

- 1.0 *The Specific Plan as Planning Tool***
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5.0 MASTER LANDSCAPE PLAN

Some of the most "imagable" cities within California are memorable in large part due to their unifying landscape. Monterey's pines and cypress, Rancho Santa Fe's eucalyptus forest, La Jolla's Torrey Pines. The objective of this Master Landscape Plan is to create an equally identifiable and appropriate landscape for this central community.

5.1 Vicinity Landscape Concept

To accomplish this task, a Vicinity Landscape Concept identifies the character of the Valley's natural landscape and landforms. This plan illustrates the Santa Clarita Valley's richness in its physical environment. The Valley's landform and landscape may be characterized by four distinct components. They are:

- 1) River Basin,
- 2) Oak Grasslands,
- 3) Hillside Grasslands, and
- 4) Central Ridgeline.

The following are brief character statements and planning approaches regarding each of the landform components:

5.1.1 Rivers Basins:

The Santa Clara River carves gentle and broad paths through the valley in both westerly and northerly directions. Generally, the river encircles the prominent central ridgeline of the City. The Santa Clara River is a true Southern California river, characterized by a broad expanse of flood plain area with a very narrow and usually dry flow line meandering within the flood plain area. The flood plain is almost always dry, and is habitat to durable plants which as a species can

withstand periods of long drought punctuated by torrential flood water inundation. Green pockets of sycamore, cottonwood and willows are interspersed along the river basin. The bulk of the river and tributary system is relatively undisturbed at this time, however channelization and fill projects have begun to modify the natural character of the river.

The Santa Clara River and its tributaries are recognized within a report entitled the *Santa Clara River Recreation and Water Feature Study* (BSI Consultants, Inc., 1991) as having the potential to become one of Santa Clarita's most "prominent and positive" features. The following is an excerpt from the report:

As the river winds its way westward it passes through various environs, some abundant with riparian vegetation and rich in visual quality. Other areas visually convey a sparse and dry sandy river bottom. The various environs within the river basin are valuable components that support abundant wildlife. Some species within the river are listed as endangered by the federal and state governments.

The Santa Clara river is unique in that it serves as one of Southern California's last major watersheds in its natural state. The watershed covers an area of approximately 400 square miles (on its way from the San Gabriel Mountains to the Pacific Ocean). Most of the rivers journey westward is not artificially deviated from its natural course. The river bottom remains in its natural state with broken stretches of concrete levees and rip-rap banks to (constructed as a method of protecting against flood) at certain points along the river.

River Basin Planning Approach:

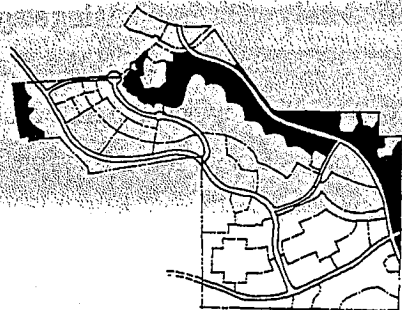
The Specific Plan project area does not encompass any areas which could be considered River Basin, however it is recognized that the River is an integral component of the character of the Valley. The trail systems proposed within Porta Bella shall connect with the regional river trail system as proposed by the City.

5.1.2 Oak Grasslands:

The oak grasslands are the areas which start from the river basin and go to the hillside areas. The oak grasslands area has been historically most affected by development within the Santa Clarita Valley, due to its ease of construction and access as well as its lower susceptibility to flooding. In undeveloped areas surrounding the valley, good examples of this oak grasslands system may be found. Oaks of various ages speckle the flat and rolling lowlands, and progress in more concentrated fingers up the canyons, especially those with northern exposures.

Oak Grasslands Planning Approach:

The preservation of existing oaks is already a stated objective of the citizens of Santa Clarita. As a part of this Specific Plan, an extensive area for the rehabilitation of the oak grasslands character is proposed. The purpose of this rehabilitation area is to instill for future generations the imagery of Santa Clarita as synonymous with a majestic oak heritage.



This Oak tree re-habitation area may be utilized for mitigation planting of oaks for projects within the valley, under the direction of the City of Santa Clarita. This area has been selected because of its Valley-wide significance due to its visibility.

5.1.3 Hillside Grasslands:

In its natural state, the hillside area is characterized by a sprinkling of oak trees along its northern exposure areas, with primarily chaparral and sturdy grasses occurring on its southern exposures. Also, small canyons and barrancas wind their way up some of the hillsides.

In a historical context, significant development of the hillsides of the Santa Clarita Valley occurred upon the introduction of mass grading techniques to the development industry. Some developments within the hillside area are of a larger context and scale and are more contemporary-conventional in character than the older developments of the valley floor areas. In some instances, unsophisticated hillside grading practices have flattened highly visible areas for development.

Hillside Grasslands Planning Approach:

Within the project area, the landform can be characterized as a table top rising gradually from the southwest up to the ridge, where it drops off suddenly and steeply. The highly visible steep "edges" of the project area are generally natural in vegetation and landform. The protection of these edges was identified early on in the planning stages as essential to keep the green community character. On the more gradual "table top" side of the project area, several neighborhood pockets have been designed in the landform, as depicted in Section 3.0 (Master Plan).

5.1.4 Central Ridgeline:

The central ridgeline on which the Specific Plan project area is located is visible to varying degrees from most areas of the City of Santa Clarita. The landform originates in the San Gabriel mountains to the southeast, and proceeds northwesterly to the intersection of San Fernando and Soledad Canyon Roads. Within the project area near the City property, a "crescent" shape forms along the canyon rim which sweeps into a dramatic physical space in the "saddle" between the two higher discontinuous ridges. At the terminus of the landform at Soledad and San Fernando Roads, the point has been graded away as a part of a rail line track alignment around the point.



This feature is characterized by sturdy grasses, with occasional oak trees accenting the ridgeline. Past activities of the site have resulted in the cutting of significant portions of the ridgeline within the project area. Vehicular access trails have been cut along and through the landform.

Central Ridgeline Planning Approach:

The Central ridgeline is a unifying visual element with importance to the entire city. Structures within the project area have been kept away from ridge areas of the landform to preserve the natural condition of the viewscape. Within the saddle structures are visible (the crescent area), which will be architecturally relative to the symbolic location which they will occupy and accent the higher ridge on each side.

The landform within the project area has been heavily scarred with grading for firebreaks and roads. Areas where previous activities have damaged the landform will be resculptured and landscaped to blend with the surrounding natural areas.

5.2 Landscape Treatments

To implement the landscape master plan, the Specific Plan area has been categorized into several "Landscape Treatments." These treatments generally correspond with, (1) the natural opens space areas (2) street cross-sections, (3) entry focal points, (4) fuel modification areas, and (5) special considerations within the four districts. These special considerations are diagrams which illustrate the entire district, and highlight district landscape elements with standards and guidelines.

The following sections will explain in more detail the landscape treatment for each category outlined above.

5.3 The Native Landscape Treatment

The Native Landscape Treatment will occur in natural or remediated open space areas. It will consist of native plant materials retained in their existing condition. Also, some areas within the project site have been heavily disturbed by previous land use activities. This is evidenced in that the site is relatively unpopulated by trees and significant vegetation, previous uses have created deep scars in the landform and slope banks, and the majority of the site has been subject to severe grading for fire breaks. As part of this proposal, the landform and slope-bank areas which have been disturbed by previous activities will be naturally contoured and vegetated to match the surrounding landscape.

The Native Landscape Treatment will be the largest landscape area within the community. No water other than natural rainfall will be applied other than to establish young plants, and the maintenance will consist only of trail maintenance and occasional maintenance to reduce fire danger.

There are four landscape characters contained within the Native Landscape Treatment areas on-site, as described in the Landscape Vicinity Plan being: (1) Riparian, (2) Oak grassland, (3) Hillside grassland, and (4) Ridge areas. The plants noted on the master plant palette should be utilized in each area. It is the natural character of the area which determines how many and in what concentration the individual plant species should be applied.

5.3.1 Riparian Woodland Landscape Treatment:

The Riparian Woodland Landscape Treatment has been developed to enrich the quality of riparian habitat on the Specific Plan site. Willows and cottonwoods currently found on-site in limited areas where artificial ponding of water has occurred will augment the coast live oak, elderberry and holly-leaf cherry in the drainage areas of the Riparian Woodland restoration areas. Sycamore and Valley Oaks will be incorporated into the riparian woodland areas to increase the diversity and habitat value of these important riparian areas.

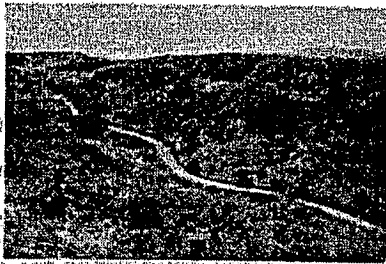
A Riparian Woodland Restoration Plan (RWRP) will be developed to guide the restoration of the riparian woodland areas. As necessary, the RWRP will provide recommendations regarding target numbers for each principal plant species for diversity ratios, guidelines for ideal planting conditions including spacing, distribution and moisture requirements, and long-term maintenance requirements if necessary. The RWRP for the Specific Plan site will be formulated in cooperation with the California Department of Fish and Game and the U.S. Fish and Wildlife Service.

The Riparian Woodland Landscape Palette for the Specific Plan site incorporates a combination of plant species indicative of a diverse riparian woodland habitat. The Master Plant Palette found later within this Section describes which plant materials may be planted within this area.

5.3.2 Oak Grassland Landscape Treatment

The landscape treatment for the Oak Grassland Landscape incorporates species which are presently found within the Santa Clarita Valley in similar situations. Refer to Master Plant Palette for allowable plant materials within this area.

5.3.3 Hillside Grassland Landscape Treatment



The Hillside Grassland Treatment is typically located on exposed south facing slopes, and the upper reaches of north facing slopes above the majority of oaks. Landscape within this area is typically comprised of chaparral, sage, buckwheat, grasses, elderberry and occasional oaks. Refer to the Master Plant Palette for plant materials allowable within this area.

5.3.4 Central Ridgeline Area Landscape Treatment

The ridgeline landscape treatment is typified by grasses and low shrubs. Very few trees grow on the ridgelines within the Santa Clarita Valley due to lack of moisture, transpiration caused by the wind, and generally poorer soils. An occasional oak or similar tree's silhouette will crest the ridgelines, however not in great numbers or concentrations.

The landscape palette for the Ridge Area will consist of species which are presently found within the Santa Clarita Valley in similar situations. Refer to the Master Plant Palette for materials allowable within this area.

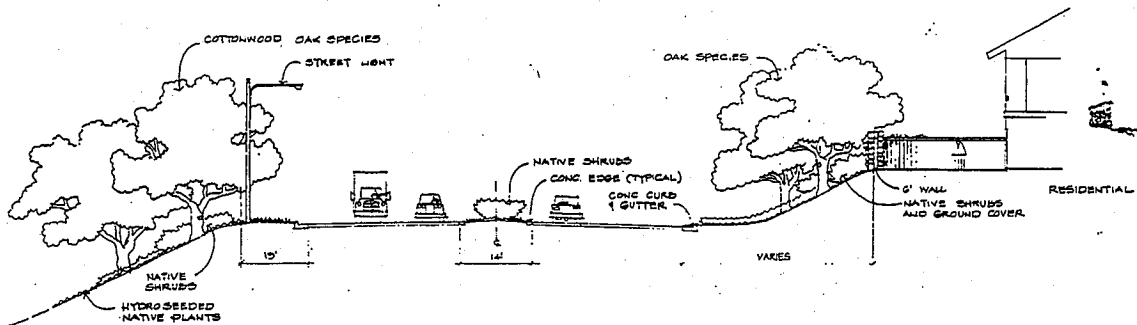
5.4 Landscape Treatments - Streetscapes



Streets within the Specific Plan area have been carefully arranged and dimensioned to establish a traditional community character. The curb-to-curb dimensions of the street are reasonable for vehicles, yet they are not so large as to overpower the other character elements of the community. Parkways have been expanded to accommodate increased landscape and features within all of the street rights-of-way. In some instances, medians have been included in the design to reinforce a street's importance or character. Each streetscape has been carefully considered for its function, its imagery and its relationship to the surrounding product types.

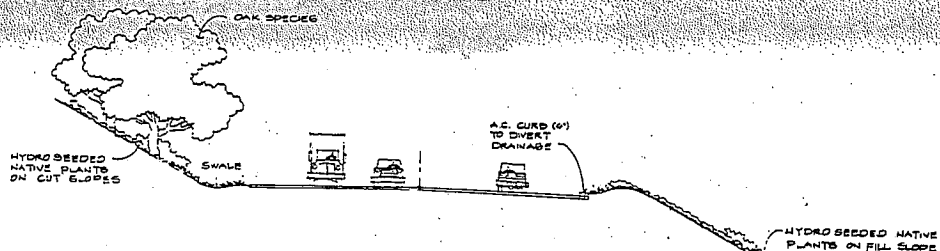
5.4.1 Via Princessa Road Treatment

Via Princessa will be landscaped to reflect the natural landscape and lower density of Porta Bella. Low native shrubs will be placed in the center median, with oak trees defining the northern edge of the road adjacent the slightly elevated community. Cottonwoods will be planted along the southern edge to underscore the Riparian landscape area of the adjacent Oro Fino Canyon. Native shrubs and groundcover will be planted and hydroseeded along the parkways to compliment the native landscape of the area.



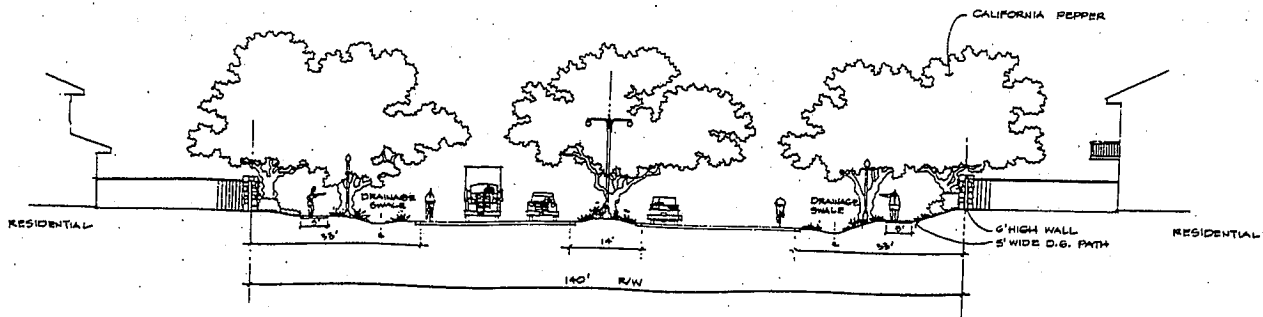
5.4.2 Santa Clarita Parkway Treatment

Santa Clarita Parkway will be landscaped with sensitivity to the environment through which it passes. Native groundcover and shrubs will be hydroseeded into areas disturbed by the alignment of the road. As discussed within Section 4.0, the use of a center median is discouraged as it will cause additional cut and fill to occur to construct the roadway. However, if a center median is installed for any reason, it should have a minimum width of eight feet, and be landscaped with low native shrubs and groundcover. Trees are not recommended along this road as they would contrast the native landscape. To reinforce the scenic qualities of this highway, exterior curbs will only be utilized in areas which require the diversion of water to the numerous natural water courses.



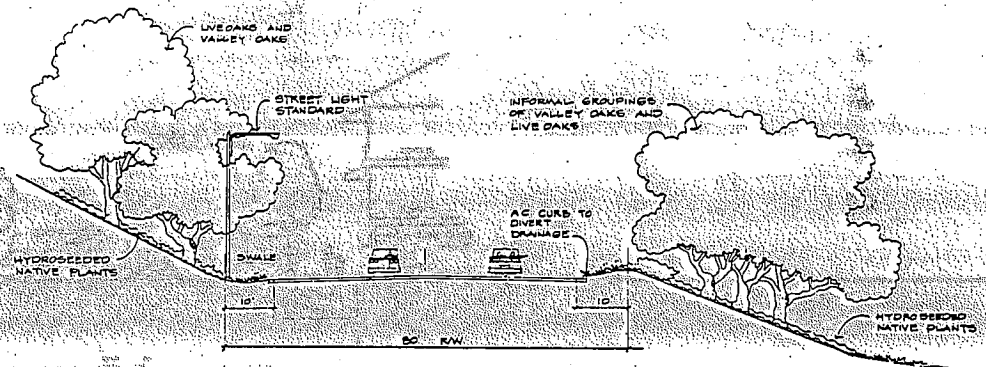
5.4.3 Magic Mountain Parkway Treatment

Magic Mountain Parkway's right-of-way is 140 feet, with a majority of this right-of-way being dedicated to parkway rather than roadway. Turning onto Magic Mountain Parkway will be a dramatic visual event. The broad roadway subtly climbs and curves, the view washed with the soft green majesty of California Pepper trees. Peppers will be planted in the center median, as well as two-deep along the 33 foot parkways on both sides of the roadway. To complete the natural imagery, concrete curbs will be substituted with natural drainage swales and native grasses. Native shrubs and grasses will also be blended into the parkways and center median to accentuate the groundplane. A five foot, natural surface decomposed granite (d.g.) pathway will be situated between the double row of Peppers on both sides of the roadway to complete the streetscene. Decomposed granite is a clean, pedestrian inviting surface which feels (and sounds) good to walk on either wet or dry. The street and walkways will be illuminated by ornamental lighting within the median and the parkways.



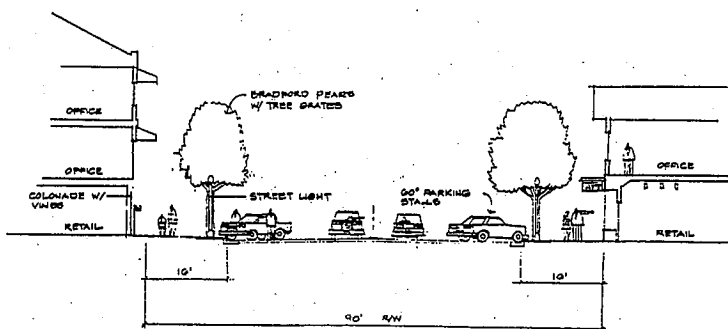
5.4.4 Central District Collector Treatment

The imagery of this road will reflect the informal Native Landscape Treatments through which it will pass. As with other major character streets in the community, concrete curbing will be replaced with natural drainage swales. Curbing will only be used in areas to divert water into natural drainage courses. Native grasses will be hydroseed into areas disturbed for the road placement, and for the remaining portion of right-of-way beyond the curb edge.



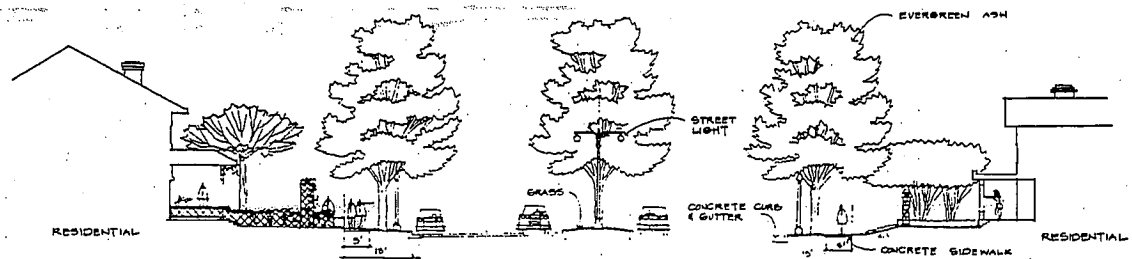
5.4.5 Town Center Collector Treatment

Within the Town Center area, the collector will be constructed to a pedestrian, more merchant scale. This scale will reflect the "Main Street" character which will be occurring along these stretches of the streets. Zero setback buildings will frame the road along its right-of-way edge. Bradford Pear trees will be regularly spaced within the 16 foot sidewalk areas in grated tree planter pockets. Sidewalks in the Town Center area should again be reflective of an earlier period, with 2.5' X 2.5' or similar scoring.



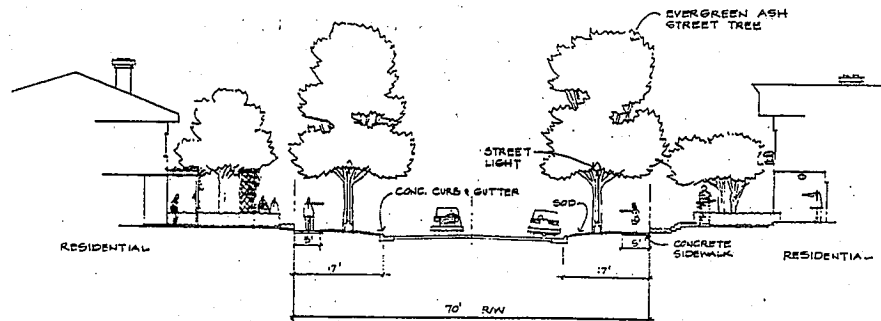
5.4.6 South District Collector Treatment

The paired single family homes along this collector will face onto this street, yet be alley served. No garages or curb cuts will detract from this stately drive. The edges of the street will be strongly reinforced with double rows of Ash canopy parkway trees to provide strong, stately entrance to the residential neighborhoods. The collector street's intersection with Magic Mountain Parkway will be marked with a special landmark landscape and imagery, to further reinforce the entrance to the residential neighborhoods of the South District. Two thematically landscaped roundabouts will be located on formal axis with each other, central to the neighborhoods of the South District. These central green circles will provide an aesthetic, unifying tone to the neighborhoods, as well as reinforcing a sense of community. Adjacent to the property line on both sides of the road will be five foot concrete sidewalks, scored in a 2.5' x 2.5' pattern. Decorative, pedestrian scale street standards will be located along the exterior parkways and in the center median in alignment with the trees.



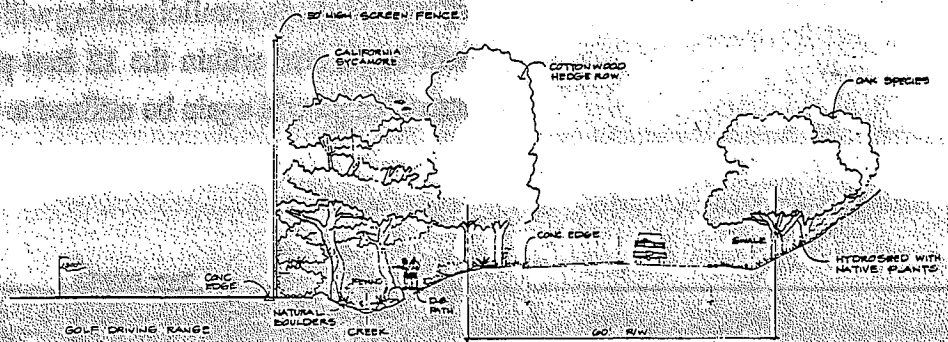
5.4.7 Local Residential Street Treatments - South District

Local residential streets will be entrances to the neighborhoods of the South District for those progressing from Via Princessa or the collector street. These streets are of a smaller scale, reflective of the residential communities they serve. The community's central roundabouts will provide a special landscape feature at the intersection of local streets and the collector street. As in the collector street, Ash trees will define the parkways, with pedestrian scale decorative lighting in alignment with the trees. The green parkway will be followed by a five-foot sidewalk, with 2.5" x 2.5" score patterns. Local residential streets in the South District have been designed with extra wide travel lanes (18 feet) to allow for parallel parking adjacent to curb.



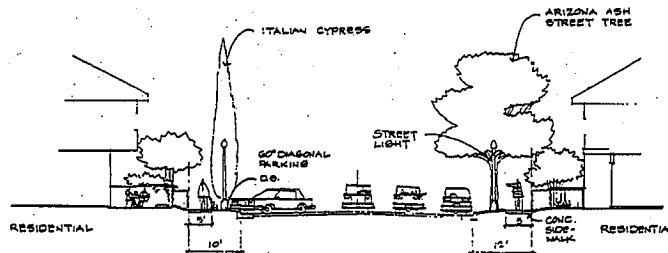
5.4.8 Two-Lane Collector Treatment

The two-lane collector street leads from the Town Center District to the residential and recreational area within the lower Soledad District. The landscape along this street will be a Cottonwood hedgerow on the side of the golf driving range, and a hydroseed of native shrubs and plants on the hill side. Swales will once again replace concrete curbs to reinforce the natural imagery.



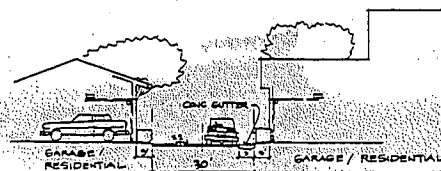
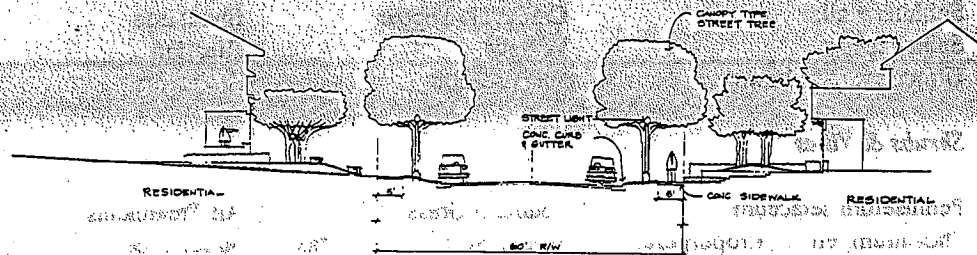
5.4.9 Local Residential Street Treatments - Town Center District

Local residential streets in the Town Center District will parallel the multi-family community which extends south westerly through the District. Angled parking is allowed along these streets adjacent to the multi-family housing areas to alleviate the need for on-site parking, and to reinforce the pedestrian scale of the street. On the angled parking side of the street, Italian Cypress are proposed to formally define the edge of curbing. Regularly spaced in alignment with the Cypress Trees will be traditional pedestrian scale light standards. The sidewalk will continue to the edge of right-of-way. On the opposing side of the street, parallel parking will be permitted. Arizona Ash trees will be planted within the 12 foot parkway, and pedestrian scaled street lamps will again be utilized to light the sidewalks and street.



5.4.10 Local Roads Landscape Treatment

Typical local roads will have total right-of-way widths of 60 feet, which will include 36 feet of travel way curb-to-curb, and 12 foot parkways. Adjacent to curb, the parkways will be landscaped with canopy street trees centered in an eight foot landscape area, followed by a five foot concrete sidewalk scored in a 2.5' x 2.5' pattern. Pedestrian scale street lamps will be aligned with the trees centered in the eight foot landscape area. Turf will finish the ground plane landscape. Although these landscape areas are within the public right-of-way, the turf will be maintained by the property owner whose home is adjacent the parkway. Parallel parking is permitted on local streets. The 30' alley right-of-way is also illustrated below.



Porta Bella Specific Plan

<i>Botanical Name</i>	<i>Common Name</i>	<i>Treatment Area</i>
<i>Trees</i>		
<i>Betula verrucosa</i>	European White Birch	Riparian
<i>Cedrus deodara</i>	Deodar Cedar	Street/focal tree
<i>Gleditsia triacanthos</i> "Skyline"	Honey Locust	Street tree
<i>Grevillea robusta</i>	Silk Oak	Hedgerow
<i>Liquidambar styraciflua</i>	Sweet Gum	Street tree
<i>Liriodendron tulipefera</i>	Tulip Tree	Street tree
<i>Magnolia grandiflora</i>	Southern Magnolia	Street tree
<i>Olea europaea</i>	Olive	Street tree
<i>Pinus halepensis</i>	Aleppo Pine	Hillside Grassland
<i>Pistacia chinensis</i>	Chinese Pistache	Street tree
<i>Platanus occidentalis</i>	American Sycamore	Riparian
<i>Platanus Racemosa</i>	California Sycamore	Riparian
<i>Prunus ilicifolia</i>	Holly Leaf Cherry	Riparian
<i>Populus fremonti</i>	Fremont Cottonwood	Riparian, Hillside Grassland
<i>Pyrus calleryana</i>	Bradford Pear	Street tree
<i>Quercus agrifolia</i>	California Live Oak	Riparian, Oak Grassland, Hillside Grassland & Ridge
<i>Quercus lobata</i>	Valley Oak	same as above
<i>Quercus suber</i>	Cork Oak	Street tree
<i>Quercus virginiana</i>	Virginia Oak	Oak Grassland, Hillside Grassland & Ridge
<i>Robinia pseudoacacia</i>	Black Locust	Street tree
<i>Schinus molle</i>	California Pepper	Street tree
<i>Salix species</i>	Willow	Riparian
<i>Ulmus sempervirens</i>	Chinese Elm	Street tree
<i>Shrubs & Vines</i>		
<i>Pennisetum setaceum</i>	Fountain Grass	All Treatments
<i>Phormium tenax</i> "atropurpurea"	Purple New Zealand Flax	Streetscape
<i>Diets vegeta</i>	Fortnight Lily	Streetscape
<i>Heuchera sanguinea</i>	Coral Bells	Streetscape
<i>Agapanthus africanus</i>	Lily-of-the-Nile	Streetscape
<i>Hemerocallis species</i>	Day Lilies	Streetscape
<i>Arctostaphylos species</i>	Manzanitas	Hillside Grassland, streetscape
<i>Echium fastuosum</i>	Crown-of-Jewels	Streetscape
<i>Rosa banksiae</i>	Land Bank's Rose	Streetscape
<i>Rosa "mermaid"</i>	Mermaid Rose	Streetscape
<i>Buxus sempervirens</i>	Boxwood	Streetscape
<i>Eriogonum species</i>	Buckwheat	Hillside Grassland, Ridge
<i>Heteromeles arbutifolia</i>	California Toyon	Riparian, Oak Grassland
<i>Rhus integrifolia</i>	Lemonade Bush	Oak Grassland
<i>Rhus ovata</i>	Sugar Bush	Oak Grassland, Hillside Grassland
<i>Rhamnus californica</i>	California Coffeeberry	Oak, Hillside Grassland

Porta Bella Specific Plan

Botanical Name *Common Name* *Treatment Area*

Shrubs & Vines

Raphiolepis indica species	India Hawthorn	Streetscape
Ligustrum texanum	Texas Privet	Streetscape
Cistus species	Rockrose	Streetscape
Pittosporum species	Pittosporum	Streetscape
Plumbago auticulata	Plumbago	Streetscape
Nerium oleander "dwarf"	Dwarf Oleander	Streetscape
Ficus pumila	Creeping Fig	Streetscape vine
Parthenocissus tricuspidata	Boston Ivy	Streetscape vine
Jasminum polyanthum	Jasmine	Streetscape vine

Ground Cover

Hypericum calycinum	St. Johnswort	Streetscape
Hedera helix	English Ivy	Streetscape
Perennial ryegrass		Oak, Hillside Grasslands & Ridge.

Fuel Modification Treatment

Trees

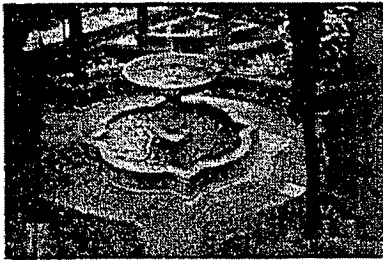
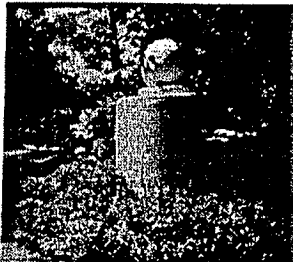
Quercus virginiana	Virginia Oak
Quercus agrifolia	California Live Oak
Maintain oaks in pruned and open area condition	

Shrubs & Groundcover

Salvia sonomensis	Creeping Sage
Acacia redolens	Prostrate Acacia
Baccharis pilularis "Twin Peaks"	Dwarf Coyote Brush
Cistus crispi	Descando Rockrose
Lantana montevidensis	Trailing Lantana
Heteromeles arbutifolia	Toyon
Rhus integrifolia	Lemonade Berry
Ceanothus prostratus	Squaw Cappel
Atriplex semibaccata	Creeping Saltbush

MASTER PLANT PALETTE

5.5 Focal Landscapes & Identities



One of the objectives in the design of the residential areas was to unify the neighborhoods. The land use distribution and relationships which have been established within this Plan are therefore more interactive, and have less compartmentalization than many contemporary neighborhoods. It is for this ideal that individual community monumentation will be substituted with other forms of identity, such as special landscape or street forms within the residential areas. In addition, features like the central community roundabouts in the South District are to be landscaped in a public, open manner. For example, identity for these areas may be achieved by a central sculpture or fountain, with ornamental theme trees encircling the exterior edge of the area. Landscape within the community focal areas should be developed with community imagery and ideals in mind, rather than monument walls with signage.

Within the commercial areas, monumentation and identity markers will be permitted subject to the sign regulations found within Section 8.0 of this Plan.

Special landscape elements within the various treatment areas shall also be included to highlight seasonal color and theme. These planting areas may include items such as seasonal color flowers, vegetables, and fruits. Examples of seasonal planting themes are roses, perennials, pumpkins, raspberries, strawberries, and fruit trees.

5.6 Fuel Modification Areas

Development areas which abut a Natural Open Space district must be naturally buffered from fire danger with special plant materials which are less susceptible to fire. The width of this "fuel modification zone"

shall be no less than 150 feet. The selection of plants for this area is sensitive, in that the plants should look indigenous to the area, yet the plants must be less susceptible to fire.

5.7 General Landscape Standards

The following standards shall apply to all development within the Specific Plan area, unless noted otherwise within this document.

5.7.1 Irrigation

Generally, there should be a permanent automatic irrigation system installed for all commonly maintained landscaped areas, excluding the Natural Landscape areas. Temporary irrigation systems may be used at the developer's discretion for areas which will eventually be non-irrigated or for areas which will be irrigated by others in the future.

5.7.2 Installation and Maintenance

Required landscaping shall be maintained in a neat, clean and healthy condition. This includes pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plant materials where necessary, and the regular irrigation of plant material.

The minimum tree size for any installation shall be the 15 gallon size. Larger sizes are recommended for focal landscape areas. Plantings within Natural Open Space areas and within private yards have no minimum size.

Generally, trees larger than 5-gallon size should be double staked until they are strong enough to withstand the normal winds (Eucalyptus trees are exempt from this requirement on the recommendation of a Landscape Architect). "Annual" plantings should be replaced upon decline.

5.7.3 Landscape Planting

- (1) Minimize lawn areas to reduce water application
- (2) Wherever possible use field grown trees that have been grown in similar soils and climatic conditions
- (3) Plant materials should shade the western sides of buildings, especially windows, to reduce heat gain inside homes.

5.7.4 Parking Area Landscape

Parking lots shall be screened from view from adjacent roads by either low walls, shrubs, berms or a combination thereof. The height of the screening shall be determined by the specific site conditions, but generally should be 42".

At least one tree per six parking stalls shall be provided. All trees installed to meet this requirement shall be 15-gallon minimum size. Trees may be placed in either regular or formalized groupings, whichever is most appropriate for the project.

All landscape planter beds in interior parking areas shall be not less than five feet in width, not including curbing.

5.7.5 Loading and Storage Screening

All loading, storage, and refuse collection areas shall be screened from streets and adjacent non-similar use properties with walls, fencing or landscaping, or a combination thereof. Shrub materials utilized exclusively for screening shall be a minimum 5-gallon size at the time of installation. Tree used for screening purposes shall be a minimum 15-gallon size.

5.7.6 Sidewalks

Concrete sidewalks in all public rights-of-way shall be scored in a 2.5' x 2.5' pattern for five and ten foot sidewalks, and a 2' by 2' pattern for four foot sidewalks. This scoring will be reflective of the sidewalk character of earlier neighborhoods.

5.7.7 Front Yard Landscaping

Individual front yard landscaping may be installed by the developer for residential districts in which the average lot size is less than 5,000 square feet. The required landscape shall be installed within 30 days of occupancy and shall be equipped with an underground irrigation system.

5.7.8 Buffer Areas

In areas where buffering between adjacencies is desired, the use of landscape in conjunction with or in lieu of decorative walls is encouraged. The use of monotonous, non-articulated walls will not be permitted in public view areas.

5.8 Maintenance

There will be three levels of maintenance responsibilities: community-wide, neighborhood/district, and private. Maintenance for community-wide landscape areas will be shared by a Master Homeowner's Association, and a landscape and lighting district administered by the City. Landscape areas within an individual neighborhood will be maintained by a homeowner's association set up for that individual neighborhood. Maintenance of yards within the single family ownership areas shall be the responsibility of the resident. The following is a summary of maintenance responsibilities for each group.

Natural Open Space Areas, including fuel modification areas outside of private ownership will require relatively little maintenance, and will be maintained by the Master Homeowner's Association.

Except for the manufactured slopes clearly within a specific project area, manufactured slope areas, and those slopes which are visually important to the whole community, will also be maintained by the Master Homeowner's Association.

Landscape areas within the public right-of-way and expanded parkways will be maintained by a Master Landscape and Lighting District.

Public Parks, including Active Parks and Shared Park facilities and trails will be maintained by the City of Santa Clarita. Private recreation facilities will be maintained by private associations.

Property owners shall be responsible for the maintenance of yards for single family lots.

5.9 Grading

A large contributor to the interest of the project site is its topographical character. The high point on the site is nearly 700 feet above the river plain which generally surrounds the project area. Barrancas, canyons and undulations are found on the project area, many of which have been disturbed by previous grading.

Grading Concept Approach

The grading concept was created by studying the project area's landform, its relationship to the surrounding area, selecting the best connection points to exterior streets and determining areas of environmental significance that must or should be preserved.

5.10 General Grading Regulations

Unless otherwise indicated on the approved grading plan, drainage and terracing shall conform to the provisions of this section for cut and fill slopes steeper than 3 horizontal to 1 vertical (3:1).

5.10.1 Terraces

Terraces shall be established at not more than 30-foot vertical intervals on cut and fill slopes to control surface drainage and debris except that where only one terrace is required, it shall be at mid-height. For cut and fill slopes greater than 60 feet and up to 120 feet in vertical height, one terrace at approximately mid-height may be installed if it is of adequate width to capture and divert runoff. Terrace widths and spacing shall be designed by the civil engineer and approved by the building official. Suitable access shall be provided to permit proper cleaning and maintenance.

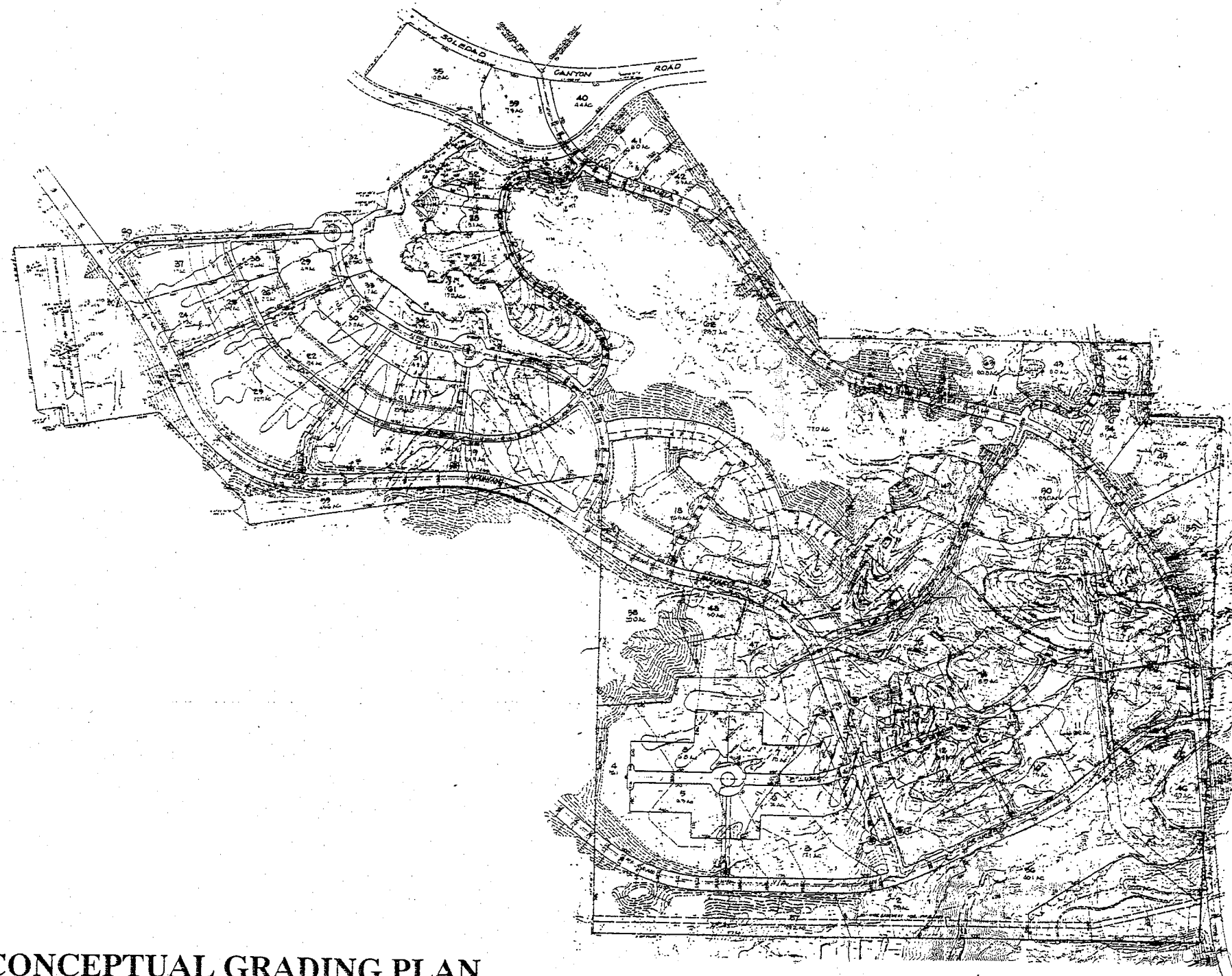
5.10.2 Cuts and Fills

Unless otherwise recommended in the approved soils engineering and/or engineering geology report, cuts and fills shall conform to the provisions of this section.

The slope of surfaces shall not be steeper than is safe for the intended use and shall be no steeper than 2 horizontal to 1 vertical unless the owner furnishes a soils engineering or an engineering geology report, or both, stating that the site has been investigated and giving an opinion that a cut or fill at a steeper slope will be stable and not create a hazard.

5.10.3 General Design Standards

- (1) The overall shape, height, and grade of any cut or fill slope should be in harmony with the existing contours and the scale of the adjoining natural terrain.
- (2) Where toe cut or fill slopes intersect, the ends should be rounded and blended with a minimum radius of twenty five feet.
- (3) Where any cut or fill slope meets the natural grade, the end of each slope should be rounded and blended with the natural contours so as to present a natural slope appearance.
- (4) Where any cut or fill slope exceeds 200 feet in horizontal length, the slope should be curved in an undulating fashion that reflects the natural terrain.
- (5) Landscape, including trees, shrubs and ground cover, shall be installed and/or hydroseeded for all cut or fill slopes in excess of four feet in height.



CONCEPTUAL GRADING PLAN