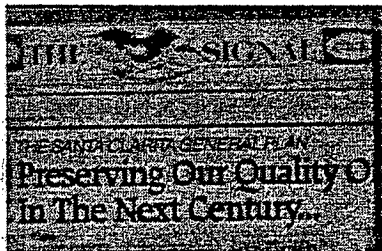


- 1.0 The Specific Plan as a Planning Tool**
- 2.0 *Community Context & Integration***
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1.0 THE SPECIFIC PLAN AS A PLANNING TOOL

The Specific Plan is a tool available to California public agencies to systematically implement their individual General Plans. Depending upon the intent of the Specific Plan, it may either replace or augment existing zoning regulations within the Specific Plan project area.

The Specific Plan is an excellent mechanism for California cities to ensure quality development over large areas of land. By entitling a master planned community, negative impacts associated with the alternative piecemeal or incremental development may be avoided. Elements such as open space systems, schools, parks, infrastructure and environmental preservation may be addressed by master planning an area. In addition, architectural and environmental character, as well as the elements which contribute to community pride may be woven into the concepts of the community.



The area referred to as Porta Bella within this Plan is indeed an extension of the existing fabric of Santa Clarita. As with any development, the actual construction of Porta Bella will occur with the market cycles; over a number of years. The difference is that this Porta Bella Planned Community Specific Plan is a unique opportunity to ensure the goals and objectives created within Santa Clarita's general plan are comprehensively implemented in a responsible and distinctive manner.

1.1 Legal Context of the Specific Plan

Specific Plans are established by the authority of California Government Code §65450 through §65457. Specific Plans are intended to implement the City's General Plan, therefore they may not be adopted nor amended unless they are consistent with the General Plan. That is, the General Plan document is the comprehensive "constitution" of the City and the Specific Plan is a method for implementation of that constitution. Consistency is important in that the General Plan is created by an exhaustive series of work sessions where citizens input their ideals for the City into a Plan with goals, policies and objectives.

Specific Plans are regulatory and binding, and therefore development standards adopted within the Plan replace those contained within the Municipal Code. If any conflict arises between this Specific Plan and the Municipal Code, the standard described within the Specific Plan shall rule.

1.2 Content of this Specific Plan

The California Government Code stipulates that a Specific Plan contain text and diagrams that discuss the following in detail:

Land Use: The Specific Plan must specify the distribution, location and extent of land uses, including open space, within the area covered by the Plan.

Public Facilities: The Specific Plan must show the proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities located within the area covered by the Plan and needed to support the land uses described in the Plan.

Development Standards: The Specific Plan also must include standards and criteria by which development will proceed, including standards for the conservation, development and utilization of natural resources, where applicable.

Implementation Measures: The Specific Plan must include a program of implementation measures, including regulations, programs, public works projects and financing measures.

Consistency with the General Plan: The Specific Plan must include a statement of relationship of the Specific Plan to the General Plan.

The Specific Plan may also address any other subjects which in the judgement of the Planning agency are necessary or desirable for implementation of the General Plan.

1.3 Guide to the Porta Bella Specific Plan

Porta Bella means "beautiful door," which is reflective of the Plan area's relationship to the community, and the region. The Porta Bella Specific Plan document is intended to put forth the development concepts for this project area in a simple, rational manner. The following discusses the logical order of the Plan, as well as briefly describing the intent of each Section.

Section 1.0 - The Specific Plan as a Planning Tool

This Section defines the purpose and opportunities of this Specific Plan, as well as briefly describes the framework of this Plan.

Section 2.0 - Community Context & Integration

Describes the context of Porta Bella within region and community, and its relationship to the City General Plan's Valley Center area. This Section also discusses the existing conditions of the project site.

Section 3.0 - Master Land Use Plan

Establishes the distribution and general character of land uses within the Specific Plan area. Describes the planning areas of Porta Bella by District and land use designation.

Section 4.0 - Transportation & Circulation

Describes the transportation and circulation patterns within the community by introducing numerous forms of mobility, including an innovative commuter rail station and a unique "people-mover" escalator system. A significant step forward to the solution of the regional traffic problem is also offered in this section.

Section 5.0 - Master Landscape Plan

Illustrates and discusses the master landscape plan. The landscape of Porta Bella is based upon traditional, drought tolerant California landscape designs and materials which will reference the natural beauty of the Santa Clarita Valley.

Section 6.0 - Land Use & Development Standards

Outlines the development and land use standards for Porta Bella. These standards will further delineate and implement the community concepts described in earlier sections.

Sections 7.0, 8.0 and 9.0 - Parking, Signage & Lighting Standards

Respectively discusses and appropriately regulates the parking, signage and lighting components of Porta Bella.

Section 10.0 - Infrastructure & Public Facilities

Describes the infrastructure and public facilities which will be necessary to service Porta Bella and the surrounding community in a responsible manner.

Section 11.0 - Design Review

Establishes the public design review process for subsequent developments within Porta Bella. This is to ensure the design integrity described in this Plan is faithfully implemented over time.

Section 12.0 - Implementation

Outlines the implementation, financing and maintenance methods and procedures for the Specific Plan. This section also discusses how the elements of Porta Bella relate with the City of Santa Clarita's General Plan.

Section 13.0 - Environmental Impact Report

Contains the Environmental Impact Report (EIR) prepared for this project. This EIR discusses the proposed project, its impacts, and recommends mitigation measures for the impact. Many of the impacts have been mitigated by the thoughtful approach to the community from the earliest stage of design, and are incorporated within this Specific Plan.