

## VII. APPENDIX

### A. GENERAL PLAN CONSISTENCY/LOS ANGELES COUNTY AND SANTA CLARITA VALLEY AREAWIDE GENERAL PLAN

California State Law requires all Specific Plans and Zoning Ordinances to be consistent with the local jurisdictions adopted General Plan. This project is located in unincorporated Los Angeles County in the Santa Clarita Valley. The Government Code Section 65451 indicates that Specific Plans must contain measures to implement all policies required in a general plan that pertain to the area covered by the Specific Plan. This section documents the consistency of the American Beauty Specific Plan with both the Santa Clarita Valley Areawide General Plan and the Los Angeles County General Plan. See Exhibit VII-22 for the proposed General Plan designation.

#### LAND USE ELEMENT

##### Policy

Accommodate the year 2000 population and land use demand as projected for the Santa Clarita Valley designating sufficient area for appropriate use and a reasonable excess to provide adequate flexibility.

##### Consistency

The American Beauty Specific Plan meets this anticipated growth by providing residential units in various price ranges along with additional commercial uses which will benefit the entire area.

##### Policy

Closely monitor growth in the Santa Clarita Valley, so that growth does not exceed the capacity of the existing or planned infrastructure nor result in significant negative environmental impacts.

##### Consistency

Project related infrastructure requirements, including utilities and sewer and water service, will not be significantly impacted, according to the affected public agencies. An environmental impact report will be required to assess any significant environmental impacts associated with the proposed plan. A phasing plan has been prepared to tie the project build-out phasing with infrastructure improvements.

### Policy

Provide for development in the study area which is consistent with the plan, and to encourage other governmental and private agencies to do the same.

### Consistency

This Specific Plan is designed to implement the policies of the areawide general plan, countywide general plan and to be consistent with current policies for the area.

### Policy

Promote a balanced, autonomous community with a full range of public and commercial services and a wide variety of housing and employment opportunities to minimize the dependency upon Southern Los Angeles County and to reduce long distance commuting and its impacts upon gasoline consumption and air pollutions.

### Consistency

The land use plan provides a balanced, self sufficient, autonomous community with a full range of residential product types and support neighborhood and community commercial uses. Job opportunities are provided within the commercial/office uses, and through increases in areawide service demand these potential increases in the Santa Clarita Valley employment base will reduce dependency upon Southern Los Angeles County, and reduce long distance commuting and associated air quality impacts.

### Policy

Accommodate population and land use growth in a concentrated, rather than dispersed, pattern, providing for a broad range of densities and types of uses.

### Consistency

The American Beauty Specific Plan accommodates SCAG-82 modified projected population and land use growth in a concentrated, self sufficient community, offering a broad range of housing densities and support commercial services. Development will be limited to Valley floors and slopes of less than 25%, creating a centralized community, surrounded by open spaces.

### Policy

Determinations for future land use growth in the Santa Clarita Valley shall consider the following criteria:

- Sensitivities of natural environmental systems;
- Hazards or constraints of natural environmental systems of land use;
- Infrastructure and service capacities; and
- Need for project.

### Consistency

The proposed project has been designed with sensitivity to the existing natural environmental systems, and potential geologic and flood hazards. The Significant Ecological Area located northerly of the proposed development will not be impacted. The majority of onsite Hillside Management area will be preserved in open space to reduce habitat loss and eliminate exposure of residents to geological hazards. Infrastructure and service capacities will not be significantly impacted, according to responses from the affected agencies. A marketing research report has been prepared by Marketing Communications and Research Corporation, and demonstrates existing and future demand for the residential and commercial product types proposed in the land use plan.

### Policy

Concentrate land use growth in and adjacent to existing urban, suburban, and rural communities. Within these areas, undeveloped areas designated for growth that have been by-passed should be developed.

### Consistency

The project site is adjacent to residential uses in the Golden Valley, Friendly Valley, and Sand Canyon areas of Canyon Country.

### Policy

Consider residential densities as averages to allow for the clustering of development and/or transfer of unit credit as provided for in the Plan.

### Consistency

The Land Use Plan residential densities will be clustered into the less sensitive areas to minimize potential environmental impacts.

### Policy

Allow for density transfer (the rearrangement of allowed residential units among various land use classifications on a project site) as a means to attain plan goals such as preservation of hillsides, and to promote superior design and allow flexibility to respond to changing housing needs.

### Consistency

The majority of the hillside management area within the project will be preserved in open space through the clustering of residential uses in areas of less potentially significant impacts.

### Policy

Continue to implement a General Plan Amendment procedure for application within or outside of existing communities.

### Consistency

The plan amendment request will provide development to ensure adequate land to accommodate projected population increases and associated diverse housing demands.

### Policy

Encourage and support a mix of housing types in the urban areas.

### Consistency

A diverse mixture of residential land uses are provided including single family, duplex, condominium and apartment uses.

### Policy

Insure that costs of population and urban growth are borne by those who benefit.

### Consistency

Project related infrastructure and service improvements will be financed through project specific Assessment Districts and Developer contributions.

### Policy

Designate areas of excessive slope (exceeding 25 percent) as "Hillside Management Areas", with performance standards applied to development to minimize potential hazards such as landslides, erosion, excessive run-off and flooding. (Reference is made to the Countywide Chapters of the General Plan.)

### Consistency

The majority of the onsite Hillside Management areas will remain in natural open space to minimize potential hazards including landslides, erosion and flooding. Those Hillside Management areas proposed for development do not exhibit any of the above mentioned hazards.

### Policy

Direct future growth away from areas exhibiting high environmental sensitivity to development unless appropriate mitigating measures can be implemented.

### Consistency

Onsite areas exhibiting high environmental sensitivity will be left in natural open space or be preserved and integrated into development plans, i.e., parks, buffer zones, and greenbelts.

### Policy

Minimize disruption and degradation of the environment as development occurs, working with nature in the design of land uses so that they are compatible with natural environmental systems.

### Consistency

The Land Use Plan has been prepared in conjunction with environmental studies to reduce the impact of development and to integrate proposed urban uses with compatible natural terrain.

### Policy

Encourage the appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, recreational, and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community.

### Consistency

The mix of uses in the Land Use Plan have been integrated to create a balanced, cohesive community, supplemented by buffering to separate land use intensities and sensitive areas.

### Policy

Pursue, in airport, freeway, railroad, and outdoor entertainment area noise zones, the implementation of noise abatement techniques to protection of existing noise-sensitive uses.

### Consistency

Land uses in areas designated as "Noise Impact Management Areas" will incorporate standard noise abatement techniques, to reduce noise to an acceptable level, including earthen berms, landscaped zones, and architectural improvements.

### Policy

Encourage joint use of school playgrounds for community recreation.

### Consistency

Proposed elementary school sites will also have adjacent community recreation areas for joint use.

### Policy

Minimize travel time by concentrating community facilities, intensifying land use densities, and establishing central shopping and industrial facilities.

### Consistency

The proposed community has been designed to centralize commercial/office space to minimize travel time and locating these uses near arterial highways.

### Policy

Encourage development of access throughout the Santa Clarita Valley:

- As development occurs in each community, appropriate links should be provided from residential areas to major destination points; e.g., employment, shopping, public facilities and services, recreation and entertainment.

- Support public transportation within communities and from outlying low-density communities to urban area services and functions as feasible. Emphasis will be placed on service to those of highest need (e.g., the low-income and elderly, who are dependent on public services).

#### Consistency

The circulation plan provides appropriate access links to community commercial services as well as regional access to the Santa Clarita Valley and Los Angeles County. Existing park and ride facilities and community public transportation needs will be re-evaluated and expanded as demand warrants.

#### Policy

Encourage development of transportation systems consistent with the plan.

#### Consistency

The Circulation Plan in the American Beauty Homes Specific Plan is designed to utilize existing circulation routes and provide additional improvements where necessary.

#### Policy

Encourage development of distinct neighborhoods. Residents should be able to identify themselves as part of a specific neighborhood or community within the greater Santa Clarita Valley.

#### Consistency

The proposed community is unique in that it is separated from the rest of the Santa Clarita Valley by the Antelope Valley Freeway and topographic relief. This beneficial location will allow for the development of a unique community character, separate from those of the existing Santa Clarita Valley.

#### Policy

Encourage appropriate aesthetic (landscaping, signage, street furniture, design themes, etc.) measures so that each community can be clearly distinguished from neighboring ones.

### Consistency

Appropriate landscaping and theme signage will be utilized to separate different residential densities and commercial uses. Guidelines are included in this specific plan.

### Policy

Require adherence to the policies and programs of the General Plan Elements. Proposed amendments which deviate from the Plan's intent will be carefully weighed for appropriateness and impact. Plan flexibility is encouraged as a means of accommodating changing demands and lifestyles and inducing innovation for the benefit of the community. However, the Plan should not be flexible to the point that it has no real significance or control. It should be utilized as an active and persuasive tool in guiding the community's future.

### Consistency

This section is designed to demonstrate specific plan consistency with existing Countywide and Santa Clarita Valley Areawide General Plan policies. The increasing population growth, and related housing demand, has required flexibility of the existing General Plan to allow additional appropriate urban land, for the overall benefit of the community.

## **HOUSING ELEMENT**

### Policy

Encourage the development of socially and economically diverse communities.

### Consistency

The American Beauty Specific Plan provides a socio-economically diverse range of housing, commercial, and employment opportunities. The diversification provide housing opportunities in a wide variety of price ranges.

### Policy

Disperse low-income housing throughout urban areas.

### Consistency

Affordable housing will be provided throughout the Specific Plan Area to allow first time buyers and persons employed in the project area, adequate housing opportunity.



## COMMUNITY DESIGN ELEMENT

### Policy

Mitigate where possible undesirable impacts of development on adjacent land uses through utilization of appropriate buffers, building codes and standards.

### Consistency

Potentially undesirable impacts on adjacent communities will be mitigated through natural topographical buffer zones. The Sand Canyon residential area will be completely buffered from the proposed development by existing ridgelines. The Antelope Valley Freeway provides separation of the project site from surrounding community of Canyon Country.

### Policy

Carefully integrate physical development in rural areas into the natural environmental setting.

### Consistency

Environmental, geological, and topographic constraints have determined the development pattern of the specific plan area.

### Policy

Establish standards on appearance and design issues within the Santa Clarita Valley when appropriate.

### Consistency

This specific plan contains community design features and standards to provide a visually attractive and cohesive community.

### Policy

Identify and use landmarks, topographic features and other dominant physical characteristics of each community as a focus for developing a community image.

### Consistency

The physical characteristics of the site have been utilized in the community design features of American Beauty Specific Plan.

## **ECONOMIC DEVELOPMENT ELEMENT**

### Policy

Promote a strong and diversified economy and the growth of job opportunities in the Santa Clarita Valley.

### Consistency

The presently expanding economic base of the Santa Clarita Valley will be supplemented by the introduction of project site residents spending power. Proposed residential and commercial land uses will generate significant increases in County revenue, through expansion of the tax base and the commercial uses will generate jobs in the area.

### Policy

Encourage development of clean industries, a broad range of retail and service commercial uses, medical, entertainment facilities in appropriate locations.

### Consistency

The proposed service commercial/office complex uses have been designed to support the proposed development, as well as the surrounding community.

### Policy

Support infrastructure improvements in appropriate locations which contribute to development or expansion of employment producing uses.

### Consistency

Project related infrastructure improvement requirements will be implemented to ensure expansion of onsite employment producing uses, including project commercial/office uses, as well as increased demand for offsite service.

## **CIRCULATION ELEMENT**

### Policy

Implement an arterial network that will adequately serve the rural to urban, recreational, emergency, and every day circulation needs of the Santa Clarita Valley.

### Consistency

The circulation plan will provide adequate access to areas within the proposed community and throughout the Santa Clarita Valley. Regional access is provided via the Antelope Valley Freeway.

### Policy

A major criterion for selection of proposed scenic highway was that a candidate highway pass through areas shown as predominately non-urban on the Santa Clarita Valley Land Use Policy Map. Designation of these routes is not intended to preclude urban development.

### Consistency

Views of the project site from scenic highways will be slightly altered by development of the onsite valleys. Existing ridgelines will be preserved to reduce visual quality impacts.

## **PUBLIC SERVICES AND FACILITIES ELEMENT**

### Policy

Develop and use groundwater sources to their safe limits, but not to the extent that degradation of the groundwater basins occurs.

### Consistency

Water supply will be primarily provided by State water imported from Northern California, via the Castaic Lake Water Agency. Groundwater degradation or overdraft will not occur as a result of the proposed project.

### Policy

Require a public or private sewerage treatment system for development which, if left unsewered would threaten nitrate pollution of groundwater, or where otherwise required by County regulation.

### Consistency

Sewage generated by the proposed community will be treated by the Los Angeles County Sanitation District No. 26 Treatment Plan, located in Saugus, and discharged to the Santa Clara River after tertiary treatment. This effluent discharge will not result in the degradation of existing groundwater quality.

Policy

Require annexation of a newly developing area to an existing Sanitation District where practical.

Consistency

Los Angeles County Sanitation District No. 26 indicated that the proposed development can be annexed into the District without any significant impact.

**ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT**

Policy

Encourage clustering residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain where consistent with existing community character.

Consistency

The land use plan of the Specific Plan has been designed to eliminate environmental and geologic hazards through clustering development in the valley areas to minimize grading and preserve Hillside Management areas in natural open space.

Policy

Protect identified resources in Significant Ecological Areas by appropriate measures including preservation, mitigation and enhancement.

Consistency

The Significant Ecological Area located adjacent to the northern project boundary will not be impacted by development of the proposed community.

Policy

Promote the acquisition of land for public parks and improvement of existing park sites in the park deficient areas of Whites Canyon and Canyon Country.

Consistency

The proposed development will include park space as required by the Los Angeles County Parks Department.

## **NOISE ELEMENT**

### Policy

Designate all areas shown on the General Plan Map as within a projected annual CNEL contour of 60 dB for airports, freeways, railroads, and rapid transit lines as "Noise Impact Management Areas". This classification will be overlaid onto other land use classifications (i.e., property designated "residential" will be redesigned "residential-noise" impact management areas").

### Consistency

Those areas of the proposed project site that are located within the "Noise Impact Management Areas", will be mitigated to an acceptable level, as outlined by the Los Angeles county Department of Health Services. Standard noise abatement techniques include raised earthen berms, sound attenuation walls, and architectural improvements.

## **SAFETY ELEMENT**

### Policy

Restrict urban development in areas with known slope stability problems unless appropriate mitigation measure are provided. Prohibit development in these areas until a geologic site investigation has been conducted and mitigating measures have been taken that satisfy the County Engineer.

### Consistency

Geologic hazard areas have been identified and eliminated from the proposed development area. Residential and commercial structures will be set back a minimum of 100' from the geologic hazard areas.

## **ENERGY CONSERVATION ELEMENT**

### Policy

Encourage development of self-sufficient communities, providing housing, employment and other opportunities.

### Consistency

The proposed project has been designed to be a separate, self-sufficient community, providing a variety of housing, support commercial, employment, and recreational opportunities.

## LOS ANGELES COUNTY GENERAL PLAN POLICIES

### AREA DEVELOPMENT PRIORITIES

#### SANTA CLARITA VALLEY

##### Priority

Focus new urban growth in a compact pattern on suitable land in and around the existing communities of Newhall, Saugus, Valencia, Canyon Country and Castaic.

##### Consistency

This project is located in the Canyon Country and follows the growth pattern developing in the area.

##### Priority

Maintain non-urban hillside areas in open space and low density non-urban uses.

##### Consistency

The development is clustered in the flatter portions of the site with the hillsides being left as open space.

### OPEN SPACE AND CONSERVATION ELEMENT

##### Policy

Preserve significant ecological areas and habitat management areas by appropriate measures, including preservation, mitigation and enhancement.

##### Consistency

The significant Ecological Area (Santa Clara River) adjacent to the northern parcel will not be impacted by project site development. Flood control improvements have been previously completed, and no riparian habitat disturbance will occur.

##### Policy

Protect the visual quality of scenic areas including ridgelines and scenic views from public roads, trails and key vantage points.

### Consistency

Project development will be primarily limited to the valley floors and slopes of less than 25% to reduce potential visual quality impacts. Existing ridgelines and geological points of interest will remain intact retaining the visual quality of the area.

### Policy

Restrict urban development in areas subject to seismic and geologic hazards.

### Consistency

All areas identified as geological hazards shall be restricted from development. Residential and commercial areas will be setback an appropriate distance from geologic hazard areas.

### Policy

Restrict urban development in flood prone areas and, thus, avoid major new flood control works. Maintain natural watershed processes by regulating development in tributary watersheds. Minimize increased runoff, erosion, and siltation of streambeds that would limit the uses of streams and water-bodies for recreation and other beneficial water-related uses.

### Consistency

No portion of the project site is situated within flood prone areas. Required flood control improvement have been completed. Increased runoff, erosion and siltation will be controlled by required project related drainage improvements. The majority of the site will remain in open space, reducing the potential for increases in runoff, erosion and siltation.

### Policy

Manage development in hillside areas to protect their natural and scenic character and to reduce risks of fire, flood, mudslides, erosion and landslides.

### Consistency

The majority of the hillsides will be left in their natural state to preserve the scenic character and reduce risks.

### Policy

Provide low intensity outdoor recreation in areas of scenic and ecological value compatible with protection of these natural resources.

### Consistency

Passive open space recreational uses are provided for open space areas.

### Policy

Develop a system of bikeways, scenic highways, and riding and hiking trails to link recreational facilities where possible.

### Consistency

Bikeways, scenic highways, and riding and hiking trails are included throughout the site. All major roads have bike lanes and a lineal park, almost two miles in length, connects schools and recreational facilities with pedestrian parks.

### Policy

Support preservation of heritage trees. Encourage tree planting programs to enhance the beauty of urban landscaping.

### Consistency

Heritage Valley Oak and Live Oak Trees will be preserved where possible and integrated into urban and passive recreational uses.

## **LAND USE ELEMENT**

### Policy

Concentrate well designed high density housing in and adjacent to centers to provide convenient access to jobs and services without sacrificing livability or environmental quality.

### Consistency

Multi-family condominium dwelling units represent a major component of the proposed residential product types. These units will have appropriate access to community services and associated jobs.



### Policy

Place major emphasis on channeling new intensive commercial development into multi-purpose centers.

### Consistency

Approximately 65 acres of neighborhood commercial uses will be conveniently located throughout the project. These commercial uses will effectively reduce the commuter dependence on other areas of the Santa Clarita Valley and San Fernando Valley.

### Policy

Assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards.

### Consistency

A community design element is included in the Specific Plan to assure architectural compatibility with the surrounding natural and man made environment.

### Policy

Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing and traffic.

### Consistency

The residential uses are separated from the non-residential uses to protect the residential character of each neighborhood.

### Policy

Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls.

### Consistency

Neighborhood commercial facilities are proposed throughout the project.

### Policy

Encourage the clustering of well designed highway oriented commercial facilities in appropriate and conveniently spaced locations and are governed by the Specific Plan Design Guidelines.

### Consistency

The commercial areas proposed near the Via Princessa on- and offramps will provide services to project site residents, as well as Antelope Valley Freeway traffic and other residents in Canyon Country.

### Policy

Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards, and in areas where essential services and facilities do not exist and are not planned.

### Consistency

Project design has placed areas of severe natural hazards, and high environmental sensitivity into passive open space uses. Essential support services and facilities are located near the proposed development, as well as within the proposed community.

### Policy

Require that new development in non-urban areas have adequate accessibility to paved roads and water lines of sufficient capacity.

### Consistency

Regional access is provided to the project site via the Antelope Valley Freeway. Local access will be provided by existing Via Princessa and the proposed circulation system discussed in the Circulation element of the Specific Plan. The Santa Clarita Water Company has indicated that water lines of sufficient capacity can be installed with minimal impacts to the District.

### Policy

Establish land use controls that afford effective protection for significant ecological and habitat resources, and lands of major scenic value.

### Consistency

The Significant Ecological Area (Santa Clara River) adjacent to the northern portion of the proposed community will not be impacted by project development. Significant viewshed (ridgelines) will not be altered as a result of project development.

### Policy

Provide a land use mix at the countywide, areawide, and community levels based on projected need and support by evaluation of social, economic and environmental impacts.

### Consistency

The proposed project has been designed to avoid any potential significant environmental impact. The proposed mix of land uses has been substantiated by a socio-economic analysis of the project area. Environmental and fiscal reports have been prepared for this project.

## **HOUSING ELEMENT**

### Policy

Encourage a wide range of housing types, prices and ownership forms in new housing developments, particularly housing for low and moderate income persons.

### Consistency

A wide variety of housing types and prices are provided by this project, including housing that will be priced for low and moderate income households.

### Policy

Provide for new urban residential development principally in those areas that are in close proximity to existing community services and facilities.

### Consistency

The project site is in an area of logical urban expansion, with close proximity to required infrastructure and services. Additional community services and facilities will be provided within the project.

### Policy

Encourage design of residential developments that will foster security and safety and be sensitive to the natural environment.

### Consistency

Standard engineering practices have been utilized to ensure elimination of potential geological and environmental hazards. Project security will be consistent with areawide policy and is addressed within this specific plan.

### Policy

Prevent or minimize environmental hazards, such as, noise, noxious fumes and heavy traffic in residential neighborhoods.

### Consistency

Land uses have been designed to minimize environmental hazards and provide safe residential neighborhoods.

### Policy

Encourage the development and expansion of job opportunities to increase the incomes of low and moderate income households.

### Consistency

This project provides commercial and office uses, as well as construction jobs, which will bring more job opportunities to the area.

## **TRANSPORTATION ELEMENT**

### Policy

Plan and develop bicycle routes and pedestrian walkways.

### Consistency

Bicycle routes are planned for all major roads, as are pedestrian walkways. In addition, pedestrian walks are incorporated into a two mile long lineal park.

### Policy

Stress environmental compatibility (including air quality, noise, ecology, aesthetics, health and safety), in developing transportation systems.

### Consistency

The proposed onsite circulation system has been designed with sensitivity to environmental consideration and geologic hazards.

## **WATER AND WASTE MANAGEMENT ELEMENT**

### Policy

Program water and sewer service extensions to be consistent with General Plan policies and to mitigate situations that pose immediate health and safety hazards.

### Consistency

The project site is included within the Santa Clarita Water Company and the Los Angeles County Sanitation District No. 26 growth projection service areas. These agencies have indicated the availability of future service capacity to meet proposed community demands. The extension of water and sewer service to the project site will not impose any health or safety hazards to project site residents.

### Policy

Continue to recover off-site costs for capital improvements necessitated by development, including required additional plant capacity, as well as other water and waste management facilities.

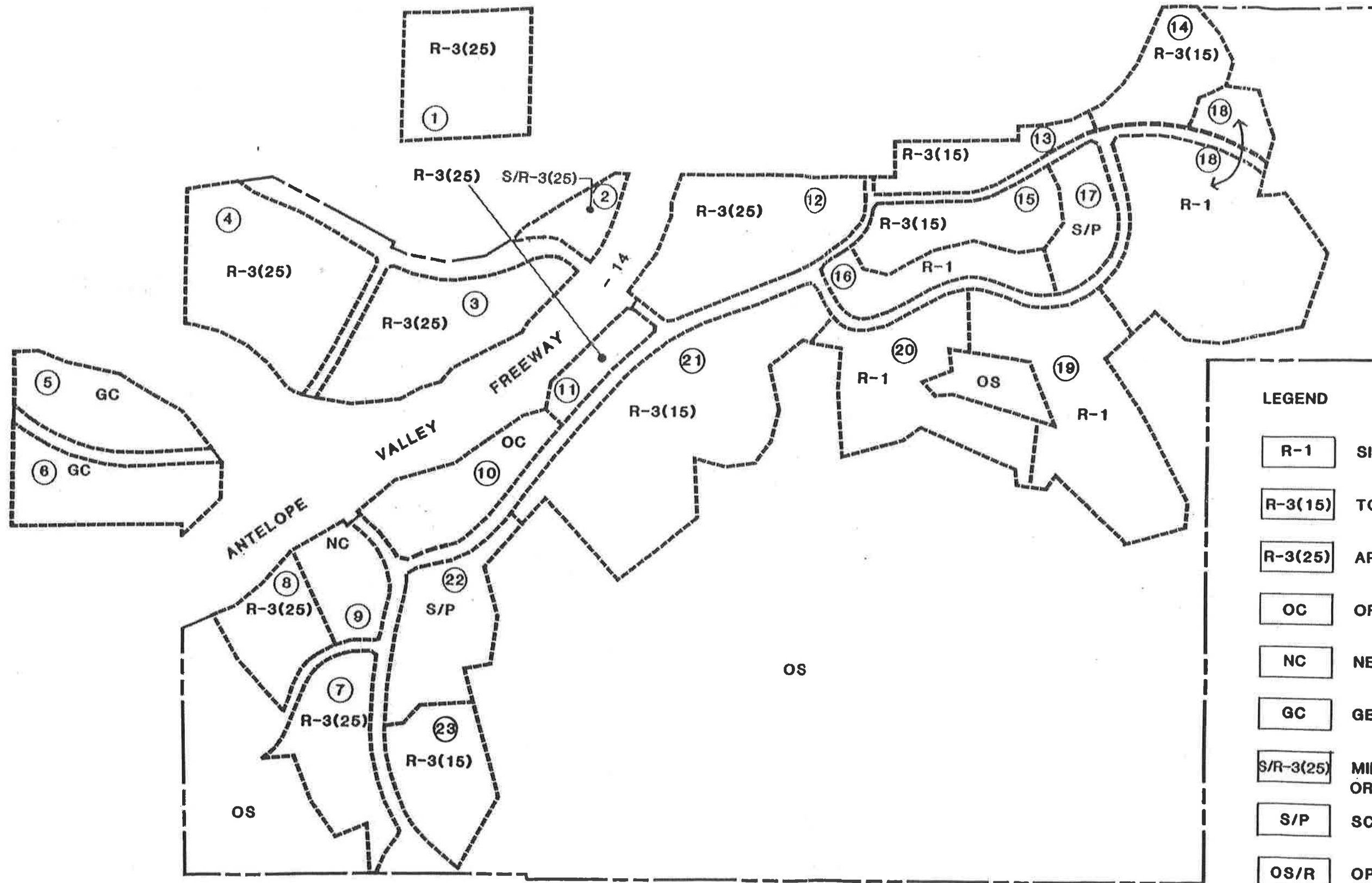
### Consistency

A portion of future water and wastewater treatment plant capacity expansion shall be funded by a per unit assessment to reduce agency capital improvement expenses. Off-site sewer and water lines should be financed through assessment of projects share contribution to system-wide capacities.

### Policy

Design flood control facilities to minimize alteration of natural stream channels.

**PROPOSED  
GENERAL PLAN  
DESIGNATION  
SPECIFIC PLAN NO.**



**LEGEND**

|           |                                       |
|-----------|---------------------------------------|
| R-1       | SINGLE FAMILY RESIDENTIAL             |
| R-3(15)   | TOWNHOMES                             |
| R-3(25)   | APARTMENT/CONDO                       |
| OC        | OFFICE COMMERCIAL                     |
| NC        | NEIGHBORHOOD COMMERCIAL               |
| GC        | GENERAL COMMERCIAL                    |
| S/R-3(25) | MINI-STORAGE/RV STORAGE<br>OR R-3(25) |
| S/P       | SCHOOL/PARKS                          |
| OS/R      | OPEN SPACE/ROADS                      |

**AMERICAN BEAUTY  
SPECIFIC PLAN**

**NOTE: PROPOSED GENERAL PLAN  
DESIGNATION : SPECIFIC PLAN NO. 1**



### Consistency

Required flood control facilities will be completed adjacent to the Santa Clara River. Minor flood control improvements are proposed throughout the site to eliminate flood hazards, and will have an insignificant effect on existing natural storm channels.

### **ECONOMIC DEVELOPMENT ELEMENT**

#### Policy

Establish procedures to enable the County to use cost/benefit/revenue studies, or other appropriate methods, to evaluate new developments on a community-wide level in order to ensure that the benefits of new development exceed its costs and risks.

#### Consistency

Project related community-wide benefit has been demonstrated through increased housing and commercial opportunities, proposed parks, and circulation and infrastructure improvements. A marketing research report demonstrating community benefit has been prepared.

### **SCENIC HIGHWAY ELEMENT**

#### Policy

Protect and enhance aesthetic resources within corridors of designated scenic highways.

#### Consistency

Viewsheds of the ridgelines and steeper slopes will be maintained as natural open space.

### **B. LEGAL DESCRIPTION**

#### PARCEL 1:

That portion of the southeast of the northwest quarter of Section 28, Township 4 North, Range 15 West, San Bernardino Meridian, according to the official plat thereof, together with that portion of the southwest quarter of the northeast quarter, and that portion of the northwest quarter of the southeast quarter of said Section 28, in the unincorporated territory of the County of Los Angeles, State of California, lying westerly of that land granted to the State of California in a deed recorded on March 16, 1970 as Instrument No. 273 in Book D-4657 Page 910 of Official Records of said County.

PARCEL 2:

That portion of the southeast quarter of the northeast quarter of Section 28, Township 4 North, Range 15 West, San Bernardino Meridian, according to the official plat thereof, together with that portion of the southeast quarter of said Section 28 in the unincorporated territory of the County of Los Angeles, State of California, lying southeasterly of said land described in said Instrument No. 273.

PARCEL 3:

That portion of the northeast quarter of Section 28, Township 4 North, Range 15 West, San Bernardino Meridian, in the unincorporated territory of the County of Los Angeles, State of California, according to the official plat thereof, lying northerly of said land described in said Instrument No. 273, and southerly of that land conveyed to Southern Pacific Company, by deed recorded in Book 650 Page 123 of Deeds in the office of the County Recorder of said County.

PARCEL 4:

The east 30 acres of the south half of the southeast quarter of Section 21, Township 4 North, Range 15 West, San Bernardino Meridian, in the unincorporated territory of the County of Los Angeles, State of California, according to the official plat thereof.

Except therefrom that land granted to Southern Pacific Company by deed recorded July 10, 1961 as Instrument No. 1679 in Book D-1280 Page 28 of Official Records of said County.

PARCEL 5:

That portion of the northwest quarter of Section 27, and that portion of the southwest quarter of Section 22, Township 4 North, Range 15 West, San Bernardino Meridian, in the unincorporated territory of the County of Los Angeles, State of California, according to the official plat thereof, lying northwesterly of that land granted to said State for the Antelope Valley Freeway, and southeasterly of that land conveyed to Southern Pacific Company.

PARCEL 6:

That portion of Section 27, Township 4 North, Range 15 West, San Bernardino Meridian, in the unincorporated territory of the County of Los Angeles, State of California, according to the official plat thereof, lying southeasterly of that land granted to said State for the Antelope Valley Freeway.



PARCEL 7:

The southwest quarter of the southwest quarter of Section 23, and the northwest quarter of the northwest quarter of Section 26, both of Township 4 North, Range 15 West, San Bernardino Meridian, in the unincorporated territory of the County of Los Angeles, State of California, according to the official plat thereof.

PARCEL 8:

That portion of the southeast quarter of Section 22, Township 4 North, Range 15 West, San Bernardino Meridian, in the unincorporated territory of the County of Los Angeles, State of California, according to the official plat thereof, lying southeasterly of that land conveyed to Southern Pacific Company.

NOTE: The legal descriptions for Parcels 1 through 4 were compiled with the benefit of TICOR Title Report, No. 8155417 and dated July 26, 1985, while Parcels 5 through 8 were not.

C. LIST OF EXHIBITS

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| II-2                         | REGIONAL MAP                  |
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| III-24                       | CONCEPTUAL CIRCULATION PLAN   |
| III-25                       | STREET SECTIONS               |
| III-27                       | GRADING DESIGN APPROACH       |
| III-28                       | EXISTING TOPOGRAPHY MAP       |
| III-29                       | CONCEPTUAL GRADING PLAN       |
| III-30                       | CONCEPTUAL CUT AND FILL PLAN  |
| III-32                       | RECREATION/OPEN SPACE CONCEPT |
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| V-3                          | DESIGN CONSIDERATION MAP      |
| V-5 to<br>V-9                | FREEWAY EXHIBITS              |

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V-18 TYPICAL PRODUCT ILLUSTRATIVES
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V-23 DESIGN GUIDELINES EXHIBITS
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PARK LANDSCAPE
- VI-2 CONCEPTUAL PHASING PLAN
- VI-9 CONCEPTUAL DRAINAGE PLAN
- VI-10 CONCEPTUAL WASTEWATER MAINLINE PLAN
- VI-11 CONCEPTUAL GRADING PHASING PLAN
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#### **E. FINDINGS**

1. The proposed Planned Development is consistent in intensity and character with the County's adopted General Plan.
2. Reasonable alternatives to the plan and their implications have been considered.
3. The scope and depth of environmental and policy analysis are commensurate with the level of detail contained in the plan and the specificity of land use entitlement its adoption authorizes.
4. The various components of the plan, as well as the plan to ensure that concerns identified at this level of planning are resolved as part of the more detailed Site Plan review, which must be completed before private development may proceed.
5. Administration of the plan is thoroughly integrated into the County's development processing system.
6. All subjects required in a Specific Plan by the California Government Code and applicable County ordinances are appropriately and adequately covered.

7. Adequate time and opportunities have been afforded interested organizations and members of the public to comment on, or propose changes to, the plan if they so desired.
8. The plan and its policies will be used to guide development in the county and shape all subsequent land use entitlements for the Specific Plan Area.