



2.0 PROJECT DESCRIPTION

Within the proposed Specific Plan area are individual development projects, land uses, recreational and open space opportunities and infrastructure improvements required to support the project. The project area as proposed, contains a diverse and balanced mix of land uses ranging from industrial and commercial land, to high density residential and single family homes. The single largest use area will be devoted to recreation and open space including preservation of sensitive biotic areas, a lake, community park, and the Santa Clara River and portions of its tributaries.

The projects within the Specific Plan area represent important components of the City's Valley Center Concept as specified in the General Plan and have been planned in accordance with the goals and policies of the City's General Plan.

The project also represents some of the last parcels of undeveloped land adjacent to the Santa Clara River between I-5 and Bouquet Canyon Road. The project will provide comprehensive land use opportunities and preservation actions for this important regional amenity.

2.1 PROJECT LOCATION

Located in the northern portion of the Valencia Master Planned Community in unincorporated Los Angeles County, North Valencia Specific Plan is bordered by Newhall Ranch Road to the north, Bouquet Canyon Road to the east, Magic Mountain Parkway to the south, and a line generally located to the east of Anza Drive. Major arterial roadways providing access to the site include McBean Parkway, Newhall Ranch Road, Avenue Scott, Magic Mountain Parkway, Valencia Boulevard, Avenue Tibbitts and Bouquet Canyon Road (See Exhibit 1).

2.2 SPECIFIC PLAN OVERVIEW

The North Valencia Specific Plan encompasses 707.1 acres. Within the overall Specific Plan area, the project incorporates five distinct development areas; Lago De Valencia, Bouquet South, Pony League, South River Village, and Valencia Industrial Center. In addition to the five developable areas, the 707.1 acres incorporates community trails/open space, roads, the Santa Clara River Conservation Area, and areas adjacent to the buffer areas that are not included in the development areas. The road category includes segments of roads adjacent to the buffer areas plus bridge crossings over the river (See Exhibit 2).



Lago De Valencia is the largest of the five developments at approximately 221.7 acres in size. The site is bounded by Newhall Ranch Road to the north, Santa Clara River to the south and is between San Francisquito Creek and Bouquet Creek. The development concept envisions a lake front residential community with a wide variety of residential dwelling unit types, commercial and recreational development. The residential development will include small lot Detached Single Family, Cluster, and Attached units with densities ranging from 5 to 30 dwelling units per acre. A maximum of 1,100 residential units is proposed. In addition to the Residential Development, 11.7 acres of commercial, a 15.5 acre lake, a 1.1 acre beach club, a 6.5 acre school and approximately 15.1 acres of park and recreation are proposed. The 15.1 acres includes a 2.7 acre public riverpark and a 12.4 acre active public community park, within the boundaries of the Specific Plan area. An additional 6.0 acres may become available in the future to expand the community park outside the Specific Plan within the MWD Easement.

Bouquet South is 24.7 acres in size. The development concept incorporates a variety of commercial/retail uses on 19.3 acres. This development is located within the northeast portion of the North Valencia Specific Plan at the southwest corner of the intersection of Newhall Ranch Road and Bouquet Canyon Road.

Pony League is 53.1 acres in size and is located within the southeast portion of the North Valencia Specific Plan area adjacent to Valencia Blvd. This development incorporates approximately 17.2 acres of existing recreational facilities and 13.0 acres of commercial/retail uses. The remaining 22.9 acres incorporates open space land use and roads.

South River Village is the second largest development in size at 93.3 acres. The site is bounded by Magic Mountain Parkway to the south and McBean Parkway to the east. South River Village is an urban neighborhood including high and medium density residential, parks and commercial/retail uses. The project is designed to be complimentary to the Valencia Town Center located across Magic Mountain Parkway. A maximum of 900 residential units is proposed. The residential development will include densities ranging from 7 to 35 dwelling units per acre with attached and cluster product types. The commercial site will occupy 17.6 acres along the northwest corner of McBean Parkway and Magic Mountain Parkway and incorporate a mix of commercial and retail uses. A centrally located 2.0 acre staging area (of which 1.4 acres is located within the adjacent upland preserve zone) will provide public access to the regional trail system.

Valencia Industrial Center is 18.4 acres in size and is located along the western portion of the Specific Plan. A vast majority of the lots within the Valencia Industrial Center outside the Specific Plan area have been developed leaving a few remaining lots within the Specific Plan boundary for development. This

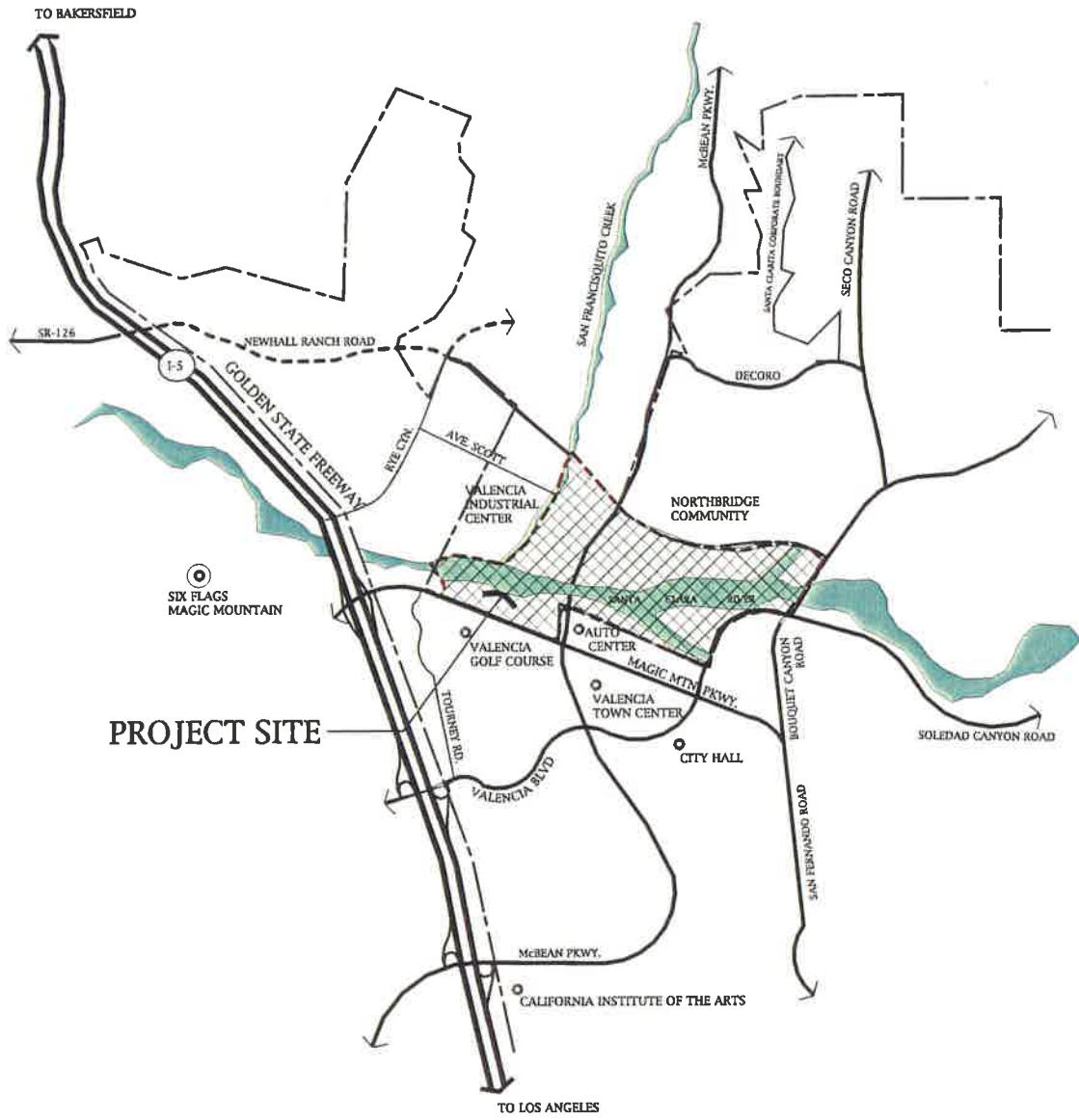


EXHIBIT 1

PROJECT LOCATION AND VICINITY

NORTH VALENCIA SPECIFIC PLAN

VALENCIA COMPANY

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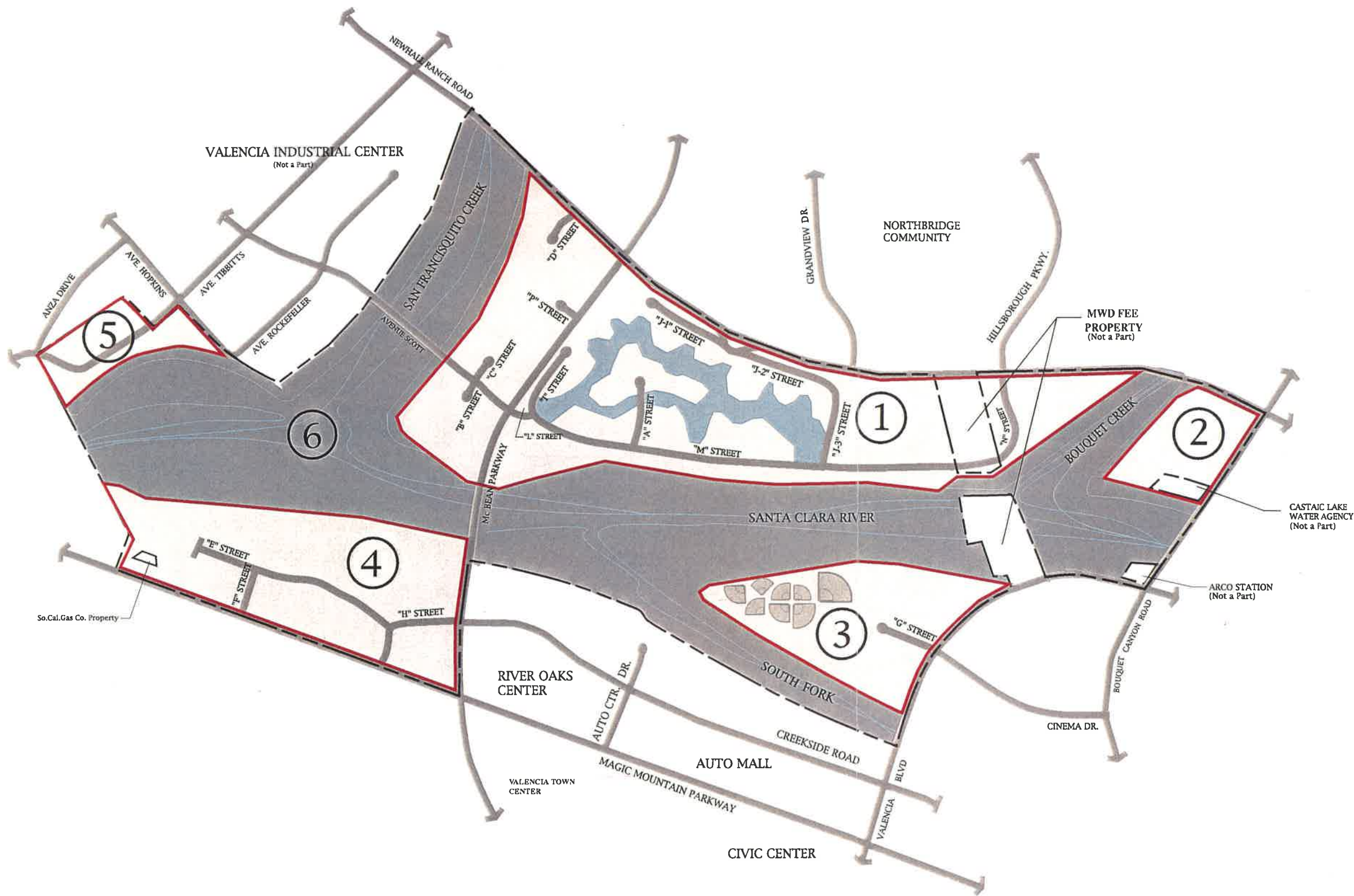


EXHIBIT KEY

---	SPECIFIC PLAN BOUNDARY
---	PLANNING AREA BOUNDARY
---	ROADWAY
①	LAGO DE VALENCIA
②	BOUQUET SOUTH
③	PONY LEAGUE
④	SOUTH RIVER VILLAGE
⑤	VALENCIA INDUSTRIAL CENTER
⑥	SANTA CLARA RIVER CONSERVATION AREA





planning area is designated as Business Park (BP) and will incorporate a variety of light industrial and commercial uses within a 6.4 acre site.

The Santa Clara River Conservation area, approximately 295.9 acres, actually constitutes the largest land area within the Specific Plan. However, no development is to occur within the river areas or the adjacent habitat upland preserve zone.

2.3 PHYSICAL CHARACTERISTICS

The North Valencia Specific Plan area is bisected by the Santa Clara River and is further divided by the San Francisquito Creek, Bouquet Creek, and the south fork of the Santa Clara River. These drainage areas encompass approximately 264.4 acres of the 707.1 acre project area.

The San Gabriel fault zone runs through the eastern portion of Lago De Valencia in a northwest/southeast direction. The building setback zone is approximately 550 feet wide and runs through the east side of Lago De Valencia as well as a small portion along the most northern portion of Lago De Valencia.

Development within this Alquist-Priolo Special Studies Zone is restricted as specified in Section 2621 of the California Public Resources Code. The Code mandates that any new structure or uses proposed within the zone are limited to uses having an expected human occupancy rate of no more than 2,000 hours per year, and that structures proposed for human occupancy rate of more than 2,000 hours per year have a minimum setback of 50 feet from an active fault zone to reduce the potential for surface displacement impacts. No buildings will be built in this zone.

The site is also bisected by the Metropolitan Water District (MWD) easement/ownership area and Southern California Edison (SCE) easement and powerlines. The MWD easement/ownership area is not included within the Specific Plan, though it is mentioned here due to its location amid the Specific Plan area.

Other areas adjacent yet excluded from the Specific Plan include a CLWA pumping facility, and an existing gas station at the northwest intersection of Valencia Boulevard and Bouquet Canyon Road.

The 0.6 acre Southern California Gas facility located in the South River Village is included within the Specific Plan due to its small size and location.

Exhibit 2 provides an overview of the entire Specific Plan area.



Lago De Valencia - This site is approximately 221.7 acres in size, and gently slopes to the south and towards San Francisquito Creek with gradients ranging from one to three percent. The site is relatively flat with one topographic exception, a hillform located in the northwest adjacent to Newhall Ranch Road. Four oak trees are located on the 2.7 acre site, which is designated for park use. The entire site will remain undisturbed and the oak trees will not be impacted. The Lago De Valencia project area is accessible from Newhall Ranch Road, McBean Parkway, and Avenue Scott. Current use of the site is agricultural. In addition, the site currently contains three waterwells and one proposed 2.7 acre water quality filter or as an alternative, several smaller filters situated around the lake. Lago De Valencia's location adjacent to the Santa Clara River and San Francisquito Creek allows for views and pedestrian access adjacent to both riparian environments. A 350 foot wide Metropolitan Water District (MWD) right-of-way bisects Lago De Valencia. Although this right-of-way is not within the Specific Plan boundaries, it may provide an opportunity for future expansion of the community park with play fields utilized by the community park and the adjacent elementary school.

Bouquet South - This site is 24.7 acres in size and relatively flats with a slight drainage slope to the southwest to Bouquet Creek and the Santa Clara River. The site is accessible from Newhall Ranch Road and Bouquet Canyon Road. Bouquet Creek and a portion of the Santa Clara River are channelized and rip-rap bank stabilization is in place adjacent to this project area. A 2.1 acre CLWA pump station that is not a part of the Specific Plan abuts the southern property line of Bouquet South.

Pony League - The westerly portion of this site is presently developed as Pony League ballfields. The overall site is 53.1 acres, triangular in shape and is bounded on two sides by the Santa Clara River and the South Fork River. The site is accessible from Bouquet Canyon Road. A significant amount of riparian re-vegetation established by the Valencia Company exists along the river area boundaries of the site.

An SCE easement and transmission power lines exist along the southerly boundary of the site adjacent to the South Fork of the Santa Clara River.

The easterly commercial portion of the site adjacent to Valencia Blvd. will be filled approximately 12 feet to an elevation matching that of Valencia Blvd.

South River Village - The South River Village is 93.3 acres in size abutting the south side of the Santa Clara River. The site consists primarily of a flat land form dropping off into the Santa Clara river to the north. Elevations on the site range from 1,099 to 1,117 feet above sea level. The site topographic characteristics represent a total elevation change of 18 feet. The slopes on the site range from



flat (0% to 2%) to gentle (2% to 10%) with most development occurring on the flattest portions of the site. The site is accessible from McBean Parkway, Creekside Road and Magic Mountain Parkway. A 0.6 acre Southern California Gas facility exists along the southwest portion of the site. In addition, the site currently contains one waterwell and one proposed 3.5 acre water quality filter.

Visually prominent elements include mature, riparian vegetation located along the Santa Clara River on the north side of the village and numerous transmission power lines and accompanying towers located directly to the west and north. Vegetation includes riparian willows and sycamore stands. All of this vegetation will be preserved in open space areas. Current use of the site is agricultural, except for the riparian areas which remain natural.

Valencia Industrial Center - Valencia Industrial Center is 18.4 acres in size adjacent to the north side of Santa Clara River and west of San Francisquito Creek. The site is relatively flat in topography and will be accessible from Avenue Tibbitts. The portion of Valencia Industrial Center outside the Specific Plan area is near build out capacity with just a few lots available.

Santa Clara River Conservation Area - The San Francisquito Creek, Bouquet Creek, and the South Fork of the Santa Clara River, as well as the main channel of the Santa Clara River are included in the Santa Clara River Conservation Area.

Existing bank stabilization within this area occurs adjacent to bridge abutments and along San Francisquito Creek and Bouquet Creek.

An Oak tree is located within the Santa Clara River adjacent to the main channel and maybe impacted by construction of bank stabilization.

2.4 SURROUNDING LAND USES

The North Valencia Specific Plan project is conveniently located just north and within a short walking or bicycling distance of the Valencia Town Center. The Valencia Town Center offers employment, shopping, services, recreation, and entertainment opportunities.

The Valencia Auto Center is located to the east of South River Village. The Avignon residential neighborhood is planned to the south and will provide medium density residential housing with direct frontage onto the Valencia Golf and Country Club fairways.

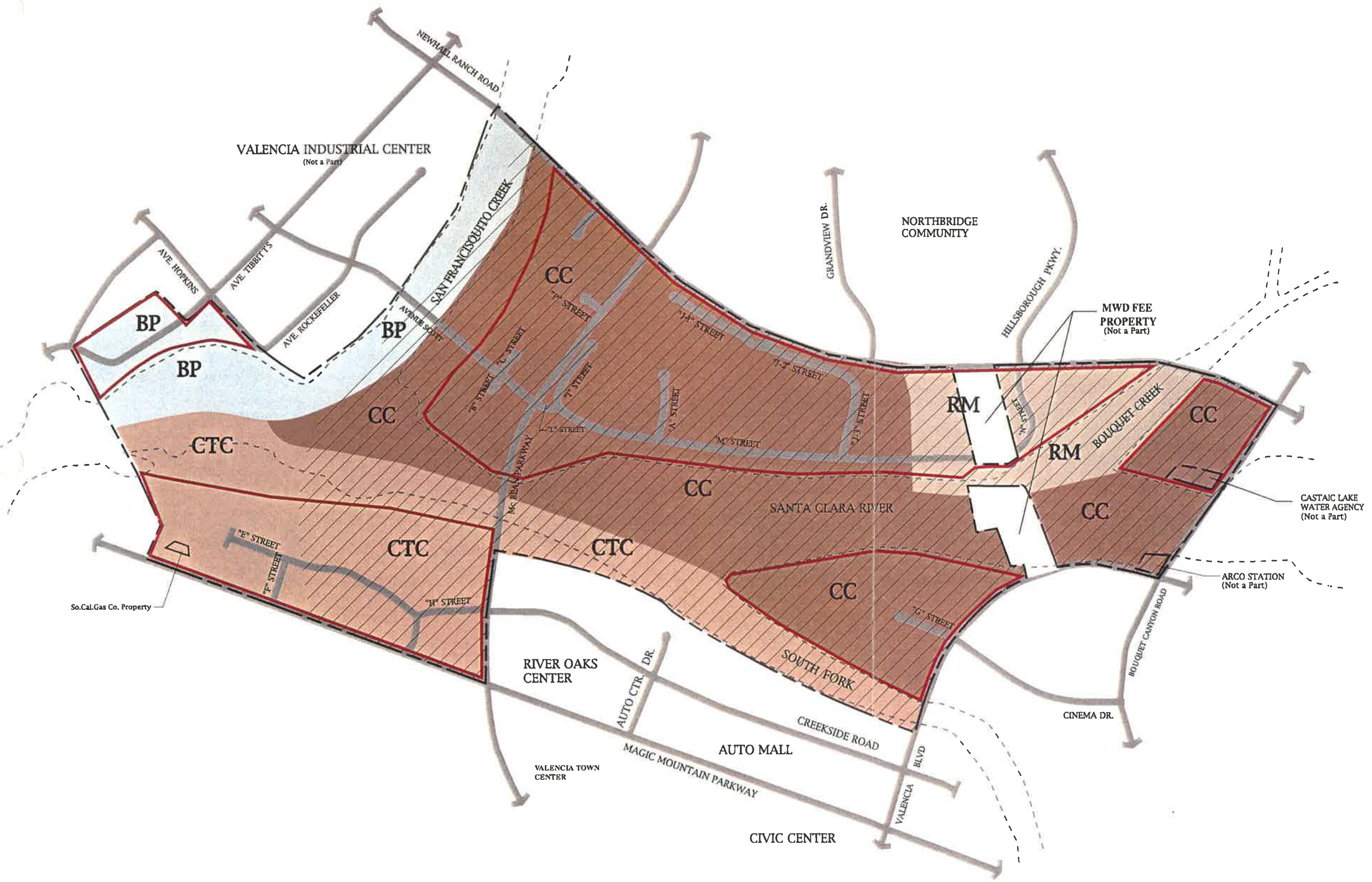


EXHIBIT KEY

	SPECIFIC PLAN BOUNDARY
	PLANNING AREA BOUNDARY
	ROADWAY
	BUSINESS PARK
	COMMUNITY COMMERCIAL
	RESIDENTIAL MODERATE
	COMMERCIAL TOWN CENTER
	SIGNIFICANT ECOLOGICAL AREA
	VALLEY CENTER CONCEPT

EXHIBIT 3
EXISTING GENERAL PLAN DESIGNATIONS
 NORTH VALENCIA SPECIFIC PLAN
 VALENCIA COMPANY





Areas to the north of the site are predominantly developed for residential land uses in the Northbridge area with some existing undeveloped areas directly adjacent to Newhall Ranch Road. Areas to the east include a mix of residential and commercial uses and areas to the west include the Valencia Industrial Center.

2.5 PLANNING AUTHORITY

The North Valencia Specific Plan has been prepared in conformance with the State of California Government Code Section 65450 et seq.; Section 21000 et seq., Public Resources Code, of the California Environmental Quality Act; City of Santa Clarita General Plan; the City of Santa Clarita Unified Development Code; and the Subdivision Map Act.

2.5.1 State of California Government Code Consistency

Section 65450 et seq. of the Government Code sets forth basic requirements and provisions for specific plans. The North Valencia Specific Plan has been developed to be in conformance with these provisions.

2.5.2 General Plan Consistency

The North Valencia Specific Plan document serves as a planning guideline to implement the intent of the City of Santa Clarita General Plan. The North Valencia Specific Plan development concept has been prepared to be consistent with all applicable policies and programs contained within the City General Plan and to effectively "bridge the implementation gap" between the policies of the General Plan, and the applicable City Zoning requirements and guidelines (See Exhibit 3).

Within Appendix B of the Specific Plan, the issues and goals identified within each element of the Santa Clarita General Plan have been evaluated, and further states how the Specific Plan complies with the General Plan goals.

Per the City's General Plan policies 2.1-2.9 of the Circulation Element, this project does not preclude future actions of the City to identify and reserve locations for future commuter rail and commuter rail stations as currently being studied.



The City of Santa Clarita General Plan land use designations provide the policy direction and authority for this Specific Plan. The areas proposed for development are all within the following General Plan Land use designations:

- ❖ Community Commercial (CC) - All of Lago De Valencia except for the easterly portion adjacent to Bouquet Creek and all sites designated as Bouquet South, and Pony League.
- ❖ Residential Moderate (RM) - Easterly portion of Lago De Valencia adjacent to Bouquet Creek.
- ❖ Commercial Town Center (CTC) - The entire South River Village development area.
- ❖ Business Park (BP) - The entire Valencia Industrial Park development area.

Two General Plan overlay districts impact the project area. The Valley Center Concept (VCC) overlay category is used to designate that central portion of the City which has the potential for creating a Valley-wide focal point. The purpose of the overlay is to permit and encourage master planning at a more detailed level than the general plan providing for a wide variety of valley-wide activities, including higher density residential uses, recreational opportunities and regional community centers. The Valley Center Concept Overlay District covers the entire Specific Plan area except for the westerly half of the South River Village and Valencia Industrial Center development areas.

A text amendment to the General Plan VCC provision is being processed concurrently with the Specific Plan. This amendment is a replacement of the Marketplace Component and references the North Valencia Specific Plan to allow a variety of residential uses in this area. The Office/Financial Corridor of the General Plan is considered to be consistent with the commercial use proposed, and therefore, no amendment is necessary. In addition, an amendment to the land use map is proposed changing the designation from Business Park (BP), Community Commercial (CC), Residential Moderate (RM), and Commercial Town Center (CTC) to Specific Plan (SP) within the project area.



The Significant Ecological Area Overlay (SEA) category is used to designate ecological areas of prime importance to the City for protection and preservation. In the project area, it consists of the Santa Clara River and San Francisquito Creek areas. Development opportunities in these areas are severely limited. Specific environmental studies must be performed to assess the potential impacts to the SEA prior to approval of any plans for development in an area identified with an SEA overlay. The intent of the SEA designation is to protect against the threat of loss of suitable habitat for the Unarmored Threespine Stickleback (*Gasterosteus aculeatus williamsoni*), a federal and state listed endangered species.

The SEA designation is more thoroughly discussed in Section 10, Santa Clara River Conservation Area, of this Specific Plan.

2.5.3 *Unified Development Code (Zoning Consistency)*

The entire Specific Plan area was rezoned by the City in 1996 (Master Case Number 95-242, Prezone 95-006) to be consistent with the City's General Plan land use designations. The North Valencia Specific Plan request includes a zone change that will replace the rezoning established by the City. Under this Specific Plan request, the entire site would be rezoned Specific Plan and include land use regulations and development standards as identified in Chapter 11. The Specific Plan contains the following land use areas (See Exhibit 4):

- ❖ **SP - RES (Residential area).** This designation permits a variety of residential types including attached dwellings, multiple family dwellings, cluster housing and detached single family dwellings with a density ranging from 5 to 35 dwelling units per acre.
- ❖ **SP - COM (Commercial Area).** This designation permits a wide range of retail, service, and related commercial activities which are of a community nature and attract people from the immediate neighborhood. The areas will typically include at least one or two major users and shall not be construed to be an allowance for a proliferation of small, multi-tenant convenience commercial centers located on corners and in strip commercial fashion along the City's commercial streets.
- ❖ **SP - BP (Business Park).** This designation provides areas for clean industry, offices related to the industrial usage, research and development, limited retail commercial, and warehousing uses.



- ❖ SP - REC (Recreational area). This land use is intended for passive and active recreational uses which are designated and intended for the common use and enjoyment of the residents of the community and which may include such complementary structures and improvements as are necessary and appropriate. Examples are community park, riverpark, staging area, and lake.
- ❖ SP - SC (School Area). This designation is intended for the development of public schools.
- ❖ SP - OS (Open Space Area). This designation incorporates San Francisquito Creek, Santa Clara River, Bouquet Creek, South Fork, SEA as defined in the General Plan, upland preserve zones and the trails adjacent to the upland preserve zones. These areas are intended for the preservation and the use of passive open space.

The areas within the North Valencia Specific Plan area contain the following Specific Plan (SP) designations:

Lago De Valencia - COM (Commercial); RES (Residential); REC (Recreation), SC (School), OS (Open Space)

Bouquet South - COM (Commercial), OS (Open Space)

Pony League - COM (Commercial); REC (Recreation), OS (Open Space)

South River Village - COM (Commercial); RES (Residential), REC (Recreation), OS (Open Space)

Valencia Industrial Center - BP (Business Park); OS (Open Space)

Santa Clara River Conservation Area - OS (Open Space)

Section 17.16.030 of the Unified Development Code establishes the provisions for the Specific Plan (SP) Zone. It is stated that the Specific Plan Zone is to achieve the following purposes:

- a. To promote and protect the public health, safety, and welfare.
- b. To implement the objectives and policies of the General Plan.
- c. To safeguard and enhance environmental amenities, such as oak trees and significant ridgelines, and enhance the quality of development.



- d. To attain the physical, social, and economic advantage resulting from comprehensive and orderly planned use of land resources.
- e. To lessen congestion and assure convenience of access; to secure safety from fire, flood, and other dangers; to provide for adequate light, air, sunlight, and open space; to promote and encourage conservation of scarce resources; to facilitate the creation of a convenient, attractive, and harmonious community; to attain a desirable balance of residential and employment opportunities; and to expedite the provision of adequate and essential public services.
- f. To facilitate development within the City in accordance with the General Plan by permitting greater flexibility and, consequently, more creative and imaginative designs for large-scale development projects than generally is possible under conventional zoning regulations.
- g. To promote more economical and efficient use of the land while providing a harmonious variety of housing choices and commercial and industrial activities, a high level of urban amenities, and preservation of natural and scenic qualities of open space.
- h. To provide a process for initiation, review, and regulation of large-scale comprehensively planned communities that affords the maximum flexibility to the developer within the context of an overall development program and specific, phased development plans coordinated with the provision of necessary public services and facilities.

The Specific Plan as set forth and described in this document achieves the purpose of the Specific Plan zone.