



4.0 EASTCREEK

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.

The Eastcreek Planning Area is the largest residential development area within the Specific Plan and is approximately 205.9 acres (including the 3.5-acre County park) in size. The development concept envisions three (Sub-Areas Two, Three, or One under Option B, and Four) distinct creek side residential communities with a diverse variety of residential dwelling unit types. The major focal point of the Planning Area is a proposed 150,000 square foot "Village Center" with retail, office, recreation, institutional, and residential development, located in Sub-Area Three under the initial plan. This Sub-Area will provide opportunities for new retail jobs, and higher density residential units. The center will be located adjacent to a western extension of Decoro Drive and a new creek crossing bridge, further linking the eastern residential areas with the western industrial areas and the Valencia High School. Adjacent to the retail center will be a County park facility, which includes the North Park landmark gazebo. The park and network of proposed trails will link the new Village Center with the remaining portions of the Specific Plan Area.

The entry node to the Specific Plan Area will be established in Sub-Area One, adjacent to the intersection of Newhall Ranch Road, and McBean Parkway. The major feature of this Sub-Area will be the creation of a new community park and Junior High School or the "Village Center" under Option B. The park is proposed for both active and passive recreational activities, and will include ball fields, picnic areas, and a series of trails. The new park facilities will be developed adjacent to the proposed new Junior High School. 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.

The remaining portions of this Planning Area, Sub-Areas Two and Four will be developed with a number of residential developments, including cluster and detached product types; with densities from between 5-18 units per acre. The Eastcreek Planning Area development concepts are depicted on Exhibits 12 and 12B, Eastcreek Sub-Area Detail.



4.1 COMMUNITY DESIGN FOR SUSTAINABILITY / LIVABILITY

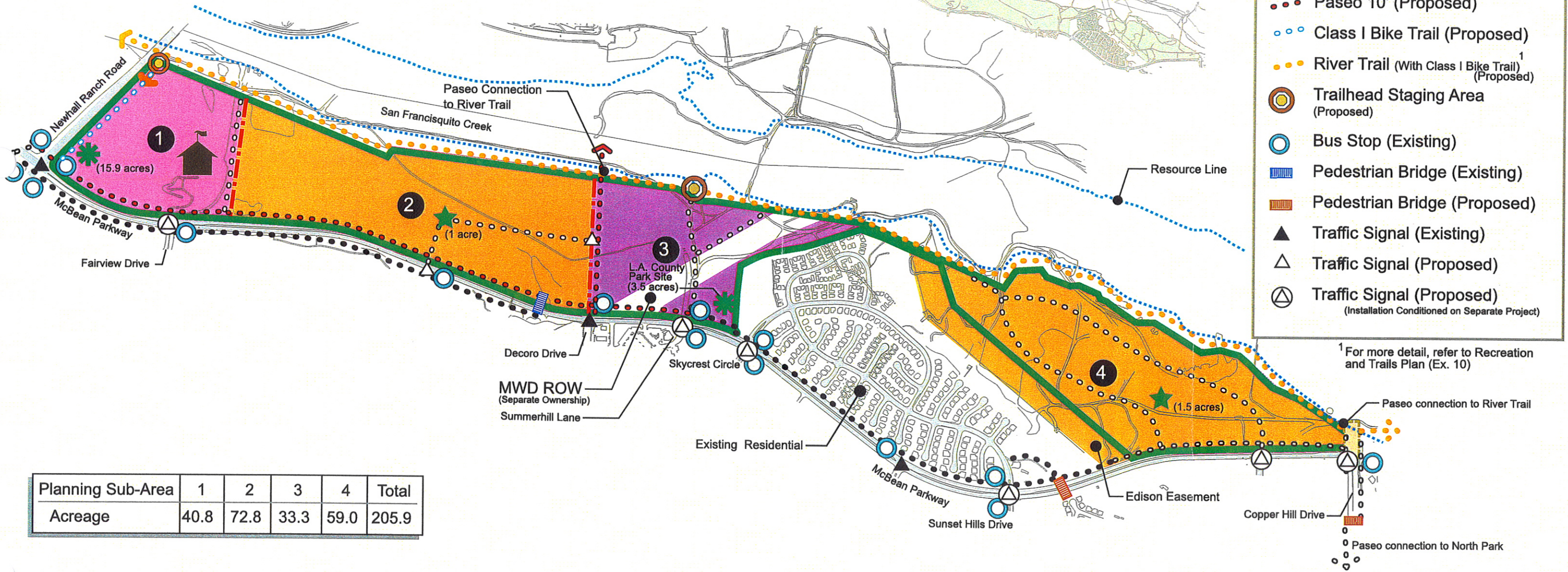
The Eastcreek community design concept guides the development of a creekside residential community which provides a wide-variety of residential dwelling unit types and price ranges for future residents. The Design Principles are intended to provide a distinctive self-sustaining residential living environment while enhancing the overall community recreation and open space system. The development of both a pedestrian friendly neighborhood organization and trail system are also primary goals of the self-sustaining new urbanism. This Specific Plan land plan concept is based on the following set of design principles.

- ❖ To establish and repeat a major, highly visible architectural feature (the gazebo) in the community, intended to be a landmark feature for northern Valencia.
- ❖ To provide a sensitive and protective interface with the San Francisquito Creek by utilizing appropriate setback, grading, landscape, bank stabilization, and water quality treatments.
- ❖ To create a community park adjacent to the Proposed Junior High School for a variety of passive and active recreation uses, community events and activities available to all ages.
- ❖ To implement development of "green building" principles in development and operation to encourage greater energy efficiency, reduction of waste, encourage use of recycled materials and increased landscaping for a higher, sustainable quality of life.

- 1 Eastcreek Sub-Area 1
- 2 Sub-Area 2
- 3 Sub-Area 3
- 4 Sub-Area 4

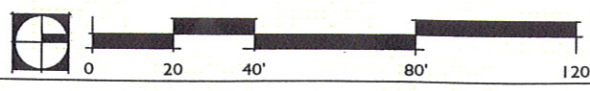
- Sub-Area Boundary
- Planning Area Boundary
- Commercial
- Residential
- Mixed Use
- Park / Recreation
- Private Park / Recreation
- School (Proposed)
- Paseo (Existing)
- ○ ○ Paseo 8' (Proposed)
- ● ● Paseo 10' (Proposed)
- ○ ○ Class I Bike Trail (Proposed)
- ● ● River Trail (With Class I Bike Trail)¹ (Proposed)
- Trailhead Staging Area (Proposed)
- Bus Stop (Existing)
- Pedestrian Bridge (Existing)
- Pedestrian Bridge (Proposed)
- Traffic Signal (Existing)
- △ Traffic Signal (Proposed)
- △ Traffic Signal (Proposed) (Installation Conditioned on Separate Project)

KEY MAP



¹ For more detail, refer to Recreation and Trails Plan (Ex. 10)

Planning Sub-Area	1	2	3	4	Total
Acres	40.8	72.8	33.3	59.0	205.9



October, 1999

EXHIBIT 12
Eastcreek Sub-Area Detail

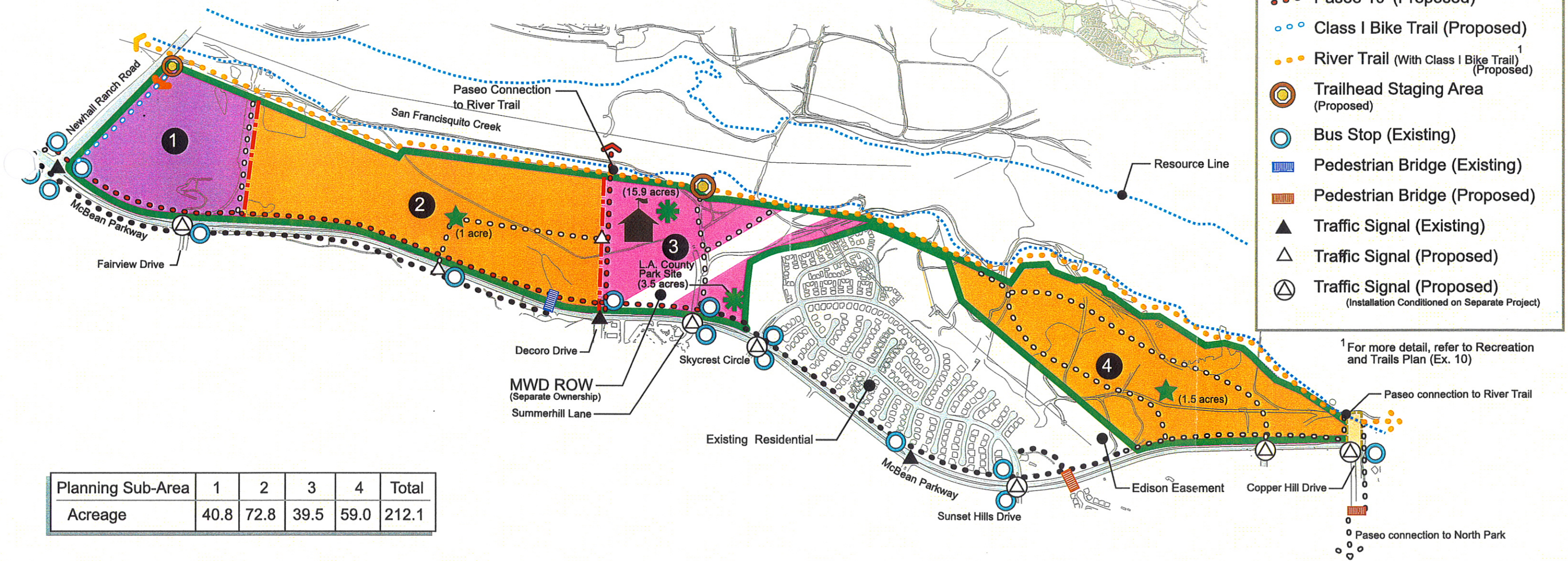
NORTH VALENCIA NO. 2 SPECIFIC PLAN

VALENCIA COMPANY

- Eastcreek**
- 1 Sub-Area 1
 - 2 Sub-Area 2
 - 3 Sub-Area 3
 - 4 Sub-Area 4

- Sub-Area Boundary
- Planning Area Boundary
- Commercial
- Residential
- Mixed Use
- Park / Recreation
- Private Park / Recreation
- School (Proposed)
- Paseo (Existing)
- ○ ○ Paseo 8' (Proposed)
- ● ● Paseo 10' (Proposed)
- ○ ○ Class I Bike Trail (Proposed)
- ● ● River Trail (With Class I Bike Trail)¹ (Proposed)
- Trailhead Staging Area (Proposed)
- Bus Stop (Existing)
- Pedestrian Bridge (Existing)
- Pedestrian Bridge (Proposed)
- Traffic Signal (Existing)
- △ Traffic Signal (Proposed)
- △ Traffic Signal (Proposed)
(Installation Conditioned on Separate Project)

KEY MAP



Planning Sub-Area	1	2	3	4	Total
Acreage	40.8	72.8	39.5	59.0	212.1

¹ For more detail, refer to Recreation and Trails Plan (Ex. 10)

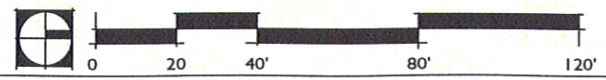


EXHIBIT 12b
Eastcreek Sub-Area Detail B



- ❖ To create and enhance opportunities for non-vehicular travel and movement by providing a central, internal pedestrian circulation system that links residential neighborhoods to the creek, school, community park, trail systems, neighborhood commercial and adjacent river areas.
- ❖ To foster the design and integration of a mutually beneficial relationship between the natural and built environments, sensitive land use transition treatments, attractive streetscenes, and indigenous architectural and landscape architectural design themes.
- ❖ To provide a meandering trail with public access adjacent to the San Francisquito Creek riparian environments.
- ❖ To enhance and augment the housing market by providing a variety of housing types and densities to meet the varying needs of future residents.
- ❖ To provide maintenance costs of its common areas through the provisions of Homeowner Associations.
- ❖ To create small, safe, human scale, residential development enclaves, by incorporating cul-de-sacs and avoiding the use of long through streets, to foster closer-knit resident interaction and pride, and downplay the dominance of the automobile.
- ❖ To integrate new communities into the City's existing and planned circulation network.
- ❖ To provide for an active use public park for community recreation and enjoyment.
- ❖ To allow for a Junior High School serving the Project Area as well as surrounding areas.
- ❖ To create a unique Village Center, retail commercial complex, linked by pedestrian trails to adjacent neighborhoods and surrounding areas. The location of the Village Center will change based on the location of the Junior High School.
- ❖ To provide a landscape design emphasizing a pleasant neighborhood character and inviting residential streetscapes.
- ❖ Encourage the use of alternate fuel vehicles within the Project Area.



4.2 DESIGN CONCEPTS

The Eastcreek Planning Area is designed as a unique, integrated community, which also serves to complement the City's General plan and the landowner's Master Plan for the region. The Eastcreek development concept can be described by the following component descriptions:

- ▶ Land Use Component
- ▶ Circulation and Mobility Component
- ▶ Community Character and Feature Component

The land use zones in the Eastcreek Planning Area are Specific Plan - Commercial (COM), Mixed-Use (MU), and Residential (RES). These land use designations include the following areas (see Tables 4-1 and 4-1B).

Table 4-1 EASTCREEK LAND USE DESIGNATIONS	
DESIGNATION	ACRES
Residential (RES)	131.8
Commercial (COM)	40.8
Mixed-Use (MU)	33.3
Total* (includes 12.9 acres of existing uses)	205.9*

Table 4-1B EASTCREEK LAND USE DESIGNATIONS	
DESIGNATION	ACRES
Residential (RES)	131.8
Commercial (COM)	39.5
Mixed-Use (MU)	40.8
Total* (includes 12.9 acres of existing uses)	212.1*



4.2.1 Land Use Component

The Eastcreek land use plan will create a cohesive, high-quality residential village surrounding a visually exciting and active neighborhood commercial center. The land use plan is designed as a flexible plan that will accommodate shifts in residential densities and dwelling types. A flexible plan will allow for a variation in the marketplace and a resulting range of choice in price and lifestyle for future residents. The overall project will be a pedestrian friendly, transit oriented development.

The Eastcreek land use plan provides flexibility in residential density and residential product type. Tables 4-2 and 4-2B indicate which residential product type may be developed in each planning Sub-Area. Residential unit prototypes, as well as a summary of the development standards, are shown on Exhibit 13; development standards are included in Section 7.0. To maximize design and marketing flexibility as part of the actual development of the Project Area, the assignment of actual residential densities and product types will occur as part of subsequent detailed development plan design and administrative processing through the City.

The Eastcreek Planning Area is a visual focal point in the community, and will be developed as an integrated component of the Valencia Company Master Plan. The Plan's emphasis is on thoughtful planning concepts which are responsive to the goals of the City to create not only livable, but highly desirable and attractive neighborhoods. The key aspect of the community design is the consideration of sensitive site planning to respond to on-site resources including soils, geology, oak trees, consideration of view shed, as well as circulation. The Residential Statistical Summary provides detailed information for each individual planning Sub-Area within Eastcreek.



Table 4-2
EASTCREEK RESIDENTIAL USE STATISTICAL SUMMARY

PLANNING SUB-AREA	LAND USE	ACREAGE	RESIDENTIAL PRODUCT TYPE	DENSITY	DWELLING UNIT RANGE
1	--	--	--	--	--
2	Residential	68.4	SFD & Cluster	5 - 18	342-1,200*
3	Residential	9.9	Cluster & Attached	7 - 35	69-347
4	Residential	57.5	SFD & Cluster	5 - 18	287-1,035
	Total	135.8			1,200 units maximum

* This number reflects the Specific Plan density limit for the Eastcreek Planning Area.

Table 4-2B
EASTCREEK RESIDENTIAL USE STATISTICAL SUMMARY

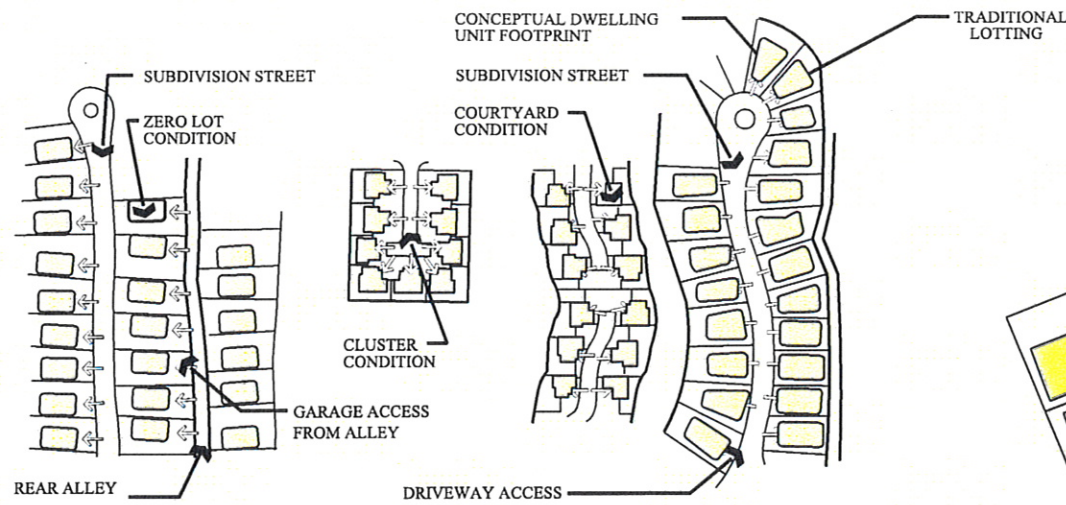
PLANNING SUB-AREA	LAND USE	ACREAGE	RESIDENTIAL PRODUCT TYPE	DENSITY	DWELLING UNIT RANGE
1	Residential	20.0	SFD, Cluster & Attached	5 - 35	100 - 700
2	Residential	68.4	SFD & Cluster	5 - 18	342-1,200*
3	--	--	--	--	--
4	Residential	57.5	SFD & Cluster	5 - 18	287-1,035
	Total	145.9			1,200 units maximum

* This number reflects the Specific Plan density limit for the Eastcreek Planning Area.

The dwelling unit range in the Residential Use Statistical Summary table specifies the minimum and maximum number of dwelling units for each Sub-Area. The maximum number of dwelling units for the Eastcreek Planning Area may not exceed 1,200.

Residential (RES)

The Eastcreek development concept provides for a maximum of 1,200 dwelling units. The new residential neighborhoods are planned to provide a variety of housing types ranging from single family to higher density apartments. This mix of housing types will serve to meet the community's anticipated diverse housing needs and demands. As market demand provides opportunity for development, future builders will choose from the following three residential product types (refer to Exhibit 13).



DETACHED RESIDENTIAL

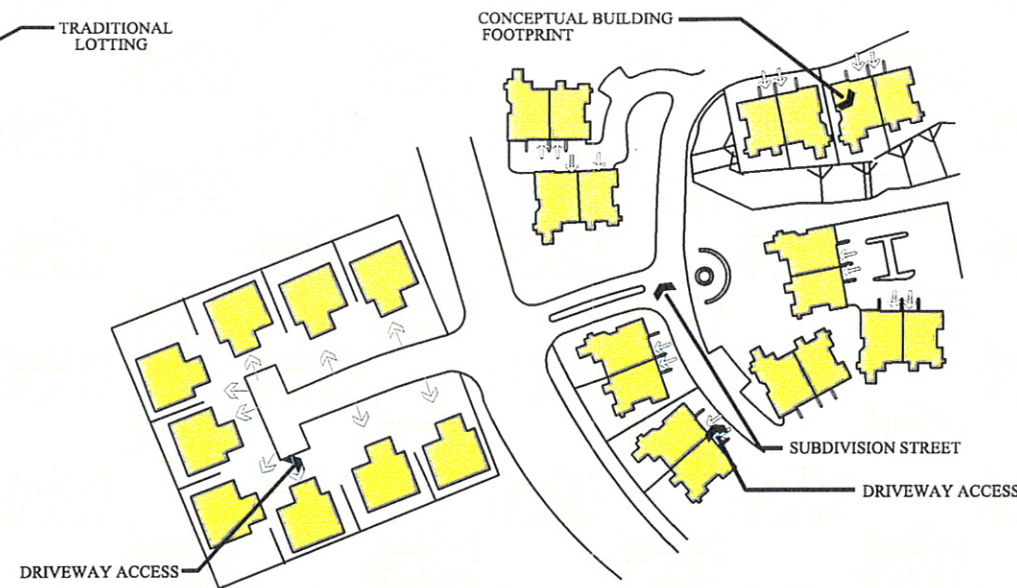
Description:
 "Detached residential" is a medium density traditional single family detached dwelling unit concept which may incorporate creative lotting configurations. These may include zero-lot line, alley loaded, etc.

*** Design Criteria:**

1.	Density (max. units per gross acre)	5-14
2.	Minimum Lot Area	2400
3.	Lot Width	30'
4.	Cul-de-sac/knuckle lot (Measured at the property line)	25'
5.	Alley loaded garage lot width	30'
6. ^{1,4,5}	Front yard setback	2'
7. ^{1,2,4,5}	Side yard setback, each side	5'
8. ^{1,4}	Side yard setback, reverse corner lot	10'
9. ^{3,4}	Rear yard setback	10'
10.	Dwelling unit Garage ⁶ (Garage interior min: 20'x20' or tandem 13'x40')	2'
11.	Maximum height of main structure	35'
11.	Maximum height of accessory structures	15'
12.	Distance between main structures	10'
13.	Distance between main and accessory structures	6'

*** FOOTNOTES:**

- Complete Development Standards, including guest parking, are provide in Section 7.
- Setbacks are measured from back of sidewalk or curb if there is no sidewalk. Side yard setbacks shall be five feet on each side with the exception of "zero lot line" development where the setbacks shall be 0 and 10 feet.
- Rear yard may be reduced to two feet if an alley is provided and there is a front yard setback of at least 15 feet.
- The Director of Planning and Building Services may approve modifications to these standards for innovative designs that meet the intent of provisions for this Specific Plan.



CLUSTER RESIDENTIAL

Description:
 "Cluster" residential is a product utilizing creative lot configuration concepts to soften the appearance of density including zero-lot, duplex, or triplex unit types.

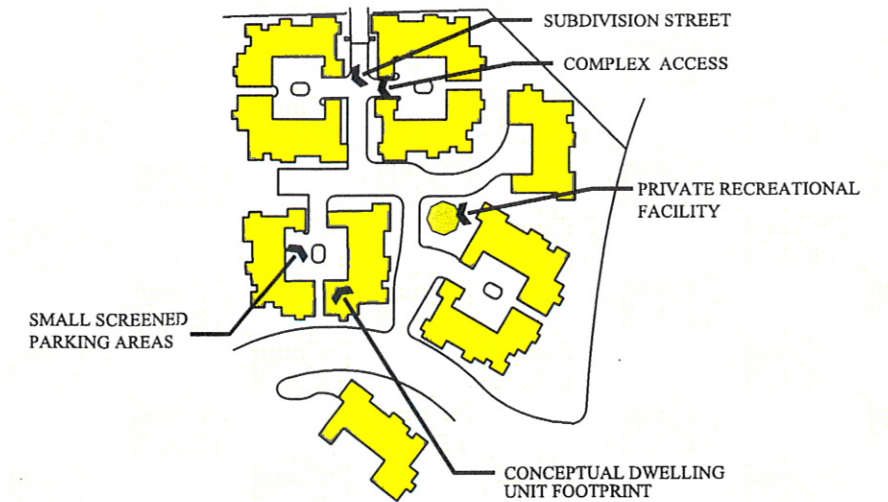
*** Design Criteria:**

1.	Building clusters should be grouped to provide central common open space areas within the neighborhood where possible.	
2.	All guest parking areas should be screened with walls or landscape treatments.	
3.	Density (max. units per gross acre)	7-18
4.	Minimum lot area	5,000
5.	Lot Width	50'
6.	Cul-de-sac/knuckle lot	40'
7.	Alley loaded garage lot width	-
8. ^{1,4,5}	Front yard setback Private street w/ sidewalk	2'
9. ^{1,2,4,5}	Side yard setback, each side	5'
10. ^{1,4}	Side yard setback, reverse corner lot	10'
11. ^{3,4}	Rear yard setback	15'
12.	Maximum height of main structure	35'
13.	Maximum height of accessory structures	15'
14.	Distance between main structures	10'
15.	Distance between main and accessory structures	6'

⁵ Setbacks from major highways - min: 10 ft.

⁶ Tandem garage for minimum parking requirement is only allowed when it is a drive-through design.

⁷ Where heights exceed 35' setbacks shall be transitioned and are subject to the approval of a Conditional Use Permit.



ATTACHED RESIDENTIAL

Description:
 "Attached" residential is a medium-high to high density multi-family product utilizing a variety of potential unit configurations including stacked four-plex, condominiums or apartments.

*** Design Criteria:**

1.	Avoid large expanses of parking areas by screening with walls and landscape treatments.	
2.	Complexes should incorporate attractive entry features, streetscene treatments, berming and enhanced paving techniques to downplay density.	
3.	A private recreation facility should be included within the complex for use by residents.	
4.	Density (max. units per gross acre)	18-35
5.	Minimum lot area	5,000
6.	Lot Width	50'
7.	Cul-de-sac/knuckle lot	40'
8.	Alley loaded garage lot width	-
9. ^{1,4,5}	Front yard setback	10'
10. ^{1,2,4}	Side yard setback	5'
11. ^{1,4}	Side yard setback, reverse corner lot	20'
12. ^{3,4}	Rear yard setback	15'
13. ⁷	Maximum height of main structure	50'
14.	Maximum height of accessory structures	15'
15.	Distance between main structures	10'
16.	Distance between main and accessory structures	10'

EXHIBIT 13

Residential Unit Prototypes

NORTH VALENCIA NO. 2 SPECIFIC PLAN

VALENCIA COMPANY





Detached Single Family Dwelling (SFD)

The detached single family housing types proposed within Eastcreek are characterized by creative plotting at net densities ranging from 5 to 14 dwellings per acre. It can be characterized as an innovative and economically responsive single family detached product. Lots may be located on either public or private streets. Lot sizes will typically range from 2,400 to 8,000 square feet. Site plans may utilize alleyways to provide access to garages located at the rear of the lot.

Cluster Housing

Cluster housing types provide the opportunity for higher density attached or detached product to be organized in a variety of site plan configurations. This housing type is typically medium to medium-high density with 7 to 18 dwelling units per acre. The cluster concept uses non-traditional lot configurations and unit designs to achieve higher density while still providing some of the conventional amenities desired by typical single-family detached owners. Dwellings may be located around auto courts, or other groupings which allows for the garage to be screened from adjacent streets, with pedestrian systems provided, and a high quality street scene created. Plotting techniques such as duplex, triplex or other variations (i.e. Z-lot and zero lot lines) may also be used. Streets may be private or public.

Attached Housing

The Attached housing product is the highest density proposed within Eastcreek, and characterized as a multi-family residential unit. The attached unit type may be developed as a stacked four-plex product or as a multi-unit condominium/apartment style building complex or other possible variations.

The Attached residential component will be developed at a density of between 18 and 35 dwelling units per acre. Parking may be at-grade, subterranean, or structured.

Commercial (COM)

A 150,000 sq. ft. of commercial area is planned on a 15-25 acre commercial site located at the intersection of Decoro Drive and McBean Parkway. Under Plan Option B, the commercial area would reduced to 50,000 sq. ft. and would be located at the intersection of McBean Parkway and Newhall Ranch Road. Both of the locations are convenient to the new residential neighborhoods by auto, and through trail and paseo access. The Village Center is planned to be unique in the area due to its pedestrian orientation and creekside setting, and



will provide opportunities for restaurant, passive seating and plaza areas to overlook the paseos and extensive landscaping. The site design will incorporate easy access to the trail system.

The Commercial (COM) designation is intended to provide retail and service uses of a community-wide nature. The proposed community center will accomplish that objective.

In the development of the commercial site, the Sub-Area may be divided into individual lots, however a commercial development of 150,000 sq. ft. FAR (floor area ratio) of 0.375 and 50,000 sq. ft. under Option B shall not be exceeded for the entire site. The overall commercial square footage may be exceeded with additional environmental review consistent with the General Plan.

Mixed Use (MU)

This development concept has been planned using a new urbanism vision, and is intended to function as the Village Center for the Specific Plan. The concept allows for a mixed of residential and commercial uses discussed above with the potential recreation and school uses discussed below. The intent is to create a live, work play environment. This concept which may occur in Sub-Area Three (Option A), or Sub-Area One (Option B) requires the incorporation of adequate parking, access (pedestrian and vehicular), and design measures to ensure compatibility between residential and commercial land uses. Refer to Exhibit 13B which provides illustrations depicting the implementation of this concept under Option A or B.

School

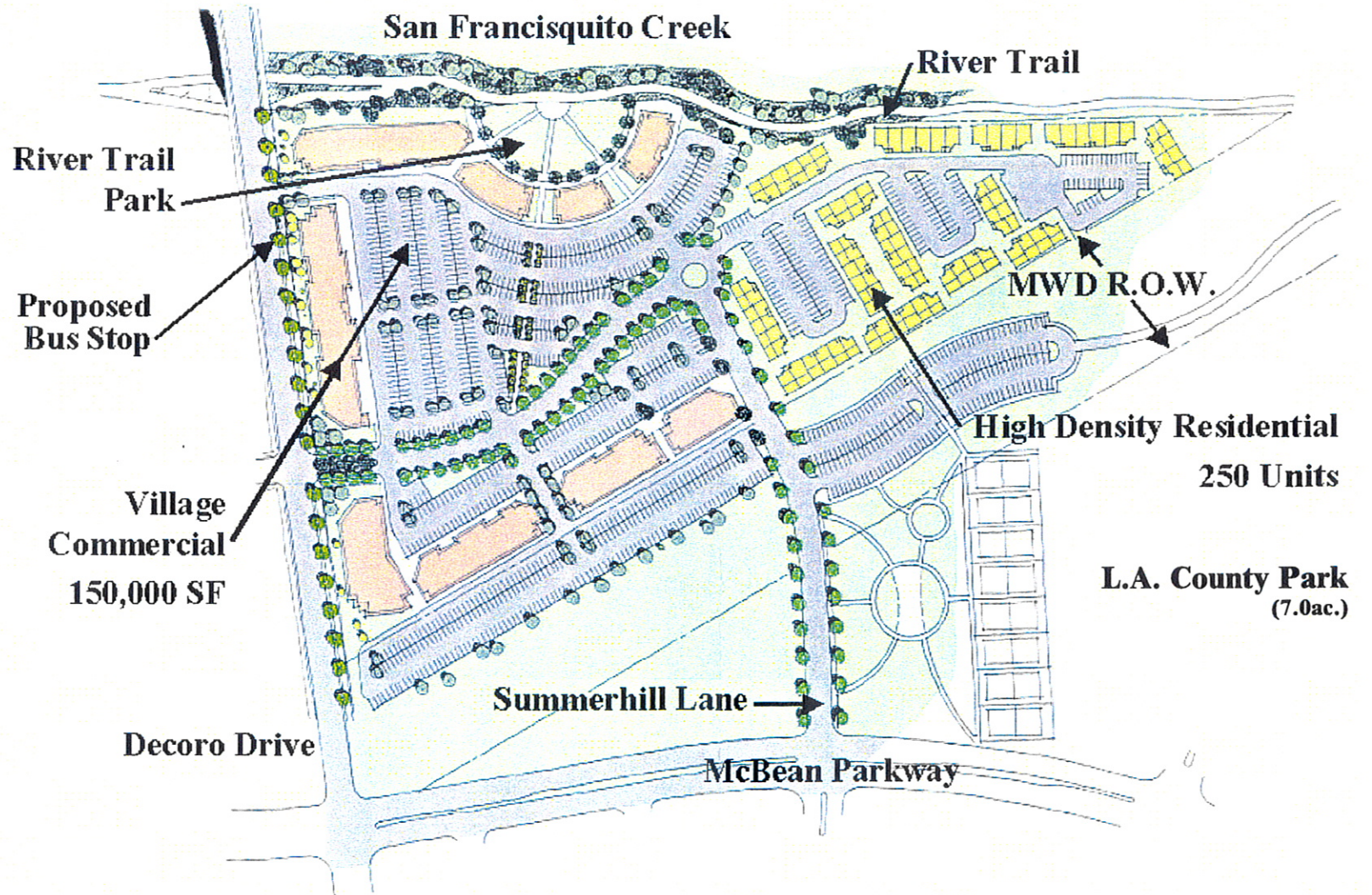
A primary component of any community is an adequate system of school facilities. A new Junior High School is proposed for the Eastcreek Planning Area and will function as a center of educational and community life. The school site is centrally located and integrated into the trail system so that safe, convenient access for children in adjacent neighborhoods and planning areas is provided.

The school will have a shared use agreement for use of the adjacent community park, which maximizes the affective size of the school site and full provision of physical education programming.

A 20-acre parcel has been set aside to accommodate a new Junior High School facility. School facilities will be permitted within the commercial, mixed use, and residential land use zones. Refer to Section 7.0.



Village Center - Conceptual Design Option A



Village Center - Conceptual Design Option B





Recreation

The recreation component of the Eastcreek community is a key element of the community design. Recreation elements vary from a community park, to a county park, to smaller private neighborhood parks / recreational areas. Certain elements such as the community park, portions of the creek edge, and connecting paseos and trails can be enjoyed by the general public while the clubhouse and other smaller neighborhood facilities will be for the private use of residents. Additionally, it is anticipated that the attached and cluster housing product may provide private recreational facilities for residents.

This variety of recreational amenities will establish many opportunities for new community wide benefits.

County Park

An important feature of the Eastcreek Planning Area is the County Park facility. The proposed development is designed near the proposed Village Center. The design of park includes many recreational components including a trailhead staging area providing access to the river trail system.

The most prominent feature of the County facility is the large gazebo. The 3.5 acres County facility will provide for both active and passive recreational activities. This 3.5-acre of future County Park is undeveloped MWD easement land within the Specific Plan Area. There is an additional undeveloped 3.5-acre park site located outside of and adjacent to the Specific Plan Sub-Area Three.

Community Park

Adjacent to the proposed Junior High School Site is a 15.9 acres community park. The community park is designed for active recreation and may include baseball, softball and soccer fields and tennis facilities. A portion of the park will function as shared facilities with the adjacent school (refer to Exhibits 14 and 14B).

The new community park will serve as an entry node to the Eastcreek community. The new park setting will assist in establishing the overall community design theme for the Planning Area.

The Joint Use School Park Plan Concepts are only for illustrative purposes. The exhibits illustrate a concept and surrounding activities which are subject to change in final design.



Private Recreation

In addition to the public park facilities, two (2) 1.0 and 1.5 acre private recreation facilities are proposed in Sub-Areas Two and Four, serving adjacent residential neighborhoods. The private parks are intended to provide a facility to enhance the recreational and social aspects of the community. These facilities will be available to residents within Eastcreek. These parks may contain such amenities as a restroom building, pool, meeting room, parking, shade overhead structures and seating areas. The recreation facilities will be fenced and used only by the residents and will be maintained by the Homeowner Association.



Note: The Joint Use School Park Plan Concepts are only for illustrative purposes. The exhibit depicts only preliminary design programming and is subject to further future modifications.

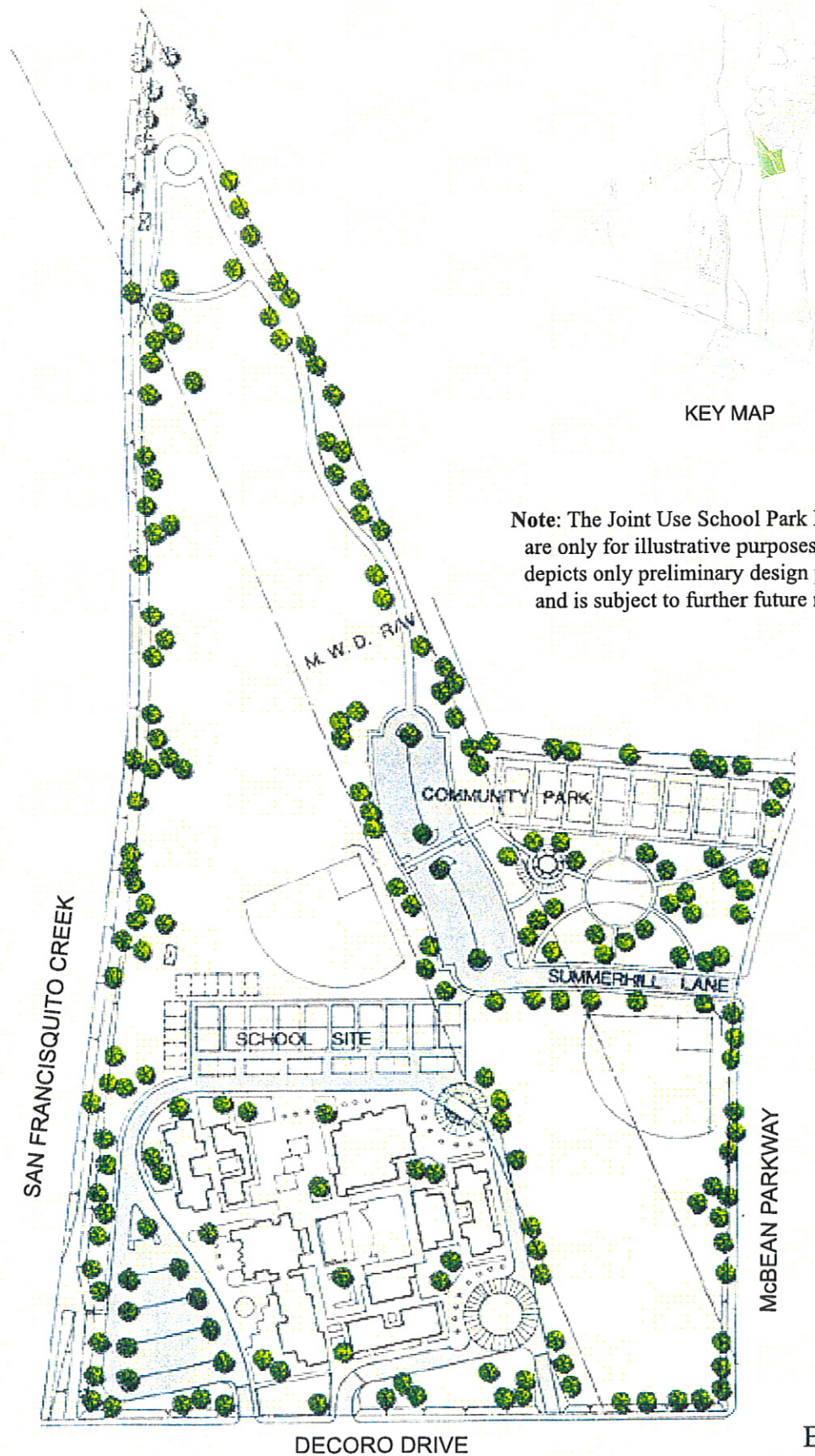


KEY MAP

EXHIBIT 14 Conceptual Eastcreek-Joint Use/ Community Park

NORTH VALENCIA NO. 2 SPECIFIC PLAN





KEY MAP

Note: The Joint Use School Park Plan Concepts are only for illustrative purposes. The exhibit depicts only preliminary design programming and is subject to further future modifications.

DECORO DRIVE

EXHIBIT 14b

Conceptual Eastcreek-Joint Use/ Community Park Plan - Option B

NORTH VALENCIA NO. 2 SPECIFIC PLAN





4.2.2 Circulation and Mobility Component

The Eastcreek Planning Area incorporates circulation and mobility provisions for both vehicular and non-vehicular movement. Access is provided from major streets (Newhall Ranch Road, McBean Parkway, and Decoro Drive) at locations which quickly and efficiently distribute project vehicular movement into various residential and mixed use enclaves.

Roadway Systems

The circulation system for the Eastcreek Planning Area will serve to expand the City of Santa Clara and Valencia community roadway system which will maximize access between land uses and meet the City's traffic design standards.

Internally, a series of public streets provide access to residential enclaves and commercial areas. The residential internal streets are proposed for a variety of sizes depending on the adjacent residential product type. These streets will be designated as a 64-foot right-of-way, and will all have tree-lined, landscaped parkways and sidewalks. There will also be a design for a 24-foot residential alley (refer to Exhibit 7D). All residential internal streets feature generous landscaped parkways with pedestrian walks on both sides. Commercial internal streets are proposed to be a 88- and 94-foot right-of-way. Both streets feature generous landscaped parkways with pedestrian walks on both sides. Dickason Drive also includes a Class I bike trail on the east side from Newhall Ranch Road to the High School / river trail (refer to Exhibits 7B and 7C).

The internal street system shall be designed to provide through access for emergency vehicles and services. All final plans shall be subject to review and approval by Fire Department, and City Engineering Department.

Gating

New residential neighborhoods may provide private gates within Eastcreek. Gates will comply with all regulations relating to access gates specified in the Uniform Development Code and in Section 7.0 of the Specific Plan (refer to Exhibit 8). Gated access is anticipated in two locations, off McBean Parkway, for the new residential neighborhood in Sub-Area Four. Gated access is also anticipated for any apartment projects within the mixed uses area.



Pedestrian Systems

The ability to walk and bicycle in a safe and attractive setting between home, office, shopping, entertainment, and recreation has proven to be one of the cornerstones of success for the Valencia master planning concept.

The character of Eastcreek results, in part, from a variety of open spaces that are linked by paseos, trails, and sidewalks. These open spaces include urban spaces and courtyards, a community park, private recreation, open space buffers, development setbacks and the natural environment of the San Francisquito Creek.

Eastcreek is designed to provide one of the most multi- functional pedestrian systems in the Santa Clarita Valley. Residents will be able to walk from their homes to school, work, and shopping, or one of the several local community, service or recreation destinations. The system will also link with the surrounding community paseo system providing access to Valencia Town Center, the Valencia Industrial Complex or other residential areas. Direct access improvement to the adjacent river trail systems will allow enjoyment of regional multi-purpose trails.

Construction of all master trails within the planning area is the responsibility of the developer.

Internal Paseo and Interconnects

Additional internal trail and sidewalk segments and connections will be provided within the individual neighborhoods. They will provide linkage from individual residences to the creek, commercial area, and river trails. These internal trails will also provide access to the school site and community park. They will be designed as extensions of the community and local trail network and complete the overall pedestrian system.

The paseo system provides a connection to all areas of the community including the village center, the community park and San Francisquito Creek, as well as areas east of McBean Parkway via the pedestrian bridges over McBean Parkway.

The design and landscaping of the paseo system will reflect the natural riparian vegetation of the San Francisquito Creek and will serve as an element to visually link the development to the natural areas of the Creek. The paseo, with its meandering trail and walkway will also serve as an important community element in linking the residential communities of Eastcreek.



In addition, all collector-level and residential streets will be provided with undulating off-street walkways, buffered from the street with landscaped parkways (refer to Exhibits 7B, 7C and 7D).

River Trail System

The river trail system located along the east edge of San Francisquito Creek, provides an additional recreation amenity and open space element for Eastcreek. The trail system is for the enjoyment of all residents and visitors and will provide an alternate parallel route to the McBean Parkway paseo system and Newhall Ranch Road. The pedestrian and bicycle portions of the River Trail shall be located along the outermost margin of the Upland Preserve Zone contiguous with the easternmost 15 feet of the SAT setback line on the east side of San Francisquito Creek with the exceptions of bridge undercrossings.

The river trail system provides jogging, hiking, and bicycle riding experiences within the natural rural setting and adjacent to the Santa Clara River and San Francisquito Creek riparian environments. The river trail system will provide a direct, safe, and convenient route from Eastcreek to the Valencia Town Center and Industrial Park. It is accessed via the McBean Parkway paseo system as well as the internal sidewalk and trails within the Planning Area. The paved river trail is sixteen (16) feet wide, located within the Upland Preserve Zone. Two-way cycling lanes and walking lane will offer recreation options for walkers, joggers, skaters, and cyclists. The travel way will also function when necessary as a maintenance road for the bank stabilization, water filter and flood control maintenance purposes.

The landscape concept for this area will reflect the usage of water efficient, fast growing indigenous plant materials. Riparian trees such as cottonwoods, sycamores and alder trees may be used as accent trees. In addition to the riparian accent trees, evergreen vertical and deciduous grove trees will be intermixed with the riparian trees.

The alignment for the trail will undulate horizontally and vertically where possible to provide variety for the pedestrian and bicyclist trail users. Random and informal tree spacing will add to the naturalness of this trail. Where appropriate, the trail will be depressed in vertical elevation to provide privacy and a sense of separation from residential homes.



A key feature of the Eastcreek Planning Area will be the development of trailhead staging areas (refer to Exhibit 15), and trail access points. These locations will serve as the public interface or transition node between the pedestrian paseo system and the multi-purpose or river trail. Trailhead staging areas may include parking opportunities and themed architectural components and other trail related information. These trailhead staging areas are proposed in Sub-Areas One and Three, and will be located outside of the Upland Preserve Zone. Trail access points are less formal transition nodes. Access points are planned for Sub-Area Two and Sub-Area Four (Refer to Exhibit 12).

4.2.3 Community Character and Features Component

The Eastcreek Planning Area will create new unique residential neighborhood character along the San Francisquito Creek. The new neighborhoods will be designed to interact through a well coordinated system of community recreational facilities.

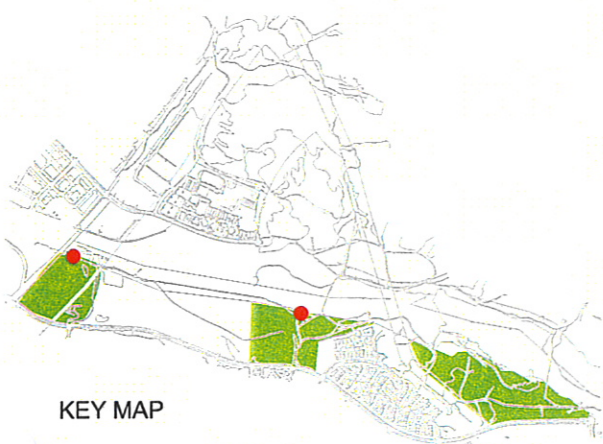
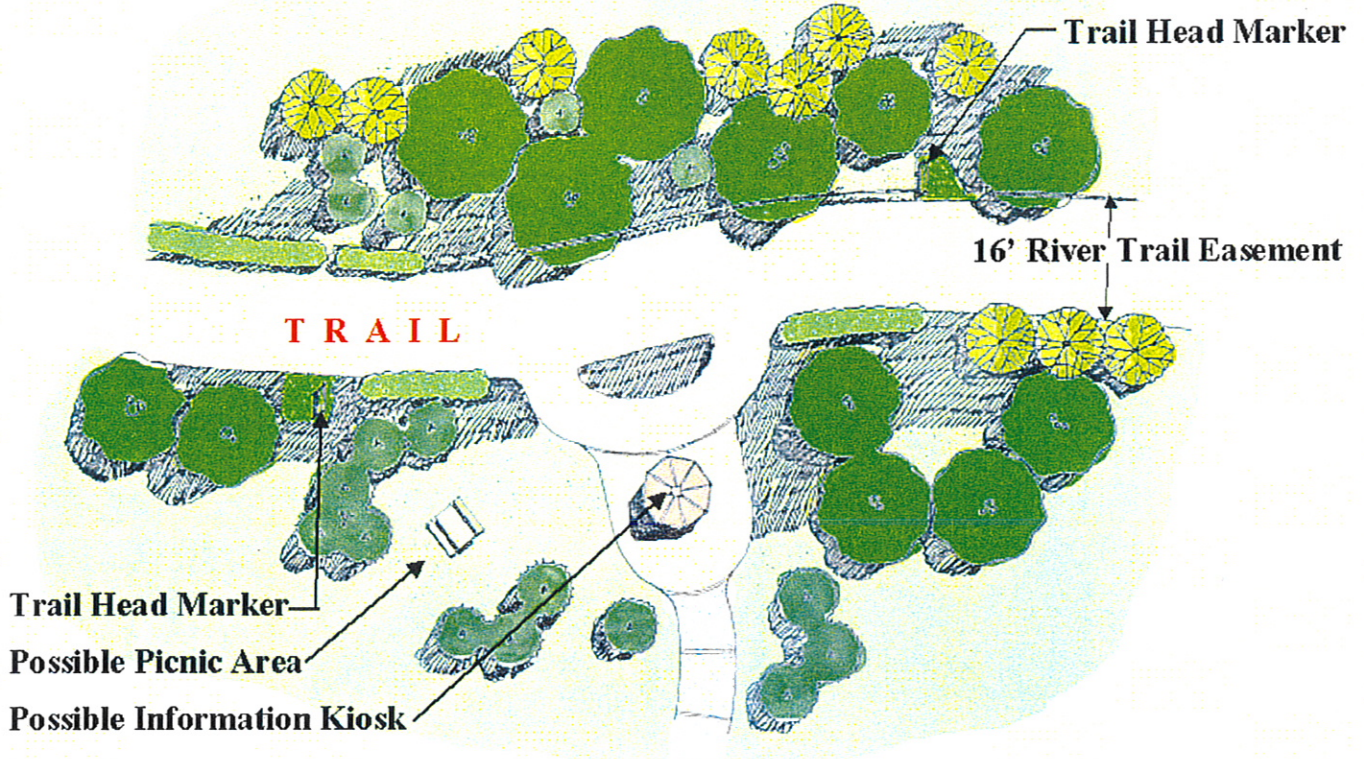
The focal point for the Planning Area will be the development of the Village Center in Sub-Area Three or Sub-Area One.

The image of the Eastcreek Planning Area will be further enhanced at the entry nodes to the community. Entry points into the Eastcreek Planning Area, both primary and secondary will incorporate themed landscape and hardscape elements which reflect the important goal of establishing a classic identity for the community. Enhanced treatments for street edge conditions will be incorporated to further the sense of a cohesive and identifiable image for the Eastcreek.

The perimeter streetscenes of Eastcreek will match or complement the existing landscape themes with a planting concept that helps identify a visual corridor. Transition zones, especially along the San Francisquito Creek, will be capable of being naturalized. The existing riparian plant material in the riparian corridors will remain as a permanent natural transition zone and open space.

Turf will be used only in specific, high visibility areas such as in the community park, private recreation facilities, street parkways and median islands. All median island turf and shrubs will be irrigated with a cost-saving underground drip irrigation system, which has already been installed in portions of the McBean Parkway in the Northbridge and Northpark communities. The underground irrigation system eliminates any nuisance irrigation water runoff into public streets.

SAN FRANCISQUITO CREEK



Note: This exhibit depicts only preliminary design programming and is subject to further future modifications.



EXHIBIT 15 Typical Eastcreek Trailhead NORTH VALENCIA NO.2 SPECIFIC PLAN



Streetscenes

A major emphasis will be placed on the Eastcreek Planning Area Streetscenes to complement the entire Specific Plan Area and include Newhall Ranch Road, McBean Parkway, and Decoro Drive (refer to Exhibits 7 and 7B).

Either on the north side of Decoro Drive or Newhall Ranch Road where commercial land uses are planned, theme landscaping is planned. To screen parking, when parking is adjacent to the streetscene development, the commercial developer may install a thirty (30)-inch high continuous headlight screen wall or create a thirty (30)-inch high landscaped berm.

On the north side of Newhall Ranch Road and the west side of McBean Parkway, a landscaped area, may include a landscaped berm. The berm would help buffer adjacent uses from traffic noise ultimately projected on Newhall Ranch Road. However, the intent is to enhance views from Newhall Ranch Road into and through the Eastcreek Planning Area. All heavily traveled roadways within the Specific Plan Area will be provided with extensive landscaping to establish a soft viewscape impression.

The street trees planned for Newhall Ranch Road and McBean Parkway are Ribbon Gum (*Eucalyptus viminalis*) which will be planted at fifty (50) feet on center spacing. In addition to the evergreen street trees, evergreen and deciduous trees will be planted in groves to either buffer or provide for on-site views. The landscape treatment for Newhall Ranch Road and McBean Parkway is consistent with the existing landscaping occurring in other areas along these roads.

The west side of McBean Parkway (outside of the right-of-way) will provide an extension of the McBean paseo system thereby providing a continuous link through the Specific Plan Area. The parkway consists of a twenty six (26)-foot wide landscape easement which contains an eight (8)-foot wide meandering walkway (from Decoro Drive to Copper Hill Road) separated from the curb by a landscaped strip. A 10-foot wide paseo between Decoro Drive and Newhall Ranch Road will be provided. This landscape development zone matches the character of the existing McBean Parkway streetscene.

Selected streets may have raised, landscaped medians, which will be planted with shrubs and turf and irrigated with an underground drip irrigation system. All maintenance of public medians and parkways will be the responsibility of a Landscape Maintenance District (LMD).



Certain interior streets located within Eastcreek will provide vehicular and pedestrian access from McBean Parkway and Decoro Drive into internal neighborhood circulation systems. The streetscene associated with these connections allows for a four (4) to eight (8)-foot wide (varies) walkway within a nine (9) to sixteen (16)-foot wide (varies) Landscape Development Zone on each side of the street. The street right-of-way will vary from 58 feet cul-de-sacs to 64 feet for residential collectors (refer to Exhibits 7C and 7D). Where appropriate, turf parkways with street trees and a shrub zone may be provided between the walkway and the community theme wall.

All street trees on interior streets will be selected from the City of Santa Clarita Street Tree List and will be planted at fifty (50) feet on center spacing within the street right-of-way.

In some locations the Landscape Zones may be reduced for limited distances due to turning pockets, bus stops, utilities, and/or retention basins.

Neighborhood Elements

The Eastcreek Planning Area will establish two new residential neighborhoods, a village center, and two major recreational nodes. A primary neighborhood organizing and recreational element for Eastcreek is the 15.9 acres public community park, in Sub-Area One or Sub-Area Three. As a community level open space it will provide a variety of passive, leisure time activities, landscape settings and trailhead creek views.

The proposed public community park will provide opportunities for more active and organized sport recreation. In concert with the proposed adjacent school, a center for educational, sports and civic activities will be provided.

The smaller private recreation facilities will be available for use by all residents of the Eastcreek residential projects. These private parks will contain passive and active recreational amenities, and will be maintained by the Homeowner Association.



The internal paseo system in Eastcreek provides direct off-street pedestrian circulation from residential neighborhoods to the creek, Junior High School, community park, Village Center, community paseo system and river trail system. A unique feature of the paseo system will be incorporated into the Eastcreek Planning Area; trailhead staging areas, and access points. These areas will serve as a transition points between the internal paseos and the river trail system. The paseo system will be maintained by the Homeowner Association.

The river trail system, which runs the entire length of Eastcreek is a major community asset. The river trail system is part of the City of Santa Clarita overall trail system and serves as a major link between communities. Where possible, the river trail will have a three (3)-foot vertical separation from adjacent residential enclaves to increase rear yard privacy and create a more pleasant walking experience.

In addition to the proposed public community park, there is a proposal for a public County park facility in Sub-Area Three. This County park facility is being constructed to satisfy requirements outlined in the North River Trail and Park Agreement. These recreation elements help create a strong neighborhood identity.