

Appendix A

General Plan Consistency



The purpose of this section is to ensure that the Specific Plan is consistent with the goals and policies of the City of Santa Clarita's General Plan as required per Government Code Section 65454.

The following are the twelve elements included within the Santa Clarita General Plan:

1. Land Use Element
2. Housing Element
3. Community Design Element
4. Economic Development/Community Revitalization Element
5. Circulation Element
6. Human Resources Element
7. Public Services, Facilities & Utilities Element
8. Parks & Recreation Element
9. Open Space & Conservation Element
10. Air Quality Element
11. Noise Element
12. Safety Element

The goals and policies for each General Plan element have been evaluated. Following each goal or policy is a statement in italics which indicates how the Specific Plan is consistent with that goal or policy. In some cases, it is indicated that the specific goal or policy is not applicable to the Specific Plan.

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 the Specific Plan document which reflect both possible locations for the proposed Junior High School and shared public park facility. Appendix D of this document includes two VTTM No. 44831 Options A and B which correspond to the two land use plans contained in this document.

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 from 150,000 sq. ft. to 50,000 sq. ft.



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

The consistency analysis which follows applies to both land use plans. Any differences (i.e., acreage, square footages, ect.) which occur under Option B are noted in parenthesis within the consistency statement.



Land Use Element

ISSUE 1: GROWTH MANAGEMENT

Goal 1: To preserve the character of the communities and the integrity of the Santa Clarita Valley by permitting orderly growth through the synchronization of development with the availability of public facilities such as roads, sewers, water service and schools needed to support it.

Policies:

1.1 thru- 1-11:

Although the policies pertain to the City's administrative programs and ordinances related to public facilities, fees, policies, the feasibility of programs, etc., the buildout of the Specific Plan will be synchronized with availability of adequate facilities and infrastructure. Section 8.1 of the Specific Plan addresses phasing of development and infrastructure and Section 8.2 addresses public financing of improvements associated with Specific Plan development. Development Impact Fees will also be paid as the project is implemented.

ISSUE 2: TYPES AND MIX OF LAND USE TO BE DESIGNATED IN THE PLANNING AREA.

Goal 2: To achieve the development of a well-balanced, financially sound, and functional mix of residential, commercial, industrial, open space, recreational, institutional and educational land uses.

Policies:

2.1 Encourage the development of a broad range of housing types to meet the needs of the existing and future residents of the planning area, including, but not limited to, the development of single-family detached homes, condominiums, apartments, and manufactured housing.

The Specific Plan provides a broad range of housing in the Eastcreek and Decoro South Planning Areas totaling a maximum of 1,900 dwelling units. The housing types

include: Single Family Detached, Attached, and Cluster Residential.

2.2 Promote the development of service and neighborhood commercial activities to meet existing and future needs. These centers must be non intrusive, sensitive to surrounding residential land uses, and should be located adjacent to arterial roadways.

Service and neighborhood commercial land uses are an integral aspect of the Specific Plan to meet the needs of the existing and future residents. Proposed commercial land use includes 210,000 sq. ft.- Option A / 110,000 sq. ft. - Option B plus an additional already entitled 80,000 sq. ft. (for a total of 290,000 Option A / 190,000 Option B) along the arterial roadways within the Eastcreek and Decoro South Planning Areas.

2.3 Establish a hierarchy of commercial centers, including neighborhood, community, and regional serving centers, together with appropriate and compatible levels of use to serve the population. The centers should be located on arterial thoroughfares and be non intrusive and sensitive to residential land uses so as to provide both convenience and compatibility.

Commercial opportunities range from community oriented centers to specialty commercial. The commercial uses are proposed along arterial thoroughfares and are nonintrusive and sensitive to residential land uses. The proposed range of scale for the commercial areas is designed to blend with and compliment the surrounding neighborhoods.

2.4 Encourage light industrial, manufacturing, office, and research and development activities that will not adversely impact the environment, while providing employment opportunities.

A total of 62.2 acres (850,000 sq. ft. pre-entitled thru the County) in Planning Sub-Area 5 is proposed for light industrial, manufacturing, office, and research and development activities. This land use will provide employment opportunities and not adversely impact the environment.



- 2.5 Encourage the development of business park areas for future industrial /manufacturing land uses, with landscaping, employee recreation, pedestrian walkways, and other unified design standards.

Business Park land use is proposed within Planning Sub-Area 5 and will comply with the Uniform Development Code.

- 2.6 Warehousing and distribution activities should be located in proximity to freeways, rail lines, or other major transportation thoroughfares to facilitate the efficient movement of goods and minimize disruption and congestion on local and commercial streets.

The Business Park area is located just north of the Valencia Industrial Center and near Magic Mountain Parkway and the Golden State Freeway (I-5).

- 2.7 Encourage complementary land uses which promote the development of hotels/motels, convention facilities, and other visitor-serving uses in the vicinity of Magic Mountain and in other appropriate locations in the planning area.

The Commercial Uses proposed in Sub-Areas 7 and 3, (Sub-Areas 7 and 1 under Option B) and business park uses proposed in Sub-Area 5 will be highly visible from Newhall Ranch Road, McBean Parkway, and the elevated attractions at Magic Mountain Theme Park. Business parks and industrial manufacturing uses have the potential to bring customers, vendors, and other business related visitors to Santa Clarita. South of the project is the Town Center development which will accommodate hotels and convention facilities.

- 2.8 Explore the use of utility rights-of-way for tree farms, nurseries, row crops, trails, and greenbelts.

Sub-Area 3 includes a 250-foot wide (15.7 acre) right-of-way owned by the Metropolitan Water District and passive recreational uses are proposed in this area.

- 2.9 Encourage the development of equestrian oriented housing in areas that are presently

equestrian-oriented, and ensure that other surrounding land uses are compatible with the adjacent equestrian zones.

The multi-use trail and equestrian trail located throughout the Specific Plan allow equestrian uses and provide connections with other equestrian trails outside the Specific Plan Area.

- 2.10 Not applicable – pertains to the City's establishment of a City-wide open space district with funding capability to acquire parcels that may not be suitable for development.

An open space land use has been established and includes the San Francisquito Creek Conservation area as well as the adjacent habitat buffer areas and river trails. No development shall occur within these areas.

- 2.11 Provide for the reservation of adequate land to meet projected institutional and infrastructure needs.

A 20 acre junior high school site has been provided within Sub-Area 1 under Option A and Sub-Area 3 under Option B of Eastcreek. The Specific Plan analyzes infrastructure needs and provides adequate land to meet those needs. Infrastructure needs have also been analyzed by City staff.

- 2.12 Promote the retention of open space to preserve significant ridgelines, to provide land use buffers, and to provide for both public safety and oak tree preservation.

No mapped significant ridgelines occur within the Specific Plan Area; however, because portions of the site contain cross slopes greater than 10 percent, the project must obtain a hillside permit consistent with the City's Hillside and Ridgeline Preservation Ordinance.

As shown in Table 6-1 of the Specific Plan, 120.6 acres (114.4 acres – Option B) of the San Francisquito Creek Conservation area which includes 59.5 acres (56.4 acres – Option B) of primary buffer area has been preserved for the retention of open space.



An Oak tree analysis is included in the EIR and address the preservation of existing oak trees. Development in the Specific Plan will comply with the City's Oak Tree Ordinance. Where possible, oaks will be saved on-site.

- 2.13 Encourage the preservation of the Angeles National Forest and Los Padres National Forest as an open space reserve close to the urban interface, and an important wildlife habitat and corridor.

The Specific Plan is not within the Los Angeles National Forest or Los Padres National Forest. However, the preservation of the San Francisquito Creek will provide a wildlife corridor through the Specific Plan area

- 2.14 Promote the development of commercial and industrial activities in all communities of the planning area.

Commercial and industrial activities have been provided for within this Specific Plan.

- 2.15 Discourage the development of additional strip commercial centers and corner mini-shopping centers.

This Specific Plan does not provide for strip commercial nor corner mini-shopping centers.

- 2.16 Encourage the establishment of a permanent farmers market complex which offers a variety of goods.

This project does not include a farmers market, although a farmers market has been established in another area of the City.

- 2.17 Not applicable - pertains to the retention and expansion of existing college facilities.

- 2.18 Promote the retention and provide opportunities for expansion of existing manufacturing and industrial land uses in industrial/commercial and business park locations.

The Decoro South Planning Area (Sub-Area 5 - 98.6 acres) provides the opportunity for expansion of existing manufacturing and industrial land uses.

ISSUE 3: DISTRIBUTION AND INTENSITY OF LAND USE DEVELOPMENT

- Goal 3: To achieve a balanced physical environment through sensible land use planning and urban design, while establishing the City's role as a regional center.

Policies:

- 3.1 Promote the development of City centers where more intensive land uses will be encouraged, including the development of a regional commercial center, office/business park centers, an entertainment complex, and a civic town center.

The Specific Plan land uses have been layed out consistent with the larger Valencia Master Plan and vision for the City of Santa Clarita. Regional City Centers such as the Valencia Town Center Mall and Valencia Industrial Center are located elsewhere in the City. The uses and trail linkages proposed within the Specific Plan have been planned with these region centers in mind. The Valencia Town Center and Valencia Industrial Center are located approximately 1.25 miles south of the Specific Plan.

- 3.2 Designate a central commercial core of concentrated and higher intensity commercial activities to serve the region and ultimate population, create an identity and progressive image for the City, and capitalize on related economic and employment benefits.

The Specific Plan land uses have been layed out consistent with the larger Valencia Master Plan and vision for the City of Santa Clarita. Regional City Centers such as the Valencia Town Center



Mall and Valencia Industrial Center are located elsewhere in the City. The uses and trail linkages proposed within the Specific Plan have been planned with these region centers in mind. The Valencia Town Center and Valencia Industrial Center are located approximately 1.25 miles south of the Specific Plan.

A total of three commercial centers are proposed and one commercial center currently exists within the Specific Plan and will provide commercial activities to serve the local neighborhoods.

Economic and employment benefits will certainly be a part of the commercial centers success.

- 3.3 Identify a primary town center and other centers which encourage a pedestrian orientation and can accommodate a clustered mix of commercial, entertainment, recreation, town square /meeting place(s), multi-use complexes, and multimodal transportation activity opportunities.

The City of Santa Clarita's primary town center is located outside of the Specific Plan approximately 1.25 miles to the south.

The 43.9 acres – Option A / 39 acres – Option B (290,000 sq. ft. – Option A / 190,000 sq. ft. – Option B) of commercial identified in the Specific Plan (8.3 acres / 80,000 sq. ft. is pre-entitled) will accommodate all of the above uses including pedestrian orientation.

- 3.4 *Not applicable - pertains to the promotion of concentrated development and revitalization of secondary City or community centers having historical and/or community- wide interest. This Specific Plan introduces all new development on vacant land.*
- 3.5 Promote Santa Clarita's location along Interstate 5 and Highway 14 as an important link between southern and northern California, as the northern

gateway to the metropolitan Los Angeles area, and as a self-sufficient community and center serving the broader region.

This Specific Plan mixes land uses in an interesting and positive manner. The Specific Plan will promote a high quality identity, which the City of Santa Clarita can call its own.

The recent expansion of the Cities regional, commercial, and industrial uses (i.e. Valencia Town Center and Valencia Industrial Center) reinforce housing opportunities. The Specific Plan uses lend themselves to the self-sufficiency of Santa Clarita by assisting in achieving "jobs / housing" balance.

- 3.6 Locate higher density residential development in close proximity to regional and sub-regional centers and public transportation corridors.

High Density residential ranging from 5-35 dwelling units per acre is proposed throughout the Specific Plan intermixed with four separate commercial center locations (one existing and three proposed). Exhibit 9 identifies the new bus stops and routes that are proposed within the Specific Plan boundaries consistent with Santa Clarita Transit requirements. The bus lines connect to Metrolink and Regional Bus Service.

- 3.7 Continue the established pattern of attractive greenbelts, golf courses, open space (including the protection of adjacent significant ecological areas), and entertainment / recreational amenities along Interstate 5, and promote a similar pattern along State Route 14 to strengthen and enhance the image of the City as a pleasant and fun place to live, work, visit, and play.

While not adjacent to I-5 or SR-14, this Specific Plan is premised upon the "live, work, visit and play" ideal, and the land uses are arranged and mixed to reflect this. Trails, paseos, recreation and buffer area as well as the preservation of the



significant ecological areas within the San Francisquito Creek Conservation area have been included to strengthen and enhance the image of the city.

ISSUE 4: QUALITY AND MAINTENANCE OF DEVELOPMENT

Goal 4: To ensure that development in the City is consistent with the overall community character and that it contributes in a positive way toward the City's image.

Policies:

- 4.1 Establish a land use pattern that is constructed around a framework of established greenbelts and a linear system of equestrian, pedestrian and bike trails tied to the primary network of the river corridor.

The Specific Plan provides a system of Open Space and Parks and equestrian, pedestrian and bike trails utilizing the San Francisquito Creek trails and existing paseos which are interwoven into the community and which make logical linkage to the surrounding communities and trail systems.

- 4.2 Promote the development of key gateway, design identification measures that will promote a positive community image and implement community design themes where appropriate.

Signage, monumentation, and landscape elements will be used to identify the gateway entrances to the Specific Plan. The signage and other design identification measures will promote a positive community image through design harmonious with the design themes within the Valencia Community of Santa Clarita.

- 4.3 Encourage setbacks, landscaping, or other measures to provide physical and visual buffers between land uses to minimize

potential land use conflicts between dissimilar uses.

Visual buffers are provided for between land uses within this Specific Plan area. This Specific Plan purposely strives for connection of land uses wherever possible to promote the other goals of the General Plan, such as pedestrian access and alternatives to automobile traffic. Physical separation of land uses is only encouraged where it is the only solution to minimize conflict between uses, such as the potential conflict of loading areas adjacent to housing.

- 4.4 *Not applicable - pertains to revitalization of existing uses along San Fernando Road.*
- 4.5 *Not applicable - No older established centers exist on site.*
- 4.6 *Not applicable - The Specific Plan is not along San Fernando Road and Lyons Avenue. No strip commercial exists on site.*
- 4.7 Prevent further development of unsightly and inefficient land use patterns, such as those found along Lyons Avenue, Soledad Canyon, San Fernando Road, and other main thoroughfares.

Development regulations established within the Specific Plan will prevent the development of unsightly and inefficient land use patterns.

- 4.8 *Not applicable - pertains to City forming a design review process.*
- 4.9 Ensure that signage on new and existing development is visually attractive and provides a high quality image for the City.

The Specific Plan promotes visually attractive and high quality image Signage.

All Signage is subject to Section 7 of the Specific Plan and Chapter 17.19 of the Unified Development Code.



- 4.10 Enforce design and maintenance standards to ensure that buildings and property in the City are adequately maintained.

Maintenance responsibilities within the Specific Plan will be divided between the individual property owners, the Master Homeowner's Association, Landscape Maintenance Districts along major arterial highways, and the City of Santa Clarita.

Covenants, Conditions and Restrictions (CC&R's) will be recorded for the plan area to further ensure the maintenance of facilities and landscaping.

Design review will be required prior to the issuance of any building permit for single-family subdivision developments, cluster and attached housing, and commercial and industrial buildings, and development review approval shall be required as set forth in Section 17.03.060 of the Unified Development Code.

All development plans shall be reviewed in accordance with the provisions of Section 17.03.060.D of the Unified Development Code.

- 4.11 Not applicable - pertains to enforcement, which is covered in the Municipal Code.

- 4.12 Not applicable- pertains to maintenance and enhancement of desirable rural qualities found in existing neighborhoods.

- 4.13 Encourage the preservation of significant architectural, historical, and cultural structures and landmarks within the planning area whenever possible.

A design principle within the Eastcreek Planning Area encourages the preservation and replication of a highly visible architectural feature (the gazebo) in the community which is intended to be a landmark feature for northern Valencia.

- 4.14 Regulate lighting in new and existing development so that it does not unduly contribute to nighttime visual pollution and glare, and is compatible with surrounding

land uses (tailor standards for lighting so they are compatible with the setting).

All light sources shall be directed downward and shielded from streets or adjoining properties. Illuminators will be integrated into the architecture of the building when possible.

Lighting for trails, paseos, and parking areas will comply with all applicable City ordinances and standards.

- 4.15 Maintain and/or enhance the character of the various communities through compatible land use standards and design guidelines, while promoting an overall identity for the Santa Clarita Valley.

Master Planning through the Specific Plan lends itself to creating a highly compatible community; as opposed to developing on a parcel by parcel basis.

Land uses within the Specific Plan area have been designed to blend with the existing communities. The Specific Plan area will consist of quality uses complimentary to the Town Center Development.

- 4.16 Encourage landscaping, art, and other design amenities that complement and enhance the streetscape and the design of new development.

The streetscape and design of the area focus on pedestrian orientation. Landscaping and other design amenities complement the pedestrian orientation through pedestrian scale design and elements that invite pedestrian use. Major identity elements and signage have a traditional look and pedestrian scale harmonious with the landscaping, further enhancing the streetscape and design of the development.

- 4.17 Promote the development of greenscape corridors and setbacks along major streets and arterials.



Greenscape Corridors with trails and setbacks have been incorporated along the major streets and arterials within the Specific Plan.

ISSUE 5: PRESERVATION OF NATURAL RESOURCES

Goal 5: To provide protection of the environmental setting and habitat through the location of land uses and the use of sensitive design.

Policies:

- 5.1 Allow only responsible and sensitive development of hillside areas and prohibit development on ridgelines designated as "Significant Ridgelines".

No mapped significant ridgelines occur within the Specific Plan Area; however, because portions of the site contain cross slopes greater than 10 percent, the project must obtain a hillside permit consistent with the City's Hillside and Ridgeline Preservation Ordinance.

- 5.2 Ensure that new development, grading, and landscaping are sensitive to the natural topography and major land forms, in the planning area.

This Specific Plan is based upon an environmental perspective, with sensitivity to land form and other natural aspects of the area. Development grading and landscaping are discussed within the Specific Plan, with accompanying regulations and guidelines.

- 5.3 New development must be sensitive to the significant ecological areas (SEA's) through utilization of creative site planning techniques to avoid and minimize disturbance of these and other sensitive areas.

An upland preserve zone will separate the development areas from the San Francisquito Creek (including the SEA's).

No development is proposed within the San Francisquito Creek.

- 5.4 Not applicable -pertains to removal of hillside Management overlay designation in unincorporated areas.

- 5.5 Follow the recommendations of the Santa Clara River Study.

The San Francisquito Creek (a tributary of the Santa Clara River) is proposed as a centralized open space corridor and is linked to open space, public recreation and trail usage.

- 5.6 Preserve and protect oak and mature specimen size trees and other endangered indigenous plant and animal communities, from excessive and incompatible development.

An Oak tree analysis is included in the EIR and address the preservation of existing oak trees. Development in the Specific Plan will comply with the City's Oak Tree Ordinance. Where possible, oaks will be saved on-site.

All provisions of Section 17.17.090 of the Unified Development Code regarding oak tree preservation is applicable to this Specific Plan.

The natural vegetation along the San Francisquito Creek area will be preserved and the buffer area will serve as a foraging area for wildlife living in the creek bed area.

- 5.7 Not applicable - Pertains to the preservation of the Angeles National Forest and Los Padres National Forest.

- 5.8 Preserve and protect designated wildlife corridors from undue encroachment and disruption.

The upland preserve zone area totaling approximately 59.5 acres (56.4 acres - Option B) will serve as a foraging area for wildlife living in and traversing the creek bed area. The San Francisquito Creek and buffer zone are being



preserved and will function as a wildlife corridor.

- 5.9 Promote the public acquisition of significant ecological areas with the intent of preserving them as natural open space.

The San Francisquito Creek area is designated as Open Space preserving the significant ecological areas. The City will ultimately acquire this land through approval of the project.

- 5.10 Promote the concept that development and circulation improvements should not adversely affect wildlife corridors.

It is the intent of the Specific Plan to protect the important biological resources present on the project site. In keeping with this intent, the majority of development activities have been set back with an upland preserve zone area along the San Francisquito Creek bed. The only activities / improvements proposed within the Upland Preserve Zone include: recreational trails, buried bank stabilization, water quality filters, sewer line extension, drainage outlets, completion of roadways and the Decoro Bridge. Additionally, under Option B, a portion of the proposed Junior High School site extends into the Upland Preserve Zone in order to accommodate minimum school size requirements.

- 5.11 Preserve and protect endangered fauna and flora species, and their habitats.

All possible endangered species that may exist will be preserved and protected within the San Francisquito Creek Planning Area. As identified within the EIR, no endangered species occur on-site.

ISSUE 6: HOUSING DISTRIBUTION AND MAINTENANCE AND PROVISION FOR AFFORDABLE HOUSING

- Goal 6: To protect and enhance the integrity of existing residential neighborhoods and to provide for affordable housing.

Policies:

- 6.1 Not applicable - pertains to housing rehabilitation.

- 6.2 Continue to provide for the development of new housing while ensuring that the character, scale, and density of new residential development is sensitive, compatible and complimentary to existing residential neighborhoods.

Residential development within the Specific Plan area is in harmony with the scale, context and character with surrounding communities.

- 6.3 Provide for the retention and maintenance of existing residential neighborhoods which are primarily developed with single-family homes and ensure that new development is compatible with and complementary to existing development in terms of scale, architecture, and density.

Development within the Specific Plan area has a full range of housing product types including single family residential. The proposed housing development will be compatible and complimentary to surrounding developments in terms of scale, architecture, and density.

- 6.4 Provide for the retention and maintenance of multiple-family neighborhoods and ensure that new development is compatible with and complements existing structures, in scale and architecture, where a distinctive neighborhood character exists.

Development within the Specific Plan area has a full range of housing product types including single family residential. The proposed housing development is compatible and complimentary to surrounding developments in terms of scale, architecture, and density.

- 6.5 Provide low and moderate income family and senior citizen households with housing opportunities by promoting types of development that can accommodate such households.



Development within the Specific Plan area will consist of a variety of housing types and densities, providing for a range of housing prices in the moderate price range.

6.6 Not applicable - pertains to the promotion of onsite campus housing.

ISSUE 7: RESPONSIBLE GROWTH MANAGEMENT

Goal 7: To preserve the character of the communities and the integrity of the Santa Clarita Valley through orderly development practices and the provision of private and public capital improvements, facilities, and services to support existing and future development.

Policies:

7.1 Ensure demand for public facilities and services does not exceed the ability to provide and maintain such facilities and services; necessary facility improvements should precede or be coordinated with future development.

Consistency with this policy is met through phasing requirements (page 8-2 of the Specific Plan), and the requirement that before building permits are issued all applicable ordinances are met. This presumably includes ordinances regarding assessment and collection of development fees.

7.2 Ensure, within the City's power, that facilities and services are provided in a timely manner through collection of developer fees.

This Specific Plan is essentially a contract between the City and the Developer(s). Facilities and services will be provided as described within the Specific Plan, or the City has the legal right to withhold entitlement or development permits.

7.3 Establish and implement necessary safety measures and standards to ensure that development is appropriately restricted in areas where natural hazards are present (seismic, geologic, flooding, fires, etc.), unless such hazards can be mitigated.

The southern portion of the site lies within the San Gabriel Fault Zone and the associated Alquist-Priolo Earthquake Fault Zone. The San Gabriel fault zone has a setback of 50 feet, and no structured development is permitted in this setback area.

No development is proposed within the San Francisquito Creek and bank stabilization (flood control) is proposed as part of the project.

7.4 Consider school adequacy when evaluating development proposals under the land use plan.

School adequacy is evaluated in Section 3.3.2 of the Specific Plan as well as in the Draft EIR. Project applicant compliance with the February, 1997 School Facilities Funding Agreement between the Saugus Union School District and Newhall Land and Farming and the October, 1998 School Facilities Funding Agreement, between the William S. Hart Union High School District and Newhall Land and Farming fully mitigate (to the satisfaction of the school districts) the project impacts to schools.

Additionally, a 20 acre junior high school site and an adjacent park is proposed within Sub-Area 1 or Sub-Area 3 under Option B of Eastcreek. Interior trails /paseos will provide safe access to and from the school site. Pedestrian bridges across McBean Parkway (existing) and Decoro Drive (proposed) will provide a safe way of crossing those streets.

Newhall Land and Farming also provided land for Valencia High School and the elementary school in the north park.



- 7.5 Consider water availability when evaluating development proposals under the land use plan.

Water availability is evaluated in the Specific Plan and EIR prepared for the project. Development of the area in accordance with the Specific Plan will increase water demand, but sufficient water availability exists and extension of water service infrastructure to the site will not be required.

- 7.6 Coordinate annexation activities with City growth management strategies.

Annexation of the Specific Plan area to the City of Santa Clarita is being processed.

- 7.7 Avoid or offset the adverse impacts of additional development as a necessary component of the growth control strategy.

Adverse impacts of growth can pertain to infrastructure and support services, such as circulation, sewer, water, schools, fire, police, etc., as well as natural resources (i.e. biological resources). Within this Specific Plan, a series of strategies for offsetting each of the infrastructure and support elements is outlined.

Additionally the project is preserving the San Francisco Creek Planning Area in a natural state and the Upland Preserve Zone buffer has been created adjacent to the creek in an effort to avoid and / or offset adverse impacts to natural resources.

- 7.8 Not applicable - discusses computer modeling and Capital Improvement Programming by the City.

- 7.9 Not applicable - pertains to City's development fee programs.



Housing Element

ISSUE 1: DEVELOPMENT OF NEW HOUSING

Goal 1: To provide opportunities for the production of a range of new housing in the planning area to meet the needs of all income groups.

Policies:

- 1.1 Implement the Land Use Plan which provides opportunities for the development of a wide variety of new housing types in the City.

The Specific Plan implements the portion of the Cities Land Use Plan covered by its boundaries and provides for a wide variety of new housing in the City.

- 1.2 Evaluate development proposals within the unincorporated portions of the planning area to ensure that development is consistent with both the City's and County's land use plan.

Development within the Specific Plan area is consistent with the development densities / intensities allowed for in the County and City's General Plan Land Use Elements. The project does require an amendment to the General Plan Land Use Element Map to designate the area to a Specific Plan Land Use Designation. Once permitted, the project would be consistent contingent upon the annexation and GPA approval.

- 1.3 Not applicable - pertains to City monitoring of development.
- 1.4 Promote the development of compatible mixed use projects in order to create a village concept, with various interacting uses to facilitate the efficient use of facilities and services and to stimulate activity.

By providing trails/paseos to the commercial, recreational, and residential areas, the Specific Plan promotes a compatible mixed use for creating a Village Concept. The various interacting uses will facilitate the efficient use of facilities and services, and stimulate activity. The Specific Plan also proposes a mixed use "Village Center Concept" in Sub-Area 3 under Option A and Sub-Area 1 under Option B.

- 1.5 Not applicable - pertains to City housing programs. Nonetheless, the Specific Plan offers the City an opportunity to provide additional housing throughout the region.

- 1.6 Not applicable - pertains to City incentives.

ISSUE 2: AVAILABILITY OF LAND FOR RESIDENTIAL DEVELOPMENT

Goal 2: To identify adequate housing sites appropriately zoned with development standards, and public services and utilities needed to facilitate residential development.

Policies:

- 2.1 Not applicable - pertains to City methods for providing housing.

- 2.2 Locate higher density residential development and housing for the elderly in close proximity to public transportation and commercial land uses, and in close proximity to public services and recreational opportunities, and/or target the future provision of such services to accommodate existing or new housing for the elderly.

Higher density residential is allowed under the Specific Plan, which may include housing for the elderly, and it is located within walking distances to public transportation, commercial and support services.

- 2.3 Not applicable - pertains to housing over the airspace of public and private parking lots.

ISSUE 3: AFFORDABLE HOUSING

Goal 3: To provide sites suitable for a variety of housing types for all income levels and assist in the development and provision of affordable and proportionally priced and sized homes to meet the needs of all community residents, including low and moderate income, large families, handicapped, families with female heads of households, and the elderly.



Policies:

3.1 Not applicable - pertains to City Implementation of the Land Use Element.

3.2 Not applicable - pertains to City review.

3.3 Encourage a mix of housing types and densities in new large scale residential developments.

This Specific Plan provides 1,900 dwelling units varying in housing types and densities.

3.4 Establish provisions to allow mobile homes and manufactured housing on residential lots.

Mobilhomes used as a temporary residence during construction for less than one year is permitted with a CUP. However, permanent mobilhomes are not a permitted housing type and will be restricted through the projects CC & R's.

3.5 Existing and future infrastructure needs should be addressed in connection with considerations for new development proposals.

This Specific Plan discusses infrastructure needs and phasing in Sections 3.0 and 8.0 respectively.

3.6 Seek development which facilitates the efficient use of infrastructure, contributes to solutions of existing deficiencies, and anticipates and facilitates the orderly provision of future development and infrastructure consistent with this General Plan.

The development of the Specific Plan will provide pedestrian bridge crossings, the completion of the Decoro Bridge, and the widening / extension of major roadways, which will ease cross town traffic congestion, as well as provide internal infrastructure and support services for the Specific Plan area.

3.7 Provide opportunities for the development of adequate housing to provide the City's fair share of low and moderate income households.

This Specific Plan offers a range of multifamily and several single family residential products which could be considered moderate in price.

3.8 Not applicable - pertains to government sponsored elderly care.

3.9 Promote the dispersal of low and moderate income housing throughout the Santa Clarita planning area.

This Specific Plan area includes moderate income housing intermixed throughout the area.

3.10 Encourage the development of residential units which are accessible to handicapped persons and adaptable for conversion to use by handicapped persons.

The development within the Specific Plan area will meet or exceed State and UBC requirements.

3.11 Consider alternative development standards where practical in light of environmental, market, infrastructure and other factors to promote desired housing types and benefits, while also protecting the quality of life in the City.

The proposed developments within the Specific Plan area will provide desired housing types and benefits meeting current demands while protecting and enhancing the quality of life in the City.

3.12 Not applicable - pertains to the exploration of housing models.

3.13 Not applicable - pertains to the creation of self-help projects.



ISSUE 4: MAINTENANCE OF EXISTING AFFORDABLE HOUSING

Goal 4: To maintain and improve the condition of the existing housing stock, particularly the affordable portion of the housing stock, where feasible.

Policies:

4.1 thru 4.11

No policies of this Section are applicable to this Specific Plan as they pertain to existing housing stock, which does not exist on this site.

ISSUE 5: MEETING HOUSING NEEDS

Goal 5: To address and remove governmental constraints on the maintenance, improvement, and development of housing where appropriate and legally possible,

Policies:

5.1 thru 5.6

No policies of this Section are applicable to the Specific Plan as they pertain to governmental flexibility to provide low to moderate income housing, and density bonuses to new development. This project provides high density residential as envisioned by the General Plan, and therefore density bonuses are applicable.

ISSUE 6: EQUAL HOUSING OPPORTUNITIES

Goal 6: To promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, age, physical handicap, or color.

Policies:

6.1 Promote safe and secure housing and neighborhoods, and encourage housing design which serves to deter crime.

Small neighborhood pockets, cul-de-sacs, and pedestrian oriented travel ways provide interactive communities. This fundamental urban design concept will result in a safe and friendly community.

6.2 Not applicable - pertains to government monitoring.

6.3 Not applicable - pertains to government monitoring.

6.4 Not applicable - pertains to homeless assistance.

6.5 Encourage housing design standards that promote accessibility by the elderly and disabled.

Exterior spaces within this Specific Plan will be handicapped accessible. Individual structures will be accessible as building codes dictate.

6.6 Not applicable - pertains to government review.

6.7 Permit, subject to reasonable regulation, the location of residential care facilities in residential neighborhoods, as required by State law.

Residential care facilities are a permitted use within the Specific Plan area, subject to State Law.

ISSUE 7: DEVELOPMENT IN NATURAL RESOURCE AREAS

Goal 7: To provide new housing opportunities which are sensitive to social, aesthetic, and environmental needs.

Policies:

7.1 Restrict housing development in areas containing important natural resources consistent with other goals and policies pertaining to natural resource areas.



The San Francisquito Creek Conservation Area and the upland preserve zone area will protect the existing natural resources and prohibit development within those areas, with the exception of trails and buried bank stabilization.

- 7.2 Encourage clustering or grouping of structures within areas containing important natural resources in order to preserve those resources.

Important natural resources will be preserved within San Francisquito Creek Conservation Area.

- 7.3 Ensure the variety and visual appeal of residential development through project specific design review.

The variety and visual appeal of residential development will be subject to the development and use standards of Section 7 of this Specific Plan.

- 7.4 Not applicable- pertains to requiring residential projects situated in mountainous terrain to preserve major ridgelines and other significant environmental features.

- 7.5 Designate areas of restricted development due to their highly sensitive natural characteristics; such areas include significant ecological areas, mountain ridgelines, and water resources.

No development is permitted within the San Francisquito Creek Conservation Area which is considered a significant ecological area.

ISSUE 8: DEVELOPMENT SENSITIVE TO ENERGY CONSERVATION

- Goal 8: Provide new housing opportunities which are environmentally sensitive and energy efficient.

Policies:

- 8.1 To the extent feasible, require the incorporation of energy conservation features in the design of all new housing developments and encourage the installation of conservation devices in existing development.

This Specific Plan will meet state requirements pertaining to energy conservation.

- 8.2 Not applicable - pertains to government programs.

- 8.3 Not applicable - pertains to government incentives.



Community Design Element

**ISSUE I: PROTECTION OF
NEIGHBORHOOD
IDENTITY**

Goal 1: To protect and preserve the scale and character of existing neighborhoods while providing for new development which is consistent with the goals and policies of the General Plan.

Policies:

1.1 *Not applicable - pertains to existing neighborhoods.*

1.2 Ensure that clustering of new development is compatible with the character of the existing surrounding neighborhoods.

The design character of this Specific Plan area is compatible with the character of the surrounding neighborhoods.

1.3 Consider all design elements, including building size, height, mass, and architectural design, in the design review process so that new development does not conflict with the character of the neighborhoods.

A detailed design guideline and standard section is included within the Specific Plan. The guidelines and standards are intended to reflect and compliment the existing scale of Santa Clarita and the neighborhoods adjacent to the Specific Plan.

1.4 *Not applicable - pertains to the City working with residents of Placerita and Sand Canyon.*

**ISSUE 2: DESIGN CONCEPTS AND
QUALITY FOR THE
COMMUNITY**

Goal 2: To encourage design excellence in the development of all public and private projects in the City.

Policies:

2.1 Identify important design and aesthetic attributes that contribute to the unique character of the City.

The Specific Plan identifies the San Francisquito Creek Area as an important and unique characteristic of the City and has designed the development around it as such.

2.2 Provide for residential uses in proximity to business/commercial centers in a manner which promotes the neighborhood/village/town center planning concept and maintains the hierarchy of community centers and the concept of the Valley Center.

The communities within the Specific Plan provide a variety of residential unit types in close compatible relation to commercial land use areas, offering a diverse setting. The Valencia Town Center and Valencia Industrial Center are located approximately 1.25 miles south of the Specific Plan.

2.3 Promote opportunities for greater pedestrian orientation and lifestyles.

Human-scale streets with pedestrian parkways, trails and paseos which weave through the neighborhoods and link recreational amenities, and commercial land uses are the primary elements of the Specific Plan which results in a pedestrian oriented community.

2.4 Encourage key gateway design themes to the City's major communities consistent with the overall community image.



Appropriate gateway signage and focal landscaping will be provided and will be consistent with the overall community image.

- 2.5 Encourage the establishment of design themes while avoiding monotony within individual developments in the City.

The architecture within the Specific Plan area is an eclectic mix of architectural design styles which compliment each other, which however, allow a diversity of character.

- 2.6 Prepare and adopt design guidelines for the City and the individual communities that comprise the City.

In addition to the Unified Development Code, the Specific Plan design guidelines have been prepared for City adoption to guide the development of the Specific Plan area.

- 2.7 Promote opportunities for greater bicycle orientation and lifestyles.

Bicycle paths are proposed within and around the Specific Plan as an extension to the existing master bike trails.

- 2.8 Develop performance and design standards for buffer areas at the interface between uses.

Buffer areas between the proposed development areas and the San Francisquito Creek Conservation Area have been established. These buffer areas prohibit development, with the exception of trails and infrastructure improvements, and design standards for the trails and paseos are included on Exhibit 10 and 11 of the Specific Plan. Buffer have also been required as EIR mitigation between the community park and existing and future residential uses.

- 2.9 Develop concepts and design standards for use by the Design Review Committee in the evaluation of proposed projects.

Development concepts and design standards are provided in Section 7 of the Specific Plan.

- 2.10 Encourage public art as an entry focal point for residential developments.

Public art is not a significant feature within this Specific Plan. Art will be provided as required per the Unified Development Code.

- 2.11 Encourage public art as an on-site amenity for large-scale commercial, industrial, and mixed land uses.

Public art is not a significant feature within this Specific Plan. However, art will be provided as required per the Unified Development Code.

- 2.12 Not applicable - pertains to the preparation and adoption of City Ordinances.

ISSUE 3: TREATMENT OF COMMERCIAL DISTRICTS

- Goal 3: To promote design excellence in the development of business/commercial centers.

Policies:

- 3.1 Improve the appearance and function of business and commercial centers within the planning area through architectural form, landscaping, parking and signage schemes.

The Specific Plan contains standards to develop high quality commercial centers through architectural guidelines, landscaping, parking and signage.

- 3.2 Promote the development of a commercial business and retail City center through appropriate architectural form which encourages a unified theme and strong sense of place.

The three commercial centers proposed will provide a unified theme and strong sense of place for area neighborhoods, but will do so at a level of intensity that will not detract from the sense of place of the City Center.



- 3.3 Encourage the establishment of mixed use and village commercial centers throughout the planning area and provide opportunities for plazas, urban open spaces, and the effective use of street furniture in downtown areas.

The Specific Plan (Sub-Area 3 or Sub-Area 1 under Option B) proposes mixed use including commercial, multi-modal transportation, recreation, residential, office and entertainment. The areas will be strongly pedestrian oriented with features such as trail heads (providing access to the river trail), sidewalk cafes and additional elements which reinforce the pedestrian experience.

- 3.4 Encourage design and uses of commercial districts and related housing that add pedestrian orientation and that provide for safe and secure daytime and nighttime activities, i.e., the Newhall historic area and the City center.

The Specific Plan (Sub-Area 3 or Sub-Area 1 under Option B) proposes mixed use including commercial, multi-modal transportation, recreation, residential, office and entertainment. The areas will be strongly pedestrian oriented with features such as trail heads (providing access to the river trail), sidewalk cafes and additional elements which reinforce the pedestrian experience.

- 3.5 Encourage the provision of on-site employee recreation and open space.

Four parks totaling 20 acres as well as extensive trails and paseos are provided throughout the Specific Plan area. Pedestrian trails provide safe access to the recreational and open space areas from the commercial and light industrial sites. Additionally, a 7 acre county park (which will later be maintained by the City) in Sub-Area 3 will be developed to fulfill requirements of another project.

- 3.6 Encourage the provision of buffering in areas near commercial centers and residential neighborhoods to help separate and delineate business and residential districts and to create visual diversity.

Buffering through the use of paseos and setbacks is included within the Specific Plan area.

- 3.7 Discourage the development of small multi-tenant shopping centers which occupy corners or sections of blocks in favor of larger planned commercial and retail developments exhibiting consistent and uniform quality design themes which contribute in a positive way to the area.

The Specific Plan proposes to develop planned commercial and retail developments which exhibit uniform quality design themes and contribute in a positive way to the area.

ISSUE 4: HISTORIC BUILDINGS AND FEATURES

- Goal 4: To continue to preserve and maintain special historical features and landmarks as focal points in the planning area.

Policies:

4.1 thru 4.7

Not applicable - pertains to existing historical areas.

ISSUE 5: NATURAL RESOURCES PRESERVATION

- Goal 5: To preserve and integrate the prominent and distinctive natural features of the community as open space for the use and visual enjoyment of all City residents.



Policies:

- 5.1 Retain designated major landforms, such as ridgelines, natural drainage ways, streams, rivers, valleys, and significant vegetation, especially where these features contribute to the overall community density.

The San Francisquito Creek will be retained as a natural open space area. The natural vegetation will be preserved or enhanced and the buffer area will serve as a foraging area for wildlife living in and traversing the creek bed area.

An Oak tree analysis is included in the EIR and address the preservation of existing oak trees. Development in the Specific Plan will comply with the City's Oak Tree Ordinance. Where possible, oaks will be saved on-site.

All provisions of Section 17.17.090 of the Unified Development Code regarding oak tree preservation is applicable to this Specific Plan.

- 5.2 Develop guidelines for any development located in view corridors or near prominent/unique landforms.

All development will be setback from the San Francisquito Creek providing view corridors to the general public. Additionally, access points to the area also provide view corridors.

No mapped significant ridgelines occur within the Specific Plan Area; however, because portions of the site (i.e. Sub-Area 1) contain cross slopes greater than 10 percent, the project must obtain a hillside permit consistent with the City's Hillside and Ridgeline Preservation Ordinance.

- 5.3 Where possible, incorporate attractive natural amenities, such as rock outcroppings, vegetation, streams, and drainage areas, into the development of future projects to protect the environment and provide landscape opportunities, visual interest, scale and/or recreational opportunities.

The natural environment is one of the greatest assets for the new community. The 120.6 acre (114.4 acres under Option B) San Francisquito Creek Planning Conservation Area is proposed to be kept in its natural state, preserving and / or enhancing existing vegetation in and adjacent to the creek.

ISSUE 6: OPEN SPACE AREAS/PARK DESIGN

- Goal 6: To protect and enhance open space areas that provide visual and aesthetic character and identity to the community.

Policies:

- 6.1 Establish programs and ordinances that will be effective in providing visual relief and separation between development and parks.

Three of the four parks and private recreation areas proposed about residential development. The community park under Option A or B is bordered by roads to the east and south, a junior high school immediately adjacent to and north (south under Option B) and the creek buffer zone to the west providing effective separation between developments.

- 6.2 Promote open areas, such as plazas, interior arcades, galleries, rooftop gardens, and scenic viewplaces, within intensive urban developments.

Elements such as open areas are encouraged within the Specific Plan, via the land use regulations and development standards.

- 6.3 Establish recreational areas for both passive and active activities.



Both passive and active parks and passive open space are proposed within the Specific Plan area.

- 6.4 Not applicable - Pertains to the City creating park designations.

- 6.5 Promote the concept of a network of neighborhood parks and open space areas; where possible integrate neighborhood parks with a larger community-wide system; incorporate jogging and hiking trails, bicycle paths, and equestrian trails links wherever possible.

The Specific Plan area is interwoven with parks and connective trail systems which conveniently link residences and commercial areas to the extensive systems of parks, recreation and open space. The opportunity for recreation and pedestrian mobility is a fundamental concept of the Specific Plan.

- 6.6 Promote the preservation and enhancement of open space and recreational uses tied to the Santa Clara River Corridor as identified in the Land Use Element.

The San Francisquito Creek Corridor is preserved as open space and maintained in a natural state. River Trails follow the perimeter of the San Francisquito Creek Sub-Area 8 within the upland preserve zone providing access to and from the recreational land use areas. These river trails eventually tie into the Santa Clara River Corridor.

- 6.7 Promote visual and physical buffers, where appropriate, by use of easements, roadways, trails, ridgelines, and other features, to delineate various communities in the valley.

The Specific Plan area is an extension of the existing communities of Santa Clara. Effort has been made to integrate, rather than separate its opportunities within the City. Geographically, the Specific Plan area has a physical separation, via the existing roadway network, from the

existing communities, which will allow the character of each community to remain individually unique.

- 6.8 To the extent possible, promote the development of equestrian trails in river and stream channels and other open space areas away from urbanization and to connect with trails in the national forest in addition to locations within and adjacent to road easements.

An equestrian trail is proposed in the San Francisquito Creekbed. In addition, multi-use trails are located within the Specific Plan area, which include use for equestrian purposes. These trails are strategically located to connect with similar trails depicted by the General Plan.

ISSUE 7: CIRCULATION SYSTEM DESIGN

- Goal 7: To develop a safe and efficient circulation system that protects and enhances the overall community character.

Policies:

- 7.1 Develop design principles for major roadway types which are consistent with roadway function and which address roadway improvements, landscaping, aesthetics, roadway signage, lighting, and pedestrian enhancements.

The adopted Specific Plan standards for major roadway types are consistent with the General Plan. The standards address design principles for major roadways including landscaping, aesthetics, lighting, signage, bicycle, and pedestrian enhancements.

- 7.2 Encourage and enhance identifiable entryways for the overall community, individual residential neighborhoods, and unique or principal business/commercial districts of the City.



Entryways to the Specific Plan areas as well as the commercial and residential neighborhoods will be enhanced with extensive landscaping and signage as appropriate.

- 7.3 *Not applicable – pertains to the protection of view windows along major scenic highways and road corridors.*

- 7.4 *Not applicable - pertains to roadway in hillside areas.*

- 7.5 Except where special rural standards are necessary to maintain the rural characteristics of an area, sidewalks should be provided in all areas; such sidewalks need not always be located adjacent to the street and may meander within landscaped areas, interconnect businesses such as in an industrial park setting and link neighborhoods and services such as the paseo system.

Sidewalks are provided along all major roadways proposed within the Specific Plan. These sidewalks connect to the internal trail/paseo system linking residential, schools, commercial, industrial, recreational and open space land uses.

- 7.6 Encourage the design and development of multi-use trails and pedestrian ways as an alternative transportation mode and to reduce traffic.

Multi-use trails and pedestrian ways are provided throughout the Specific Plan linking recreational, schools, residential, commercial, industrial, and open space land use.

ISSUE 8: SIGNAGE AND BILLBOARDS

- Goal 8: To ensure that signage throughout the City is visually attractive and minimizes distraction.

Policies:

- 8.1 Enforce the comprehensive sign ordinance which calls for the elimination of nonconforming signs.

Except as modified within the Specific Plan, signage is subject to the Unified Development Code.

- 8.2 *Not applicable - pertains to City coordination with other agencies.*

- 8.3 Encourage distinctive signage which identifies principal entries to the City, unique districts, neighborhoods, and public buildings and parks.

All signage is subject to Chapter 17.19 of the Unified Development Code, except as modified within the Specific Plan document.

- 8.4 Prohibit new billboards in the City and encourage the elimination of existing billboards Citywide.

All signage is subject to Chapter 17.19 of the Unified Development Code, except as modified within the Specific Plan document.

- 8.5 Prohibit private signs in the right-of-way.

All signage is subject to Chapter 17.19 of the Unified Development Code, except as modified within the Specific Plan document.

ISSUE 9: LANDSCAPE ARCHITECTURE

- Goal 9: To promote superior landscape design which emphasizes aesthetics, function, and water conservation.

Policies:

- 9.1 Encourage landscaping around residential, commercial, and industrial buildings and parking areas to enhance views from roadways and surrounding uses.

Landscaping is required within all of the above mentioned areas. Landscaping



within the community is viewed as the underlying character unification theme for the Specific Plan area.

- 9.2 Utilize landscaping techniques to screen incompatible land uses and create transition and buffer zones between conflicting use areas.

Enhanced landscaping is proposed within the upland preserve zone as well as throughout the project and within the paseo areas.

- 9.3 Encourage major landscape themes to provide visual relief in highly urbanized areas.

In addition to the trails, paseos, and the proposed 15.9 acre community park, the Specific Plan is proposing 120.6 acres (114.4 acres under Option B) of open space within the San Francisquito Creek Planning Area which will provide visual relief in urbanized areas.

- 9.4 Develop landscape themes to accentuate the major public gateways to the City.

Enhanced landscaping will be provided along major access points into the Specific Plan consistent with the City's Landscape Ordinances.

- 9.5 Develop citywide landscape and tree planting guidelines which promote low maintenance, drought-tolerant and fire-resistant species.

All citywide landscaping and tree planting guidelines will be as per City standards.

- 9.6 Encourage incorporation of indigenous vegetation and compatible drought tolerant vegetation into landscape themes throughout the planning area.

The landscape palette of the Specific Plan area is based upon the indigenous character of the Valley. Heavy reliance on traditional Southern California plant materials is a part of the character. The

Primary Buffer area will be planted with indigenous vegetation.

- 9.7 Encourage incorporation of indigenous landscape materials such as, native stone, river rock, and Bouquet Canyon Stone into landscape themes.

The use of the above mentioned landscape materials are not prohibited and may be incorporated into the landscape plans.

- 9.8 Promote sensitive landscape treatment of fuel modification zones between development and open space areas.

Sensitive landscape treatment will be prepared to specifically blend with the existing vegetation, and provide fire protection for the area in accordance with Los Angeles County Flood Control.

- 9.9 Encourage consistent application of materials and vegetation within communities and differentiate between communities.

The overall landscaping is intended to create an underlying unity within the Specific Plan area, with modifications that differentiate individual neighborhoods.

- 9.10 Promote the establishment of landscape maintenance districts, homeowner association, assessment district, property owners assessment district or other methods to maintain open space and slope areas around residential areas.

Homeowners associations will be created which will maintain the private landscape elements of the community.

- 9.11 Encourage the development of a tree replacement program.

All landscaping will be maintained subject to the Unified Development Code.



ISSUE 10: ARCHITECTURE

Goal 10: To achieve architectural themes and form which promote human scale and provide a comfortable human interaction with buildings.

Policies:

- 10.1 Provide design flexibility for urban design and architectural concepts in order to avoid architectural monotony and lack of design innovation.

The Specific Plan proposes an eclectic mix of design characters and various building setbacks which promote creativity and imagery, while fully meeting compatible design parameters.

- 10.2 Encourage the use of materials that complement adjacent buildings and their surroundings.

The materials used for residential and commercial development will be compatible with adjacent buildings in surrounding areas.

- 10.3 Encourage design solutions that consider physical scale of the area and adjacent buildings.

The structures proposed vary in height and setbacks to create an appropriate scale and context.

- 10.4 Examine potential opportunities for community theme elements within individual residential areas, neighborhood centers, recreation centers, landscaped street medians, and other community facilities.

Enhanced landscaping and attractive signage will be incorporated into the community theme elements.

ISSUE 11: INFRASTRUCTURE

Goal 11: To achieve a coordinated and efficient infrastructure system which is visually unobtrusive while designed to meet the current and future needs of the planning area.

Policies:

- 11.1 Encourage placement of transmission power lines and other mechanical equipment underground, where feasible, to maximize safety and minimize visual distraction.

Power lines within the plan area will be located underground in accordance with City ordinances and policies.

- 11.2 Require that new electrical, telephone, cable television, mechanical equipment and other distribution lines be placed underground.

These lines will be placed underground.

- 11.3 Require that all new on-site connections and utilities are installed underground and prepare and implement an undergrounding program for existing development, where possible.

These lines will be placed underground.

- 11.4 Ensure that utilities and connections which are located aboveground do not interfere with or adversely impact access, visibility, appearance, or the character of the structures near which they are located.

No utilities or connections installed above ground will adversely impact structures nearby.

- 11.5 Not applicable - pertains to governmental coordination.

- 11.6 Incorporate landscaping, undergrounding, berms, and other techniques and design measures to integrate public facilities, such as water tanks and major water



transmission lines, where visible, into the community design.

Landscaping, undergrounding, berms, or other techniques and design measures will be utilized to incorporate public facilities such as water tanks, water wells, and water transmission lines where visible, into community design.

- 11.7 *Not applicable - No railroad right-of-way exists within the Specific Plan area.*

- 11.8 Examine the use of the land under high power transmission lines for landscaping, tree farms, additional safe recreation areas, and other appropriate feasible uses.

The Specific Plan provides a comprehensive development plan of all land within the Specific Plan area, including any lands located under high power transmission lines. Land use determination is based on the best and most appropriate use for the land and situation.

- 11.9 *Not applicable - these elements will not be located within the Specific Plan. Any new electrical lines will be placed underground.*

- 11.10 Encourage a community design relative to housing, commercial, and industrial uses that provides convenience and Fiscal stability.

The strong emphasis on pedestrian friendly design (including the provision of a comprehensive trail system) will provide convenience and fiscal stability to the commercial and industrial land uses.



***Economic Development
and Community
Revitalization Element***

**ISSUE 1: BUSINESS AND ECONOMIC
ACTIVITY DIVERSIFICATION**

Goal 1: To achieve a balanced mix of manufacturing, commercial, retail, cultural, entertainment, and service uses that result in a diversified, stable, and environmentally sound local economic base.

Policies:

- 1.1 Seek to expand City's economic base by planned annexation program.

Approximately 597 acres are being annexed (Annexation 98-02) into the City which includes residential, commercial, industrial, open space, and recreational land uses.

- 1.2 Not applicable - pertains to City to develop a business diversification profile.

- 1.3 Develop standards to allow for multiple economic activities in business and industrial park areas.

Development Standards for the Business Park land use as stated in the Specific Plan encourages multiple economic activities.

- 1.4 Encourage business opportunities in the eastern portion of the planning area, in addition to known new commercial and industrial centers along Interstate 5, and especially in the community of Canyon Country and in proximity to SR-14.

The Specific Plan provides for business opportunities with new commercial and industrial centers in the Interstate 5 area.

- 1.5 Assist in the development and promotion of amusement, entertainment, filming, and the arts as a theme for the Planning Area to create a positive identity and enhance tourist

and business opportunities to bring revenues to the City.

The Specific Plan provides opportunities for entertainment and amusement development creating a positive identity and enhancing existing tourism and new business opportunities.

- 1.6 Not applicable - pertains to City preparation of labor market profile.

- 1.7 Not applicable - pertains to City working with other business groups.

- 1.8 Not applicable - pertains to City reviewing its competitive position.

- 1.9 Not applicable - pertains to City pursuing hotel and major business.

- 1.10 Not applicable-pertains to City monitoring of fiscal position.

- 1.11 Not applicable - pertains to the Historical District.

ISSUE 2: GROWTH GUIDANCE

Goal 2: To ensure adequate infrastructure and economic base support, the City should seek to stimulate simultaneous development of businesses and housing occurring within its boundaries and within the planning area.

Policies:

- 2.1 Not applicable - pertains to City for development monitoring.

- 2.2 Not applicable - pertains to City routinely defining balanced development with City marketing efforts.

- 2.3 Not applicable - pertains to City assessing job/housing balance target.

- 2.4 Not applicable - pertains to City cooperation with other agencies.



- 2.5 *Although this policy pertains to City coordinating the timing of development, Section 8.1 of the Specific Plan requires the phasing of development be timed with available infrastructure and facilities.*
- 2.6 *Not applicable - pertains to City cooperation with other agencies.*
- 2.7 *Not applicable - pertains to City's sphere of influence.*
- 2.8 *Not applicable - pertains to City objectives for economic development.*
- 2.9 *Not applicable - pertains to City development of financial plan.*
- 2.10 *Not applicable - pertains to the City's use of funding sources.*
- 2.11 *Encourage clean, non-polluting industries to develop in the City.*

No polluting industries are proposed nor permitted within the Specific Plan.

ISSUE 3: ECONOMIC DEVELOPMENT ORGANIZATION

- Goal 3: Consider the establishment of public/private bodies that will facilitate the implementation of the economic development policies of the General Plan.

Policies:

- 3.1 *Not applicable - pertains to City creating specific purpose entities.*
- 3.2 *Not applicable - pertains to City cooperation with other agencies.*
- 3.3 *Not applicable - pertains to City establishing a public facilities funding corporation.*
- 3.4 *Not applicable - pertains to City programming.*
- 3.5 *Not applicable - pertains to City promoting financial assistance.*

ISSUE 4: PROVISION AND FINANCING OF INFRASTRUCTURE

- Goal 4: To serve existing and new economic growth, the City should pursue timely and equitable strategies to provide financing of basic, community, and public safety infrastructure.

Policies:

- 4.1 *Not applicable - pertains to City relationship with Caltrans.*
- 4.2 *Work in support of local school districts to determine additional methods of providing local capital for school district facilities development, rehabilitation, and maintenance.*

School adequacy is evaluated in Section 3.3.2 of the Specific Plan as well as in the Draft EIR. Project applicant compliance with the February, 1997 School Facilities Funding Agreement between the Saugus Union School District and Newhall Land and Farming and the October, 1998 School Facilities Funding Agreement, between the William S. Hart Union High School District and Newhall Land and Farming fully mitigate (to the satisfaction of the school districts) the project impacts to schools.

Additionally, a junior high school site has been provided on-site in accordance with an agreement between the property owner and the school district.

- 4.3 *Not applicable - pertains to the City's long term debt financing. However, Section 8.2 of the Specific Plan does address public financing of improvements associated with Specific Plan development.*
- 4.4 *Not applicable - pertains to enterprise funding methods and financing strategies for public infrastructure operations and maintenance.*

However, Section 8.2 of the Specific Plan does address public financing of improvements associated with Specific Plan development.



- 4.5 Not applicable - pertains to financial mechanisms for economic development.
- 4.6 Not applicable - pertains to financial impacts for ongoing maintenance.
- 4.7 Not applicable - pertains to fiscal impact modeling.
- 4.8 Not applicable - pertains to City participation in freeway and highway projects.
- 4.9 Not applicable -pertains to City's relationship with LA County.
- 4.10 Not applicable - pertains to City pursuing mass transit funding.

ISSUE 5: FISCAL BALANCE

Goal 5: To ensure the City's present and future fiscal balance of municipal revenues and expenditures is maintained.

Policies:

- 5.1 Seek a mixture of land uses, and the progressive and concurrent development of such uses, so that service costs are provided for in the municipal budget, the General Fund, Capital Improvement Program, Enterprise Funds, and other financing mechanisms.

The Specific Plan proposes a broad array of uses ranging from neighborhood commercial to industrial. The uses are phased in a manner so that service costs are adequately provided for by the appropriate funding mechanisms.

- 5.2 Require new public and/or private developments to demonstrate the ways in which they can contribute to the achievement of municipal fiscal balance.

The commercial activities provided for within the Specific Plan area, will greatly help in providing fiscal balance and employment opportunities to the City of Santa Clarita.

- 5.3 Develop a method that allows the City to impose on new development a requirement to pay for infrastructure as development occurs (i.e., development impact fees).

Various Development Impact Fees will be paid at the time of permit issuance or recordation of the final map, whichever applies.

- 5.4 Developers should provide fiscal impact analysis and pro forma information to the City on development projects.

Appropriate information including a fiscal impact analysis is being furnished to the City to facilitate the review of the project.

ISSUE 6: CITY MARKETING

Goal 6: To market and promote the City's available resources as necessary to encourage further expansion of its economic base.

Policies:

6.1 thru 6.6

No policies related to this section are applicable to the Specific Plan in that they pertain to the establishment of a City Government body.

ISSUE 7: REVITALIZATION

Goal 7: To promote revitalization for the City's long- term economic stability.

Policies:

7.1 thru 7.6

No policies related to this section are applicable to the Specific Plan in that they pertain to existing development revitalization.



**ISSUE 8: IDENTIFY REVITALIZATION
NEEDS AREAS
COMPREHENSIVELY**

Goal 8: Identify programs, plans and mechanisms necessary to implement a Redevelopment / Revitalization Program.

Policies:

8.1 thru 8.4

No policies related to this section are applicable to the Specific Plan in that they pertain to existing development revitalization.

**ISSUE 9: LONG RANGE FINANCIAL
PLANNING**

Goal 9: To prepare a long-range financial plan which would contain both an operating and capital plan and be updated on a regular basis.

Policies:

9.1 thru 9.2

No policies related to this section are applicable to the Specific Plan in that they pertain to fiscal planning and long-range financial plans.



Circulation Element

ISSUE 1: NEED FOR ARTERIAL STREET SYSTEM

Goal 1: To provide a circulation system to move people and goods safely and efficiently throughout the City of Santa Clarita and the general planning area.

Policies:

- 1.1 Improve circulation facilities to provide improved levels of service and standards of safety over current traffic operations with a priority to improve local traffic patterns.

The Specific Plan provides a comprehensive circulation plan (Exhibit 6) which helps implement this policy.

- 1.2 Maintain appropriate levels of service at all intersections in the City during peak hours to ensure that traffic delays are kept to a minimum.

City standards ensure the Specific Plan project will maintain appropriate levels of service at intersections as identified on Table 4.3.-7 in the EIR.

- 1.3 Preserve the quality of residential neighborhoods by discouraging the flow of truck and through traffic in these areas consistent with circulation and emergency needs.

The circulation pattern designed for residential areas is not one of through circulation through the project area. Through circulation is provide for outside of the residential area via four arterial roads and two collector roads surrounding and bisecting the community.

- 1.4 Not applicable - pertains to establishment of a capital improvement program.

- 1.5 Encourage consistent through-street names.

Wherever applicable on-site, through street names have been consistent with off-site streets, such as Decoro Drive and Smyth Drive.

- 1.6 Not applicable - pertains to governmental coordination.

- 1.7 Not applicable - pertains to governmental coordination.

- 1.8 Not applicable - pertains to computer based traffic projections.

- 1.9 Maximize and improve the operating efficiency and safety of the existing roadway system wherever possible.

The traffic study prepared in support of the project contained in Appendix 4.3 of the EIR includes all practical and feasible means to improve the existing roadway system.

- 1.10 Limit the number of intersections and driveways on all major, secondary and limited secondary roadways to promote a safe, efficient and steady flow of traffic.

The number of access points and public intersections are limited on these arterials and parkways, as is illustrated within the circulation section 3.1.1 (page 3.13 and Exhibit 6) of the Specific Plan.

- 1.11 Not applicable - pertains to truck routes through the City.

- 1.12 Not applicable - pertains to City programs.

- 1.13 Enforce dual access requirements for safety and circulation purposes.

Dual access is provided within each of the planning areas proposed within the Specific Plan area. Pages 3-13 to 3-15 and Exhibit 6 of the Specific Plan discuss and depict existing and proposed access points.

- 1.14 Require access to higher density land uses and commercial developments from major, secondary and limited secondary roadways, and not from low density residential neighborhoods.

Vehicle access to higher density land uses and commercial development will not extend through low density residential neighborhoods.

- 1.15 Establish hillside street standards which are sensitive to topographical constraints, necessary grade separations and other special needs.



Because portions of the Specific Plan site contain cross slopes greater than 10 percent, the project must obtain a hillside permit consistent with the City's Hillside Ordinance.

- 1.16 Encourage curvilinear street designs in both level and hillside areas to contour to the topography and to create a more pleasant street environment.

Curvilinear street designs have been incorporated within the Specific Plan to create a more pleasant street environment and to be sensitive to topography consistent with the Hillside Ordinance.

- 1.17 Not applicable - pertains to City funding for transportation.

- 1.18 Maintain adequate access to state highways and freeways serving the Santa Clarita planning area including Interstate 5 on the west, State Route 14 on the southeast and State Route 126 on the northwest.

Adequate access will be maintained to Interstate 5 from SR-126, Magic Mountain Parkway, Rye Canyon and McBean Parkway.

- 1.19 Maximize use of all major, secondary and limited secondary roadways while minimizing use of all collectors and local streets. Protect residential neighborhoods from intrusion of undesirable through traffic.

As shown on Exhibit 6 (Circulation Plan), residential neighborhoods are accessed from collector roads reducing undesirable through traffic while maximizing use of major roadways for commercial access.

- 1.20 Develop design standards for roadway and intersection improvements to safely and efficiently accommodate existing and projected traffic patterns and circulation.

All roadway and intersection designs will comply with City Standards providing safe and efficient traffic patterns and circulation.

- 1.21 Not applicable - pertains to adoption of City policy.

- 1.22 Not applicable - pertains to City development of a Congestion Management Program (CMP).

- 1.23 Establish roadway alignments and require appropriate dedication of right-of-way for all major and secondary highways.

Following the adoption of the Proposed General Plan Amendment, all major and secondary roadways will be consistent with the General Plan. The Specific Plan will provide the dedication of right-of-way per the City requirement.

- 1.24 Encourage the safe routes to school program.

Auto access to the proposed school is via Fairview Drive under Option A, or Decoro Drive under Option B which connect with McBean Parkway. Pedestrian access will be provided via proposed trails and paseos.

- 1.25 Not applicable - pertains to City conditioning of traffic impacts.

- 1.26 Not applicable - pertains to City standards.

- 1.27 Not applicable - pertains to City preserving corridor right-of-ways.

ISSUE 2: NEED FOR LOCAL TRANSIT SERVICES

- Goal 2: Promote a public transportation system that is safe, convenient, efficient, and meets the identified needs of the City of Santa Clarita and the general planning area.

Policies:

- 2.1 Incorporate accommodations and facilities to support local transit services (i.e., bus lanes, bus stops and bus shelters) in new and redeveloped projects, where feasible that are consistent with local transit planning.



The design for North Valencia No. 2 Specific Plan includes provisions for transit stops. The proposed Specific Plan also has been designed with commercial land uses in close proximity to residential land uses which encourages pedestrian use of the paseo system. Based on these proposed design elements, the Specific Plan would be consistent with this policy.

- 2.2 Not applicable - pertains to private transportation.
- 2.3 Not applicable - pertains to government coordination.
- 2.4 Not applicable - pertains to the City's development of a multi-modal transit facility. A facility is being designed at Valencia Boulevard and McBean Parkway near the Specific Plan.

- 2.5 Develop adequate pedestrian access and encourage the use of these systems.

The proposed Specific Plan is consistent with this policy in that the North Valencia No. 2 Specific Plan includes a multi-purpose bicycle and pedestrian trail and paseo system with path ways located throughout the Specific Plan site and along the San Francisquito Creek, providing access from residential neighborhoods to the community trails system.

- 2.6 Require right-of-way dedication and/or construction of appropriate facilities in support of a public transportation system in new and redeveloped projects.

Within the development, public transit will be provided for with provisions for additional bus stops and other facilities as required by the local transit company.

- 2.7 Not applicable - pertains to areas within immediate proximity to the rail line.
- 2.8 Not applicable - pertains to city program.
- 2.9 Not applicable - pertains to city use of right-of-ways for intra-valley and commuter use.

ISSUE 3: TRANSPORTATION ALTERNATIVES

- Goal 3: To promote safe and effective alternatives to the personal automobile that will meet the needs of all planning area residents.

Policies:

- 3.1 Not applicable - pertains to creating a master plan of bikeways.
- 3.2 Provide a system of sidewalks or pathways, tunnels and bridges in residential, commercial and industrial areas that feature a safe environment, integrating pedestrian and bicycles in a manner harmonious with the surrounding neighborhoods.

Per the City of Santa Clarita's General Plan, the Santa Clarita Valley trail system is only partially complete. The North Valencia No. 2 Specific Plan project area proposes new trails that incorporate a linkage to existing trails. The trails system as proposed, will be accessible to equestrians, hikers, joggers and bicyclists. Additional internal trails and sidewalk segments and connections will be provided within the individual neighborhoods. They will be designed as extensions of the community and local trail network and complete the overall pedestrian system (See the Recreation and Trails Plan Exhibit 10).

All collector-level streets are provided with off-street walkways with landscaped parkways. One existing and two proposed pedestrian bridges are provided over arterial highways.

The extension of Decoro Drive and the completion of the Decoro Bridge (580' long and 87' wide) provide an integral link between the Decoro South and Eastcreek Planning Areas and the existing High School and proposed Junior High School site under Option B.



- 3.3 Promote bicycle accessibility to all public facilities, including parks, schools, and centers of civic activity.

In addition to the trails above, the project is proposing to incorporate Class I Bike Trails (off-street bicycle paths with a fully separate travel-way designated exclusively for bicycle and pedestrian use).

These bike trails are located throughout the North Valencia No. 2 Specific Plan Project area and provide accessibility to public facilities.

- 3.4 Develop an integrated system of bus service that reaches all major concentrations of residential development and employment.

The Santa Clarita Transit (SCT) system operates five routes along the boundaries of North Valencia No. 2 Specific Plan (Bus Routes 10/20 along Newhall Ranch Road, 45/55 along McBean Parkway, and an extension of Route 55 to Valencia High School).

Currently, 17 bus stops exist along the thoroughfares of the North Valencia No. 2 Specific Plan. In order to accommodate and service the new development, additional bus stops are being proposed (Refer to the Public Transit Plan Exhibit 9).

Bus shelters will be provided to serve the Specific Plan area as determined by the Contract between the City and MDA.

- 3.5 Not applicable - pertains to City encouragement of alternative transportation methods.
- 3.6 Not applicable - pertains to right-of-way dedications.
- 3.7 Not applicable - pertains to a ride sharing program.
- 3.8 Consider the establishment of a pedestrian only district.

Trails and paseos will provide safe access to all residential, commercial, industrial, school, open space, and recreation uses within the Specific Plan area.

ISSUE 4: PARKING FACILITIES

- Goal 4: To provide for and ensure an adequate supply of off-street private and public parking to meet the needs of local residents and visitors to the City and the planning area.

Policies:

- 4.1 Adopt regulations which specify minimum parking requirements for various types of land uses. Periodically review and update these standards as commuting patterns, vehicle sizes and land uses change over time.

The parking section within this Specific Plan describes in detail a program for minimum parking requirements for all land use areas within the Specific Plan area. In addition, all provisions of Chapter 17.18 of the Unified Development Code regarding parking shall be applicable to this Specific Plan except as specified within the Specific Plan.

- 4.2 Provide public parking resources in response to the demand for such facilities (including park-and-ride facilities), through development exactions, special assessment districts or other appropriate funding mechanisms.

Public parking will be provided for on-site as outlined within the circulation and parking sections of this Plan.

- 4.3 Screen and/or buffer large parking areas from public view through the use of landscape setbacks, earth berms and hedge screens (to headlight level) and trees and landscaping in parking areas.

The intention of this Specific Plan is to minimize the acreage and visibility of developed parking areas. Where parking is



visible from public areas, it will be landscaped and screened as described within the parking and landscape sections of this Plan.

- 4.4 On-street parking should generally be eliminated from all major, secondary and limited secondary roadways.

On street parking will be limited and shall be consistent with City design standards.

- 4.5 Encourage enclosed bicycle lockers at major facilities.

Facilities for bicycles will be provided as per City standards.

- 4.6 Consider the use of shared parking and jointly operated parking structures, as appropriate.

The proposed junior high school site and community park site will utilize shared parking.

- 4.7 Not applicable - pertains to park and ride locations near I-5.

ISSUE 5: REGIONAL SYSTEM IMPACTS

Goal 5: Pursue an aggressive posture in the region in advocating a regional transportation system.

Policies:

- 5.1 Not applicable - pertains to City programs.

- 5.2 Not applicable - pertains to government agency's coordination.

- 5.3 Not applicable - pertains to government agency coordination.



Human Resources Element

**ISSUE 1: HUMAN SERVICES AND
FACILITIES REQUIRED TO
SERVE EXISTING AND FUTURE
DEVELOPMENT**

Goal 1: To encourage adequate social service programming for existing and future residents responsive to the needs of diverse populations, including, but not limited to, families with children, seniors and the frail elderly, minorities, persons with disabilities, immigrants, and the homeless.

Policies:

1. 1. thru 1. 21

The policies of this section are not applicable to the Specific Plan, as they refer to programs to be established by the City of Santa Clarita.

**ISSUE 2: HEALTH CARE SERVICES AND
FACILITIES**

Goal 2: To promote the provisions of a broad range of high quality health care services to meet the existing and future needs of City residents.

Policies:

2.1 Not applicable - pertains to programs to be established by the City of Santa Clarita.

2.2 Not applicable - pertains to programs to be established by the City of Santa Clarita.

2.3 Not applicable - pertains to assessing and monitoring specific health care needs.

2.4 Encourage the development of medical care facilities balanced throughout the City.

The development of medical care facilities are a permitted use within the commercial and business park zone designations.

2.5 Encourage the development and continuation of programs for seniors, children, families, and handicapped persons.

Group care facilities and residential retirement homes are a permitted use within the Specific Plan.

2.6 Not applicable - pertains to programs to be established by the City of Santa Clarita.

2.7 Encourage the siting of public health clinics near target populations and/or public transportation routes.

The development of medical care facilities are a permitted use within the commercial and business park zone designations.

2.8 Not applicable - pertains to programs to be established by the City of Santa Clarita.

ISSUE 3: CULTURAL OPPORTUNITIES

Goal 3: To encourage the development of a wide range of community and cultural activities throughout the planning area.

Policies:

3.1 Encourage the establishment of community-based organizations and develop community gathering areas which promote a variety of cultural activities in the Planning Area.

A goal of the Specific Plan is to develop community gathering areas which promote a variety of activities in the Planning Area.

3.2 thru 3.7

The policies of this section are not applicable to this Specific Plan, as they refer to programs to be established by the City of Santa Clarita.



ISSUE 4: EDUCATION

Goal 4: To encourage improved educational and training opportunities and services for the people throughout the planning area.

Policies:

4.1 thru 4.6

The policies of this section are not applicable to the Specific Plan, as they refer to programs to be established by the City of Santa Clarita.

ISSUE 5: CHILDCARE

Goal 5: To encourage the development of affordable and quality daycare for the children of the Santa Clarita Valley.

Policies:

5.1 *Not applicable - pertains to City monitoring child care needs.*

5.2 Evaluate the feasibility of including childcare uses and homes in the zoning or conditional use permit ordinance by right in any zone in which they are needed.

Day nurseries and day care schools are a permitted use within the Specific Plan area.

5.3 *Not applicable - pertains to City programs.*

5.4 *Not applicable - pertains to childcare provisions by major employers.*

5.5 *Not applicable - pertains to City programs.*

5.6 *Not applicable - pertains to City programs.*

5.7 *Not applicable - pertains to City coordination with other agencies.*

5.8 *Not applicable - pertains to City development fees.*

5.9 *Not applicable - pertains to City programs.*

5.10 *Not applicable - pertains to City programs.*

5.11 *Not applicable - pertains to City programs.*

ISSUE 6: GANGS

Goal 6: To prevent the formation, migration and proliferation of gangs in the Santa Clarita Valley.

Policies:

6.1 thru 6-7

The policies of this section are not applicable to the Specific Plan, as they refer to programs to be established by the City of Santa Clarita.

ISSUE 7: COMMUNITY MAINTENANCE

Goal 7: To stimulate pride in the appearance of our community and improve the quality of life.

Policies:

7.1 *Not applicable - pertains to rehabilitation programs.*

7.2 *Not applicable - pertains to the community service center not within the Specific Plan area.*

7.3 *Not applicable - pertains to City enforcement of abandoned vehicles.*

7.4 *Not applicable - pertains to programs to be established by the City of Santa Clarita.*

7.5 *Not applicable - pertains to the City's provision of a consistent pattern of code enforcement.*

7.6 *Not applicable - pertains to the City's provision of information on the City Home Improvement Grants for neighborhoods.*

7.7 Promote neighborhood cooperation to clean up areas through neighborhood meetings and contacts from the City.



The Specific Plan provides for the establishment of Homeowner Associations which helps to promote neighborhood cooperation to clean up areas through neighborhood meetings.

7.8 *Not applicable – pertains to the Santa Clara Pride Committee.*



**Public Services, Facilities,
and Utilities Element**

**ISSUE 1: ADEQUACY OF PUBLIC
SERVICES, FACILITIES, AND
UTILITIES**

Goal 1: Work with utilities and other service providers to ensure adequate and safe public infrastructure and public services for City residents, including upgrading and expansion of existing deficient systems.

Policies:

- 1.1 Not applicable - pertains to city cooperation with other agencies.*
- 1.2 Not applicable - pertains to city cooperation with other agencies.*
- 1.3 Not applicable - pertains to city recordation of service needs.*
- 1.4 Not applicable - pertains to the City's development of a Development Monitoring System to evaluate cumulative impacts.*
- 1.5 Require that new developments be prohibited or delayed unless necessary public services and utilities will be available at the time of occupancy or will be provided within a reasonable period of time as part of an adopted improvement plan.

Development within the Specific Plan area will be phased to construct infrastructure prior to development.

It is anticipated that the Residential and Commercial land uses are to be developed over a four year time period. Section 8 outlines the anticipated phasing of residential development.

- 1.6 Not applicable - pertains to City preparation of Capital Improvements Plan.*
- 1.7 Work with wholesale and retail water purveyors to ensure provision of an adequate supply of water of high quality

to all households and businesses within the City.

The Specific Plan area is located within the wholesale water service area of the Castaic Lake Water Agency (CLWA) and is partially within the retail water service area of the Valencia Water Company (VWC). According to the VWC, adequate water supplies are available to serve both the existing water demand in the VWC service area and the demand from the Specific Plan Area. As the site develops, the proposed uses on the site would increase water demand, but would not require an extension of water service infrastructure to the site.

- 1.8 Promote water conservation and reclamation in order to reduce water consumption in existing and future developments

The Specific Plan promotes water conservation in order to reduce water consumption through the implementation of Urban Best Management Practices.

- 1.9 Ensure that the community is provided with adequate trash collection, including the installation and maintenance of public trash receptacles on streets, in parks, and in other public places.

Residential, commercial, and industrial trash collection in the City is handled by three private haulers. These haulers are permitted by the City of Santa Clara Environmental Services Division to collect residential, commercial and industrial waste in the City.

- 1.10 Not applicable - pertains to a Citywide recycling program.*
- 1.11 Develop a drainage master plan that is sensitive to environmental and aesthetic concerns.

The Drainage Concept Plan for the project delineates the conceptual backbone system for the North Valencia No. 2 Specific Plan. As proposed, storm flows through the site would utilize subsurface drainage conduits



to channel storm runoff through the site prior to discharge. Although the proposed project involves annexation into the City of Santa Clarita, the Los Angeles County Department of Public Works (LACDPW), Flood Control Division would maintain authority of flood control improvements and storm drainage system proposed as part of the Specific Plan. Storm drain maintenance is handled by the City under their NPDES Program.

1.12 Not applicable - pertains to city cooperation with other agencies.

1.13 Not applicable - pertains to city media potentials.

1.14 Not applicable-pertains to the County library system.

1.15 Not applicable - pertains to city maintenance of services.

1.16 Not applicable - pertains to city education efforts.

1.17 Support the school districts in promoting a high standard of education in local school systems.

A primary element of any community is the schools. The 20 acre school site in Eastcreek will function as a center of educational and community life. The school site is centrally located under Option A or B and integrated into the trail system so that safe, convenient access for children in adjacent neighborhoods and planning areas is provided.

1.18 Work and cooperate with school districts, developers, and the County to ensure appropriate means to facilitate the development of school facilities to accommodate growth and ensure that the school districts can meet future needs.

School adequacy is evaluated in Section 3.3.2 of the Specific Plan as well as in the Draft EIR. Project applicant compliance with the February, 1997 School Facilities Funding Agreement between the Saugus

Union School District and Newhall Land and Farming and the October, 1998 School Facilities Funding Agreement, between the William S. Hart Union High School District and Newhall Land and Farming fully mitigate (to the satisfaction of the school districts) the project impacts to schools.

Additionally, primary element of any community is the schools. The 20 acre school site in Eastcreek will function as a center of educational and community life. The school site is centrally located under Option A or B and integrated into the trail system so that safe, convenient access for children in adjacent neighborhoods and planning areas is provided.

1.19 Enhance the level and quality of community services and facilities, and improve availability throughout the Santa Clarita Valley.

Community services are provided as part of the overall planned concept where future residents can live, shop, go to school and relax within the boundaries of the Specific Plan. Public services include libraries, schools, fire protection and police protection, and open space, and parks offering recreational opportunities.

1.20 Not applicable - pertains to the location of a new sanitation plant.

1.21 Maximize services and costs through shared use sites for compatible public services and facilities, when practical and appropriate, such as combined siting for parks, schools, libraries, and fire stations.

The school will have a shared use agreement for use of the adjacent community park, which maximizes the effective size of the school site and the services such as physical education programming.

1.22 Not applicable - pertains to non-profit agencies.



ISSUE 2: GROUNDWATER RESOURCES

Goal 2: To serve and protect the groundwater resources of the Santa Clarita Valley and adjacent drainage areas in a manner which will provide for future use of these resources for domestic and agricultural uses.

Policies:

- 2.1 *Not applicable - pertains to City data collection.*
- 2.2 *Not applicable - pertains to City data collection.*
- 2.3 *Not applicable - pertains to City data collection.*
- 2.4 *Not applicable - pertains to City data collection.*
- 2.5 *Not applicable - pertains to City data collection.*
- 2.6 *Not applicable - pertains to City data collection.*
- 2.7 Prohibit any use that cannot safeguard surface water and/or groundwater resources and that does not utilize approved on-site or off-site wastewater disposal systems.

Wastewater discharges to both surface and groundwaters are regulated by the National Pollutant Discharge Elimination System (NPDES), which is administered by the Los Angeles RWQCB. Any discharge of wastewater into the waters of the Los Angeles Region must describe the quantity and nature of the proposed discharge in a Report of Waste Discharge (ROWED), or a NPDES application. As part of the NPDES or ROWED report, the RWQCB will incorporate appropriate measures and limitations to protect public health and water quality.

**ISSUE 3: ALLOCATION OF SERVICE,
FACILITY, UTILITY COSTS**

Goal 3: To allocate the cost of public services, facilities, and utilities on a fair and equitable basis based on service demand generated and benefits derived from services/improvements.

Policies:

- 3.1 Make use of specific plans and development agreements that specify the nature, timing, cost, and financing mechanisms to be used to fund improvements and services.

The Specific Plan, EIR, and subsequent development agreement specifies the above listed items.

- 3.2 *Not applicable - pertains to City funding mechanisms for improvements.*
- 3.3 *Not applicable - pertains to the City fiscal planning computer model.*
- 3.4 Support funding of infrastructure improvements that are consistent with the City's General Plan and financing guidelines.

Infrastructure improvements within the Specific Plan area are consistent with the City's General Plan.
- 3.5 *Not applicable - pertains to County, State, and Federal funding.*

**ISSUE 4: COMPATIBILITY OF LAND USE
AND INFRASTRUCTURE
SERVICES**

Goal 4: Ensure that all public infrastructure improvements are compatible with surrounding and nearby development.

There are no policies listed in the General Plan regarding this goal. Infrastructure within the Specific Plan areas has been and will be designed to be harmonious with and/or alleviate the pressures upon existing infrastructure.



**ISSUE 5: SAFETY OF PUBLIC
SERVICES, UTILITIES, AND
FACILITIES**

Goal 5: To ensure that all public services, utility systems, and facilities are designed and maintained as stated in the Goals and Policies section of the Public Safety element to provide acceptable levels of safety and security.

Policies

- 5.1 Promote the safe use of toxic materials and their safe disposal as outlined in the Goals and Policies section of the Public Safety Element.

Specific commercial and industrial uses which could occur in the project area are not known at this time. There could be some types of toxic material associated with the future commercial or industrial uses. These uses will be required to meet federal, state, and local codes (i.e., fire, building) regarding disposal of toxic materials.

- 5.2 *Not applicable – pertains to programs to recycle and safely dispose of toxic/hazardous waste substances.*
- 5.3 *Not applicable - pertains to public education and safety programs for the residents and businesses in the City.*
- 5.4 *Not applicable - pertains to city support for environmental Laws.*
- 5.5 *Not applicable - pertains to City development of toxic materials programs.*
- 5.6 *Not applicable - pertains to a City sanitary sewer system program-*



Parks and Recreation Element

**ISSUE 1: DEVELOPMENT OF A
COMPREHENSIVE SYSTEM OF
PARKS AND RECREATIONAL
FACILITIES TO MEET
EXISTING AND FUTURE NEEDS
OF RESIDENTS**

Goal 1: Provide, develop, and maintain parks with quality recreational facilities dispersed throughout the area.

Policies:

- 1.1 Provide a combination of local park acreage, park facilities, and recreation programs to serve neighborhood needs.

A connected system of parkland and open space has been provided for in the Specific Plan as a framework for recreational needs.

- 1.2 Develop a variety of park types and sizes (regional, community, neighborhood) which are distributed adequately to serve all area residents and to prevent overcrowding and overuse.

Parks and recreation areas proposed within the Specific Plan range from 1.0 acre to 15.9 acres. In addition, the Specific Plan incorporates 120.6 acres (114.4 acres – Option B) San Francisquito Creek Conservation Area.

- 1.3 Not applicable - pertains to activity programs.
- 1.4 Not applicable - pertains to City Master Plan.
- 1.5 Promote the integration of the network of trails and open space to provide linkages to parks within and outside the planning area.

The parks, recreation, and open space areas of the Specific Plan are interconnected by paseos and trails and provide access from outside the planning area.

- 1.6 Not applicable - pertains to the acquisition of land for the purpose of park and open space land.

- 1.7 Not applicable - pertains to City acquisition of the lands of the Santa Clarita Woodlands Park.

ISSUE 2: PARK STANDARDS

Goal 2: To establish standards and implementation measures to guide future parkland development throughout the area as provided in this element.

Policies:

- 2.1 Not applicable - pertains to City implementation of standards for park acquisition.

- 2.2 Implement those services and park area standards identified in the parks and recreation element.

The Specific Plan proposes a variety of parks and recreation areas and thus lends itself to the implementation of the standards identified in the parks and recreation element.

- 2.3 Not applicable - pertains to the City's identification of a park overlay designation.

- 2.4 Aggressively seek and obtain land for parks in all areas where available.

The Specific Plan proposes 15.9 acres of public parks and 4.1 acres of neighborhood parks / private recreation facilities.

- 2.5 Not applicable - pertains to City funding for new parks and open space districts.



**ISSUE 3: PARK IMPROVEMENTS AND
MAINTENANCE**

Goal 3: To encourage the improvement, rehabilitation, and maintenance of existing parks and recreational facilities.

Policies:

- 3.1 *Not applicable – pertains to improvements to existing athletic fields.*
- 3.2 *Not applicable - pertains to establishment of funds for park development.*
- 3.3 *Not applicable -pertains to final park design.*
- 3.4 *Not applicable - pertains to the formation of a citizens volunteer program.*
- 3.5 *Not applicable - pertains to joint powers agreements to establish park standards.*
- 3.6 Use reclaimed water, where possible, for park irrigation purposes.

Currently the Specific Plan does not propose uses suitable for reclaimed water use (i.e., lake).

ISSUE 4: PARKS ACQUISITION

Goal 4: Aggressively pursue acquisition of future parkland.

Policies:

- 4.1 Encourage the use of developer fees and land dedication incentive programs.

The Specific Plan proposes the dedication of City Park land adjacent to the proposed junior high school.

4.2 thru 4.6

None of the policies associated with this issue or goal are applicable within this Specific Plan, in that parkland and open space is being provided as an integral amenity of the community through the "City-wide" implementation of these policies.

**ISSUE 5: RECREATIONAL USE OF THE
SANTA CLARA RIVER AND
OTHER NATURAL FEATURES**

Goal 5: Utilize the Santa Clara River as a central recreational corridor and identify other significant natural features to be designated as open spaces, parks, and recreational opportunities.

Policies:

- 5.1 *Although the policy pertains to the Santa Clara River which is outside the Specific Plan Area, the San Francisquito Creek is a tributary. Furthermore, the Specific Plan proposes that the San Francisquito Creek area be preserved and become an important open space and recreational element for the entire City.*
- 5.2 Encourage multiple uses of public easements and public lands, such as the flood inundation areas of the Santa Clara River and its tributaries, for recreational purposes.

Equestrian trails are proposed in the Specific Plan along the San Francisquito Creek bottom (a tributary of the San Clara River). In addition, multi-use and river trails are proposed along the edge of the San Francisquito Creek.

- 5.3 *Although the policy pertains to the Santa Clara River which is outside the Specific Plan Area, the San Francisquito Creek is a tributary. Furthermore, the Specific Plan proposes that the San Francisquito Creek area be preserved and become an important open space and recreational element for the entire City.*

- 5.4 Investigate and implement, where appropriate, buffer zones between sensitive ecological areas and proposed development.

A buffer area is proposed beyond the creek bank as an "upland" area with different natural vegetation than that existing in the creekbed riparian area. The natural vegetation will be preserved or enhanced and the buffer area will serve as a foraging area for wildlife living in the creekbed area.

- 5.5 *Not applicable – pertains to the Santa Clara River which is outside the Specific Plan Area.*



- 5.6 Encourage development of a linear green way system.

An upland preserve zone is proposed adjacent to the creek areas.

- 5.7 *Not applicable- pertains to the investigation for new funding sources to pay for the implementation of the Santa Clara River recreation and water feature study.*

- 5.8 Encourage the development of a regional plan for the Santa Clara River which incorporates trails to the ocean.

Trails are proposed within the San Francisquito Creek as well as along the creek edges which connect to the City's regional trail plan.

**ISSUE 6: DEVELOPMENT OF PARKS
AND RECREATIONAL DESIGN
CRITERIA WHICH
ENCOURAGE PUBLIC SAFETY
AND SENSITIVITY TO
IMPACTS ON EXISTING AND
FUTURE NEIGHBORHOODS**

Goal 6: Develop and implement the design criteria for park areas described in the parks and recreation element which consider park access, safety, appropriate signage, parking requirements, and the preservation of natural features.

Policies:

- 6.1 Design new recreational areas to minimize the visual, noise, and traffic impacts on neighboring communities.

The proposed parks and recreation areas have been designed with the above criteria in mind. The community park which may be illuminated is bounded by the buffer zone to the west, McBean Parkway to the east, Newhall Ranch Road to the south under Option A, and Decoro Drive to the south under Option B, and the junior high school to the north, under Option A and the MWD R/W and residential to the north under Option B. The final design will be reviewed

by the City prior to construction of the community park.

- 6.2 Implement design guidelines which provide for appropriate access, safety, parking requirements, and signage.

The Specific Plan and the City's Development Code call out standards for each of these elements through design and regulations. - pertains to park supervision.

- 6.3 *Not applicable - pertains to park supervision.*

- 6.4 Provide design guidelines for the preservation of natural features.

Within the Specific Plan, the upland preserve zone/open space areas and the San Francisquito Creek were determined to be an integral factor and will preserve natural features.

- 6.5 Implement consistent park development standards for both private and public parks.

Development standards for both private and public parks are addressed within the Specific Plan.

**ISSUE 7: ESTABLISHMENT OF A
COMPREHENSIVE TRAILS
SYSTEM**

Goal 7: Provide an efficient public trails system linking public space and adjacent regional systems to meet transportation and recreational needs of the area.

Policies:

- 7.1 Establish a valley-wide regional trail system complete with staging areas and trail heads which link City parks, wilderness open space areas, regional parks, and the trail system.

The Specific Plan provides trails connecting to the existing regional trail systems, proposed trail head staging areas, open space areas (including the San Francisquito Creek), and park and recreational areas.



- 7.2 Design trail routes, trail heads, and staging areas and designate trail uses to minimize impact upon adjacent property, neighborhoods, and fragile habitats.

The proposed trail head staging areas and trail systems within the Specific Plan are located in areas which are not anticipated to degrade property nor fragile habitats.

- 7.3 Not applicable - pertains to inter-governmental coordination for trail systems.

- 7.4 Encourage multiple use and dedication of existing public easements for trail development including, but not limited to, utility lines and access easements, where appropriate.

The 16 foot wide trails along the creek edge will also be used by the Los Angeles County Flood Control District (LACFCD) for access roads as necessary,

- 7.5 Developments along the trail backbone system shall be conditioned to provide public trail corridors.

The Specific Plan includes trails within all developments adjacent to all creek areas.

- 7.6 Consider the implementation of recommendations for trail alignment and staging areas, as proposed in the adopted Master Trails Plan.

Trail alignments are proposed as per the adopted Master Trails Plan.

- 7.7 Not applicable - pertains to jurisdiction between County and City.

- 7.8 Not applicable - pertains to the Santa Clara River which is outside the Specific Plan Area.

The Specific Plan as proposed utilizes the San Francisquito Creek as a focal point for development and as an integrated system for trails, parks, and open space.

- 7.9 Provide equestrian, bicycle, and pedestrian trail development along routes which are

viable to the health and safety of horse and rider.

Equestrian trails are provided along the San Francisquito Creek bottom. Bicycle and pedestrian trails are provided throughout the Specific Plan and along the creek edge.

- 7.10 Provide equestrian and pedestrian trails and bikeways which are separate from vehicular traffic and provide maximum safety when the crossing of streets or highways is necessary.

Trail systems within the Specific Plan are always separated from streets by either a landscaped parkway, or by its alignment through an open space area. Where the trail system crosses McBean Parkway or Decoro Drive near the existing and proposed schools, a pedestrian overpass currently is or will be provided to enable children to cross without conflicting with the automobile.

- 7.11 Not applicable-pertains to Sand Canyon and Placerita Canyon areas.

- 7.12 Provide trail access to scenic viewpoints and provide scenic overlooks and picnic areas along trail routes.

Trail access to scenic viewpoints along the San Francisquito Creek have been provided. In addition, picnic tables are provided along trail routes within park areas.

- 7.13 Pursue the development of a bike trail that connects with existing and planned trails in Ventura and Los Angeles counties.

Bike trails are proposed along Newhall Ranch Road, McBean Parkway, Copperhill Drive, Decoro Drive, Dickason Drive, and adjacent to the Creek, connecting to the regional bike trail system.

- 7.14 Not applicable - pertains to the development of trail standards.



- 7.15 Public open space acquisitions shall be designed to provide trail segments to accommodate public access.

Public open space and recreation areas provide public access to trail segments.

- 7.16 Private open space areas shall be conditioned to provide public trail easements at appropriate locations.

Public access trails will be provided at appropriate locations near private open spaces.

**ISSUE 8: DEVELOPMENT OF
COMMUNITY CENTERS**

- Goal 8: To develop community centers which provide multiple-use opportunities for the residents of the planning area on community and City-wide parks and other such locations deemed appropriate.

Policies:

- 8.1 Develop standards for and promote the development of community centers.

Section 7 of the Specific Plan identifies a community center as a "permitted" use within the commercial and mixed use zones.

- 8.2 *Not applicable – pertains to property acquisition for the development of a recreational, cultural, community center, and athletic center at the Saugus Rehabilitation site or at other appropriate locations.*

- 8.3 *Not applicable - pertains to the support of community facilities and programs.*

- 8.4 Promote joint property agreements for use and development of joint school park sites and facilities.

A joint property agreement is proposed for the shared use of the adjacent community park land and junior high school.

**ISSUE 9: PROVISION OF
RECREATIONAL
OPPORTUNITIES FOR ALL
AGE GROUPS AND ECONOMIC
BACKGROUNDS**

- Goal 9: To develop a system of parks and recreational facilities and programs which provide recreational opportunities for all segments of the community.

Policies:

9.1 thru 9.8

The policies associated with this issue and goal are oriented towards the implementation of volunteer and community organizations for recreation. The open space, recreation and park lands established within this Plan enable the physical location for these groups and their activities.

**ISSUE 10: PRIVATE DEVELOPERS AND
PUBLIC AGENCIES
COOPERATION**

- Goal 10: To promote public/private cooperation in developing park improvements, recreational services, and facilities.

Policies:

- 10.1 Promote the expansion of joint-use agreements with the school district to provide recreational programs and facilities in existing and future residential neighborhoods.

A joint-use agreement is proposed for the shared use of the adjacent community park / junior high school, located adjacent to residential neighborhoods.

- 10.2 *Not applicable - pertains to joint use agreements between non-profit agencies.*

- 10.3 *Not applicable - pertains to the promotion of multiple uses for public rights-of-way.*



10.4 Not applicable - pertains to inter-governmental cooperation to establish regional parks.

10.5 Encourage the development of private commercial recreation facilities such as batting cages, miniature golf, driving ranges, aquatic facilities. Skate courses, food service concessions, and other commercial activities.

Within the Specific Plan area, there are three private recreational facilities. The first and second are the proposed 1.0 and 1.5 acres neighborhood parks located within Sub-Area 2 and Sub-Area 4 of Eastcreek. The third is the proposed 1.6 acre neighborhood park located within Sub-Area 6 of Decoro South. Private commercial recreation facilities (i.e., par three golf courses, tennis and swimming clubs) are permitted use within all development zones of the Specific Plan.

10.6 Encourage developers to improve and/or construct parks and recreational facilities in lieu of paying fees as partial fulfillment of park and recreation requirements.

The land owner and developer will cooperate with the City in addressing this policy.

**ISSUE 11: DEVELOPMENT OF
RECREATIONAL FACILITIES
AND SERVICES FOR THE
AREA'S BUSINESS
COMMUNITY**

Goal 11: To develop facilities and services that meet the needs of retail, commercial, and industrial businesses in the planning area.

Policies:

11.1 Require the development of park and recreation facilities in commercial and industrial areas to provide services and programs for employees where appropriate.

Park and recreational facilities are located adjacent to or near commercial and industrial areas and are accessible via trails and paseos.

11.2 Not applicable - pertains to fee mechanisms for commercial and industrially located parks.

11.3 Not applicable - pertains to the establishment of a industrial commercial Adhoc Parks Advisory Council.

11.4 Not applicable - pertains to the conducting of survey's.



Open Space and Conservation Element

**ISSUE 1: PRESERVATION OF NATURAL
RESOURCES**

Goal 1: To preserve the special natural features which define the Santa Clara planning area and give it its distinct form and identity.

Policies:

- 1.1 Utilize major environmental features (significant landforms, significant ridgelines, significant vegetation, ecologically significant areas, other natural resources) as open space within the planning area.

This Specific Plan preserves major environmental features as open space. This includes the 120.6 acres (114.4 acres – Option B) San Francisquito Creek Conservation Area.

An Oak tree analysis is included in the EIR and address the preservation of existing oak trees. Development in the Specific Plan will comply with the City's Oak Tree Ordinance. Where possible, oaks will be saved on-site.

- 1.2 Not applicable - pertains to the Castaic Lake recreation area.

- 1.3 Not applicable – pertains to City's incorporation of clustered development standards in the Municipal Zoning Code.

Housing within the Specific Plan area is a mixture of development containing Detached SFD 5-14 du/ac, cluster 7-18 du/ac, and attached 18-35 du/ac.

- 1.4 Not applicable - pertains to forest service lands.

- 1.5 Not applicable - pertains to the City's development and preparation of a long-term plan to consolidate and acquire open space.

- 1.6 Link buffer areas, wherever possible, to provide for contiguous areas of open space.

A primary buffer area (i.e. upland preserve zone) is proposed along the San Francisquito Creek which is to be maintained as open space. Included within the primary buffer area are trails linking to paseos, parks and open space.

- 1.7 Not applicable - pertains to City ordinance adoption.

- 1.8 Not applicable - pertains to the identifying, prioritizing, and acquiring open space land.

- 1.9 Establish the Santa Clara River and its tributaries, when appropriate, as a major centralized open space corridor linking a variety of public recreation and open space uses.

The San Francisquito Creek (a tributary of the Santa Clara River) is proposed as a centralized open space corridor and is linked to open space, public recreation and trail usage.

- 1.10 Establish and implement landforms grading standards which minimize the impact of grading operations and foster replication of naturally recurring landforms.

All grading will be subject to and in conformance with Chapters 17.8 through 17.20 of the Unified Development Code.

- 1.11 Encourage the expansion of the paseo systems and the building of paseos or linkages between parks and streets.

Paseos and trails are proposed within the Specific Plan. These paseo/trails provide access to and from residential, commercial, open space, school, and recreational land uses.

- 1.12 Require, where practical, the incorporation of unique or significant natural features into new development, new roadways, and new trails through the Municipal zoning code.



The proposed new developments, roadways and trails will incorporate the San Francisquito Creek as a unique and significant natural feature.

1.13 *Not applicable - pertains to National Forest lands.*

1.14 *Not applicable - pertains to meeting and developing an alliance with other cities and environmental groups for the preservation of the National Forest and open space surrounding the City.*

ISSUE 2: RIDGELINE PRESERVATION

Goal 2: To preserve designated natural ridgelines in the planning area to maintain the aesthetic character of the Santa Clarita Valley.

Policies:

2.1 *Not applicable - pertains to the adoption of a ridgeline preservation ordinance.*

2.2 *Not applicable - pertains to the utilization of a slope rating system.*

2.3 Identify and incorporate the dominant and special scenic topographic features, landmarks, and other physical characteristics in each community as a component for developing a community image.

No significant ridgelines traverse the project site. However, the project is subject to the City's Hillside and Ridgeline Presentation Ordinance and with the issuance of a hillside permit it is consistent with City Code.

The Specific Plan incorporates the San Francisquito Creek as a dominant and special scenic topographic feature. In addition, a design principal within the Eastcreek Planning Area encourages the preservation and replication of a highly visible architectural feature (the gazebo) in the community which is intended to be a landmark feature for Northern Valencia.

2.4 Protect and provide for scenic vista points, where consistent with other policies of this plan, for protection of ridgelines and sensitive development techniques.

The Specific Plan incorporates scenic vista points as part of the project's trail system. The Specific Plan also incorporates contour grading techniques.

2.5 *Not applicable - pertains to ridgeline lots.*

ISSUE 3: SENSITIVE HABITAT AREAS

Goal 3: To protect significant ecological resources and ecosystems, including, but not limited to, sensitive flora and fauna habitat areas.

Policies:

3.1 Incorporate standards for a Significant Ecological Areas (SEA) Overlay Zone in the Municipal Zoning Code.

The San Francisquito Creek is located within the SEA Overlay zone and is consistent with the Municipal Development Code standards.

3.2 Encourage the preservation of oak woodlands, oak savannahs and individually significant oak trees through enforcement and revisions to the Oak Tree Ordinance.

An Oak tree analysis is included in the EIR and address the preservation of existing oak trees. Development in the Specific Plan will comply with the City's Oak Tree Ordinance. Where possible, oaks will be saved on-site.

All provisions of Section 17.17.090 of the Unified Development Code regarding oak tree preservation is applicable to this Specific Plan.

3.3 Identify and protect areas of significant ecological value, including, but not limited to, significant ecological habitats such as the wildlife corridor between the Santa Susana Mountains and the San Gabriel



Mountains and preserve and enhance existing Significant Ecological Areas (SEAs).

The General Plan has designated an SEA Overlay for the portions of the San Francisquito Creek which occur within the project area. The SEA Overlay generally coincides with the 100-year FEMA floodplain. It is the intent of the Specific Plan, through the creation of the San Francisquito Creek Conservation Area, to meet the goals of the SEA Overlays.

The San Francisquito Creek Conservation Area is zoned as open space and will be maintained in a natural state. Additionally, a habitat buffer referred to as the upland preserve zone, is being designated adjacent to the creek areas. This upland preserve zone area is beyond the creek bank and is an "upland" area usually with different natural vegetation than that existing in the creekbed riparian area. The natural vegetation will be preserved or enhanced and the upland preserve zone area will serve as a foraging area for wildlife living in and traversing the creekbed area.

The San Francisquito Creek and surrounding upland preserve zone areas within the Specific Plan, are protected areas of significant ecological value. The only activities / improvements proposed within the Upland Preserve Zone include: recreational trails, buried bank stabilization, water quality filters, sewer line extension, drainage outlets, completion of roadways and the Decoro Bridge. Additionally, under Option B a portion of the proposed Junior High School site extends into the Upland Preserve Zone in order to accommodate minimum school size requirements.

- 3.4 Consolidate open space areas that represent regionally significant wildlife corridors to promote continued wildlife productivity and diversity on a regional scale and restrict development and intensive human activity in areas which sustain rare or endangered species, such as migratory bird species, fish, and rare plant species.

The San Francisquito Creek Conservation Area is zoned as open space and will be maintained in a natural state. Additionally, a habitat buffer referred to as the upland preserve zone, is being designated adjacent to the creek areas. This upland preserve zone area is beyond the creek bank and is an "upland" area usually with different natural vegetation than that existing in the creekbed riparian area. The natural vegetation will be preserved or enhanced and the upland preserve zone will serve as a foraging area for wildlife living in the creek bed area.

- 3.5 Promote only compatible and, where appropriate, passive recreational uses in areas designated as Significant Ecological Areas (SEA) consistent with the particular needs and characteristics of each SEA, as determined by field investigation.

The majority of development is outside of the SEA boundaries. Under Option A, only equestrian trails and infrastructure improvements are proposed within the designated SEA areas. Under Option B, a portion of the proposed Junior High School site extends into the SEA, as well as infrastructure improvements and equestrian trails. The School District would be approving the Junior High School facility and it is therefore not subject to the City's General Plan.

- 3.6 Not applicable - pertains to private programs.
- 3.7 Preserve to the extent feasible natural riparian habitat and ensure that adequate setback is provided between riparian habitat and surrounding urbanization.

The San Francisquito Creek Conservation Area will be maintained in a natural state. Additionally, a habitat buffer area referred to as the upland preserve zone, is being designated adjacent to the creek areas. This buffer area is beyond the creek bank and is an "upland" area with different natural vegetation than that existing in the creekbed riparian area. The natural vegetation will be preserved or enhanced



and the upland preserve zone will serve as a foraging area for wildlife living in the creek bed area.

- 3.8 *Not applicable - pertains to environmental education programs.*

- 3.9 *Promote the implementation of the Santa Clara River study.*

As previously discussed, the San Francisquito Creek (a tributary of the Santa Clara River) is being preserved in a natural state. Also the upland preserve zone areas are being created adjacent to the creek where possible.

- 3.10 *Development shall consider to the extent feasible, preservation of wildlife corridors and provide adequate setbacks.*

A habitat buffer referred to as the upland preserve zone, is being designated adjacent to the creek areas. This buffer area is beyond the creek bank and is an "upland" area with different natural vegetation than that existing in the creekbed riparian area. The natural vegetation will be preserved or enhanced and the upland preserve zone will serve as a foraging area for wildlife living in the creekbed area.

**ISSUE 4: OPEN SPACE AREAS FOR
OUTDOOR RECREATION USES**

- Goal 4: *To preserve open space areas for recreational use as a natural buffer to more intensive land uses.*

Policies:

- 4.1 *Not applicable - pertains to City park site selection.*
- 4.2 *Not applicable -pertains to City acquisition of park land and open space. However, the Specific Plan does facilitate the acquisition of parks and open space within the Specific Plan Area.*

- 4.3 *Provide a diverse mix of recreational use and scenic view areas within open space sites.*

The Specific Plan proposes three 1.0 to 1.6 acre neighborhood parks / private recreation facilities, a 15.9 active community park, two trail head staging areas, a 7 acre existing / proposed county park, and 120.6 acres (114.4 acres - Option B) of open space and trail systems with scenic overlooks.

- 4.4 *Encourage the cohesive development of trails and open space as a unified system, contiguous throughout the City and planning area with linkages to county, state, federal, and other parklands and trail systems.*

Section 3.3 and Exhibit 10 of the Specific Plan illustrate the types, location of trails, and their linkage into the established and proposed trails of the General Plan.

- 4.5 *Not applicable - pertains to the Santa Clara River which is outside the Specific Plan Area.*

The Specific Plan utilizes the San Francisquito Creek as a major focal point for development and as an integrated system of bikeways, trails, parks, and open space.

- 4.6 *Promote the development of equestrian /bike/pedestrian trails along routes which are viable to the health and safety of horse and rider.*

Equestrian, bike, and pedestrian trails are provided for within the Specific Plan and are all viable to the health and safety of the trail users.

- 4.7 *Promote the extension of the county trails system within the planning area in accordance with the Los Angeles County Master Trails Plan and as specifically tailored to the Santa Clara Valley.*



Section 3.3 and Exhibit 10 of the Specific Plan illustrates the types and location of trails and their linkage into the established and proposed trails of the General Plan.

4.8 Not applicable - pertains to the transfer of trails maintenance.

4.9 Actively seek opportunities to obtain easements, dedications and acquisitions of land for new trails.

The proposed trails located along the creek edge are included within the future creek acquisition.

4.10 Not applicable - pertains to the acquisition of woodlands state park.

4.11 Encourage open space linkage opportunities throughout the City and adjacent park and forest areas.

Paseos and trails are located throughout the Specific Plan providing access to adjacent parks, open space and the San Francisquito Creek.

4.12 Protect adjacent neighborhood areas from noise, visual, and traffic impacts of new active recreational areas through such measures as the use of buffer zones, landscaping and walls as mitigation.

The proposed community park site is currently buffered by Newhall Ranch Road or Decoro Drive under Option B, McBean Parkway, and the school and creek buffer zone. Extensive landscaping will be provided for additional buffer.

4.13 Not applicable - pertains to off-road vehicles in the National Forest.

4.14 Promote a coordinated public system of hiking, bicycle, pedestrian, and equestrian trails.

The Specific Plan provides a coordinated effort of hiking, bicycle, pedestrian, and equestrian trails. Section 3.3.5 of the Specific Plan details the incorporation of these trails, as well as their accessibility.

4.15 Ensure the provision of a multiple-use regional trail system which links major recreation facilities and population areas.

The Specific Plan does provide for the extension of the regional trail system as shown on Exhibit 10.

4.16 Seek park sites and open space areas having areas of natural scenic beauty which can be conserved and enjoyed by the public, as well as areas having recreational opportunities.

The two proposed trail head staging areas maintain areas of natural scenic beauty and provide recreational opportunities that can be enjoyed by the public.

4.17 Promote the establishment of Homeowners Associations and/or Landscape Maintenance Districts within new developments as a means of preserving and maintaining on-site recreation and open space areas.

A Homeowners Association(s) will be established as a means of preserving and maintaining on-site recreation and common open space areas.

4.18 Maintain public access to open space areas, where appropriate.

All areas designated as public open space and public recreation will be accessible by the general public.

ISSUE 5: OPEN SPACE DESIGNATIONS AS PROTECTION AGAINST NATURAL HAZARDS

Goal 5: To use the open space designation to ensure the public health and safety and welfare in areas subject to natural hazards.

Policies:

5.1 Integrate natural hazard areas, such as floodways, seismic fault zones, and unstable soils, into the open space network.



The San Francisquito Creek is designated as open space use. The 15.9 acre community park which is located in the southern portion of the project under Option A is in the San Gabriel fault zone.

- 5.2 Provide adequate flood hazard measures to protect residents, employees, and buildings from flood hazards by restricting development in areas which may be significantly impacted by flooding, within major flood zones or below large dams and reservoirs.

Development of the Specific Plan will be consistent with the Federal Emergency Management Agency (FEMA) 100-year storm.

- 5.3 Prevent public exposure to flood hazards in recognized floodways consistent with Federal Emergency Management Agency requirements.

Development of the Specific Plan will be consistent with the Federal Emergency Management Agency (FEMA) 100-year storm.

- 5.4 Protect public health and safety by designating areas of significant unmitigatable environmental hazards for less intensive uses or permanent open space areas.

The San Francisquito Creek is considered an area of significant unmitigatable environmental hazards and is proposed as a permanent open space area.

- 5.5 Incorporate the use of flood control measures which maximize groundwater recharge and the use of floodways as native habitat.

The Specific Plan is pro-active in the area of groundwater recharge. The Specific Plan incorporates the Santa Clara River Basin Plan, prepared by California RWQCB, Los Angeles Region, which is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters.

- 5.6 Design slope drainage concepts consistent with the identity of community character in the area which:

- * Minimize the need for slope irrigation
- * Provide measures for groundwater recharge, either onsite or offsite
- * Minimize the construction and placement of slope drainage structures which are intrusive out-of-scale, and / or incompatible with the surroundings.
The Specific Plan will incorporate drainage concepts consistent with the above policies, and all grading will meet or exceed City standards.

**ISSUE 6: OPEN SPACE AREA USES FOR
THE MANAGED PRODUCTION
OF MINERAL RESOURCES**

- Goal 6: To encourage the management and protection of valuable mineral resources in a manner which will ensure productivity and utility of these resources for present and future uses while minimizing disturbance, as feasible. To dissimilar/incompatible surrounding uses.

Policies:

6.1 thru 6.4

None of the policies outlined within this section are applicable to the Specific Plan because the plan area does not permit mineral resource extraction.

**ISSUE 7: WATER RESOURCES
PRESERVATION**

- Goal 7: To protect the quality and quantity of local water resources, including the natural productivity of all surface and groundwater, and important watershed and recharge areas.

Policies:

- 7.1 Not applicable - pertains to city water supply.



7.2 Not applicable - pertains to city water supply quality.

7.3 Maintain the natural productivity of streams, rivers, and other water bodies by supporting regulatory practices which prevent erosion and minimize pollutant content in surface runoff from major development.

By utilizing the natural drainage swales, runoff will have the opportunity to recharge prior to flowing into the drainage system. In addition, the water will be less polluted because it will be filtered through the earth, which is a method of purification.

7.4 Prohibit the flow of polluting chemicals or sediments into groundwater recharge areas.

The design of the project which incorporates Best Management Practices (BMP's) for all drainage facilities plus the National Pollutant Discharge and Elimination System (NPDES) regulations currently in effect prohibits this problem from occurring. Section 4.2 of the EIR contains a detailed discussion of the NPDES requirements.

7.5 Identify and protect groundwater areas and encourage the development of spreading and impoundment areas.

The Specific Plan will be consistent with this policy because Best Management Practices (BMP's) are being used in the design of all drainage structures which would filter water prior to its release into drainage channels.

7.6 Require storm control systems, where necessary, to conform with the natural drainage patterns of the area.

Natural drainage systems have been utilized in the drainage of the Specific Plan area. The use of drainage swales is an example of this type of drainage.

7.7 Utilize floodways for the purpose of recreation, scenic relief, groundwater recharge, wildlife protection, and other compatible uses.

The San Francisquito Creek will provide recreation, scenic relief, ground water recharge, and wildlife protection. The Upland Preserve Zone will also provide area for ground water recharge and trails within the zone will provide for controlled public access of this area.

A habitat buffer referred to as the upland preserve zone, is being designated adjacent to the creek areas. This buffer area is beyond the creek bank and is an "upland" area with different natural vegetation than that existing in the creekbed riparian area. The natural vegetation will be preserved or enhanced and the upland preserve zone will serve as a foraging area for wildlife living in and traversing the creekbed area. The Upland Preserve Zone will also provide area for groundwater recharge and trails within the zone will provide for controlled public access to this area.

7.8 Protect watersheds that represent significant components of local and regional waterways and/or which contribute to the integrity of surrounding associated habitats.

The Specific Plan will preserve and protect the San Francisquito Creek which represents a significant component of local and regional water ways.

7.9 Not applicable - pertains to waste water recycling.

7.10 Not applicable - pertains to inter-governmental coordination.

7.11 Not applicable - pertains to City program.

7.12 Encourage the use of native and drought tolerant plant species for revegetation and landscaping.

The Specific Plan discusses and encourages native and drought tolerant plant species. The plant selection along many of the streets also incorporate drought tolerant plant species.

7.13 Not applicable - pertains to a City program.

7.14 Monitor all industries whose operation or refuse is potentially contaminating to the water supply or whose use of a private well may seriously overdraft the aquifer.

As indicated in Section 7.2 of the Specific Plan all proposed development shall be subject to the requirements of the federally mandated National Pollutant Discharge and Elimination System Permit (Permit No. CA 0061654) or any other such permit that may be in effect. The NPDES process has monitoring measures built in as part of the permit.



7.15 Not applicable - pertains to citywide implementation to water conservation.

ISSUE 8: ENERGY CONSERVATION

Goal 8: To reduce the community's reliance on traditional energy resources through the initiation of energy conservation practices and the utilization of available energy technology.

Policies:

8.1 Promote the conservation of energy in the planning area.

As required by Sections 7.1 and 7.2 of the Specific Plan, development within the Specific Plan area would be subject to the Title 24 requirements regarding energy resource conservation in order to assure that natural gas and electricity resources would not be used in a wasteful manner.

8.2 Encourage the incorporation of conservation features, such as solar panels, in the design of new development and the installation of conservation devices in existing developments.

The incorporation of conservation features, such as solar panels, in the design of new development is encouraged.

8.3 Not applicable - pertains to existing buildings.

8.4 Encourage the use of passive design concepts such as the siting of buildings in such a manner as to increase energy efficiency.

Specific residential product types and site plan configurations have not yet been finalized; however, preliminary site plans are incorporating energy efficiency concepts such as north/south "solar orientation" of lots, reduced street paving widths, increased parkways and increased street trees. The specific character for each Planning Area and Sub-Area will be determined at final tract map and/or site plan stage and energy efficient design concepts have been included in the Specific Plan.

8.5 Not applicable - pertains to public buildings.

ISSUE 9: RECYCLING OF NATURAL RESOURCES

Goal 9: To encourage the sorting and recycling of all possible materials and the reduction of future landfill space requirements.

Policies:

9.1 Not applicable - pertains to a Citywide recycling program.

9.2 Not applicable - pertains to inter-governmental coordination.

9.3 Not applicable - pertains to City programs.

9.4 Not applicable - pertains to City programs.

**ISSUE 10: PRESERVATION OF
HISTORICAL, CULTURAL,
AND ARCHAEOLOGICAL
RESOURCES**

Goal 10: Protect the historical and culturally significant resources which contribute to community identity and a sense of history.

Policies:

10.1 Not applicable - pertains to existing historical structures.

10.2 Not applicable - pertains to existing historical structures.

10.3 Not applicable - pertains to the support of programs.

10.4 Not applicable - pertains to the development guidelines of archeological sites.

10.5 Not applicable - pertains to the integration of historic sites (none are identified in the Specific Plan) with recreational and open space areas whenever possible.

The natural environment is one of the greatest assets for the new community. The 120.6 acres (114.4 acres - Option B) San



Francisquito Creek Planning Area is proposed to be kept in its natural state, preserving existing vegetation in and adjacent to the creek.

- 10.6 *Not applicable – pertains to the incorporation of historic sites (none are identified in the Specific Plan) into proposed development in such a manner as to preserve the integrity of the site whenever possible.*

The natural environment is one of the greatest assets for the new community. The 120.6 acres (114.4 acres – Option B) San Francisquito Creek Planning Area is proposed to be kept in its natural state, preserving existing vegetation in and adjacent to the creek.



Air Quality Element

**ISSUE 1: GOVERNMENTAL
COORDINATION ON AIR
QUALITY ISSUES**

Goal 1: To minimize conflicts between City and other governmental agency air quality policies, plans, and programs.

Policies:

1. 1 thru 1. 2

Not applicable - Policies located within this Section pertain to Governmental Coordination.

**ISSUE 2: TRANSPORTATION DEMAND
MANAGEMENT**

Goal 2: To reduce emissions resulting from work and non-work vehicle trips by private and local government employees.

Policies:

2.1 Promote vehicle trip reduction and other transportation demand management (TDM) programs.

The Specific Plan provides such transportation alternatives as a multi-modal transportation capability, pedestrian linkages to all commercial, residential, open space, schools and recreational areas, to minimize the need for automobile trips.

2.2 Encourage carpools and company van pools.

The project, the EIR Mitigation Monitoring and Reporting Program, city, and SCQAMD have provisions and regulations which encourage carpools and company van pools. One example is that commercial and industrial uses are required to establish preferential parking spaces for carpools and vanpools.

2.3 Develop in the city and promote in the planning area alternative transportation systems including, but not limited to, comprehensive bus service, bicycle and pedestrian trails, and associated support facilities.

The Specific Plan includes such transportation alternatives as a multi-modal transportation capability, which includes access to bus stops and pedestrian, equestrian and bicycle linkage to all commercial, residential, open space, recreation and school areas, to minimize the need for automobile trips.

2.4 Not applicable - pertains to programs for alternative transportation.

2.5 Not applicable - pertains to programs for traffic congestion at large special events.

ISSUE 3: PEAK-PERIOD TRUCK TRAVEL

Goal 3: To reduce emissions from peak-period truck travel and number and severity of truck-involved accidents.

Policy:

3.1 Promote a more efficient use of the road system by encouraging the diversion of commercial truck traffic, whenever feasible to off-peak periods.

Mitigation requiring the implementation of a construction management plan will be completed by the project to reduce air emissions. The construction management plan will include measures such as: 1) scheduling construction activities that affect traffic flow on the arterial system to off-peak hours, and 2) re-routing of trucks away from congested streets.

ISSUE 4: PARKING MANAGEMENT

Goal 4: To reduce transportation source emissions by promoting efficient and creative parking plans which reduce vehicle emissions.



Policy:

- 4.1 Promote local solutions to parking management, including such actions as parking facility design which reduces vehicle idling or programs which discourage the use of single occupant vehicles in congested areas.

Transportation source emissions are reduced through the Specific Plan by providing adequate amounts of parking for all commercial development. The Specific Plan also provides for visitor parking for residential developments.

ISSUE 5: TRAFFIC FLOW IMPROVEMENTS

Goal 5: To reduce vehicle emissions through traffic flow improvements.

Policy:

- 5.1 Develop and implement traffic flow improvements in order to reduce congestion, conserve energy, and improve air quality.

The Specific Plan proposes a hierarchy of streets. The regional road systems circumvent the community, collector roads proceed into the community, and local streets web throughout the neighborhoods. This system allows an efficient flow of traffic.

In addition, road improvements including street widening and signals help reduce congestion, and improve air quality.

ISSUE 6: DESIGN CRITERIA

Goal 6: To reduce vehicle emissions through promotion of appropriate building and site design criteria.

Policy:

- 6.1 Encourage new development, through the project review process, to incorporate appropriate building and site design criteria to minimize vehicular emissions, such as those resulting from onsite circulation patterns.

The Specific Plan incorporates appropriate building and site design criteria to minimize vehicular emissions, such as those resulting from onsite circulation patterns. For example, dwellings may be located around auto courts, in "pods" or other groupings which often allows for the garage to be screened from adjacent streets, pedestrian systems to be provided, and a high quality and efficient street scene to be created.

ISSUE 7: BUILDING MATERIALS AND METHODS

Goal 7: To reduce reactive organic gas (ROG) and particulate emissions from building materials and methods.

Policy:

- 7.1 Encourage the use of low-polluting building and construction methods and materials.

All construction will meet or exceed current UBC standards.

ISSUE 8: ENERGY CONSERVATION

Goal 8: To reduce emissions resulting from energy consumption in residential, commercial, and governmental facilities.

Policies:

- 8.1 Not applicable - pertains to retrofitting programs.
- 8.2 Encourage the use of alternative energy sources.

The Specific Plan does not prohibit the use of alternative energy sources.



- 8.3 Promote the use of landscaping, especially trees, to reduce heat buildup, save energy, and help cleanse the air.

The Specific Plan promotes the use of landscaping to help reduce heat buildup, save energy, and help cleanse the air. For example, trees, shrubs and ground cover will be utilized throughout the project including parks, open space, paseos, and streetscapes.

ISSUE 9: AIR QUALITY EDUCATION

- Goal 9: To increase public awareness regarding regional and local air quality issues.

Policy:

- 9.1 Not applicable - pertains to education.

ISSUE 10: LAND USE

- Goal 10: To reduce vehicle emissions by creating an urban form that efficiently utilizes urban infrastructure and services.

Policies:

- 10.1 Contribute to the reduction of vehicle miles traveled by achieving a more reasonable job/housing balance.

The Specific Plan contributes to the reduction of vehicle miles traveled by achieving a more reasonable job/housing balance. For example, the Specific Plan area contains a business park, various commercial centers near residential neighborhoods, and a multimodal transportation system to promote public transit to and from the workplace.

- 10.2 Develop and encourage efficient transportation systems and land use patterns which minimize total trips and vehicle miles traveled.

The Specific Plan encourages efficient transportation systems and land use patterns which minimize total trips and vehicle miles

traveled. The Specific Plan area contains a business park, various commercial centers near residential neighborhoods, and a multi-modal transportation system to promote public transit to and from the work place.

ISSUE 11: CLEAN VEHICLE FUELS

- Goal 11: To reduce vehicle emissions by promoting the use of cleaner alternative fuels for vehicles.

Policies:

- 11.1 Not applicable - pertains to city vehicles.

- 11.2 Not applicable - pertains to city incentives for clean alternative fuel vehicles.

ISSUE 12: TRANSIT IMPROVEMENTS

- Goal 12: To reduce mobile source emissions by promoting a shift from single occupancy to higher occupancy vehicles.

Policies:

- 12.1 Encourage the development of local public transit and availability, improved bus service (time schedule, performance, and connections), and actions designed to make the transit system user friendly.

In addition to complying with the local transit agency's requirements upon development, the Specific Plan area has a multi-modal transportation capability which will accommodate other forms of transportation including public and private bus carriers, bicycles and pedestrians.

- 12.2 Encourage the establishment of local and regional multimodal transportation facilities.

In addition to complying with the local transit agency's requirements upon development, the Specific Plan area has a multi-modal transportation capability



which accommodates public and private bus carriers, bicycles and pedestrians.

- 12.3 Encourage the development of intercity transportation systems other than buses. Such systems may include light rail, monorail, people movers.

The Specific Plan encourages the implementation of a pedestrian system which would link this plan with the rest of the City via trails and paseos.

ISSUE 13: PARTICULATE EMISSIONS

Goal 13: To reduce particulate (dust) emissions.

Policy:

- 13.1 Implement measures to reduce particulate emissions from paved and unpaved roads, parking lots, and road and building construction sites.

Dust control measures are built into the conditions of approval and the projects Mitigation Monitoring and Reporting Program.

ISSUE 14: TOXIC AIR POLLUTANT EXPOSURE

Goal 14: To prevent exposure of people, animals, and other living organisms to toxic air pollutants.

Policy:

- 14.1 Protect Santa Clarita Valley residents and other sensitive receptors from exposure to toxic air pollutants by identifying sources of toxic contaminants and insuring that users comply with state regulations.

All aspects of the project development will meet or exceed all local, state and federal standards regarding air pollutant generators as addressed in the North Valencia No.2 Specific Plan EIR.

ISSUE 15: CRITERIA AIR POLLUTANT EXPOSURE

Goal 15: To prevent exposure of residents and other sensitive receptors to non-toxic pollutants.

Policies:

- 15.1 Protect Santa Clarita Valley residents and other sensitive receptors from exposure to unsafe levels of criteria pollutants or precursors, such as reactive organic gases, particulates, oxides of nitrogen, oxides of sulfur, lead, and carbon monoxide, by requiring that owners of proposed new facilities mitigate emissions expected to result from completed projects to levels where they will not have a significant impact on local receptors.

All aspects of the project development will meet or exceed all local, state and federal standards regarding air pollutant generators as addressed in the North Valencia No. 2 Specific Plan EIR.

- 15.2 Not applicable - pertains to coordination with SCAQMD.

- 15.3 Not applicable - pertains to siting of landfills.



Noise Element

ISSUE 1: NOISE LEVEL CONTROL STANDARDS

Goal 1: To protect the health and welfare of the residents of the City of Santa Clarita and the planning area by the elimination, mitigation, and prevention of significant existing and future noise levels.

Policies:

1.1 thru 1.4

The policies of this section pertain to City regulation and enforcement of noise generators. The individual projects of the Specific Plan area will be subject to the standards imposed by the City's Unified Development Code, the Municipal Code and the Uniform Building Code.

ISSUE 2: REDUCTION OF NOISE FROM TRAFFIC

Goal 2: To prevent and mitigate adverse impacts of traffic generated noise on the residents of the City and the planning area.

Policies:

2.1 thru 2.8

The policies of this section pertain to City regulations and mitigation of noise generators. The land use relationships of the Specific Plan area have been arranged in a method to minimize these impacts.

ISSUE 3: NOISE REDUCTION IN RESIDENTIAL NEIGHBORHOODS

Goal 3: To prevent and mitigate significant noise levels in residential neighborhoods above 60-65 dBA.

Policies:

3.1 thru 3.3

The policies of this section pertain to City mitigation of sound levels above 60-65 dBA. The individual projects and activities within the Specific Plan area will be subject to City's Unified Development Code, the Municipal Code and the Uniform Building Code, requirements regarding sound.

ISSUE 4: NOISE REDUCTION FROM COMMERCIAL AND INDUSTRIAL ACTIVITIES

Goal 4: To prevent, mitigate, and minimize noise spill over from commercial/industrial uses into adjacent residential neighborhoods.

Policies: 4.1 thru 4.3

The policies of this section pertain to noise generated from commercial / industrial uses near residential areas. Land uses within the Specific Plan area have been selected and arranged in a manner complimentary to surrounding land uses. All projects and activities in the Specific Plan area shall be subject to the City of Santa Clarita's Unified Development Code regarding noise.



Safety Element

**ISSUE 1: DEVELOPMENT IN AREAS
SUBJECT TO RISK FROM
NATURAL HAZARDS**

Goal 1: To minimize damage and hazards resulting from seismic activity, unstable soils, flooding conditions, and other geologic hazards.

Policies:

- 1.1 Ensure that all new development has an adequate water supply, road widths, and reasonable secondary emergency access to minimize health and safety risks.

The Specific Plan requires the provision of adequate water supply for new development. Road widths have been designed with adequate width for their intended uses, and secondary access is available to all project areas.

- 1.2 Not applicable - pertains to an emergency preparedness plan to be prepared by City.
- 1.3 Require geotechnical studies for development proposals as appropriate.

A geotechnical study has been prepared as part of the Environmental Impact Report in conjunction with this Specific Plan.

- 1.4 Work with the California Division of Mines and Geology to review development proposals located within or adjacent to the Alquist-Priolo Special Studies Zone, along the San Gabriel Fault, and other potentially active faults.

The geological report prepared for the project is subject to review by the above referenced agencies.

- 1.5 Not applicable - pertains to City assistance in geotechnical investigation.

- 1.6 Review the use of seismic design criteria and standards for linear system facilities, including, transmission lines, water and sewage systems, and highways to ensure that they are adequate in protecting the public. Actual weaknesses or limitations within the system should also be determined and mitigated where feasible.

All engineering within the project areas has been and will be conducted in compliance with earthquake safety standards.

- 1.7 Require that soils containing toxic or hazardous substances be cleaned up to the satisfaction of the agency having jurisdiction prior to development or redevelopment.

There are abandoned oil wells on the Specific Plan site that were drilled for crude oil production; however, none of the wells ever produced oil. Permanent development near abandoned oil wells would be subject to the abandonment requirements of the California Department of Conservation, Division of Oil and Gas.

A Phase I and Phase II investigation of the sludge disposal site located in Sub-Areas Two and Three have been completed and found levels of constituents of concern were within acceptable levels. Refer to the EIR technical appendix.

- 1.8 Review development proposals located in or immediately adjacent to areas of soil instability, liquefaction areas, and steep slopes to determine if a significant constraint exists and to determine appropriate land use and structural design.

The geological report prepared for the project addresses the above constraints and it is subject to review by the appropriate City staff. Mitigation requirements are included in the EIR.

- 1.9 Not applicable - pertains to floodways outside the Specific Plan area.



- 1.10 Promote open space and recreational uses in designated flood zones unless the hazard can be adequately mitigated.

The San Francisquito Creek and its tributaries are designated within the 100 year flood zone and are being proposed as open space land use with equestrian trail use.

- 1.11 Not applicable - pertains to the City taking an aggressive stance on clean-up efforts of known contaminated areas.

- 1.12 All structures should meet or exceed state required earthquake resistant design standards.

The southern portion of the Specific Plan lies within the San Gabriel Fault Zone and the associated Alquist Priolo Earthquake Fault Zone. All structures will meet or exceed state required earthquake resistant design standards.

- 1.13 Not applicable - pertains to the City's development of hillside grading standards. However, the Specific Plan does abide by the City's Hillside Ordinance. A hillside permit must be obtained since portions of the project site contain cross slopes greater than 10 percent.

ISSUE 2: EMERGENCY PREPAREDNESS

- Goal 2: To prepare the Santa Clarita planning area to be self sufficient in the event of a major emergency or earthquake.

Policy:

2.1 thru 2.5

The policies of this section pertain to the City's creation of earthquake preparedness plans.

ISSUE 3: EMERGENCY COORDINATION

- Goal 3: To coordinate the City of Santa Clarita Emergency Preparedness efforts with

other agencies outside the Santa Clarita Valley.

Policy:

- 3.1 Not applicable - pertains to inter-county training and emergency preparedness activities.

ISSUE 4: FIRE HAZARDS

- Goal 4: To minimize potential damage and hazards resulting from fire.

Policies:

- 4.1 Continue to implement an ordinance prohibiting non-treated wood shake and wood shingle roofs in all new construction and any replacement roofing.

All new development within the Specific Plan area will comply with all ordinances pertaining to roof materials.

- 4.2 All new development must be served by a water system that meets the fire flow requirements established by the fire department.

All new development in the Specific Plan area will be served by such a system, and be subject to the requirements of the fire department.

- 4.3 Require all public and private roadways to be constructed according to the minimum standards provided for in this General Plan to ensure that vehicular access for emergency vehicles can be maintained.

All roadways within the Specific Plan area have been designed to accommodate emergency vehicles.

- 4.4 Not applicable - pertains to city service for fire protection.

- 4.5 Provide fire-resistant landscaped buffer zones between high risk fire hazard areas and urban development, and restrict access



from development into the wilderness areas during periods of high fire risk.

The Specific Plan site is located in an area that has been designated as Fire Zone 4 (a Very High Fire Hazard Severity Zone). Fire-resistant landscaping will be incorporated between high risk fire hazard areas and urban development.

- 4.6 All new development proposals near the designated wildfire hazard zones should identify evacuation/emergency routes.

Development within the project area is serviced by a number of access routes and second alternative routes.

- 4.7 Development in or adjacent to wilderness/chaparral areas should have a fuel modification zone to minimize the risk of wildfire as appropriate. Fuel modification areas should be encouraged in the forest areas when adjacent to residential development.

Fuel modification areas are detailed in the EIR.

- 4.8 Encourage dual access, particularly in mountainous and high fire risk areas.

Emergency dual access is provided to all neighborhoods of the Specific Plan area.

- 4.9 Not applicable - pertains to a regional fuel modification plan.

- 4.10 Not applicable - pertains to existing development.

- 4.11 Not applicable - pertains to the creation of a City Ordinance.

ISSUE 5: HAZARDOUS MATERIALS

Goal 5: To minimize levels of risk to people and property from hazardous waste.

Policies:

- 5.1 Not applicable - pertains to city coordination with fire department.

- 5.2 Not applicable - pertains to the transportation of hazardous materials.

- 5.3 Not applicable - pertains to a hazardous waste program to be created by the City.

- 5.4 Not applicable - pertains to city prohibition of hazardous waste generating facilities.

- 5.5 Monitor the safety issues related to the electromagnetic effects of high tension lines.

The Specific Plan provides a comprehensive development plan of all land within the Specific Plan area, including any lands located under high power transmission lines. Land use determination is based on the best and most appropriate use for the land and situation.

Safety issues related to the electromagnetic effects of high tension lines are addressed in the Environmental Impact Report for the North Valencia No. 2 Specific Plan.