



## 1.0 INTRODUCTION

The North Valencia Specific Plan No. 2 establishes the planning concept, design theme, development regulations and administrative procedures necessary to achieve the orderly and compatible development of a new annexation area within the City of Santa Clarita. The Specific Plan document also serves as a guide to implement the goals, policies, and objectives of the City's General Plan. The intent is to establish a relationship between the land owner (Valencia Company) and the City to enable the creation of new development opportunities and assist the City in achieving a sustainable community with a very high quality of livability.

The Specific Plan identifies the location, character and intensities of the planned development activities. The Specific Plan establishes the alignment and design of a circulation system, and all public facilities and infrastructure necessary to facilitate a master planned development. The Specific Plan creates a compatible design theme for the Project Area and establishes the development regulations necessary to accomplish the identified objectives. This approach allows for the incorporation of principles and standards associated with new urbanism.

The North Valencia Specific Plan No. 2 serves as the Master Plan for the Project Area. A number of governmental actions will be concurrently processed in order to facilitate the conceptual plan including: a Development Agreement with the City of Santa Clarita, Annexation to the City, a Prezone of the Project Area, an Amendment to the City's General Plan, Land Use and Zoning Maps to designate the Project Area as a Specific Plan Zone, Vesting Tentative Tract Map(s), an oak tree permit, hillside review, and an Environmental Impact Report (E.I.R.). The Specific Plan combines the elements of these various studies and processes together into one comprehensive document that will guide and regulate future development in the Project Area.

It should be noted that the location of the proposed Junior High School has not yet been finalized and will be dictated by negotiations between the Applicant and the William S. Hart Union High School District. Therefore, this Specific Plan includes two land use plans with two corresponding Tentative Tract Map Options. These options address two (2) possible locations for the proposed Junior High School.

The North Valencia Specific Plan No. 2 is divided into eight sequential Sections. **Section One** is the Introduction, and describes the purpose and intent of the document along with an outline of the Specific Plan organization.



**Section Two** is the Project Description and is intended to establish the reasons why the Specific Plan process is logical and necessary for this portion of the City. This Section presents a general description of the Specific Plan Area including designated land uses, existing zoning, existing uses, and entitled proposals. In addition, special characteristics and existing conditions, which make this area unique, have been identified. A brief explanation of the Specific Plan procedures and authorization has also been included. Lastly, Section Two of this document addresses consistency between the Specific Plan and the City's General Plan and Zoning Code.

**Section Three** provides information on Infrastructure, Utilities and Public Services. This Section describes the backbone infrastructure systems (circulation, sewer, water, and storm drainage), public facilities (parks, trails, schools, etc.) and utilities which will support the development concept.

**Sections Four, Five and Six** focus on the Design Concept including community design elements and major development components for each of the three Planning Areas (Eastcreek, Decoro South, and San Francisquito Creek Conservation Area).

**Section Seven** outlines the Development Regulations and provides a detailed description of the administrative procedures which are necessary to guide and control new projects and carry out the goals and policies of the Specific Plan and the City's General Plan.

**Section Eight** presents the Implementation methods and procedures for the Specific Plan. This Section describes the process for future development proposals and the methods by which the Specific Plan can be modified or amended. In addition, a development phasing plan has been prepared as part of this Section.

**An Appendix** has been compiled which contains the Legal Description of the site, a General Plan Consistency Analysis, the Resolutions and Ordinances developed for the Specific Plan's adoption, Specific Plan Conceptual Design Guide Graphics, Oak Tree Habitat Restoration, and the proposed Vesting Tentative Tract Maps VTTM No. 44831 Options A and B and No. 52667.