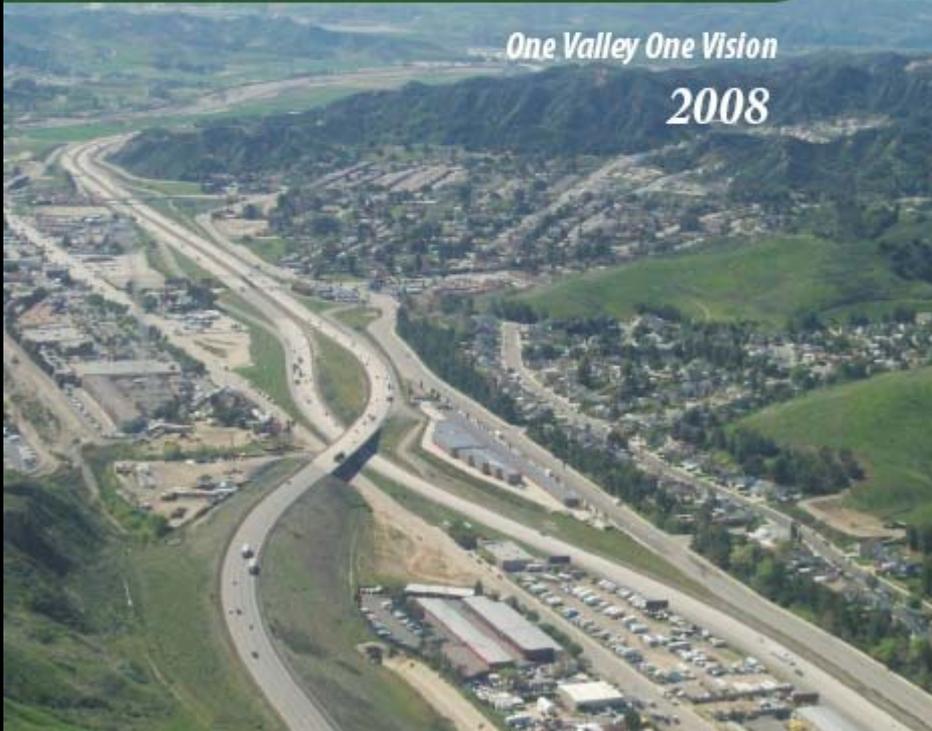


Los Angeles County Department of Regional Planning

Preliminary Draft Santa Clarita Valley Area Plan

One Valley One Vision

2008



Presentation to the Regional Planning Commission

January 14, 2009

Mitch Glaser

Rob Glaser

Countywide Studies Section



One Valley One Vision (OVOV) is a joint effort between Los Angeles County and the City of Santa Clarita to update:

The Los Angeles County Santa Clarita Valley Area Plan
and
The City of Santa Clarita General Plan

With consistent goals and policies to guide future growth and conservation throughout the entire Santa Clarita Valley.

The OVOV Team

Los Angeles County

Los Angeles County Department of Regional Planning

Countywide Studies Section

Geographic Information Systems Section

Los Angeles County Department of Public Works

City of Santa Clarita

City of Santa Clarita Department of Community Development

Jason Smisko, Project Manager

City of Santa Clarita Department of Public Works

The OVOV Team

Consultants

Lilburn Corporation: Policy Document

Molly Bogh

DM Geographics: GIS & Mapping Services

Caitlin Morais

Austin-Foust Associates: Traffic Analysis

Daryl Zerfas

Mestre Greve Associates: Noise Analysis

Fred Greve

Impact Sciences: Environmental Impact Report

Susan Tebo and Judy Charles

Background

1984 -- County's Santa Clarita Valley Area Plan Adopted

1987 -- City of Santa Clarita Incorporates

1990 -- County's Santa Clarita Valley Area Plan Updated

1991 -- City's General Plan Adopted

2000 -- County and City Begin OVOV Process

The OVOV Process

Initial Outreach

Flapjack Forum

Stakeholder Interviews

Community Survey

School Activities

Visioning Workshops

May 2001

Castaic Elementary School – Castaic

Hart High School -- Newhall

La Mesa Junior High School -- Canyon Country

Pinetree Elementary School – Canyon Country

The OVOV Process

Initial Outreach

Santa Clarita Valley Snapshot

one valley one vision
CITY OF SANTA CLARITA COUNTY OF LOS ANGELES
VALLEYWIDE GENERAL PLAN
JANUARY 2001

SANTA CLARITA VALLEY SNAPSHOT
FOR THE JOINT GENERAL PLAN

The City of Santa Clarita and the County of Los Angeles are initiating a joint planning effort to prepare for future growth in the Santa Clarita Valley. For this project the City and the County will plan together to address the region's growth, infrastructure development, and issues such as transportation, housing, and open space.

You are invited to participate in defining the issues of highest importance to the Valley's future. This Santa Clarita Valley 'Snapshot' brochure marks the first step in the public outreach/ visioning process being used to create a new General Plan — the Plan will document the policies used to govern growth and development throughout the Valley.

The public visioning process aims to involve the residents in identifying the common areas of concern for the City and County and seeks to build consensus for a shared vision of the Valley's future.

This Snapshot is intended to help residents focus on the issues that are critical to planning and provides residents with an overview of the Valley facts about City and County services, demographic descriptions and details about Valley characteristics. Please use the brochure as a preliminary outline of the topics to consider and join us in our effort to develop a common vision for the Santa Clarita Valley.

WHAT WILL THIS VISIONING PROCESS IDENTIFY AS PRIORITIES FOR THE JOINT VALLEYWIDE GENERAL PLAN?

For more information about the General Plan Update contact Jason Sordito, Associate Planner, City of Santa Clarita (661) 255-4330.

Vision and Guiding Principles

one valley one vision
SANTA CLARITA VALLEYWIDE GENERAL PLAN
ONE VALLEY ONE VISION
VISION AND GUIDING PRINCIPLES

The following Vision and Guiding Principles have been formulated to serve as the framework for the preparation of a unified General Plan for the Santa Clarita Valley by the City of Santa Clarita and County of Los Angeles. They have been written in consideration of the extensive public input received during the One Valley, One Vision process through surveys, stakeholder interviews, children's and youth activities, Visioning Workshops, and the Valley Congress. Previous drafts of the Guiding Principles have been modified to reflect the majority opinion and suggestions of the October 25, 2001 Valley Congress participants. Additional changes have been made in language to simplify language and improve the technical accuracy of the document.

The Vision and Guiding Principles will be submitted to the Los Angeles County Regional Planning Commission, the City of Santa Clarita Planning Commission, and the Santa Clarita City Council for concurrence. Once approved, these shall constitute the consensus City-County direction for the preparation of the Valleywide General Plan.

VISION

Our vision for Santa Clarita Valley over the next two decades is of a young but maturing network of communities, balancing rural and suburban neighborhoods, with areas that offer urban lifestyles. The Valley is a mosaic of family-oriented communities, each with individual identities, yet unified by a common environmental setting, a vibrant economy, a rich history, and a high quality of life. The Valley provides residents varied housing opportunities and offers economic development strategies that result in a dynamic economy and appropriate job-housing balance.

The Valley upholds the importance of partnerships in working together to address community issues and needs. Our communities embrace the cultural and ethnic diversity of residents and are enriched by the contribution of new customs and traditions. Santa Clarita Valley balances environmental protection of its abundant open space, ridgelines, hillsides, rivers, and woodland resources with an expanding economic base that offers its residents a broad range of quality employment opportunities. The Valley is a region with excellent public schools and public services, all of which support a high quality of life.

November 9, 2001 1

The OVOV Process

Initial Outreach



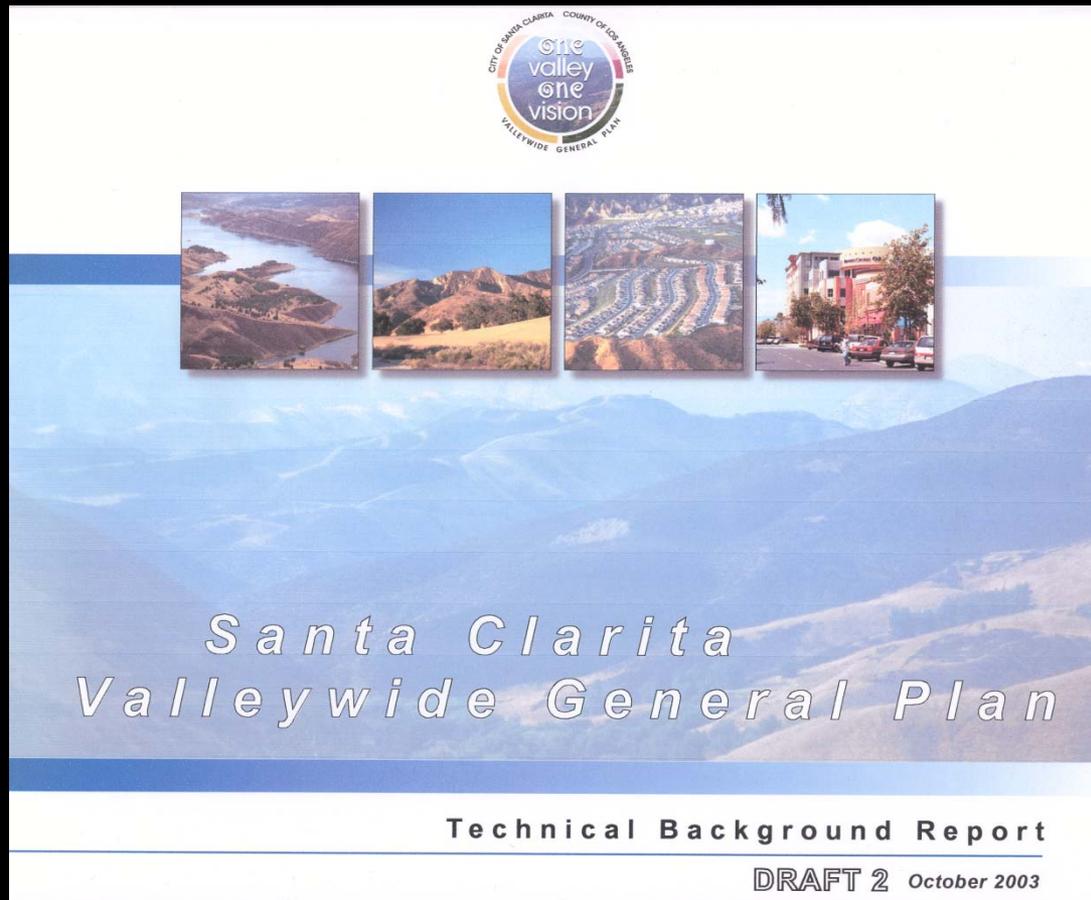
Valleywide Congress

October 25, 2001

Approval of Vision
and Guiding
Principles

The OVOV Process

Technical Background Report



Completed
October
2003

The OVOV Process

Poster Plan

COMMUNITY CONSENSUS



The Guiding Principles have been formulated to serve as the framework for the preparation of a unified General Plan for the Santa Clarita Valley by the City of Santa Clarita and County of Los Angeles. They have been written in consideration of the extensive public input received during the One Valley, One Vision process through surveys, stakeholder interviews, children and youth activities, Visioning Workshops, and the Valley Congress.

Major themes have been identified and its principles are summarized below.

ESSENTIAL GUIDING PRINCIPLES

- 1 **MANAGEMENT OF GROWTH** Growth shall occur according to the objectives of each community with higher density, wherever it is most appropriate and support the needs of each community's current and future residents.
- 2 **LAND USES** A diverse, vibrant mix of land use designations shall support the needs of each community's current and future residents.
- 3 **VITAL ECONOMY** Retention of essential services, encouraging the expansion of businesses and industries to provide job opportunities for local residents.
- 4 **INFRASTRUCTURE** Coordinate the expansion of infrastructure with new developments without impacting services provided to current demand.
- 5 **ENVIRONMENTAL RESOURCES** Development shall be located & designed to minimize or prevent & mitigate impact on environmental resources & improve energy efficiency.
- 6 **RESIDENTIAL NEIGHBORHOODS** Develop a critical housing type mix developed to serve a diverse population within each neighborhood.
- 7 **MOBILITY** Maintain streets and highways according to minimum standards and develop a range of transit options.
- 8 **SCHOOLS & PUBLIC SERVICES** Public services and facilities shall be expanded to support community needs and population growth.
- 9 **RECREATION** Establish a Village-wide trail network and develop community parks.

Do you want to be a part of Santa Clarita Valley's future?

Follow OVOV's progress by visiting our web site:
<http://www.santa-clarita.com/vgp/new>
 for updates on scheduled community meetings.
 We need your feedback!

VALLEYWIDE GENERAL PLAN
 MAY 2007
 A COLLABORATIVE PROCESS BETWEEN
 planning.lacounty.gov & www.santa-clarita.com
<http://www.santa-clarita.com/vgp/new>

VISION OF THE FUTURE

The Santa Clarita Valley is a wonderful place to live, work, play, and raise a family. The Valley is a mosaic of unique villages with growing ethnic diversity, each with individual identities, surrounded by a greenbelt of forest lands and natural open spaces. These villages are unified by the Valley Center activity core, a beautiful environmental setting that includes the skyline and Santa Clara River, a vibrant and growing economy, and a rich history of common social values. The Valley's network of roads, transit, and trails links these villages and provides access to a wide offering of quality education, cultural, recreation, and social services and facilities.

Life in the Santa Clarita Valley will continue to be exciting, enjoyable, and rewarding through a broad range of housing types, an increase in quality jobs in close proximity to all neighborhoods, and transit-oriented villages complemented by excellent schools, attractive parks and other recreational amenities, expanded trail networks, and preserved natural resource areas. As the Valley moves forward, it is crucial that sound and sustainable planning principles shape new villages and enhance established neighborhoods. Implementing policies to increase mobility and accessibility, manage traffic congestion, improve air quality, and conserve water and energy resources throughout the Valley is essential to maintain the overall high quality of life.

MAP CREATION

Phase IV of the OVOV process led to the development of a land use plan map which lays out areas suitable for future development while preserving significant ecological areas. Producing such a map required analysis of various data sources which included, but were not limited to, aerial photography, topographical features, infrastructure, and trail plans. Coupling these factors with the goals of community residents will lead to a vibrant and sustainable future for the Santa Clarita Valley.

AERIAL PHOTOGRAPHY

Surveying the land through aerial photography allowed staff to comprehensively analyze the Valley's features. Areas of existing development could be easily identified in order to keep with the residents' goal of growth management by locating higher densities adjacent to existing and planned transit corridors and activity centers. In order to preserve environmental resources and minimize the impact on the Valley's topography, many of the rural areas will retain low densities while existing developed areas will serve as centers of activity.



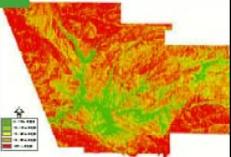
SEAs

Significant Ecological Areas (SEAs) are important or sensitive land and water systems that are valuable as plant or animal communities and are often important to the preservation of threatened or endangered species. Connectivity between significant natural habitats play an important role in maintaining biotic communities. SEAs are not preserved, but instead, are areas where it is vital to facilitate a balance between new development and resource conservation.



TOPOGRAPHY

A significant amount of land in the Santa Clarita region consists of areas of steep terrain. The connection of these areas creates a natural buffer around the entire Valley. Beautiful ridgelines can be seen in all directions within the Valley basin.



The OVOV Process

Poster Plan

Click to increase the magnification of the entire page

VALLEY OF VILLAGES

VALLEY CENTER

EMPLOYMENT CENTERS

VALLEY GREENBELT

DID YOU KNOW?

- The Pacific Crest Trail runs north-south through the east valley connecting from Mexico to Canada.
- A wildlife corridor is being proposed which would connect the northern and southern Angeles National Forest regions.
- In 2006, *Money Magazine* ranked Santa Clarita #18 out of a nationwide survey of the best small cities to live in, coming in ahead of all other California cities.

The OVOV Process

Outreach

Workshops

May 2007

Agua Dulce School – Agua Dulce

Castaic Middle School – Castaic

Santa Clarita Sports Complex – Canyon Country

West Ranch High School – West Ranch

City Planning Commission Study Sessions

Spring – Fall 2008

Environmental Impact Report Scoping Meeting

August 4, 2008 – Santa Clarita City Hall

The OVOV Process

Recent Activities



Media Coverage

Release of Preliminary Draft Santa Clarita Valley Area Plan

Workshops

November 2008

*Castaic Elementary School – Castaic
Pinetree Elementary School – Canyon Country
Rancho Pico Junior High – West Ranch
Santa Clarita Sports Complex – Canyon Country*

SANTA CLARITA VALLEY AREA PLAN UPDATE

You are invited to attend one or all four workshops about the update of the Los Angeles County Santa Clarita Valley Area Plan. The update is part of One Valley One Vision, a joint effort with the City of Santa Clarita. The Los Angeles County Preliminary Draft Santa Clarita Valley Area Plan will be available online late October 2008 at: <http://planning.lacounty.gov/ovov.htm>

All workshops are from 5pm to 8pm. Come any time!

Thursday—November 6, 2008 City of Santa Clarita Sports Complex 20880 Centre Pointe Parkway Santa Clarita, CA 91350	Monday—November 10, 2008 Rancho Pico Junior High 26250 W Valencia Boulevard Stevenson Ranch, CA 91381	Thursday—November 13, 2008 Pinetree Elementary School 29156 Lotusgarden Drive Canyon Country, CA 91387	Monday—November 17, 2008 Castaic Elementary School 30455 Park Vista Drive Castaic, CA 91384
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Other Upcoming Events

Presentation to the Los Angeles County Regional Planning Commission
Wednesday—January 14, 2009—9:00am
Regional Planning Commission Hearing Room
320 W Temple Street, Room 150
Los Angeles, CA 90012

TENTATIVE Public Hearing at Los Angeles County Regional Planning Commission
Wednesday—February 25, 2009—6:30pm
Castaic Regional Sports Complex
31230 North Castaic Road
Castaic, CA 91384

Note: This is NOT a public hearing but you are welcome to attend

Public Review



Case & Hearing

View and Download Case and Hearing Information

Plans & Ordinances

Community Planning Efforts, Ordinances, Adopted Plans

Applications & Forms

Conditional Use Permit, Burden of Proof, Etc.

Enforcement

Report Problem / Violation, Zoning Violation Info, Etc.

Land Use & Zoning

LA County Code, Title 22, Zoning Ord. Summary, Etc.

Maps & GIS

Interactive Maps, Map Catalog, GIS Data



The City of Santa Clarita and the County of Los Angeles are initiating a joint planning effort to address future growth in the Santa Clarita Valley. For this effort the City and the County will plan together to address the region's growth, infrastructure development, and issues such as transportation, housing, and open space. This joint program has been called "One Valley One Vision".

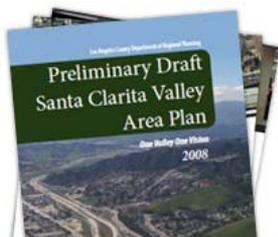
- [Notice of Preparation of Draft Environmental Impact Report for the Santa Clarita Valley Area Plan \(One Valley, One Vision\)](#)
- [One Valley, One Vision Planning Area](#)
- [Santa Clarita Snapshot](#)

Contact Information

For more information, contact the Countywide Studies Section at (213) 974-8478 Monday through Thursday between 7:30am and 5:30pm. Our offices are closed on Fridays.



2008 – Preliminary Draft Santa Clarita Valley Area Plan



Chapters

- Chapter 0-1: Introduction
- Chapter 2: Land Use
- Chapter 3: Circulation
- Chapter 4: Conservation and Open Space
- Chapter 5: Safety
- Chapter 6: Noise

Appendices

- Appendix I: Significant Ecological Area Designations
- Appendix II: Maps

- [DRP Home](#)
- [Find Answers](#)
- [Contact DRP](#)

Agendas & Minutes

Contact Us

Community Planning Efforts

- Florence Firestone Visioning Project
- Hacienda Heights Community Plan Update
- Santa Clarita Valley / LA County Valleywide General Plan
- Santa Monica Mountains Local Coastal Program
- Santa Monica Mountains North Area Plan
- Town & Country (Antelope Valley Area Plan Update)

Countywide Planning Efforts

Department Information

FAQs

Interactive GIS Maps

More Information

Other Programs

Department Spotlight



The Big Picture

Growth

1990 Santa Clarita Valley Area Plan
(As Amended)

2010 Horizon Year

Housing Units = 115,438

Population = 329,707

Employment = 130,226

Urban Areas Only

The Big Picture

Growth

2008 Estimate

Built Housing Units = 80,000

Approved Housing Units = 39,500

Population = 252,000

Employment = 75,000

The Big Picture

Growth

2008 Santa Clarita Valley Area Plan
(Preliminary Draft)

Ultimate Build-Out

Housing Units = 143,887

Population = 443,172

Employment = 217,910 to 286,254

Urban and Rural Areas

The Big Picture

Themes

County and City Consistency

Vision and Guiding Principles

Land Use Designations

Goals and Policies



The Big Picture

Themes

Valley of Villages

Diverse, Distinctive Communities

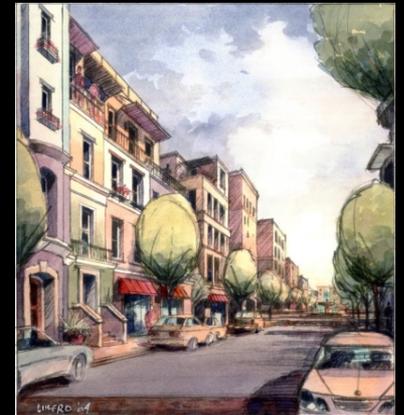
Common Values and Needs



Newhall



Saugus



Newhall Ranch

The Big Picture

Themes

Valley Greenbelt

Preserve National Forest, Open Space Lands

Concentrate Growth in Valley Center



Towsley Canyon



Elsmere Canyon

The Big Picture

Themes

Maintaining Rural Character

Low Densities, Rural Development Standards

Equestrian Lifestyles



Agua Dulce



Horse Trail

The Big Picture

Themes

Jobs / Housing Balance

Additional Employment Opportunities

Less Commuting Outside the Valley



Business Park



Mixed Use

The Big Picture

Themes

Environmental Protection

Expansion of Significant Ecological Areas

Policies to Address Climate Change



Santa Clara River



Drought Tolerant Landscaping

Land Use Element

Legend

1990 Santa Clarita Valley Area Plan

Plan Category

	N1 - Non-Urban 1 (0.5 du/ac)
	N2 - Non-Urban 2 (0.5 to 1.0 du/ac)
	U1 - Urban 1 (1.1 to 3.3 du/ac)
	U2 - Urban 2 (3.4 to 6.6 du/ac)
	U3 - Urban 3 (6.7 to 15.0 du/ac)
	U4 - Urban 4 (15.1 to 40.0 du/ac)
	C - Commercial
	RR - Resort Recreational
	M - Industry
	P - Public Service Facilities
	AP - Airport
	O - Open Space
	O/BLM - Open Space (Bureau of Land Management)
	O-P - Open Space Parks
	O-NF - National Forest
	O-W - Water Body
	HM - Hillside Management
	W - Floodway/Floodplain
	TC - Transportation Corridor
	SP - Specific Plan (American Beauty)
	SP - Specific Plan (Northlake)
	SP - Specific Plan (Newhall Ranch)

Legend

Proposed Santa Clarita Valley Area Plan

Plan Category

	RL1 - Rural Land 1 (1du/1ac)
	RL2 - Rural Land 2 (1du/2ac)
	RL5 - Rural Land 5 (1du/5ac)
	RL10 - Rural Land 10 (1du/10ac)
	RL20 - Rural Land 20 (1du/20ac)
	H2 - Large Lot Residential (0-2 du/ac)
	H5 - Suburban Residential (0-5 du/ac)
	H18 - Medium Density Residential (9-18 du/ac)
	H30 - Urban Residential (18-30 du/ac)
	CN - Neighborhood Commercial
	CM - Major Commercial
	IL - Light Industrial
	IO - Office and Professional
	P - Public and Semi-Public Facility
	OS - Open Space
	OS-BLM - Bureau of Land Management
	OS-C - Conservation
	OS-PR - Parks and Recreation
	OS-NF National Forest
	OS-W - Water
	TC - Transportation Corridor
	SP - Specific Plan

Land Use Element

Land Use Suitability Criteria

Environmental Constraints

Topography

Natural Hazards

Access (Highway Plan)

Proximity to Urban Infrastructure

Character of Surrounding Development

Circulation Element

Streets and Highways

Classifications

Cross-Sections

Levels of Service

Traffic Model and Traffic Study



Circulation Element

Other Transportation Modes

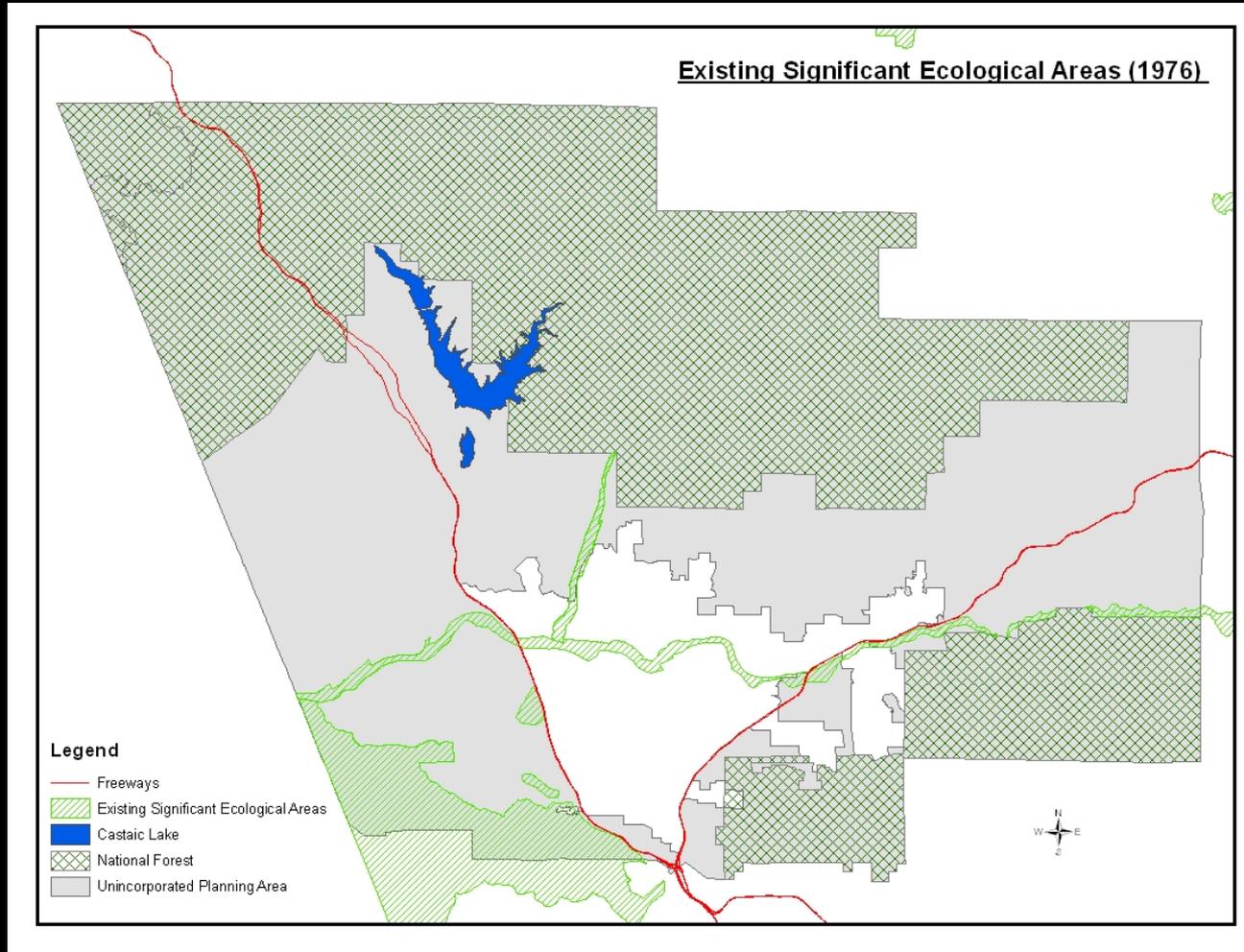
Rail Service / Metrolink

Santa Clarita Transit / Bus Service

Bikeways and Trails

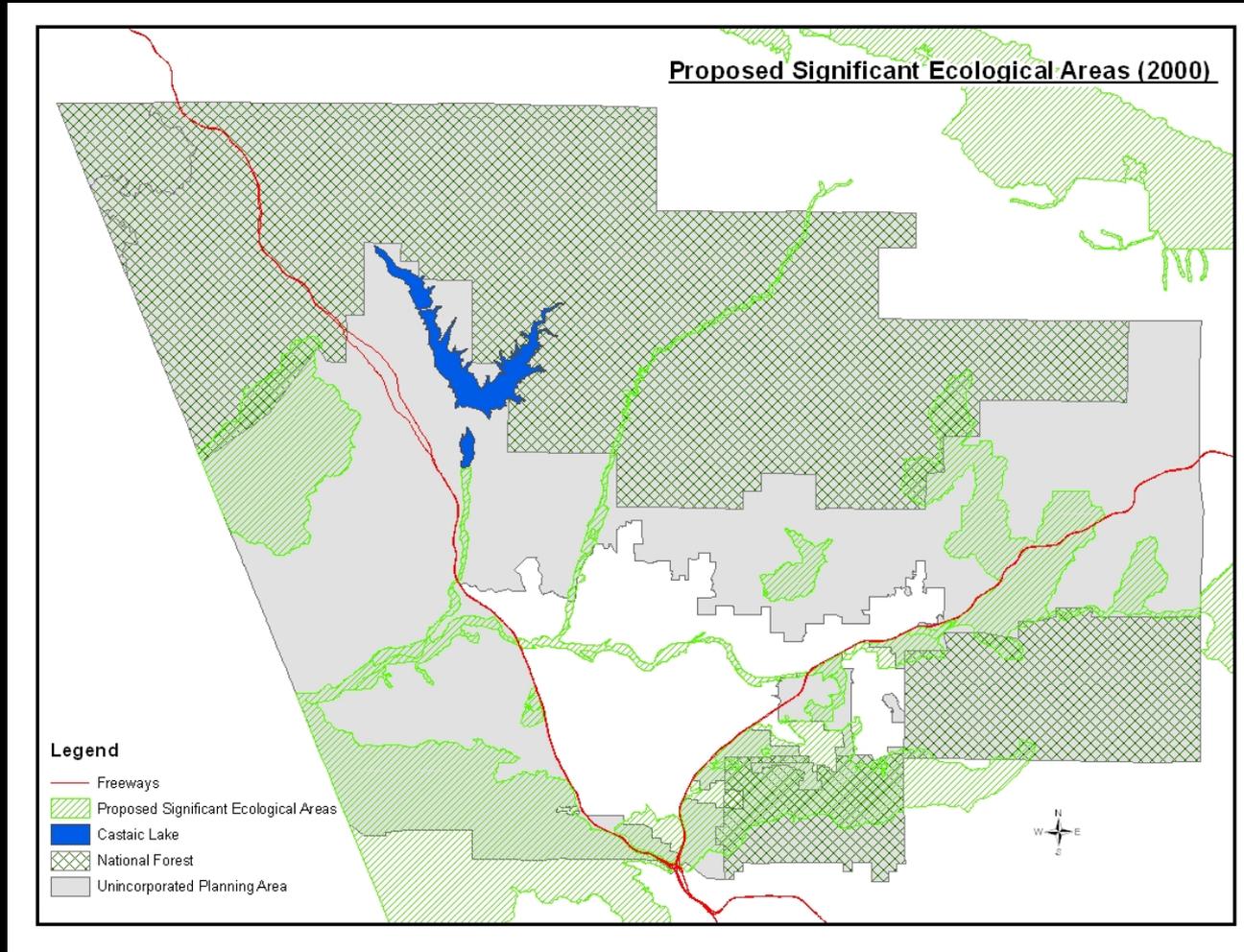


Conservation/Open Space Element



Total Acres (Unincorporated Area) = 12,458

Conservation/Open Space Element



Total Acres (Unincorporated Area) = 47,458

Conservation/Open Space Element

Topics

Soils, Geologic, & Mineral Resources

Water Resources

Biological Resources

Cultural & Historic Resources

Scenic Resources

Air Resources

**Park & Recreation / Open Space
Resources**

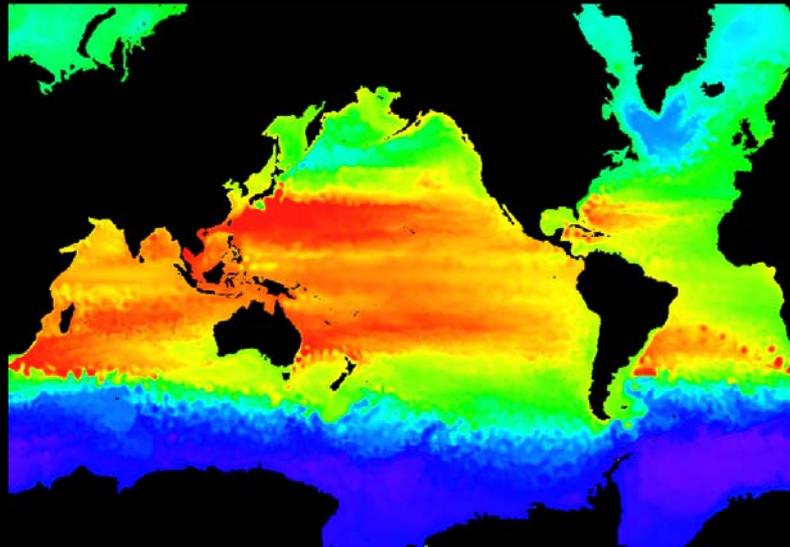
Conservation/Open Space Element

Climate Change (AB 32)

Implement County's Green Building Program

Limit "Urban Sprawl" in Rural Areas by Promoting
Infill & Transit-Oriented Development

Improve the Jobs/Housing Balance



Safety Element

Topics

Seismic & Geological Hazards

Flood Hazards

Fire Hazard

Emergency Preparedness & Response

Law Enforcement & Crime Prevention



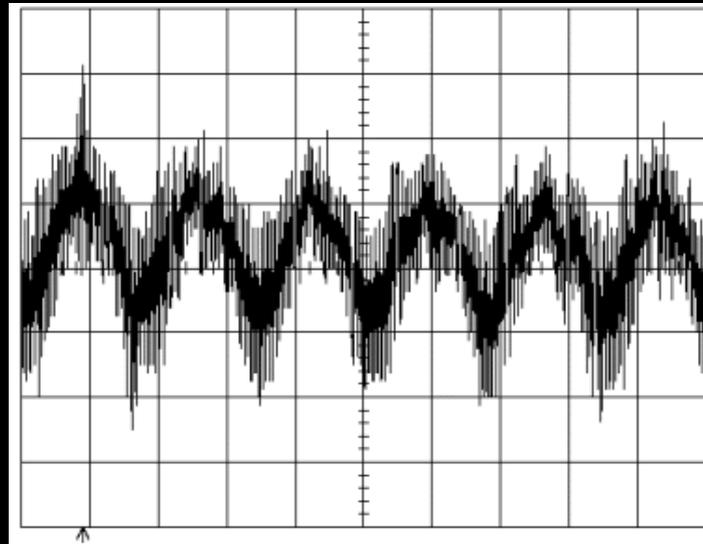
Noise Element

Under Development

Noise Generators

Noise Receptors

Noise Study



Moving Forward

Our Next Steps

Complete Noise Study & Noise Element

Complete Traffic Study

Complete Environmental Impact Report

**Release Draft Plan & Draft Environmental
Impact Report**

**Schedule Hearings Before the Regional
Planning Commission and Board of
Supervisors**