

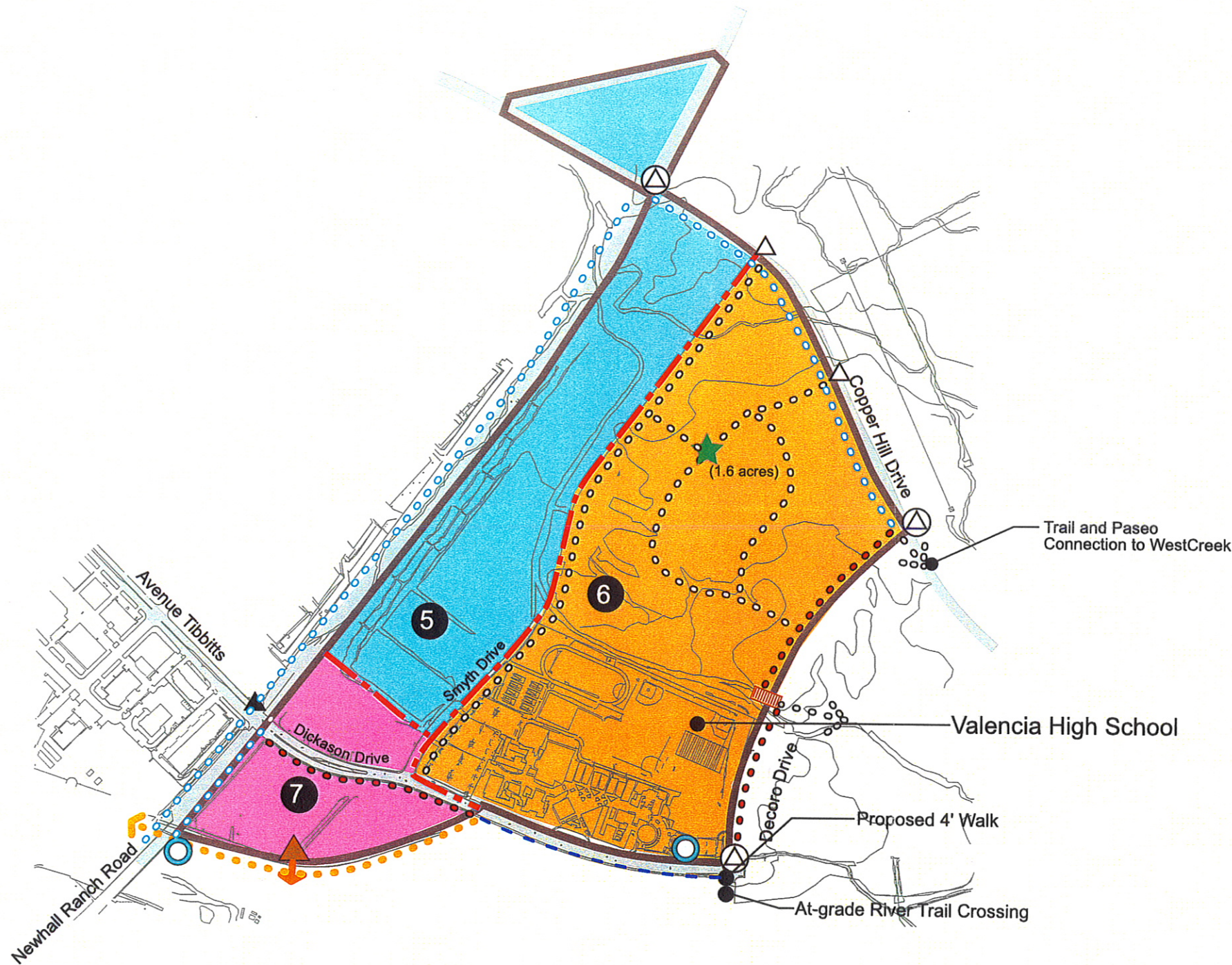


## **5.0 DECORO SOUTH**

The Decoro South Planning Area is 269.7 acres in size. The development concept incorporates a variety of commercial/retail, industrial, office, and residential uses. The development concept identifies three distinct project areas. A portion of the Decoro South Planning Area lies along Newhall Ranch Road, which will serve the community as a major access roadway when extended to the west and connected to Copper Hill Drive. Commercial, office, industrial, and overall business park activities are envisioned for this commerce corridor into the community (Sub-Areas Five and Seven). These uses reflect and enhance the existing uses to the south of Newhall Ranch Road, and create new employment and service opportunities for the community. The concept will include a new commercial retail center (80,000 sq. ft.) at the future northeast corner of the Newhall Ranch Road and Copper Hill Drive. Adjacent and east of the retail center, a new business park is proposed with office and industrial activities (approximately 850,000 sq. ft.).

Dickason Drive extends north through the Planning Area providing access to the Valencia High School and future residential areas. Dickason Drive is an extension of Avenue Tibbitts which serves as a major collector through the Valencia Industrial Center. Due to the extent of vehicular traffic in this area, the intersection of Dickason Drive / Avenue Tibbitts and Newhall Ranch Road is well suited for commercial development. In addition to the existing Plaza del Rancho shopping center (67,000 sq. ft.), located on the northwest corner, a new 60,000 sq. ft. retail center is proposed on the northeast corner, both centers are in Sub-Area Seven.

The Decoro South Planning Area will also include new residential development west of the Valencia High School site, in Sub-Area Six. Residential product types will range from detached single family houses to high density apartments (from 5-30 units per acre). The Sub-Areas unique topography will be used to enhance the new residential projects, and create unique neighborhood settings.



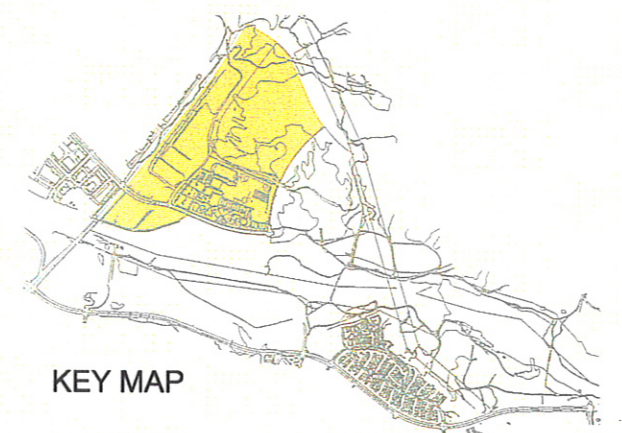
**EXHIBIT KEY**

- 5 Decoro South Sub-Area 5
- 6 Sub-Area 6
- 7 Sub-Area 7

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- Sub-Area Boundary
- Planning Area Boundary
- Commercial
- Residential
- Business Park
- Equestrian Trailhead (Proposed)
- Private Park / Recreation
- Paseo 8' (Proposed)
- Paseo 10' (Proposed)
- River Trail (Class I Bike Trail)<sup>1</sup>
- Class I Bike Trail (Proposed)
- Bus Stop (Existing)
- Pedestrian Bridge (Proposed)
- Traffic Signal (Existing)
- Traffic Signal (Proposed)
- Traffic Signal (Installation Conditioned on Separate Project)

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



Planning Sub-Area	5	6	7	Total
Acreage	98.6	141.0	30.1	269.7



October, 1999



## **5.1 COMMUNITY DESIGN FOR SUSTAINABILITY / LIVABILITY**

The Decoro South community design concept will guide the development of a variety of commercial and residential projects and product types. The design principles are intended to provide a distinctive commercial, industrial, and residential development while enhancing the overall open space system. This Specific Plan Land Concept is based on the following set of design principles.

- ❖ To create a major corridor of new business activities, which are compatible with existing and proposed developments and land uses.
- ❖ To provide a sensitive and protective interface with the San Francisquito Creek system by utilizing appropriate setback, grading, landscape and water quality treatments.
- ❖ To create and enhance opportunities for non-vehicular travel by providing pedestrian trails serving the commercial area as well as surrounding planning 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 public access to the trails adjacent to the San Francisquito Creek riparian environments.
- ❖ To provide its own maintenance costs 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 private park for community recreation and enjoyment.
- ❖ To allow for the Valencia High School to serve the project area as well as surrounding areas.



- ❖ To create unique neighborhood commercial centers linked by pedestrian trails to adjacent neighborhoods and surrounding areas.
- ❖ To provide a landscape design emphasizing a pleasant and inviting character along new sections of Newhall Ranch Road, Copper Hill Drive, and Decoro Drive.
- ❖ Encourage the use of alternate fuel vehicles within the project area.

**5.2 DESIGN CONCEPTS**

The Decoro South Planning Area is designated as a mixed use area, which integrates commercial, office, and industrial uses with a residential community and public facilities. This mix of activities is compatible with the City's General Plan and the landowner's Master Plan for the community. The development concept can be described by the following components:

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

The land use zones in the Decoro South Planning Area are Specific Plan - Commercial (COM), Business Park (BP), and Residential (RES). These land use designations include the following areas (See Table 5-1).

<b>DESIGNATION</b>	<b>ACRES</b>
Residential (RES)	141.0
Commercial (COM)	30.1
Business Park (BP)	98.6
<b>Total*</b> (includes 172 acres of existing / entitled uses)	<b>269.7*</b>



5.2.1 Land Use Component

The Decoro South land use plan will provide for a variety of inter-related activities, including new neighborhood commercial centers, business park development, and high quality residential projects overlooking the San Francisquito Creek. 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 transit oriented, pedestrian friendly development.

The Decoro South land use plan provides flexibility in residential density and residential product type. Table 5-2 indicates which residential product types may be developed in each planning Sub-Area. Residential unit prototypes, as well as a summary of the development standards have been shown on Exhibit 13; detailed 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 Decoro South Planning Area is an important area in the visual 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, consideration of view shed, as well as circulation. The Residential Statistical Summary provides detailed information for each individual planning Sub-Area within Decoro South.

**Table 5-2**  
**DECORO SOUTH RESIDENTIAL USE STATISTICAL SUMMARY**

Planning Sub-Area	Land Use	Acreage	Residential Product Type	Density	Dwelling Unit Range
5	--	--	--	--	--
6	Residential	80.9	SFD, Cluster & Attached	5 - 35	404 - 700*
7	--	--	--	--	--
	<b>Total</b>	<b>80.9</b>			<b>700 units maximum</b>

\* This number reflects the Specific Plan density limit for the Decoro South 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 Decoro South Planning Area may not exceed 700.

**Residential (RES)**

The Decoro South development concept provides for a maximum of 700 dwelling units. 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 products subject to the residential product types (refer to Exhibit 13).

**Detached Single Family Dwelling (SFD)**

The detached single family housing types proposed within the Decoro South 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 in 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 may also be used. Streets may be private or public.



Attached Housing

The Attached housing product is the highest density proposed within Decoro South, 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)

New commercial development (140,000 sq. ft.) is planned on two commercial sites located along Newhall Ranch Road at the intersection of Copper Hill Drive and Dickason Drive. These locations are convenient to the new residential neighborhoods by auto and through paseo access. The neighborhood centers are planned to be unique in the area due to the business park atmosphere and geographic setting.

The Commercial (COM) designation is intended to provide retail and service uses for the surrounding neighborhoods. The proposed commercial centers will accomplish that objective.

The commercial site adjacent to Copper Hill Drive will provide for a maximum commercial development of 80,000 sq. ft. The second location, on the east side of Dickason Drive, will accommodate a maximum of 60,000 sq. ft. of commercial development. The FAR (floor area ratio) of 0.375 shall not be exceeded at either of the sites. The over all commercial square footage may be exceeded with additional environmental review consistent with the General Plan.

Business Park (BP)

The Business Park designation consists of approximately 98.6 acres and is planned for light industrial, office, and commercial uses on subdivided lots.

As development of the business park area proceeds, and the area is divided into lots, a maximum of 850,000 sq. ft. of new industrial development is anticipated at an average FAR (floor area ratio) of 1:1. The square footage may be exceeded with additional environmental review consistent with the General Plan.



The Business Park (BP) category will provide areas for clean industry, offices related to the industrial usage, research and development, limited retail commercial, and warehousing use for the City. The Business Park development is expected to provide major employment to the City of Santa Clarita and the Valley.

### **School**

As previously stated in Section 3.0, the Decoro South Planning Area includes the Castaic School District as well as the Saugus and William S. Hart School Districts.

A primary component of any community is an adequate system of school facilities. The existing Valencia High School in Decoro South Planning Area will function as a center of educational and community life. The existing high school site is well located and integrated into the trail system so that safe, convenient access for students in adjacent neighborhoods and surrounding community is provided.

School facilities will be permitted within the commercial and residential land use zones. Refer to Section 7.0.

### **Recreation**

The recreation component of the Decoro South community is limited to smaller private recreational areas. In addition, portions of the creek edge and connecting paseos and trails can be enjoyed by the general public while the 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.

#### **5.2.2 *Circulation and Mobility Component***

The Decoro South Planning Area incorporates circulation and mobility provisions for both vehicular and non-vehicular movement. Access is provided from the two arterial streets (Newhall Ranch Road and Decoro Drive) at locations which quickly and efficiently distribute project vehicular movement into various residential, business park, and commercial enclaves.





**Roadway Systems**

The circulation system for Decoro South 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 size depending on the adjacent residential product type. These streets will be designated as either a 58-foot, 60-foot, or 64-foot right-of-ways, and they 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 91.5-foot right-of-way. Both streets feature generous landscaped parkways with pedestrian walks on both sides. Copper Hill Drive will have a 15-foot Class I bikeway on the east side of this roadway between Decoro Drive and Newhall Ranch Road. Decoro Drive will have a 10-foot paseo west of Decoro Bridge to Copper Hill Drive. Dickason Drive will also have a 10-foot paseo on the east side of the street between Newhall Ranch Road and Valencia High School (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 Decoro South. 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). A gated entrance is anticipated for a proposed apartment project planned for Sub-Area Six.

**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 Decoro South 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.



Decoro South is designed to provide a convenient and functional pedestrian system. 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 the Valencia Town Center, the Valencia Industrial Center 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 paseos, commercial area, and river trails. These internal trails will also provide access to Valencia High School and the community private recreation area. They will be designed as extensions of the community and local trail network and complete the overall pedestrian system.

Paseos are planned from the interior of the residential neighborhood south to Smyth Drive. The paseo continues along Smyth Drive connecting Copper Hill Drive and Dickason Drive. The Dickason Drive trail extends to Newhall Ranch Road. A paseo also extends from the interior of the residential neighborhood to Decoro Drive, then across a proposed pedestrian bridge into the Decoro Highlands neighborhood and ultimately connecting to Copper Hill Drive. The paseo is also proposed to extend to the east along Decoro Drive, crossing the proposed bridge and into the Eastcreek Planning Area.

The paseo with its meandering trail and walkway will also serve as an important community element in linking the residential communities of Decoro South with the Eastcreek communities.

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 west edge of San Francisquito Creek, provides an additional recreation amenity and open space element for Decoro South. The trail system is for the enjoyment of all residents and visitors and will provide an alternate transportation route to Newhall Ranch Road.

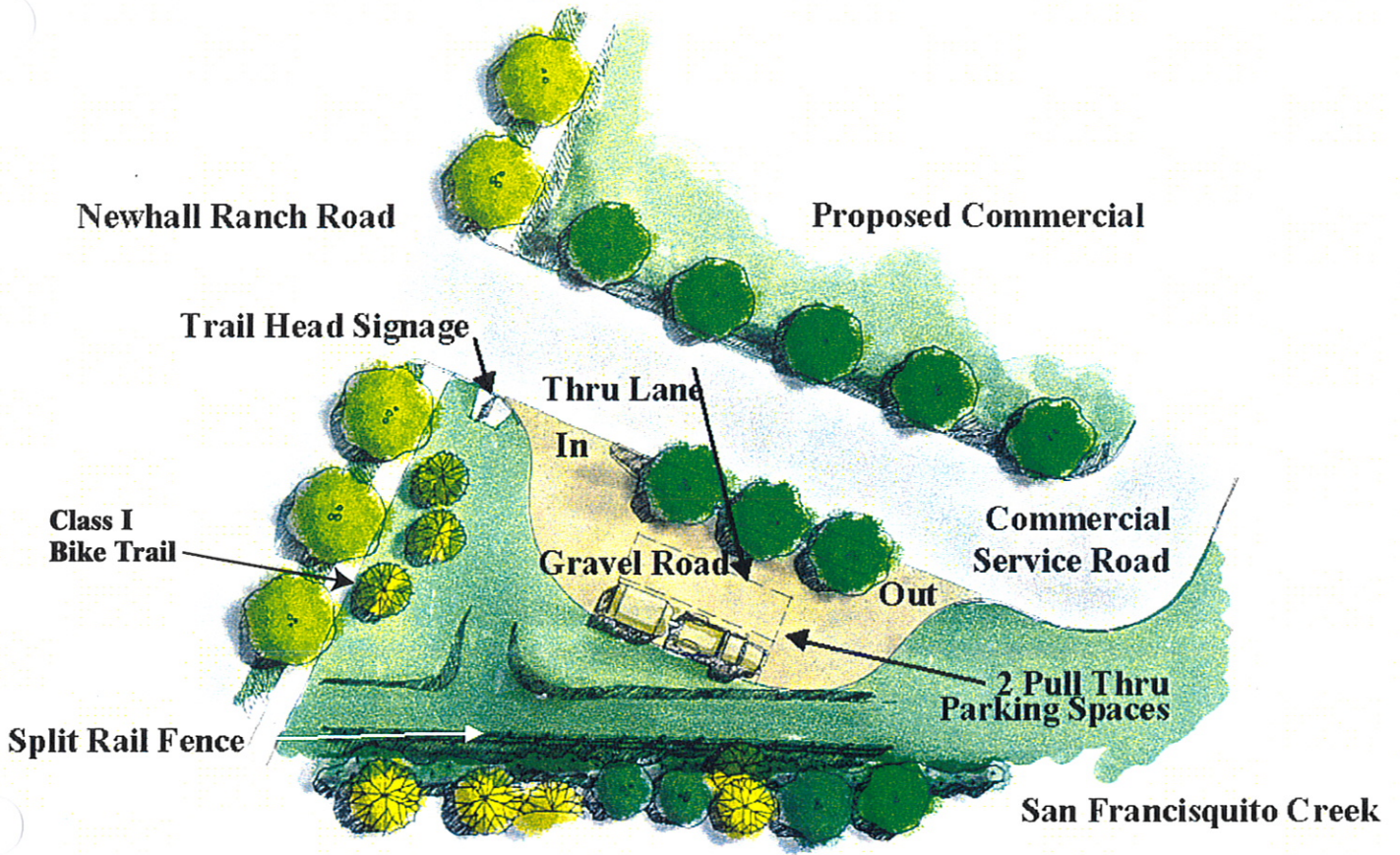
The river trail system provides jogging, hiking, and bicycle riding experiences within the natural rural setting and adjacent to San Francisquito Creek riparian environments. The river trail system will provide a direct, safe, and convenient route from Decoro South to the Valencia Town Center and Industrial Center. It is accessed via the Newhall Ranch Road trail system (future access is anticipated from Dickason Drive). In selected areas the river trail converts to a multi-purpose trail accommodating equestrian uses. The 30-foot multi-purpose trail and 16-foot river trail are located within the Upland Preserve Zone. Two-way cycling lanes and walking lane will offer recreation options for walkers, joggers, skaters, cyclists, and equestrians. The pedestrian and bicycle trail portions of the River Trail will be located along the outermost margins of the Upland Preserve Zone. The travel way will also function when necessary as a maintenance road for the bank stabilization, water filter and flood control maintenance purposes.

Landscaping for the trail will include a gradual blending of vertical evergreen and deciduous grove trees with trees indigenous to the riparian bottoms and side slopes.

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, within the Specific Plan Area. In addition to the riparian accent trees, evergreen vertical and deciduous grove trees will be intermixed with the riparian trees.

The alignment for the river trails and paseos 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 Decoro South Planning Area will be the development of an equestrian trailhead staging area (refer to Exhibit 16B). This location, in Sub-Area Seven, will serve as the public interface for equestrians to access the multi-use trail and equestrian trail portion of the river trail system. The parking areas for the equestrian trailhead will be located outside of the Upland Preserve Zone.



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

EXHIBIT 16b  
**Typical Equestrian Trailhead**  
 NORTH VALENCIA NO.2 SPECIFIC PLAN





### *5.2.3 Community Character and Features Component*

The character of the most southerly portion of the Decoro South Planning Area will reflect a business atmosphere with retail, office, and industrial activities (Sub-Areas Five and Seven). Sub-Area Six will be developed as a relatively quiet residential neighborhood, with a variety of residential products. Both high and low density projects are proposed, separate access points will be designed into the developments allowing them to maintain their own individual characters.

Entry points into the Decoro South Planning Area, both primary and secondary, will incorporate a unifying Project Area theme with 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 Decoro South.

The appearance of the access points into the Planning Area will greatly impact the character of the community.

The perimeter streetscenes of Decoro South will match or complement the existing landscape themes with a planting concept that helps identify a visual continuity.

Turf will be used only in specific, high visibility areas such as in the neighborhood park / recreation facility, street parkways and median islands. All median island turf and shrubs will be irrigated with a cost-saving underground drip irrigation system. The underground irrigation system eliminates any nuisance irrigation water runoff into public streets. Common areas and parks will be irrigated with reclaimed non-potable water systems, if such water is available.

#### *Streetscenes*

A major emphasis will be placed on the Decoro South Planning Area Streetscenes to complement the entire Specific Plan Area and include Newhall Ranch Road, Smyth Drive, Dickason Drive, and the future extension of Decoro Drive and Copper Hill Drive (refer to Exhibits 7, 7B, and 7C).



On the north side of Newhall Ranch Road, the east side of Dickason Drive, and the east side of Copper Hill Drive where commercial land uses are planned, additional landscape measures may be used. 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.

Copper Hill Drive located along the western boundary of the Planning Area will provide major access into the Specific Plan Area. This roadway will be designed to continue the streetscene theme which has been created on Copper Hill Drive within West Creek.

The street tree for Copper Hill Drive is 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.

Smyth Drive, between Sub-Areas Five and Six, will service the proposed (previously entitled) business park and establish a physical barrier between the industrial and residential activities. As shown on Exhibit 16 all future residential is proposed north of this 88-foot collector while existing and future business park uses are located south of the roadway.

Landscaping along Smyth Drive will include evergreen tree massings in order to screen the industrial activities from the adjacent residential uses. Slope banks along the street right-of-way shall be landscaped with trees and shrubbery to visually soften the slope banks and channel views from the future residential development (Refer to Exhibit 7C, Section E).

Decoro Drive will provide the Planning Area with an additional (east-west) connecting link to the eastern portions of the Specific Plan Area, including the proposed Village Center located in Sub-Area Three of the Eastcreek Planning Area. The streetscene character of Decoro Drive will reinforce the design theme established for McBean Parkway and Copper Hill Drive.

A street tree such as the Ribbon Gum (*Eucalyptus Viminalis*) shall be designated and planned for all arterial highways in the Planning Area and shall be planted at fifty (50) feet on center spacing within the street massings to reinforce street tree theme. The landscape theme and use of plant material shall be consistent with the existing landscaping.

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).



Interior residential streets located within Decoro South provide vehicular and pedestrian access from Copper Hill Drive 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 area on each side of the street. The residential street rights-of-way will vary from 64 feet (residential collector) to 58 feet (residential cul-de-sac), and all streets will have tree-lined, landscaped parkways and sidewalks (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 Decoro South Planning Area will establish three separate and distinct neighborhood areas. Each neighborhood will be guided by the needs of the proposed activities; commercial, industrial and residential. The single most prominent feature in the Planning Area is the existing Valencia High School facility. The school facility provides a number of educational and recreational activities and will be a major focal point for the community.

Small private neighborhood recreation facilities will be available for use by all residents of the Decoro South residential projects. These private recreation areas will contain passive and active recreational amenities, and will be maintained by the Homeowner Association.

The internal paseo system in Decoro South provides direct off-street pedestrian circulation from residential neighborhoods to the Valencia High School, private neighborhood recreation facility, neighborhood commercial, and indirectly to the river trail system. The paseos will be maintained by the Homeowners Association.

The river trail system, which runs along a portion of Decoro South is a major community asset. The 30-foot multi-purpose and 16-foot river trail system is part of the City of Santa Clarita overall trail system and serves as a major link between communities.