

VI. SPECIFIC PLAN IMPLEMENTATION

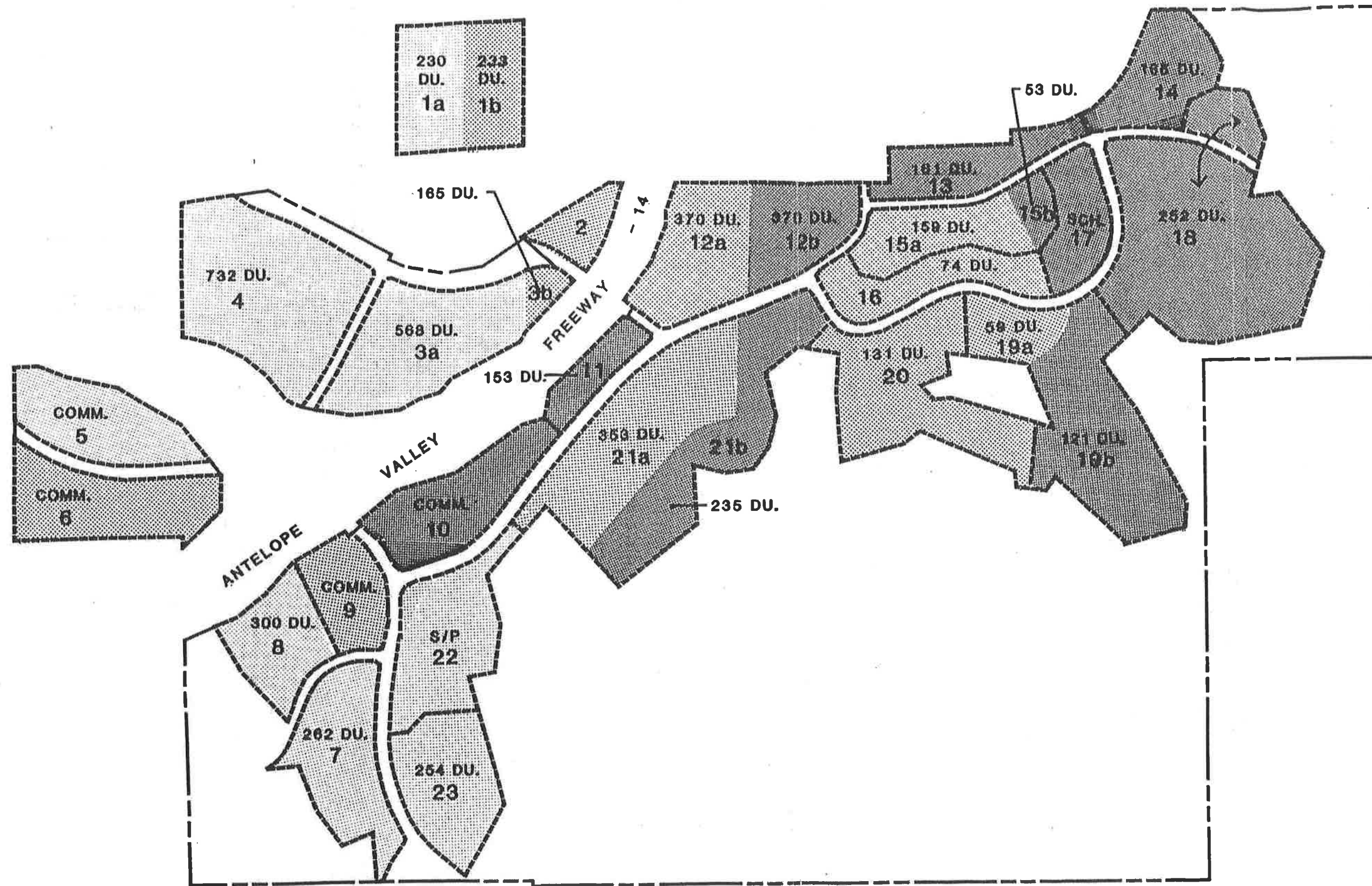
A. PURPOSE AND INTENT

Development will be implemented in conformance with the regulations and guidance contained within the Specific Plan and Development Agreement. This section contains the procedures for administration of the provisions contained herein. This chapter contains the Phasing Plan for the development of the proposed planning areas which defines the type, location, intensity and timing of development. This section also contains the programs and comprehensive funding for the projected sequence of development. Implementation of the plan will further be carried out by a method of site plan review as outlined in this chapter section D. This chapter also contains a monitoring program so that the County may track the progress of the Specific Plan development area and monitor associated improvements and budgetary needs for the improvements within the area. Other information covered in this chapter pertain to general administration, subdivision, amendment procedures, and the linkage between these elements. In addition to Specific Plan Site Plan review, the American Beauty Specific Plan shall be implemented through the subdivision process. Concurrent with Specific Plan processing will be submittal of Tentative Tract Maps where properties are to be separately financed, sold, leased or otherwise conveyed. The Subdivision process will allow for the creation of lots as tentative parcel or tentative tract maps which will allow for implementation of the project phasing. The interrelationship of the specific plan and implementation components are diagrammed on page VI-3.

B. PHASING PLAN

The American Beauty Specific Plan will generally be developed in three phases as indicated on page VI-2. This will allow an adequate level of infrastructure to be built to accommodate the development in each phase. Attention has also been placed on market considerations in order to stagger the introduction of a variety of units onto the housing market.

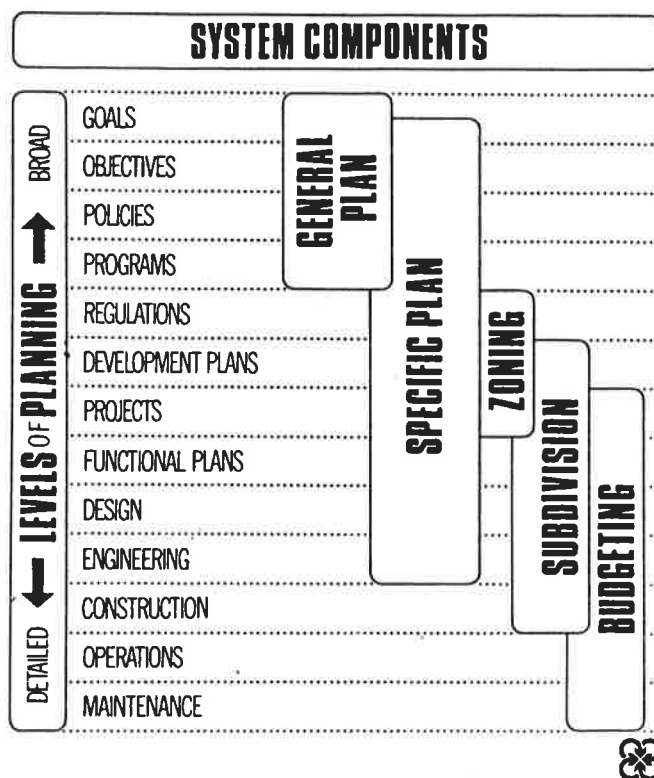
In preparing the phasing plan for this development, certain assumptions have been made. These include: 1) The rate of growth for this project will remain consistent and as calculated; 2) The rate of growth of other regional projects which were used in assessing accumulative impacts on phased infrastructure and services, will remain consistent and as calculated; and 3) The market need for proposed residential product type and mix will remain the same throughout the phasing period.



AMERICAN BEAUTY SPECIFIC PLAN



RELATIONSHIPS OF PLANNING SYSTEM COMPONENTS



These assumptions are necessary to establish a phasing plan for the proposed development scenario. However, if any of these assumptions change during the project build-out time, the Phasing Plan and County monitoring program must be flexible enough to make adjustments in corresponding infrastructure and service requirements. If the build-out rate in surrounding projects accelerates, for example, key infrastructure improvements may have to occur earlier than shown on the Phasing Plan. Likewise, if projected build-out in surrounding projects occurs at a slower rate, certain improvements to infrastructure may not be required until a later phase than what is shown on the Phasing Plan.

To assure that these three assumptions have not changed significantly as project buildout progresses, the basis for the assumptions will be checked annually in the month of February and a report as outlined in the Monitoring Program page VI-20 will be submitted by the developer.

The first phase provides the initial backbone of the project. It is during this phase that a significant level of infrastructure for the project will be completed. This phase is divided into eight sub-phases, six residential developments, one commercial site and one school/park site. This phase provides 2,346 units of housing, 16.5 acres of commercial and 19.3 acres of school park site.

The second phase provides for the additional infrastructure needed to support eleven sub-phases, eight housing development sites and two commercial sites and one industrial or apartment site. This phase provides 1,544 units of housing, 30.3 acres of commercial and 5.5 acres of industrial or apartment alternative.

The third and last phase will complete 1,510, units of housing program along with 16.4 acres of commercial and a 10.3 acre school/park, which completes the Specific Plan development phasing.

The Phasing Plan Summary, Table 9, illustrates which planning units are affected by the Land Use Plan Summary, Table 1, which described each sub-area by land use, acreage and number of dwelling units.

It is the primary intention of the phasing plan to relate infrastructure requirements to proposed development. While a sequence is implied, there is nothing in this plan to preclude a different order of development, or even a different combination of sub-phases, so long as the related infrastructure is adequately in place. The Specific Plan provides for this flexibility because the actual sequence of development may be affected by numerous factors not now predictable.

TABLE 9
PHASING PLAN SUMMARY

Phase I

Planning Area

1A	- 230 D.U.
3A	- 568 D.U.
4	- 732 D.U.
5	- Commercial 16.5 AC
7	- 262 D.U.
8	- 300 D.U.
22	- School/Park Site 19.3 AC
23	- 254 D.U.
	<u>2,346 D.U.</u>

Phase II

Planning Area

1B	- 233 D.U.
2	- Industrial 5.5 AC/Apartment R-3(25) U
3B	- 165 D.U.
6	- Commercial 19.2 AC
9	- Commercial 11.1 AC
12A	- 370 D.U.
15A	- 159 D.U.
16	- 74 D.U.
19A	- 59 D.U.
20	- 131 D.U.
21A	- 353 D.U.
	<u>1,544 D.U.</u>

Handwritten notes:
 30.3 AC ← 215,000
 $\frac{1,320,000}{215,000} = 6$ offset

0.2 FAR

Phase III

Planning Area

10	- Commercial 16.4 AC
11	- 153 D.U.
12B	- 370 D.U.
13	- 161 D.U.
14	- 165 D.U.
15B	- 53 D.U.
17	- School/Park 10.3 AC
18	- 252 D.U.
19B	- 121 D.U.
21B	- 235 D.U.
	<u>1,510 D.U.</u>

**PUBLIC FACILITIES/SERVICES
MONITORING PROGRAM**

	<u>Schools</u>	<u>Sewer</u>	<u>Water</u>	<u>Drainage</u>	<u>Roads</u>	<u>Grading</u>
Phase I Estimated Units						
2346 D.U. ¹ 16.5 Acres Commercial	Elementary School Planning Area 22	Page VI-9 Mainline A	Page VI-12 Mainline A	Page VI-8 Phase 1	Page VI-11 Section 1-1 through 1-4	Page VI-10 Grading A
Phase II Estimated Units						
1544 D.U. ² 5.5 Acres Industrial/ Apartment (Optional) 30.3 Acres Commercial	None this phase	Page VI-9 Mainline B	Page VI-12 Mainline B	Page VI-8 Phase 2	Page VI-11 Section 2-1 through 2-2	Page VI-10 Grading B
Phase III Estimated Units						
1510 D.U. ³ 16.4 Acres Commercial	Elementary School Planning Area 17	Page VI-9 Mainline C	Page VI-12 Mainline C	Page VI-8 Phase 3	Page VI-11 Section 3-1	Page VI-10 Grading C

¹ Planning Areas included in Phase I - 1A, 3A, 4, 5, 7, 8, 22, 23.
² Planning Areas included in Phase II - 1B, 2, 3B, 6, 9, 12A, 15A, 16, 19A, 20, 21A.
³ Planning Areas included in Phase III - 10, 11, 12B, 13, 14, 15B, 17, 18, 21B, 19B.

FIGURE 4

Sewer, water facilities, streets, drainage, grading and schools that will serve the project will be constructed and extended as necessary to meet the requirements of the phased build-out of the project. Page VI-2 indicates the proposed phasing of the infrastructure. The Monitoring Program relates that to each phase.

Circulation Phasing Concept Plan

The Conceptual Circulation Phasing Plan is shown on page VI-12. Circulation within the Specific Plan area has been designed to accommodate the transportation needs of the proposed development. The traffic and circulation analysis was prepared for the project by the transportation and traffic engineers of Thomas S. Montgomery and Associates. The phasing of the project circulation corresponds to the level of development for each phase. The following traffic improvements corresponds to the proposed level of development for each phase. The phasing of road improvements is conceptual and does not preclude a different order of phasing if the County Public Works Department approves a change in phasing.

Phase I

1. Completion of the White's Canyon Road - Via Princessa connection between Soledad Canyon Road and Sierra Highway;
2. Construction of the intersection configuration at Via Princessa and Sierra Highway;
3. Relocation of the existing Sierra Highway southbound on ramp to SR 14 to Via Princessa west of Sierra Highway or to a location as determined by the County of Los Angeles;
4. Widening and construction of Via Princessa between Sierra Highway and a point about 2,400 feet south of Lost Canyon Road;
5. Construction of Lost Canyon Road from Via Princessa to a point about 1,200 feet northeasterly;
6. Construction of "B" Street from Sierra Highway to the SR 14 undercrossing;
7. Construction of "A" Street between "B" Street and Via Princessa;
8. Construction of "E" Street from Via Princessa westerly to the SR 14 overcrossing; and

9. Installation of traffic signals at:

- o Sierra Highway/Via Princessa
- o Sierra Highway/"B" Street
- o Via Princessa/the relocated SR 14 southbound on ramp west of Sierra Highway
- o Via Princessa/the SR 14 diamond interchange

Phase II

1. Construction of the remaining portion of Lost Canyon Road on-site plus the loop roadway serving the northwest portion of the study site; and
2. Installation of traffic signals at:
 - o Via Princessa/"A" Street
 - o "B" Street/Lost Canyon Road

Phase III

Construct the full SR 126/SR 14 interchange with appropriate related street improvements and new traffic signal installations as determined by the County of Los Angeles.

This sequence of circulation phasing is based on cumulative future traffic impacts in this portion of Santa Clarita Valley. The recommended phasing of road improvements represents a reasonable level of accuracy which is possible to predict at this time. The phasing of development can be monitored at each level and the road improvements can be adjusted as necessary.

School Facilities Phasing Plan

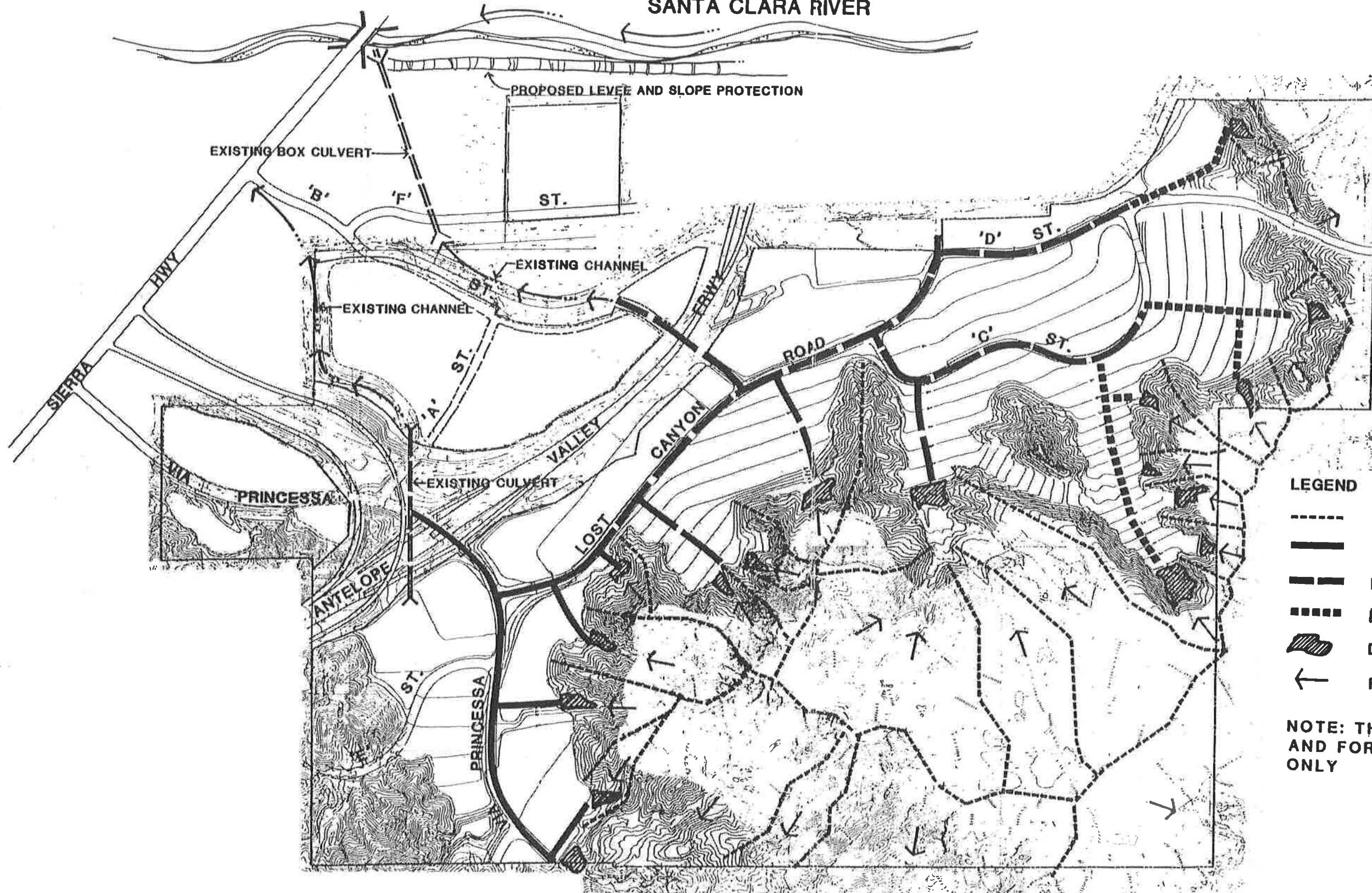
Based on a report prepared for American Beauty Homes by the Institute for Research in Education Administration, School of Education, at the University of Southern California, the following analysis was derived.

Estimates and projections of student yields are based on past experience in the Sulphur Springs School District. The study was aimed at determining the need for new school facilities for K-6 elementary pupils, grades 7-8 junior high school and grades 9-12 high school pupils.

Information for the study was derived from the schedule of Housing Construction prepared for this Specific Plan, estimated pupil yield and enrollment trends, status of existing and planned school facilities in the Sulphur Springs Area,

SANTA CLARA RIVER

CONCEPTUAL DRAINAGE PLAN



- LEGEND**
- RIDGELINES
 - PHASE 1 STORM DRAIN LINE (A)
 - PHASE 2 STORM DRAIN LINE (B)
 - PHASE 3 STORM DRAIN LINE (C)
 - ▨ DESILTING/RETENTION BASINS
 - ← FLOW DIRECTION

NOTE: THIS EXHIBIT IS PRELIMINARY AND FOR ILLUSTRATIVE PURPOSES ONLY

AMERICAN BEAUTY SPECIFIC PLAN

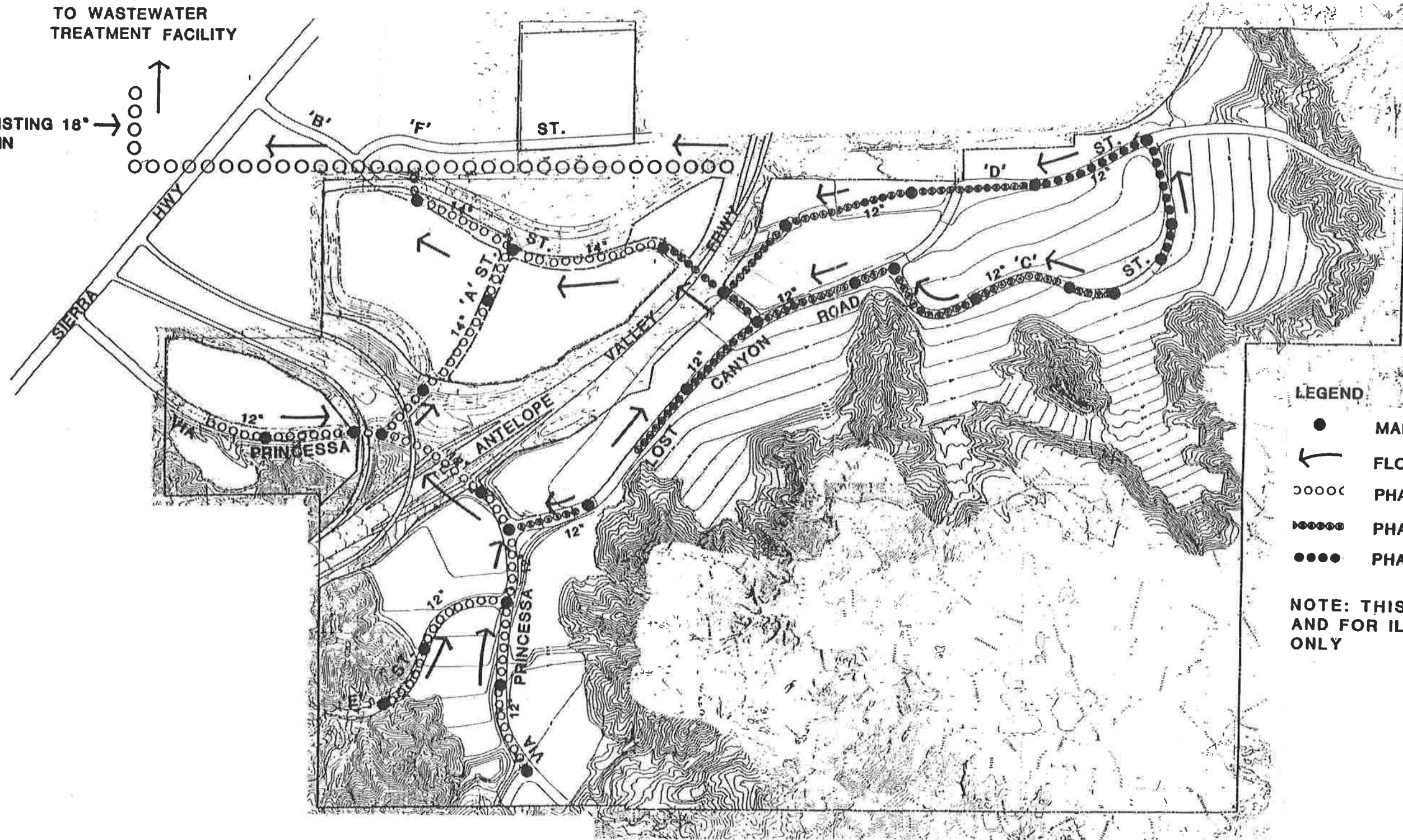
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TO WASTEWATER
TREATMENT FACILITY

EXISTING 18" MAIN

CONCEPTUAL
WASTEWATER
MAINLINE
PLAN



LEGEND

- MANHOLE
- ← FLOW DIRECTION
- ○ ○ ○ ○ PHASE 1 MAINLINE (A)
- ● ● ● ● PHASE 2 MAINLINE (B)
- ● ● ● ● PHASE 3 MAINLINE (C)

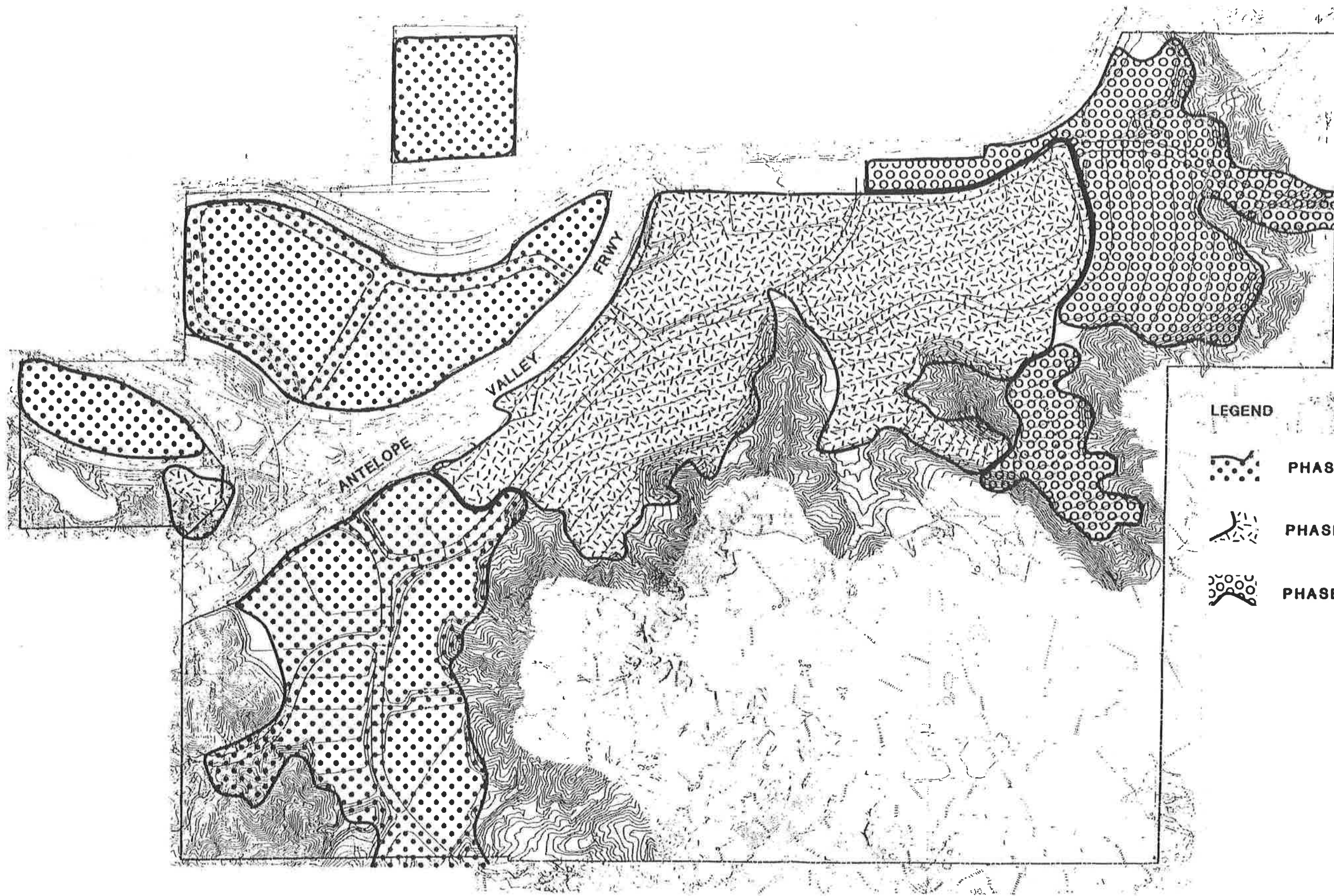
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CONCEPTUAL GRADING PHASING PLAN



LEGEND

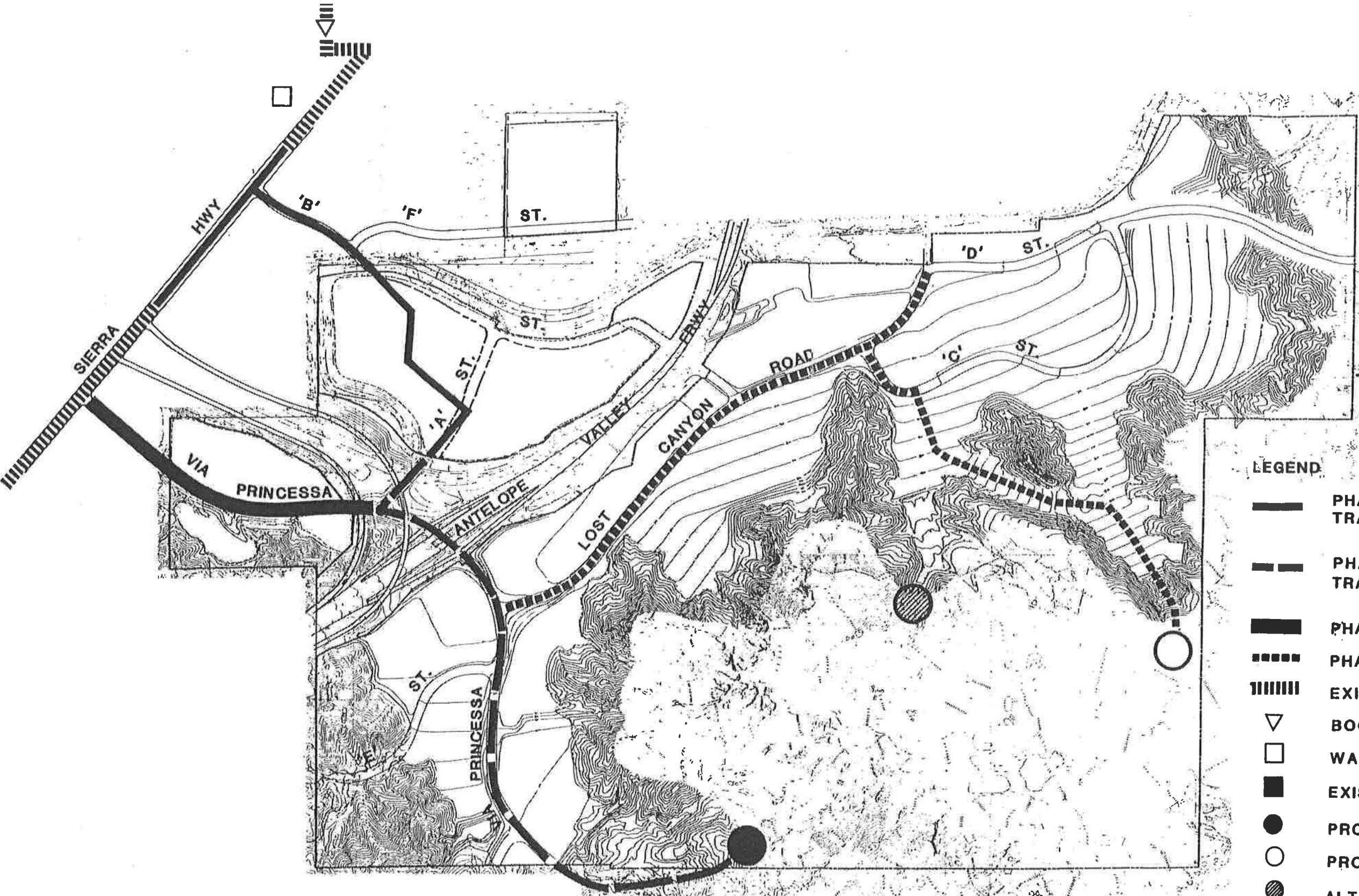
-  PHASE 1 GRADING (A)
-  PHASE 2 GRADING (B)
-  PHASE 3 GRADING (C)

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CONCEPTUAL WATER SYSTEM PLAN



- LEGEND**
- PHASE 1 INCREMENT 1 TRANSMISSION MAIN LINE (A)
 - PHASE 1 INCREMENT 2 TRANSMISSION MAIN LINE (A)
 - PHASE 1 DISTRIBUTION MAIN (A)
 - PHASE 2 TRANSMISSION MAIN (B)
 - EXISTING MAIN
 - BOOSTER PUMP
 - WATER WELL
 - EXISTING WATER TANK
 - PROPOSED PHASE 1 WATER TANK(A)
 - PROPOSED PHASE 2 WATER TANK(B)
 - ALTERNATE WATER TANK LOCATION

NOTE: OTHER LOCATIONS FOR WATER TANKS MAY BE CONSIDERED

AMERICAN BEAUTY SPECIFIC PLAN

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average class size, and pupil yield factor by type of dwelling. For the purpose of the school study estimated time periods were established for each phase. Those time periods may change depending on the rate of growth.

Estimated Classrooms Required Grades K-6

Phase I of the project shows a cumulative need of 12.3 classrooms, based on a total pupil yield of 368 students. Phase II of the project calls for a cumulative need for 12.1 classrooms developed from a a yield of 364 students. The last phase of the project is estimated at 11.0 classrooms based on a student yield of 330. The overall estimated need for grades K-6 for this development are 35.4 classrooms based on a total student yield of 1062 students and buildout of the entire project. See Table 6.

By the 1998-99 school year, it is estimated that all projects within the region will have yielded approximately 2850 K-6 students, which is the equivalent of 95 regular classrooms or close to five schools of 600 students each.

Using the same criteria as established for the Sulphur Springs District, the William S. Hart District's need is as follows:

Estimated Classrooms Required Grades 7-8

Phase I of the project shows a cumulative need of 3.8 classrooms for this development based on a pupil need of 105 students. Phase II estimates a cumulative need for 3.7 classrooms for cumulative yield of 104 students. Phase III of the project has an estimated need of 3.4 classrooms for a student yield of 94. The overall estimated need for grades 7-8 is 10.8 classrooms based on a total pupil yield of 304 students. See Table 7.

Estimated Classrooms Required Grades 9-12

The Hart District uses a loading factor of 28 students per classroom in their planning for 9-12 schools. They plan their high schools to have a permanent capacity of 1,800 - 2,000. Phase I of this development shows a need for 7.5 classrooms for a yield of 210 students. Phase II shows a need of 7.4 classrooms from a yield of 208 students. Phase III of the project is estimated at 6.7 classrooms for a student yield of 189. The overall estimated need for grades 9-12 is 21.7 classrooms based on a total pupil yield of 607. See Table 8.

Table 6
Pupil Yield and Classrooms Needed, Grades K-6

Phase & Year	Pupil Yield			Classrooms Needed		
	American Beauty	Other Builders	All Builders	American Beauty	Other Builders	All Builders
Phase I						
1987	15	223	238	0.5	7.4	7.9
Cum	15	223	238	0.5	7.4	7.9
1988	76	200	276	2.5	6.7	9.2
Cum	91	423	514	3.0	14.1	17.1
1989	91	198	289	3.0	6.6	9.6
Cum	182	621	803	6.1	20.7	26.8
1990	91	191	282	3.0	6.4	9.4
Cum	273	812	1085	9.1	27.1	36.2
1991	95	172	266	3.2	5.7	8.9
Cum	368	983	1351	12.3	32.8	45.0
Subtotal	368	983	1351	12.3	32.8	45.0
Phase II						
1992	119	121	240	4.0	4.0	8.0
Cum	487	1104	1591	16.2	36.8	53.0
1993	119	109	228	4.0	3.6	7.6
Cum	606	1214	1820	20.2	40.5	60.7
1994	126	179	306	4.2	6.0	10.2
Cum	732	1393	2125	24.4	46.4	70.8
Subtotal	364	410	774	12.1	13.7	25.8
Phase III						
1995	110	133	242	3.7	4.4	8.1
Cum	842	1526	2368	28.1	50.9	78.9
1996	110	107	217	3.7	3.6	7.2
Cum	952	1633	2585	31.7	54.4	86.2
1997	110	81	191	3.7	2.7	6.4
Cum	1062	1714	2776	35.4	57.1	92.5
1998	0	81	81	0.0	2.7	2.7
Cum	1062	1794	2857	35.4	59.8	95.2
Subtotal	330	401	731	11.0	13.4	24.4
Total	1062	1794	2857	35.4	59.8	95.2

**Table 7
Pupil Yield and Classrooms Needed, Grades 7-8**

Phase & Year	Pupil Yield			Classrooms Needed		
	American Beauty	Other Builders	All Builders	American Beauty	Other Builders	All Builders
Phase I						
1987	4	94	99	0.2	3.4	3.5
Cum	4	94	99	0.2	3.4	3.5
1988	22	69	91	0.8	2.5	3.2
Cum	26	163	189	0.9	5.8	6.8
1989	26	59	85	0.9	2.1	3.0
Cum	52	222	274	1.9	7.9	9.8
1990	26	55	81	0.9	1.9	2.9
Cum	78	277	355	2.8	9.9	12.7
1991	27	49	76	1.0	1.8	2.7
Cum	105	326	431	3.8	11.6	15.4
Subtotal	105	326	431	3.8	11.6	15.4
Phase II						
1992	34	35	69	1.2	1.2	2.4
Cum	139	360	499	5.0	12.9	17.8
1993	34	31	65	1.2	1.1	2.3
Cum	173	391	565	6.2	14.0	20.2
1994	36	51	87	1.3	1.8	3.1
Cum	209	443	652	7.5	15.8	23.3
Subtotal	104	117	221	3.7	4.2	7.9
Phase III						
1995	31	38	69	1.1	1.4	2.5
Cum	241	481	721	8.6	17.2	25.8
1996	31	31	62	1.1	1.1	2.2
Cum	272	511	783	9.7	18.3	28.0
1997	31	23	55	1.1	0.8	1.9
Cum	304	534	838	10.8	19.1	29.9
1998	0	23	23	0.0	0.8	0.8
Cum	304	557	861	10.8	19.9	30.7
Subtotal	94	115	209	3.4	4.1	7.5
Total	304	557	861	10.8	19.9	30.7

**Table 8
Pupil Yield and Classrooms Needed, Grades 9-12**

Phase & Year	Pupil Yield			Classrooms Needed		
	American Beauty	Other Builders	All Builders	American Beauty	Other Builders	All Builders
Phase I						
1987	9	127	136	0.3	4.6	4.9
Cum	9	127	136	0.3	4.6	4.9
1988	44	114	158	1.6	4.1	5.6
Cum	52	242	294	1.9	8.6	10.5
1989	52	113	165	1.9	4.0	5.9
Cum	104	355	459	3.7	12.7	16.4
1990	52	69	121	1.9	2.5	4.3
Cum	156	424	580	5.6	15.1	20.7
1991	54	98	152	1.9	3.5	5.4
Cum	210	522	732	7.5	18.6	26.1
Phase Subtotal	210	522	732	7.5	18.6	26.1
Phase II						
1992	68	69	137	2.4	2.5	4.9
Cum	278	591	869	9.9	21.1	31.0
1993	68	63	131	2.4	2.2	4.7
Cum	346	653	1000	12.4	23.3	35.7
1994	72	103	175	2.6	3.7	6.2
Cum	418	756	1174	14.9	27.0	41.9
Subtotal	208	234	442	7.4	8.4	15.8
Phase III						
1995	63	76	139	2.2	2.7	4.9
Cum	481	832	1313	17.2	29.7	46.9
1996	63	61	124	2.2	2.2	4.4
Cum	544	893	1437	19.4	31.9	51.3
1997	63	46	109	2.2	1.7	3.9
Cum	607	939	1546	21.7	33.5	55.2
1998	0	46	46	0.0	1.7	1.7
Cum	607	985	1592	21.7	35.2	56.9
Subtotal	189	229	418	6.7	8.2	14.9
Total	607	985	1592	21.7	35.2	56.9

Summary of Estimated Secondary School Needs

The Hart Union High School District will need to develop a new 7-8 school to provide the student yield coming from the regional projects in the Sulphur Springs area. It is estimated by the 1991-92 school year the District will have to determine the location of this school because it will have to serve areas other than Sulphur Springs. Two to three additional classrooms will be needed per year with 31 classrooms needed to handle the student yield from the Sulphur Springs projects by 1998.

Classroom space for grades 9-12 students is an immediate need in the Hart District. Currently, temporary classrooms are being used at the Canyon High School and all three high schools are at their capacity, therefore a fourth high school needs to be established in the not too distant future. It is estimated that the American Beauty Homes development will contribute 40 percent of the student yield by 1998. Various methods of acquiring school land are currently being studied.

C. MONITORING PROGRAM

The purpose of the Specific Plan Monitoring program is to provide assurances to the County and developer that the Specific Plan is working as cumulative development is built out within the study area as defined on Exhibit VI-21. The monitoring program for this specific plan will serve two functions. The primary function is 1) to establish a system to monitor the phasing of development and the implementation of corresponding required infrastructure. This information can then be compared with development that is occurring on a regional scale. The secondary function of the monitoring program is 2) to establish a system whereby periodic adjustments in density and dwelling unit types within the project planning area may be accomplished and documented. The monitoring program effectively establishes an accounting system to insure that all changes, upon approval, are properly recorded at the scale of the total project and each planning area reflected in this Specific Plan. Table 10 provides the format for the monitoring data.

The first phase of project monitoring deals with phasing of development and the implementation of corresponding required infrastructure. This program will ensure that the required infrastructure is in place at the completion of each phase. The phasing plan is responsive to the needed facilities and services for each level of development. Each phase will be monitored using the annual growth rate report (see Table 11).

AMERICAN BEAUTY SPECIFIC PLAN MONITORING REPORT

DATE _____
ACTION _____
RES/ORD NO. _____

1 PHASE NO.	2 PLANNING AREA	3 LAND USE DISTRICT	4 ACRES	5 PREVIOUSLY AUTHORIZED D/U	6 D/U D/U GAINED/ LOST	7 TRANSFERRED FROM/TO (PLNG. UNIT)	8 CURRENTLY AUTHORIZED D/U	9 ORIGINALLY AUTHORIZED D/U+20%	10 MAXIMUM ADDED ACCEPTABLE
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TOTALS	5,400	0	5,400	5,400*
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* Individual Increases must be balanced by decreases.

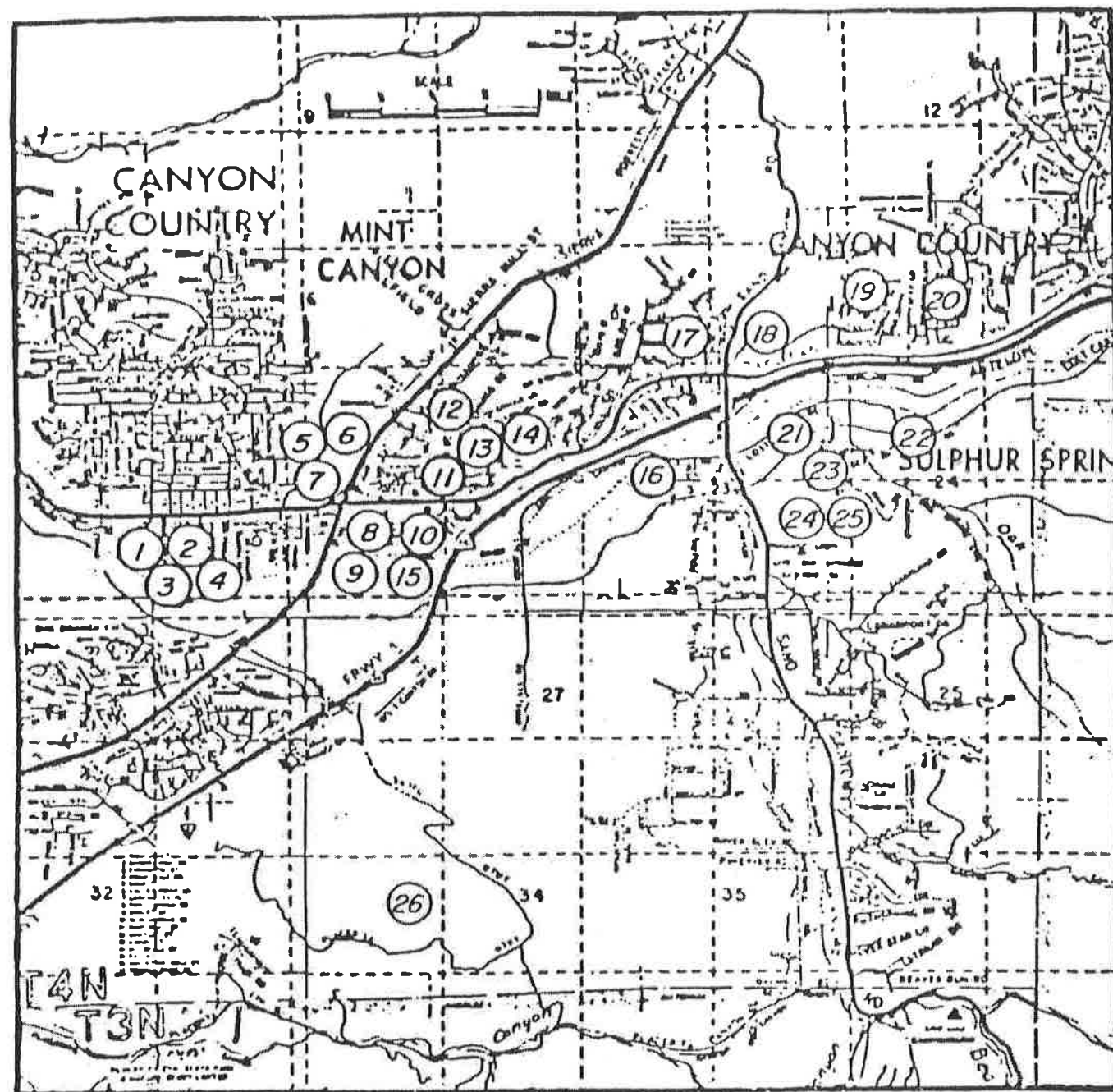
TABLE 11
 AMERICAN BEAUTY
 SPECIFIC PLAN

Date: _____
 Action: _____

<u>ANNUAL GROWTH RATE REPORT</u>	PHASE I	PHASE II	PHASE III
A. NUMBER OF ON-SITE DU'S CURRENTLY DEVELOPED			
B. NUMBER OF ON-SITE COMMERCIAL ACRES CURRENTLY DEVELOPED			
C. NUMBER OF DU'S ASSUMED DURING THIS PHASE	2,346 DU	1,544 DU (3,890 DU TOTAL)	1,510 DU (5,400 DU TOTAL)
D. NUMBER OF COMMERCIAL ACRES ASSUMED DURING THIS PHASE	16.5 AC	30.3 AC (46.8 AC TOTAL)	16.4 AC (63.2 AC TOTAL)
E. DIFFERENCE BETWEEN A & C (INDICATE PLUS OR MINUS)			
F. DIFFERENCE BETWEEN B & D			
G. NUMBER OF DU'S CURRENTLY DEVELOPED IN STUDY AREA			
H. NUMBER OF DU'S ASSUMED IN STUDY AREA DURING THIS PHASE	4,725 DU	2,675 DU (7,400 DU TOTAL)	1,225 DU (8,625 DU TOTAL)
I. DIFFERENCE BETWEEN G & H (INDICATE PLUS OR MINUS)			

STUDY AREA

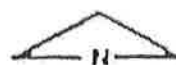
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LEGEND

⊙ RELATED PROJECT LOCATION NUMBER (See Table 4)

TMA



NO SCALE

RELATED PROJECTS LOCATION MAP

Location No See Fig No 5	Land Use Description	1990	1994	1998	Remarks
1	510 Duplex D.U.s	510			
2	317 Condominium D.U.s	167	150		
3	58 Condominium D.U.s	58			
4	294 Single Family D.U.s	294			
5	231 Condominium D.U.s	231			
6	15,250 Ft ² Retail Comm				
7	150 Condominium D.U.s	150			
8	232 Apartment D.U.s	232			
9	776 Condominium D.U.s	776			
10	220 Condominium D.U.s	220			
11	153 Elderly Apt D.U.s	153			
12	375 Condominium D.U.s	100	275		
13	256 Apartment D.U.s	256			
14	46 Single Family D.U.s	46			
15	544 Condominium D.U.s	94	450		
16	45 Single Family D.U.s	45			
17	291 Single Family D.U.s	291			
18	92 Single Family D.U.s	92			
19	315 Single Family D.U.s	215	100		
20	265 Single Family D.U.s	265			
21	68 Single Family D.U.s	68			
22	355 Condominium D.U.s 565 Single Family D.U.s	205	150	400	165
23	54 Single Family D.U.s	54			
24	42 Single Family D.U.s	42			
25	311 Apartment D.U.s	161	150		
26	1,323 Single Family D.U.s 737 Condominium D.U.s		400	925	137
TOTALS 3625		4725	2675	1225	
SGL. FAM. =		1412	900	088	
CONDO/APT. =		3313	1775	137	
COMM. = 15,250					

ESTIMATED BUILD-OUT SCHEDULE FOR CUMULATIVE PROJECTS

ES&I ENGINEERING SERVICE CORPORATION
CONSULTANTS IN CIVIL ENGINEERING & LAND PLANNING
8011 BRETEL PARKWAY - FOX HILLS BUSINESS PARK
CULVER CITY, CA 90230
(818) 417-7800

Project Engineer
DTJ
Project Manager
DATE: 2/10/86
SCALE: AS SHOWN

Since the required infrastructure for each phase has been predicated on three assumptions regarding rate of growth and market demand, the basis for these assumptions must be periodically checked, and a report filed with the County. The assumptions are:

1. The rate of growth for this project will remain reasonably consistent and as calculated.
2. The rate of growth of other regional projects which were used in assessing cumulative impacts on phased infrastructure and services, will remain reasonably consistent and as calculated.
3. The market demand for proposed residential product type and mix will remain reasonably the same throughout the phasing period.

The report will be filed annually (at a set time to be determined by the County) and will serve as current base data for all tentative tract maps filed in the following 12 months. The report will contain the following:

1. Data Regarding Project Growth Rate
 - A. An inventory of the number of dwelling units and commercial acres currently developed on-site.
 - B. A calculation of the number of dwelling units assumed for this Specific Plan for that point in time according to the phasing plan.
 - C. The project wide difference between A and B.
2. Data Regarding Regional Growth
 - A. An inventory of the number of dwelling units currently developed in other regional projects which were used in assessing cumulative impacts on phased infrastructure and services.
 - B. Number of dwelling units in these regional projects assumed by this Specific Plan to be built at that point in the phasing plan.
 - C. The regionwide difference between A and B.

The results of the above tabulation will be evaluated and compared by the County's Development Monitoring System (DMS) by the developer and County staff to determine if the changes are significant enough to merit preparation by the County of an Urban Services Analysis as part of the development monitoring system for roads, sewage, school and water services.

The secondary phase of the Monitoring program deals with transfer of density and shall be maintained in accordance with the following guidelines (see Table 10).

In order to accommodate possible changes and to insure conformance with adopted County Code, the following provisions shall guide and govern incremental allocation and provision of residential dwelling units within the project area.

1. The overall assigned dwelling unit yield of 5400 residential dwelling units on 988+ acres shall not be exceeded.
2. A site plan application shall be submitted to the County for review and approval prior to development occurring in any planning area. Such plans shall be consistent with this specific plan and are subject to conditions of approval set forth by the County.
3. Within prescribed limits, density variations or changes in numbers of dwelling units that constitute significant deviations from the Phasing Plan shall be subject to approval by the Planning Commission.
4. The Site Plan process may result in dwelling units being shifted from one planning area to another within limits defined in the plan, called out under transfer of density.
5. Any approved planning area maximum dwelling unit refinement shall be accompanied by a revised statistical table in all text and map locations where unit counts are reflected. Said table shall show new dwelling unit totals for each planning area in which a change is made. All drafts of such tables and the final approved version shall be identified by a revision date located in the title block. Said table shall be a part of the adopting resolution or ordinance (see page VI-19).
6. The Planning Director shall cause to be established and maintained an official project file which contains an original and certified copy of every revision to the American Beauty planning area summary, including a record of dwelling unit potential remaining in each planning unit. The format depicted on Table 10 or its equivalent shall be used for this purpose.

Planning Area 2 Land Use Option

In Planning Area 2 the proposed Land Use Designation is Industrial/Warehousing or Apartments R3(25) U. This land use option allows the market to determine which land use is

better suited for development at a future date. The planning area would be developed as either industrial or apartments. A combination of the two land uses would not be jointly permitted. The land use option on this property would allow for either a maximum of 137 dwelling units of apartments or 5.5 acres of Industrial/Warehousing. If the planning area was developed as apartments, the maximum allowable number would not be exceeded and the maximum Specific Plan unit count of 5400 would not be exceeded. This would be achieved through a decrease in density on other planning areas, therefore balancing the overall specific plan density and maintaining the 5400 unit maximum. This land use option can be monitored concurrent with the transfer of density monitoring program.

Program Requirements

Most of the plan implementation can be accomplished by simply integrating it into the County's existing development review process. Certain additional actions, however, are either desirable or essential in properly carrying out the American Beauty Specific Plan.

1. Application Forms

Specific Plan Site Plan application forms are not yet available. Until the County adopts a Specific Plan Site Plan Review procedure, a conditional use permit form should be used and modified to reflect information requirements as specified in the Plan Implementation section (Section VI-D of the Specific Plan). A supplemental form for Preliminary Plan review would also be desirable.

2. Documentation File

A monitoring system information file should be set up in the planning department to insure that sequential density transfers and/or plan amendments are accurately recorded and maintained.

D. SPECIFIC PLAN SITE PLAN REVIEW PROCEDURES

The Specific Plan shall be implemented through a method of site plan review. The Site Plan Review will be a Conditional Use Permit, as modified herein, until such time as the County adopts a Specific Plan Review Procedure. A site plan review shall be required for all development within the Specific Plan area requiring a building permit. Specific Plan site plan shall also include reviews for Oak Tree Permits within the Specific Plan area. Tentative parcel and tract maps may be processed independent of the site plan

review procedures, in accordance with the Los Angeles County Subdivision code, Title 21. Site plan review will not be required for interior alterations where there is no square footage increase or use intensification.

All proposed projects within the Specific Plan area shall be required to have an approved site plan prior to issuance of building permits or concurrent with subdivisions, conditional use permits or any other permit for the property. The site plan review procedure is necessary for the following reasons:

1. To ensure consistency with the Specific Plan, the General Plan and all implementing ordinances.
2. To promote the highest contemporary standards of site design.
3. To adapt to specific or special development conditions that occur from time to time while continuing to implement the Specific Plan and conform development to the General Plan and implementing ordinances.
4. To facilitate complete documentation of land use entitlements authorized and conditions pertinent thereto.
5. To adapt to substantial changes that may occur with respect to the circumstances under which the project is undertaken.

Exemptions

The Specific Plan following is a list of activities which are exempt from the Site Plan Review process. This list is not all-inclusive. The Planning Director may exempt other special activities not covered by this example listing.

- o All interior changes, alterations, construction
- o Repainting
- o Reglazing, new mullions
- o Relandscaping of existing structure
- o Re-roofing with similar style roofing materials
- o Minor exterior repairs
- o Demolition
- o Exterior mechanical (heating, air conditioning, water heater, etc.)

Procedures

Site Plans, which contain plans, drawings, illustrations, designs, reports and other detailed information as required herein, shall be submitted to the County staff for review

and comment. Applicants are encouraged to submit preliminary plans for review and comment by the Planning Department prior to the final preparation of a Site plan. Comment from other County departments and service agencies shall be sought by the staff prior to preparing a recommendation on the finalized Specific Plan Site Plan.

Applicants should insure that they have obtained a copy of the design guidelines contained within the Specific Plan. This will assist the developer in achieving consistency with the Specific Plan and generally facilitate a quality project.

Upon determination that the Specific Plan Site Plan complies with the provisions of the Specific Plan and the review factors described in the design guidelines, the County Staff shall prepare a staff report with recommendations which shall be submitted along with the Specific Plan Site Plan to the Hearing Officer and/or the Planning Commission at the earliest possible duly noticed meeting. The Hearing Officer or the Planning Commission shall approve, conditionally approve, or if not consistent with the Specific Plan modify or deny the Specific Plan Site Plan.

Environmental Determination

Discretionary Site Plan Review will be subject to an environmental analysis as set forth in Section II-C herein.

Time Limitation

Specific Plan Site Plan approval in accordance with this policy, shall be valid for a period that is concurrent with the life of the tentative parcel or tentative tract map pursuant to the County Subdivision Code Title 21. If a tentative tract of tentative parcel map is not required, then the Specific Plan site plan shall be valid as established under site plan review herein. If construction of a project does not commence within that period and proceed with due diligence thereafter, the approval of the Specific Plan Site Plan shall terminate and an additional submittal, review and approval will be required.

Revisions

Revisions that are minor in nature or reasonable extensions other than those applied as a condition of approval shall be submitted for review and approval administratively by the Planning Director. Significant changes, additions or omissions shall be submitted for review and approval by the Planning Commission.

Requirements for Specific Plan Site Plan

A Specific Plan Site Plan shall consist of plans, drawings, illustrations, and designs, and any other detailed information as required to determine compliance with the provisions of the Specific Plan and responsiveness to design guidelines. The following list of plans and information is required:

1. Assessor's parcel(s) numbers.
2. Area and dimensions of the property.
3. Vicinity map indicating project location.
4. North Arrow/scale.
5. All applicable tentative tract maps or tentative parcel maps.
6. A physical description of the site, including boundaries, easements, existing topography, natural features, existing buildings, structures and utilities.
7. Location, grades widths and types of improvements proposed for all streets.
8. A site plan showing location of all structures, landscape and hardscape areas, parking areas, walks, internal circulation, access, adjacent streets, sign type and placement and fence/wall type and placement.
9. Building elevations.
10. Description of the extent to which design guidelines have been used in the plan and a statement documenting Specific Plan consistency.
11. A tabulation of square footage, area devoted to parking, parking spaces, landscape coverage, building coverage and heights.
12. Such applications and environmental assessment forms as are provided by the County staff.

Mandatory Findings for Approval of a Specific Plan Site Plan

The Planning Commission or Hearing Officer shall make the following written findings before approving or conditionally approving any Specific Plan Site Plan.

1. The proposed project is compatible with other projects within the Specific Plan area.
2. The plan will not have an adverse impact on the public health, safety, interest, convenience or general welfare. In the event there is a significant adverse impact, the site plan may be approved if a Statement of Overriding Considerations is made pursuant to Section 15093 of the CEQA Guidelines.
3. The Specific Plan Site Plan is compatible with the regulations and design guidelines of the American Beauty Specific Plan and the site plan conforms to the General Plan and implementing ordinances.

E. GENERAL ADMINISTRATION

The American Beauty Homes Specific Plan shall be administered and enforced by the County of Los Angeles Regional Planning Department in accordance with the provisions of the Los Angeles County Planning and Zoning Code.

Certain changes to explicit provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and, subsequently, the Board of Supervisors.

- a. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.
- b. Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the Specific Plan area, nor change the concepts of the Plan.
- c. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

In addition to the above items, a public hearing shall be held on all site plan applications in accordance with the provisions of Section VI of the Specific Plan. The Regional Planning Commission or Hearing Officer may approve, conditionally approve, modify or deny said application.

F. SUBDIVISION

The County of Los Angeles subdivision ordinance shall apply to all development within the Specific Plan area required to obtain approval of subdivision maps where properties are to be separately financed, sold, leased or otherwise conveyed. The subdivision process will allow for the creation of lots as tentative parcel or tentative tract maps which will allow for implementation of the phasing plan. Further division of parcels for such development as condominium offices, are also subject to the provisions of the County's Subdivision ordinance. The review and approval of subdivision maps would set forth the various conditions necessary to ensure the improvement of streets, utilities, drainage features, and other service requirements specified by the County.

G. AMENDMENT PROCEDURES

In accordance with the California Government Code Sections 65453-65454, Specific Plans shall be prepared, adopted and amended in the same manner as general plans, except that specific plans may be adopted by resolution or by ordinance. This plan may be amended as necessary in the same manner it was adopted, by ordinance. Said amendment or amendments shall not require a concurrent general plan amendment unless, it is determined by County Staff that the proposed amendment would substantively affect the General Plan Goals, objectives, policies or programs. An environmental assessment form shall accompany the proposed amendment, but it is presumed that the master EIR approved for the project area includes all future development for the Specific Plan. If further environmental documentation were required, in special cases, it would be a focused analysis and action as documented in Section 15162 and 15182 of the CEQA guidelines.

H. SPECIFIC PLAN PROGRAMS/COMPREHENSIVE FUNDING PLAN

The ability to fund public facilities necessary for support of development is one of the most challenging aspects of the planning and development process. The overall approach proposed in American Beauty Specific Plan is to use one or more of the basic funding approaches to phase logical and affordable increments of the Public Facilities and Services in conjunction with appropriate components of development. The widest possible array of funding methods is suggested because of the scale of improvements needed and the desire to avoid unreasonably escalating the cost of housing as to slow market absorption to a point at which development simply isn't feasible.

1. Basic Funding Approaches

a. Assessment Districts

The Municipal Improvement Act of 1913 (Streets and Highways Code Section 10000 et seq) is a procedural act which provides for the formation of a special assessment district, the levy of an assessment and the creation of a lien against the property, but does not, in itself, contain provisions for the issuance of bonds. (For this reason, bonds are issued under the 1911 Act or 1915 Act discussed below.) An assessment district is created for construction or acquisition of a wide variety of public improvements.

Under the 1913 Act, a proposed assessment and assessment diagram are prepared before any construction work is done. The amount of the assessment levied against each property is based upon an engineer's report and notices are sent to property owners. A public hearing is held, both upon the project and the amount of the proposed assessment to be levied. At the conclusion of the public hearing the governing body may confirm the assessments. If confirmed, a lien is created against each assessed parcel and the assessments are properly recorded. The property owners are mailed notices of each parcel's exact confirmed assessments and they have 30 days to pay a part or all of the assessment in cash. Upon conclusion of the cash collection period, all unpaid assessments are accumulated, a bond issue is structured and bonds are sold. The bonds may be issued pursuant to either the Improvement Act of 1911 (Streets and Highways Code Section 5000 et seq) or the Improvement Bond Act of 1915 (Streets and Highways Code Section 8500 et seq).

Each bond issued under the 1911 Act constitutes a direct lien against a specific piece of property. This lien is on a parity with general taxes and takes priority over any private lien such as a deed of trust, mortgage or attachment. In the event the property owner fails to pay an installment on or prior to its delinquency date, penalties accrue against the delinquent amount, and such penalties are paid to the bondholder upon redemption of the delinquent installment or installments. If redemption of a delinquency is not made, the bondholder may institute the foreclosure action.

Under the 1915 Act individual bonds are not issued to represent individual assessments. Bonds equaling the total unpaid assessment are issued in even denominations and a portion of the bonds are due each year for the life

of the issue which will result in approximately equal annual principal and interest payments. The assessment liens securing the bonds are payable in installments, which in the aggregate conform to the principal and interest payments on the bonds. Assessment installments appearing on the regular property tax bill are collected in the same time and in the same manner as property taxes, and bear the same penalties for delinquency including the sale of the property at public auction. A special reserve fund is available from which to make payment to the bondholder of any delinquent assessments which might occur, and foreclosure proceedings, similar to those in the 1911 Act, are also available. These liens are also superior to other deeds of trust and similar liens.

b. Conventional Financing

Conventional financing has historically been the norm in California development. This has involved developers, landowners, and homebuyers paying for the facilities through exactions and fees. The overall purpose was to make development pay for itself.

Proposition 13 changed that. It removed a big piece of the property tax that used to produce local revenues from new developments. This money had been used to service the City's facilities and provide protective services. Interest rates on conventional loans for facilities have become too high to make it feasible in many cases. Due to current interest rates and the amount of money that must be financed, the main investors who can afford to install the needed infrastructure are those with access to large assets, such as banks, savings and loans and insurance companies. Cities now must find ways to finance the facilities and services, due to the limitations on property tax revenue. These costs, which are increasing all the time, are frequently too great for the developer or jurisdiction. Therefore, other creative financing mechanisms may come into play.

In the past, bond issues were the simplest and most often utilized method of raising large amounts of capital. Because of changing conditions in the financial marketplace, and increased legislation limiting the bonding power of many local governments, the role of the traditional general obligation bond has been very substantially reduced. Other bonding alternatives include:

- Revenue Bond
- Lease-Revenue Bond
- Zero Coupon Bond
- Stepped Coupon Bond

These techniques have historically been used for redevelopment and therefore would probably have limited application in the Specific Plan development.

Leasing is another financing mechanism that has been used by cities in the past. A few leasing techniques are listed below:

- Leveraged Lease
- Operating Lease
- Lease-Purchase Agreement

Leasing is used primarily for purchasing equipment and not for providing services, but it could be used for public buildings in conjunction with other development projects.

c. Community Facilities Districts

The Mello-Roos Community Facilities Act of 1982, commencing with Section 53311 of the Government Code, allows a local public agency to form a "community facilities district" within its boundaries to provide certain specified public improvements and services for the benefit of the present and future residents within the community facilities district. Proceedings for the formation of a community facilities district may be instituted by the governing body of a public agency on its own initiation, and shall be instituted when the requisite number of registered voters or landowners within the proposed community facilities district's boundaries file a petition requesting the institution of such proceedings with the clerk of the governing body.

Proceedings will commence with the public agency's adoption of a Resolution of Intention to form a community facilities district and levy a "special Tax", and, where applicable, a Resolution of Intention to incur bonded indebtedness. The public agency then holds a duly noticed public hearing on the proposed formation of the community facilities district to consider the facilities to be constructed and the services to be provided, the incurring of bonded indebtedness and the levy of a "special tax" to pay the debt service on any bonds subsequently issued.

At the hearing the governing body of the public agency receives testimony from the staff and from all interested persons of taxpayers, including the petitioning landowner, receiving testimony, if the governing body determines to proceed with forming the district and calling for an election on the propositions of authorizing the indebtedness and levying the special tax within the boundaries of the community facilities district.

A duly noticed election is then held within the community facilities district on the propositions of authorizing bonded indebtedness and levying the special tax. If the propositions are approved by two-thirds of the voters, the governing body may adopt resolutions relative to issuing the bonds, approving the Official Statement and approving the other miscellaneous matters required to sell the bonds.

The special tax, which is levied subsequent to any bond issuance for the purpose of paying debt service on such bonds, is not in the nature of an assessment, it is not capable of being prepaid and there is not a fixed, determinable amount against each parcel. The actual amount of the special tax against each parcel will require minor adjustments each year depending upon the extent to which interest earned on the construction fund or the bond reserve fund is applied towards debt service, the extent to which State funding is received and changes in the plan for development of the property. The special tax will be collected on the tax rules of the County as any other tax of a special district. The special tax levied for each fiscal year becomes a lien for taxes against a particular parcel and is on a parity with the other tax liens and assessments.

The Act authorizes the public agency to collect delinquencies in the payment of the special tax in the same manner as delinquencies in the payment of ad valorem taxes. However, the Act also authorizes the public agency to adopt an alternative for the collection of any such delinquencies. Such a procedure could include a judicial foreclosure.

The Act is particularly appropriate for providing a means of financing certain regional improvements which may be necessary for the development of a particular property, as well as traditional local facilities.

There are other mechanisms available for funding schools in addition to those mentioned in the above discussion. In January of 1986, a Santa Clarita Valley Area-wide School Facilities Study was published by the Ed Group International, Facility Consultants for Education. In this study, other useful mechanisms of financing schools were mentioned. Included as possible financing solutions were, bonds, assessment districts, special taxes, impact fees, non tax local options, lease-purchase options, and other non-construction alternatives, such as year round education. This appears to be a useful study and various alternatives may be feasible and apply to this development.

LEVELS OF INFRASTRUCTURE -- IMPLEMENTATION AND FINANCING

There are three basic levels or phases of infrastructure that must be built for American Beauty development to reach completion. These levels allow implementation of the infrastructure to occur on a rational and comprehensive basis.

The first phase provides the main infrastructure to open the project to buildable land. This includes connections for sewer, water and drainage and the initial main arterial streets.

The second phase of infrastructure will connect all of the second phase housing and commercial sites into the existing infrastructure of the first phase and will almost complete all arterial streets and related water, sewer, drainage and utilities.

The third phase will extend the infrastructure to the final housing, commercial and school/park sites. All interior local streets will also be completed during this phase to complete the circulation and infrastructure network. Both on-site and off-site installations to service individual lots are included.

Due to the scope of differing levels and time frames associated with each level, a staggered or phased financing is proposed to allow disbursement of funds at needed intervals. This will be accomplished primarily by utilizing one or more of the financing methods described under Funding.

Public Facility Funding

In this section the expected funding methods for each type of public facility is stated. Many of the improvements and facilities will be financed by the basic funding approaches previously described. These facilities include:

- a. Certain on and off site water pipelines.
- b. Certain on and off site sewer lines.
- c. Water storage facilities.
- d. Water pumping station.
- e. On or off-site major, secondary and certain collector streets.
- f. Drainage improvements and facilities.
- g. Acquisition of water supply.
- h. Other required public buildings or equipment (e.g., fire equipment).

Other public facilities will be financed by the following methods:

- i. Public utilities (gas, electric, telephone and cable television) will be financed by the respective utility company.
- j. Park acquisition and facilities will be paid by fees or by dedication of parkland by the developer in accordance with the County's local park code. The plan is predicated on a combination of dedication and fees.
- k. Various methods of acquiring school land are currently under study.