

I. SPECIFIC PLAN SUMMARY

The American Beauty Homes Specific Plan establishes comprehensive guidance and regulations for the development of approximately 988 acres located within Canyon Country, Los Angeles County, California. The Specific Plan will establish the development regulations, policies and programs for the implementation of the approved land use plan. The Specific Plan will carry out the land use plan by establishing policies and site development regulations which will replace the current property zoning. The Specific Plan will be implemented with the appropriate General Plan amendments. This Specific Plan is regulatory, adopted by ordinance and will be consistent with the County of Los Angeles General Plan and the Santa Clarita Valley area-wide General Plan.

The authority for preparation of Specific Plans is found in the California Government Code, Section 65450 et. seq. The law allows preparation of Specific Plans based on the General Plan, as may be required for the systematic execution of the General Plan and further allows for their review and adoption.

A development agreement will be submitted to provide further documentation of the guidance for development contained in the Specific Plan. The Development Agreement, by incorporating this Specific Plan, guarantees to the County that it may rely upon this Specific Plan as to precisely how the subject property is intended to be and is required to be developed. In addition, the ~~Development Agreement~~ gives the Developer assurances from the County upon which he can rely so that efforts can be expended, money can be spent and commitments can be made for the eventual development of the subject property in reliance on the fact that the requirements set forth in the Specific Plan will not change so as to frustrate the development as planned and described in the Specific Plan.

Dev. Agr. not adopted.