

III. DEVELOPMENT PLAN

A. PURPOSE AND INTENT

The American Beauty Specific Plan is a planned residential community designed to provide a variety of housing types and community facilities. This section contains a description of the goals, objectives and policies of the plan combined with various plan components. These components provide the rationale for the development regulations found in Section IV.

The project development plan is the result of thorough site analysis and research. As a result of this, the plan resolves, as much as possible, development related issues, in the form of proposed physical improvements, guidelines for future development, technical information and regulations.

In recognizing the major development issues, the landowners objectives and County requirements, a set of development plan goals can be established:

1. Implement the goals, objectives and policies of the Los Angeles County General Plan and the Santa Clarita Valley Areawide General Plan.
2. Provide a development phasing plan which is a general estimate of how development will occur.
3. Process and adopt the Specific Plan to provide a precise understanding of development and future growth for the subject property.
4. Provide a balanced range of land uses, anticipating current and future demands with a range of opportunities.
5. Preserve the integrity of landforms.
6. Provide infrastructure systems and public facilities to support development in an efficient and timely manner.
7. Implement the Development Agreement for the subject property.

B. GOALS, OBJECTIVES AND POLICIES

The American Beauty Specific Plan contains goals, objectives and policies that are in substantial conformance with those outlined in both the Los Angeles County General Plan and the Santa Clarita Valley Area Wide General Plan. Additionally the balanced, self sufficient proposed community demonstrates consistency with General Plan amendment criteria

outlined in the Santa Clarita Valley Development Analysis Report. The Specific Plan goals, objectives and policies listed below generally reflect the General Plan goals that correspond to this property.

1. LAND USE

Goals:

- a. To develop a land use pattern which meets the basic needs of the residents for essential services, working and living areas, and areas for pursuit of leisure time activities.
- b. To conserve, protect and enhance resources for the benefit and enjoyment of the resident population and the region, and to guide future development in a direction that maximizes the utility of natural resources
- c. To economize the cost of facilities and services including the extension of these services by phasing residential development in a manner consistent with availability of public improvements.
- d. To consider the land use requirements and population pressures within the region, state and nation while maintaining standards for essential services.

Objectives:

- a. A land use design that protects the landforms and provides higher intensity uses on the valley floors.
- b. A phasing plan that provides services in an economical and efficient manner.
- c. A variety of residential densities and product types for the consumer.

Policies:

- a. To establish a grading plan and incorporate the Hillside Development Standards to preserve major natural terrain features.
- b. To develop and carry out a phasing plan that provides for cost-effective public facilities and services.

2. CIRCULATION

Goals:

- a. To provide a safe and efficient system for movement of people and goods in the Santa Clarita Valley through actions and coordination of all agencies involved in the development of circulation facilities in the region.
- b. To increase the mobility of residents through development of an adequate transportation system that includes automotive and non-automotive transportation considerations.

Objectives:

- a. A circulation system that is well integrated into the current County and freeway network.
- b. A road network that will provide for current and future residents' needs and avoid excessive traffic in existing and future residential neighborhoods.

Policies:

- a. To establish a circulation system that conforms to the County's standards and serves both through and local traffic.
- b. To establish a linear park within the development which connects potential schools and parks with residential neighborhoods.
- c. To provide road improvements in a timely manner as required to service development. Wherever possible, all needed roads and road improvements will be open and available for public use at the time of occupancy of each unit of development. Roads shall be provided in accordance with requirements and timing of the County Public Works Department.

3. HOUSING

Goals:

- a. To encourage development of housing to satisfy the needs of existing and future residents.
- b. To encourage provisions of a variety of housing types, prices, ownership possibilities and locations.

- c. To develop neighborhoods properly related to essential community services.
- d. To maintain high quality development standards for residential land development that ensure establishment of neighborhoods with lasting value.

Objectives:

- a. A residential environment that provides detached single-family, patio homes, condominiums, townhouses, and/or apartment housing opportunities.
- b. A contribution to the affordable housing supply in the greater Santa Clarita Valley, as well as Northern Los Angeles County.

Policies:

- a. To incorporate and implement standards that are consistent with County standards and can reasonably be included in the project.
- b. To provide a sufficient range of densities so that relatively affordable housing can reasonably be included in the project.
- c. To base development regulations on various dwelling types by planning area.

4. HILLSIDE MANAGEMENT AND OPEN SPACE

Goals:

- a. To achieve a balanced distribution of developable area and open space to meet the needs of residents and contribute to logical development of the urban area.
- b. To create a public open space network that satisfies the active and passive needs of the County's residents.

Objectives:

- a. The protection of landforms and hillsides within viewshed of the surrounding urbanized area.
- √ b. The integration of parks, school sites, and public and private open space where feasible.
- c. The provision of open space as an integral part of development.

Policies:

- a. To achieve consistency with the Santa Clarita Valley General Plan hillside development standards.
- b. To designate steep ridges and hillsides as hillside management areas and, within the planning areas, provide building pads that relate to basic landforms.
- c. To provide a balance between open space areas and development sites when feasible.
- d. To allow parks primarily on land that is readily usable for active recreation purposes.
- c. To work with the school districts to coordinate school/park planning and development.

5. COMMUNITY DESIGN AND SCENIC HIGHWAYS

Goals:

- a. To develop an American Beauty Homes environment that is visually attractive, efficiently and effectively organized.
- b. To preserve and enhance the visual aspects of the County's circulation system for scenic purposes.

Objective:

To provide design guidelines for architecture, signage, landscaping, project identity and a feeling of community.

Policy:

- a. To apply design guidelines to major entry points, major street intersections, parkways, and development planning areas throughout American Beauty Homes Specific Plan.
- b. To apply special design considerations regarding the views along important corridors within the planning area including freeway viewsheds and key intersections and vistas.
- c. To provide design standards for transition areas between urban development and open space.

6. NOISE

Goals:

- a. To maintain consistency with the County's Noise Element by properly mitigating noise generating uses that exceed the maximum suggested dBa.
- b. To avoid locating noise sensitive facilities, including schools, libraries, hospitals, and parks, within areas designated in excess of 65 dBa on the County's Noise Level Map unless sufficient mitigation measures are implemented.

Objectives:

- a. The integration of parks and school sites where feasible.
- b. The placement of commercial uses on major intersections and adjacent to the freeway.
- c. The separation of low density residential uses from arterial highways.

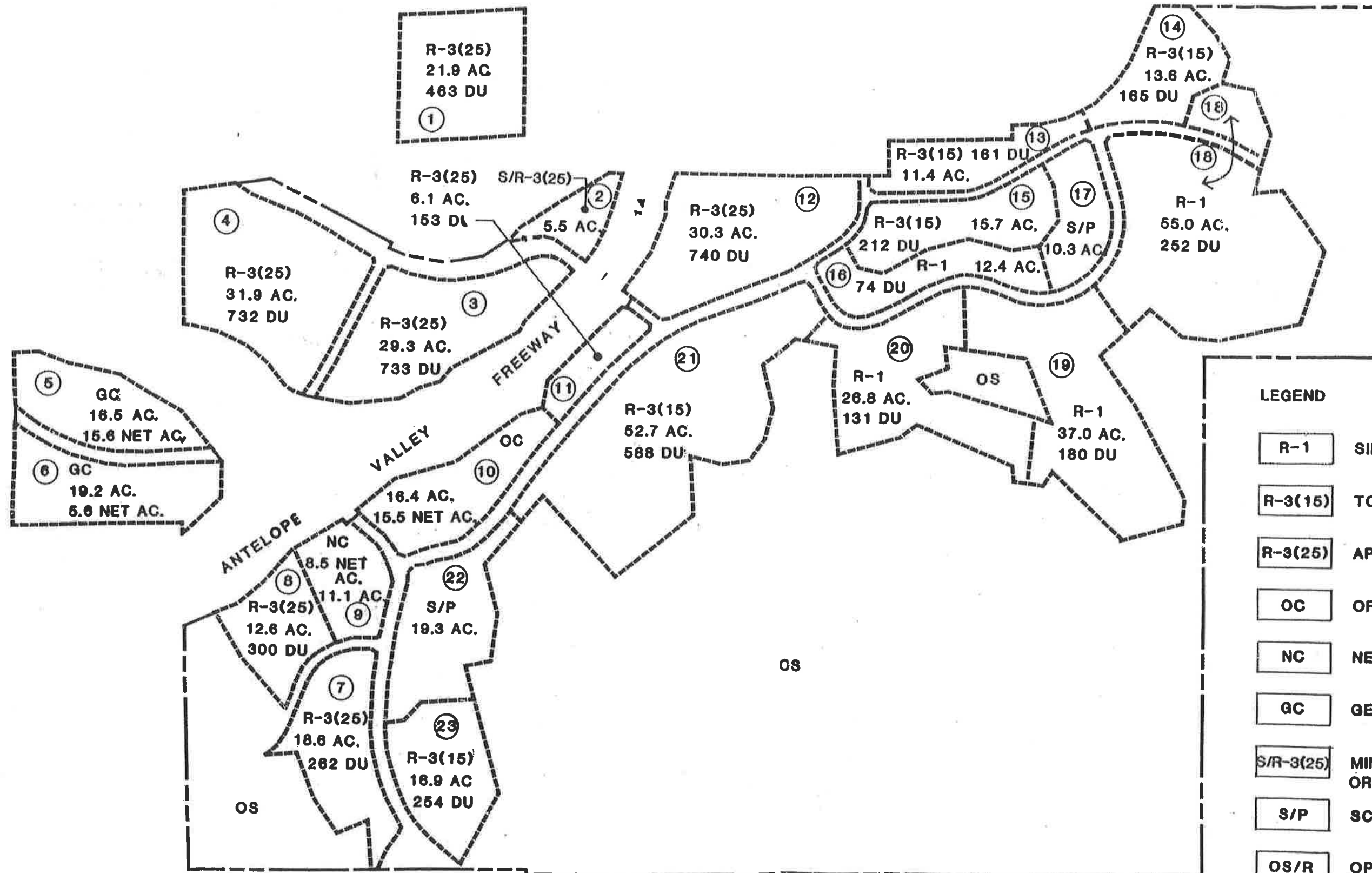
Policies:

- a. To provide adequate noise mitigation measures for those uses located within areas designated in excess of 65 dBA on the County's Noise Level Map.
- b. To locate a greater proportion of high density residential areas along arterial highways.

C. LAND USE PLAN

The American Beauty Land Use Plan is depicted on page III-7. It encompasses approximately 988 acres and is divided into 23 planning areas plus open space. Each planning area contains a gross acreage figure and the intended land use. The acreage of the planning units includes land devoted to internal local streets and collectors but does not include acreage within adjacent arterial highways. The proposed use allocation is summarized in Table 1. As much as possible the design of the entire project presents the planning area as a planned community. All of the land uses are integrated regarding circulation, infrastructure, aesthetic and visual setting, development standards and guidelines. The proposed residential uses have been designed to provide a broad range of housing types meeting current and future housing needs. Housing types range from single family to medium high density including townhomes, condominiums, and apartments.

CONCEPTUAL LAND USE PLAN



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 OR R-3(25)
S/P	SCHOOL/PARKS
OS/R	OPEN SPACE/ROADS

AMERICAN BEAUTY SPECIFIC PLAN



The Commercial/Industrial zones will serve the local commercial needs of the planned community as well as the requirements of the immediate and regional area. The commercial zones are located strategically along freeway access and away from the residential uses so as to create a buffer or transition. The office park and other retail land uses will provide significant employment opportunities for future residents of the Santa Clarita Valley to work close to their homes. The land use plan also contains locations reserved for two elementary schools in combination with park sites. The locations for these public facilities are central to the planned community and provide maximum accessibility to service the area. The parks are integrated into the school facilities to create a shared system of usage. The land use plan also contains areas of open space, recreation and pedestrian trails for hiking and walking. This system is integrated with the planning areas and provides community-wide visual amenities.

D. PUBLIC FACILITIES PLAN

The utilities and services plan was prepared by Engineering Service Corporation based on the following analysis.

Water Supply

The Santa Clarita Water Company (SCWC) currently provides water service for existing development in the vicinity of the proposed project site. However, most of the site is not located within the Company's district boundaries, but the Company does not anticipate any problem annexing the site.

Water supplies for the Company are obtained from the Castaic Lake Water Agency (CLWA) and 13 local groundwater wells. The primary functions of the CLWA are the acquisition of State Project water, construction and operation of water treatment and transmission facilities, development and use of hydroelectric facilities, and regulation of the use of CLWA water during times of drought. The CLWA contracts with the following four Santa Clarita Valley water retailers to provide delivery of its State Project Water entitlements: Los Angeles County Water Works District No. 36, Newhall County Water District, Santa Clarita Water Company, and Valencia Water Company.

In 1984, the SCWC used 11,608 acre feet of water, of which 6,616 acre feet (57 percent) was delivered from CLWA, and the remaining 4,992 acre feet was from local groundwater wells.

Future water availability to the SCWC from the CLWA depends on several variables. Tables A, B and C summarize water supply and demand for the Santa Clarita Water Company based on three different levels of water delivery from CLWA.

The water supply features of the State Water Project are 55 percent complete and presently have the capability to supply CLWA with a dependable supply of 20,000 acre feet per year. Table A is based on this existing dependable supply ("Firm Yield") of water from the State Water Project. This scenario assumes that no further improvements to the SWP delivery system will be constructed within the proposed development schedule for the American Beauty project. Table B is based on annual delivery of 32,000 acre feet of water to CLWA. This is an estimate of "Normal Yield" water supply to the agency; if a sequence of drought years does not occur. As in Table A, analysis for Table B is based on the existing level of improvements to the State Water Project delivery system.

Finally, Table C evaluates water supply and demand for Santa Clarita Water Company based on the scheduled completion of the State Water Project and annual entitlements to CLWA of 41,500 acre feet. For each analysis, it was assumed that 60 percent of CLWA's State Water Project entitlements will be delivery to SCWC. Use of groundwater was assumed to remain constant at 5,000 acre feet per year.

The present capacity of the filtration plant is 11,000 gallons per minute (approximately 14,000 acre feet per year). However, scheduled plant expansion will double this capacity and is planned to be operational October 1, 1987. Beyond 1987, the recommended plan is to expand capacity to permit filtration of the total firm yield available to the Agency under its State Project Contract (41,500 acre feet).

The assumption that treatment capacity will keep pace with water availability is incorporated into the supply and demand analysis in Tables A, B, and C.

Water Demand

Water demand for the proposed American Beauty development of 5,400 dwelling units was projected for each phase using the demand factor of 241 gallons per person per day.¹ An average household size of 2.8 persons was used, resulting in an estimated consumption rate of 675 gallons per day per dwelling unit. The number of units and related water demand for each project phase is shown in Tables A, B, and C. Project

¹ Based on the 1983 report, "Comprehensive Program for Future Utilization of State Project Water in the Castaic Lake Water Agency", Bookman-Edmonston Engineering, Inc.

TABLE 2

TABLE A*
WATER SUPPLY

SANTA CLARITA WATER COMPANY
(All demand and capacity figures in acre feet/year)

		SUPPLY						DEMAND						
Project Phase	Year	S.P.W. Castaic Lake Water Agency Entitlement	Treatment Capacity	Portion ¹ to S.C.W.C.	Ground Water	Total Capacity	Equivalent Housing Unit Services	1985 Demand	Project Units	Project Demand	Other Projects Unit Total	Other Project Demand	Total Demand Existing Project + Other Projects	Equivalent Housing Unit Services
	1985	20,000	14,000	8,400	5,000	13,400	17,725	11,608	--	--	--	--	11,608	15,355
	Oct. 1987 ²	20,000	28,000	12,000	5,000	17,000	22,487	11,608	100	76	2,452	1,854	13,538	17,908
1	1991	20,000	28,000	12,000	5,000	17,000	22,487	11,608	2,459	1,859	10,639	8,043	21,510	28,453
2	1994	20,000	28,000	12,000	5,000	17,000	22,487	11,608	3,985	3,013	10,639	8,043	22,664	29,980
3	1997	20,000	28,000	12,000	5,000	17,000	22,487	11,608	5,400	4,082	10,639	8,043	23,733	31,394

* Based on "Firm Yield" water supply (with drought years) of State Project Water to Castaic Lake Water Agency

1 Based on existing contract with Castaic Lake Water Agency

2 Target completion date for water treatment plant expansion (planned capacity 28,000 acre feet/year)

TABLE 3

TABLE B*
WATER SUPPLY

SANTA CLARITA WATER COMPANY
(All demand and capacity figures in acre feet/year)

Project Phase	Year	SUPPLY						DEMAND						
		S.P.W. Castaic Lake Water Agency Entitlement	Treatment Capacity	Portion ¹ to S.C.W.C.	Ground Water	Total Capacity	Equivalent Housing Unit Services	1985 Demand	Project Units	Project Demand	Other Projects Unit Total	Other Project Demand	Total Demand Existing Project + Other Projects	Equivalent Housing Unit Services
	1985	20,000	14,000	8,400	5,000	13,400	17,725	11,608	--	--	--	--	11,608	15,355
	Oct. 1987 ²	32,000	28,000	16,800	5,000	21,800	28,837	11,608	100	76	2,452	1,854	13,538	17,908
1	1991	32,000	**	19,200	5,000	24,200	32,011	11,608	2,459	1,859	10,639	8,043	21,510	28,453
2	1994	32,000	**	--	5,000	24,200	32,011	11,608	3,985	3,013	10,639	8,043	22,664	29,980
3	1997	29,400	**	17,640	5,000	24,200	32,011	11,608	5,400	4,082	10,639	8,043	23,733	31,394

* Based on "Normal Yield" water supply (without drought years) of State Project Water to Castaic Lake Water Agency

** Plans for treatment plant expansion or new construction will be dependent on State Project Water availability. Figures beyond 1987 are based on the assumption that treatment capacity will keep pace with water availability.

1 Based on existing contract with Castaic Lake Water Agency.

2 Target completion date for water treatment plant expansion (planned capacity 28,000 acre feet/year)

TABLE 4

TABLE C*
WATER SUPPLY

SANTA CLARITA WATER COMPANY
(All demand and capacity figures in acre feet/year)

Project Phase	Year	S.P.W. Castaic Lake Water Agency Entitlement	SUPPLY					DEMAND						
			Treatment Capacity	Portion ¹ to S.C.W.C.	Ground Water	Total Capacity	Equivalent Housing Unit Services	1985 Demand	Project Units	Project Demand	Other Projects Unit Total	Other Project Demand	Total Demand Existing Project + Other Projects	Equivalent Housing Unit Services
	1985	20,000	14,000	8,400	5,000	13,400	17,725	11,608	--	--	--	--	11,608	15,355
	Oct. 1987 ²	32,900	28,000	16,800	5,000	21,800	28,837	11,608	100	76	2,452	1,854	13,538	17,908
1	1991	39,300	**	23,580	5,000	29,900	39,551	11,608	2,459	1,859	10,639	8,043	21,510	28,453
2	1994	41,500	**	24,900	5,000	29,900	39,551	11,608	3,985	3,013	10,639	8,043	22,664	29,980
3	1998	41,500	**	24,900	5,000	29,900	39,551	11,608	5,400	4,082	10,639	8,043	23,733	31,394

* Based on TABLE A, Annual Entitlements to State Project Water, (based on Table in contract between State of California and Castaic Lake Water Agency) pg 2-11, Santa Clarita Valley Urban Water Management Plan, November 1985.

** Plans for treatment plant expansion or new construction will be dependent on State Project Water availability. Figures beyond 1987 are based on the assumption that treatment capacity will keep pace with water availability.

1 Based on existing contract with Castaic Lake Water Agency.

2 Target completion date for water treatment plant expansion (planned capacity 28,000 acre feet/year)



water demand at buildout is estimated to be 4,082 acre feet per year.

Cumulative water supply impacts were also analyzed for each phase of the project and for each of the three likely State Project Water delivery schedules. Potential water demand within the Santa Clarita Water Company Service Area was determined by distribution of future development into the following categories:

- Prospective - Tentative Map filed, but not approved.
- Encumbered - Tentative Map approved, but not recorded.
- Committed - Final Map recorded since 1980, but not built.

The following table outlines potential projects which may, in conjunction with the proposed project, cumulatively impact the Santa Clarita Water Company's ability to provide service:

**NUMBER OF DWELLING UNITS
SANTA CLARITA WATER COMPANY**

<u>Land Use</u>	<u>Prospective</u>	<u>Encumbered</u>	<u>Committed</u>	<u>Total</u>
Single Family	864	2604	660	4128
Multi-Family	1810	3403	1792	7005
Mobile Homes	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	2674	6007	2452	11,133
TOTAL PROJECTS	18	41	50	109

The following assumptions have been incorporated into the analysis:

- 91 percent of prospective projects become encumbered projects.
- 97 percent of encumbered projects become committed projects.
- 100 percent of projects that reach committed status are built.

To estimate cumulative demand for each phase of the project, it was assumed that 100 percent of the committed projects (2,452 units) would be built by October 1987, and that all the prospective and encumbered units would be constructed by

the completion of Phase I (1991) of the American Beauty project. This is considered to be the "worst case" scenario for projecting future water demand.

At buildout, other projects (10,639 dwelling units) within the Santa Clarita Water Company district will require approximately 8,043 acre feet of water per year. Water demand for the project and related projects for each phase is shown graphically in Figure 1. Total projected water demand and supply for Santa Clarita Water Company is also shown in Figure 2.

A surplus for the water company will exist through the year 1997 with a "Normal Yield" water supply or with the completion of the State Water Project. Under the "worst case" supply scenario of the existing "Firm Yield" supply of 20,000 acre feet per year to Castaic Lake Water Agency, the following deficit in supplies would occur for SCWC:

<u>Year</u>	<u>Deficit Supply</u>	<u>Equivalent Housing Units</u>
1991	4,150 ac. ft.	5,489
1994	5,664 ac. ft.	7,492
1997	6,733 ac. ft.	8,906

These deficits in water supply are unlikely to occur since the most conservative factors and assumptions were used in this analysis. For example, the water consumption factor of 241 gallons per day per capita used for this analysis compares to a range of 150-180 gallons/day/capita experienced for the City of Los Angeles, for the past 20 years.¹

If further State Water Project improvements are not constructed and only minimum water supplies are available, the possible water supply deficits shown in the above table would be met with alternate supplies. The following paragraphs summarize other potential services of water.

Castaic Lake Water Agency is currently pursuing additional water supplies to meet future demands including the following:²

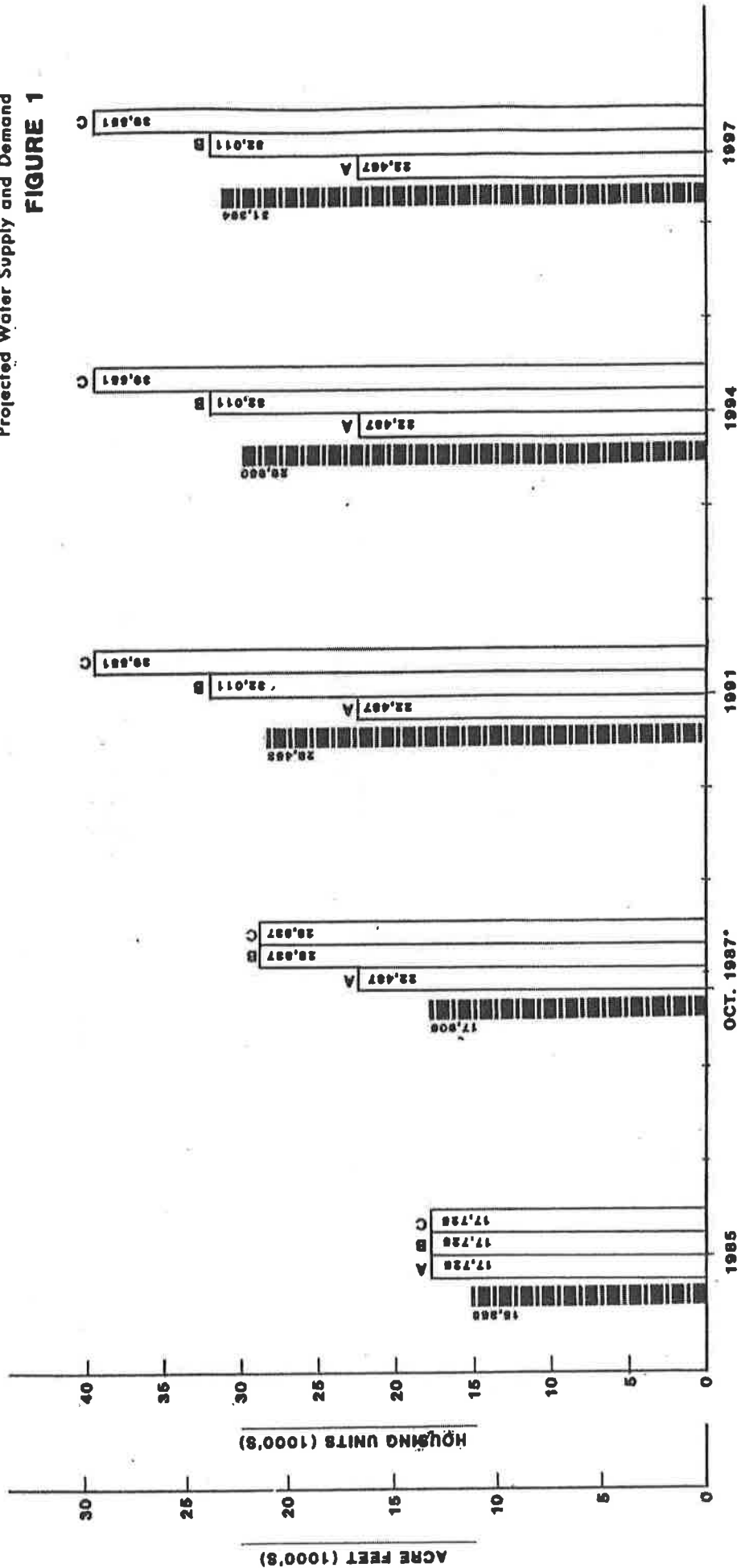
1. Permanent reallocation of State Water Project entitlement amongst contractors.

¹ Information provided by S.J. Ciarocchi, Los Angeles Water and Power Company.

² See Appendix. Letter from Robert C. Sagehorn, General Manager, Castaic Lake Water Agency, November 19, 1985.

SANTA CLARITA WATER COMPANY

Projected Water Supply and Demand
FIGURE 1



Y E A R

DEMAND

SUPPLY

NUMBERS ON BAR GRAPH REPRESENT EQUIVALENT HOUSING UNIT SERVICES FOR WATER SUPPLY AND DEMAND.

* TARGET COMPLETION DATE FOR EXPANSION OF WATER TREATMENT PLANT (CAPACITY 25 MILLION GALLONS/DAY)

GROUND WATER AVAILABILITY ASSUMED TO REMAIN CONSTANT AT 5000 AC FT/YR.

WATER ALLOCATIONS FROM CASTAIC LAKE WATER AGENCY ARE BASED ON THE FOLLOWING:
A "FIRM YIELD" WATER SUPPLY (WITH DROUGHT YEARS), AND EXISTING IMPROVEMENTS TO STATE WATER PROJECT
B "NORMAL YIELD" WATER SUPPLY (WITHOUT DROUGHT YEARS), AND EXISTING IMPROVEMENTS TO STATE WATER PROJECT
C TABLE IN CONTRACT BETWEEN STATE OF CALIFORNIA AND CASTAIC LAKE WATER AGENCY

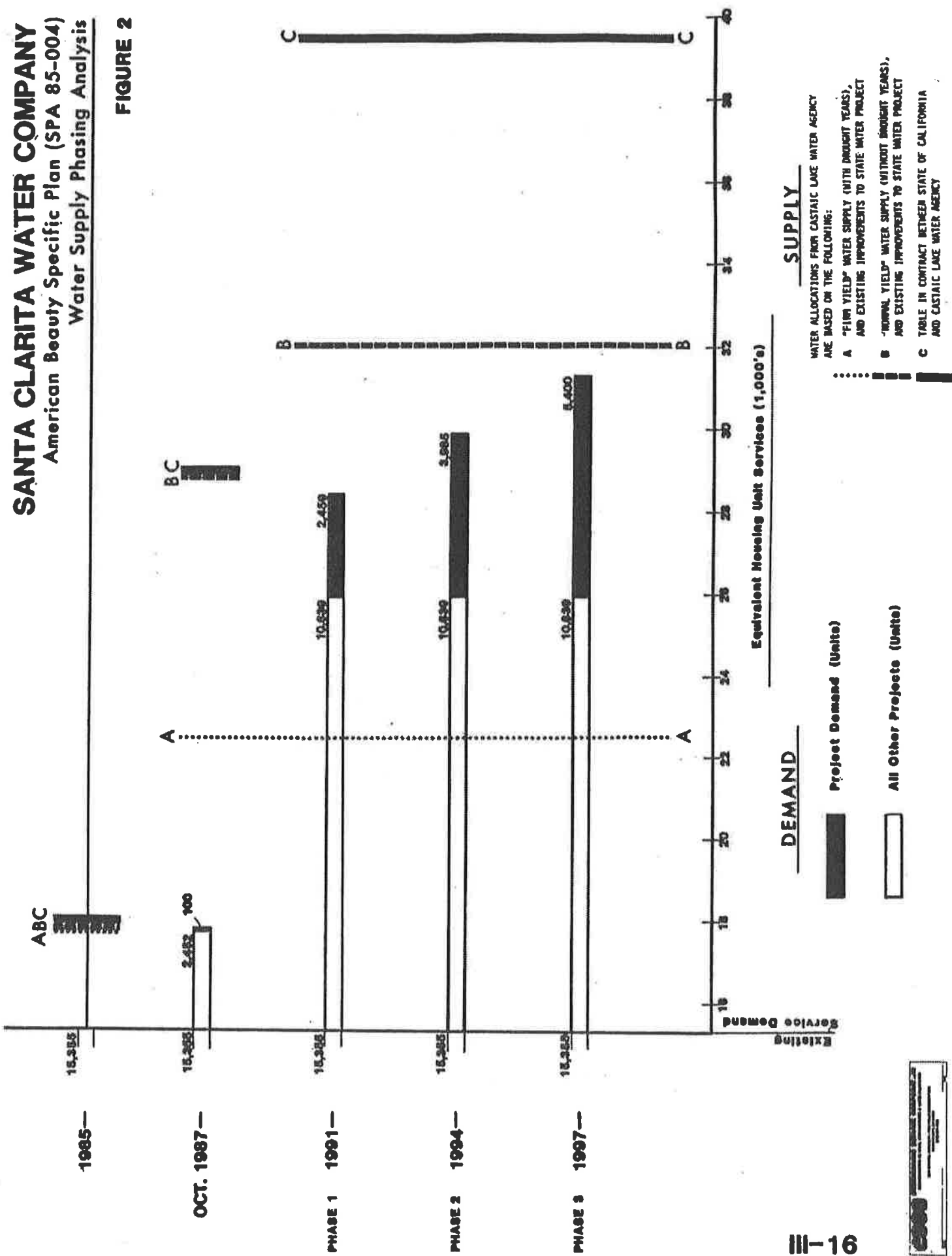


SANTA CLARITA WATER COMPANY

American Beauty Specific Plan (SPA 85-004)

Water Supply Phasing Analysis

FIGURE 2



2. Interagency semi-permanent exchange of entitlement until the State Water Project is able to serve.
3. A potential for an increase in the dependability of present entitlement due to reduction of agricultural demand for State Project Water.

In addition to State Project Water availability, large quantities of groundwater are present in the alluvial aquifer underlying the Santa Clara River. Most water wells within the Santa Clarita Valley have been drilled into this aquifer. The four retail water purveyors in Santa Clarita Valley are in the process of contracting an engineering study to evaluate the potential water supply of this aquifer.

Based on the annual fluctuation of recoverable storage water in the aquifer in previous years, it is estimated that the safe yield for the aquifer ranges between 28,000 - 55,000 acre feet per year. Approximately 40 - 50 percent of the total water storage for this aquifer lies within Santa Clarita Water Company service area. The Saugus Formation, a deep aquifer estimated by the USGS to contain approximately six million acre feet of recoverable groundwater is another possible water supply for the valley. However, information as to the characteristics of this aquifer is limited and some of the water may be of unsuitable mineral quality.

Prior to the occupancy of related units, "will serve" letters will be required from water service providers in accordance with County ordinances. (County ordinances prohibit recordation of subdivision maps or issuance of building permits without such letters.)

Sewage Disposal

Project related sewage generation will be treated at the District 26 Wastewater Treatment Plant, located near the intersection of Valencia Boulevard and Bouquet Canyon Road. This plant presently provides tertiary treatment of 8.1 million gallons per day (MGD) and has an existing capacity of 9.5 MGD.

A planned expansion of 3.0 MGD is scheduled to become operational by December, 1986. The following table summarizes project related sewage generation for each phase of the development.

Phase	Year	Project Units	Commercial (Sq. Ft.)	Total Generation Gal./Day
1	1991	2346	237,800 (retail)	496,870
2	1994	1544	215,000 (retail)	324,605
3	1997	1510	236,300 (office)	371,695
				1,193,170

Cumulative sewage generation for this and other future projects were also analyzed for each phase of the proposed development. Potential development within Los Angeles County District No. 26 service area was determined by the following categories:

- Prospective - Tentative Map filed, but not approved.
- Encumbered - Tentative Map approved, but not recorded.
- Committed - Final Map recorded since 1980, but not built.

The following table outlines potential projects which may, in conjunction with the proposed project, cumulatively impact available treatment plant capacity:¹

**LOS ANGELES COUNTY SANITATION DISTRICT NO. 26
CUMULATIVE DEVELOPMENT - NUMBER OF DWELLING UNITS**

Land Use	Prospective	Encumbered	Committed	Total
Single Family	1,898	3,668	780	6,346
Multi-Family	2,203	4,047	1,860	8,110
Mobile Homes	0	0	0	0
TOTAL	4,101	7,715	2,640	14,456
TOTAL PROJECTS	19	35	43	97

¹ Based on Residential Subdivision Activity Report, February 25, 1986, Department of Regional Planning.

LOS ANGELES SANITATION DISTRICT NO. 26
WASTEWATER TREATMENT PLANT
CAPACITY/GENERATION ANALYSIS
(All generation and capacity figures in million gallons/day)

TABLE 5

<u>Project Phase</u>	<u>Year</u>	<u>Treatment Capacity</u>	<u>1985 Generation</u>	<u>Project Unit</u>	<u>Project Generation</u>	<u>Other Projects Unit Total</u>	<u>Other Projects Generation</u>	<u>Total Generation Existing, Project + Other Projects</u>
	1985	9.5	8.1	--	--	--	--	
	Dec. 1986*	12.5	8.1	--	--	880	0.18	8.3
1	1991	12.5	8.1	2459	0.50	13743	2.95	11.5
2	1994	12.5	8.1	3985	0.82	13743	2.95	11.9
3	1997	12.5	8.1	5400	1.19	13743	2.95	12.2

* Target date for completion of treatment plant expansion (capacity 12.5 MGD)

Generation Rates:	<u>Residential</u>	Single Family	260 gal/day/unit	<u>Commercial:</u>	Retail	100 gal/day/1000 sq. ft.
		Townhouse	235 gal/day/unit		Office	200 gal/day/1000 sq. ft.
		Apt./Condo.	180 gal/day/unit			

The following assumptions have been incorporated into the analysis:

--91 percent of prospective projects become encumbered projects.

--97 percent of encumbered projects become committed projects.

--100 percent of projects that reach committed status are built.

For this analysis, it was assumed that one-third of the recorded units would be constructed prior to the treatment plant expansion in December 1986. All other units were assumed to be built between 1987 and the completion of Phase I of the project in 1991.

Total sewage generation for related projects within Los Angeles Sanitation District No. 26 is projected to be 2.95 million gallons per day. With the planned treatment plant expansion, a surplus capacity will be maintained through the proposed buildout year of 1997.

In 1997, it is estimated that with a total plant capacity of 12.5 MGD, surplus capacity of 0.3 MGD would exist. The practical site capacity for future plant expansion is estimated to be 17.75 MGD.

Conceptual Drainage Plan

The proposed project area is situated southerly of and partially adjacent to the Santa Clara River, a major drainage facility for North Los Angeles and Ventura Counties. Two major watersheds contribute to flow on-site and drain into two existing channels flowing northwesterly towards the River as shown on the exhibit. For purposes of showing potential detention/retention basins these two major watersheds were divided into several smaller areas as shown on the exhibit. Adequate capacity remains for the channel and for the pipe draining into this channel to handle the increased drainage from the development of the site. If any additional improvements are necessary to the channel near the western site boundary, they will be determined at site plan review. The Conceptual Drainage Plan for the proposed project is depicted on page VI-9.

As shown, the easterlymost channel is planned to flow into a 78" reinforced concrete pipe under "F" Street. This culvert will be constructed in conjunction with approved Tentative Tract No. 43510 located adjacent to the west boundary of the American Beauty property at this location. Tentative Tract

No. 43729 has been filed to the east boundary of this portion of the site. Both adjacent tracts currently have approved Drainage Concept Plans with varying types of channel improvements including: concrete levees, rock flood walls, earthen berms, and natural channel walls.

Directional on-site flow, tributary areas and approximate locations of upstream desilting basins are shown on the Plan. Future storm drains are shown to carry water flow into the two existing channels on site. Proposed improvements will not divert water flow.

A hydrology/hydraulic study will determine whether retention basins will be required. Additional local storm drain systems may be deemed necessary with further study.

Conceptual Wastewater Plan

Proposed and existing sewer system improvements associated with the project development are shown on Exhibit VI-10. Wastewater from the project area will be treated at the Los Angeles District No. 26 Treatment Plant. A Sewer Area Study, which includes the proposed American Beauty Development, has been prepared by Engineering Service Corporation and submitted to the County of Los Angeles.

The Area Study proposes to extend an 18-inch sewer main from just northeasterly of the intersection of Sierra Highway and the Southern Pacific Railroad Right-of-Way. It will traverse westerly along the northern limit of the railroad right-of-way, then southerly near Whites Canyon Road. The proposed line will cross the Santa Clara River at this point, and connect to the existing Los Angeles County Sanitation District No. 26 trunk line located in Soledad Canyon Road.

Proposed sewer mains and sizes (12-inch and 14-inch lines) as shown on the Conceptual Wastewater Plan, provide the backbone system which will tie into the 18-inch line, as described above, along the northerly boundary of the site. This 18-inch line will be constructed in conjunction with approved Tentative Tract No. 43510 and will be in place prior to development of the proposed American Beauty project. Local sewer systems (8-inch lines), within the site are not included as part of the Conceptual Sewer Plan.

Conceptual Water Storage and Distribution System

A conceptual plan for existing and future water facilities for the project is shown in Exhibit VI-13. The American Beauty development is proposed to be a "self-contained" site for water storage and distribution. Water improvements and

service capabilities will be phased with construction of the project and will be subject to the requirements of the Santa Clarita Water Company (SCWC), and County Codes.

A total water storage requirement of 10 million gallons has been estimated for the development. This storage will ultimately be provided within the project boundaries. It is anticipated, however, that as many as 600 units in Phase 1 may be developed prior to constructing an onsite storage facility. Water from an offsite tank could be borrowed for this increment of the development. A southeasterly extension of the existing transmission line, located near Soledad Canyon Road at the northwestern corner of the project site, will be required for this first increment of Phase 1.

Specific design and locations of future storage tanks will occur in conformance with Santa Clarita Water Company requirements. Most of Phase 1 residential will be completed before the proposed commercial. No commercial is to be built prior to construction of the first storage tank. Geology considerations and design for this first tank must begin prior to completion of the first increment of Phase 1, which will temporarily be served by an offsite tank. The tank must be built prior to commencing construction of the second 600 units of Phase 1 to insure adequate fire-flows during this stage of the project.

Development of approximately one-half the site, 2,700 units, can occur with the provision of 5 million gallon water storage. Additional storage will be required after the first 300 units in Phase 2 are completed.

Possible locations for future tanks are shown in the Conceptual Water Plan exhibit. A minimum elevation of 1,750 feet will be required for all onsite water tanks, which will serve a maximum elevation of 1651 feet. Specific locations and capacities for tanks, transmission lines and distribution lines will be determined at future stages of the development and in accordance with SCWC requirements.

E. CIRCULATION CONCEPT PLAN

The American Beauty circulation plan establishes the layout of circulation and design standards for arterial highways and local collector streets in support of the land use plan. The proposed arterial network responds to and meets future traffic needs by providing easy freeway access for commercial and residential uses and local internal access within the planned community. The land use patterns are conveniently laid out to best utilize the internal loop roadway system. The Specific Plan street layout has been designed to respond to the needs of the development and takes into

consideration drainage patterns, preservation of significant natural features and adjacent development patterns. The streets are classified at different widths to be constructed according to land uses and traffic volumes which they will serve. Further, the circulation system has been designed to plan for convenience and public safety. The street pattern, where possible, takes advantage of opportunities for public safety and public vistas. To complete the circulation system, non-vehicular systems have been integrated with the street system to include a lineal park and bicycle paths.

Precise alignment and engineering of streets will be determined at the time of construction by the County Public Works Department. Roads and road improvements will be provided in a timely manner as required to serve development according to the Circulation Phasing Plan. Wherever possible, all needed roads and road improvements will be open and available for public use at the time of occupancy of each unit of development.

The circulation plan is depicted on page III-24. The phases of road improvements are implemented through the phasing plan which is explained on page VI-2.

F. GRADING CONCEPT PLAN

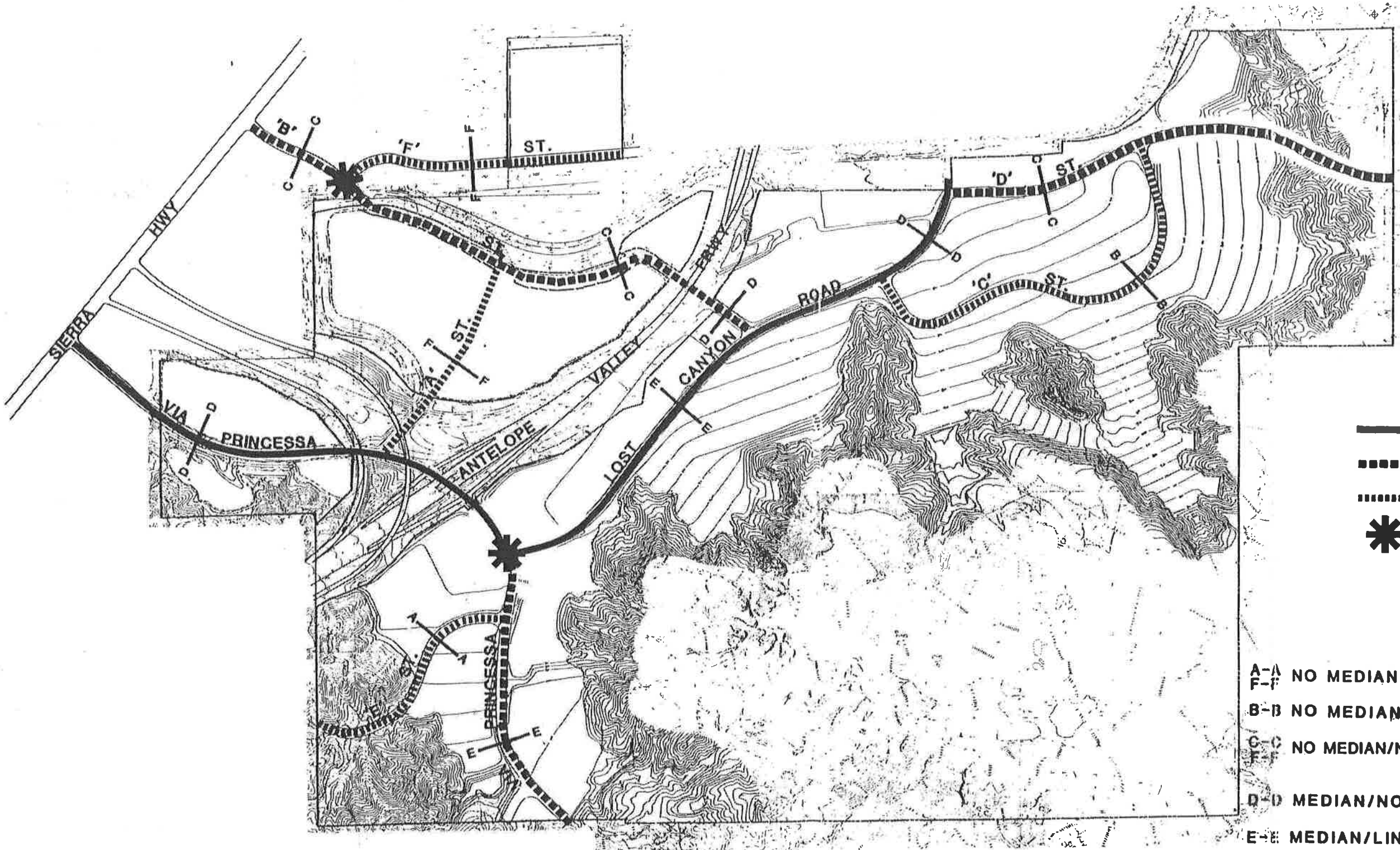
Purpose





This section describes the overall grading concept that shall be used during development of the American Beauty Specific Plan property. The Conceptual Cut and Fill and Grading Plan are depicted on pages III-29 and III-30.

Grading Design Approach

The majority of earthwork on this site will occur on the fringe of the foothills and in the adjoining, narrow, side valley floors. This will create parcels with views while maintaining a low visual impact from surrounding properties. The prime intent is to create buildable parcels while securing the integrity of the major "fingers" of steep foothill landforms. Cut or fill areas that occur on or adjacent to these landforms will be contoured during the grading process to blend with the undisturbed portion of the site. Slope stabilization that takes place within the open space areas will conform to the Grading Ordinance.

**CONCEPTUAL
CIRCULATION PLAN**



-  MAJOR HIGHWAY
-  SECONDARY HIGHWAY
-  COLLECTOR STREET
-  INTERSECTIONS MAY BE REDESIGNED AS PER PUBLIC WORKS DEPARTMENT REQUIREMENTS

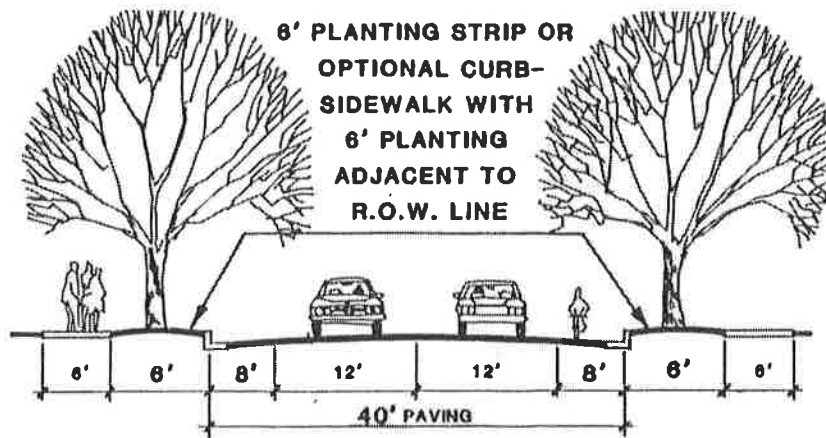
- A-A NO MEDIAN/NO LINEAL PARK (84' R.O.W.)
- F-F NO MEDIAN/NO LINEAL PARK (84' R.O.W.)
- B-B NO MEDIAN/LINEAL PARK (80' R.O.W.)
- C-C NO MEDIAN/NO LINEAL PARK (84' R.O.W.)
- D-D MEDIAN/NO LINEAL PARK (104' R.O.W.)
- E-E MEDIAN/LINEAL PARK (100' R.O.W.)

**AMERICAN BEAUTY
SPECIFIC PLAN**

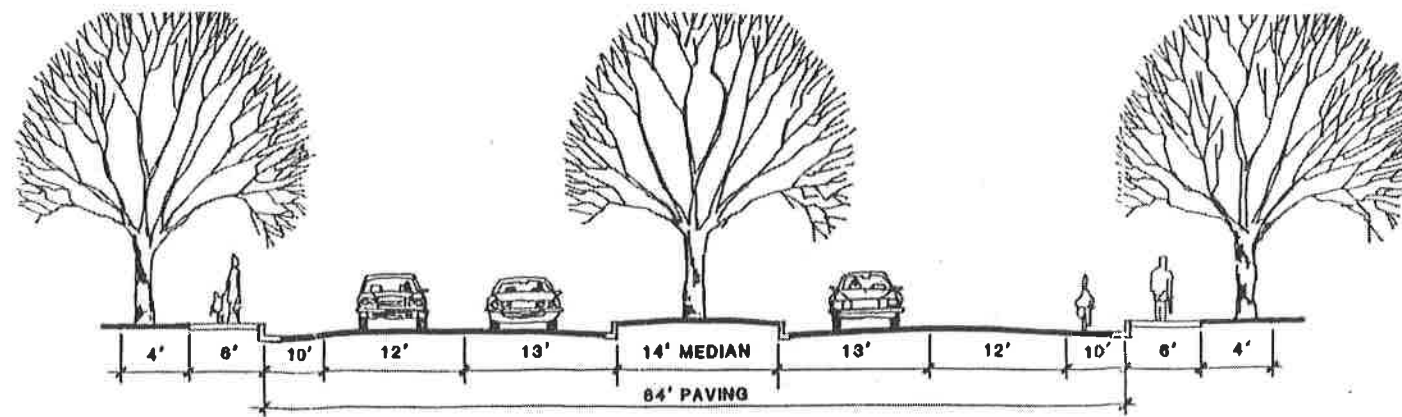
NOTE: CROSS-SECTION ON "A" AND "F" STREETS ALTERNATIVE WILL BE DETERMINED BY THE COUNTY PRIOR TO DESIGN.



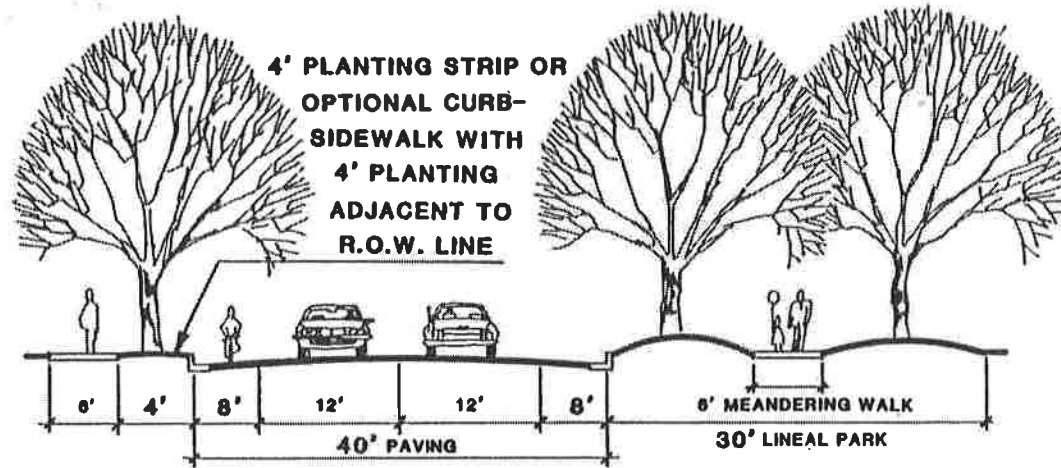
STREET SECTIONS



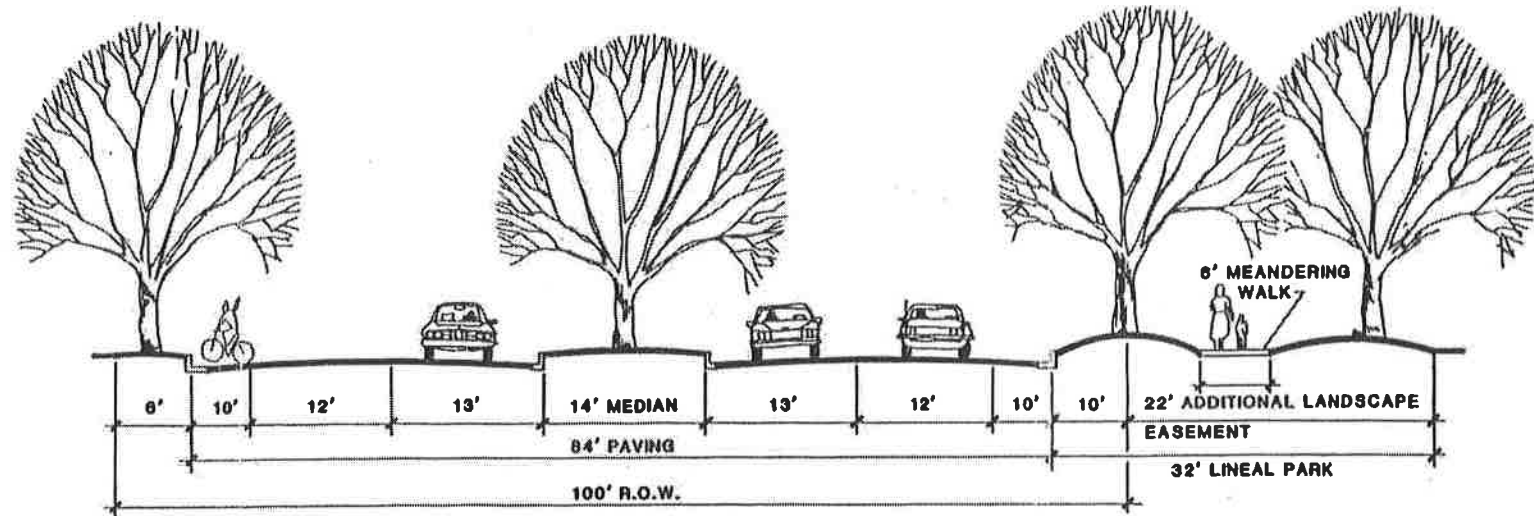
SECTION A-A / F-F
 'A', 'E' & 'F' STREETS
 64' TOTAL R.O.W.



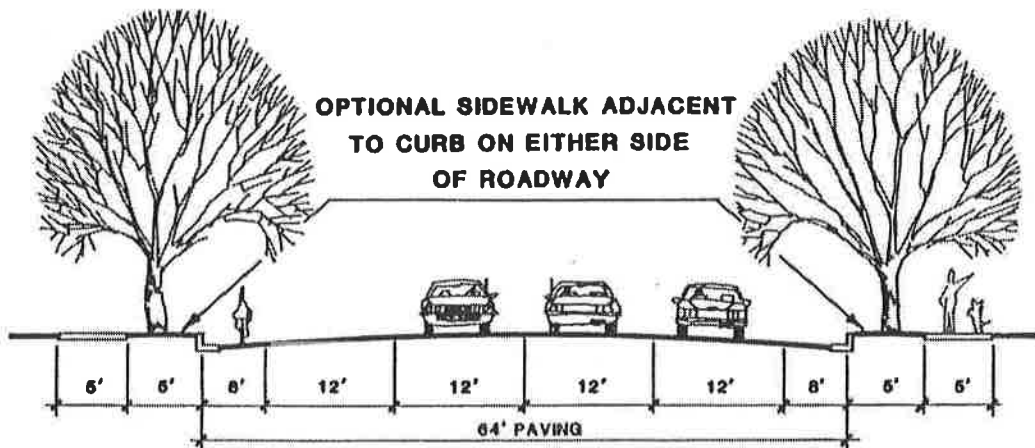
SECTION D-D
 LOST CANYON ROAD/VIA PRINCESSA
 104' TOTAL R.O.W.



SECTION B-B
 'C' STREET
 80' TOTAL R.O.W.

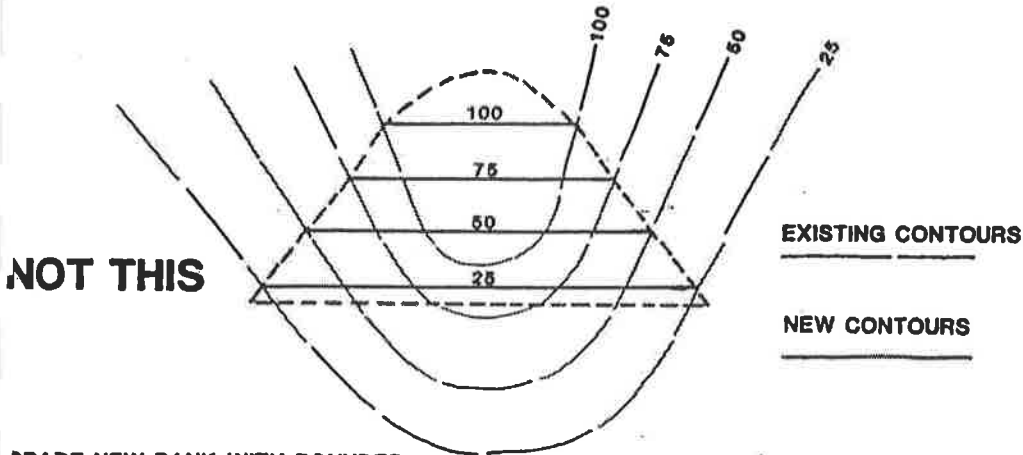
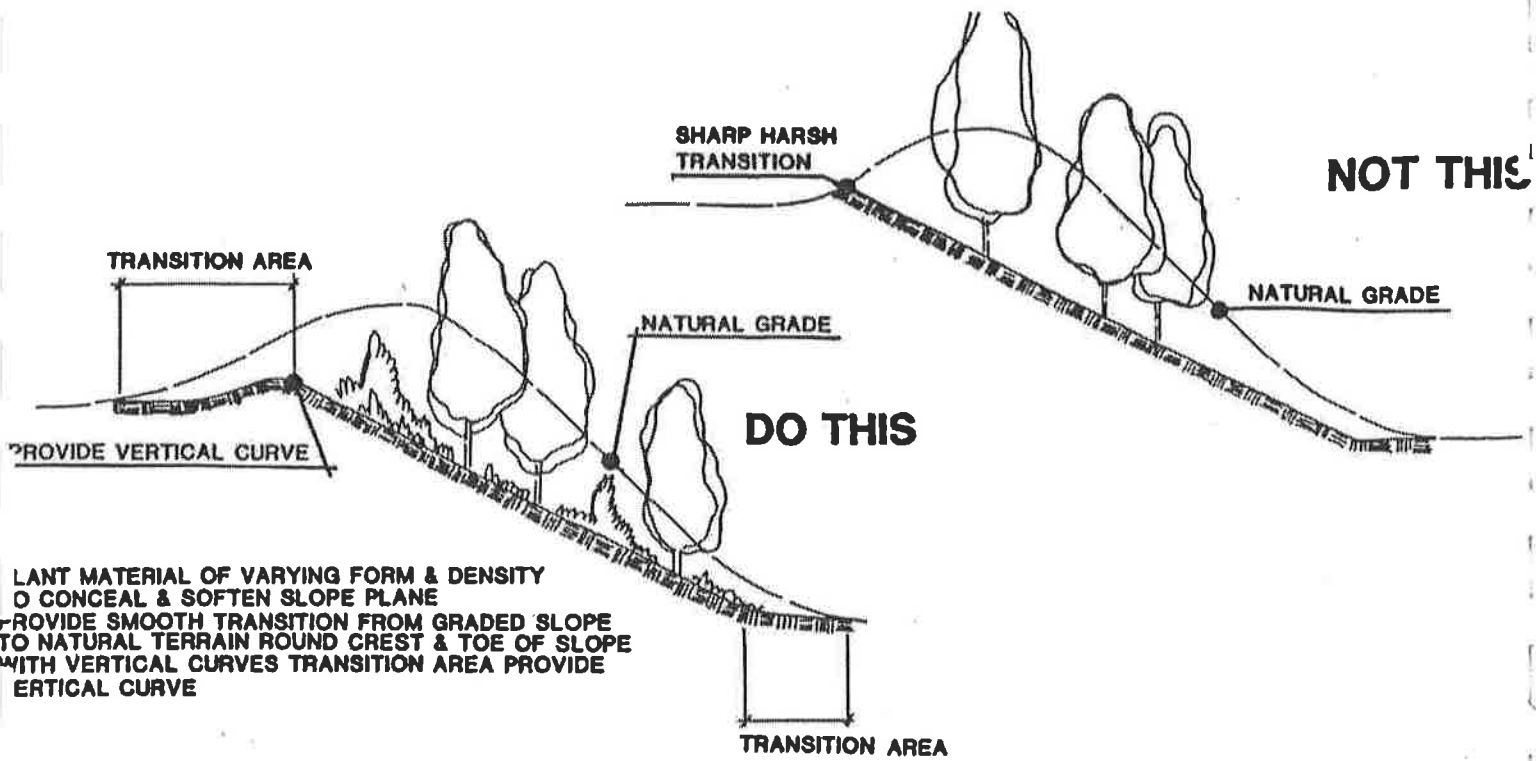


SECTION E-E
 LOST CANYON ROAD/VIA PRINCESSA
 122' TOTAL R.O.W.



SECTION C-C / F-F
 'A', 'B' & 'D' STREETS
 84' TOTAL R.O.W.

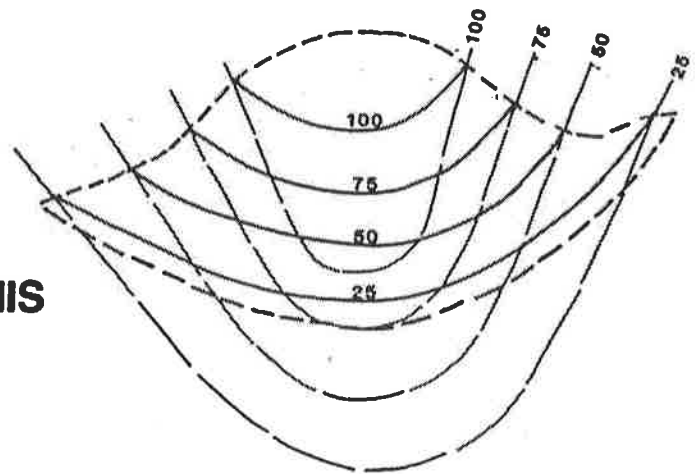
NOTE: STREET SECTIONS REFER TO CONCEPTUAL CIRCULATION PLAN III-2 AND TO LANDSCAPE CONCEPT PLAN.



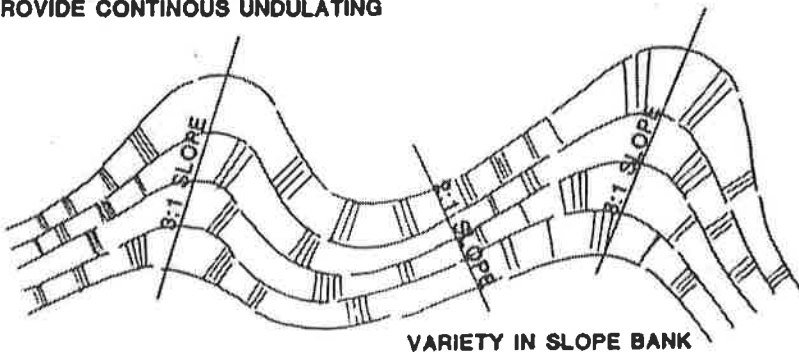
GRADE NEW BANK WITH ROUNDED FORM TO BLEND WITH NATURAL TERRAIN

AVOID STRAIGHT, GEOMETRICAL, UNNATURAL SLOPE EDGES

DO THIS



PROVIDE FLOWING GRADED EDGES WHICH REFLECT NATURAL ROUNDED TERRAIN AVOID ANGULAR BANKS PROVIDE CONTINUOUS UNDULATING EDGES



**GRADING
DESIGN
APPROACH**

Page III-29 shows the conceptual grading plan. The intent is to balance cut and fill on-site. Page III-30 shows major areas of cut and fill. Page VI-11 shows the phasing of earthwork and the incremental balancing of cut and fill as the whole site is developed.

A. Transitional Design. The angle of the graded slope on major slope banks shall be gradually adjusted to the angle of the natural terrain.

1. Where possible the toe and crest of such cut and fill slopes shall be rounded with vertical curves.
2. The toe and crest of any slope in excess of ten (10) feet vertical height, which is against natural terrain features shall be rounded with vertical curves of radii no less than five (5) feet and designed in proportion to the total height of the slope.

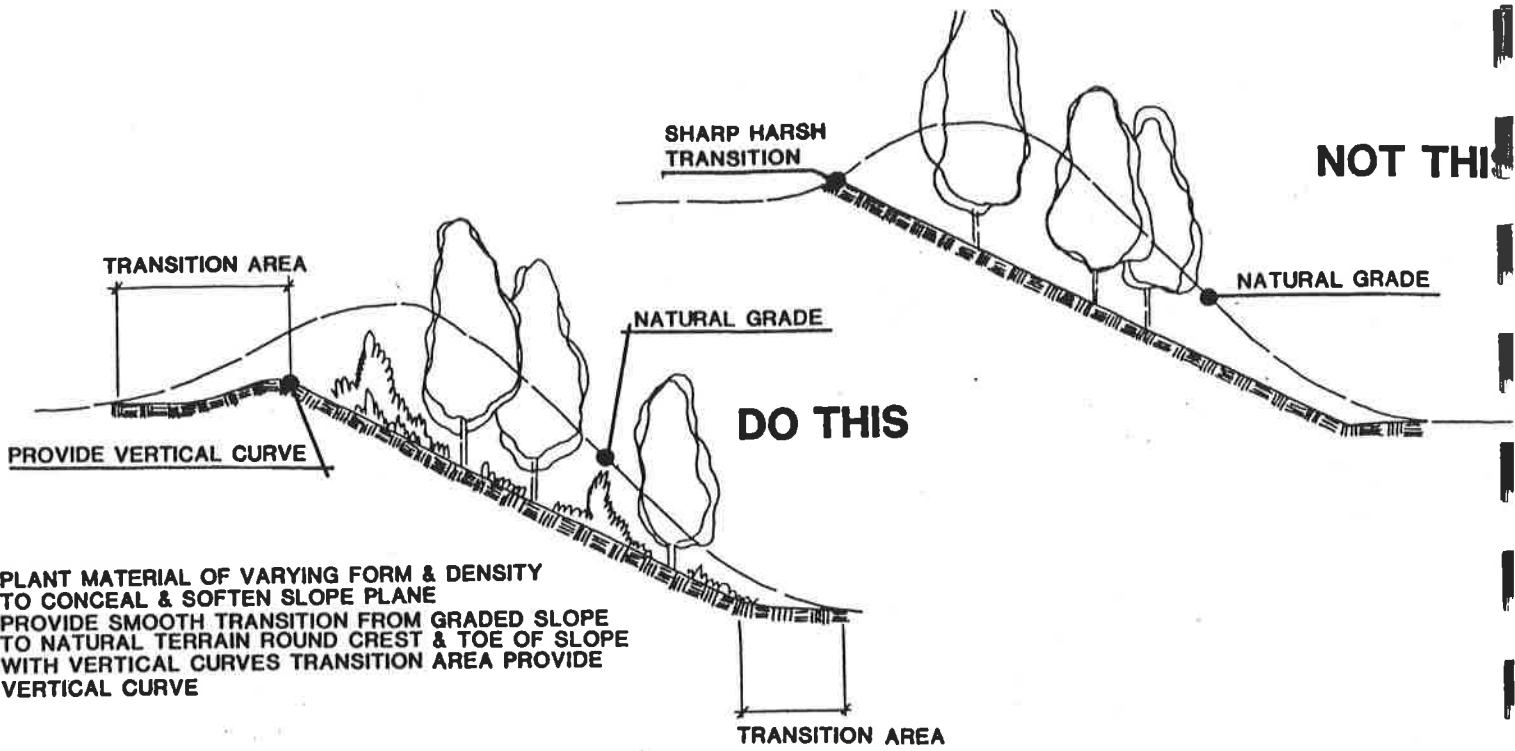
B. Angular Forms. Angular forms generally should be avoided on such slopes. The graded form shall reflect the natural rounded terrain where possible.

1. When it is feasible, where such cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion with varying radii to reflect the natural terrain.
2. Natural drainage courses shall be maintained wherever possible.

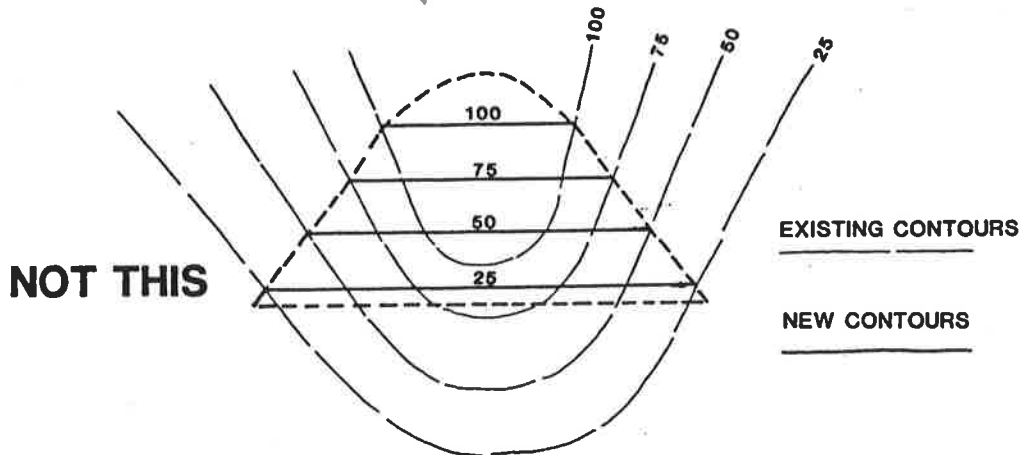
C. Exposed Slopes. Graded slopes shall be concealed whenever possible.

D. Slope Contour and Scale. The overall shape, height and grade of any cut or fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.

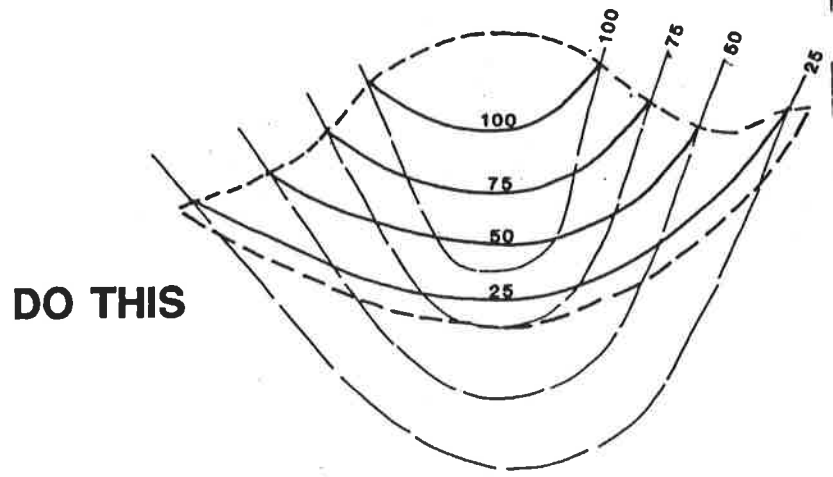
Bulk pregrading of planning areas may occur prior to development of units, as it is necessary to assure that proper infrastructure and improvements are provided in a timely manner. This may preclude the order indicated on the conceptual grading phasing plan for the project. However, pregrading will not be used as a criteria for future design modification of planning areas. Grading will be done in accordance with the County's Grading Ordinance.



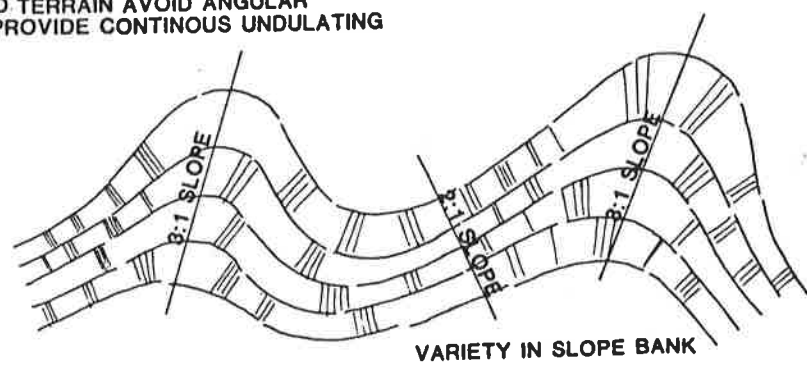
- PLANT MATERIAL OF VARYING FORM & DENSITY TO CONCEAL & SOFTEN SLOPE PLANE
- PROVIDE SMOOTH TRANSITION FROM GRADED SLOPE TO NATURAL TERRAIN ROUND CREST & TOE OF SLOPE WITH VERTICAL CURVES
- TRANSITION AREA PROVIDE VERTICAL CURVE



- GRADE NEW BANK WITH ROUNDED FORM TO BLEND WITH NATURAL TERRAIN
- AVOID STRAIGHT, GEOMETRICAL, UNNATURAL SLOPE EDGES



- PROVIDE FLOWING GRADED EDGES WHICH REFLECT NATURAL ROUNDED TERRAIN
- AVOID ANGULAR BANKS
- PROVIDE CONTINUOUS UNDULATING EDGES

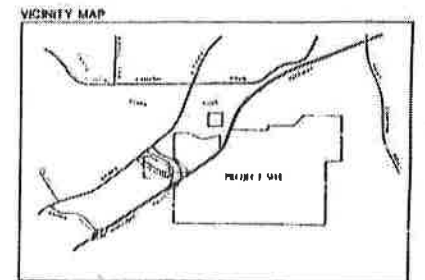


GRADING DESIGN APPROACH

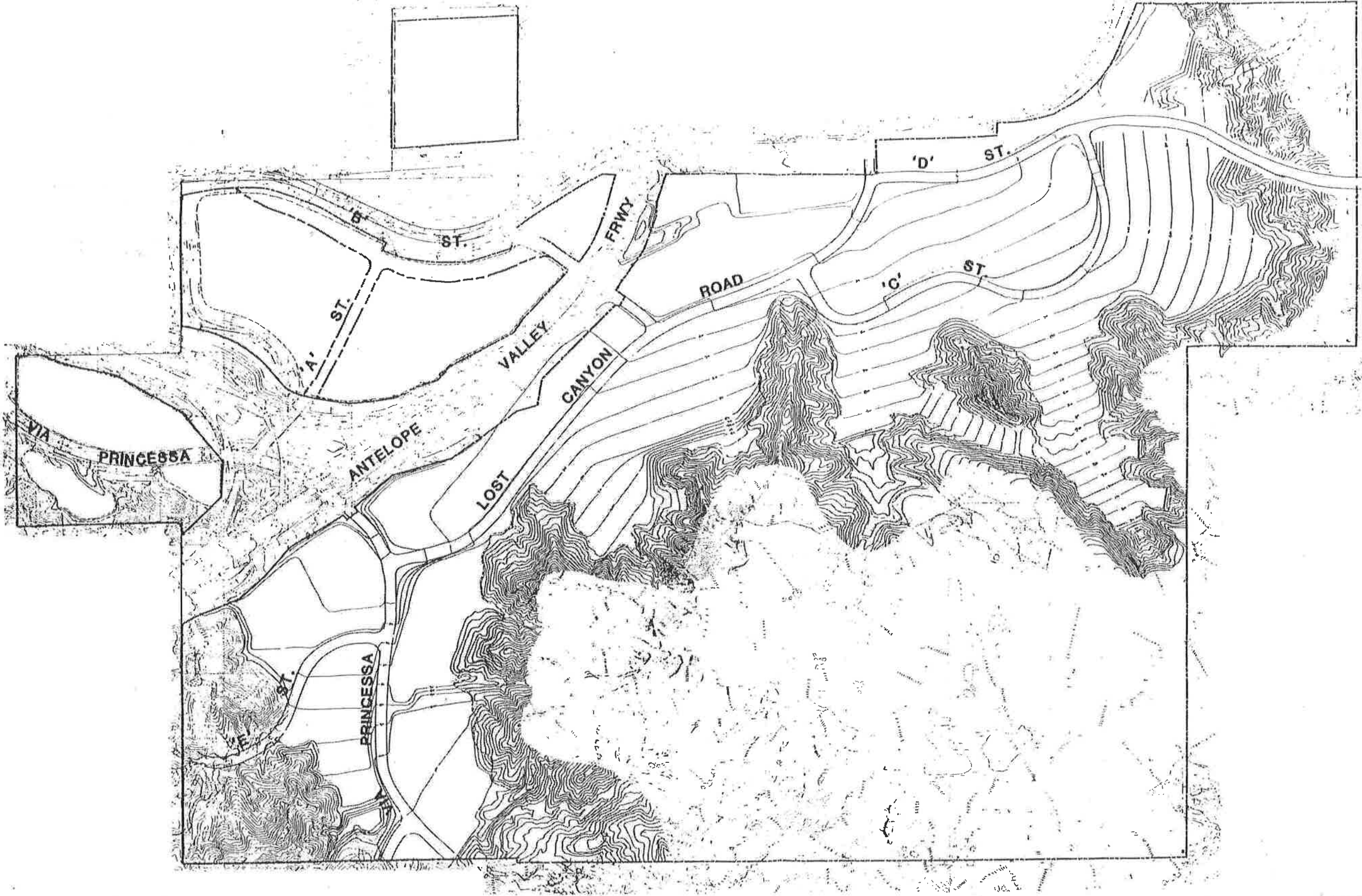


EXISTING TOPOGRAPHY

AMERICAN BEAUTY SPECIFIC PLAN



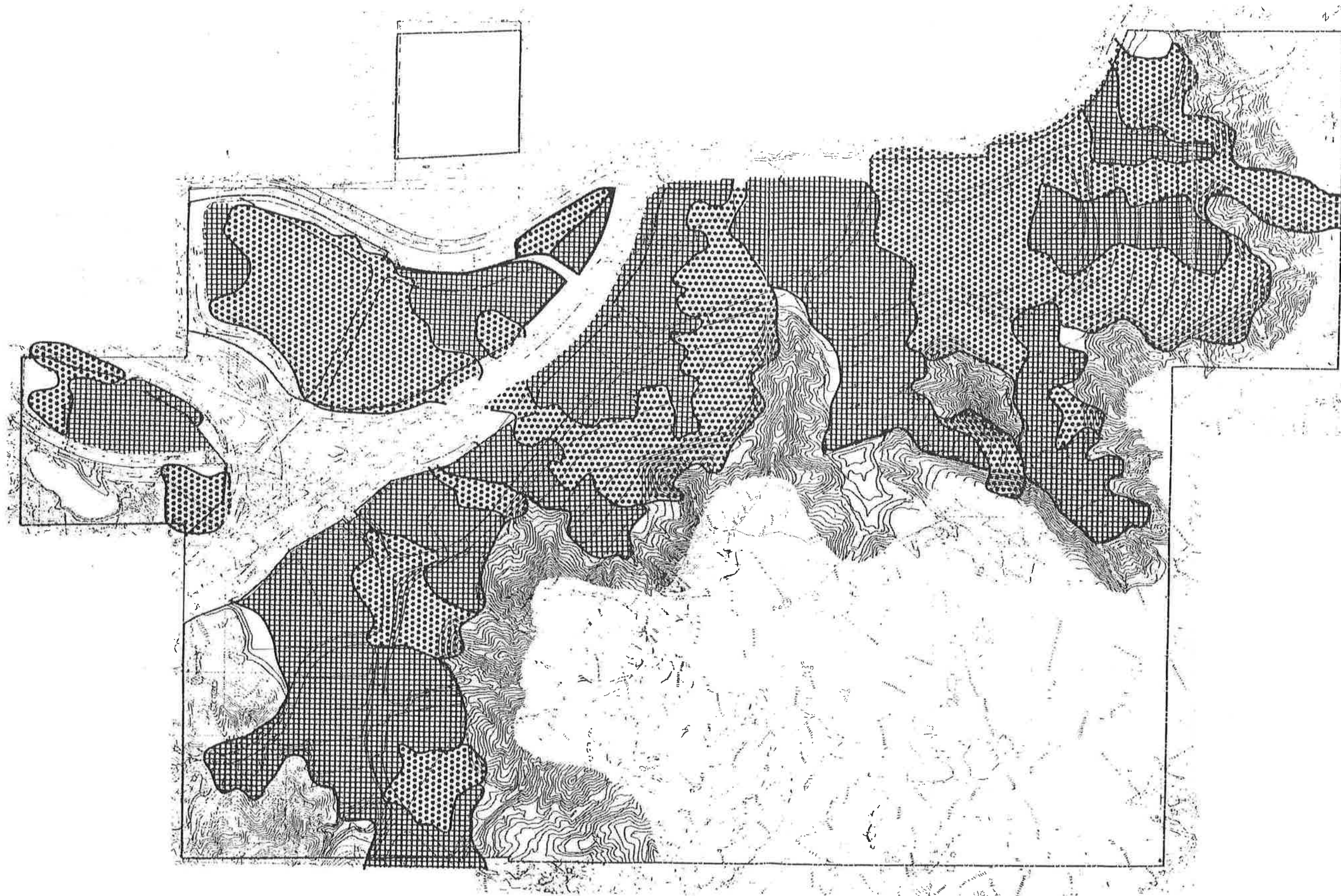
CONCEPTUAL
GRADING PLAN



AMERICAN BEAUTY
SPECIFIC PLAN

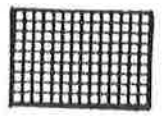


THE
PLANNING
CENTER
240 NEWPORT CENTER DRIVE, SUITE 216
NEWPORT BEACH, CA 92663 (714) 640-4911



**CONCEPTUAL
CUT & FILL
PLAN**

 **CUT**

 **FILL**

**AMERICAN BEAUTY
SPECIFIC PLAN**

G. RECREATION/OPEN SPACE CONCEPT

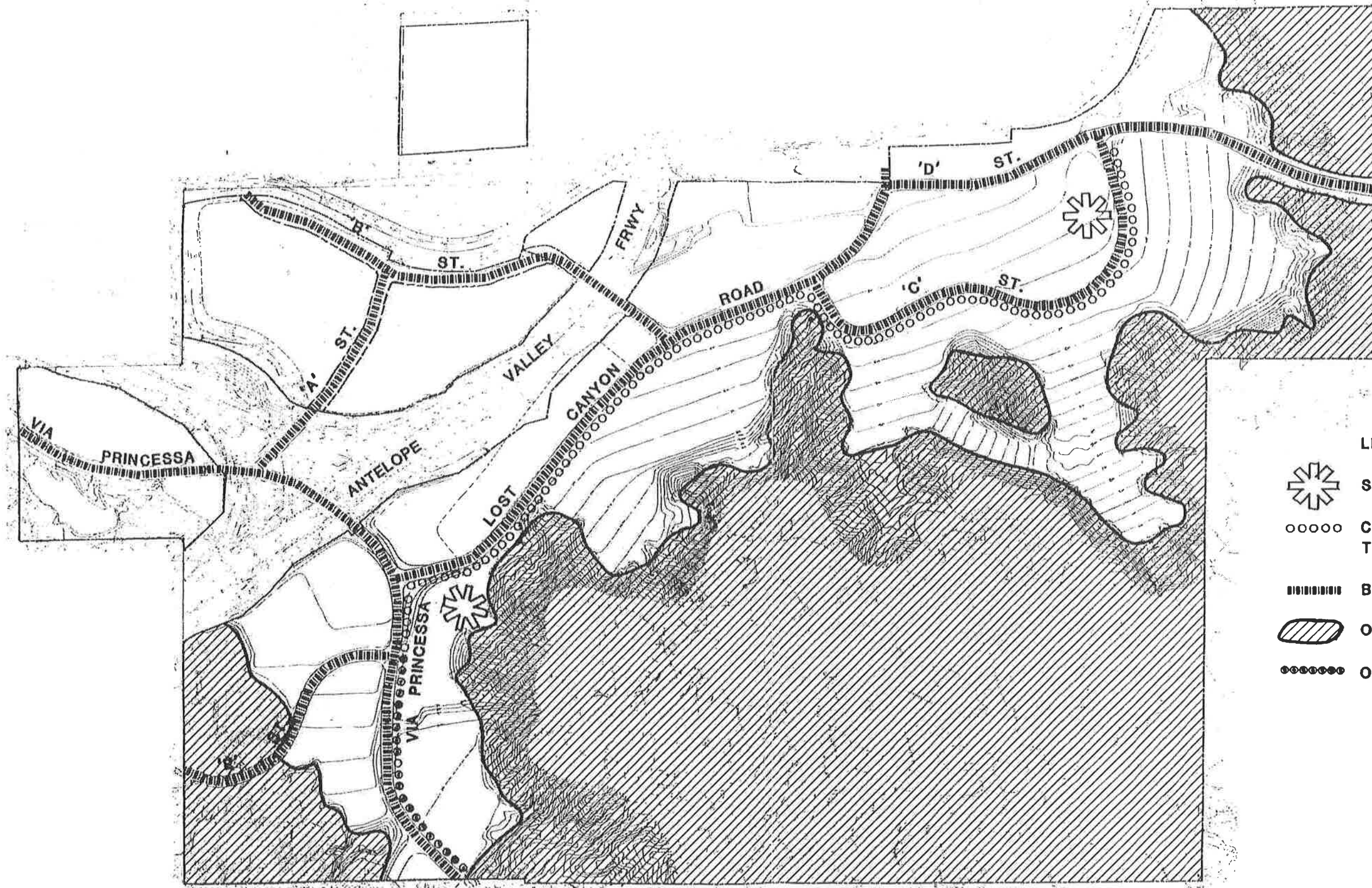
The recreation/open space concept is depicted on page III-32. The intent of the recreation/open space plan is to provide, where feasible, preservation of natural landforms, ridgelines, viewsheds, and native vegetation. The areas of recreation and open space are designed to provide physical separation, buffer zones and transitions between the areas of urbanization. The recreational areas provide linkages between communities, school/parks and greenbelts. In addition to the planned recreation/park areas, privately-owned common recreation facilities will be provided within the residential areas. These will contain at a minimum 1 pool, 1 jacuzzi, and restroom facilities. These facilities will be provided at a rate of 1 facility for each 150 dwelling units. For each additional 150 dwelling units, an additional facility will be provided. The land use plan contains 988 acres of which 50.3 percent of the land is devoted to recreation and open space. Parks, community pedestrian walks, bike lanes, and individual recreation facilities serve the recreational needs of the Specific Plan area.

The two neighborhood parks are located adjacent to school sites. These school/parks may accommodate organized athletic and recreational programs while offering picnicking, playgrounds and tot lots. Another important feature of the plan which links the community to the school is a 32-foot wide linear park adjacent to the primary roadway as shown on page V-50. This park contains the community pedestrian trail system that provides the linkage to these two school/park sites. A four foot wide bike lane has been included along the project roadways.

The natural open space also provides visual relief throughout the Specific Plan area. The proposed school/park sites also provide open space relief adjacent to the roadways. The undeveloped hillsides offer a substantial amount of open space which affords protection of natural land forms while allowing visual access to the open space.

The Developer agrees to negotiate in good faith with the County Department of Parks and Recreation to fulfill park requirements. To the extent required, Quimby Fees generated by this project will be used to improve parks within this Specific Plan, subject to applicable State Law. Maintenance of parks, landscaped medians, recreation centers and open space throughout the Specific Plan shall be provided by a combination of Homeowners Associations and County Maintenance Districts, and the County Department of Parks and Recreation as applicable.

RECREATION/
OPEN SPACE
CONCEPT



- LEGEND**
-  SCHOOL/PARK
 -  COMMUNITY PEDESTRIAN TRAIL SYSTEM
 -  BIKE LANES
 -  OPEN SPACE AREA
 -  OPTIONAL TRAIL SYSTEM

AMERICAN BEAUTY
SPECIFIC PLAN



THE PLANNING CENTER
240 NEWPORT CENTER DRIVE, SUITE 210
NEWPORT BEACH, CA. 92660 (714) 840-4911