

RANCHO VISTA SPECIFIC PLAN



P A L M D A L E

Prepared by:
Cotton/Beland/Associates, Inc.
Adopted January 9, 1986

RANCHO VISTA SPECIFIC PLAN
CITY OF PALMDALE

Adoption of the Rancho Vista Specific Plan:

Ordinance No. 582 by the Palmdale City Council – January 9, 1986

Amendments:

Ordinance No. 731 by the Palmdale City Council – April 14, 1988
Ordinance No. 786 by the Palmdale City Council – February 9, 1989
Ordinance No. 796 by the Palmdale City Council – April 13, 1989
Ordinance No. 1097 by the Palmdale City Council – September 9, 1996
Ordinance No. 1138 by the Palmdale City Council – February 24, 1999
Ordinance No. 1180 by the Palmdale City Council – June 13, 2001
Ordinance No. 1266 by the Palmdale City Council – October 24, 2005
Ordinance No. 1292 by the Palmdale City Council – October 18, 2006
Ordinance No. 1396 by the Palmdale City Council – April 7, 2010

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CITY OF PALMDALE

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Clyde Evans, Director of Planning

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EXECUTIVE SUMMARY

INTRODUCTION

This revised Specific Plan for Rancho Vista will consolidate past and present land use policies and related public agency approvals for this planned development community in the City of Palmdale. As such, it will help implement the City of Palmdale General Plan for the subject area. It contains land use objectives and design guidelines for future development.

Once adopted by the City Council, this Specific Plan will be used to evaluate future development proposals for consistency with the Plan.

CONTENT OF THE PLAN

As defined by California law (Government Code Sections 65450 et. seq.), specific plans may be prepared as appropriate to assure the “systematic implementation of each element of the general plan” including the following:

- Location and regulation of buildings and land uses;
- Location and standards for transportation facilities;
- Density, water supply, and waste disposal;
- Conservation and development of natural resources;

- Open space; and
- Other measures.

In effect, the Specific Plan serves as a more detailed statement of land use policy and means of implementation for the General Plan.

The Rancho Vista Specific Plan describes a planned community consisting of approximately 1,314 acres of residential, commercial, and recreational uses within the northwestern portion of Palmdale.

CHANGES TO THE PRIOR SPECIFIC PLAN

The original plan, amended in April of 1988, is being amended to:

- 1) clarify details about the Golf Course Community, such as required building setbacks and dwelling unit density range; and
- 2) revise Avenue N-8; and
- 3) eliminate typographical errors.

1.0 INTRODUCTION AND BACKGROUND

1.1 PURPOSE OF THE SPECIFIC PLAN

The purpose of the Rancho Vista Specific Plan is to assure efficient, orderly, and attractive development in accord with the objectives, standards, and guidelines contained herein.

This Specific Plan is consistent with state requirements for such plans as defined in Government Code Section 65451. The law requires that a specific plan contain a detailed program, as appropriate, for the systematic and comprehensive implementation of the General Plan for the subject area.

The Specific Plan is organized in five basic sections as follows:

Section 1.0 – Introduction and Background which describes the project location within the City of Palmdale, and the relationship to the City’s planning process;

Section 2.0 – Development Plan stating the goal, objectives, and policies; land uses and basic structure of the Specific Plan;

Section 3.0 – Development Standards and Criteria defining physical requirements for development within Rancho Vista, and stating proposed legal restrictions;

Section 4.0 – Specific Plan Administration
which describes the regulatory procedures,
development agreement, and means of
implementing the Plan.

Use of this Specific Plan is expected to yield mutual benefits to the City of Palmdale and the developers/owners of the property. Such benefits include:

- Security that Rancho Vista will be developed according to quality design standards;
- Implementation of City objectives to encourage planned communities as a technique for diversification of the housing stock, enhancement of the natural environment, and improvement of “urban place” image; and
- Reduction of review/processing time for future development phases and decreased administration costs to the City.

1.2 PROJECT DESCRIPTION AND LOCATION

The project consists of amendments to a Specific Plan for the development of a planned residential community known as Rancho Vista. (The original Specific Plan was adopted by City of Palmdale Ordinance No. 582.)

Consisting of 1,314 acres of land located in the northwestern portion of the City of Palmdale, the site is bounded on the southwest of Ritter Ridge adjacent to the California Aqueduct, by Avenue N-8 on the north, and by 30th Street West on the east as shown in Exhibit 2, "Site Locale". (Regional setting is illustrated in Exhibit 1.)

The land use plan will include ten neighborhoods of varying densities, a golf course community and commercial facilities. (See Exhibit 5 –Specific Plan of Land Use.)

Other development as previously approved and not a part of this Specific Plan includes Tracts 34296 and 43801 (149 single-family residential lots) and Conditional Use Permit No. 77-2 (358 mobile home lots).

Current zoning is "Rancho Vista Specific Plan".

1.3 RELATIONSHIP TO OTHER PLANS

The Specific Plan is the culmination of a unique set of circumstances and opportunities. As one of the vary few large holdings of land suitable for planned residential use in the Palmdale area, the property was targeted for such “community” planning in 1970, and a consultant team was retained to define overall development objectives.

The transition of the property from almond orchards and dry-land farming to a developed, planned residential community was anticipated to require several years. Orderly, efficient development was intended in order to avoid the adverse results of fragmented, speculative piecemeal construction. The multi-million dollar investment necessary to extend utilities to the property required extensive review and approvals before the financial commitment could be made.

It is important to note that this commitment to long-range development objectives, in lieu of fragmentation of the property, has prevailed over the years since 1970. The Rancho Vista Specific Plan is consistent with existing and proposed City of Palmdale land use policy. Rancho Vista remains a viable opportunity for planned community development – the first such project within the City of Palmdale.

Since initial planning approvals for the Rancho Vista project by the Los Angeles County Regional Planning Commission in 1971, the project was approved by the City of Palmdale in January, 1974. The community plan and pre-zoning were approved unanimously by the City Council on January 11, 1974. Annexation proceedings and zoning were approved unanimously on May 17, 1974.

Further land use policy determination resulted from the North Los Angeles County General Plan Program, Volumes 1, 2, and 3 (as dated November 30, 1974).

On January 9, 1986, the original Specific Plan was approved by Ordinance No. 582.

It was amended on April 14, 1988, by Ordinance No. 731 to effect a reduction in density and to redistribute some land uses. The current (January 1989) amendments are non-substantive, and are intended to clarify certain land use issues; primarily, in the Golf Course Community.

EXHIBIT 1

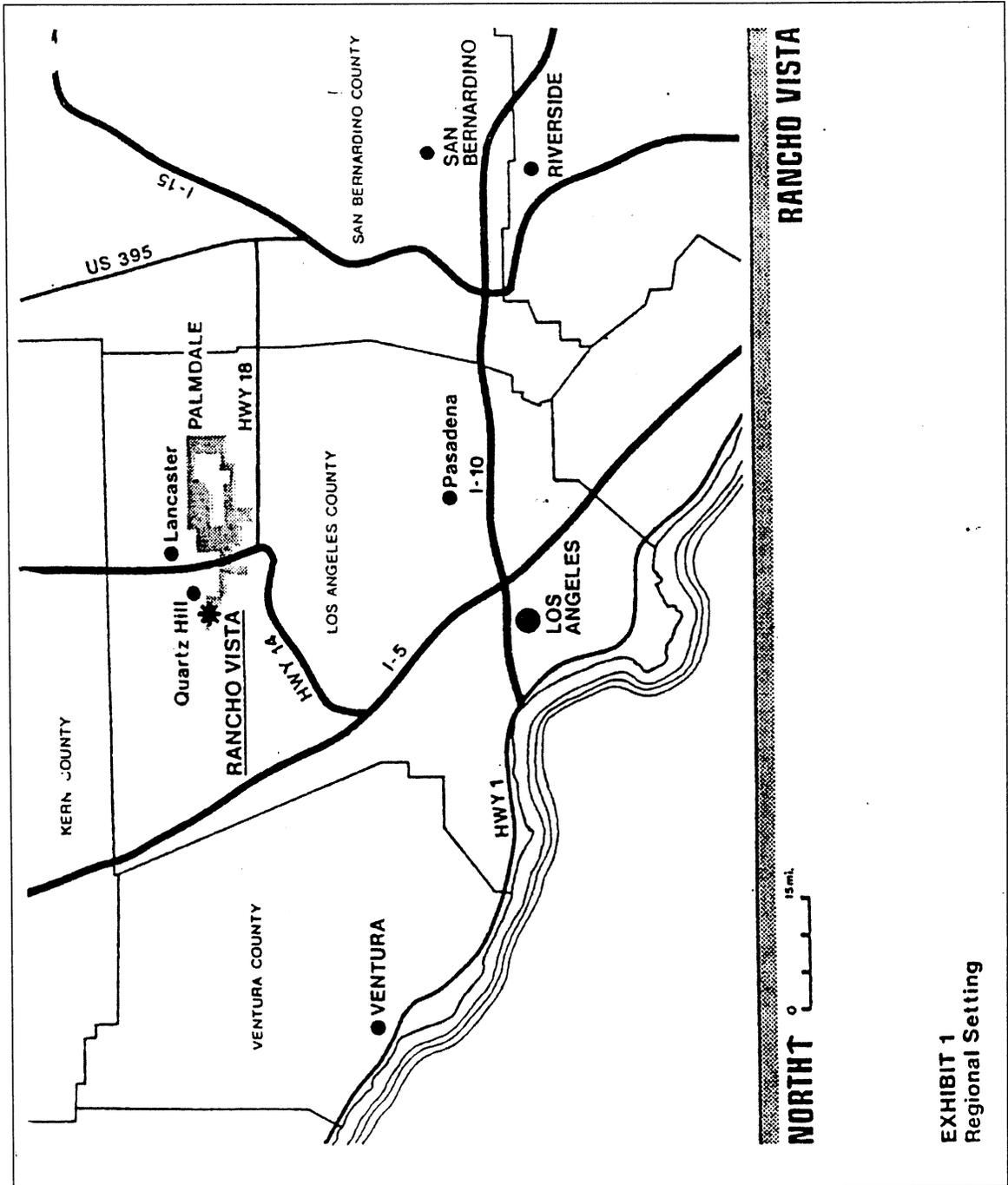


EXHIBIT 1
Regional Setting

EXHIBIT 2

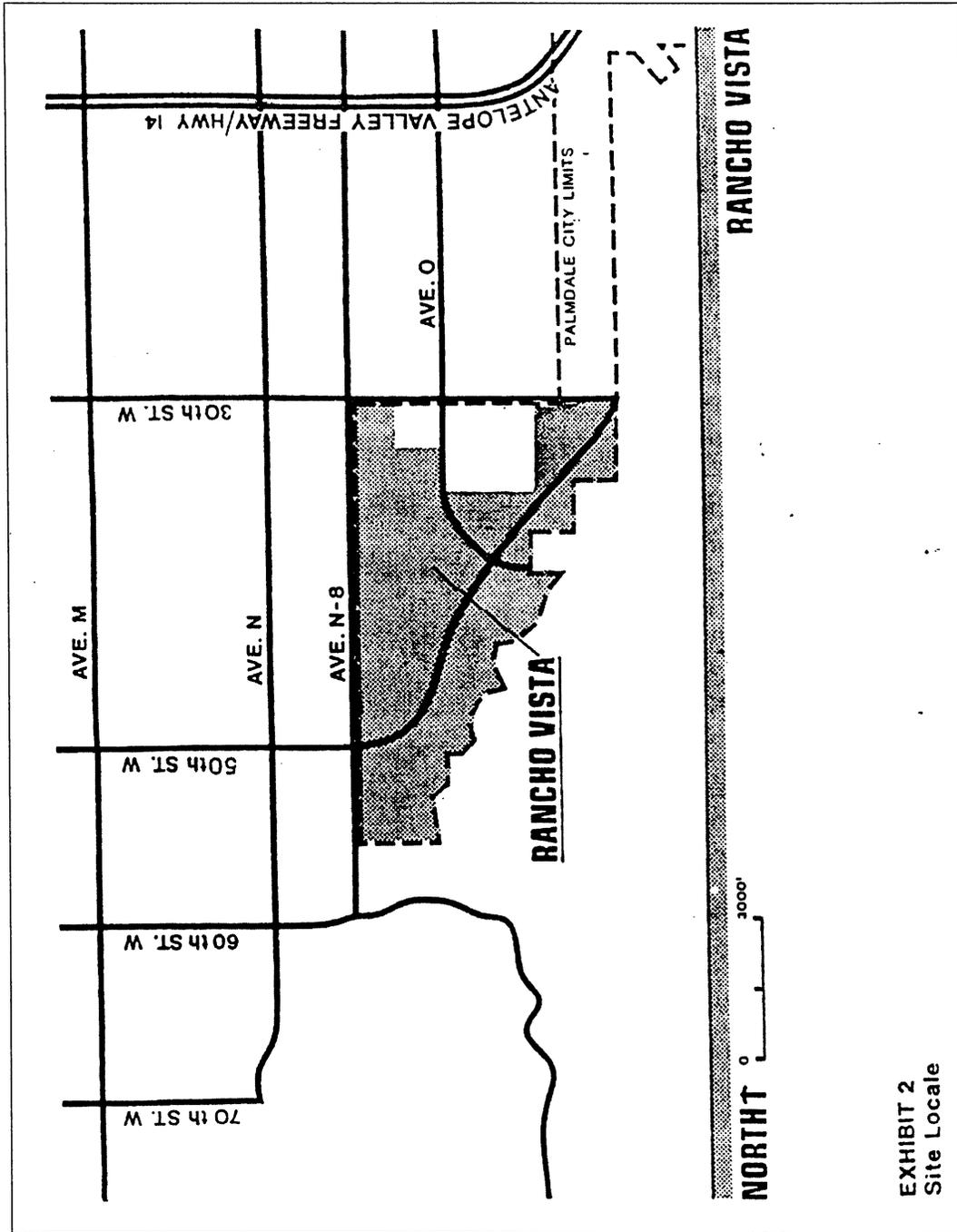


EXHIBIT 2
Site Locale

1.4 LEGISLATIVE CONTEXT

Adoption of a specific plan allows a City Council or Planning Commission to exercise broad regulatory powers in the public interest. As with general plans, the Planning Commission must hold a public hearing before they can recommend adoption of a specific plan. The City Council can then adopt the specific plan by ordinance.

When adopted, the specific plan serves to implement the local General Plan. The City Council is required (by the Subdivision Map Act) to deny approval of any tentative or final subdivision map which is inconsistent with the specific plan (Government Code Section 66474.5(b)).

Conversely, adopted of this plan insures that future development applications consistent with the plan will be approved.

EXHIBIT 3

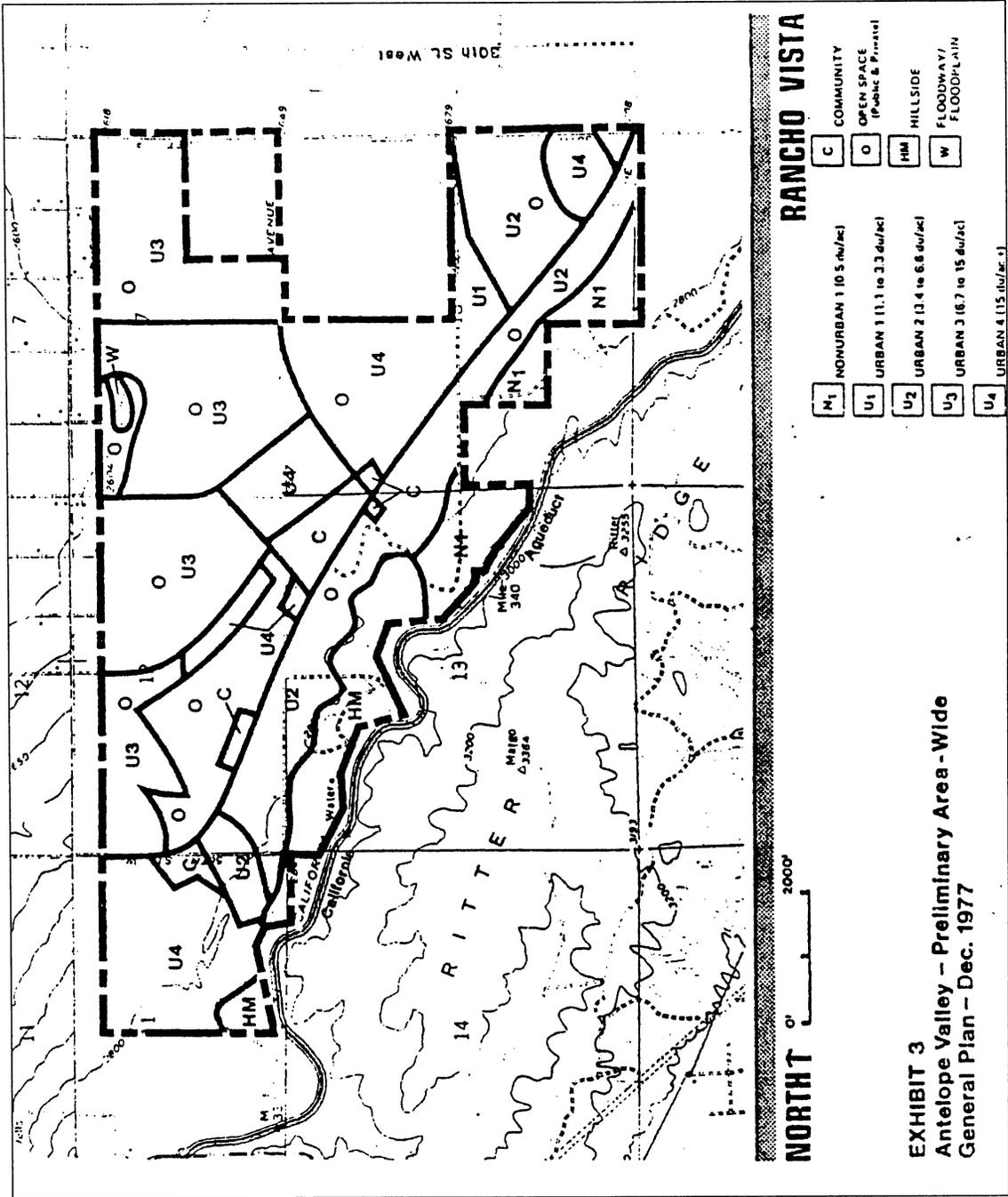
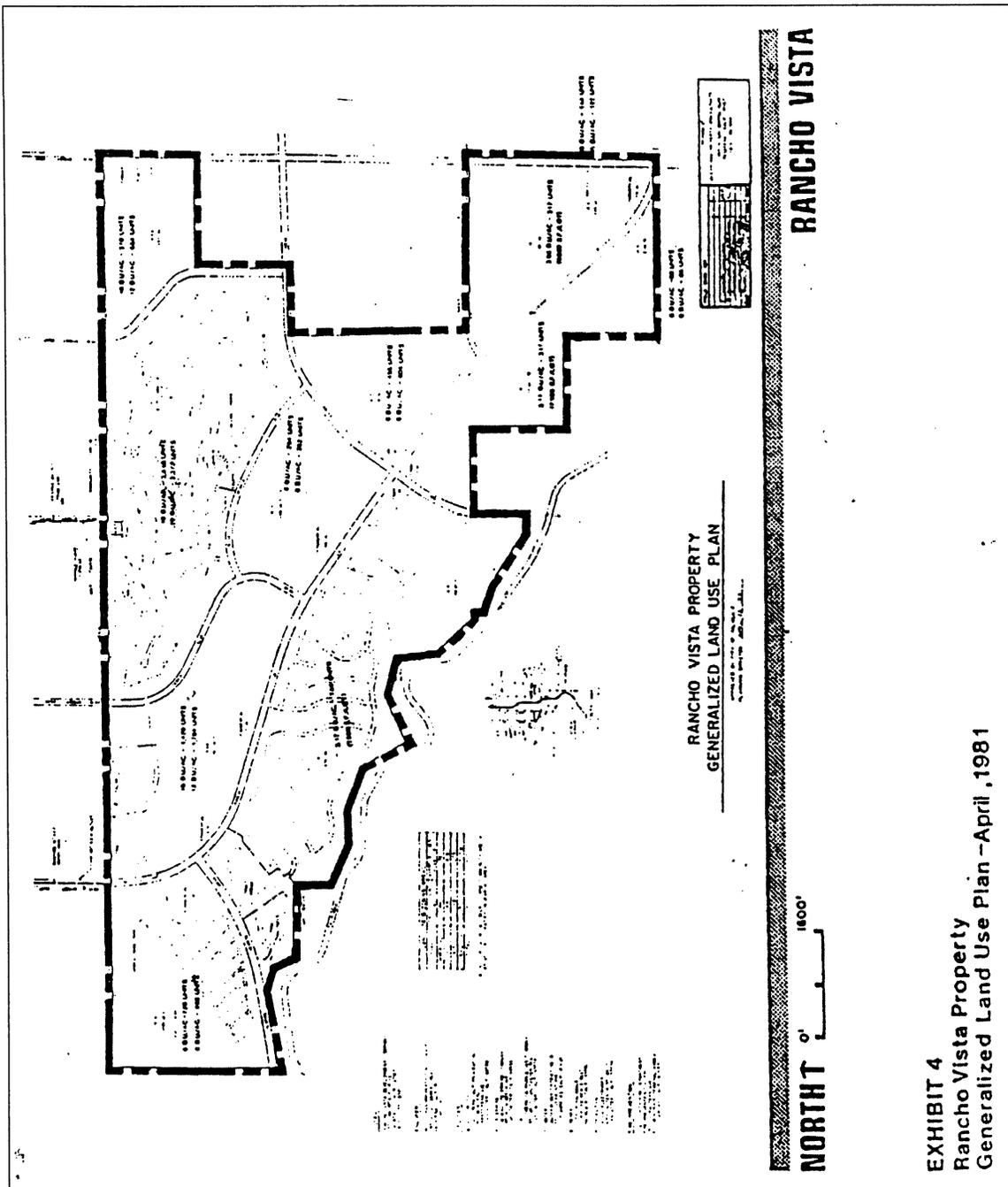


EXHIBIT 4



2.0 DEVELOPMENT PLAN

The Rancho Vista Specific Plan utilizes the same structure and content as a general plan, only in more “specific” detail. Accordingly, it is appropriate to state the following:

Goal: A comprehensive plan and policies to guide long-range development of Rancho Vista as a self-contained, quality planned residential community.

Objectives:

- Definition of community-wide land use policies to assure compatibility with adjacent properties;
- Phasing of development program to assure efficient and cost-effective improvements for circulation and utilities;
- Determination of appropriate development standards and criteria; and
- Comprehensive review and approval of the total community development program to avoid unnecessary delay and expense.

These goals and objectives reflect earlier statements in previous Rancho Vista planning documents as approved by Los Angeles County and the City of Palmdale.

The City has indicated a desire to broaden the variety and types of housing stock within the community. In addition, recognition of the benefits of definable elements within the urban fabric of Palmdale supports the basic concept of this project. Compared to much development involving smaller parcels and property, Rancho Vista will fulfill the opportunities available to a long-term program including a relatively vast acreage.

This amended Specific Plan, initiated by Rancho Vista Development Co., will require a continued partnership between the City of Palmdale and the project, if the full benefits to future residents and other Palmdale citizens are to be realized.

It is important to note that this plan represents continuation of previous approvals for development of Rancho Vista, plus minor modifications consistent with the reduction of residential and development potential.

Rancho Vista remains a planned residential community with support commercial uses.

2.1 LAND USES

Rancho Vista will accommodate a variety of residential, recreational, and commercial uses within a planned environment.

Consistent with plan objectives, the arrangement of these uses and the man-made environmental features are intended to produce a residential community of high quality.

The Specific Plan of Land Use (Exhibit 6) describes this pattern of land uses. A tabulation of approximate development acreage is shown in Table 1.

Land use categories are generally described as follows:

Urban residential – Primarily single-family detached units with some attached units;

Urban medium/high residential – Single-family and multi-family units, including apartments, attached units, and condominiums, plus accessory uses; and

Urban Village Residential – Attached and detached single-family residential units including condominiums and townhomes; and

Golf Course Community – An 18-hole course and club facility, surrounded by dwelling units of varying types and density.

TABLE 1

LAND USE / DWELLING UNIT POPULATION TABULATION

LAND USE	GROSS ACRES	ESTIMATED DWELLING UNITS	ESTIMATED POPULATION
Urban Residential (3.1-6.1 du/ac) at 3.2 du/ac	757	2,423	5,814
Urban Medium Residential (6.2-10.0 du/ac) at 5.56 du/ac	37	206	494
Urban Village Residential (10.1-17.9 du/ac) Est. at 13.6 du/ac	33	450	1,121
Urban High Residential (18-26 du/ac) at 22 du/ac	8	176	458
Golf Course Community (3.1-26 du/ac) at 5 du	269	1,345	3,228
School/Park	41	N/A	N/A
Commercial	58	N/A	N/A
Detention Basin/Water Storage/Open Space	21	N/A	N/A
SPECIFIC PLAN TOTAL:	1,224	4,600	11,115
Tracts 34296/43801	36	149	358
CUP 77-2	55	358	788
DEVELOPMENT TOTAL:	1,315	5,107	12,261

AMENDED:
9/9/96
2/24/99
10/24/05
10/18/06

TABLE 2
DEVELOPMENT PHASING

PHASE:	RESIDENTIAL				COMMERCIAL	OPEN SPACE/ OTHER	TOTAL
	URBAN	URBAN MEDIUM	URBAN HIGH	GOLF COURSE COMMUNITY			
Phase I: (1984-1988) (1)(2)	84 ac.	37 ac.	--	--	--	17 ac.	138 ac.
Phase II: (1988-1990)	182 ac.	--	--	--	12 ac.	42 ac.	236 ac.
Phase III: (1990-1999)	245 ac.	--	--	--	--	--	245 ac.
Phase IV: (1999-)	246 ac.	--	19 ac/	269 ac.	46 ac.	24 ac.	604 ac.
TOTALS	757 ac.	37 ac.	19 ac.	269 ac.	58 ac.	83 ac.	1,223 ac. (1)

- (1) Does not include MAP projects which include 91 acres.
- (2) All time periods are estimates which assume no critical change in overall economic demand situation.

Source: Rancho Vista Development Co.

The proposed density ranges within each land use classification will vary as follows:

Urban Residential – The bulk of this development will consist of single-family detached units on 7,000 sq. ft. lots with a resultant density at the lower end of the 3.1 to 6.0 density range. (See Section 3.2 for Lot Standards.)

Urban Medium Residential – Development plans call for dwelling units with a 6.1 to 10.0 density range.

Urban Village Residential – Development plans call for dwelling units within a 10.1 to 17.9 du/acre density range.

Urban High Residential – This classification accommodates apartment development up to a maximum of 26 units per acre adjacent to the Town Center commercial core.

Golf Course Community – This area of 269 acres will accommodate 1,345 dwelling units with a range of housing types and densities averaging 5 units per acre.

The large size and complexity of Rancho Vista will require an incremental growth strategy. Sectors will be initiated and developed over time in response to infrastructure availability and market

demand. These factors have been utilized to define a proposed phasing schedule which is illustrated in Table 2, Development Phasing.

The total buildout capacity for Rancho Vista has been limited to the maximum shown in Table 1. This total is substantially less than that possible under the upper limits of the various density ranges.

As indicated, the current estimate for total development of Rancho Vista calls for a time frame through the end of the century, with phase IV to be undertaken by 1992. (It should be recognized that such long-range projections and phasing indications are subject to revision based upon circumstances beyond the reasonable control of Rancho Vista.

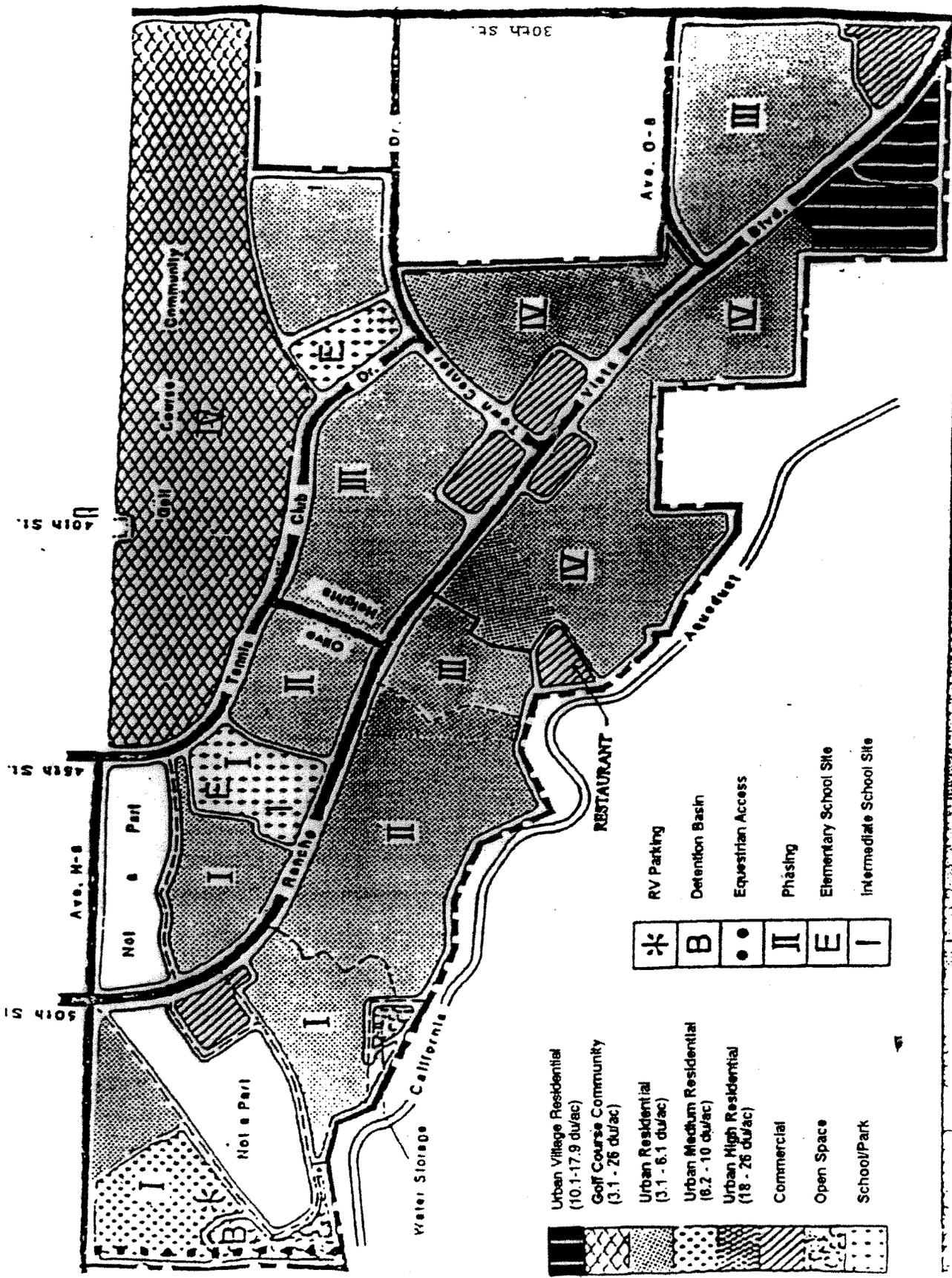
The major principle behind the phasing program is maintenance of efficient, self-supporting development in an incremental manner. Fragmented and inefficient growth is to be avoided as counter-productive to the best interests of Rancho Vista and to the City of Palmdale.

2.2 COMMUNITY FACILITIES

Rancho Vista, as a planned residential community, will include all necessary community facilities for the needs of its residents. These will include parks and schools in a joint-use combination so that such facilities can be most effectively used.

Four school/park sites totaling 62 acres are included in this plan.

The Developer will comply with current City requirements for park fees per existing ordinance.



RANCHO VISTA SPECIFIC PLAN LAND USE MAP

NORTH ↑ 1000'

EXHIBIT 5

2.3 CIRCULATION

The Rancho Vista project has access to the regional circulation system via several major arterial highways. The project arterial system is consistent with relevant master plans.

The major east-west access will be from Avenue N and Avenue P. Major north-south access will be from 30th Street West, 10th Street West of Highway 14. (See Exhibit 6, "Circulation/Phasing Plan").

Street sections are illustrated in Exhibit 7.

As the project develops, an internal roadway system will be constructed to serve the transportation needs of the development. Planned street improvements include the following:

Rancho Vista Boulevard is planned to be a major highway between Avenue N-8 and 30th Street West. The roadway section requires a right-of-way (ROW) of 100 feet and would provide a street 84 feet wide plus curbside parking or three through lanes in each direction. The median would be used to provide left-turn lanes in either case.

Assessment District 87-1 has been fully established, bonds have been sold and plans are out of bid to implement grading, four lanes of paving and related construction.

Town Center Drive will be a major highway between 30th Street West and Rancho Vista Boulevard. (ROW = 100 feet.)

Tennis Club Drive, Olive Heights Drive, Avenue O-8 are planned to be secondary highways. (ROW of 80 feet with 64 foot street.)

A 64-foot wide collector street is required to connect 30th Street West at Avenue N-8 to Tennis Club Drive as an east-west circulation element for the Golf Course Community. The collector shall connect to Tennis Club Drive at a point west of Olive Heights Boulevard.

Between 45th Street West and 55th Street West, Avenue N-8 is planned to be a limited secondary highway with a ROW of 64 feet.

Other internal streets will be designated as collectors which will be 40 feet wide within 64 feet of ROW. This will provide one lane in each direction plus curbside parking or two lanes in each direction.

Roadway Construction

Construction of the internal and connecting roadway system has been planned according to the following phases as shown in Exhibit 6:

Phase I (as completed):

- 50th Street West between Avenue N and Avenue N-8 (26 feet of paving)
- Rancho Vista Boulevard between Avenue N-8 and south of development
- 45th Street West between Avenue N and Avenue N-8

Phase II:

- Rancho Vista Boulevard to limit of Phase II driveways
- Tennis Club Drive between Avenue N-8 and limit of Phase II driveways

Phase III:

- Rancho Vista Boulevard between Phase II and 30th Street West
- Tennis Club Drive between Phase II and Town Center Drive
- Avenue O-8 between Rancho Vista Boulevard and 30th Street West

Phase IV:

- Olive Heights Drive between Tennis Club Drive and Rancho Vista Boulevard
- Town Center Drive between Rancho Vista Boulevard and 30th Street West

Equestrian Easement

Rancho Vista recognizes the potential for appropriate equestrian access through a portion of Rancho Vista to the Ritter Ridge/Aqueduct area. Accordingly, a limited easement has been provided through the extreme west portion of Rancho Vista as previously required by the City of Palmdale. No improvement or maintenance by Rancho Vista or the City is included in this Plan.

The rural/suburban nature of Rancho Vista is not conducive to bicycle or other pedestrian trails.

EXHIBIT 6

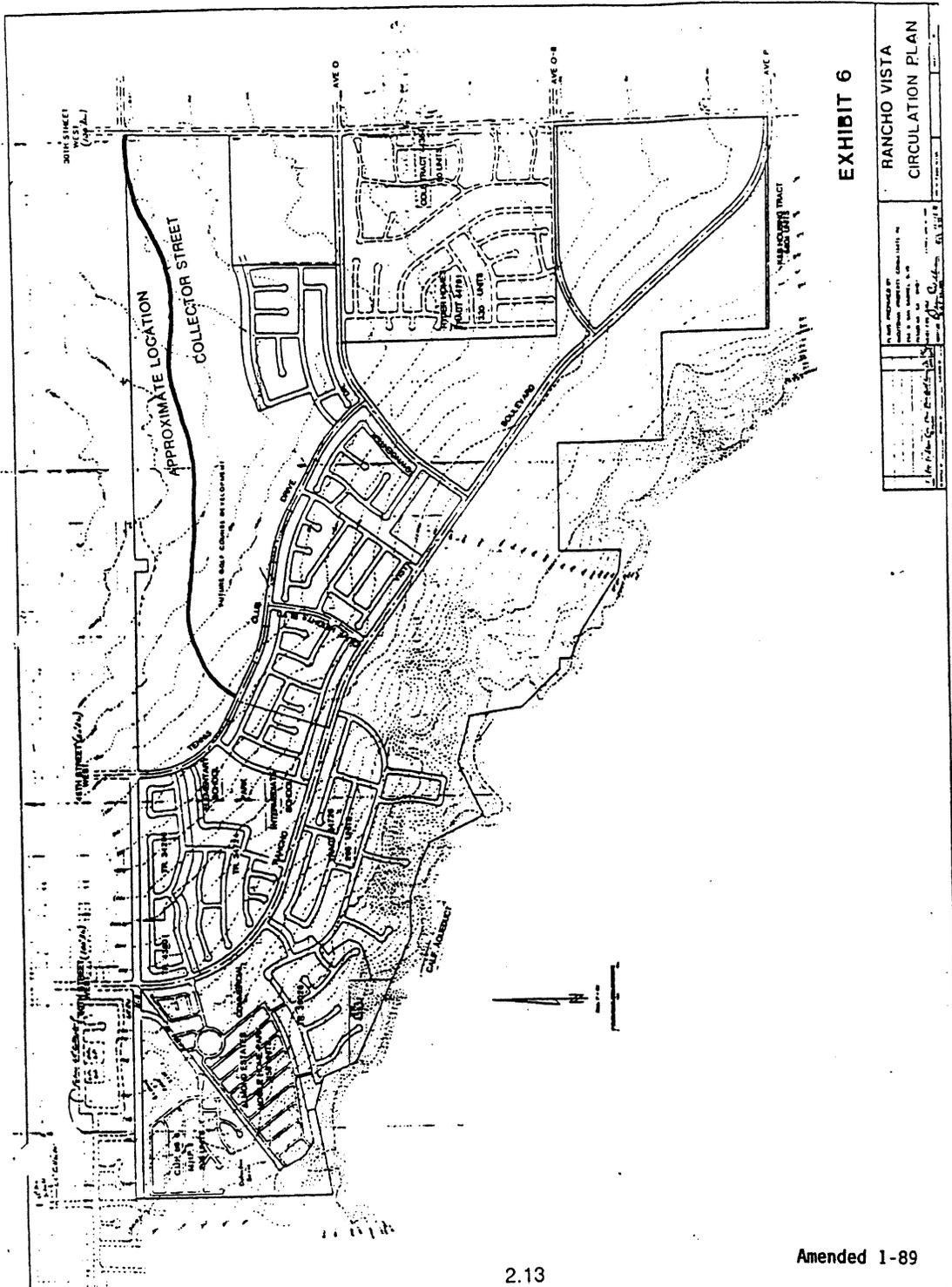


EXHIBIT 6

RANCHO VISTA
CIRCULATION PLAN

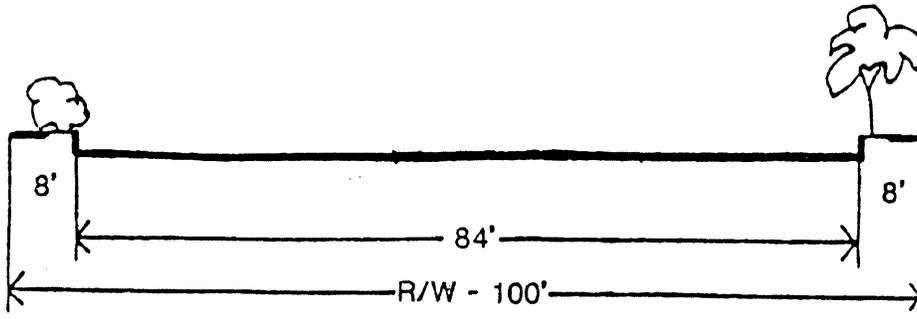
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Amended 1-89

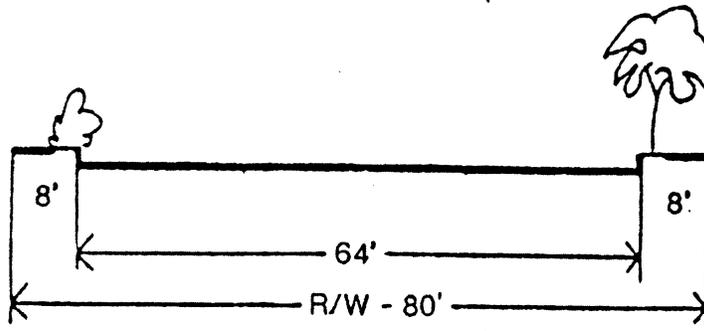
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Amended 1-89

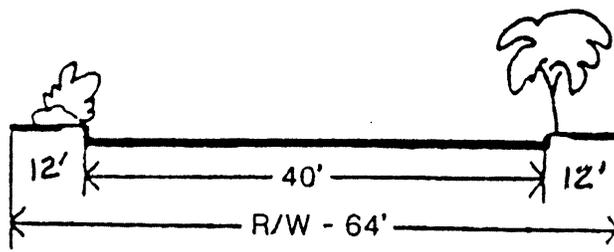
EXHIBIT 7



Major Arterial Highway



Secondary Highway



Collector Streets

2.4 GRADING CONCEPT

This section describes the overall grading concept that shall be used during the development of Rancho Vista:

GRADING DESIGN APPROACH

Reshaping of the natural terrain to permit access and construction shall be kept to a minimum. Most of the natural terrain will be modified.

The toe and crest of all cut and fill slopes in excess of (5) feet vertical height but not greater than ten (10) feet vertical height, shall be rounded with vertical curves.

The toe and crest of any slope in excess of ten (10) feet vertical height, excepting the toe of any slope within twenty-five (25) feet of a dwelling, shall be rounded with vertical curves of radii no less than five (5) feet and designed in proportion to the total height of the slope.

Where cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion with varying radii to reflect the natural terrain except along Rancho Vista Boulevard.

The applicant and/or developer shall be responsible for the maintenance and upkeep of all slope planting and irrigation

systems until such time as these operations are the responsibility of other parties.

Cross-lot drainage shall be kept to a minimum and shall occur only when approved by the Planning Director.

CUT/FILL ESTIMATE

The project engineer estimates total net cut volume at 2,774,600 cubic yards. This volume results from compaction and shrinkage affecting the "raw cut" volume estimated at 3,260,000 cubic yards. All grading shall be balanced on site; therefore, fill will also approximate 2,774,600 cubic yards.

2.5 LANDSCAPE CONCEPT

Rancho Vista will incorporate three major landscaping treatments in its development program.

Each of the main entry points will emphasize “gateway” landscaping to include areas of accent planting. These entries are 50th Street and 45th Street at Avenue N-8 plus Rancho Vista Boulevard at Avenue P.

Such accent planting will consist of tall, vertical trees plus native flowers, such as the California poppy.

A second major landscape treatment will define the perimeter of Rancho Vista. Screen planting, in combination with the perimeter wall, will define the boundaries of the community. Interior streetscapes will consist of street trees per City approved list.

The third major treatment will be the golf-course. As a significant portion of the community, it will provide substantial visual open space and landscape amenity.

Landscaping concept designs shall be consistent with current tract development in Rancho Vista.

2.6 UTILITIES

Provisions for adequate utility service and capacity have been assured under prior commitment of necessary infrastructure.

During the past several years, extensive analysis of the required utilities “backbone” system was conducted. Agreements with the various utility purveyors were concluded. Major sections of these various systems were installed as all significant offsite utility services have been brought to the Rancho Vista boundary as required to support project development.

The remainder of this section is a discussion of each major utility.

2.6.1 WATER

The principle water purveyor in this portion of the Antelope Valley is Waterworks District No. 4. (550 South Vermont Avenue, Los Angeles, CA 90020.) Water is available to the site through Waterworks District No. 4 through source make available by Antelope Valley East Kern County Water District and water wells owned by the County of Los Angeles Waterworks District.

Per the Los Angeles County Waterworks District No. 4, a Master Water System was developed to serve not only the Rancho Vista Project but surrounding areas which also needed water. Over the past several months, a 1913-1915 Assessment District Bond Program and corresponding Master Water System have been fully developed, approved by the County Waterworks District, Assessment District Proceedings approved by the City of Palmdale and bonds sold to finance all master facilities to serve the area. (Reference is made to Assessment District No. 87-1 which defines the details of the system). The ingredients of the Master Water System include the following: (See Exhibit 8)

1. New pump station at 60th Street West at M-11.

2. A new 16" trunk line from this pump station to the Rancho Vista Site via 60th Street West, Avenue N and 50th Street West.
3. A 16" line extended through Rancho Vista to a 20" line which will be extended from Rancho Vista Boulevard to the domestic water tank site.
4. Two water tanks, each approximately 3.7 million gallons with all appurtenances.
5. Extension of a 20" main from the tank location along Rancho Vista Boulevard to the intersection of Avenue P and 30th Street West.
6. Upgrading of an existing pump station at 60th Street West at Avenue L-12.
7. A supplemental 12" main from the pump station at 60th Street West and M-11 to the intersection of 60th Street West and Avenue N, thence approximately 1,000 easterly feet along Avenue N.
8. A new 12" main in 60th Street West from Avenue N and 60th Street West to the AVEK pump station at 60th Street West and approximately Avenue N-7. (Includes pressure-reducing station and meter.)

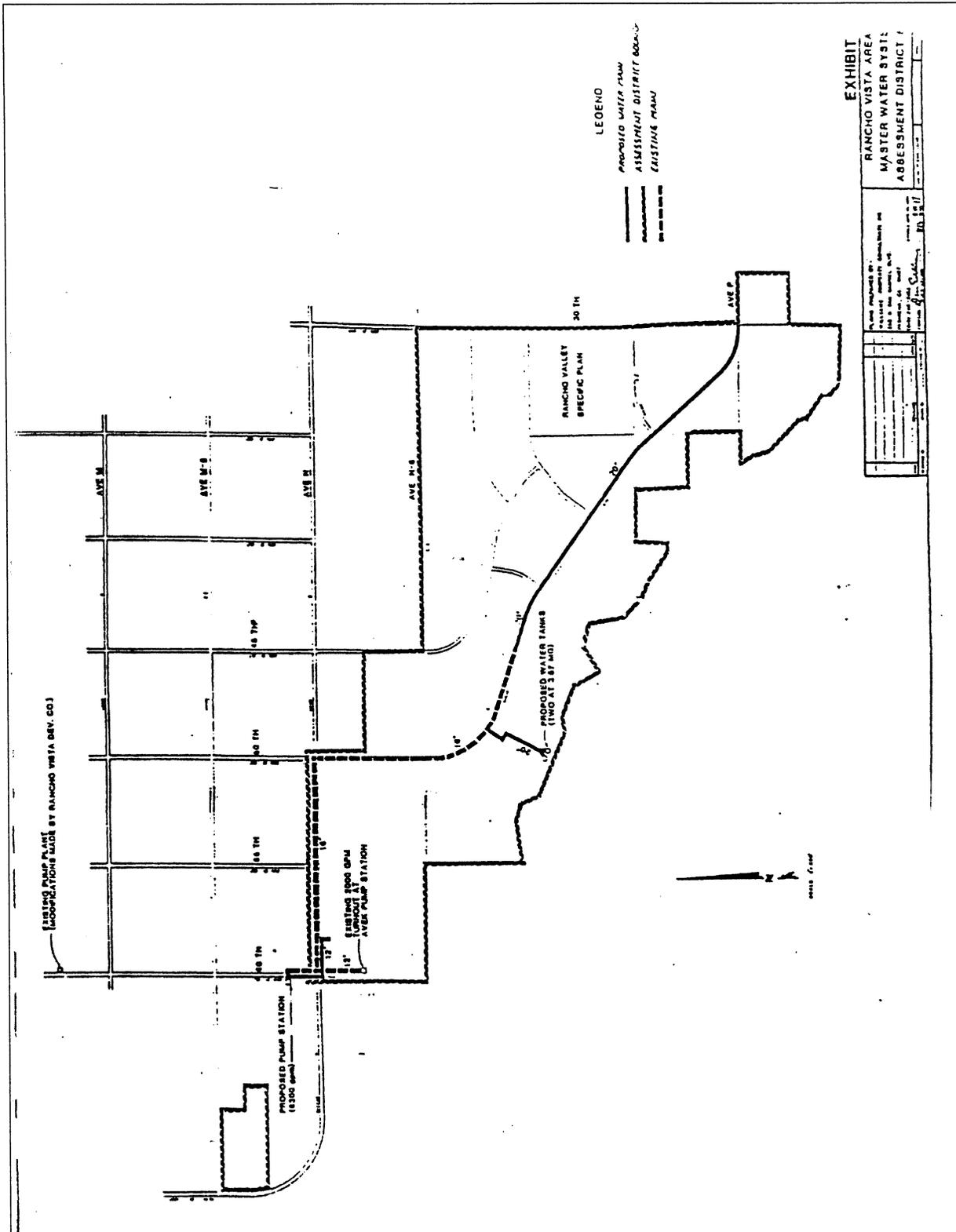
Water will be pumped from the pump station at M-11 and 60th Street West to the reservoirs which will then be disbursed throughout the entire Rancho Vista Project. The site for the tanks are fully approved for geological purposes and is now under construction. In addition to this work, a 16" main has been constructed from M-11 and 60th Street West to the southwest corner of recorded Tract 34724. The following is a summary of the projects approved and being developed at Rancho Vista:

1. Tract 34296 – 96 lots – Fully constructed and occupied.
2. Tract 43801 – 43 lots – Fully constructed and occupied.
3. Mobile Home Park I – 358 mobile home units plus a recreation clubhouse – Fully constructed and occupied.
4. Tract 34724 – 153 homes – Under construction. (Also 1 elementary temporary school site under construction)
5. Mobile Home Park II – 208 mobile home units plus recreation complex and recreation vehicle park fully graded and utilities under construction.

6. Tract 39028 – 96 homes – Under construction.
7. Tract 34726 – 269 units – Construction plans – Construction plans underway.
8. Tentative Tract 44754 – 384 residential units – Tentative Map Submitted.

The master water facilities have all been designed and approved and are out to bid for construction. In the meantime, water is being served to the project through a temporary connection approved by Los Angeles County Waterworks District No. 4.

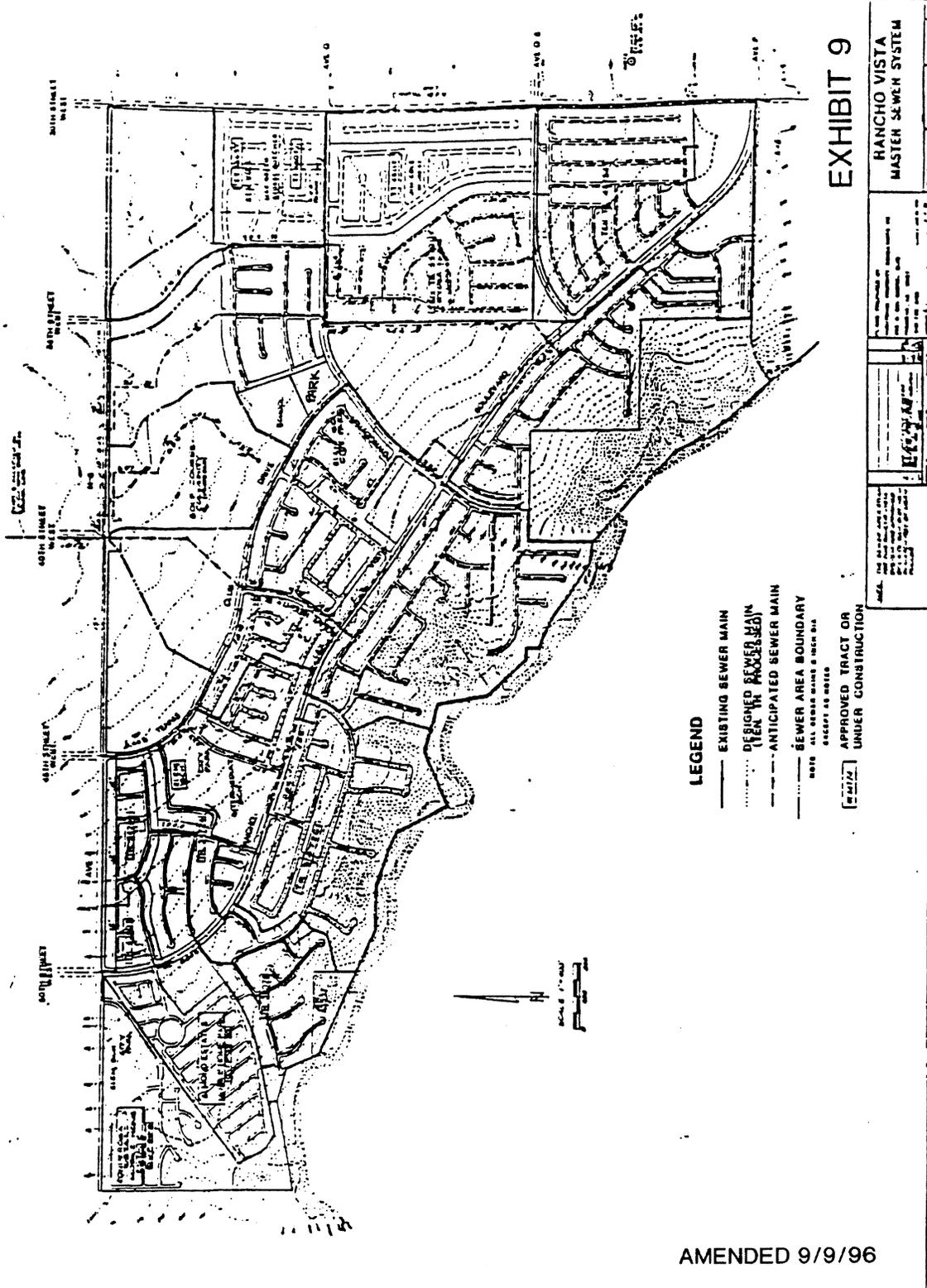
Exhibit 8



2.6.2 WASTEWATER

Wastewater transmission and treatment facilities will be provided by the Los Angeles County Sanitation District No. 14. Sewage generated by Rancho Vista Project will be collected by a series of onsite mains that will drain into an existing 24" diameter trunk sewer located on 40th Street West and Avenue N-8. This project is expected to generate an estimated effluent flow of 9.4 million gallons per day. By letter dated November 19, 1980, the County Sanitation District of Los Angeles accepted the 35th Street West sewer for operation and maintenance and stated that the trunk sewer has capacity for the future development of Rancho Vista. Since that time, the County Sanitation District has also approved a Sewer Area Study that provides for serving not only Rancho Vista but other areas to the southeast to this 24" sewer trunk line. In addition, the trunk sewer has now been extended in Avenue N-8 to the vicinity of the extension of 35th Street West to Avenue O. (Towncenter Drive) The entire project will be served by a collection system and no septic tanks are to be provided. (See Exhibit 9)

EXHIBIT 9



AMENDED 9/9/96

2.6.3 ELECTRICITY, GAS,
TELEPHONE AND TELEVISION

Other utilities are provided to Rancho Vista
as noted below:

Southern California Edison Company
10th Street West at Avenue M
P.O. Box 4349
Lancaster, CA 93534

General Telephone Company
P.O. Box 1929
Lancaster, CA 93534

Pacific Bell
2130 Ward Avenue, Room 127
Simi Valley, CA 93065

Southern California Gas Company
6520 Foothill Boulevard
Tunjunga, CA 91024

Jones Intercable
41551 10th Street West
Lancaster, CA 93534

2.7 STORM DRAINAGE

Drainage for the Rancho Vista community is a function of existing/planned topography and proposed drainage facilities to accommodate necessary mitigation of storm runoff.

The California Aqueduct forms a man-made barrier to the natural drainage pattern along the southern boundary of the project. Drainage southerly of the California Aqueduct originates from the peaks of Ritter Ridge and is channelized in relatively steep canyons that drain into the series of eight culverts that cross under the Aqueduct. These culverts provide energy dissipaters which reduce the velocity of the runoff and spread the flow back into the natural water courses.

The natural water courses enter the alluvial fan at the approximate location of the proposed Rancho Vista Boulevard. Here the runoff spreads into generally sheet flow and crosses Avenue N-8, proceeding northerly in shallow, broad water courses.

Development as proposed by the Rancho Vista Specific Plan will change the hydrological characteristics of the tributary drainage area by covering the natural porous soils with impervious materials such as streets, building rooftops, etc. This increase in watershed

imperviousness causes an increase in the rate of runoff. Additionally, peak runoff rates will be further increased due to the improved hydraulic efficiency of water carriers such as streets and storm drain systems.

The increase rate of runoff generated by the proposed development will be controlled by the installation of a series of onsite detention basins. The function of a detention basin is to restrict the rate of outflow from the basin by storing the excessive inflow. This means that as the inflow into the basin site increases beyond the capacity of the outflow conduit, part of the inflow is temporarily stored. The outflow rate increases with the rise in stored water, but cannot exceed a maximum value at maximum storage. When the rate of inflow subsequently decreases, the rise in level of the stored water ceases and the rate of outflow thereafter begins to diminish, continuing however, to be greater than that of the coincident inflow rate. The net effect of this series of events is a decreased in the outflow rate to an acceptable level and a decrease in the amount of debris and silt carried in the outfall conduit.

In conjunction with the Rancho Vista Project, other adjacent projects are being developed to complement the Rancho Vista Master Drainage System. These include the

Rancho Valley Specific Plan which is a 160-acre parcel located on the easterly portion of the area near 30th Street West. Also a 50-acre parcel due north of Rancho Valley, is also included. Finally, two large developments consisting of approximately 740 units planned by Kaufman and Broad, exists just to the southeast corner of Rancho Vista. All of these projects have complemented the Rancho Vista Specific Plan by also having numerous detention basin facilities also. These facilities are shown on Exhibit 10 herein, identified as Rancho Vista Master Drainage System. The detention basins, B1, B4, B5, B6, B10, B11, B12 and B13 serve as detention basins which will intercept drainage waters from the Ritter Ridge areas. These basins will serve as both detention basins and desilting basins to intercept the subject offsite drainage and reduce the outflows into Rancho Vista.

The numerous other detention basins, catch basins and collector pipes are planned for Rancho Vista in addition to collection systems which are already constructed through Mobile Home Park I and Tract 34724. The basins shown on the Master Drainage System may be adjusted slightly during the final Tentative Map stage. It is anticipated that flow disbursement facilities will be provided along the northerly boundary line at certain points to insure that peak flows leaving Rancho

Vista are discharged at their historical locations and flows not to exceed historical flows. Notwithstanding this, the County of Los Angeles has an approved Master Drainage Plan which provides for the construction of an offsite storm drain facility extending from the Quartz Hill area to Avenue N-8 at approximately 38th Street West. Once this facility is in use, then the storm drainage from Rancho Vista can be consolidated and discharged into the storm drain facility. In the meantime, until such time as this facility is constructed, flow dispersion facilities will be utilized appropriately. This Master Drainage System supercedes the County of Los Angeles Porter Ridge Drainage Plan for this area.

The basins and flow dispersion facilities in the golf course area of Rancho Vista are important for the following reasons:

1. To insure that the rate of runoff will exit the project in a state equal to or less than the rate of runoff that occurs in the natural condition.
2. To insure that the velocity of the outflow will be equal or less than the velocity which occurs naturally.
3. To insure that the points of discharge will be located at the same drainage ways that have historically accepted

storm runoff. These points have been identified by the physical condition of the topography and by information provided by Records of Survey maps. The concept that is being proposed of reducing the increased rate of runoff by the use of detention basins, is consistent by the policy of the City of Palmdale and supplements and the Porter Ridge Drainage Plan prepared by the County of Los Angeles. Rancho Vista will form an appropriate Benefit Assessment District for its property in conformance with the City of Palmdale requirements for adequate drainage design, construction and maintenance. Therefore, it is not appropriate that the project be included in any rights of responsibilities of the County's Porter Ridge Ordinance Plan. Detailed design of the proposed detention basins and onsite storm drain systems will occur during each phase of development. The required calculations and design plans for the drainage system will be reviewed and approved by the City of Palmdale.

Since Rancho Vista is funding the entire onsite drainage system, no future developer drainage fees shall apply to this Specific Plan.

3.0 DEVELOPMENT STANDARDS AND CRITERIA

The following regulations are stipulated to implement the Rancho Vista Specific Plan. As such, they will be utilized by the City of Palmdale to ensure that future development proceeds in a consistent and adequate manner.

These regulations have evolved from the analysis of local environmental and economic opportunities and constraints. City zoning standards have been used as the basis for standards and modifications have been made to achieve the goals and objectives of this plan.

Standards have been organized into seven classifications, following a list of typical permitted uses (Subsection 3.1). These include:

Subsection 3.2 – Lot Standards which define building lot sizes, building heights and setbacks;

Subsection 3.3 – Parking Standards describing the basic design criteria for parking areas, a schedule of off-street parking requirements, and other related items;

Subsection 3.4 – Outdoor Storage and Loading Areas requirements and design criteria;

Subsection 3.5 – Sign Standards;

Subsection 3.5 – Lighting and Utilities,
requirements;

Subsection 3.7 – Screening of Mechanical
Equipment Criteria; and

Subsection 3.8 – Wall/Fence Standards
defining locational and height requirements.

When any issue or condition arises that is not covered by this Specific Plan, the appropriate regulations contained in the Palmdale Zoning Code shall apply as determined by the Director of Development Services.

3.1 PERMITTED USES

This Specific Plan controls development by zoning all properties consistent with land use categories indicated on the Specific Plan of Land Use (Exhibit 6). The Plan further defines specific limitations and regulations as amendments to such base zones.

Permitted uses are those land uses allowed in a given land use category (as shown in Exhibit 6).

GOLF COURSE COMMUNITY

“GOLF COURSE COMMUNITY” permitted uses include:

- Dwellings, one-family;
- Dwellings, multi-family
- Golf course, including clubhouse and recreational facilities; and
- Normal accessory uses, such as private garages and carports; storage of construction materials on site during construction and thirty days thereafter, including contractor temporary office; household pets limited to three mammals over four months of age for each dwelling; temporary real estate tract office; and other similar uses as approved by the Director of Planning after a finding of compatibility.

URBAN RESIDENTIAL

“URBAN – RESIDENTIAL” category permitted uses are:

- Dwellings, one-family;
- Normal accessory uses, such as private garages and carports; storage of construction materials on site during construction and thirty days thereafter, including contractor temporary office; household pets limited to three mammals over four months of age for each dwelling; temporary real estate tract office; and other similar uses as approved by the Director of Planning after a finding of compatibility.

The following uses shall be permitted in the “Urban Residential” category subject to a conditional use permit:

- Churches, temples, or other structure uses exclusively for religious worship;
- Communications equipment buildings;
- Day care children, special home;
- Electric distribution substation;
- Fire stations, police stations;
- Golf courses;

- Home for aged persons, small group care;
- Home for children, special boarding; and
- Schools.

URBAN MEDIUM RESIDENTIAL
AND URBAN HIGH
RESIDENTIAL

“URBAN MEDIUM RESIDENTIAL” and
“URBAN HIGH RESIDENTIAL” permitted
uses include:

- All uses permitted in Urban Residential;
and
- Dwelling, multi-family.

The following uses shall be permitted in
the “Urban Medium and Urban High
Residential” categories subject to a
conditional use permit:

- All uses permitted by conditional use
permit in the Urban Residential category.

URABN VILLAGE RESIDENTIAL

“URBAN VILLAGE RESIDENTIAL” permitted
uses include:

- All uses permitted in “Urban Residential”;
- Dwellings, attached single-family
residences such as condominiums and
townhomes;
- Private clubhouse and other
facilities/amenities which are intended for
the private use of the residents that are
members of the Homeowner’s Association
that will manage and have over-sight of
the facilities/amenities.

The following uses shall be permitted in the
“Urban Village Residential” category subject
to a conditional use permit:

- All uses permitted by Conditional Use Permit in the “Urban Residential” category.

COMMERCIAL

“COMMERCIAL” Permitted uses are:

- Commercial uses in Rancho Vista will be consistent with uses permitted and standards required by the City of Palmdale as defined by Sections 57.07 of the Palmdale Zoning Code (Ordinance No. 140) and subsequent amendments, excepting therefrom provisions of Article 102.

3.2 LOT STANDARDS

The purpose of lot standards is to assure adequate development sites so that appropriate design measures (land use compatibility, building coverage, parking, et al) are feasible.

Lot standards are defined as follows:

“Golf Course Community” lots – 2,000 sq. ft. minimum;

“Urban Residential” lots – 7,000 sq. ft. minimum;

Lot area shall include alternate section (six feet) portion within street right-of-way as previously approved.

Building Height

Building heights shall be based upon lot sizes. Permitted heights:

<u>Lot Size</u>	<u>Maximum Building Height</u>
0 – 10,000 sq. ft.	30 ft., 2.5 stories
10 – 20,000 sq. ft.	48 ft., 4.0 stories
Over 20,000 sq. ft.	60 ft., 5.0 stories

Building heights shall be compatible with abutting development.

Yards

Setbacks for front and rear yards shall be a minimum 20 feet in depth, excepting multi-family (including patio homes, town homes, and condominiums) golf course community lots which must have minimum 10 feet front setbacks and 15 feet rear yard setbacks. Side yards shall be a minimum

of five feet except for golf course community lots where “zero side yards” are permitted when the opposite side yard is at least 10 feet in width.

Side yards shall be a minimum of 5 feet, except for a minimum 15 foot sideyard on the street side of a corner lot.

Open Space

Each lot shall contain a minimum of permanent open outdoor living space of 25% of the lot area (including required setbacks).

URBAN VILLAGE RESIDENTIAL

Premises in “Urban Village Residential” shall be subject to the development standards contained in this Section and those standards contained in Chapter 8 (General Standards of Development) of the City of Palmdale Zoning Ordinance, adopted December 14, 1994, and as subsequently amended.

Lot Area

Required lot area shall be based on the overall project’s net land area for calculations per the tentative tract or parcel map and not the individual lot areas within the project. The minimum project net land area shall be twenty thousand (20,000) square feet.

Project Area Width

A minimum project area width of one hundred (100) feet shall be required. The calculation shall be based on the overall project and not on the individual lots within the project.

Building Setbacks

The minimum required building setback shall be twenty (20) feet along a major street or arterial roadway or when adjacent to single family residential developments.

The minimum required building setback along any local public street shall be fifteen (15) feet.

Building Height

The maximum height of a primary structure, as measured in accordance with Section 16.02 of the City of Palmdale Zoning Ordinance, shall not exceed three (3) stories or forty-five (45) feet. The maximum height of accessory structures shall not exceed one (1) story or seventeen (17) feet.

Maximum Lot Coverage

The maximum lot coverage shall not exceed forty-six (46) percent. For the purpose of this section, building lot coverage shall include principal structure(s) and all accessory structures which exceed six (6) feet in height. This figure shall not include below ground pools, spas, walls, fences, parking lots and access drives.

Off-Street Parking

Each project shall have off-street parking facilities as prescribed in Article 87 (Off-Street Parking) of the City of Palmdale Zoning Ordinance.

Guest/visitor parking shall be required to be located within the project and shall be clearly designated as guest/visitor parking with signage.

Minimum Family Dwelling Size Standards

The following minimum dwelling areas are computed by calculating the living areas as measured from the outside walls and excluding garages, carports, exterior courtyards, patios and balconies. Units shall have a minimum of two (2) bedrooms.

Liveable Area (SF)	Bedrooms (Max No.)	Baths (Min No.)
800	2	1
1,000	3	2
1,200 and Over	3 or more	2

Open Space

Developments with four (4) or more dwelling units shall provide a combined total of twenty-six (26) percent for townhomes and thirty (30) percent for condominiums of

usable common and private open space for passive and active recreational uses. For purposes of calculating open space, it shall be defined as the remaining space within a project's property lines after excluding the following:

1. Required setback area around the perimeter of the property.
2. Private rights-of-way.
3. Vehicle parking areas.
4. Areas between any structures less than fifteen (15) feet apart.
5. Areas having a slope of greater than 3:1.

Private Patios

Each dwelling unit shall have a private (walled) patio and/or a balcony. Each (walled) patio or balcony must maintain a minimum of seven (7) feet in depth. The required square footage may be averaged among the units within the overall project, provided a minimum average of two hundred (200) square feet or twenty-five (25) percent of the average dwelling unit size, whichever is less, is maintained.

Required Amenities

Developments shall provide recreational amenities within the site which may include, but are not limited to, a swimming pool, spa, clubhouse, tot lot with play equipment, picnic area or barbeque area. Projects may share common amenities if it is managed by a common master Home Owners Association.

Units	Amenities
0-3	0
4-50	1
51-100	2
101-200	3
201-300	4

Climate Conditions

Climatic conditions shall be considered in locating common spaces; they should be screened from prevailing southwest winds, provided with shade from the high summer

sun and open to winter sunshine where applicable.

Storage Requirements

Each dwelling unit shall be provided a minimum of one hundred fifty (150) cubic feet of private enclosed storage space within the garage, carport, or immediately adjacent to the dwelling unit.

Driveway Approaches

Main driveway approaches from streets within developments shall be delineated with interlocking pavers, decorative concrete, landscaped medians or similar features.

Dead End Driveways

Dead end driveways over one hundred fifty (150) feet in length shall be avoided if possible.

Emergency Access

All parts of all structures shall be within one hundred fifty (150) feet of emergency access for single story and fifty (50) feet for multi story building.

Laundry Facilities

Each unit shall provide sufficient space and be plumbed and wired for a standard size washing machine and dryer. Floor plans shall demonstrate compliance with this requirement.

Security Review

Management and security plans shall be submitted for review and approval by the City of Palmdale.

Trash Areas

One (1) trash and one (1) recycling container shall be provided for each dwelling unit. If private landscaped yards are provided, one (1) landscape yard waste container shall be provided for each dwelling unit. Floor plans shall demonstrate that containers can be stored at a screened location. If this is located within the garage, storage locations shall not interfere with minimum garages dimensions.

Lighting

Adequate internal and external lighting to all public accessible areas of the development,

including walkways, shall be provided for security purposes. The lighting shall be energy efficient, stationary, deflected away from adjacent properties and public rights-of-way, and of an intensity compatible with the residential neighborhood.

Building Placements

Placement of buildings and open space areas shall be designed to facilitate visibility by residents, passers-by and law enforcement personnel. Passageways having dead ends or lacking visibility from adjacent buildings, walkways and/or streets shall not be allowed.

Roof Access

Roof access from all buildings shall be internal; no outside ladders attached to buildings are permitted.

Rooftop Equipment

All rooftop equipment shall be screened with architectural means such as parapet walls or rooftop wells; drainage downspouts, roof vents and other equipment shall be painted to match the surface to which they are attached.

Equipment Screens

Screening of equipment, utilities and service areas shall be provided in accordance with Section 86.02 of the City of Palmdale Zoning Ordinance.

Pre-Wiring

Units shall be pre-wired to accommodate cable reception. Satellite dish antennas shall be prohibited on roofs, and shall be screened in a manner which is compatible with adjacent structures.

Mailboxes

Where common mailboxes are provided, they should be located close to the project entry and near recreational facilities; the location must be approved by the U.S. Postal Service.

Façade Articulation

Multiple residential structures shall be designed so as to break up long wall or roof line planes by offsets, shadow lines, facade

treatment and other similar means. Architectural treatments shall be included on all sides of structures.

Accessory Structures

Carports, garages, trash enclosures and other accessory structures shall be designed to reflect the architecture of the primary buildings, with respect to style, colors and materials, and shall be screened with landscaping wherever possible.

Individual Garages

Individual garages with parking aprons of less than twenty (20) feet in length shall have automatic garage door openers and sectional roll-up doors; in no case shall the drive approach in front of individual garages be less than five (5) feet in length.

Bicycle Racks

If bicycle racks are provided, they shall be provided in secure locations throughout the project.

3.3 PARKING STANDARDS

Parking standards are necessary to assure public safety and convenience, prevent congestion and increase site efficiency.

The following requirements for off-street parking and loading facilities apply to all development within the Plan.

The basic requirements for all onsite parking areas shall conform to Section 86.04, City Ordinance No. 140 unless specifically amended by details of this Plan. Should City standards as contained in the Palmdale Zoning Code change after adoption of this Specific Plan, those applicable provisions regarding parking shall apply.

Landscaping within commercial use lots shall be reviewed and approved by the Director of Planning for conformance to standards of the Palmdale Zoning Code. Such landscaping should include use of tree wells or planters at the end of parking bays.

3.4 OUTDOOR STORAGE AND LOADING AREAS

All uses, except storage and unloading shall be conducted entirely within an enclosed building. Outdoor storage of material and equipment is permitted, in commercial areas, provided the storage area is completely enclosed by walls and the combined gross area of such areas does not exceed ten (10) percent of the gross floor area of the building, nor impinge upon any required parking or access ways.

No stored material may exceed the height of required walls.

All loading facilities and maneuvering areas must be on site with the use served.

All loading areas shall be screened from public street view by landscaping or walls.

Loading facilities shall be prohibited in required front or side setback areas.

3.5 SIGN STANDARDS

The Specific Plan recognizes that signs are not only means of identifying businesses, but are also an important design element. Sign provisions consistent with the Plan's objectives to ensure visually attractive, quality development are necessary.

The following standards apply to all signs within the Plan area. All signs not expressly permitted are prohibited, including but not limited to the following:

- Roof signs;
- Flashing signs, except in time and temperature signs;
- Animated signs;
- Revolving signs;
- Vehicle signs, when used on property to identify business;
- Portable signs;
- Off-site signs, except temporary subdivision directional signs;
- Signs on the public right-of-way, except where required by a governmental agency;
- Signs blocking doors or fire escapes;
- Light bulb strings and exposed tubing;
- Banners, flags, pennants and balloons; and
- Advertising structures.

All signs shall comply with City of Palmdale standards per allowable number, size, height, location and materials.

3.6 LIGHTING AND UTILITIES

Lighting shall be used to provide illumination for security and safety of parking, and access areas.

All lighting shall be shielded to keep light and glare confined to subject property.

Light fixtures in commercial parking areas shall not exceed twenty-five (25) feet in height. Security light fixtures shall not project above the fascia or roofline of the building.

All ground-mounted utility facilities such as transformers, back-flow preventors shall be adequately screened from public view.

All electric lines less than 12KV and telephone lines within the Plan area shall be installed underground.

3.7 SCREENING OF MECHANICAL EQUIPMENT

To the maximum extent possible, all utility and mechanical equipment located on the exterior of commercial buildings shall be screened from public street view through the use of walls or landscaping.

No mechanical equipment shall be erected on the roof of any commercial building unless contained or enclosed within a screen which is integrated with the design of the building.

3.8 TRASH COLLECTION AREAS

Commercial storage and trash collection areas will be permitted in rear and interior side setback areas provided that trash containers are enclosed within a masonry wall with a metal gate.

Such container enclosures shall be constructed in accord with City guidelines and Title 14, Division 7, Section 17313 of the California Administrative Code.

3.9 WALLS/FENCE STANDARDS

Walls and fences will be required as a means of screening commercial sites when landscaping materials alone would prove insufficient as determined by the Director of Planning.

Solid walls and fences required for screening commercial loading and outdoor storage areas shall be at least six (6) feet high and a maximum of twelve (12) feet and will be constructed in accordance with the design criteria of this Plan.

Walls or fences are not required between separate commercial lots unless deemed necessary for security or screening purposes. Such walls located on property lines between lots shall not exceed six (6) feet in height.

Walls constructed within required front setback areas shall not exceed three (3) feet in height.

Walls shall be constructed of masonry or concrete materials consistent with, and complementary to, building architecture.

All treatments of subdivision boundaries and accompanying walls shall be subject to review and approval of the Director of Planning.

4.0 SPECIFIC PLAN ADMINISTRATION

4.1 DESIGN REVIEW

Implementation of the Rancho Vista Specific Plan will involve use of existing City procedures (including but not limited to subdivision processing, site plan review, etc.) as supplemented by additional features described herein.

All subsequent project review concerning tentative and final tract maps, parcel maps, and individual lot site plans will be reviewed for consistency with this Plan and its provisions.

A Rancho Vista design review process will provide the most significant tool for implementing the Plan. That process is outlined briefly as follows:

- Rancho Vista (or successor in interest) submits plans and drawings to the Palmdale Director of Planning (“Director”);
- A site plan, drawn to scale, showing the proposed location of structures and other improvements including (where appropriate) driveways, off-street parking areas, landscaped areas, fences and walls. This plan also indicates the traffic ingress and egress for off-street parking areas;
- A landscape plan, drawn to scale, showing the location of existing

vegetation to be retained or removed, design of landscaped areas, description of plant materials and sizes thereof, and proposed irrigation/sprinkler systems;

- Proposed building plans and elevations, drawn to scale, including a description of proposed exterior material and colors;
- Scale drawing of proposed signs, to define size, height, material, color and illumination, if any;
- Grading and drainage plans; and
- Such other information as may be required to permit an adequate review process by the Director.
- The Director approves, conditionally approves, or denies such applications. Any denial must stipulate findings of inconsistency with the Specific Plan. Appeals from the Director's decisions are made directly to the City Council.
- Approval is valid for a one-year period and may be extended for additional one-year periods upon application.

All development proposed within the Rancho Vista Specific Plan area shall be subject with the above design review requirements.

4.2 AMENDMENTS TO SPECIFIC PLAN

The project sponsor may initiate an amendment to the provisions of substantial changes are required in the project during the development process. An amendment to the Rancho Vista Specific Plan shall be in accordance with California Government Code (Section 65500 through 65507). This amendment procedure is briefly defined as follows:

1. Before taking an action on a proposed amendment to the Specific Plan, the Planning Commission must hold at least one public hearing. Notice of this hearing shall be published at least once in a newspaper of general circulation at least ten calendar days prior to the hearing.
2. The recommendation of an amendment to the Specific Plan shall be approved by a resolution carried by a majority of the total voting members of the Planning Commission.
3. The recommendations of the Planning Commission, together with additional related documents and information, shall be transmitted to the City Council. The transmittal may also include any pertinent information with regard to the reasons for the Planning Commission decision.

4. The City Council shall hold at least one public hearing for each proposed Specific Plan amendment pursuant to the California Government Code. The action of the City Council shall be to approve, disapprove, or conditionally approve the proposed Specific Plan amendment and to adopt the necessary resolution or ordinance, as appropriate. Any hearing may be continued from time to time.
5. An amendment to the Specific Plan may be initiated by the City Council. The Council shall first refer such proposal to the Planning Commission for a report. The Planning Commission shall report within 40 days after the reference, or within such longer period as may be designated by the City Council. Before adopting the proposed plan or amendment, the City Council shall hold at least one public hearing. Notice of the time and place of hearings held pursuant to this section shall be given in the time and manner provided for the giving of notice of hearings.

Modifications to any subject subdivision plan upon approval of the initial tentative tract map shall be in accordance with the California Subdivision Map Act and City of Palmdale procedures for implementation of the Map Act.

Minor Revisions – Administrative. Minor revisions or modifications to approved site plans, conceptual grading plans, conceptual landscape plans, or architectural plans may be approved by the Director. Minor revisions and modifications shall be defined as and shall include the following:

1. Floor plan changes which do not result in more than a ten (10) percent change;
2. Parking and circulation configurations which do not change the basic parking areas or circulation concept (such as relocating whole parking areas from one area of the site to another or by adding or deleting circulation areas that could have potential impacts to adjacent or surrounding properties);
3. Outside building configurations which do not create a greater bulk, scale, or change in the line of sight;
4. Building placements which do not change the general location and layout of the site;
5. Grading alterations which do not change the basic concept, increase slopes, or building elevations or change course of drainage which could adversely affect adjacent or surrounding properties;

6. Landscape modifications which do not alter the general concept or reduce the effect or amount originally intended.
7. Architectural changes which do not change the basic form and theme;
8. Exterior material or color changes which do not conflict with the original architectural form and theme, and which are consistent and compatible with the original materials and colors.

In addition to the above guidelines, the Director must determine that the circumstances, standards, ordinances, conditions and findings applicable at the time of the original approval still remain valid.

Major Revisions – Commission. Revisions or modification to site plans, grading plans, landscape plans, or architectural plans which are not considered minor as described in the previous section, shall be considered a major revision. Also, any request for a change in conditions of approval shall be considered a major revision. Major revisions shall be processed through the same approval procedure and authority which granted the original approval.

4.3 DEVELOPMENT AGREEMENT

The proper and comprehensively planned development of Rancho Vista will necessarily require several years for completion. The accomplishment of this phased, long-range development will also require the project sponsors to make substantial financial commitments – both in the immediate term or over the construction period of the project.

The planned community nature of Rancho Vista is comprised of interrelated portions functioning as a composite whole.

This development program will result in numerous community benefits. The City's housing supply, in terms of housing types, sizes, and price ranges, will be substantially increased. The commercial office and retail development will expand the variety and number of employment opportunities within Palmdale. The entire project will increase the City's tax revenues. Perhaps the greater benefit is the mixed use character of Rancho Vista which will promote the ability of Palmdale citizens to live and work in a planned community. This concept will alleviate impacts on traffic congestion, energy consumption, and air quality. A strong image of urban community living will be created.

Given these benefits and the comprehensive, long-range nature of Rancho Vista and its development program, the City of Palmdale and Rancho Vista sponsors have mutually determined the need and benefit of a Development Agreement. This agreement is intended to stipulate the obligations and rights of Rancho Vista with respect to development approvals and other commitments by the City of Palmdale.

The Development Agreement will be considered and adopted concurrently with the Specific Plan by the City Council of Palmdale. (Separate actions will be necessary to adopt the Specific Plan and the Development Agreement).