



## 1.0 INTRODUCTION

The North Valencia Specific Plan serves as the planning and zoning document that will guide the implementation of the General Plan with respect to the project site. It contains those policies and development standards necessary to carry forward the intent of the General Plan and to guide the development of this centrally located master planned community.

The North Valencia Specific Plan is part of a larger project containing several elements - annexation proceedings, development of Santa Clara River policies, Annexation and Development Agreement, Vesting Tentative Tract Map 51931, Zone Change (Prezone), General Plan Amendment to the Valley Center Overlay Narrative and Land Use Map, and Environmental Impact Report (EIR) - which are being processed concurrently. This Specific Plan pulls the elements of these various studies and processes together into one comprehensive document that will guide the development of the Specific Plan area.

Section 2 of this Specific Plan provides a detailed description of the entire North Valencia Specific Plan Project in order to provide a comprehensive understanding of how the various uses fit into and impact the entire project. This section provides an overview of the entire Specific Plan and addresses General Plan consistency.

Section 3 provides information on public services and facilities as well as phasing, possible public financing, and maintenance for the entire Specific Plan area.

Section 4 focuses on the major design elements, such as the roadway systems, access points, trails, parks and the Santa Clara River that serve the entire Specific Plan area.

Section 5, 6, 7, 8, 9, and 10 address the specific project areas - Lago De Valencia, Bouquet South, Pony League, South River Village, Valencia Industrial Center, and Santa Clara River Conservation area.

Section 11 covers general administration and provides guidelines and standards on administrative procedures. This section also provides land use regulations and development standards.