



8.0 IMPLEMENTATION

The City shall administer the provisions of the North Valencia Specific Plan No. 2 in accordance with the State of California Government Code, Subdivision Map Act, the Santa Clarita General Plan and Unified Development Code.

The Specific Plan development procedures, regulations, standards and specifications shall supersede the relevant provisions of the City's Unified Development Code, as they currently exist. In cases where there is conflict between the Specific Plan document, the tentative tract maps or the Mitigation, Monitoring, and Reporting Program of the FEIR, these shall be resolved as determined by the Director of Planning and Building Services."

8.1 PHASING

Development within the Specific Plan Area will be phased over a period of time. It is anticipated that the residential and commercial land uses are to be developed over a four year time period. Residential development will begin in Eastcreek and Decoro South in the first year. The following table provides a break down of the total residential units anticipated for construction per year.

YEAR	UNITS	PLANNING AREA
1	300	Eastcreek
	200	Decoro South
2	300	Eastcreek
	200	Decoro South
3	300	Eastcreek
	150	Decoro South
4	300	Eastcreek
	150	Decoro South
Total	1,900	



Commercial development will come on line over four year phasing in the following order:

1. Eastcreek
2. Decoro South

Infrastructure will occur concurrently with each Residential and Commercial phase.

The development time estimates provided herein are good faith expectations and may change due to market conditions or unforeseen circumstances. The rights and regulations in this Specific Plan shall not be affected by any failure to meet the time estimates provided.

The phasing program may be modified, provided the objectives of the program continue to be met, and provided that all infrastructure including, but not limited to roads, sewer facilities, water supply, and drainage facilities are available to serve the proposed development.

8.2 PUBLIC FINANCING

Various techniques are available for the financing of the improvements associated with the Specific Plan development. The City will consider, as part of the Annexation and Development Agreement, cooperation to establish Community Financing Districts (CFDs), assessment districts and/or other public financing mechanisms prior to sale to fund infrastructure improvements.

8.3 MAINTENANCE

Maintenance responsibilities within the Specific Plan will be divided between the individual property owners, the Homeowner Association, a Landscape Maintenance District(s), 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.

Streets

Each of the street rights-of-way identified as public within the plan will be dedicated to and maintained by the City of Santa Clarita in accordance with established City policies. Streets identified as private shall be maintained by the Homeowner Association.



Medians, parkways and paseo bridges will be maintained through a Landscape Maintenance District.

Drainage Facilities

Permanent drainage improvements within the Specific Plan will be constructed within basic rights-of-way and dedicated to either the City or appropriate District for maintenance.

Where it is necessary to construct drainage improvements outside of public rights-of-way, drainage easements will be dedicated to the City or appropriate District. Upon dedication, the City or District will assume responsibility for maintenance of underground facilities only; maintenance responsibility for surface improvements within drainage easements will not be transferred.

Drainage facilities on private property in absence of an easement will be considered to be private drains. Maintenance of such private drains will be the responsibility of the landowner (for non-residential properties) or the association charged with the general maintenance of the landscaping and other common improvements of the area in question.

Water and Sewer

The CLWA, VWC, County of Los Angeles District 26 and 32, and the City of Santa Clarita will assume responsibility for the maintenance and monitoring of water and sewer facilities to be constructed within the public rights-of-way and easement areas containing public facilities. The City of Santa Clarita will monitor the construction of water and sewer facilities located on private property within the Specific Plan.

Where it is necessary to construct water or sewer improvements outside of public rights-of-way, easements will be dedicated to the City of Santa Clarita or appropriate District. Upon dedication, the City or District will assume responsibility for maintenance of the underground facilities only; maintenance of surface improvements within easement areas, other than those facilities for which the easement was specifically granted, will not be transferred.

Water and sewer facilities located on private property in the absence of an easement will be considered to be private facilities. Maintenance of such private facilities will be the responsibility of the landowner, association or district charged with the general maintenance of the landscaping and other common improvements of the area in question.



Utilities

The Southern California Gas Company will maintain natural gas lines within the project site. The Southern California Edison Company will maintain project electrical facilities. The local cable television company will maintain cable television facilities. Pacific Telephone will maintain telephone facilities.

Park

Private recreation areas will be maintained by a Homeowner Association. CC&R's will be recorded to ensure the maintenance of facilities, hardscape, and landscape.

Public parks, trails, and open space will be maintained by the City of Santa Clarita in accordance with established City policies.

Trails

Public community trails will be maintained by the City of Santa Clarita in accordance with established City policies.

Paseos will be maintained through the Homeowner Association.

8.4 DESIGN REVIEW

Design review prior to the issuance of any building permit is important in order to assure compliance with the provisions of the Specific Plan, the Unified Development Code, and other City ordinances and standards. The provisions of this Section shall apply to all areas in the Specific Plan.

Applicability

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

Review and Evaluation

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



8.5 SPECIFIC PLAN MODIFICATIONS

Minor modification to the approved Specific Plan will be allowed at the discretion of the Director of Planning and Building Services. Modifications to the Specific Plan must be consistent with the purpose and intent of the originally approved Specific Plan.

The following modifications constitute minor changes to the approved Specific Plan:

Acreages

The gross acreage of residential, commercial, business park, open space, and park space land use area (including trails, collector, local and private streets) as applicable may vary from the acreage specified in the Specific Plan. However, the total number of residential units and total square feet of commercial development for Eastcreek and Decoro South shall not exceed the density or intensity designated for each planning area as described the Specific Plan.

Conceptual Dwelling Prototypes

The site designs of the various residential units (attached, detached, single family, and cluster) are conceptual prototypes and subject to change. Residential development shall be consistent with the intent of the Specific Plan.

Roadways and Trails

Minor changes in roadway and trail alignments are allowed, provided such changes are consistent with the streetscape concept for roads. Minor changes are also allowed as a result of more precise design and engineering, as well as changes in land use patterns.

Lot Size and Configuration

The size and configuration of commercial, industrial and residential lots and the dimensions and locations of improvements on those lots may be modified to accommodate third party purchaser requirements so long as the modifications comply with the Specific Plan and the ordinances, policies and standards in effect at the time the Vesting Tentative Map is deemed complete.



The design and configuration of residential lots and related improvements within the Eastcreek and Decoro South areas may be reconfigured and redesigned provided the number of dwelling units within the respective area is not increased. Such reconfiguration and redesign may include making one or more tracts within either or both areas less dense, converting one or more lots from condominium purposes to individual fee lots or from individual fee lots to condominiums proposed and modifying the design of street, curbs, gutters, sidewalks, drainage and affected utilities to be consistent with such configuration and redesign.

8.6 FUTURE DEVELOPMENT PROPOSALS

Implementation of future development applications (including plot plans, tract maps, parcel maps, conditional use permits, variances, etc...) for projects within the Specific Plan Area shall be according to the provisions of the City's Unified Development Code and other development laws. These provisions may be modified through a development agreement.

8.7 SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this title, or any future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this title, or any future amendments or additions hereto. The City hereby declares that it would have adopted these titles and each sentence, subsection, clause, phrase, or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.