by the City of Palmdale engineering staff. This report involved over two miles of trenching in order to physically locate and document potentially active faults within the subject property.

From this data, specific structural setbacks and restricted use zones have been established to protect future structures and residents of the Specific Plan area. Streets and underground infrastructure have been aligned to generally cross fault zones in a perpendicular fashion with flexible connections to withstand seismic events.

Objective S1.2: **Minimize hazards associated with flood plains in the area.**

The Specific Plan provide for significant drainage structures which will benefit downstream flood control. Habitable structures within the residential and neighborhood commercial uses of the plan have been located to avoid flood hazard.

Objective S1.3: **Ensure compatible development in areas within or adjacent to natural high fire risk areas (urban-wildland interface), and other high fire risk areas.**

Landscaping for the Specific Plan shall incorporate drought-tolerant, fire resistant plant materials currently recognized by the City's landscape architect. Methods of ingress and egress are provided both

north and south on 47th Street East, east and west on Barrel Springs Road, and north on 40th Street East.

GOAL S2:

Minimize damage associated with man-made hazards.

Objective S2.1:

Minimize damage from catastrophic failure of infrastructure.

The proposed detention facilities associated with the natural open space area are located in Hunt Canyon or along Barrel Springs Road. No proposed residential uses are downstream of the basin area.

Objective S2.2:

Minimize damage resulting from aircraft accidents.

This objective does not apply to this Specific Plan.

Objective S2.3:

Protect the public from hazardous materials and the hazards associated with the transport, storage or disposal of such materials.

This objective does not apply to this Specific Plan.

Objective S2.4:

Ensure that development of a federal, state, or county prison in Palmdale shall not impact the health, safety, and lifestyle of residents.

This objective does not apply to this Specific Plan.

Objective S2.5:

Minimize potential hazards related to crime through the development review process and through on-going public education programs.

The safety aspects of all proposed development associated with the residential and neighborhood commercial uses shall be subject to design review prior to construction.

Objective S2.6:

Minimize exposure of residents to other man-made hazards, to the extent feasible.

This objective does not apply to this Specific Plan.

GOAL S3: **Maintain and enhance City emergency services.**

Objective S3.1: **Prepare the Palmdale community to be self-sufficient in the event of an emergency.**

This objective does not apply to this Specific Plan.

GOAL S4: **Protect public safety through the implementation and enforcement of City Ordinances and through public education.**

Objective S4.1: **Develop, implement and enforce City Codes to insure safe and sanitary living and working conditions throughout the City.**

Recordation of the various subdivisions related to individual Planning Areas will require the preparation of appropriate CC&Rs and architectural restrictions in order to ensure the future maintenance and upkeep of structures proposed by the development.

Objective S4.2: **Support the development and continued updating of public education programs on health and safety.**

This objective does not apply to this Specific Plan.

4.6 NOISE

GOAL N1: **Minimize the exposure of residents to excessive noise to the extent possible. through the land planning and the development review process.**

Objective N1.1: **Utilize appropriate land use planning as the primary method of achieving noise compatibility among adjacent land uses.**

The site is not currently impacted by existing noise sources which may produce compatibility issues. In the developed condition, noise sources will be limited to Barrel Springs Road and 47th Street East. Residential structures proposed along 47th Street East will be located well above the grade of the street.

Noise mitigation for Specific Plan area residents along Barrel Springs Road will be provided by the provision of open space uses.

Objective N1.2: **Protect and maintain those areas having acceptable noise environments.**

As the Specific Plan area develops, construction hours will be limited in accordance with City Codes and Ordinances.

GOAL N2: **Promote noise compatible land uses within the 65 CNEL contour and the Frequent Overflight Area of Air Force Plant 42.**

Objective N2.1: **Ensure that land uses planned in the vicinity of Plant 42 will not be adversely affected by present and future noise levels expected to be generated by Plant 42.**

This objective does not apply to this Specific Plan.

4.7 HOUSING

GOAL H1: **Promote the construction of new housing affordable to all income groups.**

Objective H1.1: **Provide sites at a range of densities adequate to accommodate future housing needs.**

The Foothill Ranch Specific Plan proposes lot sizes ranging of one acre or more. The Specific Plan will provide a residential density largely unavailable within the city due to existing physical and developmental constraints.

Objective H1.2: **Increase the supply of ownership housing affordable to households with very low, low and moderate income.**

Market demands will determine the affordability of the Specific Plan .

Objective H1.3: **Increase the supply of rental housing affordable**

to households with very low, low and moderate income.

This objective does not apply to this Specific Plan.

Objective H1.4: Maintain the supply of housing affordable to low and very low income persons.

This objective does not apply to this Specific Plan.

Objective H1.5: Reduce government constraints on the production of housing.

The Implementation Section of the Foothill Ranch Specific Plan sets forth processing necessary for the buildout of the area. In order to expedite processing, the Specific Plan encourages concurrent processing of subdivisions as well as conditional use permits and zoning actions where required.

GOAL H2: Preserve and improve the existing supply of affordable housing.

Objective H2.1: Bring existing housing units up to an established standard of habitability.

This objective does not apply to this Specific Plan.

Objective H2.2: Preserve existing units currently assisted by the federal, state or local government.

This objective does not apply to this Specific Plan.

GOAL H3: Increase the capacity of the City to develop and implement housing programs.

Objective H3.1: Administer adequate housing programs to meet the needs of all Palmdale residents.

This objective does not apply to this Specific Plan.

GOAL H4: Promote equal housing for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, age or physical condition.

Objective H4.1: Promote fair housing practices and prohibit discrimination.

This Specific Plan shall comply with all laws prohibiting discrimination and promoting fair housing practices.

GOAL H5: Adequately house households with special needs.

Objective H5.1: Expand the housing supply which is affordable for senior citizens.

Dependent on market demands, the Specific Plan has the flexibility to provide affordability in a range of housing types, including a senior housing community.

Objective H5.2: Address the problems of homeless persons.

This objective does not apply to this Specific Plan.

Objective H5.3: Encourage an increase in the supply of three and four bedroom rental units available to lower income households with large families.

This objective does not apply to this Specific Plan.

Objective H5.4: Increase handicapped access to housing.

Public improvements associated with the residential and neighborhood commercial elements of the Specific Plan shall be designed in conformance with Americans With Disabilities Act (ADA) requirements.

Objective H5.5: Expand rental assistance to the City's lower income and special needs households.

This objective does not apply to this Specific Plan.

Objective H5.6: Coordinate social services with housing to meet the needs of households with special needs.

This objective does not apply to this Specific Plan.

GOAL H6: **Implement energy and water conservation measures.**

Objective H6.1: **Require all newly constructed housing to utilize a full range of water and energy conservation measures.**

Development of the Foothill Ranch Specific Plan will be in conformance with mitigation measures from the Specific Plan 's Environmental Impact Report regarding water conservation and energy efficiency.

Objective H6.2: **Provide information and assistance to the public about energy and water saving modifications for existing housing.**

This objective does not apply to this Specific Plan.

4.8 PARKS, RECREATION AND TRAILS

GOAL PRT1: **Provide adequate parks to meet the needs of existing and future residents.**

Objective PRT1.1: **Adopt and implement a standard of 5 acres of parkland per 1,000 population for the City.**

This Objective establishes a standard for the overall provision of parkland for Palmdale on a city-wide basis. The Foothill Ranch Specific Plan will provide significant additions to the City's current recreational facilities with the provision of a variety of recreational facilities.

Foothill Ranch provides 155 acres of open space and 5-acre neighborhood park site. With an estimated Specific Plan area population of 1,923, this equates to a Specific Plan area ratio of 80.6 acres/1,000 population.

The Specific Plan also incorporates other recreational opportunities , including significant trails and active pedestrian and bicycle facilities and a five acre neighborhood park.

In order to evaluate the recreational contributions of proposed Specific Plan area developments, the City of Palmdale has adopted a Park Land Dedication Ordinance (Ordinance 505). Applicants can (1) provide park land, (2) pay an in-lieu fee to the City, or (3) provide a combination of both for the purpose of providing park and recreational facilities. Ordinance 505 states:

"The term "PARK AND RECREATION FACILITIES" shall include, but is not limited to, land and interests in land, swimming pools, tennis and volleyball and basketball courts, baseball grounds, children's recreation buildings, and other works, properties, structures and facilities necessary or convenient for public park, playground and recreation purposes; and also including any of above-described facilities constructed or installed within or upon any public school grounds where City is given a right to use the same for public playground or recreation purposes."

The approximately 5 acres of active area includes recreational facilities such as a tot lot, picnic and play area and hard courts,. The total value of the improvement costs of these active recreational facilities will meet or exceed the statutory requirements of Ordinance 505.

Objective PRT1.2: **Explore various means of acquiring parkland and seek creative and flexible techniques to accomplish City park goals, including but not limited to fee vouchers in exchange for parkland.**

The Specific Plan calls for no residential density within uninhabitable portion of the Alquist-Priolo Fault Zone and the maintenance of this area as open space.

Objective PRT1.3: **Wherever feasible, incorporate uses which increase the public benefit of park land, and are compatible with the goal of providing active recreation activities.**

The open space along Barrel Springs Road. will be

designed to collect and convey storm water flows as well as provide storm water detention.

The 5-acre neighborhood park site is connected to the planned trail system. This trail system serves to link the various land uses of the Specific Plan area with the area's amenities.

Objective PRT1.4: Consider non-traditional types of parks to extend the range of recreational opportunity available within the City.

The Specific Plan includes a trail system connecting the Specific Plan's residential areas with the neighborhood commercial uses, and open space uses.

Objective PRT1.5: Ensure that parks and recreation facilities are accessible to all citizens.

Development of the recreational facilities will be in accordance with the design criteria of the City of Palmdale and the Americans With Disabilities Act.

Objective PRT1.6: To the extent feasible, incorporate active parks in the City's open space network and trails plan.

The active neighborhood park is connected to the Specific Plan's trail system, providing connection to the multi-use trail planned along the north side of Barrel Springs Road.

Objective PRT1.7: Seek public input on design of all new neighborhood and community parks in Palmdale.

Development of the active and passive recreational facilities are regulated through designation standards in Section 5 of the Specific Plan.

GOAL PRT2: Provide a broad range of recreational programs, including programs for all age and activity levels, educational programs and cultural events, to enrich the lives of Palmdale residents.

Objective PRT2.1: Provide a broad range of recreational activities for Palmdale youth.

The neighborhood park will provide active recreational facilities and open space for City youth.

Objective PRT2.2: Provide a variety of recreational activities for adults.

The open space and neighborhood park will provide recreational opportunities for community residents.

Objective PRT2.3: Continue to provide a broad range of recreational and social activities for seniors.

The open space and neighborhood park will provide recreational opportunities for seniors within the community.

Objective PRT2.4: Provide opportunities for cultural and artistic activities within the community.

This objective does not apply to this Specific Plan.

Objective PRT2.5: Continue to recognize and assist other public and private entities which provide recreation or cultural opportunities.

This objective does not apply to this Specific Plan.

Objective PRT2.6: Ensure that all residents have equal access to recreational and cultural programs and activities.

The Specific Plan and its recreational facilities shall be developed in accordance with the Americans With Disabilities Act.

GOAL PRT3: Provide a network of open space areas to provide for passive recreation opportunities, enhance the integrity of biological systems, and provide visual relief from the developed portions of the City.

Objective PRT3.1: Encourage the use of open space areas for passive recreation.

Foothill Ranch will provide passive recreational opportunities in the open space areas of the Specific Plan. Access to these areas is provided by the Specific Plan's trail system.

Objective PRT3.2: Develop an open space network through preservation of corridors along fault zones, natural drainage courses and in hillside areas to connect with the large areas of open space designated in the General Plan Land Use Map.

The passive open space incorporates the rift zone of the San Andreas Fault along Barrel Springs Road and Hunt Canyon running north-south through the center of the Specific Plan area.

GOAL PRT4: Develop a system of multi-use trails which provide connections to the County trails system and the City of Lancaster trails system.

Objective PRT4.1: Provide multi-use trails, for use by pedestrians, bicyclists and equestrians, connecting to existing or currently planned multi-use trails.

The Foothill Ranch Specific Plan will provide for connections to the planned multi-use trail along the north side of Barrel Springs Road. The Specific Plan provides an interior trail system to connect the Specific Plan's residential, neighborhood commercial and open space uses to the multi-use trail.

Objective PRT4.2: Explore various means of acquiring trail easements or rights-of-way and pursue all available funding sources to provide trail acquisition and construction.

Dedications and easements for the trail system will be provided through the recordation of subdivisions and agreements associated with Specific Plan area buildout.

Objective PRT4.3: **To the extent feasible, ensure that all trails are accessible to all residents.**

Trails shall be designed and constructed under the direction and approval of the City Landscape Architect.

GOAL PRT5: **Promote bicycling as an important mode of transportation and recreation in the City of Palmdale.**

Objective PRT5.1: **Encourage bicycling use by developing a comprehensive bikeway network for the City.**

On-street bikeways will occur along Barrel Springs Road, 37th Street East, and 47th Street East. Connection of these facilities to the college, residential, and open space uses will be accommodated by the planned trail along Foothill Ranch Road. Linkage will be provided to the multi-use trail.

Objective PRT5.2: **Provide bikeways which suit the access needs of all bicyclists in the City of Palmdale.**

On-street and off-street bikeways shall be developed to connect the various land uses. Bikeway design shall be in conformance with design criteria established by the City Engineer.

Objective PRT5.3: **Increase the level of public safety for all bicyclists.**

The bikeway associated with Foothill Ranch Road is designed as a Class I grade-separated facility. Maintenance responsibility will be included within a landscape maintenance district or other appropriate agency.

4.9 COMMUNITY DESIGN

GOAL CD1: **Create and maintain a well-designed built environment for the City of Palmdale, which contributes to the community's economic vitality**

and enhances the quality of life for it's residents.

Objective CD1.1:

Consider the relationship of each development project to its setting.

The Foothill Ranch Specific Plan has been designed to provide significant open space areas and landscape buffers along the edges of the Specific Plan area. This includes approximately a 500 foot setback along the north boundary (Barrel Springs Road).

Architecture and landscaping have been controlled to allow structures to blend with the site's terrain and character.

The infrastructure systems associated with the Specific Plan tie into existing systems. This includes access to two secondary highways (Barrel Springs Road and 47th Street East), access to the City's planned multi-use trail along the north side of Barrel Springs Road, a provision of significant open space in Hunt Canyon and along Barrel Springs Road providing visual open space as well as provisions for drainage improvements and connections to sewer and water systems existing and or planned for the area.

Lighting within the Specific Plan has been minimized to the greatest extent possible while still allowing for adequate security and safety. The landscaping Specific Plan has been organized to use existing vegetation including Joshua trees, Junipers, and the existing cottonwood community along Barrel Springs Road.

Objective CD1.2:

New development should contribute to the community character through design and quality workmanship.

Proposed neighborhoods are organized around the Specific Plan's trail system as well as visual open space.

Objective CD1.3: The history of Palmdale should be reflected in the community's design.

While the Specific Plan area's site and its surroundings have no specific historical significance, many of the architectural styles incorporate high desert architectural features. In addition, the landscaping program for the Specific Plan uses native vegetation including Joshua trees and Junipers in order to maintain continuity with the existing vegetation of the region.

Objective CD1.4: Community design should create an environmental which is easy to understand and convenient for users.

The Foothill Ranch Specific Plan establishes a defined street pattern with a hierarchy of entry monumentation to assist Specific Plan area residents and users to their destinations. Entry points are highlighted by a combination of landscaping as well as Specific Plan area signage. In addition, pedestrian travel within the Specific Plan area is emphasized with the provision of a trail system interconnecting neighborhoods as well as land uses.

Objective CD1.5: Functional public spaces should be created within development projects.

The Specific Plan design provides a number of functional public spaces for the use and enjoyment of residents. These spaces include the interconnecting trail systems. Passive space is kept to neighborhood level in order to enhance a sense of human scale.

Objective CD1.6: Development should be designed to encourage and facilitate interaction of people and neighborhoods, rather than to create barriers between them.

The Specific Plan 's trail system will provide for interconnection between residential neighborhoods as well as connection to the neighborhood commercial uses of the Specific Plan . Where

feasible, buildout of the local street and sidewalk systems will provide connections between neighborhoods in addition to the main trail system.

Objective CD1.7: Site designs should provide for the comfort and safety of users.

Landscape elements and open spaces are interconnected with the project's trail system to promote pedestrian and bicycle use. Plant materials have been chosen to be compatible with extremes inherent to the Palmdale's desert environment including heat, cold and wind.

Objective CD1.8: The built environment should provide a visually interesting and stimulating setting by using varied physical forms and details which contribute to Palmdale's sense of place.

This policy will be implemented when development is proposed.

Objective CD1.9: Create an attractive environment for living, working and shopping, through adequate screening of equipment, utilities, loading and trash collection areas.

This policy will be implemented when development is proposed. In addition, the specific plan contains language related to outdoor storage for the neighborhood commercial uses of the Specific Plan.

Objective CD1.10: All developments should relate to human scale.

Recreational open space is organized with the provision of a 5-acre neighborhood park site and the integrated trail system connecting open space uses with the other proposed uses of the Specific Plan area.

GOAL CD2: Enhance a "sense of place" within Palmdale by emphasizing the City's environmental setting, natural amenities, and human resources.

Objective CD2.1: **Create a major focal point for community and civic activities which is centrally located, and minor focal points located within neighborhoods throughout the City, which are easily accessible, attractive, and which promote community interaction.**

The Specific Plan contains a number of focal points which will promote interaction within the proposed Specific Plan area as well as with the surrounding community.

Objective CD2.2: **Integrate the built environment with the natural environment.**

The landscape concept incorporates Joshua trees and other native vegetation as well as drought tolerant vegetation from the City's identified plant list within landscape areas. Architecture for the Specific Plan allows for generous eaves in the roof design as well as the potential for recessed windows and porches. Landscaping is designed to soften structural edges and Facades of buildings as well as provide retainment of mature trees and buffering along the Specific Plan area's perimeter.

Objective CD2.3: **Emphasize and preserve the natural amenities and cultural features within Palmdale which contribute to the community's identity.**

The design of Foothill Ranch uses the natural features and terrain of the Specific Plan area through provision of large areas of open space and the placement of proposed land uses. Residential land uses have been located in the flatter portions of the site.

Barrel Springs Road is identified by the City's General Plan as a scenic highway. Vistas along this scenic highway will be enhanced with the provision of natural open space. This visual open space provides approximately a 500 foot setback to proposed structures, thereby enhancing the open space characteristics of the corridor and protecting line of

site vistas and panoramas of the surrounding mountains.

The specific plan provides for both solid and wrought iron view fencing. Solid walls will be incorporated in areas where rear yard privacy is an issue, while view fencing will be used in areas where views are available.

Objective CD2.4: **Create a sense of arrival to Palmdale at major entrance points to the City, and enhance major focal points at designated locations throughout the City to create a unified sense of place.**

This objective does not apply to this Specific Plan.

Objective CD2.5: **Recognize and encourage diversity of lifestyles in the community design for Palmdale.**

This objective does not apply to this Specific Plan.

GOAL CD3: **Recognize and maintain the rural character of large-lot residential development within the planning area, through establishment of rural development standards appropriate for these areas.**

One-acre lots within the proposed Foothill Ranch Specific Plan are to be incorporated into the street scene of Planning Area A G and H. Therefore, the objectives, policies and design standards supporting GOAL CD 3 do not apply to this Specific Plan.

GOAL CD4: **Promote safe, functional, attractive single family residential neighborhoods, integrated with the surrounding community, and easily accessible by multiple transportation modes.**

Objective CD4.1: **Subdivision design should ensure a functional and safe living environment for residents on each lot created.**

Substantial buffering and setback from Barrel Springs and 47th Street East has been provided for residential

uses within the Specific Plan. Sufficient buffering through the use of open space has been provided between residential and non-residential uses.

Other policies and specific design criteria supporting this objective will be reviewed during the tentative map and site plan review process as established by the Implementation Section of this document.

Objective CD4.2:

In residential subdivisions, promote diversity within the context of an overall design theme, to provide a visually attractive neighborhood which relates well with its surroundings.

This policy and other policies and specific design criteria supporting this objective will be reviewed during the tentative map and site plan review process as established by the Implementation Section of this document.

Objective CD4.3:

Arterial and collector streets serving residential neighborhoods should contain varied streetscapes and views.

Significant landscape setbacks and parkways have been established for the main arterial and collector streets serving the Specific Plan area. Barrel Springs Road has approximately a 500 foot setback containing visual open space. Foothill Ranch Road has a 20-foot setback on the east side and a 32-foot setback on the west side of the street incorporating significant landscape elements as well as sidewalks and bicycle trails. Landscape features along this corridor include variations in plant massing as well as individual neighborhood entry monumentation.

Other policies and specific design criteria supporting this objective will be reviewed during the tentative map and site plan review process as established by the Implementation Section of this document.

Objective CD4.4:

Fences and walls within residential areas should contribute to the neighborhood identify and

enhance community design.

The Foothill Ranch Specific Plan establishes standards relating to the height, dimension and style of walls and fencing within the Specific Plan area.

Objective CD4.5: Residential neighborhoods shall be integrated with interconnected networks linking parks, schools, services and other neighborhoods.

The trail system contains a pedestrian back bone trail and will connect to the neighborhood commercial uses, as well as the residential neighborhoods.

GOAL CD5: Multiple family housing shall provide a safe and pleasant living environment for residents and shall be integrated with surrounding neighborhoods so as to enhance the sense of community, through implementation of the following objectives and policies. (Exceptions may be granted for smaller projects of six or less units, or where these measures can be shown inappropriate).

Objective CD5.1: Site designs for multiple family developments shall relate to surrounding properties with respect to building locations, orientation, massing and setbacks.

This objective does not apply to this Specific Plan.

Objective CD5.2: Multiple family projects shall create a safe environment for residents.

This objective does not apply to this Specific Plan.

Objective CD5.3: Create a safe and convenient circulation system for vehicular, pedestrian and bicycle traffic, where feasible.

This objective does not apply to this Specific Plan.

Objective CD5.4: Design of multiple family developments should enrich the lives of residents by providing a variety

of activities, places to meet and talk, visual interest in the surroundings, and screening of unsightly uses.

This objective does not apply to this Specific Plan.

Objective CD5.5: Ensure that manufactured housing communities meet the City's residential design goals.

This objective does not apply to this Specific Plan.

Objective CD5.6: Adopt standards for senior housing projects to provide for a living environment which meets people's needs in these communities over time.

This objective does not apply to this Specific Plan.

GOAL CD6: Commercial development in the City of Palmdale should enhance the community's economic vitality by providing a high quality environment for shopping and working.

Objective CD6.1: Site planning for retail and office commercial development shall be integrated with adjacent properties and provides for optimum use of the site.

The neighborhood commercial uses have a significant setback from Barrel Springs Road. Architectural standards have been established in the specific plan for the development of the commercial structures to assure visual continuity with the rest of the Specific Plan area.

Other policies and specific design criteria supporting this objective will be reviewed during the tentative map and site plan review process as established by the Implementation Section of this document.

Objective CD6.2: Achieve effective access and circulation for all site users, and minimize traffic impacts to adjacent properties, through site design.

Access to the neighborhood commercial uses will be

limited to driveways on Foothill Ranch Road. Parking areas will be set back to allow for a landscaped area providing visual screening.

Other policies and specific design criteria supporting this objective will be reviewed during the tentative map and site plan review process as established by the Implementation Section of this document.

Objective CD6.3: Ensure that building placement, orientation and design create an attractive business environment in commercial areas.

This policy and other policies and specific design criteria supporting this objective will be reviewed during the tentative map and site plan review process as established by the Implementation Section of this document.

Objective CD6.4: Parking lot design and orientation should function well for site users and present an attractive appearance to enhance the business environment.

Parking lots shall be provided for the neighborhood commercial and uses. Appropriate parking ratios have been identified depending on the type of use and floor area. Landscape standards have been included to provide for setback and screening from adjacent streets. Landscaping within parking lot areas will provide shading for parked vehicles and soften the appearance of large areas of paved surface.

Objective CD6.5: Pedestrian elements and open space areas within commercial projects shall be designed to meet the needs of site users and enhance the development.

The Foothill Ranch Specific Plan encourages pedestrian spaces and architectural focal points including fountains, plazas and sculptures. Walkways are encouraged to provide overhangs or canopies through the design of arcades or trellises.

Other policies and specific design criteria supporting this objective will be reviewed during the tentative map and site plan review process as established by the Implementation Section of this document.

Objective CD6.6:

Lighting, walls and fences, and street furniture within commercial development should be designed to integrate with the project and the surrounding area.

The specific plan encourages location of lighting within the neighborhood commercial area to provide for public safety issues, however, lighting should be held to a minimum.

Neighborhood commercial structures will be located on Foothill Ranch Road and will be designed to provide buffering from residential uses and ensure minimal visual disturbance to surrounding residents.

Other policies and specific design criteria supporting this objective will be reviewed during the tentative map and site plan review process as established by the Implementation Section of this document.

Objective CD6.7:

Signs should be designed as an integral part of the architecture for commercial/industrial development, in order to create a unique image for each project while contributing to the overall character of the area.

The Foothill Ranch Specific Plan identifies sign standards related to the neighborhood commercial uses. These standards establish dimensional criteria as well as restrictions of sign type, color and lighting.

GOAL CD7:

Establish design guidelines for mixed use project in which commercial retail, office and residential uses coexist, to ensure that such developments are attractive and functional while minimizing conflicts between used of different intensity.

While the Specific Plan provides a mix of residential,

commercial, and open space uses, it is not considered a "mixed use project" as contemplated by Goal CD7. Therefore, this goal and its supporting objectives do not apply to this Specific Plan.

GOAL CD8: **Use landscaping to reinforce community identity, to create a pleasant environment, to control erosion and promote natural percolation of storm water, to provide protection from wind and hot summer sun, and to integrate new development into the surrounding district.**

Objective CD8.1: **Landscape design shall consider prevalent and successful landscape themes in the surrounding area, through the following measures.**

The landscape concept for the Specific Plan incorporates existing native vegetation including Joshua trees and Junipers. Other plant materials for use in streetscapes and open space areas have been selected to be compatible with these native species.

Objective CD8.2: **Choice and placement of plant materials should reflect the context of the site.**

The landscape concept established by the specific plan provides for use of native plant species as well as deciduous and evergreen species. This will provide the Specific Plan area with a visually interesting landscape throughout the changing seasons of the year.

Plant materials have been selected for the trees as well as understory growth in streetscape and open space areas. These plant materials have been selected in conjunction with the City's identified plant list and the overall character of the site.

Other policies and specific design criteria supporting this objective will be reviewed during the tentative map and site plan review process as established by the Implementation Section of this document.

Objective CD8.3: **Hardscape may be included in the overall**

landscape design, based on the following criteria.

Policies and specific design criteria supporting this objective will be reviewed during the tentative map and site plan review process as established by the Implementation Section of this document.

Objective CD8.4:

Landscape design shall be sensitive to the desert environment as well as unique aspects of the site with respect to phasing of development, location, and other site features.

Adequate erosion control and dust control shall be incorporated into the phased development of a development project. Existing mature trees and vegetation along Barrel Springs Road will be incorporated into the design of development wherever possible.

A hierarchy of Specific Plan entry monumentation has been provided serving to establish community and neighborhood focal points with boulder groupings and landscaping.

Various drainage basins have been incorporated into the design of the Foothill Ranch Specific Plan . These basins will serve to remove debris and provide detention resulting in downstream flood control improvement.

Other policies and specific design criteria supporting this objective will be reviewed during the tentative map and site plan review process as established by the Implementation Section of this document.

GOAL CD9:

Incorporate a high quality of design into planning for public buildings, capital improvement projects, rights-of-ways, drainage facilities, open spaces, and other land uses owned or initiated by the City of Palmdale, to contribute to cohesive sense of place, enhance the overall quality of development in the City, and perpetuate the image which the City wishes to create.

Objective CD9.1:

Streetscape designs shall enhance and unify the community, define different districts, and be sensitive to the desert environment.

The Foothill Ranch Specific Plan takes major access from two secondary highways: Barrel Springs Road and 47th Street East. These secondary highways have no established or organized streetscape along the Specific Plan boundary or in the region. In order to create a transition from the existing conditions, the landscape concept for the Specific Plan employs a progression of plant materials along Barrel Springs Road.

In an effort to maintain continuity with the existing minimal streetscape, the Specific Plan has not proposed landscaped medians for Barrel Springs Road and 47th Street East. If medians were installed, they would be unique to the area and therefore not reflect the character of existing adjacent and contiguous streetscapes. Should future development in the region result in a change of character of the existing streetscapes, sufficient room within the street right-of-way has been reserved so that future construction of medians may occur.

The landscape concept has incorporated drought tolerant landscape materials and calls for efficient irrigation systems. Entry monumentation uses large boulders for neighborhood identification in an effort to blend with the existing character of the region.

Other policies and specific design criteria supporting this objective will be reviewed during the tentative map and site plan review process as established by the Implementation Section of this document.

Objective CD9.2:

Ensure that drainage facilities are designed and landscaped to provide an attractive appearance from adjacent residences and the street, while maintaining their effectiveness in controlling stormwater runoff.

Various drainage basins have been incorporated into

the design of the Foothill Ranch Specific Plan .
These basins will serve to remove debris and provide detention resulting in downstream flood control improvement.

Objective CD9.3: **Create and maintain places for civic and social events which are in the public realm, in order to foster civic pride and enhance a sense of community.**

Objective CD9.4: **Clearly demonstrate the quality of development desired in Palmdale, through education and example.**

This objective does not apply to this Specific Plan.

Objective CD9.5: **Address unmaintained properties, graffiti, litter, abandoned signs and other forms of blight which detracts from Palmdale's appearance and lifestyle.**

This objective does not apply to this Specific Plan.

Goal CD 10: **Facilitate creation and expansion of industrial uses within the City to accommodate manufacturing, distribution, and complementary office and support uses in order to expand the City's employment and economic base and improve the job/housing balance, while ensuring that such areas are compatible with adjacent uses and minimizing adverse impacts on more restrictive use districts.**

Objective CD 10.1: **In reviewing site design of projects within industrially-designated areas, consideration should be given to the location and setting of the project with respect to site visibility, adjacent uses and designations, abutting roadways, and other similar factors, to ensure that development requirements are appropriate for the vicinity and the intended use.**

This objective does not apply to this Specific Plan.

Objective CD 10.2: **Industrial sites should be designed to ensure a functional, safe and visually pleasing environment for those who work in or pass through the area, through use of effective site planning.**

This objective does not apply to this Specific Plan.

Objective CD 10.3: **Design and placement of buildings in industrial designations should combine functionality with aesthetic considerations so as to present an attractive appearance to public rights of way and non-industrial areas, while serving the specialized needs of the industrial user.**

This objective does not apply to this Specific Plan.

Objective CD 10.4: **Ensure that development in industrial designations is provided with adequate access, including on and off-site circulation for both vehicular and non-vehicular traffic.**

This objective does not apply to this Specific Plan.

Objective CD 10.5: **Parking in industrial areas should be provided to meet the needs of both site visitors and employees, while minimizing excessive paving and maintaining an attractive appearance to the general public.**

This objective does not apply to this Specific Plan.

Objective CD 10.6: **Enhance the appearance of industrial areas by requiring screening of mechanical equipment, refuse storage areas, outdoor storage, loading, parking and utilities, where appropriate.**

This objective does not apply to this Specific Plan.

Objective CD 10.7: **Industrial sites should be user-friendly for employees and visitors, incorporating design features to accommodate a variety of convenient and needed facilities as site amenities.**

This objective does not apply to this Specific Plan.

Objective CD 10.8:

Landscaping of industrial properties should create a pleasant environment for site visitors and employees and provide adequate buffering for adjacent properties, while minimizing water usage and maintenance expense.

This objective does not apply to this Specific Plan.

Objective CD 10.9:

Walls, fences and lighting within industrial areas should be designed to meet the security and functional needs of individual businesses while integrating the site with the surrounding area.

This objective does not apply to this Specific Plan.

SECTION FIVE DEVELOPMENT STANDARDS

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 Foothill Ranch.

These standards were formulated to insure compliance with the spirit and intent of the City of Palmdale Zoning Code (Ordinance No. 140). 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 by land use elements. Within each element is a series standards that dictate permitted uses, setbacks and building heights. In addition, this section establishes standards for parking, signage lighting and grading.

5.1 GENERAL PROVISIONS

- 5.1.1 All City of Palmdale Zoning Regulations in effect at the time of adoption of the Foothill Ranch Specific Plan shall apply, except where expressly addressed and/or modified by the Foothill Ranch Specific Plan or the Development Agreement if one is entered into by the City and the owner/developer.
- 5.1.2 In addition to these Development Standards, all development at Foothill Ranch is subject to the City's applicable Community Design Elements contained in Section Three 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 Community Design Elements as well as the City of Palmdale Zoning Ordinance.
- 5.1.3 The unit counts within the individual Planning Areas are subject to Planning Commission approval in conformance with the Design Elements, Development Standards and Implementation provisions contained in the Specific Plan. Should review of subsequent subdivision applications 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, the number of units within such Planning Areas may be reduced and transferred to another Planning Area.

- 5.1.4 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 herein.
- 5.1.5 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.
- 5.1.6 The Development Standards of the Foothill Ranch Specific Plan were established in accordance with City of Palmdale Resolution No. 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 Foothill Ranch Specific Plan Development Standards and the currently adopted Palmdale Municipal Code or any future modification thereof, the Foothill Ranch Specific Plan Development Standards shall prevail and be deemed applicable, unless otherwise provided herein.
- 5.1.7 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 codes and engineering design standards as required by the City of Palmdale.
- 5.1.8 Grading shall be subject to the standards of this specific plan and the City of Palmdale Hillside Management Ordinance.
- 5.1.9 Construction and maintenance of drainage facilities shall comply with the City's Storm Drainage Management Plan, City standards and requirements of the City Engineer.
- 5.1.10 All development shall be connected to and utilize a community sewer system for wastewater disposal. Sewer facilities shall comply with the requirements of the Los Angeles County Sanitation District and the City of Palmdale.
- 5.1.11 Water facilities shall comply with the Palmdale Water District

Requirements.

- 5.1.12 Foothill Ranch will be developed in accordance with applicable Los Angeles County Fire Department requirements.
- 5.1.13 All trails, open space and neighborhood park improvements will be in accordance with the review and approval of the City of Palmdale.
- 5.1.14 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 specified in the Infrastructure Phasing and Financing Plan included as Appendix D.
- 5.1.15 The gross density is computed by dividing the number of dwelling units in the Specific Plan area by the total number of acres in the Specific Plan area.
- 5.1.16 When adjacent to the perimeter boundary of the specific plan, all residential lots must be a minimum lot size of 40,000 square feet.
- 5.1.17 Planning Area Boundaries
- 5.1.17.1 Except as otherwise indicated, dimensions are measured from centerline of Foothill Ranch Road and 37th Street East and from the rights-of-way of 47th Streets East and Barrel Springs Road.
 - 5.1.17.2 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 6.6, Specific Plan Administration.
 - 5.1.17.3 Boundaries not having dimensions on the Development Plan shall be determined by Subdivision Maps or Site Plans.
- 5.1.18 Front yard setbacks and side yard setbacks when abutting a street shall be measured perpendicularly, unless otherwise specified, from the nearest point of the exterior wall, excluding allowed projections. Unless specifically stated otherwise, building setbacks shall be measured as follows:

- 5.1.18.1 Setbacks on all streets shall be measured from the right-of-way.
- 5.1.18.2 Setbacks along Arterial streets 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 away from the centerline of the arterial street.
- 5.1.18.3 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 exterior wall of the subject structure, excluding allowed projections.

5.1.19 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.

5.1.20 Flag lots shall be allowed in cul-de-sac locations. No more than two flag lot per cul-de-sac will be permitted.

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.

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

5.1.22 Lots having a width of 50' or less shall be restricted to garages with a maximum width of a two car garage door.

5.2 This Section reserved.

5.3 SINGLE-FAMILY COMPONENT STANDARDS

This section is intended to establish the standards for the development of single-family detached housing on lots or one acre or more.

5.3.1 This section reserved.

5.3.2 Uses Permitted Subject to Approval of the Planning Director:

- a) Additional permitted animals in excess of the allowed number, pursuant to an Additional Animal Permit.
- b) In-Tract Model Home Complex.
- c) Home Occupation Permits.
- d) Trailer coaches, motor homes or manufactured homes on active construction sites.
- e) Temporary office modules on active construction sites.
- f) Temporary Dependent Housing Unit.
- g) Large family day care.
- h) Special events.

5.3.3 Uses Subject to Site Plan Review Approval:

- a) Parks and playgrounds (excluding lighted play fields).
- b) Electric distribution substations, electric transmission substations and electric generating facilities.
- c) Utility facilities, water tanks, building and equipment, including but not limited to water, natural gas, and sewage facilities, but excluding sewage pump stations or treatment plants.
- d) Second dwelling units on individual parcels containing one single family dwelling unit, provided that each unit adheres to the

minimum residential standards contained in the applicable provisions of the City of Palmdale Zoning Code.

5.3.4 Uses Subject to Approval of a Conditional Use Permit:

Pursuant to the applicable provisions of the Palmdale Zoning Ordinance and applicable findings as specified in Section Six, Implementation the following uses may be allowed subject to an approved Conditional Use Permit:

- a) Bed and breakfast establishments.
- b) Churches, temples or other places used exclusively for religious worship.
- c) Convents, monasteries and retreat centers.
- d) Country clubs.
- e) Schools from kindergarten to grade twelve (12), accredited, excluding trade or commercial schools.
- f) Tennis courts.
- g) Off-site Model Home Sales.
- h) Lighted playgrounds and play fields.

5.3.5 Accessory Uses Permitted:

- a) Animal keeping, subject to the following provisions. Outdoor animal enclosures shall be located pursuant to applicable provisions of the City of Palmdale Zoning Code.
 - 1) Dogs and cats, provided that not more than two (2) dogs and two (2) cats over the age of four (4) months may be kept for each dwelling unit.
 - 2) Vietnamese pot-bellied pigs maintained as a pet, provided that not more than one such animal may be kept for each

dwelling unit.

- 3) Other domestic creatures which are neither farm animals, exotic, nor wild animals, such as canaries, parakeets, cockatiels, and other similar birds; tropical fish excluding caribe; turtles; white mice, white rats, hamsters, gerbils, guinea pigs, and similar small rodents; snakes and reptiles; and other similar animals commonly sold in pet stores and kept as household pets provided that such animals are not maintained for commercial purposes, do not constitute a nuisance, and are adequately provided with food, care and sanitary facilities.

b) Accessory dwelling units.

- 1) Guest house, excluding kitchen facilities.

c) Incidental uses.

- 1) Garage sales.

d) Accessory Structures.

The following accessory structures are permitted, provided that requirements for building setbacks, height, and other development standards are adhered to.

- 1) Private garages and carports.
- 2) Enclosed structure containing children's play space, office space, or other habitable area, provided that there is no kitchen, that such space is not intended or utilized for a separate living facility and that the building is architecturally compatible with the primary residence.
- 3) Tool houses, greenhouses, tack rooms and feed storage facilities.
- 4) Water wells, water reservoirs, and storage tanks.

- 5) Buildings and structures for the housing, nurture, confinement, or storage of animals lawfully permitted on the premises.
- 6) Vertical antennae and satellite dishes.
- 7) Recreational facilities, including pool, spa, jacuzzi, playcourt and appurtenant equipment.

5.3.6 Similar Uses Permitted by Planning Director Determination:

The Planning Director may determine that an unlisted use is similar to and not more objectionable to the general welfare than those uses specifically listed in the Single Family Component.

5.3.7 Site Development Standards:

The Single Family areas within the Foothill Ranch Specific Plan area shall be subject to the following Development Standards. In addition, design of residential development shall conform to Community Design Guidelines contained within the General Plan and Section 41.09 – Standards of Development of the Zoning Ordinance. Subdivision 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.

5.3.7.1 Lot Size and Dimensions.

- a) Development is subject to following minimum lot size and dimensions:
 - 1) Minimum lot area: one acre. If private streets are utilized within any Planning Area, lot area may be calculated as one acre gross, with lot lines extending to the centerline of the right-of-way. If public streets are utilized, all lots shall be one acre net (exclusive of right-of-way).

- 2) Minimum width:

Lot Sizes: One acre or greater: 120 feet.

- 3) Minimum depth: One Hundred (100) feet or 110 feet when adjacent to an arterial road.

5.3.7.2 Building Setbacks.

- a) Development is subject to following minimum setbacks:

- 1) Front yard:

Twenty-five (25) feet minimum. Side-in garage: Twenty (20) feet.

- 2) Side:

Ten feet minimum.

- 3) Rear: Twenty (20) feet minimum. Except as permitted in the Palmdale Zoning Code Section 41.09 D.3.(a-h).

- 4) Side yard adjacent to street: Ten (10) feet minimum.

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

5.3.7.3 Building Height.

Primary Residence: Maximum two (2) stories, not to exceed thirty-five (35) feet. Accessory Structure (gazebos, patios and storage sheds): Eighteen (18) feet.

5.3.7.4 Fences and Walls.

- a) Maximum height: Three and one-half (3-1/2) feet in the front yard, six (6) feet in the side and rear yards.
- b) Chain link and wood fencing is prohibited.

5.3.7.5 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 1,000 square feet of useable rear yard.

5.3.7.6 Except air conditioning, heat pumps or pool and spa equipment, no accessory mechanical equipment shall be located in setback areas. Rooftop mechanical equipment is prohibited.

5.4 This Section reserved.

5.5 This Section reserved

5.6 NEIGHBORHOOD COMMERCIAL STANDARDS

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

Drive through and major tenant businesses are not permitted.

5.6.1. Uses Permitted Without Planning Approval

The following uses are allowed in the commercial center:

- a) Field, tree, bush, berry and row crops, including nursery stock, as an interim use, provided that no permanent structures are constructed.
- b) Riding, hiking and bicycle trails and appurtenant facilities.

- c) Storage, temporary, of materials and equipment used in construction of public or private improvements, provided that all such items are stored on the construction site and pose no traffic hazard or other adverse impact on surrounding properties.
- d) Temporary and permanent facilities for detention, retention and conveyance of storm water runoff.

5.6.2 Uses Permitted Subject to Site Plan Review Approval:

- a) Bakeries, including baking only when incidental to retail sales from the premises.
- b) Bicycles, parts and accessories.
- c) Book stores.
- d) Confectionery and candy stores.
- e) Gift shops.
- f) Hobby, yarn and craft shops.
- g) Pet shops and supplies.
- h) Specialty clothing shops.
- i) Variety stores.
- j) Video rental and sales.
- k) Coffee shops.
- l) Delicatessens and sandwich shops.
- m) Ice cream and yogurt shops.
- n) Restaurants, bona-fide.
- o) Escrow companies.

- p) Insurance offices.
- q) Mortgage services.
- r) Real estate offices.
- s) Banks, savings and loan institutions, and credit unions offering a full range of financial services and accredited by applicable agencies; branch offices of a scale compatible with surrounding neighborhoods.
- t) Studios for the performing arts or martial arts.
- u) Accountants, tax preparers and financial advisors.
- v) Utility facilities, buildings and equipment, excluding sewage pumping stations and treatment plants.
- w) Public and quasi-public uses

5.6.3 Uses by Conditional Use Permit

- a) Convenience stores without gasoline sales (pursuant to Section 92.09 of the Palmdale Zoning Code).

5.6.4 Accessory Uses and Structures Permitted:

- a) Structures and features associated with pedestrian or customer seating or amenity areas which adheres to the applicable provisions of Section 92.02 of the Palmdale Zoning Code, including but not limited to gazebos, arcades, fountains, seats or benches, outdoor eating areas, trash receptacles, art works or other landscape focal points.
- b) Areas designated and designed for the temporary storage of trash and recyclable materials, including the following:
 - 1) Enclosures to screen trash bins.

- 2) Recycling areas.
- 3) Small Collection Facilities.
- 4) Trash compactors.
- c) Amusement Machines

Not more than four (4) amusement machines may be permitted as an accessory use within a primary use in the Neighborhood Commercial designation, except that no amusement machines may be permitted within a convenience store.

- d) Information kiosks.
- e) Newspaper dispensing devices.
- f) Automated Teller Machines (ATM's).

5.6.5 Other Similar Uses Permitted by Planning Director Determination:

The Planning Director may determine that an unlisted use is similar to and not objectionable to the general welfare than those uses specifically listed in the Neighborhood Commercial designation.

5.6.6 Site Development Standards:

- a) Building site: 5,000 square foot minimum lot size
- b) Building site width and depth: No minimum
- c) Building height limit: Maximum two (2) stories, not to exceed thirty-five (35) feet with architectural projections up to fifty (50) feet.
- d) Building Setbacks:
 - 1) Front:
 - (a) A minimum thirty (30) foot setback shall be maintained from all roadways. Required minimum

setback area shall not include loading areas or other paved surfaces, but may include utility pads, walkways, access points and similar improvements.

- 2) Rear or side yard:
 - (a) A minimum thirty (30) foot setback shall be maintained from all roadways, a minimum twenty (20) foot setback from residential lots or parcel boundaries, and zero (0) feet adjacent to commercial uses. Required minimum setback area shall not include loading areas or other paved surfaces, but may include utility pads, walkways, access points and similar improvements.
- e) Off-street parking: Off-Street Parking shall be in accordance with Section 5.8 of this document.
- f) Lighting: All exterior and interior lighting shall be designed and located of minimize power consumption and to confine direct rays to the premises. Lighting fixtures shall not exceed fourteen (14) feet. A parking lot lighting photometric plan is required in accordance with the Palmdale Zoning Ordinance. Except for necessary security lighting, all lights shall remain off during non-business hours.
- g) Loading: All loading shall be performed on the site, and loading platforms and areas shall be screened from view from adjacent residential areas and from streets and highways. Loading areas shall conform to the "Loading Zone Standards" Section 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.
- h) Nursery schools and day care uses are required to have separate passenger loading and unloading areas provided.
- i) Trash and Recycling Storage Areas: All trash and recycling storage areas shall be subject to the provisions of Article 85 of the Palmdale Zoning Code. All storage, including cartons, containers

and trash, shall be shielded from view within an architecturally compatible building or area. Trash areas shall be enclosed by an architecturally compatible masonry wall not less than six (6) feet in height with appropriate roof treatment to mitigate airborne trash due to winds. A self closing gate constructed of solid metal materials and attached to metal posts embedded in concrete shall be provided. Refuse enclosures shall be designed to meet or exceed the minimum capacity requirements of the development as determined by the Building and Safety Department and shall be located to provide unobstructed 24-hour access to refuse vehicles. No such area shall be located within fifty (50) feet of any residential area.

- j) 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.
- k) All buildings and structures shall be continually maintained by the owner, including exterior surfaces and colors.
- l) Screening:
 - 1) Abutting residential areas: An opaque screen composed of a wall and/or combination wall and berm shall be installed along all site boundaries where the premises abut areas zoned for residential uses. Except as otherwise required, the screening shall have a minimum height of six (6) feet. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest adjacent grade. The requirement of such barrier shall not be construed to eliminate pedestrian or bicycle access.
 - 2) A screen, as referred to in "Abutting residential areas", shall consist of the following types:
 - (a) Walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.

- (b) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
- 3) 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:
 - (a) A vehicular accessway or driveway and a street.
 - (b) A vehicular accessway or driveway and a sidewalk.
 - (c) Two or more vehicular access ways, driveways or streets.
- 4) Mechanical equipment: Rooftop mechanical equipment shall be completely screened from view of adjacent streets or contiguous residential development areas. The use of "picket fence" screening is prohibited. If rooftop screening cannot be provided then ground equipment shall be employed and screened.
- 5) 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 thirty six (36) inches above grade so as to lessen the visual effect of parking and vehicles.
- m) 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:
 - 1) Thirty (30) 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 thirty-six (36) inches above grade.
 - 2) A minimum of one tree shall be required to be planted within each landscape island or finger planter within parking lots.

- 3) 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 College Park Palmdale Master Plant List in Appendix B.
- 4) Trees shall be installed with a mix of the following sizes: 60 percent minimum 1" caliper (15 gallons); 30 percent 2" caliper specimen; and 10 percent 3" caliper specimen.
- 5) 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 or as approved through Site Plan Review.
- 6) 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.
- 7) Watering: A permanent automatic electric irrigation system shall be provided for all landscaped areas.
- 8) 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.
- 9) Areas of native vegetation, 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 transformer pads/equipment shall be screened with landscaping and/or walls.

- 11) All landscape plans shall be reviewed and approved by the City Landscape Architect and Planning Director.

5.7 OPEN SPACE USE STANDARDS (OS)

This section is intended to establish standards that ensure that the development of the Open Space is within the purpose and intent of the Foothill Ranch Specific Plan.

5.7.1 Standards:

5.7.1.1 Uses Permitted without Planning Approval:

- a) Field, tree, bush, berry and row crops, including nursery stock, as an interim use provided that no permanent structures are constructed.
- b) Biking, hiking and equestrian routes, trails and staging areas.
- c) Storage, temporary, of materials and equipment used in construction of public or private improvements, provided that all such items are stored on the construction site and pose no traffic hazard or other adverse impact on surrounding properties.
- d) Temporary and permanent facilities for detention, retention and conveyance of storm water runoff.
- e) Conservation areas, biological preserves and natural open space.
- f) Passive recreation areas, vista points and scenic resource areas.

5.7.1.2 Uses permitted subject to Site Plan Review:

- a) Parks, picnic areas, playgrounds and ball fields

- b) Community facilities
- c) 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.

5.7.1.3 Uses Permitted Subject to a Conditional Use Permit:

Pursuant to the provisions of Article 22 of the Palmdale Zoning Code and applicable findings as specified in Section Six, Implementation the following uses may be allowed subject to an approved Conditional Use Permit:

- a) Fire stations/Sheriff's stations.

5.7.1.4 Accessory Uses and Structures Permitted:

- a) Parking facilities.

5.7.1.5 Uses Permitted Subject to a Temporary Use Permit:

- a) Carnivals, temporary, not to exceed three (3) days within a six (6) month period, provided the carnival is located on publicly owned or leased property, on any general curriculum public or private school grounds, or on property improved with a permanently established church. The sponsorship of such carnival shall be confined to a public agency or a religious, fraternal or service organization directly engaged in civic or charitable endeavors.
- b) Pumpkin sales.
- c) Christmas tree sales.
- d) Temporary car washes.
- e) 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 Planning Director.

- f) Any other temporary uses which the Planning director deems warrants a Temporary Use Permit.

5.7.1.6 Site Development Standards:

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

- a) Building site area: As indicated on the approved Site Plan (no minimum). No building should encroach into any identified drainage courses and all structures shall be built a minimum of one (1) foot above water surface elevation for the capital storm.
- b) Building height: Maximum two (2) stories, not to exceed thirty-five (35) feet (unless otherwise provided herein).
- c) Building site coverage: As indicated on the approved Site Plan (no minimum).
- d) Building setbacks:
 - 1) 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.
 - 2) Thirty (30) feet is required from secondary highways and Foothill Ranch Road.
- e) Off-street parking: Off-street parking shall be provided in accordance with the requirements of Section 5.8 of this document.

- 1) A thirty (30) foot setback is required along arterial roadways and Foothill Ranch Road.
- f) Lighting: All lighting, exterior and interior, shall be designed and located of confine direct rays to the premises. A photometric lighting plan is required pursuant to Section 5.8.5.9 of this document.
- g) Trash and Recycling Storage areas: All trash and recycling storage areas shall be subject to the provisions of Article 85 of the Palmdale Zoning Code. All storage, including cartons, containers and trash, shall be shielded from view within an architecturally compatible building or area. Trash areas shall be enclosed by an architecturally compatible masonry wall not less than six (6) feet in height with appropriate roof treatment to mitigate airborne trash due to winds. A self closing gate constructed of solid metal materials and attached to metal posts embedded in concrete shall be provided. Refuse enclosures shall be designed to meet or exceed the minimum capacity requirements of the development as determined by the Building and Safety Department and shall be located to provide unobstructed 24-hour access to refuse vehicles. No such area shall be located within fifty (50) feet of any residential area.
- h) Screening:
 - 1) Screening is required when residential uses or a public or private street abut the following:
 - (a) Loading areas.
 - (b) Visually obtrusive or noisy above ground utility equipment and appurtenances.
 - (c) Portions of uses which generate excessive noise or activities not compatible with residential use.

- 2) A screen as referred to above, may consist of two (2) of the following types:
- (a) Walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.
 - (b) Landscape Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 - (c) Fences, solid: A solid fence shall be constructed of masonry, wood or other materials and shall form an opaque screen.
 - (d) Landscaping: Plant materials, when used as a screen, shall consist of densely planted evergreen or deciduous plants.
 - (e) 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.
 - (f) Mechanical equipment: Rooftop mechanical equipment shall be completely screened from view of adjacent streets and contiguous development areas. Rooftop equipment shall be screened through the use of equipment wells and/or parapet walls. The use of "picket fence" screening is prohibited.

- i) Landscaping. Because of the open space nature of many of the permitted uses 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:

- (1) Planting shall be designed so as not to hinder sight distance at intersections.
 - (2) Permanent automatic electric irrigation facilities shall be provided for landscaped areas and should acknowledge water conservation principles.
 - (3) Landscaping shall be maintained by property owners in a neat, clean and healthy condition.
 - (4) Areas of natural open space do not require additional planting or irrigation except in areas immediately adjacent to streets.
 - (5) 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.
- j) All buildings and structures will be maintained by the owner in a good state of repair, including exterior surfaces and colors.
- k) Security fences 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.

- l) Amenities within neighborhood park site (AOS-4): Tot lot or playground, basketball hard court, multi-use open play area, landscaped picnic area with benches and informal seating, walking trails.

5.8 OFF-STREET PARKING STANDARDS

This section is intended to establish standards to alleviate and prevent congestion of the public streets by establishing minimum requirements for the off-street parking and loading of motor vehicles, based upon the use of the property.

5.8.1 General Provisions

- 5.8.1.1 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.
- 5.8.1.2 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.
- 5.8.1.3 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.
- 5.8.1.4 Tandem Parking: Except where specifically allowed herein, parking spaces may not be designed in tandem.
- 5.8.1.5 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.

- 5.8.1.6 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.
- 5.8.1.7 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.
- 5.8.1.8 Additional Parking Required: Nothing in this section shall be deemed to limit the power of the Planning Commission, or of the City Council on appeal, to require adequate provision of parking spaces as a condition of approval of a Conditional Use Permit, a Site Plan Review, when under the circumstances of a particular case, a greater number of parking spaces than specified in this section is found to be necessary.
- 5.8.1.9 Maintenance of Parking Facilities: All parking facilities shall be constructed and maintained in good condition in accordance with the applicable provisions of the Palmdale Municipal Code. The maintenance thereof may include, but shall not be limited to the repaving, oiling and striping of a parking area and the repair, restoration and/or replacement of any parking area when deemed necessary by the Director of Planning to insure the health, safety and welfare of the general public.
- 5.8.1.10 Posting of Private Parking Lots: All private parking lots shall be posted at all entries stating that all provisions of the Palmdale Municipal Code and California Vehicle Code are enforceable on said parking lot by the Los Angeles County Sheriff's Department.
- 5.8.1.11 Posting of Fire Lanes: All Fire Lanes shall be posted "NO PARKING" in accordance with Fire Department Specifications or other applicable agency requirements.

5.8.2 Parking Space Requirements

Residential and Commercial uses and buildings shall provide off-street parking in the manner specified below:

5.8.2.1 Residential Uses

- a) Parking Location:
 - 1) Residential: Off-street parking spaces shall be located on the same lot or parcel on which the dwelling is located.
 - 2) 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.
- b) Covered Parking:
 - 1) Residential: Two (2) enclosed covered spaces shall be required for Single-Family Detached dwelling units. Other parking spaces may be uncovered.
- c) 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 ten thousand (10,000) pounds in 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 Municipal Code

5.8.2.2 Neighborhood Commercial Uses

- a) **Parking Location:** 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.
- b) **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.
- c) **Bicycle Parking Facilities:**
 - 1) Commercial projects 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 requiring more 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.

5.8.3 This section reserved.

5.8.4 Parking Schedule.

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

- 5.8.4.1 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 seat.
- 5.8.4.2 Commercial uses, unspecified. One (1) space per two hundred fifty (250) square feet of gross floor area.
- 5.8.4.3 Day care centers: One (1) space for each classroom; plus one (1) space for every twenty (20) students.
- 5.8.4.4 Financial institutions, banks, savings and loans: One (1) space per two hundred (200) square feet of gross floor area.
- 5.8.4.5 Office, professional: One (1) space per two hundred fifty (250) square feet of net leasable floor area.
- 5.8.4.6 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.
- 5.8.4.7 Restaurants 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.
- 5.8.4.8 Retail uses: One (1) space per each two hundred fifty (250) square feet of gross floor area.

- 5.8.4.9 Schools, grades K-8: Two (2) spaces per classroom.
- 5.8.4.10 Residential: Two (2) covered enclosed spaces per unit.
- 5.8.4.11 For uses not specified, the Planning Director shall make an appropriate determination of required spaces.

5.8.5 Development Standards

The following development standards shall apply to all off-street parking areas.

- 5.8.5.1 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-two (22) feet deep.
- 5.8.5.2 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.
- 5.8.5.3 Handicapped Spaces: Whenever any off-street parking is required, spaces shall be provided in accordance with the latest version of Part 2, Title 24, California Code of Regulations and the Americans with Disabilities Act
- 5.8.5.4 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.
- 5.8.5.5 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.

- 5.8.5.6 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.
- 5.8.5.7 Parking Surface: All parking areas, aisles and access drives shall be paved with a minimum of two inches (2) of asphalt on four (4) inches of compact base, or four (4) inches of concrete in residential area; and four (4) inches of concrete in commercial or institutional areas. Parking areas, aisles and access drives shall be graded and drained to dispose of surface water without damage of private or public properties, streets or alleys. the City Engineer may approve alternate materials and specifications in lieu of the foregoing requirements.
- 5.8.5.8 Access Drives
- a) 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.
 - b) Vertical clearance of all access aisles or drives shall not be less than thirteen and one-half (13.5) feet above finished surface.
 - c) 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.
 - d) Minimum width of access driveways for single family

detached residences and duplex residences on a single lot shall be ten (10) feet.

- e) 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.
- f) For single family 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.
- g) Private streets serving commercial developments shall have a minimum vehicle access width of forty (40) feet.

5.8.5.9 Required Lighting. Each plan for construction of a building with outside parking and lighting shall include the following:

- a) 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.
- b) 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.
- c) Fixtures shall possess sharp cut-off qualities at property lines.
- d) There shall be no more than a seven to one (7:1) ratio (maximum to minimum) level of illumination shown between lighting Standards.

- e) No low pressure sodium lighting fixtures are allowed.
- f) There shall be no illumination or glare from the exterior lighting system onto adjacent properties or streets.
- g) Flashing lights are strictly prohibited.
- h) Lighting intensity shall be a minimum of one (1) foot candle, maintained.

5.8.5.10 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.

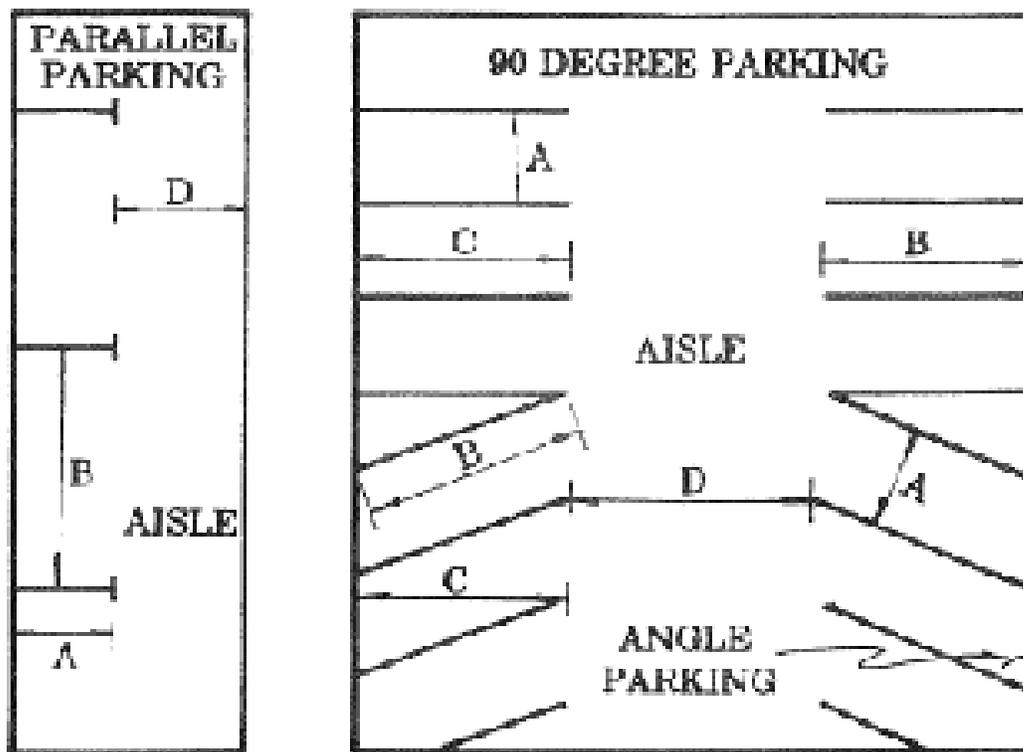
5.8.5.11 Drainage: All parking and circulation areas shall be designed with an adequate drainage system and improvements in accordance with City standards and improvements shall consist of appropriate devices as specified by the City Engineer.

5.8.5.12 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.

5.8.6 Dimensional Requirements

Parking Space Table: Except as specified elsewhere in this Section, minimum off-street parking space dimensions shall be as indicated on

FIGURE A on the next page.



| <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' |

FIGURE A

5.8.7 Landscaping:

The following landscaping requirements shall apply to all off-street parking areas. In addition, all landscaping shall be in conformance with Article 87 of the City of Palmdale Zoning Ordinance.

5.8.7.1 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.

5.8.7.2 All landscaping and planting within paved areas shall be contained within raised planters surrounded by six inch concrete curbs.

5.8.7.3 Landscaping, when providing a buffer and interface between commercial uses and residential uses, shall include at least one mature tree for each two hundred (200) square feet of required landscape area. A mature tree shall be defined as a thirty-six (36) inch box tree with a trunk diameter of three (3) inches as measured four and one-half (4.5) feet above the root crown.

5.8.7.4 All portions of a parking lot devoted to landscaping shall be provided with an automatic electric irrigation system and should acknowledge water conservation principles.

5.8.8 Loading Zone Standards: Loading Zone standards shall be per the applicable provisions of the Palmdale Zoning Ordinance.

5.9 SIGN STANDARDS

All signs shall conform with the requirements contained within Article 88 of the City's Zoning Ordinance.

5.10 GRADING STANDARDS

All grading within College Park Palmdale shall conform to the City of Palmdale Hillside Management Ordinance No. 982., City Engineering Standards and Chapter 70 of the Los Angeles County Uniform Building Code, as adopted by the City of Palmdale.

The Foothill Ranch 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.

Comprehensive preliminary grading plans for the Residential Planning Areas shall be submitted for review and approval by the City Engineer and the Director of Planning prior to approval of the first subdivision map. Final grading plans shall be found in substantial conformance with the preliminary grading plan.

5.10.1 Grading Policies

The policies governing grading design in Foothill Ranch are as follows:

- 5.10.1.1 Encourage creative design solutions such as landform grading that utilizes techniques that emphasize variation in slope gradients, transitional slopes and the sculpture-like shaping of manufactured slopes in a manner that replicates the shapes and characteristics of natural forms.
- 5.10.1.2 Minimize exposed slopebank areas and graded surfaces to the extent possible.
- 5.10.1.3 Respect natural topography and viewshed areas between individual development projects and with adjacent developed and undeveloped properties with sensitive grading design and site planning.
- 5.10.1.4 Landscaping shall be employed to revegetate and stabilize slopes.

- 5.10.1.5 Final determination of maintenance responsibility of slopes shall be made by the City Engineer during the Development Review application process.

5.10.2 Grading Standards - General

The following grading standards describe specific standards for certain individual Foothill Ranch Planning Areas:

- 5.10.2.1 Slopes along the perimeter of Planning Areas A, B, C, D, E, F G and H adjacent to the Planning Areas AOS-1, AOS-2 and AOS-3) shall include slope heights in excess of thirty (30) feet. These slopes shall utilize landform grading techniques.
- 5.10.2.2 Grading design of Planning Areas AOS-1, AOS-2 and AOS-3 should generally follow the terrain of the site. .

5.11 HILLSIDE LIGHTING

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

- 5.11.1 Night lighting shall be kept to minimum, such as locating lights only at intersections, pedestrian crossing and where deemed necessary for public safety.
- 5.11.2 Providing street lights at intervals greater (omit every other one) than those imposed by the Los Angeles County's Traffic and Lighting Division of Public Works.
- 5.11.3 Exterior lighting in hillside areas shall be directed downward in order to minimize the effects of stray light on night sky views. This may be accomplished by shorter poles or with "hooded" lights.

5.12 WALLS AND FENCING DESIGN STANDARDS

The following standards should be considered in designing walls and fencing within Foothill Ranch, as shown in Exhibit 43.

5.12.1 General

- 5.12.1.1 Walls, fences and pilasters shall be designed to be compatible with the overall theme and character of Foothill Ranch.
- 5.12.1.2 When a change in grade elevation or other transition occurs within wall segments, the wall or fence should be stepped in equal vertical intervals not to exceed 12 inches in height. The ends of walls should return into the site to maintain a finished appearance.
- 5.12.1.3 Long stretches of unrelieved flat walls should be avoided. The design of walls should incorporate offsets and pilasters.
- 5.12.1.4 Curvilinear sections in walls are permitted if they are compatible with the overall desired character of the development.
- 5.13.1.5 The materials, color, and finish of all walls shall be compatible with the site architecture and with the community theme wall.
- 5.12.1.6 Walls shall be periodically maintained and refinished. Damaged walls shall be repaired within a reasonable period of time.
- 5.12.1.7 Wall and pilaster heights shall be limited to three feet within any required sight triangle per city code.
- 5.12.1.8 Swimming pools, spas and hot tubs shall be enclosed, as required by municipal code. These enclosures shall also comply with the Foothill Ranch wall design standards.

5.12.2 Community Theme Wall

- 5.12.2.1 Planning Area developers shall install the common community theme wall, as shown in EXHIBIT 42, in certain locations along the length of frontage adjoining Foothill Ranch Road.

- 5.12.2.2 The community theme wall shall be located at the property line or other location chosen by the Master Developer or as otherwise approved in accordance with Site Plan Review.
- 5.12.2.3 Depending on its intended purpose and location, the wall and pilaster shall be at least 36 inches in height or may vary in height up to 6 feet. When adjoining the rear and side yards of single-family or a single-loaded perimeter neighborhood street, the wall and pilaster shall be no greater than 6 feet in height not including any required retaining wall condition. When adjoining the front portion of a side yard of any residential area, such as typically occurs at a neighborhood entry, the wall and pilaster shall be lowered to a maximum height of 42 inches.
- 5.12.2.4 No wall is required when Foothill Ranch Road adjoins a park or other public or semi-public facility except where a wall is needed to screen parking areas, service areas or other features requiring screening.
- a) When adjoining a service area or other area requiring screening, the wall shall be no less than the object being screened up to 6 feet in height.
- 5.12.2.5 The theme wall shall be constructed of concrete masonry block units and finished with stucco. Pilasters may rise no more than 12 inches from the top of the highest adjoining wall segment, and shall be placed at 50 foot average intervals or as required at the end of wall segments, property line intersections, or where walls turn. The distance between pilasters should be averaged for any given segment of wall. Generally, the distance between pilaster should range between 45 to 65 feet.

5.12.3 Perimeter Walls

- 5.12.3.1 A 6 foot maximum height wall with pilasters shall be required along interior property lines separating individual residential builder parcels not to exceed 6 feet in height (not including

any required retaining wall condition). A single wall is required where two parcels abut each-other. Walls are not required where internal open space areas abut public and semi-public open space.

- 5.12.3.2 A 6 foot maximum height wall with pilasters shall be required along the interior property line of any commercial use where service vehicle loading and unloading or similar activity would otherwise be visible from adjoining properties or the right-of-way of any adjoining street, not to exceed 6 feet in height (not including any required retaining wall condition).
- 5.12.3.3 Wall designs not fronting Foothill Ranch Road may vary from project to project. However, all perimeter walls shall be compatible in overall design with the community theme wall and shall be subject to site plan review.
- 5.12.3.4 The preferred construction material for a perimeter wall is concrete masonry units finished with stucco.
- 5.12.3.5 The color of a perimeter wall shall be compatible with the Community Theme wall and any adjacent Perimeter walls as approved in accordance with site plan review.
- 5.12.3.6 Curvilinear walls shall be permitted if their effect is consistent with the overall design character of the community.
- 5.12.3.7 View segments may be incorporated into perimeter wall designs where privacy or screening is not required. Certain locations fronting the open space system or other recreational features may be appropriate locations for view wall segments.
- 5.12.3.8 Metal or wooden gates are permitted between common areas if such gates are consistent with the character of the wall. Unless specifically requested and approved, gates shall not be allowed between the yard of any private residence and common open space. All gate designs and locations must be specifically approved in accordance with site plan review.

5.12.4 View Walls

- 5.12.4.1 Full View Walls shall be a maximum six (6) feet in height. Full View Walls are made of metal with color and finish compatible to the overall character of the adjacent Community Theme or Planning Area wall.
- 5.12.4.2 Partial View Walls may range from 18" (minimum) to 6' (maximum) in height. Solid portions of Partial View Walls shall not exceed 36" in height. The remaining upper portion of Partial View Walls shall be made of metal except where pilasters occur. Partial View Wall materials, color and finish must be compatible with adjacent Community Theme or Planning Area walls.

5.12.5 Recreation Area Fencing

- 5.12.5.1 If a wall or fencing must be constructed, the design should be consistent with both adjacent building and planning area wall design. View wall segments should be incorporated to create a spacious appearance from the public right-of-way.
- 5.12.5.2 Walls and fencing occurring along Foothill Ranch Road will be designed consistent with the community theme wall.
- 5.12.5.3 Enclosures within private recreation centers within higher density developments shall be designed consistent with the specific planning area wall and architecture.

5.12.6 Off-Street Parking Screen Walls

- 5.12.6.1 Off-street parking areas including the neighborhood commercial centers shall be screened from streets with a low wall and/or landscaping no less than thirty-six inches above grade and not to exceed four feet in height except where service area screening is appropriate.
- 5.12.6.2 The material, color and the finish of the wall shall be consistent with other project walls.

5.12.7 Retaining Walls

- 5.12.7.1 Terraced retaining walls are preferred, not to exceed 4 feet of retained soil per wall. Walls retaining more than 4' of soil are allowed only in special conditions. They should be compatible with other project walls and must receive specific approval in accordance with site plan review. Retaining walls shall be designed to the City of Palmdale's Engineering Design Standards.

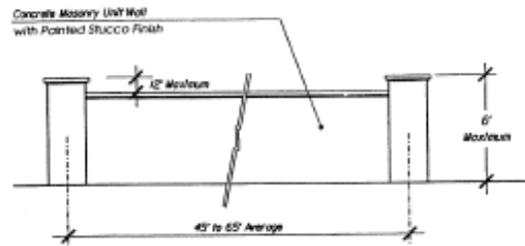
5.13 ENERGY CONSERVATION

The principal means of addressing energy conservation is through the implementation of Title 24 of the Uniformed Building Code. Title 24 prescribes construction materials and techniques that allow for optimum energy conservation.

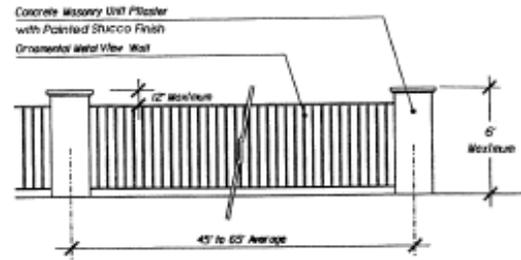
Subdivision and building design shall consider the following construction devices for energy and water conservation:

- Landscaping to shade windows.
- Deciduous plants for winter solar gain/summer shade.
- Attic ventilation.
- Solar heating for pools.
- Flow restrictions on faucets and showers.
- Weatherization.
- Lighting with efficient lighting products.

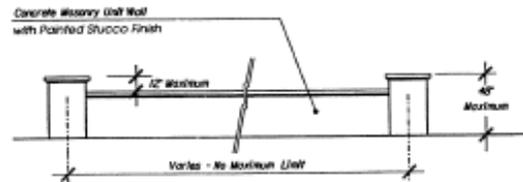
WALL and FENCING DETAILS



**Community Theme Wall
Planning Area Wall**



View Wall



Off-Street Parking Screen Wall

CONTRACT PART

EXHIBIT 43

**CROSBY
MEAD
BENTON
& ASSOCIATES**
Engineers • Planners • Surveyors

SECTION SIX IMPLEMENTATION

6.1 City of Palmdale Annexation

The annexation of the Foothill Ranch Specific Plan was completed December 1, 1999.

6.2 Other Annexations

This project will also require annexation to the Los Angeles County Sanitation District No. 20 in order to receive sewer service. The annexation application will be processed through the Sanitation District and LAFCO.

6.3 Development Agreements

The Applicants and the City may enter into a Development Agreement to facilitate the Goals and Policies of the Foothill Ranch Specific Plan. A Development Agreement is a contract between the City of Palmdale and the Applicants which delineates the terms and conditions of the Developer's proposed project. By enacting the Development Agreement Legislation of 1979, the California Legislature provides for the following measures:

- 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.

- 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).

- 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.

- 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.

6.4 CEQA Compliance

The College Park Palmdale Final EIR and College Park Palmdale Supplemental Final EIR serve as the Master EIR's for the overall project. In addition, an Addendum to the Supplemental FEIR has been prepared for the proposed General Plan Amendment and Specific Plan Amendment. All subsequent project submittals, such as tentative tract maps, shall be evaluated by the City to determine potential environmental impacts associated with the site specific project. For a negative declaration, finding of consistency or mitigated negative declaration, such proposed development standards must be consistent with the intent, density, use and development standards of the Foothill Ranch Specific Plan and the findings of the Master EIR. Otherwise, a focused EIR, EIR addendum or supplemental EIR will be required. A focused EIR, EIR addendum or supplemental EIR may also be required if conditions change as defined under CEQA.

6.5 General Plan Amendments

Prior to the adoption of the Foothill Ranch Specific Plan, the City of Palmdale adopted a corresponding General Plan Amendment (GPA 94-1) to the then General Plan. The General Plan Amendment amended the map designation from SD (Special Development) to Specific Plan No. 17 (College Park Palmdale Specific Plan), updated site-specific criteria described in Policy L7.1.9 of the Palmdale General Plan. .

A General Plan Amendment (GPA 09-03) application is being processed concurrently with a Specific Plan Amendment (SPA 09-01). The General Plan Amendment proposes amending Policy L.7.1.9. by renaming the Specific Plan from College Park Palmdale to Foothill Ranch, eliminating the Community College Campus and academic academy from the project site and allowing this area to be designated for residential uses, eliminating the golf course and utilizing this area as open space with trails, amending the residential density to 0.7 dwelling units per acre, amending the minimum lot size requirement to not less than one acre and amending all references from College Park to Foothill Ranch. Additionally, the Community College Campus site, currently designated PF – S (Public Facility – School) on the General Plan Land Use Map, would be amended to show as SP-17 (Foothill Ranch)

Proposed language for the General Plan Amendment is located in Appendix C.

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.

6.6 Specific Plan Administration

Due to the conceptual nature of a specific plan, exact design details are difficult to pinpoint or may require substantial change that is influenced by other factors such as market conditions and development practices. Future development applications will be processed that are in substantial conformance with the specific plan or that may require an amendment to the specific plan. This section shall govern these applications and classify them into three categories: Substantial Conformance, Administrative Amendments and Specific Plan Amendments.

6.6.1 Substantial Conformance

The following list are items that may deviate, within certain limitations, from the adopted Specific Plan but shall be considered in Substantial Conformance. This review shall occur at staff level during either the Tentative Map Subdivision Review, Conditional Use Permit or Site Plan Review process:

- Utility service road alignments.
- Final facility sizing and alignment of water, sewer, and storm drainage improvements (as directed by the City Engineer).

- Change in utility and/or infrastructure servicing agency.
- Foothill Ranch Road alignment revisions when the centerline moves by less than 200 feet from its position as graphically shown on Exhibit 16 of this document.
- Minor landscape, wall material, wall alignment and streetscape design modifications which are consistent with the design guidelines contained in this document.
- Deletion of unnecessary infrastructure (as directed by the City Engineer).

6.6.2 Minor Modification

The minor modification process provides a means of reviewing requests for proposed changes to the Foothill Ranch Specific Plan which, as determined by the Planning Director based upon the criteria specified in Section 6.6.2.3 are minor in nature.

6.6.2.1 Application Procedure

- An application for a Minor Modification meeting the criteria specified in Section 6.6.2.3 shall be filed prior to the commencement of any construction related to the modification.
- A Minor Modification shall be filed by the owner of the subject property or authorized agent.
- A request for a Minor Modification shall be submitted on a form provided for that purpose by the Planning Department, along with the required fee established by the City Council.
- The Planning Director may require additional information and/or refer the application to pertinent departments/agencies as deemed necessary prior to taking any action on a Minor Modification.
- If the Minor Modification, in the opinion of the Planning Director, is not consistent with the spirit and

intent of the Specific Plan, the Planning Director shall have the discretion to refer any request for a Minor Modification to the Planning Commission.

6.6.2.2 Applicability

The Minor Modification procedure may be utilized for the following types of revisions to the Foothill Ranch Specific Plan:

- Minor adjustments to phasing of utilities. Minor adjustments may include earlier construction, substitution or oversized facilities in adjacent phases or similar adjustments.
- Adjustment of Planning Area boundaries in which the resultant increase in acreage of an individual Planning Area is 10% or less than the original acreage. Adjustments, however, shall not decrease the total amount of open space as established by this Specific Plan.
- Changes in recreational facilities or conceptual park changes;
- Adjustments to final trail alignments provided that connecting of destination points are maintained.
- Adjustments to the phasing plan as described in Section 6.14 of this document.
- Minor adjustments to final grading designs that do not conform to the approved preliminary grading plan.
- 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.

6.6.2.3 Review Criteria

A Minor Modification may be approved provided that the proposed modification:

- Is listed under Section 6.6.2.2 above and does not require additional land use entitlements such as a Conditional Use Permit, Site Plan Review or a modification to the Development Agreement if one is entered into by the City and the Applicants.
- There are no violations of the Municipal Code existing on the subject property.
- Does not result in more than 3 dwelling units per acre within the residentially designated areas within the Alquist-Priolo Zone (in conformance with General Plan Policy L.7.1.10).
- Complies with the spirit and intent of the Foothill Ranch Specific Plan.
- Complies with the College Park Palmdale Final Environmental Impact Report for and the College Park Palmdale Supplemental Final Environmental Impact Report.

6.6.3 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 as an amendment to the approved Specific Plan.

Depending upon the nature of the proposed Specific Plan Amendment, a supplemental environmental analysis may be required, pursuant to Section 15162 of CEQA. It is the applicant's responsibility to provide an analysis of the impacts of the amendment relative to the original EIR and Supplemental FEIR.

6.6.3.1 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:

- The proposed Amendment is consistent with the General Plan and its Elements in effect at the time of submission.
- The proposed Amendment is consistent with the overall design character and general community structure of Foothill Ranch.
- The proposed Amendment is not likely to cause substantial environmental damage, or substantially and avoidably injure significant wildlife, or their habitat.

6.7 This section reserved.

6.8 Subdivision

Development of Foothill Ranch will be implemented through a series of tentative maps, tentative parcel maps and final maps. Subsequently, in conjunction with the Phasing Plan, each Planning Area designated for development purposes will have one or more tentative subdivision maps or tentative parcel 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:

- For the proposed subdivision, each provision for its design and improvement and each proposed land use is consistent with the Foothill Ranch Specific Plan because it conforms to the density, design standards, design guidelines and location given for the land use designation.
- 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.

- 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.
- The discharge of waste from the proposed subdivision into an existing sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.
- The site is physically suitable for the type of development and density proposed by the tentative map.
- 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.
- 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.
- The proposed tentative map or tentative parcel map is in compliance with the intent and requirements set forth in the Foothill Ranch Specific Plan.
- The proposed tentative map or tentative parcel map is in compliance with the California State Subdivision Map Act.
- A water assessment shall be provided by the Palmdale Water District determining whether the projected water demand associated with the project was included in the most recently adopted Urban Water Management Plan.

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.

6.8.1 Vesting Maps

For residential subdivisions, a tentative map submitted for approval that

clearly states "Vesting Map" shall comply with the applicable development standards and design guidelines of the Foothill Ranch Specific Plan. A complete submittal package shall consist of a complete application and copies of the map. The map shall clearly state "Vesting" and graphically depict building envelopes identifying front, rear and sideyard setbacks for each lot. 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 Foothill 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 Foothill Ranch Specific Plan and the approved Vesting Map.

6.9 This section reserved.

6.10 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 22 of the Palmdale Zoning Code.

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 Zoning Code:

- The proposed conditional use is consistent with the Foothill Ranch Specific Plan.
- 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.
- 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.

- 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.
- The project is consistent with the Site Plan Review findings of approval as identified in Section 6.13 of this document.

6.11 Variances

All variance requests shall be processed in accordance with Article 23 of the Palmdale Zoning Code.

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 Zoning Code.

- There are special circumstances applicable to the property the strict application of the Zoning Ordinance would deprive such property of privileges enjoyed by other properties in the vicinity and under identical land use district classification;
- Granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and land use district and denied to the property for which the Variance is sought;
- Granting the Variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the properties or improvements in such vicinity and land use district in which the property is located; and
- Granting the Variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which such property is located.

6.12 Development Standards Review

All proposed development at Foothill Ranch is subject to the Foothill Ranch Development Standards. 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 Foothill Ranch Development Standards. In addition to any City of Palmdale required "findings" of approval of a given development application, the following

Development Standards "findings" of approval for development requests shall also be made:

- The proposed project conforms with Foothill Ranch Specific Plan including all applicable Development Standards.
- The proposed project is compatible with and enhances the established design theme of the Foothill Ranch Specific Plan.

6.13 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 Foothill Ranch Development Standards identify types of projects which require the Site Plan Review process. Projects requiring Site Plan Review shall be processed in accordance with Article 21, Site Plan Review, of the Palmdale Zoning Code. 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 Zoning Code:

- The project conforms with the Foothill Ranch Specific Plan which is deemed consistent with the General Plan.
- The proposed building, structure, sign, site development or landscaping is compatible in its design, appearance and size with those concepts and standards set forth in the Foothill Ranch Specific Plan.
- The project meets all special requirements for seismically restricted or floodplain areas, if applicable.
- The project conforms with the Foothill Ranch Development Standards and is consistent with the Community Design Element.

6.14 Phasing Plan

The Residential and Amenities and Open Space construction program phasing will be affected by market demands and available financing. Therefore, precise timing and scheduling of the phasing is difficult to predict and will probably be modified over time. However, before the occupancy of the first phase of the Residential or Amenities and Open Space programs can occur, construction of

the appropriate offsite infrastructure will be required.

The phasing plan description as provided in Appendix D is conceptual. It is subject to change. Specific infrastructure improvements, their phasing and financing, may be addressed in a development agreement if one is entered into by the City and the Applicants.

6.15 Maintenance Responsibility

This section identifies the maintenance responsibility connected with the various improvements associated with the Foothill Ranch project.

These improvements have been grouped into five categories: public rights-of-ways, dedicated open space, debris basin and private property.

6.15.1 Public Rights-Of-Way

- City of Palmdale

Foothill Ranch proposes the dedication of all on-site rights-of-way and public easements to the City of Palmdale. The City of Palmdale shall have the maintenance responsibility of all streets, storm drains and sewer lines 12" or below located within these rights-of-way and dedications.

- Palmdale Water District

The Palmdale Water District shall maintain all water lines associated with Foothill Ranch.

- Los Angeles County Sanitation District

The L.A. County Sanitation District shall maintain all sewer lines installed as a result of this project which are larger than 12".

- Utilities (Gas, Electricity and Telephone)

All utility lines within Foothill Ranch will be maintained by their respective agency as follows:

- Gas - Southern California Gas
- Electricity - Southern California Edison
- Telephone - AT&T

- Landscape Assessment District

The maintenance of the landscaping, entry monumentation, lights, trails and sidewalks within the rights-of-way and public dedications of Foothill Ranch will be under the jurisdiction of a Landscape Assessment District or other City approved maintenance entity.

6.15.2 Dedicated Open Space

- Landscape Assessment District

The open space area within Foothill Ranch will be maintained by a Landscape Assessment District or other City approved maintenance entity in cooperation with the City Park and Recreation Department. This maintenance shall include the landscaping, play facilities and any associated accessory structures.

6.15.3 Detention Basins

Detention basins located on the property shall be maintained by the Home Owners Association, Landscape Maintenance District or other entity approved by the City. The City of Palmdale shall be granted a maintenance easement and fall back maintenance agreement to this drainage facility that would provide them access to basin should the designated maintenance entity not perform its responsibility.

This same agreement shall be preserved for the drainage facilities which conveys the Hunt Canyon flows through the open space.

6.15.4 Private Property

- Open Space

In addition to the previously described drainage facilities, the Home Owners Association, Landscape Maintenance District or other approved entity shall be responsible for the maintenance of all the slopes located within the open space. .

- Neighborhood Commercial

The landscaping and facilities located on the commercial property outside of the right-of-way shall be the responsibility of the property owner(s).

- Residential

Landscaping and facilities located within the individual fee ownership lots shall be the responsibility of homeowner.

Should any residential component be developed with common area facilities (recreation centers, private streets , etc.), a homeowners association shall be established for the maintenance of common area landscaping and amenities.

6.16 Infrastructure and Facilities Financing

The Foothill 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 Foothill Ranch Capital Improvement Projects may be affected by a development agreement if one is entered into by the City and the Applicants. The Developer is responsible for paying for all community improvements and backbone infrastructure unless other financing such as the following is used:

- Community Facilities District (Mello-Roos District)

In 1982 the California State Legislature adopted the Mello-Roos Community Facilities Act ("CFA"). The CFA authorizes local jurisdictions to create defined areas, known as Community Facilities Districts ("CFD"). Upon creation of the CFD, special taxes for the purpose of financing needed public improvements and/or services may be assessed to each property in the CFD. A two-thirds majority vote of the landowners or registered voters in the CFD 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 CFD are secured by liens against the properties in the CFD and may be repaid over a period of up to 40 years.

It is recommended that the City of Palmdale and the consider establishing

a Community Facilities District at Foothill Ranch for funding of one or more of the following improvements:

- o Acquisition of required 37th Street East public right-of-ways.
 - o Construction and maintenance of the major street network.
 - o Construction and maintenance of off-site and on-site utility systems.
 - o Recreation and community amenities construction.
- Alternative Financing Programs

The availability of alternate and/or additional financing methods for capital improvements is essential for the development of Foothill Ranch. Outlined below are some recommended alternate financing plans:

- o 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.
- o 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.
- o 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.
- o 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.
- o 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.

6.17 Disclosures

All buyers purchasing real property in Foothill Ranch shall be advised of potential hazards and/or special circumstances in accordance with the California Department of Real Estate disclosure format and procedure.

Where the Department of Real Estate does not have jurisdiction over such circumstances, such disclosures shall be made to the satisfaction of the Planning Director. 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 the Developer.

APPENDIX A

CONTINENTAL LAWYERS TITLE COMPANY
A WHOLLY OWNED SUBSIDIARY OF
LAWYERS TITLE INSURANCE CORPORATION
800 EAST COLORADO BOULEVARD
PASADENA, CALIFORNIA 91101
(818) 304-0040

CROSBY, MEAD, BENTON ASSOCIATION
5535 BALBOA BLVD. # 229
ENCINO, CA

ATTENTION: FRED CUNNINGHAM

YOUR NO. 538 ACRES
ORDER NO. 5092574-39

DATED AS OF MAY 10, 1994 AT 7:30 A.M.

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE
INSURANCE

CONTINENTAL LAWYERS TITLE COMPANY

HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED AS OF
THE DATE HEREOF, A LAWYERS TITLE INSURANCE CORPORATION POLICY OR POLICIES
OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN
HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY
REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN
EXCEPTION IN SCHEDULE B OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE
PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF SAID POLICY OR
POLICIES ARE SET FORTH IN THE ATTACHED LIST. COPIES OF THE POLICY FORMS
SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS
REPORT.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR
THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND
NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED
PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR
COMMITMENT SHOULD BE REQUESTED.

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

1. CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 []
2. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10/17/92) []
3. AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY []
(6-1-87)
4. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10/17/92) []

Kathy Jennings
TITLE OFFICER KATHY JENNINGS EXT. 430 FAX # (818) 796-5739

SCHEDULE A

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

DAVID P. BUSHNELL, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL MARCH 19, 1856, LYING SOUTH OF THE CENTER LINE OF BARREL SPRINGS ROAD, 100 FEET WIDE, AS DESCRIBED IN PARCEL A, OR DEED RECORDED JUNE 19, 1962 IN BOOK D-1655 PAGE 150, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THE EASTERLY 50 FEET OF SAID SECTION 17.

THE PLAT OF A DEPENDENT RESURVEY OF A PORTION OF SAID LAND WAS FILED IN THE DISTRICT LAND OFFICE, JUNE 25, 1904.

ALSO EXCEPT FROM THE EAST HALF OF SAID SECTION 17 ONE-HALF OF ALL OIL AND MINERAL RIGHTS IN AND UNDER SAID LAND, AS RESERVED BY IRA D. VINTON AND MARGARET G. VINTON, HUSBAND AND WIFE, BY DEED RECORDED ON FEBRUARY 28, 1952 AS INSTRUMENT NO. 392 IN BOOK 38354 PAGE 85 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SCHEDULE A-1

REQUIREMENT NO. 1:

WE WILL REQUIRE A STATEMENT OF INFORMATION FROM THE PARTIES NAMED BELOW IN ORDER TO COMPLETE THIS REPORT, BASED ON THE EFFECT OF DOCUMENTS, PROCEEDINGS, LIENS, DECREES, OR OTHER MATTERS WHICH DO NOT SPECIFICALLY DESCRIBE SAID LAND, BUT WHICH, IF ANY DO EXIST, MAY AFFECT THE TITLE OR IMPOSE LIENS OR ENCUMBRANCES THEREON.

PARTIES:

DAVID BUSHNELL

(NOTE: THE STATEMENT OF INFORMATION IS NECESSARY TO COMPLETE THE SEARCH AND EXAMINATION OF TITLE UNDER THIS ORDER. ANY TITLE SEARCH INCLUDES MATTERS THAT ARE INDEXED BY NAME ONLY, AND HAVING A COMPLETED STATEMENT OF INFORMATION ASSISTS THE COMPANY IN THE ELIMINATION OF CERTAIN MATTERS WHICH APPEAR TO INVOLVE THE PARTIES BUT IN FACT AFFECT ANOTHER PARTY WITH THE SAME OR SIMILAR NAME. BE ASSURED THAT THE STATEMENT OF INFORMATION IS ESSENTIAL AND WILL BE KEPT STRICTLY CONFIDENTIAL TO THIS FILE.)

ESCROW COMMENTS: _____

REQUIREMENT NO. 2:

YOUR ORDER FOR TITLE WORK CALLS FOR A SEARCH OF PROPERTY THAT IS IDENTIFIED BY A STREET ADDRESS ONLY. BASED ON OUR RECORDS, WE BELIEVE THAT THE DESCRIPTION IN THIS REPORT COVERS THE PARCEL THAT YOU REQUESTED. HOWEVER, WE CAN GIVE NO ASSURANCE OF THIS.

TO PREVENT ERRORS AND TO BE CERTAIN THAT THE PROPER PARCEL OF LAND WILL APPEAR ON THE DOCUMENTS AND ON THE POLICY OF TITLE INSURANCE, WE REQUIRE THAT WRITTEN APPROVAL OF THE LEGAL DESCRIPTION IN THIS REPORT BE SENT TO US, SIGNED BY THE ESCROW OFFICER OR BY THE PARTIES TO THE TRANSACTION.

ESCROW COMMENTS: _____

REQUIREMENT NO. 3:

THIS COMPANY IS REQUIRING THAT THE ATTACHED "OWNERS INFORMATION STATEMENT" BE COMPLETED BY THE OWNER OF THE ESTATE DESCRIBED OR REFERRED TO IN SCHEDULE A, IMMEDIATELY PRIOR TO THE CLOSE OF THIS TRANSACTION AND RETURNED TO US FOR OUR APPROVAL.

THE PURPOSE OF THE OWNERS INFORMATION STATEMENT IS TO PROVIDE THIS COMPANY WITH CERTAIN INFORMATION THAT CANNOT NECESSARILY BE ASCERTAINED BY MAKING A PHYSICAL INSPECTION OF THE LAND. PLEASE CONTACT US IN THE EVENT YOU REQUIRE ASSISTANCE IN COMPLETING SAID OWNERS INFORMATION STATEMENT.

ESCROW COMMENTS: _____

NOTE NO. 1: IT IS THE POLICY OF THIS COMPANY TO MAKE ALL REQUIRED PAYOFFS.

THE COMPANY WILL REQUIRE CURRENT, WRITTEN PAYOFF DEMANDS. NONCURRENT AND EXPIRED DEMANDS WILL NORMALLY NOT BE ACCEPTABLE BUT THEY MAY BE ACCEPTED AT THE DISCRETION OF THE COMPANY IF VERBAL UPDATING CAN BE OBTAINED.

THE COMPANY WILL HOLD AN AMOUNT EQUAL TO ONE MONTHLY MORTGAGE PAYMENT UNTIL ACCEPTANCE BY THE LENDER OF OUR PAYOFF ON ANY NONCURRENT OR EXPIRED BENEFICIARY DEMAND, WHETHER OR NOT VERBALLY UPDATED.

THE COMPANY WILL ALSO HOLD AN AMOUNT EQUAL TO ONE MONTHLY MORTGAGE PAYMENT UNTIL ACCEPTANCE BY THE LENDER OF OUR PAYOFF ON ANY DEMAND WHICH INCLUDES A PAYMENT MADE WITHIN 21 DAYS OF CLOSING UNLESS THE COMPANY HAS BEEN PROVIDED WITH SATISFACTORY PROOF OF PAYMENT (I.E. A CANCELLED CHECK OR WRITTEN CONFIRMATION OF CHECK CLEARANCE.)

THE COMPANY WILL ALSO HOLD AN AMOUNT EQUAL TO ONE PERCENT (1%) OF THE TOTAL PAYOFF OR A MINIMUM OF \$1,000.00 UNTIL ACCEPTANCE BY THE LENDER OF OUR PAYOFF ON ANY LOAN WHICH IS IN DEFAULT OR WHICH MAY INCLUDE TRUSTEE'S FEES.

NOTE NO. 2: IF YOU ARE AWARE OF ANY IMPROVEMENTS WHATSOEVER THAT HAVE BEEN RECENTLY COMPLETED, THAT ARE ONGOING, OR CONTEMPLATED PRIOR TO CLOSING, THIS OFFICE MUST BE INFORMED OF THESE FACTS IMMEDIATELY SO THAT YOUR TRANSACTION IS NOT DELAYED.

TAX ADVANCE NOTE:

IN ORDER TO PROPERLY APPLY ANY PAYMENTS FOR REAL PROPERTY TAXES IN AN EFFICIENT AND TIMELY MANNER, THIS OFFICE SHOULD BE SENT THE TAX BILLS WHICH ARE IN THE POSSESSION OF THE OWNER(S), PRIOR TO THE CLOSE OF THIS TRANSACTION. THIS OFFICE WILL THEN BE ABLE TO FORWARD SAID BILLS ALONG WITH THE NECESSARY PAYMENT. IT HAS BEEN DETERMINED THAT DELAYS IN CONFIRMING TAX PAYMENTS ARE GREATLY MINIMIZED WHEN THE TAX BILLS ARE FORWARDED TO THE L. A. COUNTY TAX COLLECTOR ALONG WITH THE REQUISITE PAYMENTS.

SCHEDULE B

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM DESIGNATED ON THE FACE PAGE OF THIS REPORT WOULD BE AS FOLLOWS:

- A. PROPERTY TAXES, INCLUDING GENERAL AND SPECIAL TAXES, PERSONAL PROPERTY TAXES, IF ANY, AND ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 1994 - 1995 WHICH ARE A LIEN NOT YET PAYABLE.
- B. PROPERTY TAXES, INCLUDING GENERAL AND SPECIAL TAXES, PERSONAL PROPERTY TAXES, IF ANY, AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR SHOWN BELOW, ARE PAID. FOR PRORATION PURPOSES THE AMOUNTS ARE:
- | | |
|-------------------------|------------|
| FISCAL YEAR 1993 - 1994 | |
| 1ST INSTALLMENT: | \$2,257.33 |
| 2ND INSTALLMENT: | \$2,257.32 |
| HOMEOWNERS EXEMPTION: | \$NONE |
| CODE AREA: | 4654 |
| ASSESSMENT NO: | 3048-8-3 |
- C. SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, ASSESSED PURSUANT TO THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.
- D. SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE CALIFORNIA REVENUE AND TAXATION CODE AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
1. ANY ADVERSE INTEREST OR CLAIM OF RIGHT OF TITLE BASED UPON THE ASSERTION THAT THE SOUTH BOUNDARY OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, MARCH 19, 1856 IS NOT IDENTICAL WITH THE CORRESPONDING BOUNDARY OF SAID SECTION ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, JUNE 25, 1904.
 2. AN EASEMENT 50 FEET WIDE FOR A DITCH, AS CONVEYED TO PALMDALE WATER CO., BY DEED RECORDED IN BOOK 5777 PAGE 156, OF DEEDS.

3. AN EASEMENT OVER SAID LAND FOR CONDUITS, PIPE LINES AND POLE LINES, CONSISTING OF PART OF THE PALMDALE WATER COMPANY'S MAIN CANAL EXTENDING FROM LITTLE ROCK CREEK TO PALMDALE MORE PARTICULARLY DESCRIBED IN THE CONFIRMATION DEED TO HELLMAN COMMERCIAL TRUST & SAVINGS BANK, RECORDED MARCH 24, 1920 IN BOOK 7085 PAGE 346 OF DEEDS, AND AS GRANTED TO PALMDALE IRRIGATION DISTRICT BY DEED RECORDED APRIL 29, 1920 IN BOOK 7209 PAGE 114 OF DEEDS.
4. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: COUNTY OF LOS ANGELES
PURPOSE: POLE LINES
RECORDED: IN BOOK 12572 PAGE 392, OFFICIAL RECORDS

AFFECTS: SAID POLES SHALL BE LOCATED WITHIN 25 FEET OF THE CENTER LINE OF THE PALMDALE IRRIGATION DITCH PASSING THROUGH SAID LAND.
5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: POLE LINES
RECORDED: IN BOOK 32666 PAGE 267 OF OFFICIAL RECORDS

AFFECTS: SAID DEED PROVIDES THAT THE POLES OF SAID LINE SHALL BE ERECTED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17.
- SAID DEED FURTHER RECITES:

ALL POLES SHALL BE ERECTED AND MAINTAINED WITHIN ONE FOOT OF THE FOLLOWING DESCRIBED LINE:

A LINE AS NEAR AS PRACTICABLE TO THE WESTERLY LINE OF SAID PROPERTY OF THE GRANTORS. NO POLES ARE TO BE ERECTED ON GRANTORS PROPERTY.
6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: COUNTY OF LOS ANGELES
PURPOSE: PUBLIC ROAD AND HIGHWAY PURPOSES
RECORDED: JUNE 19, 1962 IN BOOK D-1655 PAGE 150, OFFICIAL RECORDS

AFFECTS: PARCEL A: THAT PORTION OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN WITHIN A STRIP OF LAND 100 FEET WIDE, LYING 50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 89° 59' 00" EAST ALONG THE NORTHERLY LINE OF SAID SECTION; A DISTANCE OF 1224.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, TANGENT TO SAID NORTHERLY LINE AND HAVING A RADIUS OF 1800 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 34' 45" A DISTANCE OF 866.43 FEET THENCE SOUTH 62° 26' 15" EAST 479.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 1500 FEET; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 9° 50' 53" A DISTANCE OF 257.82 FEET TO A POINT HEREBY DESIGNATED "POINT A"; A RADIAL OF SAID CURVE TO SAID POINT BEARS NORTH 37° 24' 38" EAST; THENCE CONTINUING SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 4° 58' 17" A DISTANCE OF 130.15 FEET; THENCE SOUTH 47° 37' 05" EAST 106.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 1500 FEET; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 14° 01' 40" A DISTANCE OF 367.25 FEET; THENCE SOUTH 61° 38' 45" EAST 1101.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 1800 FEET; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 15° 44' 40" A DISTANCE OF 494.63 FEET; THENCE SOUTH 45° 54' 05" EAST 424.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1400 FEET, TANGENT TO SAID LAST MENTIONED COURSE AND TANGENT TO A STRAIGHT LINE WHICH BEARS NORTH 62° 47' 20" WEST, AND PASSES THROUGH A POINT IN THE EASTERLY LINE OF SAID SECTION, DISTANT NORTH 0° 10' 10" WEST THEREON 319.12 FEET FROM THE EAST QUARTER CORNER THEREOF; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE 412.64 FEET TO SAID STRAIGHT LINE; THENCE SOUTH 62° 47' 20" EAST ALONG SAID STRAIGHT LINE TO SAID LAST MENTIONED POINT; THENCE CONTINUING SOUTH 62° 47' 20" EAST ALONG THE SOUTHEASTERLY PROLONGATION OF SAID STRAIGHT LINE 100.00 FEET.

EXCEPTING FROM SAID 100 FOOT STRIP OF LAND THAT PORTION THEREOF WHICH LIES WITHIN THOSE CERTAIN PARCELS OF LAND SHOWN AS PARCELS 20 TO 22, INCLUSIVE, ON MAP FILED IN BOOK 73, PAGES 22 AND 23 OF RECORD OF SURVEYS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES.

ALSO EXCEPTING FROM SAID 100 FOOT STRIP OF LAND THAT PORTION THEREOF WHICH LIES WITHIN THOSE CERTAIN PARCELS OF LAND DESCRIBED AS PARCELS 1 AND 2, IN DEED TO FRANK T. PETROLLO, ET UX., RECORDED AS DOCUMENT NO. 1484, ON MAY 11, 1959, IN BOOK D-462 PAGE 347, OF OFFICIAL RECORDS IN THE OFFICE OF SAID RECORDER.

PARCEL B: THAT PORTION OF ABOVE MENTIONED SECTION, WITHIN A STRIP OF LAND 60 FEET WIDE, LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE ABOVE DESIGNATED "POINT A", IN THE CENTER LINE OF THE 100 FOOT STRIP OF LAND ABOVE DESCRIBED AS PARCEL A" THENCE NORTH 0° 25' 00" EAST 134.78 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600 FEET, TANGENT TO SAID LAST MENTIONED COURSE AND TANGENT TO THE SOUTHWESTERLY PROLONGATION OF THE CENTER LINE OF THAT CERTAIN 60 FOOT STRIP OF LAND DESCRIBED AS PARCEL B IN DEED TO COUNTY OF LOS ANGELES FOR 42ND STREET, EAST RECORDED AS DOCUMENT NO. 3379, ON FEBRUARY 10, 1960, IN BOOK D-746 PAGE 296 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER; THENCE NORTHEASTERLY ALONG SAID CURVE TO SAID SOUTHWESTERLY PROLONGATION; THENCE NORTH 26° 17' 50" EAST ALONG SAID SOUTHWESTERLY PROLONGATION 177.86 FEET TO THE NORTHERLY LINE OF SAID SECTION.

THE SIDE LINES OF SAID 60 FOOT STRIP OF LAND ARE TO BE PROLONGED OR SHORTENED AT THE END THEREOF SO AS TO TERMINATE IN THE NORTHERLY LINE OF SAID SECTION.

EXCEPTING FROM SAID 60 FOOT STRIP OF LAND THAT PORTION THEREOF WHICH LIES WITHIN THE 100 FOOT STRIP OF LAND ABOVE DESCRIBED AS PARCEL A.

PARCEL C: THAT PORTION OF ABOVE MENTIONED SECTION, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY BOUNDARY OF THE 100 FOOT STRIP OF LAND ABOVE DESCRIBED TO PARCEL A, WITH THE WESTERLY BOUNDARY OF THE 60 FOOT STRIP OF LAND ABOVE DESCRIBED AS PARCEL B; THENCE NORTHERLY ALONG SAID WESTERLY BOUNDARY TO THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE CENTER LINE OF THAT CERTAIN 60 FOOT STRIP OF LAND DESCRIBED AS PARCEL B IN ABOVE MENTIONED DEED TO COUNTY OF LOS ANGELES; THENCE SOUTHWESTERLY ALONG SAID SOUTHWESTERLY PROLONGATION TO THE SAID NORTHEASTERLY BOUNDARY; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY BOUNDARY TO THE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL A IS TO BE KNOWN AS BARREL SPRINGS ROAD AND ABOVE DESCRIBED PARCEL B AND C ARE TO BE KNOWN AS 42ND STREET EAST.

7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO:

PALMDALE IRRIGATION DISTRICT, AN
IRRIGATION DISTRICT

PURPOSE:
RECORDED:

CANALS, PIPELINES, WORKS OR STRUCTURES
JANUARY 12, 1963 IN BOOK D-1870 PAGE 849,
OFFICIAL RECORDS

AFFECTS:

A 50 FOOT STRIP OF LAND LOCATED ADJACENT
TO AND SOUTHWESTERLY FROM THE SOUTHWEST
LINE OF BARREL SPRINGS ROAD AS SAID ROAD
IS SHOWN ON SHEET 3 OF LOS ANGELES COUNTY
SURVEYORS MAP NO. B-2533 LOCATED AS
FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, AND THE CENTER LINE OF SAID BARREL SPRINGS ROAD; THENCE ALONG SAID CENTER LINE NORTH $62^{\circ} 47' 20''$ WEST 129.95 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 1400 FEET WHICH BEARS CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE A DISTANCE OF 170 FEET; MORE OR LESS, TO A POINT ON A RADIAL LINE OPPOSITE THE BEGINNING OF SAID 50 FOOT EASEMENT WHICH IS LOCATED SOUTHWESTERLY FROM AND ADJACENT TO THE SOUTHWEST LINE OF SAID BARREL SPRINGS ROAD; SAID POINT BEING LOCATED SO THAT THE CENTER LINE OF SAID 50 FOOT EASEMENT COINCIDES WITH THE CENTER LINE OF PALMDALE IRRIGATION DISTRICT'S CANAL AS SAID CANAL NOW EXISTS; THENCE CONTINUING ALONG SAID CENTER LINE OPPOSITE SAID 50 FOOT EASEMENT A DISTANCE OF 242.64 FEET, MORE OR LESS, TO THE END OF THE AFOREMENTIONED CURVE HAVING A RADIUS OF 1400 FEET; THENCE CONTINUING ALONG THE CENTER LINE OF SAID BARREL SPRINGS ROAD NORTH $45^{\circ} 54' 05''$ WEST 424.43 FEET OPPOSITE SAID 50 FOOT EASEMENT TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 1800 FEET, WHICH CURVE BEARS CONCAVE TO THE SOUTHWEST; THENCE CONTINUING ALONG SAID CURVE AND SAID CENTER LINE OPPOSITE SAID 50 FOOT EASEMENT 52 FEET, MORE OR LESS, TO A POINT ON A RADIAL LINE OPPOSITE THE END OF SAID 50 FOOT EASEMENT WHERE THE CENTER LINE OF SAID EASEMENT COINCIDES WITH THE CENTER LINE OF PALMDALE IRRIGATION DISTRICT'S CANAL AS SAID CANAL NOW EXISTS.

8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
 GRANTED TO: COUNTY OF LOS ANGELES
 PURPOSE: PUBLIC ROAD AND HIGHWAY PURPOSES
 RECORDED: NOVEMBER 12, 1963 IN BOOK D-2252 PAGE 446,
 OFFICIAL RECORDS

AFFECTS: PARCEL A: THAT PORTION OF SECTION 17,
 TOWNSHIP 5 NORTH, RANGE 11 WEST, SAN
 BERNARDINO MERIDIAN, WITHIN A STRIP OF
 LAND 60 FEET WIDE, LYING 30 FEET ON EACH
 SIDE OF THE FOLLOWING DESCRIBED CENTER
 LINE:

BEGINNING AT A POINT IN THAT CERTAIN COURSE DESCRIBED AS HAVING A BEARING AND LENGTH OF SOUTH $62^{\circ} 26' 15''$ EAST 479.95 FEET IN THE CENTER LINE OF THAT CERTAIN 100 FOOT STRIP OF LAND DESCRIBED IN PARCEL A OF DEED TO COUNTY OF LOS ANGELES, RECORDED AS DOCUMENT NO. 4635, ON JUNE 19, 1962, IN BOOK D-1655 PAGE 150, OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DISTANT NORTH $62^{\circ} 26' 15''$ WEST THEREON 80.40 FEET FROM THE SOUTHEASTERLY TERMINUS THEREOF; THENCE NORTH $27^{\circ} 33' 45''$ EAST 35.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 300 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $36^{\circ} 39' 00''$ A DISTANCE OF 191.90 FEET; THENCE NORTH $64^{\circ} 12' 45''$ EAST 175.44 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE

NORTHWEST, HAVING A RADIUS OF 200 FEET, TANGENT TO SAID LAST MENTIONED COURSE AND TANGENT TO THAT CERTAIN COURSE DESCRIBED AS HAVING A BEARING AND LENGTH OF NORTH 26° 17' 50" EAST 177.86 FEET IN THE CENTER LINE OF THAT CERTAIN 60 FOOT STRIP OF LAND DESCRIBED IN PARCEL B OF SAID DEED TO COUNTY OF LOS ANGELES; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE 132.35 FEET TO SAID LAST MENTIONED CERTAIN COURSE.

EXCEPTING FROM ABOVE DESCRIBED PARCEL A THAT PORTION THEREOF WHICH LIES WITHIN SAID CERTAIN 100 FOOT STRIP OF LAND.

ALSO EXCEPTING FROM ABOVE DESCRIBED PARCEL A THAT PORTION THEREOF WHICH LIES WITHIN SAID CERTAIN 60 FOOT STRIP OF LAND.

PARCEL B: THAT PORTION OF ABOVE MENTIONED SECTION 17, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY BOUNDARY OF ABOVE DESCRIBED PARCEL A, WITH THE NORTHEASTERLY BOUNDARY OF ABOVE MENTIONED CERTAIN 100 FOOT STRIP OF LAND; THENCE NORTHWESTERLY A LONG SAID NORTHEASTERLY BOUNDARY 17.00 FEET; THENCE EASTERLY IN A DIRECT LINE TO A POINT IN SAID NORTHWESTERLY BOUNDARY DISTANT NORTHEASTERLY THEREON 17.00 FEET FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY BOUNDARY 17.00 FEET TO SAID POINT OF BEGINNING.

PARCEL C: THAT PORTION OF ABOVE MENTIONED SECTION 17, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY BOUNDARY OF ABOVE DESCRIBED PARCEL A, WITH THE NORTHEASTERLY BOUNDARY OF ABOVE MENTIONED CERTAIN 100 FOOT STRIP OF LAND; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY BOUNDARY 17.00 FEET; THENCE NORTHERLY IN A DIRECT LINE TO A POINT IN SAID SOUTHEASTERLY BOUNDARY DISTANT NORTHEASTERLY THEREON 17.00 FEET FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY BOUNDARY 17.00 FEET TO SAID POINT OF BEGINNING.

ABOVE DESCRIBED PARCELS A, B AND C ARE TO BE KNOWN AS 42ND STREET EAST.

9. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION
- PURPOSE: UNDERGROUND CONDUITS
- RECORDED: DECEMBER 16, 1966 IN BOOK D-3509 PAGE 704, OFFICIAL RECORDS
- AFFECTS: THE WESTERLY 10 FEET AND THE SOUTHERLY 10 FEET OF SAID SECTION 17.

10. ANY DEFECT IN THE ORDER CONFIRMING SALE ENTERED DECEMBER 28, 1966 IN THE MATTER OF THE ESTATE OF ALBERT GALE, ALSO KNOWN AS ALBERT GALE, JR., ALSO KNOWN AS ALBERT F. GALE, ALSO KNOWN AS ALBERT F. GALE, JR., ALSO KNOWN AS ALBERT FELIX GALE, ALSO KNOWN AS ALBERT FELIX GALE, JR., CASE NO. NCP 282, SUPERIOR COURT, LOS ANGELES.
11. WATER RIGHTS, CLAIMS OR TITLE TO WATER.
12. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION OR BY A SURVEY OF SAID LAND THAT IS SATISFACTORY TO THIS COMPANY, OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

AN INSPECTION OF SAID LAND HAS BEEN ORDERED, WHICH MAY RESULT IN ADDITIONAL EXCEPTIONS.
13. ANY RIGHTS, INTERESTS OR CLAIMS OF THE PARTIES IN POSSESSION OF SAID LAND, INCLUDING BUT NOT LIMITED TO THOSE BASED ON AN UNRECORDED AGREEMENT, CONTRACT OR LEASE.

END OF SCHEDULE B
May 23, 1994

CC:
ALAN, MATKINS, LAW OFFICES
18400 VON KARMAN, 4TH FLR.
IRVINE, CA 92714

ATTN: JACK SCHOELLERMAN, ESQ.
REF: BUSHNELL

AB 512 FUNDING NOTIFICATION

NOTICE:

INSURANCE CODE SECTION 12413.1 (AB 512, CHAPTER 598 OF THE LAWS OF 1989) PROHIBITS THE DISBURSEMENT OF FUNDS (AND HENCE, THE CLOSING OF TRANSACTIONS CONTINGENT ON CONCURRENT DISBURSEMENTS) UNLESS SUCH FUNDS ARE AVAILABLE FOR COLLECTION IN ACCORDANCE WITH THE SCHEDULE SET FORTH THEREIN. CUSTOMERS ARE STRONGLY ADVISED TO FAMILIARIZE THEMSELVES WITH THE AVAILABILITY SCHEDULE AND TO NOTE, IN PARTICULAR, THAT ONLY DEPOSITS MADE TO THE COMPANY'S ACCOUNTS BY CASH AND WIRE TRANSFER ENJOY SAME-DAY AVAILABILITY. RECORDINGS MAY NEVERTHELESS TAKE PLACE DESPITE A SHORTAGE IN AVAILABLE FUNDS IF THE PARTIES TO THE TRANSACTION HAVE PROVIDED WRITTEN CONSENT TO DELAYED DISBURSEMENT. THE CONSENT FORM REQUIRED BY THE COMPANY IS AVAILABLE UPON REQUEST FROM YOUR TITLE OFFICER OR SALES REPRESENTATIVE.

FOR YOUR INFORMATION OUR WIRING INSTRUCTIONS ARE AS FOLLOWS:

PASADENA OFFICE
UNION BANK
CENTURY CITY OFFICE
5200 W. CENTURY BLVD
LOS ANGELES, CA 90045

ACCT #335014-6899 ABA 122000496
REF: CONTINENTAL LAWYERS TITLE
ORDER NUMBER: 5092574-39

APPENDIX B

**FOOTHILL RANCH
PALMDALE, CALIFORNIA**

MASTER TREE PLANT LIST

Barrel Springs Road West

| <u>Botanic Name</u> | <u>Common Name</u> |
|-------------------------|--------------------|
| Cedrus atlantica glauca | Blue Atlas Cedar |
| Pinus eldarica | Mondell Pine |
| Pinus pinea | Italian Stone Pine |
| Yucca brevifolia | Joshua Tree |

Barrel Springs Road Central

| <u>Botanic Name</u> | <u>Common Name</u> |
|--------------------------------|--------------------|
| Koelreuteria paniculata | Golden Rain Tree |
| Platanus acerifolia | London Plane Tree |
| Pyrus calleryana ttAristocrat" | Flowering Pear |
| Populus fremontii | Fremont Cottonwood |

Barrel Springs Road East

| <u>Botanic Name</u> | <u>Common Name</u> |
|----------------------|--------------------------|
| Cupressus arizonica | Arizona Cypress |
| Calocedrus decurrens | California Incense Cedar |
| Cedrus libnani | Cedar of Lebanon |
| Quercus hex | Holly Oak |
| Yucca brevifolia | Joshua Tree |

47th Street East

| <u>Botanic Name</u> | <u>Common Name</u> |
|----------------------|--------------------------|
| Cupressus arizonica | Arizona Cypress |
| Calocedrus decurrens | California Incense Cedar |
| Cedrus libnani | Cedar of Lebanon |
| Quercus ilex | Holly Oak |
| Yucca brevifolia | Joshua Tree |

NOTE: Typical spacing of trees shall range 1 tree per 400 -900 square feet of total parkway. Naturalized clustering of trees is encouraged. Total number of street trees is equivalent 1 tree per 35 linear feet of street. Actual tree spacing along streets shall be dependent upon the proposed species.

37th Street East

Botanic Name

Pinus eldarica
Pistacia chinensis
Gleditsia triacanthos inermis 'Shade Master'

Common Name

Mondell Pine
Chinese Pistacio
Thorness Honeylocust

Foothill Ranch Road

Botanic Name

Populas fremontii
Pyrus calleryana 'Aristocrat'
Gleditsia triacanthos inermis 'Shade Master'
Koelreuteria paniculata
Pinus eldarica

Common Name

Fremont Cottonwood
Flowering Pear
Thorness Honeylocust
Golden Rain Tree
Mondell Pine

Planning Areas

Botanic Name

Cedrus atlantica glauca
Cedrus deodora Himilayan
Populas fremontii
Gleditsia triacanthos inermis 'Shade Master'
Koelreuteria paniculata
Pinus eldarica
Pinus pinea
Pistacia chinensis
Platanus acerifolia 'Bloodgood'
Pyrus calleryana 'Aristocrat'
Quercus ilex
Robinia "Idaho"
Cupressus sempervirens
Olea europaea 'Swan Hill'
Yucca gloryosa
Washington fihifera
Cercis canadensis
Juniperus chinensis torulosa
Ceridum floridum
Yucca brevifola

Common Name

Blue Atlas Cedar
White Cedar
Fremont Cottonwood
Thornless Honetlocust
Golden Rain Tree
Mondell Pine
Italian Stone Pine
Chinese Pistacio
London Plane Tree
Flowering Pear
Holly Oak
Idaho Locust
Italian Cypress
Fruitless Olive
Spanish Dagger
California Fan Palm
Eastern Redbud
Twisted Juniper
Blue Palo Verde
Joshua Tree

NOTE: Typical spacing of trees shall range 1 tree per 400-900 square feet of total parkway. Naturalized clustering of trees is encouraged. Total number of street trees is equivalent 1 tree per 35 linear feet of street. Actual tree spacing along streets shall be dependent upon the proposed species.

MASTER SHRUB, GROUND COVER, VINES AND GRASSES PLANT LIST

Shrubs

Botanic Name

Common Name

| | |
|----------------------------------|-------------------------|
| Abelia grandiflora | Glossy Abelia |
| Agave americana | Century Plant Agave |
| Berberis thunbergii | Barberry |
| Buxus microphylla 'Koreana' | Boxwood |
| Chaenomeles japonica | Flowering Quince |
| Cotoneaster Species | Juniper |
| Ligustrum Species | Privet |
| Lavandula Species | Lavender |
| Photinia fraseri | Fraser's Photinia |
| Pittosporum tobira | Evergreen Mockorange |
| Prunus caroliniana 'Compacta' | Compact Carolina Cherry |
| Pyracantha Species | Firethorn |
| hex vomitoria | Yaupon |
| Raphiolepis indica | Indian Hawthore |
| Rosmarinus officinalis | Rosemary |
| Salvia greggii | Sage |
| Xylosma congestum | Shiny xylosma |
| Juniperus Chinensis 'pfizeriana' | Pfizer Juniper |
| Leucophyllum Frutescens | Texas Ranger |
| Yucca whipplei | Our Lords Candle |
| Yucca Species | Yucca |

Ground Cover

Botanic Name

Common Name

| | |
|----------------------------|---------------------|
| Baccharis pilularis | Coyote Brush |
| Euonymus fortunei | Wintercreeper |
| Hedera helix | English Ivy |
| Hypericum calycinum | St. Johnswort |
| Juniperus horizontalis | 'Blue Chip' Juniper |
| Juniperus sabina | 'Buffalo' Juniper |
| Lonicera japonica halliana | Hall's Honeysuckle |
| Rosmarinus officianalis | Rosemary |
| Hemerocallis Species | Daylilly |
| Opuntia basilaris | Beaver-tail Cactus |
| Dalea greggii Prostrate | Indigo Bush |

Vines

Botanical Name

Macfaydeana unguis catii
Parthenocissus tricuspidata
Wisteria sinensis
Gelesemium sempervirens
Rosa banksiae

Common Name

Catclaw Vine
Boston Ivy
Chinese Wisteria
Carolina Jasmin
Lady Banks Rose

Grasses

Botanical Name

Muhlenbergia Rigens
Oryzopsis hymenoides

Common Name

Deer Grass
Indian Rice Grass

APPENDIX C

Policy L7.1.9: Ensure that future development within the Foothill Ranch Specific Plan (formerly the Bushnell Special Development Area and the College Park Palmdale Specific Plan) considers physical constraints on the property, including earthquake faults and canyon areas, and that densities are established which maintain consistency with the south side area in accordance with the following criteria:

1. A covenant shall be recorded on land encompassing Hunt Canyon and along Barrel Springs Road as determined by the approved Specific Plan to ensure that these areas remain as open space. A system of hiking trails, passive open space, and park improvements such as picnic and seating areas and open play areas shall be developed at the same schedule required of within Appendix D of the Foothill Ranch Specific Plan.
2. A trails system shall be provided which connects to a regional system to the extent feasible.
3. All neighborhood commercial uses proposed as a part of the Specific Plan shall be limited to those serving only the short-term goods and services needs of the nearby residential areas. No 24-hour uses or gas or service stations shall be permitted. Design of any commercial facilities shall be compatible with the overall community design theme.
4. Design and operation of any commercial facilities shall reduce impacts on nearby residential areas to the extent feasible through limiting hours of operation to no later than midnight, allowing light fixtures no higher than 14 feet to minimize glare, providing a minimum of 10% of the site for landscaping, and architecturally screening all equipment and utility devices. If rooftop equipment cannot be screened from adjacent or nearby properties, ground-mounted equipment shall be provided and screened. Design of any neighborhood commercial center shall be compatible with the overall community design theme of the Foothill Ranch Specific Plan.
5. A Master Drainage Plan shall be provided utilizing natural open space and drainage areas to the maximum extent feasible.
6. A master infrastructure plan shall be provided for the area, considering sewer, water, roads, and public services. All lots must be connected to a public sanitary sewer system, no septic tanks are permitted.
7. Driveway access to the neighborhood commercial site will be allowed from Foothill Ranch Road or other appropriate internal street. The design of such access shall be subject to review and approval of the City Traffic Engineer and Planning Director at the time of development review. Primary access to Barrel Springs Road for the residential portions of the site shall be limited to one (1) access point, in addition to 37th Street East, except that additional residential access to Barrel Springs Road

may be allowed as temporary or emergency access only where deemed necessary by the City Engineer. Parking will be prohibited along Barrel Spring Road.

8. A minimum of one-acre (1) residential lots shall be provided to assure consistency with the surrounding rural area.
9. No residential density shall be calculated for any seismic set back zone adjacent to active or potentially active fault traces where construction of habitable structures are not permitted, as delineated by a site-specific geotechnical report. However, seismic set back zones may be included in the calculation of minimum lot area and building setbacks.
10. No residential uses shall be permitted within the Open Space or commercial portions of the site.

APPENDIX D

INFRASTRUCTURE PHASING AND FINANCING PLAN

The phasing outlined below may be modified through the approval of a Minor Modification as outlined within Section 6.6.2.

Phase I

Consists of all residential units within Planning Area C, as shown on Exhibit 44, Phasing.

- Streets/Circulation Improvements: All street improvements will be designed and constructed in accordance with Exhibits 16, 17 and 18 and/or City standards. During all phases of development, the Foothill Ranch developer will dedicate all rights-of-way and public easements to the City of Palmdale. Construction of traffic signals may be deferred until warranted.

| | <u>Responsible Party</u> |
|---|--------------------------|
| o Barrel Springs Road (BSR): Construct BSR to full arterial standards with 2 eastbound and 2 westbound lanes with paved and striped median between 37th and 47th Streets East, plus: | Developer |
| a. BSR/40th St. East Intersection: Separate right-turn lane on the westbound approach; separate left-turn lane on the eastbound approach; separate right-turn and left-turn lane on the southbound approach; and install a signal. | Developer |
| b. BSR/College Park Road Intersection: Separate right-turn lane on the eastbound approach; left-turn lane on the westbound; and install a signal. | Developer |
| c. BSR/37th Street East Intersection: A separate right-turn lane on the eastbound approach; a separate left-turn lane on the westbound approach; and install a signal. | Developer |

Responsible Party

- o Foothill Ranch Road (FRR): Developer
Construct FRR to full width as identified on Exhibit 17, between BSR and 37th Street East, including an expanded entry median between BSR and the southerly boundary of Planning Area C, plus:
 - a. FRR/BSR Intersection: Developer
Stripe for left-turn and right-turn lanes on the northbound approach.
- o 37th Street East: Developer
Construct 37th Street East to full standards as identified on Exhibit 18, between BSR and southerly project boundary, except for no pedestrian trail south of FRR, plus:
 - a. 37th Street East/BSR Intersection: Developer
A right-turn lane and a left-turn lane on the northbound approach.
- o Avenue V: Developer
Provide an easement for future 32-foot half-street roadway dedication and easement with a width based on 2:1 cut or fill along the southerly boundary of the College property west of Hunt Canyon.
- o Internal Streets: Developer
Construct internal streets in Planning Area C.
- Drainage Improvements: All drainage improvements will be designed and constructed in accordance with Exhibit 19, Los Angeles County Flood Control District and/or City standards. During all phases of development, the Community College District and College Park Palmdale developer will dedicate all storm drain facilities, including access for maintenance, to L. A. County Flood Control District.
 - o Hunt Canyon Facilities (Planning Area AOS-1): Developer
Design and construct storm water conveyance system consisting of debris and detention basins, pipes, open conduits and other appropriate devices to limit the peak runoff from the project to 85% of the pre-development peak runoff which flows from the property, plus:

Responsible Party

- a. On-site: Provide and construct access to debris and detention basins. The southerly basin will be accessed from the Avenue V. The northerly Hunt Canyon basin will be accessed through the future open space.
 - b. Off-site: Storm drain culvert and energy dissipator on the north side of BSR for release into the existing natural channel.
- o Foothill Ranch Road: Developer
Design and construction of master drainage facilities as shown on Exhibit 19. These facilities include the 24", 36", 42" and 48" main line pipes and catch basins. In addition, future connection to Residential Planning Areas will be provided.
- o Planning Area AOS-2: Developer
Detention basin in Planning Area AOS-2 with culverts under BSR. The basin may be partially constructed for this phase.
- o Residential Planning Areas: Developer
Design and construct storm water conveyance system through residential streets, catch basins, storm pipes and open drainage devices.
- Sewer Improvements: All sewer improvements will be designed and constructed in accordance with Exhibits 20 and 21, Los Angeles County Sanitation District and City standards. During all phases of development, the Foothill Ranch developer will dedicate all public rights-of-way and sewer easements to the City of Palmdale and/or L.A. County Sanitation District.
 - o Off-site Improvements: Developer
Construct 18"- 8" sewer line connection from 35th Street East and Avenue S to the project boundary at 40th Street East and BSR.

- | | | <u>Responsible Party</u> |
|----|--|--------------------------|
| o | On-site Improvements: | |
| a. | Barrel Springs Road 12" sewer line within BSR from 40th Street East to CPR. | Developer |
| b. | Foothill Ranch Road: 8" sewer line within CPR from BSR to lateral connections for AVCC-1 and AVCC-2. | Developer |
| c. | Planning Area C: All necessary sewer lines within the Planning Area. | Developer |
| • | Water Improvements: All water improvements will be designed and constructed in conformance with Exhibits 22 and 23 in accordance with Palmdale Water District and City standards. During all phases of development, the Foothill Ranch Developer will dedicate all public rights-of-way and water line easements to the City of Palmdale and/or Palmdale Water District. The Homeowners Association may consider the option of establishing a mutual water company to provide service to the site. | |
| o | Off-site Improvements: Pay capital improvement fees for Palmdale Water District's master planned facilities (some master planned facilities will be located on-site). | Developer |
| o | On-site Improvements: | |
| a. | District's Master Planned Facilities: To be constructed through payment of capital improvement fees. | Water District |
| b. | 3250 Service Zone: Foothill Ranch Road: Construct 12" water line from 37th Street East to Master Planned 16" water line. | Developer |

Responsible Party

- | | | |
|----|--|-----------|
| | Planning Area C: Construct 8" water lines within Planning Area C with at least two points of connection to water line in FRR. | Developer |
| c. | 3400+ Service Zone: | |
| | 37th Street East: Construct 12" water line connecting to 12" water line located at Planning Area G's southern boundary, northerly to FRR. | Developer |
| | Foothill Ranch Road: Construct 8" water line from 37th Street East to the northernmost entrances within the 3400+ Service Zone in Planning Areas B and C. | Developer |
| | Planning Area C: Construct water line loop within Planning Area C, with stub for future connection to Planning Area E and at least two points of connection to water line in FRR. | Developer |
| • | Landscape Improvements: All landscape improvements will be designed and constructed in accordance with the dimensions shown in Exhibits 33-35 and/or City standards. | |
| o | Construct streetscape improvements to include landscaping, street lighting and directional signage for the following roadways, plus additional streetscape amenities as listed: | |
| a. | Along the south side of BSR between 37th Street East and 47th Street East, except for landscaping. | Developer |
| b. | Along the east side of 37th Street East between the northerly boundary of Planning Area H and the southerly project boundary. | Developer |

Responsible Party

- c. Along both sides and median of FRR between BSR and 37th Street East, plus street furniture, pedestrian lighting and seating amenities. Developer
- Trail Improvements: All trail improvements will be designed and constructed in accordance with Exhibit 15 of the this document and/or City standards.
 - o Construct trails along the following roadways:
 - a. Pedestrian/Bicycle Trail along the west side of FRR between BSR and 37th Street East. Developer
 - b. Pedestrian Trail along the east side of 37th Street East between BSR and Planning Area G. Developer
 - c. Alignment/Dedication of future Multi-use Trail along north side of BSR. Developer
- Entry Monumentation: All monumentation will be designed and constructed in accordance with Exhibits 37-39 of this document.
 - o Construct entry monumentation along the following roadway intersections:
 - a. Community Entry Monumentation on BSR at the intersection of FRR. Developer
 - b. Community Entry Monumentation on BSR at the intersection of 37th Street East. Developer
 - d. Planning Area Monumentation at Planning Area C along FRR. Developer
- Other Improvements:
 - o Construct a turnout and delivery line from the California Aqueduct for landscape irrigation for landscape areas and street landscaping. Developer

Responsible Party

- o Replace existing Palmdale Ditch with an underground 48" reinforced concrete pipe through the entire project site. Developer

Phase II

Consists of all residential units within Planning Area E, as shown on Exhibit 44, Phasing.

- Streets/Circulation Improvements:
 - o Internal Streets: Developer
Construct internal streets in Planning Area E.
- Drainage Improvements:
 - o Residential Planning Area: Developer
Design and construct storm water conveyance system through residential streets, catch basins, storm pipe and open drainage devices per City standards.
- Sewer Improvements:
 - o Residential Planning Area: Developer
Connect sewer lines between Planning Area E and sewer line in FRR.
- Water Improvements:
 - o Residential Planning Area: Developer
Construct water line loop within Planning Area E with at least two points of connection to 3400+ line in FRR and a stub connection to 3400+ line in Planning Area C.
- Entry Monumentation:
 - o Construct Planning Area Entry Monumentation along FRR at entrance to Planning Area E. Developer

Phase III

Consists of all residential units within Planning Areas D and F, , a five-acre neighborhood park site and approximately 20,000 square feet of the neighborhood commercial area as shown on Exhibit 44, Phasing.

- Streets/Circulation Improvements:
 - o 47th Street East: Developer
Widen 47th Street East by 12 feet on the west side for an approximate distance of 100 feet north of Barrel Springs Road to provide an exclusive southbound right-turn lane; and install a signal.
 - o Internal Streets: Developer
Construct internal streets in Planning Areas D and F.
- Drainage Improvements:
 - o Open Space Area: Developer
Design and construct storm water conveyance system and complete construction of detention basin in Planning Area AOS-2.
 - o Residential Planning Area: Developer
Design and construct storm water conveyance system through residential streets, catch basins, storm pipe and open drainage devices per City standards.
- Sewer Improvements:
 - o Barrel Springs Road: Developer
Construct 8" sewer line from 40th Street East to 37th Street East.
 - o 37th Street East: Developer
Construct 8" sewer line from BSR to northernmost entrance to Planning Area D.

| | <u>Responsible Party</u> |
|---|--------------------------|
| o Residential Planning Area: | |
| a. Connect sewer lines between Planning Area F and sewer line in FRR. | Developer |
| b. Connect sewer lines between Planning Area D and sewer line in 37th Street East. | Developer |
| • Water Improvements: | |
| o Barrel Springs Road: Construct 16" water line from 37th Street East to CPR. | Developer |
| o 37th Street East: Construct 12" 3250 Service Zone water line from CPR to BSR. | Developer |
| o Residential Planning Area: | |
| a. Planning Area D: Construct water line loop within Planning Area D with at least two points of connection to water line in 37th Street East. | Developer |
| b. Planning Area F: Construct water line loop within Planning Area F with at least two points of connection to water line in CPR. | Developer |
| • Entry Monumentation | |
| o Planning Area D: Construct Planning Area Entry Monumentation at the two entry points to the Planning Area. | Developer |
| o Planning Area F: Construct Planning Area Entry Monumentation along CPR. | Developer |

Responsible Party

- Other Improvements
 - Construct landscaping improvements along south side of BSR as identified on Exhibit 33. Developer
 - Construct the five-acre neighborhood park site in AOS-4, prior to issuance of a building permit for the 400th residential unit. Developer

Phase IV

Consists of all residential units within Planning Area B, as shown on Exhibit 44.

- Streets/Circulation Improvements:
 - Internal Streets: Developer
Construct internal streets in Planning Area B.
- Drainage Improvements:
 - Residential Planning Area: Developer
Design and construct storm water conveyance system through residential streets, catch basins, storm pipe and open drainage devices per City standards.
- Sewer Improvements:
 - Residential Planning Area: Developer
Connect sewer lines between Planning Area B and sewer line in CPR.
- Water Improvements:
 - Residential Planning Area: Developer
Construct water line loops within each Service Zone in Planning Area B with at least two points of connection to CPR in each zone and a 3400+ Service Zone stub across Planning Area AOS-1 for future connection to Planning Area A.

- | | <u>Responsible Party</u> |
|--|--------------------------|
| • Entry Monumentation | |
| o Planning Area B: Construct Planning Area Entry Monumentation along FRR. | Developer |

Phase V

Consists of all residential units within Planning Areas G and H, as shown on Exhibit 44.

- | | |
|--|-----------|
| • Streets/Circulation Improvements: | |
| o Avenue V: Provide an easement for future 32-foot half-street roadway dedication along the southerly boundary of Planning Area G west of Hunt Canyon. | Developer |
| o Internal Streets: Construct internal streets in Planning Area G and H. | Developer |
| • Drainage Improvements: | |
| o Residential Planning Area: Design and construct storm water conveyance system through residential streets, catch basins, storm pipe and open drainage devices per City standards. | Developer |
| • Sewer Improvements: | |
| o Residential Planning Area: Connect sewer lines between Planning Area G and H and sewer line in FRR. | Developer |
| • Water Improvements: | |
| o Residential Planning Area: Construct water line loop in Planning Area A, with connections to 3400+ Service Zone line stub in Planning Area AOS-1, the 12" line along the southerly boundary of Planning Area AVCC-1, and at least two points of connection to the existing 6" line in 47th Street East. | Developer |

| | <u>Responsible Party</u> |
|---|---|
| <ul style="list-style-type: none"> • Entry Monumentation: <ul style="list-style-type: none"> ○ Community Entry Monumentation on 37th Street East at the intersection of 37th St East and FRR. | Developer |
| Phase VI | |
| Consists of all residential units within Planning Area A, as shown on Exhibit 44. | |
| <ul style="list-style-type: none"> • Streets/Circulation Improvements: <ul style="list-style-type: none"> ○ Avenue V: Provide an easement for future 32-foot half-street roadway dedication along the southerly boundary of Planning Area A east of Hunt Canyon. ○ Internal Streets: Construct internal streets in Planning Area A. | Developer Developer |
| <ul style="list-style-type: none"> • Drainage Improvements: <ul style="list-style-type: none"> ○ Residential Planning Area: Design and construct storm water conveyance system through residential streets, catch basins, storm pipe and open drainage devices per City standards. ○ Construct Storm drain culvert under 47th Street East. | Developer Developer |
| <ul style="list-style-type: none"> • Sewer Improvements: <ul style="list-style-type: none"> ○ Barrel Springs Road: Construct 10" and 8" sewer lines from FRR to 47th Street East. ○ 47th Street East: Construct 8" sewer line from BSR southerly to connection points in Planning Area A. ○ Residential Planning Area: Connect sewer lines between Planning Area A and sewer line in 47th Street East. | Developer Developer Developer |

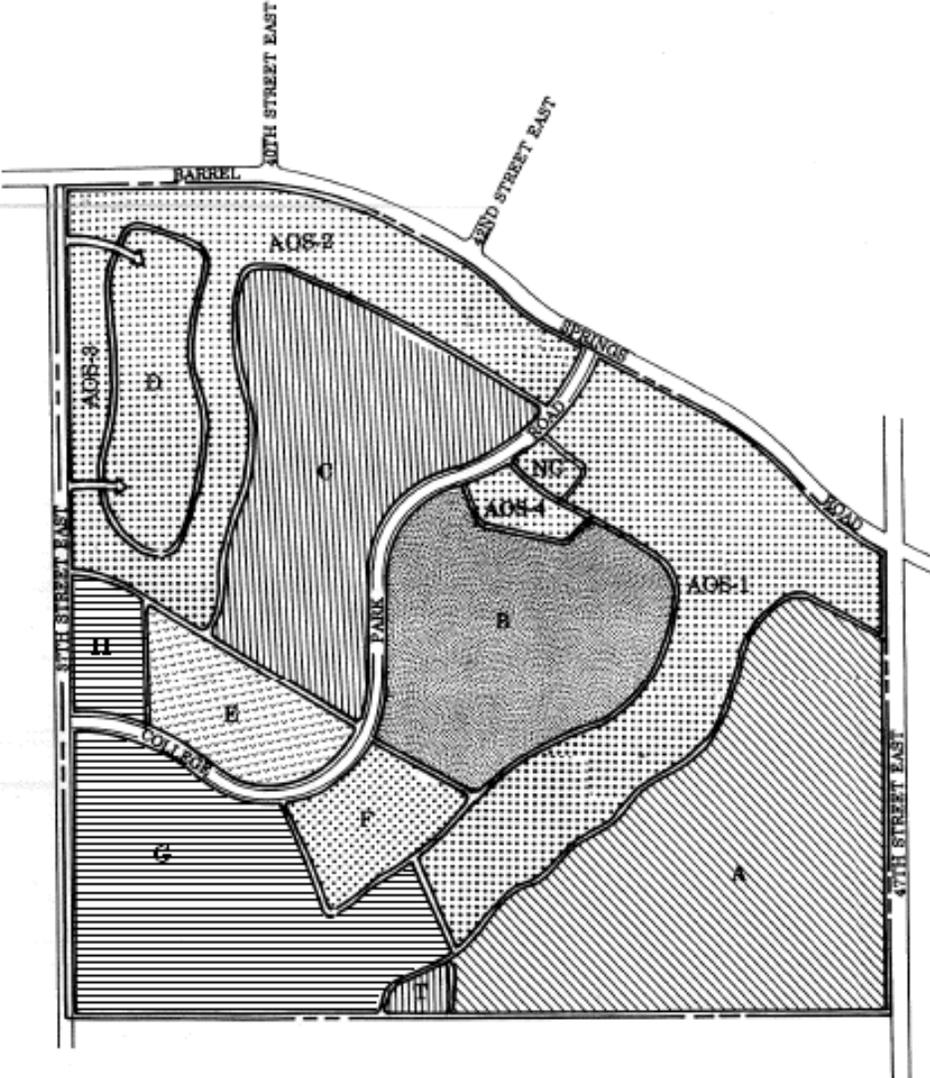
Responsible Party

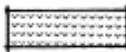
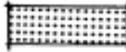
- Water Improvements:
 - o Residential Planning Area:
Construct water line loop in Planning Area A, with connections to 3400+ Service Zone line stub in Planning Area AOS-1, the 12" line along the southerly boundary of Planning Area G, and at least two points of connection to the existing 6" line in 47th Street East. Developer

- Entry Monumentation:
 - o Planning Area A:
Construct Planning Area Entry Monumentation along 47th Street East. Developer
 - o Community Entry Monumentation on BSR at the intersection of BSR and 47th Street East. Developer

- Trails:
 - o Offer to dedicate right of way for future Multi-use trail on west side of 47th Street East. Developer

PHASING



-  PHASE I
-  PHASE II
-  PHASE III
-  PHASE IV
-  PHASE V
-  PHASE VI

NOTE: COLLEGE PHASING NOT PART OF THIS PROPOSAL

EXHIBIT 44



**CROSBY
MEAD
BENTON
& ASSOCIATES**
Engineers • Planners • Surveyors