



## **2.0 PROJECT DESCRIPTION**

The North Valencia Specific Plan No. 2, also referred to as the "Project Area" covers approximately 596.2 gross acres (including 205 acres of existing and/or entitled development), located northwesterly of the central core of the City of Santa Clarita (refer to Exhibit 1). The Specific Plan is written to accommodate a number of individual development projects, land uses, recreational and open space opportunities and infrastructure improvements necessary to implement the Land Use Plan. The Project Area as proposed, contains a diverse and balanced mix of land uses ranging from industrial and commercial activities to high density residential and single family homes. A great portion of the Project Area is devoted to recreation and open space, including community and neighborhood parks, and preservation of environmentally sensitive areas such as the San Francisquito Creek.

The proposed projects within the Specific Plan Area represent important components of the City's future development, as anticipated in the General Plan. The Specific Plan has been written in accordance with the City's goals and policies and is intended to serve as the guidelines for implementation of the City's General Plan.

## **2.1 PROJECT LOCATION**

Located at the northern portion of the City of Santa Clarita, within an unincorporated portion in Los Angeles County, the North Valencia Specific Plan No. 2 Area is bordered by Decoro Drive and Copper Hill Drive to the north, McBean Parkway and existing single family residential to the east, Newhall Ranch Road to the south, and Copper Hill Drive and the San Francisquito Creek to the west. Major existing arterial roadways providing access to the site include McBean Parkway and Newhall Ranch Road. The Specific Plan includes the hillside and flat land areas on both sides of San Francisquito Creek south of Decoro Drive. A legal description of properties in the Specific Plan Area has been included in the Appendix.

## **2.2 SPECIFIC PLAN OVERVIEW**

The North Valencia Specific Plan No. 2 is divided into three physically distinct Planning Areas: Eastcreek, Decoro South, and San Francisquito Creek (refer to Exhibit 2). The boundaries of the three Planning Areas, for the most part, were dictated by the Significant Ecological Area of the San Francisquito Creek and are as follows: 1) Eastcreek (generally large flat areas with gentle slopes and occasional hilly outcroppings, east of the San Francisquito Creek); 2) Decoro South (a hillside setting, west of the San Francisquito Creek, and the major undeveloped link between the Valencia Industrial Center development to the south and the North Valencia No. 1 Specific Plan Area to the southeast); and 3) San Francisquito Creek (a natural river bottom and an Upland Preserve Zone, an area ultimately intended for public preservation).



Not To Scale

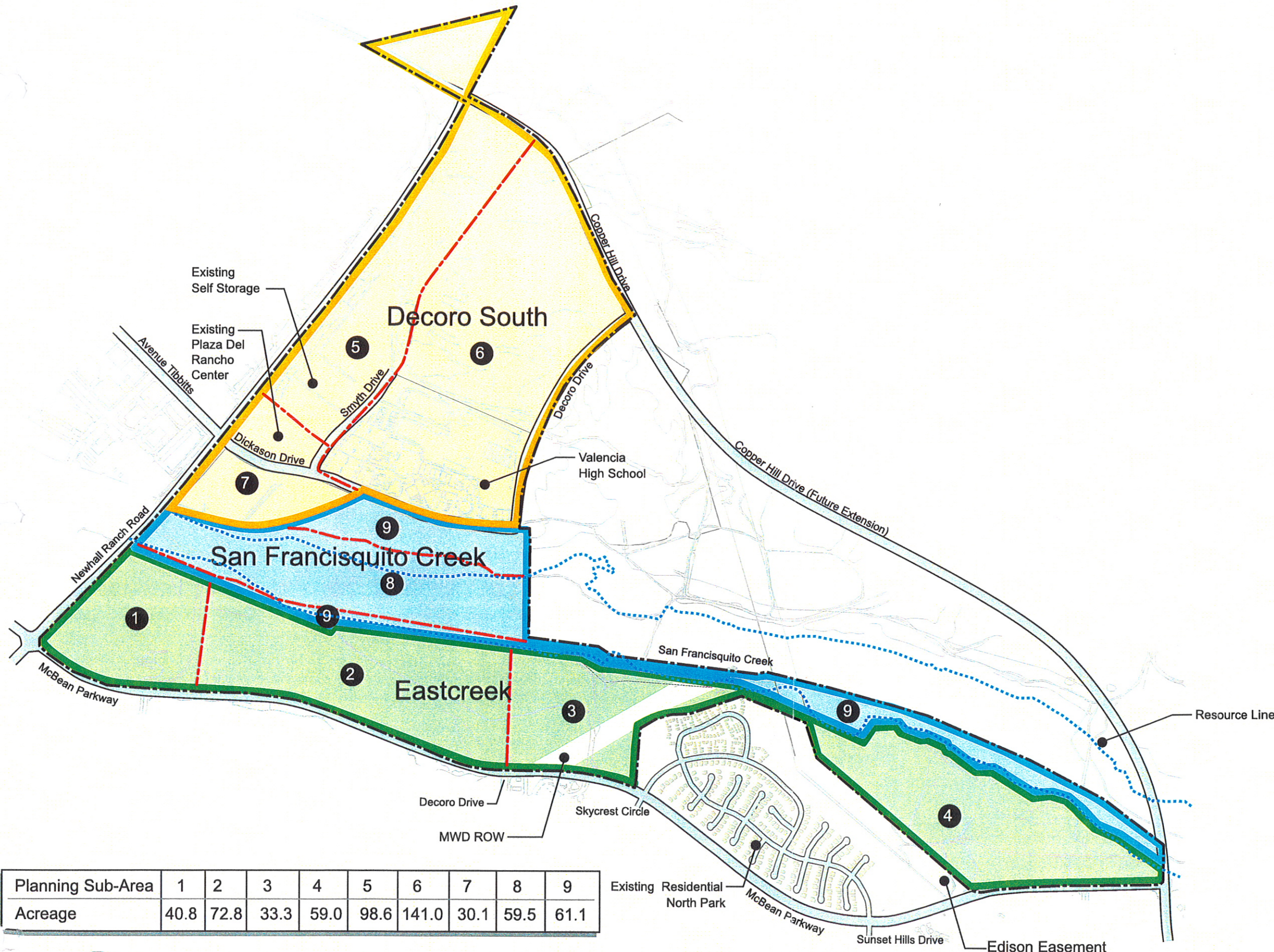
EXHIBIT KEY

- ..... NVA NO.2 Boundary
- NorthPark Boundary
- . - . - . West Creek Boundary
- Decoro Highlands Boundary



EXHIBIT 1  
Vicinity Map

NORTH VALENCIA SPECIFIC PLAN NO. 2

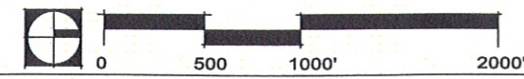


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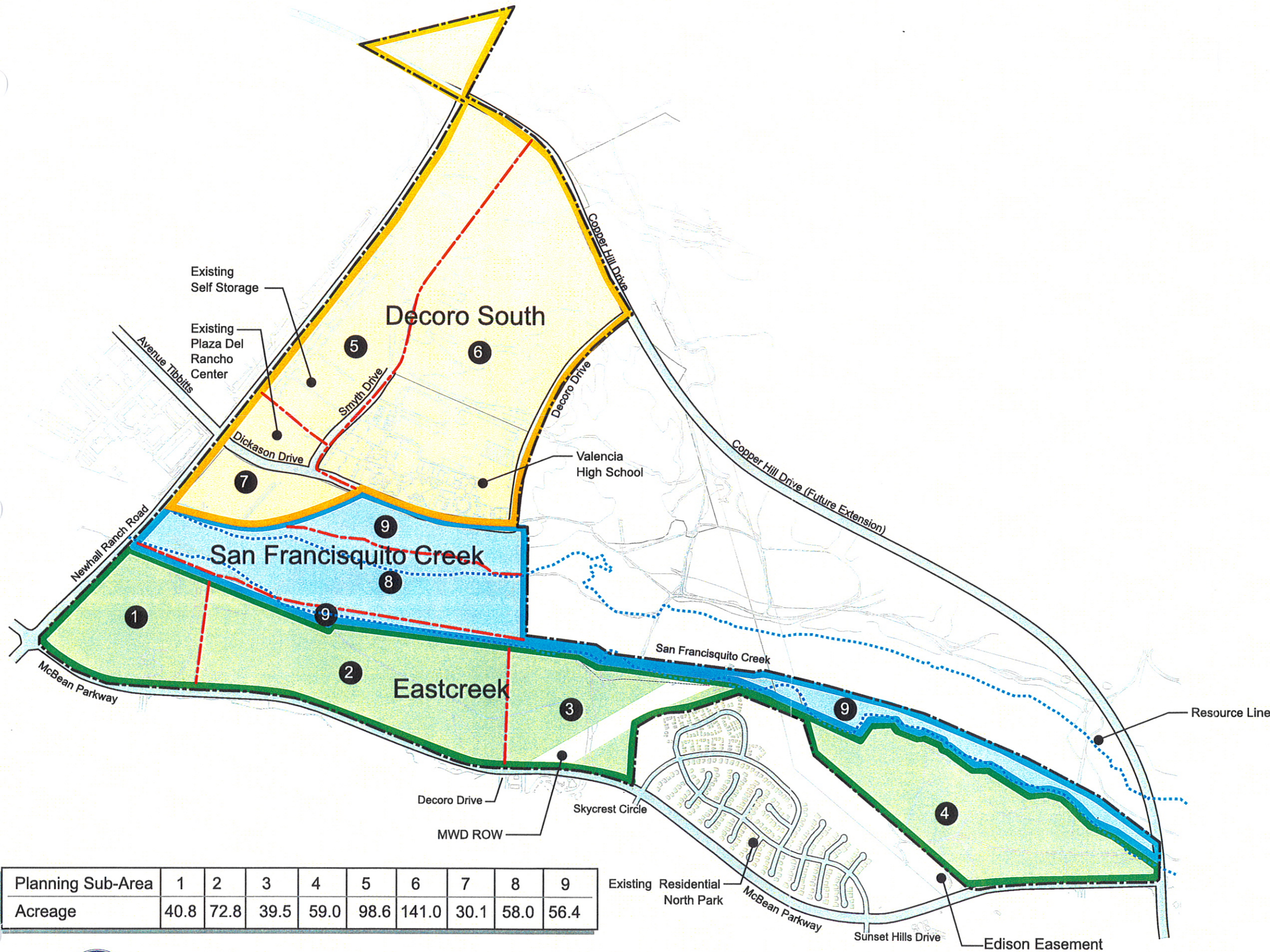
- Eastcreek**
  - ① Sub-Area 1
  - ② Sub-Area 2
  - ③ Sub-Area 3
  - ④ Sub-Area 4
- Decoro South**
  - ⑤ Sub-Area 5
  - ⑥ Sub-Area 6
  - ⑦ Sub-Area 7
- San Francisquito Creek**
  - ⑧ Sub-Area 8
  - ⑨ Sub-Area 9

- - - Sub-Area Boundary  
 — Planning Area Boundary  
 - - - Specific Plan Boundary

Planning Sub-Area	1	2	3	4	5	6	7	8	9
Acreage	40.8	72.8	33.3	59.0	98.6	141.0	30.1	59.5	61.1



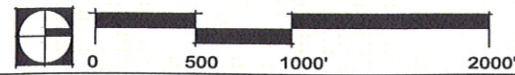
October, 1999



**EXHIBIT KEY**

Eastcreek	
1	Sub-Area 1
2	Sub-Area 2
3	Sub-Area 3
4	Sub-Area 4
Decoro South	
5	Sub-Area 5
6	Sub-Area 6
7	Sub-Area 7
San Francisquito Creek	
8	Sub-Area 8
9	Sub-Area 9
--- Sub-Area Boundary	
— Planning Area Boundary	
- - - Specific Plan Boundary	

Planning Sub-Area	1	2	3	4	5	6	7	8	9
Acreage	40.8	72.8	39.5	59.0	98.6	141.0	30.1	58.0	56.4



October, 1999

**EXHIBIT 2b**  
**Planning Area Map B**

NORTH VALENCIA NO. 2 SPECIFIC PLAN

VALENCIA COMPANY



The following presents a brief discussion of the three Planning Areas and nine Sub-Areas. A more detailed discussion of the Planning Areas is contained in Sections 2.3.1 thru 2.3.3.

It should be noted that uses proposed within two (2) of the Sub-Areas (Sub-Area One and Sub-Area Three) have not yet been finalized and will be dictated by the outcome of negotiations between the Applicant and the William S. Hart Union High School District. Two land use plans and proposed development plan tables have been included within this Specific Plan document which reflect both possible locations for the proposed Junior High School and shared public park facility. A third land use plan addresses development that should have no public school located within the Specific Plan Area. Appendix D of this document includes two VTTM No. 44831 (Options A and B) which correspond to the three land use plans contained in this document.

The *Eastcreek Planning Area* is approximately 205.9 acres in size (refer to Exhibits 2 and 2B and Exhibit 12 and 12B later in the document). The site is bounded by Copper Hill Drive on the north, McBean Parkway and existing single family residential on the east, Newhall Ranch Road on the south, and San Francisquito Creek Planning Area serves as the westerly boundary. The Eastcreek Planning Area is further divided into four Sub-Areas. The Sub-Area boundaries were determined by the types of uses and activities proposed.

Sub-Area One (40.8 acres) is adjacent to Newhall Ranch Road and McBean Parkway. Although designated for community commercial land uses in the City's General Plan, the site is designated to serve the community with public facilities, due to its central location and convenient access. A 20-acre parcel has been set aside to accommodate a new Junior High School facility. The remainder of the Sub-Area (15.9 acres) will be developed as a public community park facility with shared use with the Junior High School.

Although Sub-Area One was the initial proposed location for the new Junior High School facility, another location is proposed within Sub-Area Three (refer to discussion below). Because the public park is proposed as a shared facility with the Junior High School, it would also be located in Sub-Area Three under this option.

Sub-Area Two (72.8 acres), adjacent to and north of Sub-Area One, is proposed for new residential development with a combination of cluster and detached products. The Area is presently planned for 631 new residential units, with project densities ranging from 5-15 dwellings per acre. A 1.0 acre private recreation facility/neighborhood park is also proposed for a central location within this Sub-Area.

Sub-Area Three (33.3 acres, including the M.W.D. right-of-way), adjacent to and north of Sub-Area Two, is proposed for mixed use development including new commercial and residential, which is planned to interact with the existing entitled



recreation land uses. This Sub-Area has been planned using a new urbanism vision, and it is intended to function as the "Village Center" for the Specific Plan. The development concept proposes a mix of the following uses: up to 150,000 sq. ft. of retail; and up to 250 multi-family units of densities between 15-35 units per acre. The proposed uses will be integrated with the existing entitled public park facilities (3.5 acres). Another portion of the Sub-Area (15.7 acres) is a 250-foot wide right-of-way owned by the Metropolitan Water District, in which passive recreational activities are proposed. The mix of uses and convenient access (i.e. Decoro Drive and McBean Parkway) afforded by Sub-Area 3 will draw residents from the north and south together at this central location. Non-vehicular travel to this "core" area will be facilitated by the existing (south of Decoro Drive), and proposed (north of Decoro Drive) pedestrian bridges and an extensive paseo system.

As stated above, another land use plan (Option B) proposes location of the Junior High School and shared use public park in Sub-Area Three. The mixed use development in turn would be located in Sub-Area One under this scenario. Under Option B the commercial area within the Village Center would be reduced to 50,000 sq. ft.

Sub-Area Four (59.0 acres), adjacent to and north of Sub-Area Three, is proposed for additional new residential development. The area will include up to 319 cluster and detached residential units, with project densities between 5-15 units per acre. A 1.5 acre private recreation facility/neighborhood park is also proposed for a central location within this Sub-Area. A Southern California Edison 350-foot wide easement is located outside the Specific Plan Area along the southern boundary of the Sub-Area.

The *Decoro South Planning Area* is approximately 269.7 acres in size (refer to Exhibit 2 and Exhibit 16 later in the document). The site is bounded by Decoro Drive on the north, Copper Hill Drive on the west, Newhall Ranch Road on the south, and a combination of Dickason Drive and San Francisquito Creek from the east. The Decoro South Planning Area is divided into three Sub-Areas, based upon the uses and activities proposed. The existing and future extension of Smyth Drive serves as a division for two of the Sub-Areas.

Sub-Area Five (98.6 acres), located along Newhall Ranch Road – between Copper Hill Drive and the San Francisquito Creek, has been previously entitled in the County for commercial and industrial development. A 6.2-acre portion of this pre-entitled Sub-Area includes an existing 75,000 sq. ft. self storage facility. The Specific Plan proposes that this pattern continue with a new 80,000 square foot retail center at the corner of Newhall Ranch Road and Copper Hill Drive, along with an adjacent business park development, with up to 850,000 sq. ft. of new development.



Sub-Area Six (141.0 acres), located north of Sub-Area Five and Smyth Drive, is proposed for a variety of new residential development including both multi-family attached (250 DU) and single family detached products (450 DU), totaling up to 700 units on approximately 80.3 acres. The mix of residential products will include densities from 5-35 units per acre. Sub-Area Six also includes the existing Valencia High School site (44.6 acres) adjacent to Dickason Drive. A 1.6 acre private recreation facility/neighborhood park is also proposed for a central location within this Sub-Area.

Sub-Area Seven (30.1 acres), located east of Sub-Area Five along Newhall Ranch Road, is currently developed with a retail commercial center (67,000 sq. ft.), just west of Dickason Drive. The Specific Plan proposes a continuation of commercial services for the site and the development of a new 60,000 sq. ft. retail /commercial recreational center east of Dickason Drive.

The **San Francisquito Creek Planning Area** is approximately 120.6 acres in size (refer to Exhibit 2 and Exhibit 17 later in the document). The Planning Area is divided into two Sub-Areas. Sub-Area Eight (59.5 acres) is a low land portion of the San Francisquito Creek, and is characterized as within the resource line. Sub-Area Nine (61.1 acres) is the Upland Preserve Zone proposed for both sides of the San Francisquito Creek. No development is proposed in this Planning Area; only passive activities will be permitted such as recreational trails, and bank stabilization, completion of roadways, and the Decoro Bridge (580 feet long and 87 feet wide).

It should be noted that the size of the San Francisquito Creek Planning Area changes from 120.6 to 114.4 acres under Plan B. This 6.2-acre reduction is specifically removed from Sub-Area Eight and Sub-Area Nine and added to Sub-Area Three to accommodate the minimum size requirements for the Junior High School and shared public park under this option.

### 2.3 PHYSICAL CHARACTERISTICS

The Specific Plan Area is divided by the San Francisquito Creek, a tributary of the Santa Clara River. The creek area encompasses approximately twenty percent (20%) of the Specific Plan Area, and establishes the character for the concept plan.

Exhibits 3 and 3B graphically summarize a number of development constraints within the Planning Areas.

As depicted on Exhibit 3B, natural land formations in excess of ten percent (10%) slope occur in Sub-Areas One, Two, and Four of the Eastcreek Planning Area. Manufactured slopes in excess of ten percent (10%) are also shown on this Exhibit along with the entitlement reference by which the manufactured slopes were created.



The San Gabriel fault zone runs through the southern portion of the Specific Plan Area in a northwest/southeast direction, and encompasses portions of a number of Sub-Areas. The major impact will be on Sub-Area One.

Development within this zone is regulated according to the provisions of the Alquist-Priolo Special Studies Zone (Section 2621 of the California Public Resources Code). The Code mandates that any new structure or uses proposed within the zone are limited to uses having an expected human occupancy rate of no more than 2,000 hours per year. Any structures, proposed for a human occupancy rate of more than 2,000 hours per year, must have a minimum setback of 50 feet from an active fault zone.

The Eastcreek Planning Area is also bisected by the Metropolitan Water District (MWD) right-of-way/ownership (250 feet). In addition, there are water line easements, and flood control easements on the Specific Plan property. An underground natural gas storage basin lies west of the Project Area beyond the proposed Lockheed Development. The existing on-site and off-site constraints are described in detail within the EIR for this Specific Plan Project.

### **2.3.1 Eastcreek**
















The Eastcreek Planning Area is mostly flat topography with a few hills and a gently changing elevation in the northern portions of the site. The Area is currently undeveloped with the exception of few improvements to the County Park facility which include an access road (Summerhill Lane) and a gazebo, with landscaped surroundings.

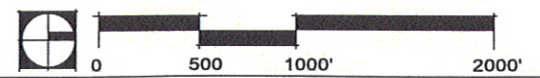
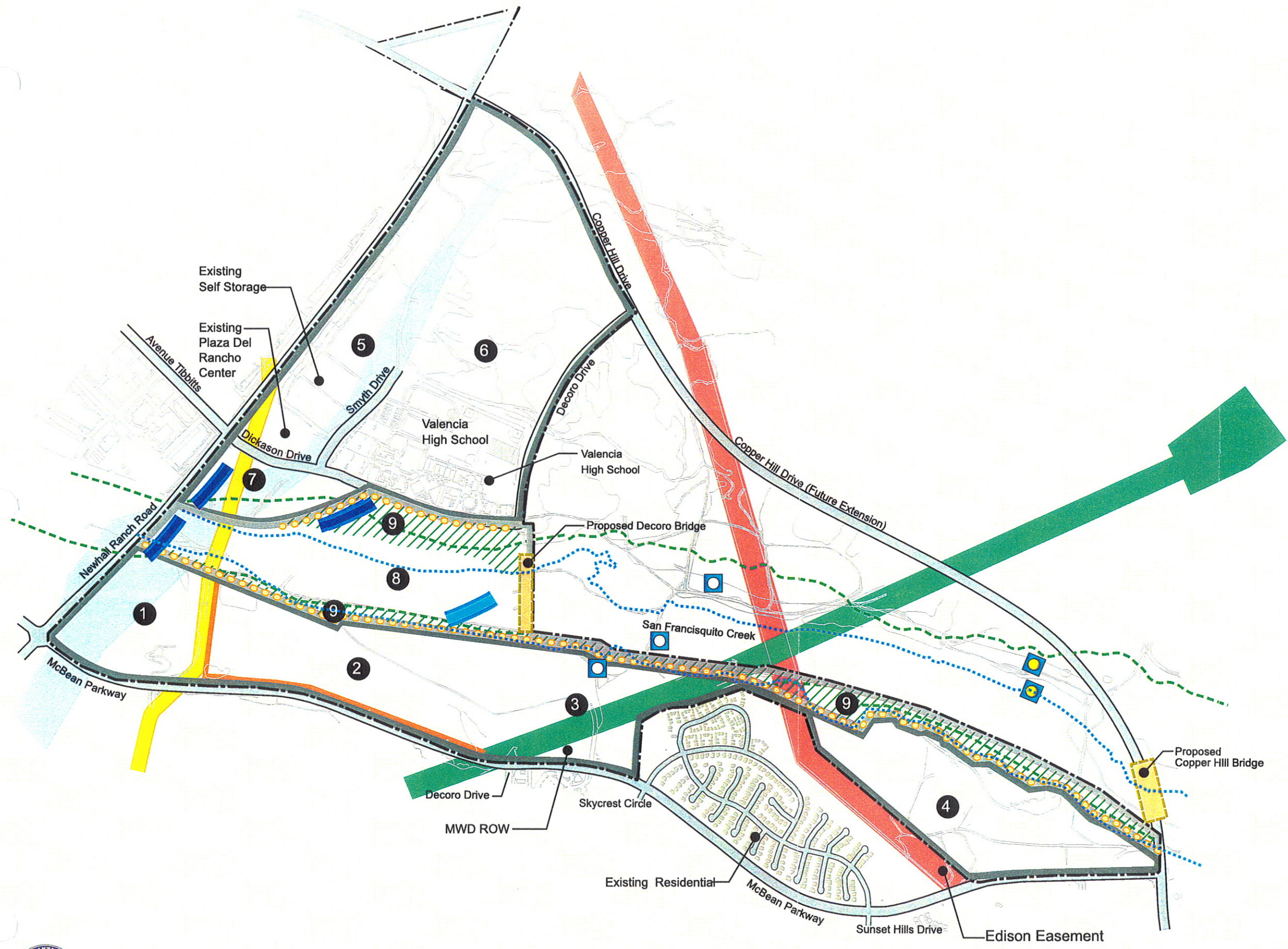
Thirty-eight (38) oak trees are located within Eastcreek Sub-Areas One and Four. Based on the oak tree report prepared by James Henrickson, Ph.D., of Independent Environmental Consultants, there are currently no oak trees within Sub-Areas Two and Three of the Eastcreek Planning Area.

The Eastcreek Planning Area is proposed to be divided by the extension of Decoro Drive, which currently exists west of the Project Area. The Area south of Decoro Drive would be developed with single-family residential, cluster, the Junior High School, and shared public park facility. The Area immediately north of Decoro Drive (the "center" of this linear Planning Area) would be developed under the initial plan with a mixed use "Village Center" concept and will serve as a link between existing and proposed residential along McBean Parkway. Under Option B, the "Village Center" would be located at the corner of McBean Parkway and Newhall Ranch Road and the area immediately north of Decoro Drive would be developed with the Junior High School and shared public park facility.



EXHIBIT KEY

-  MWD ROW
  -  Edison Easement (350')
  -  Edison Easement (40')
  -  San Gabriel Fault Zone (Alquist-Prido Special Study Zone)
  -  Water Line Easements
  -  Upland Preserve Zone
  -  S.A.T. Line (Scientific Advisory Team)
  -  County Sanitation District Easement
  -  Drainage Easement
  -  Resource Line
  -  SEA 19/FEMA 100 Yr. Flood Line
  -  Water Wells (Existing)
  -  Water Wells (Proposed)
- 
-  Planning Area Boundary
  -  Specific Plan Boundary

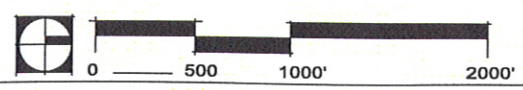


October, 1999

EXHIBIT 3  
**Constraints Map**  
 NORTH VALENCIA NO.2 SPECIFIC PLAN  
 VALENCIA COMPANY

EXHIBIT KEY

- Slopes less than 10%
- Existing / Entitled Uses  
(Per No. CUP 88320 PM 20175)
- Natural Slopes Above 10%  
(Within Eastcreek development area)
- Existing Oaks  
(When trees are in close proximity, plan does not depict exact location of each tree)
- Planning Area Boundary
- Specific Plan Boundary



October, 1999

EXHIBIT 3B  
**Hillside Map**  
 NORTH VALENCIA NO.2 SPECIFIC PLAN  
 VALENCIA COMPANY



The topography in the northern area is also relatively flat. The Southern California Edison easement area outside the Specific Plan does contain some hills. Between Sub-Areas Three and Four of the Eastcreek Planning Area lies a previously constructed residential development. The North Park 1 Project was developed in 1994 and consists of 340 small lot single family dwelling units on 50.7 net acres and is not a part of the proposed project. The area north of the North Park 1 Project is planned for single family and/or cluster residential with a 1.5-acre private recreation facility.

The Eastcreek Planning Area allows for many view opportunities and pedestrian access points adjacent to San Francisquito Creek. A public community park, private recreation center, pedestrian bridge and a series of public paseos are proposed to capture these opportunities. The proposed park and trail facilities are discussed in more detail in Section 3. Other opportunities exist for public recreational activities within the MWD right-of-way and Southern California Edison easement.

### ***2.3.2 Decoro South***

The Decoro South Planning Area has very distinctive topographic characteristics. The hillside topography rises in elevation over 100 feet in approximately two thirds of a mile. Within the Planning Area are also a number of relatively flat sites. Sub-Area Six, proposed for residential development, offers an opportunity to orient new development in a hillside setting providing an exceptional view of the City's Town Center and San Francisquito Creek. A flat site, adjacent to Copper Hill Drive, is well suited for higher density attached residential units. The existing Valencia High School is also within this Planning Area. The school site is at a lower elevation than the proposed adjacent residential development, thereby preserving view opportunities. A private recreation center / neighborhood park, pedestrian bridge, and a series of paseos are also proposed within this Planning Area, and are discussed in more detail in Section 3. Future development throughout the Planning Area will benefit from capitalizing on the variety of grade elevations.

Sub-Area Five is also very flat and well suited for industrial / commercial development. Currently a storage facility occupies approximately 6.2 acres. Newhall Ranch Road serves as a major entry venue to the community, and is therefore the logical location for new retail commercial opportunities. Two new shopping centers are proposed, one at the intersection of Newhall Ranch Road and Copper Hill Drive in Sub-Area Five (80,000 sq. ft.), and the other at Newhall Ranch Road and the eastside of Dickason Drive in Sub-Area Seven (60,000 sq. ft.). Currently a 67,000 sq. ft. center exists on the opposite side of Dickason Drive and Newhall Ranch Road, also in Sub-Area Seven.



### 2.3.3 *San Francisquito Creek*

The San Francisquito Creek Planning Area contains many prominent natural elements including an abundance of riparian vegetation. Seventeen (17) oak trees are located within this Planning Area. The Area is principally natural with the exception of a flood control bank stabilization project constructed in Sub-Area Seven. The concept for this Planning Area intends to preserve the natural creek bank edge, to the greatest extent feasible with limited physical improvements. These limited physical improvements will occur along 10,800 linear feet (2 miles) of the creek from Newhall Ranch Road to Copper Hill Drive and consist of bi-level soil cement bank protection. Please refer to Section 4.2 of the EIR for a detailed discussion of the proposed bank stabilization. Also, to insure habitat and species protection, an Upland Preserve Zone has been established as part of this Planning Area on either side of the creek up to Decoro Drive and on the east side from that point north. The Upland Preserve Zone on the western side of the Creek from Decoro Drive to Copper Hill Drive is included in the Westcreek Project, Tract 52455 being processed through the County of Los Angeles. This zone is intended to provide enhanced habitat for the existing wildlife in the riparian areas. Improvement in the Upland Preserve Zone will be limited only to passive recreational activities such as extending the existing river trail system, the construction of the Decoro Bridge, water wells, underground utilities, water quality filters, and storm drain outlets. This Planning Area is extremely important to the quality of life within the community.

## 2.4 SURROUNDING LAND USES

The North Valencia Specific Plan No. 2 Area is conveniently located approximately 1.25 mile north of the Valencia Town Center Mall and Valencia Industrial Center respectively. These two developments offer employment, shopping, services, recreation, and entertainment opportunities within a short walking or bicycling distance of the proposed project.

The Valencia Auto Center is located to the southeast of the Specific Plan Area. New residential, commercial, and industrial neighborhoods are planned to the south providing additional medium density residential housing.

Areas to the north of the site are predominantly undeveloped, but are planned for residential development. Areas to the east include a mix of residential and commercial uses, in North Park, North Point, and Northbridge and areas to the west include the Valencia Industrial Center and proposed Lockheed industrial development.



## 2.5 PLANNING AUTHORITY

The Specific Plan is regulatory in nature and serves as zoning for the North Valencia Annexation No. 2 Area. Subsequent development plans, tract maps, parcel maps and other entitlement requests for the Project Area must be consistent with both the Specific Plan and the Santa Clarita General Plan. The City' General Plan anticipated this type of development for the Project Area and established consistent land use designations. The North Valencia Specific Plan No. 2 is consistent with the goals and policies of the Santa Clarita General Plan.

The authority and procedure to prepare and implement specific plans has been established by the California State Legislature. The State requires that all cities and counties prepare and adopt a comprehensive General Plan for the physical development of their areas of jurisdiction. To implement the policies described in the General Plan, regulating program needs to be adopted (zoning ordinance, subdivision ordinances, building and housing codes, etc.).

California State law authorizes cities with complete General Plans to prepare and adopt specific plans (Government Code Sections 65450 through 65457). Specific plans are intended to be a bridge between the local General Plan and individual development proposals. Specific plans contain both planning policies and regulations, and may combine zoning regulations, capital improvement programs, detailed development standards and other regulatory methods into one document, which can be tailored to meet the needs of a specific area.

Local planning agencies or their legislative bodies may designate areas within their jurisdiction as ones for which a specific plan is "necessary or convenient" (Government Code Section 65451).

A specific plan may either be adopted by ordinance or resolution (Government Code Section 65453). Adoption by ordinance is common when the specific plan amends a development code, zoning ordinance, or other code, when specific regulatory measures are included, and when local charters require adoption by ordinance. Resolutions are commonly used when the plan is more of a policy document. Should the legislative body wish to change a proposed specific plan, recommended by the Planning Commission, the change must first be referred back to the Commission for consideration, if not previously considered (Government Code Section 65356).

Adoption or amendment of a specific plan constitutes a project under the California Environment Quality Act (CEQA) and the State's CEQA Guidelines. The City has made a determination that an Environmental Impact Report (EIR) is required. A specific plan and an EIR on a specific plan overlap extensively; they must address many of the same concerns, and the process for preparing them is nearly identical. Therefore, environmental assessment should be an integral part of preparing or revising a specific plan.














### 2.5.1 General Plan Consistency

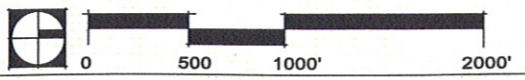
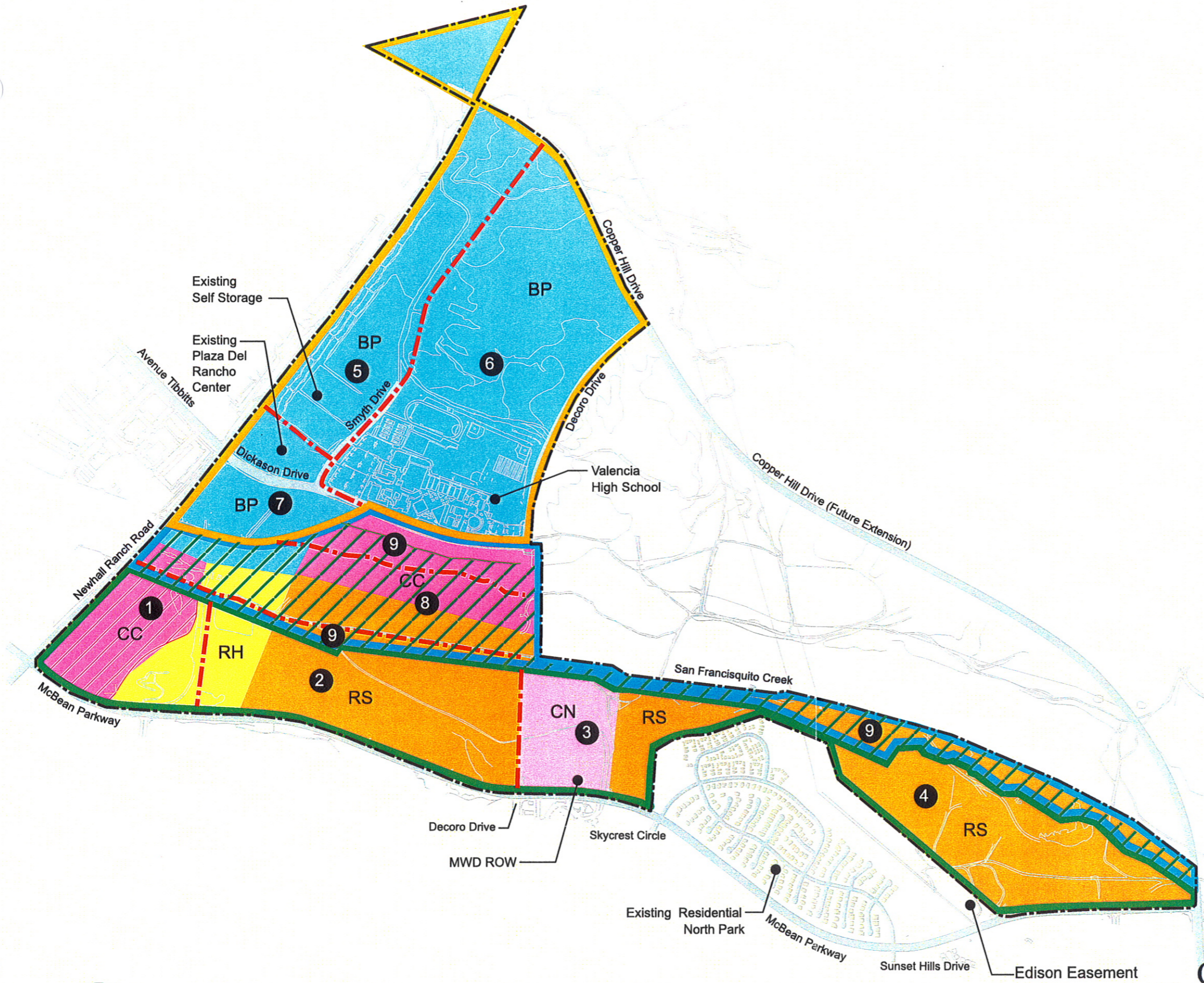
The North Valencia Specific Plan No. 2 serves as a planning guideline to implement the intent of the City's General Plan. The Specific Plan development concept has been prepared to be consistent with all applicable goals and programs contained within the General Plan and to effectively implement the policies of the General Plan, and the applicable Zoning requirements and guidelines. The issues and goals identified within each element of the General Plan have been evaluated, and a statement of compliance with the General Plan goals has been included in the Appendix.

The General Plan land use designations provide the policy direction and authority for this Specific Plan. Exhibit 4 and Table 2-1 graphically summarize the City of Santa Clarita General Plan Designations in the Specific Plan Area. These designations fall within the City's "Planning Area" and not within its "Sphere of Influence". The portions of the Specific Plan proposed for development are all within the following General Plan Land Use designations:

- ❖ **Community Commercial (CC) with Valley Center Concept Overlay (VCC).** A small portion of the Eastcreek Planning Area adjacent to Newhall Ranch Road.
- ❖ **Community Commercial (CC).** A small portion of the Decoro South Planning Area adjacent to Dickason Drive.
- ❖ **Commercial Neighborhood (CN).** A portion of the Eastcreek Planning Area adjacent to Decoro Drive.
- ❖ **Business Park (BP).** The majority of the Decoro South Planning Area.
- ❖ **Residential High (RH).** A portion of the Eastcreek Planning Area north of the intersection of Newhall Ranch Road and McBean Parkway.
- ❖ **Residential Suburban (RS).** Portions of the Eastcreek Planning Area on either side of Decoro Drive and adjacent to McBean Parkway.
- ❖ **Significant Ecological Area Overlay (SEA).** A majority of the San Francisquito Creek Planning Area.

**EXHIBIT KEY**

	BP	Business Park
	CC	Community Commercial
	CN	Commercial Neighborhood
	RH	Residential High
	RS	Residential Suburban
		Valley Center Overlay
		Significant Ecological Area (SEA)
		Sub-Area Boundary
	1	Sub-Area Numbers
		Planning Area Boundary
		Specific Plan Boundary



October, 1999

**EXHIBIT 4**  
**City of Santa Clarita General Plan**  
**Planning Area Designations**

NORTH VALENCIA NO.2 SPECIFIC PLAN

VALENCIA COMPANY



Table 2-1  
Existing General Plan – Land Use Designations and Potential Development

Planning Areas	Sub Areas	General Plan Designated Land Use	Acres	Res. Units / Comm. Sq. Ft. Existing General Plan
EASTCREEK	1	CC – Community Commercial (.25 - .5 :1 FAR)	20.0	217,800 - 435,600 sq. ft.
		W/Valley Center Overlay		500 – 1000 du
		RH – Residential High (25 – 30 du/ac) <sup>2</sup>	15.9	398 – 477 du
	2	RH – Residential High (25 – 30 du/ac)	16.1	403 – 483 du
		RS – Residential Suburban (3.4 – 6.6 du/ac)	53.3	181 – 352 du
	3 <sup>3</sup>	CN – Commercial Neighborhood (.15 - .5:1 FAR)	19.8	129,373 - 431,244 sq. ft.
RS – Residential Suburban (3.4 – 6.6 du/ac)		9.9	34 – 65 du	
DECORO SOUTH	4	RS – Residential Suburban (3.4 – 6.6 du/ac)	59.0	201 – 389 du
	5 <sup>4</sup>	BP – Business Park (.5 – 1.5:1 FAR)	70.5	1,535,490 – 4,606,470 sq. ft.
	6 <sup>5</sup>	BP – Business Park (.5 – 1.5 :1 FAR)	81.9	1,73,782 – 5,351,346 sq. ft.
	7 <sup>6</sup>	BP – Business Park (.5 – 1.5 :1 FAR)	15.8	344,124 – 1,032,372 sq. ft.
		CC – Community Commercial (.25 -.5:1 FAR)	19.0	206,910 - 413,820 sq. ft.
		(SEA) Significant Ecological Area Overlay		
SAN FRANCISQUITO CREEK	8	BP – Business Park (.5 – 1.5 :1 FAR)	7.1	154,638 - 463,914 sq. ft.
		(SEA) Significant Ecological Area Overlay		
		RH – Residential High (25 – 30 du/ac)	4.0	100 – 120 du
		(SEA) Significant Ecological Area Overlay		
		RS – Residential Suburban (3.4 – 6.6 du/ac)	17.4	59 – 115 du
		(SEA) Significant Ecological Area Overlay		





Table 2-1 (Cont'd)

Existing General Plan – Land Use Designations and Potential Development			
Planning Areas	Sub Areas	General Plan Designated Land Use	Res. Units / Comm. Sq. Ft. Existing General Plan
		CC – Community Commercial (.25 - .5:1 FAR)	43,560 – 87,120 sq. ft.
		CC – Community Commercial (.25 - .5:1 FAR) (SEA) Significant Ecological Area Overlay	130,680 - 261,360 sq. ft.
		CN – Commercial Neighborhood (.15 - .5:1 FAR) (SEA) Significant Ecological Area Overlay	6,534 - 21,780 sq. ft.
	9	BP – Business Park (.5 – 1.5 :1 FAR) (SEA) Significant Ecological Area Overlay	--
		RH – Residential High (25 – 30 du/ac) (SEA) Significant Ecological Area Overlay	100 – 120 du
		RS – Residential Suburban (3.4 – 6.6 du/ac) (SEA) Significant Ecological Area Overlay	109 – 211 du
		<b>Total (excluding existing development)</b>	<b>4,552,891 – 13,105,026 sq. ft.</b>
		<b>Mid Range Total (excluding existing development)</b>	<b>1585 – 2332 du</b>
		<b>Acres</b>	<b>462.7</b>
		<b>Acres</b>	<b>462.7</b>
		<b>Acres</b>	<b>1,959 du</b>

- 1 General Plan allows up to 50 du/ac in Valley Center, however the 500-1,000 du's have been excluded from the total.
- 2 Area was rezoned to CC in 1998 Case # 97-002.
- 3 The MWD easement and existing entitled County Park (3.5 acres) have not been included in the acreage.
- 4 The existing 6.2 acre self storage facility is not included in the acreage shown. Sub-Area 5 was previously entitled through the County of Los Angeles.
- 5 The existing 44.6 acre Valencia High School is not included in the acreage shown.
- 6 The existing 8.3 acre Plaza Del Rancho Shopping Center is not included in the acreage shown.



Two General Plan overlay districts impact the Project Area. The Valley Center Concept (VCC) overlay category is used to designate that central portion of the City, which has the potential for creating a valley-wide focal point. The purpose of the overlay is to permit and encourage master planning at a more detailed level than the General Plan by providing for a wide variety of valley-wide activities, including higher density residential uses, recreational opportunities and regional community centers. The Valley Center Concept Overlay District covers a portion of the Specific Plan Area in the southern part of the Eastcreek Planning Area.

The Significant Ecological Area (SEA) category, the second overlay district is used to designate ecological areas of prime importance to the City for biological protection and preservation. The San Francisquito Creek Planning Area is within the SEA overlay. Development opportunities in these areas are generally limited. Specific environmental studies must be performed to assess the potential impacts to the SEA prior to approval of any plans for development in an area identified with an SEA overlay. The intent of the SEA designation is to protect against the threat of loss of suitable habitat for the Unarmored Threespine Stickleback (*Gasterosteus aculeatus williamsoni*), a fish which is a federal and state listed endangered species.

An amendment to the City's Land Use Map is proposed to change the designation from Business Park (BP), Community Commercial (CC), Commercial Neighborhood (CN), Residential High (RH), Residential Suburban (RS) to various classifications of Specific Plan (SP) within the Project Area.



**2.5.2 Unified Development Code**

The entire Specific Plan Area (including the proposed Junior High School site) was rezoned by the City in early 1999 (Master Case Number 98-183 Prezone 98-002) to be consistent with the City's General Plan land use designations. The Specific Plan request includes a zone change that will replace the rezoning established by the City. Under this Specific Plan request, the entire site will be zoned Specific Plan and include land use regulations and development standards as identified in Section 7. Section 17.16.030 of the Unified Development Code establishes the provisions for the Specific Plan (SP) Zone. It is stated that the Specific Plan Zone is to achieve the following purposes:

- a. To promote and protect the public health, safety, and welfare.
- b. To implement the objectives and policies of the General Plan.
- c. To safeguard and enhance environmental amenities, such as oak trees and significant ridgelines, and enhance the quality of development.
- d. To attain the physical, social, and economic advantage resulting from comprehensive and orderly planned use of land resources.
- e. To lessen congestion and assure convenience of access; to secure safety from fire, flood, and other dangers; to provide for adequate light, air, sunlight, and open space; to promote and encourage conservation of scarce resources; to facilitate the creation of a convenient, attractive, and harmonious community; to attain a desirable balance of residential and employment opportunities; and to expedite the provision of adequate and essential public services.
- f. To facilitate development within the City in accordance with the General Plan by permitting greater flexibility and, consequently, more creative and imaginative designs for large-scale development projects than generally is possible under conventional zoning regulations.
- g. To promote more economical and efficient use of the land while providing a harmonious variety of housing choices and commercial and industrial activities, a high level of urban amenities, and preservation of natural and scenic qualities of open space.



- h. To provide a process for initiation, review, and regulation of large-scale comprehensively planned communities that affords the maximum flexibility to the developer within the context of an over-all development program and specific, phased development plans coordinated with the provision of necessary public services and facilities.

The Specific Plan as set forth and described in this document achieves the purpose of the Specific Plan Zone.

As shown on Exhibits 5, 5B and 5C and Tables 2-2, 2-2B, and 2-2C, the Specific Plan contains the following zoning districts:

- ❖ **SP – RES (Residential Area).** Permits a variety of residential types including detached single family dwellings and attached dwellings, multiple family dwellings, cluster housing with a density ranging from 5 to 35 dwelling units per acre. School uses will also be permitted within this designation.
- ❖ **SP – COM (Commercial Area).** Permits a wide range of retail, service, and general commercial activities. In addition, these areas are intended for retailing and service uses of a community nature that attract people from the immediate neighborhood. The areas will typically include at least one or two major users and will not allow proliferation of small, multi-tenant convenience commercial centers located on corners or in strip centers along major streets. Commercial recreational, and school uses will also be permitted within this designation.
- ❖ **SP – BP (Business Park Area).** Provides areas for clean industry, offices related to the industrial usage, research and development, retail commercial, and warehousing uses.
- ❖ **SP - MU (Mixed Use Area).** Provides an opportunity to develop a mix of commercial, office, service, residential, and recreational activities. These areas will provide the potential for development projects which create a live, work and play environment. Parks, commercial recreational, and school uses will also be permitted within this designation.
- ❖ **SP - OS (Open Space Area).** Recognizes the importance of San Francisquito Creek, a Significant Ecological Area (SEA) as defined in the General Plan, Upland Preserve Zones, and the adjacent trails. These areas are intended for preservation and for passive open space activities.



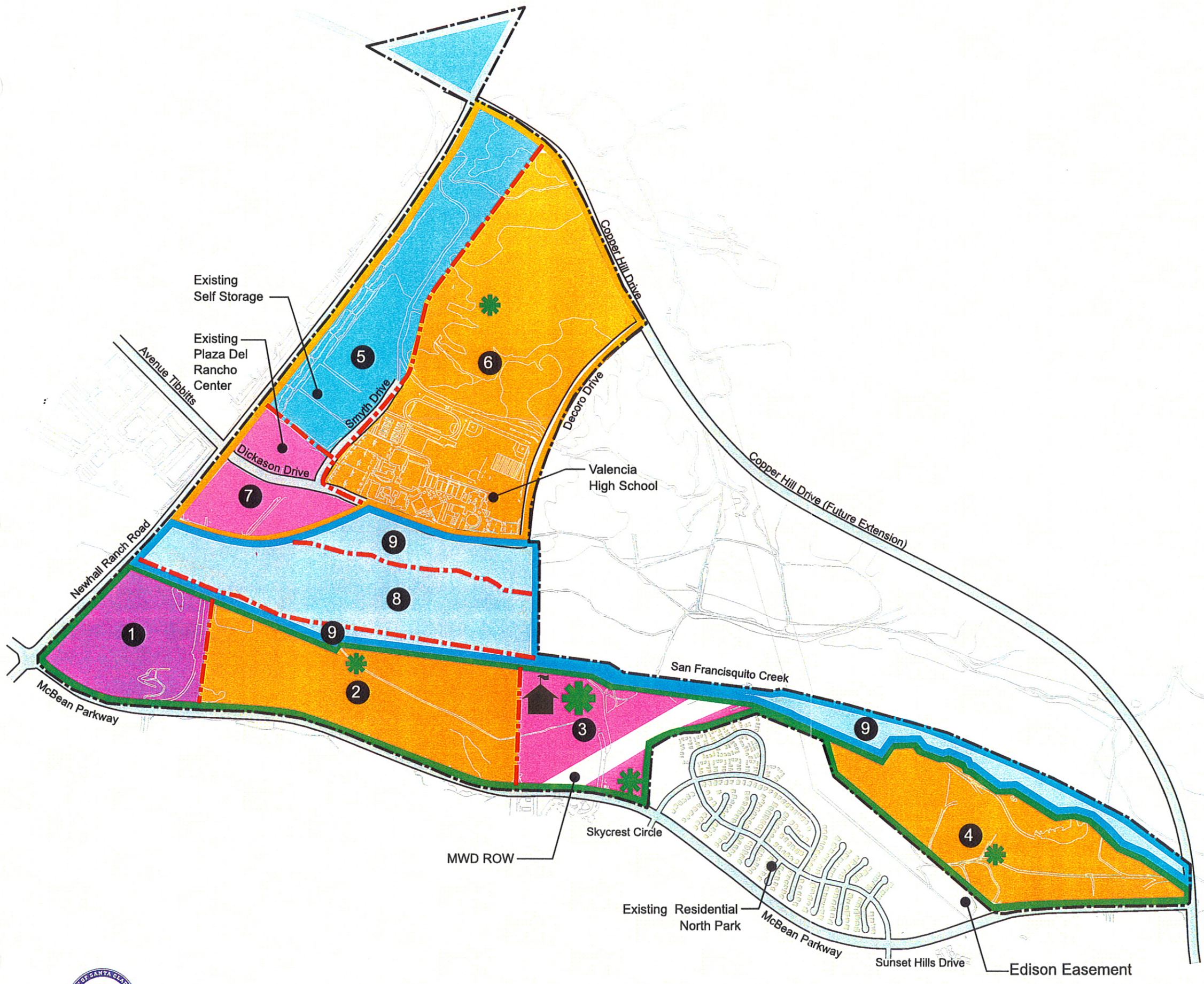
EXHIBIT KEY

Specific Plan Zones	
	Commercial
	Residential
	Mixed Use
	Business Park
	Proposed School
Open Space	
	Conservation & Upland Preserve Zone
	Park / Recreation
	Sub-Area Boundary
	Planning Area Boundary
	Specific Plan Boundary

**Note:** In the event that a public school does not locate within the North Valencia No.2 Specific Plan Area, then the land use designations shown in exhibit 5c, not in exhibit 5 or 5b, shall apply to the Specific Plan area.



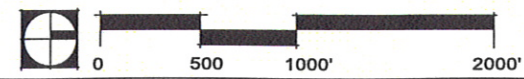
October, 1999



**EXHIBIT KEY**

Specific Plan Zones	
	Commercial
	Residential
	Mixed Use
	Business Park
	Proposed School
Open Space	
	Conservation & Upland Preserve Zone
	Park / Recreation
	Sub-Area Boundary
	Planning Area Boundary
	Specific Plan Boundary

**Note:** In the event that a public school does not locate within the North Valencia No.2 Specific Plan Area, then the land use designations shown in exhibit 5c, not in exhibit 5 or 5b, shall apply to the Specific Plan area.



October, 1999

EXHIBIT 5b  
**Land Use Plan B**  
 NORTH VALENCIA NO. 2 SPECIFIC PLAN  
 VALENCIA COMPANY



**EXHIBIT KEY**

Specific Plan Zones	
	Commercial
	Residential
	Mixed Use
	Business Park
Open Space	
	Conservation & Upland Preserve Zone
	Park / Recreation
	Sub-Area Boundary
	Planning Area Boundary
	Specific Plan Boundary

Note: In the event that a public school does not locate within the North Valencia No.2 Specific Plan Area, then the land use designations shown in exhibit 5c, not in exhibit 5 or 5b, shall apply to the Specific Plan area.

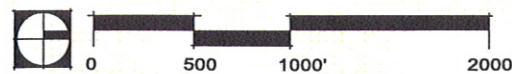
Under Plan 5c, the 15.9 acre Community Park shall be outside the MWD Easement.

EXHIBIT 5c

# Land Use Plan C

NORTH VALENCIA NO. 2 SPECIFIC PLAN

VALENCIA COMPANY



October, 1999



Table 2-2  
North Valencia Specific Plan No. 2 – Proposed Development Plan

Planning Areas	Sub-Areas	Existing / Entitled Uses	Development Activities	Acres	Res. Units / Comm. Sq. Ft.
EASTCREEK <sup>1</sup>	1		Jr. High School	20.0	--
			City Park	15.9	--
	Existing Streets	Commercial	--	--	
		Attached Residential	4.9	--	
	2		Attached Residential	--	149 du
			Detached Residential	52.3	482 du
Cluster Residential			15.1	--	
Private Recreation Area			1.0	--	
3 <sup>3</sup>	Existing Streets Existing County Park	Commercial	19.8	150,000 sq. ft.	
		Attached Residential	9.9	250 du	
4		Detached Residential	44.6	211 du	
		Cluster Residential	12.9	108 du	
		Private Recreation Area	1.5	--	
5 <sup>4</sup>	Entitled Commercial Entitled Industrial Existing Self-Storage Existing Streets	--	8.3	80,000 sq. ft. <sup>4</sup>	
		--	62.2	850,000 sq. ft. <sup>4</sup>	
		--	21.9	75,000 sq. ft.	
		--	6.2	--	
DECORO SOUTH <sup>2</sup>	Existing Streets Existing Valencia High School	Detached Residential	66.0	450 du	
		Attached Residential	14.3	250 du	
		Private Recreation Area	1.6	--	
			14.5	--	
44.6	--				





**Table 2-2 (Continued)**  
**North Valencia Specific Plan No. 2 – Proposed Development Plan**

Planning Areas	Sub-Areas	Existing / Entitled Uses	Development Activities	Acres	Res. Units / Comm. Sq. Ft.
DECORO SOUTH <sup>2</sup> (Cont'd)	7	Existing Streets Plaza Del Rancho	Commercial Center	15.8 6.0 8.3	60,000 sq. ft. -- 67,000 sq. ft.
	8	Existing Streets	San Francisco Creek	47.5	--
		TT 52455	Future Streets	Future Streets	1.0 0.8 10.2
SAN FRANCISQUITO CREEK	9	TT 52455	Upland Preserve Zone	53.0	--
			Future Streets	Future Streets	1.2 6.9
<b>Total (excluding 205 acres existing / entitled development)</b>				<b>391.2</b>	<b>210,000 sq. ft. (excluding existing and entitled development)</b>
<b>Total (including 205 acres existing / entitled development)</b>				<b>596.2</b>	<b>1,900 du</b>

- 1 Residential Unit Subtotal within Eastcreek Planning Area is 1,200 du's (Dwelling Units). The residential within Sub-Area 1 may be attached, detached, or cluster.
- 2 Residential Unit Subtotal within Decoro South Planning is 700 du's (Dwelling Units)
- 3 The MWD easement has been included in the acreage
- 4 Sub-Area 5 was previously entitled through the County of Los Angeles (CUP # 88-320 and Parcel Map 20175) and therefore, the proposed square footage is not included in the totals.
- 5 In the event that a public school does not locate within the North Valencia No. 2 Specific Plan Area, then Table 2-2C, not Table 2-2 or Table 2-2B, shall apply to the Specific Plan Area.



Table 2-2B  
North Valencia Specific Plan No. 2 – Proposed Development Plan

Planning Areas	Sub-Areas	Existing / Entitled Uses	Development Activities	Acres	Res. Units / Comm. Sq. Ft.
EASTCREEK <sup>1</sup>	1		Jr. High School City Park Commercial Attached Residential	-- -- 15.9 20.0 4.9	-- -- 50,000 sq. ft. 250 du --
	2	Existing Streets	Attached Residential Detached Residential Cluster Residential Private Recreation Area	-- 52.3 15.1 1.0 4.4	-- 149 du 482 du -- --
	3 <sup>3</sup>	Existing Streets	Commercial Attached Residential Junior High School Proposed City Park	-- -- 20.0 15.9 0.1 3.5	-- -- -- -- -- --
	4	Existing Streets Existing County Park	Detached Residential Cluster Residential Private Recreation Area	44.6 12.9 1.5	211 du 108 du --
	5 <sup>4</sup>	Entitled Commercial Entitled Industrial Existing Self-Storage Existing Streets	-- -- -- --	8.3 62.2 21.9 6.2	80,000 sq. ft. <sup>4</sup> 850,000 sq. ft. <sup>4</sup> 75,000 sq. ft. --
	6	Existing Streets Existing Valencia High School	Detached Residential Attached Residential Private Recreation Area	66.0 14.3 1.6 14.5 44.6	450 du 250 du -- -- --
DECORO SOUTH <sup>2</sup>					



Table 2-2B (Continued)  
North Valencia Specific Plan No. 2 – Proposed Development Plan

Planning Areas	Sub-Areas	Existing / Entitled Uses	Development Activities	Acres	Res. Units / Comm. Sq. Ft.
DECORO SOUTH <sup>2</sup> (Cont'd)	7	Existing Streets Plaza Del Rancho	Commercial Center	15.8 6.0 8.3	60,000 sq. ft. -- 67,000 sq. ft.
	8	Existing Streets TT52455	San Francisquito Creek Future Streets	46.0 1.0 0.8 10.2	-- -- --
SAN FRANCISQUITO CREEK	9	TT52455	Upland Preserve Zone Future Streets	48.3 1.2 6.9	-- --
	<b>Total (excluding 205 acres existing / entitled development)</b>			<b>391.2</b>	<b>110,000 sq. ft. (excluding existing and entitled development)</b>
<b>Total (including 205 acres existing / entitled development)</b>				<b>596.2</b>	<b>1,900 du</b>

- 1 Residential Unit Subtotal within Eastcreek Planning Area is 1,200 du's (Dwelling Units). The residential within Sub-Area 1 may be attached, detached, or cluster.
- 2 Residential Unit Subtotal within Decoro South Planning is 700 du's (Dwelling Units)
- 3 The MWD easement has been included in the acreage
- 4 Sub-Area 5 was previously entitled through the County of Los Angeles (CUP#88-320 and Parcel Map 20175) and therefore, the proposed square footage is not included in the totals.
- 5 In the event that a public school does not locate within the North Valencia No. 2 Specific Plan Area, then Table 2-2C, not Table 2-2 or Table 2-2B, shall apply to the Specific Plan Area.



**Table 2-2C  
North Valencia Specific Plan No. 2 – Proposed Development Plan**

Planning Areas	Sub-Areas	Existing / Entitled Uses	Development Activities	Acres	Res. Units / Comm. Sq. Ft.
<b>EASTCREEK</b> <sup>1</sup>	1	Existing Streets	Jr. High School City Park	--	--
			Commercial	--	50,000 sq. ft. <sup>6</sup> 125 du <sup>6</sup>
			Attached Residential	15.9	125 du <sup>6</sup>
	2	Existing Streets	Attached Residential	4.9	--
			Detached Residential	--	--
			Cluster Residential	52.3	149 du 482 du
			Private Recreation Area	15.1	--
	3 <sup>3</sup>	Existing MWD easement Existing Streets Existing County Park	Private Recreation Area	1.0	--
			Commercial	4.4	--
			Attached Residential	6.9	100,000 sq. ft. <sup>6</sup> 125 du <sup>6</sup>
Junior High School			6.9	--	
Proposed City Park			--	--	
See note 7			15.9	-- <sup>7</sup>	
4	Existing Streets	Detached Residential	6.2	--	
		Cluster Residential	0.1	--	
		Private Recreation Area	3.5	--	
5 <sup>4</sup>	Entitled Commercial Entitled Industrial Existing Self-Storage Existing Streets	Detached Residential	44.6	211 du	
		Cluster Residential	12.9	108 du	
		Private Recreation Area	1.5	--	
		Commercial	8.3	80,000 sq. ft. <sup>4</sup>	
6	Existing Streets Existing Valencia High School	Industrial	62.2	850,000 sq. ft. <sup>4</sup>	
		Self-Storage	21.9	75,000 sq. ft.	
		Private Recreation Area	6.2	--	
		Detached Residential	66.0	450 du	
<b>DECORO SOUTH</b> <sup>2</sup>	Existing Streets	Attached Residential	14.3	250 du	
		Private Recreation Area	1.6	--	
			Existing Valencia High School	14.5	--
				44.6	--



**Table 2-2C (Continued)**  
**North Valencia Specific Plan No. 2 – Proposed Development Plan**

Planning Areas	Sub-Areas	Existing / Entitled Uses	Development Activities	Acres	Res. Units / Comm. Sq. Ft.
DECORO SOUTH <sup>2</sup> (Cont'd)	7	Existing Streets Plaza Del Rancho	Commercial Center	15.8	60,000 sq. ft.
				6.0	--
SAN FRANCIS-QUITO CREEK	8	Existing Streets TT52455	San Francisco Creek	46.0	67,000 sq. ft.
			Future Streets	1.0	--
				0.8	--
	9	TT52455	Upland Preserve Zone	48.3	--
			Future Streets	1.2	--
				6.9	--
<b>Total (excluding 205 acres existing / entitled development)</b>				<b>391.2</b>	<b>110,000 sq. ft. (excluding existing and entitled development) 1,900 du</b>
<b>Total (including 205 acres existing / entitled development)</b>				<b>596.2</b>	

- Residential Unit Subtotal within Eastcreek Planning Area is 1,200 du's (Dwelling Units). The residential within Sub-Area 1 may be attached, detached, or cluster.
- Residential Unit Subtotal within Decoro South Planning is 700 du's (Dwelling Units)
- The MWD easement has been included in the acreage. The proposed 15.9 acre City Park shall be located outside the MWD easement.
- Sub-Area 5 was previously entitled through the County of Los Angeles (CUP#88-320 and Parcel Map 20175) and therefore, the proposed square footage is not included in the totals.
- In the event that a public school does not locate within the North Valencia No. 2 Specific Plan Area, then Table 2-2C, not Table 2-2 or Table 2-2B, shall apply to the Specific Plan Area.
- Up to 150,000 sq. ft. of commercial and 250 du's may be allocated between Sub-Areas One and Three as mixed use development. If more than 50,000 sq. ft. of commercial and 250 du's are provided in Sub-Area One, then additional environmental review is required.
- Parking associated with commercial, residential, and park uses may occur in the MWD easement.



The Planning Areas within the Specific Plan contain the following land use zoning designations under the preferred plan:

**Eastcreek** - COM (Commercial) - Sub-Area One; RES (Residential) - Sub-Areas Two and Four; MU (Mixed Use) - Sub-Area Three

**Decoro South** - BP (Business Park) - Sub-Area Five; RES (Residential) - Sub-Area Six; COM (Commercial) - Sub-Area Seven

**San Francisquito Creek** - OS (Open Space) - Sub-Areas Eight and Nine

The Planning Areas within the Specific Plan contain the following land use zoning designations under the Plan B Alternative.

**Eastcreek** - MU (Mixed Use) - Sub-Area One; RES (Residential) - Sub-Areas Two and Four; COM (Commercial) - Sub-Area Three

**Decoro South** - BP (Business Park) - Sub-Area Five; RES (Residential) - Sub-Area Six; COM (Commercial) - Sub-Area Seven

**San Francisquito Creek** - OS (Open Space) - Sub-Areas Eight and Nine

The Planning Areas within the Specific Plan contain the following land use zoning designations under the Plan C Alternative:

**Eastcreek** - MU (Mixed Use) - Sub-Areas One and Three; RES (Residential) - Sub-Areas Two and Four

**Decoro South** - BP (Business Park) - Sub-Area Five; RES (Residential) - Sub-Area Six; COM (Commercial) - Sub-Area Seven

**San Francisquito Creek** - OS (Open Space) - Sub-Areas Eight and Nine