Chapter 2

LAND USE ELEMENT

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Land Use Element

I. PURPOSE & INTENT

State law requires that the Area Plan include a Land Use Element that designates land for housing, business, industry, and open space, as well as other uses deemed appropriate by the agency (Government Code Sections 65302-03). Although all the Area Plan elements are needed to comprehensively address multiple planning issues, the Land Use Element is generally considered to be the most representative of and essential to the Area Plan, because it guides and directs the physical development of the community. This element constitutes the required Land Use Element for the City's General Plan; in addition, it forms the land use component of the Area Plan adopted for the Santa Clarita Valley by the County of Los Angeles.

The Land Use Element is the City's and County's long-term blueprint for development of property to meet the Santa Clarita Valley's future needs for new housing, retail, office, industrial, parks, open space, and other uses. The Element contains a Land Use Map and goals, policies and programs designed to address the development issues facing the community through a variety of land use planning strategies, along with the type, intensity, quality, and location of future uses within the planning area. Issues identified within each of the other Area Plan elements have been integrated into this element, to the extent that they affect land use planning. The element also serves as a statement of the standards and targets for residential population density and building intensity. The Land Use Element is the broadest of the elements in its scope, and forms the basis for implementing sound land use policies.

The Land Use Element addresses existing development patterns in the Santa Clarita Valley planning area and establishes a framework for focusing future growth in a logical and orderly manner. All of the principles of community and land use planning are applied to the preparation and adoption of a comprehensive, long-term land use plan for the physical development of the Valley. The process of developing the land use plan involves analysis of existing land use patterns and projected growth; current and future availability of public services and facilities; availability of water and other needed resources; the need to protect sensitive habitats and natural resources; protection of existing and future residents from natural and man-made hazards; analysis of social and economic conditions and needs; and consideration of the constraints and opportunities inherent in the physical environment. Based on this analysis, the element establishes the distribution of land uses by type and intensity. In addition, the element addresses the Valley's development pattern as an integrated network of villages, each with its own community character. Equally important in the Land Use Element is the goal to provide all residents with a well-rounded and healthy lifestyle including a variety of jobs, housing, goods, and services to meet the diverse needs of the Valley's growing population.

Specifically, the Land Use Element serves the following purposes:

1. The Land Use Element informs the public of the City's and County's land use goals, objectives, and policies for long-term development, and outlines programs designed to implement the stated goals.

2. The Element serves as a guide for the day-to-day operational decisions of staff and decision makers with respect to development matters. It sets forth policies on which to base recommendations and decisions regarding land use issues, and provides a basis for informing citizens and developers about the City's and County's policies on growth and development.

3. The Element establishes land use classifications for property within the planning area and sets forth standards of density and intensity for each classification, as well as projections of future population growth and its spatial distribution.

4. The Element addresses issues identified in other Area Plan elements that affect land uses and development patterns, including circulation systems, infrastructure availability, housing needs, economic development goals, resource conservation, open space preservation, and public safety.

5. As a State-mandated element, it fulfills one of the requirements of California Government Code Section 65000 et. seq. for preparation of adequate Area Plan documents.

II. RELATION OF THE LAND USE ELEMENT TO OTHER ELEMENTS OF THE AREA PLAN

State law requires that each element within an Area Plan be consistent with all the other elements of the Plan. This section describes how the Land Use Element has been prepared to maintain consistency with each of the other Plan elements adopted by both the City and the County.

Circulation Element

Closely related to the Land Use Element is the Circulation Element, which is directly affected by and has a constraining effect upon the viability of the land use plan. The Circulation Element contains a map showing major transportation facilities within the Santa Clarita Valley, including major streets (highways), rail and public transit routes, stations and terminals, and airport facilities. A logical correspondence between land use and circulation is essential for an effective plan.

This Land Use Element was evaluated in conjunction with the system of streets and highways set forth in the Circulation Element, through use of a computerized traffic model analysis. The objective of the traffic model analysis was to ensure that streets and highways are designed to convey vehicles through the planning area at acceptable service levels when the land uses shown in the Land Use Element are developed.

In addition, the map and policies of the Land Use Element were designed to encourage reduction of vehicle trips and use of other transportation modes, including public transit, cycling, and walking. This goal is promoted through inclusion of mixed-use districts, which allow supportive services to be located in proximity to residential neighborhoods; inclusion of a master plan for trails into the Circulation Element; and designation of higher residential densities in areas served by public transit.

The relationship between the Land Use and Circulation Elements cannot be over-emphasized. Traffic conditions and congestion are a direct result of the land uses that are approved and constructed in the planning area. When land use types are separated to an extent that residents are forced to take multiple vehicle trips to obtain services and reach employment centers, the number of vehicles on roadways will increase. The only way to allow continued economic development and creation of housing within the Santa Clarita Valley, without exacerbating traffic congestion to unacceptable service levels, is to plan for alternatives to use of the single-occupant vehicle and single-purpose vehicle trips. This can be done in a number of ways, some of which are described in the Circulation Element. With respect to the Land Use Element, emphasis has been placed on allowing mixed uses in order to allow residents to reach services in ways that are not exclusively automobile-dependent. Limited commercial service centers will be allowed within residential neighborhoods, and will be accessible by walking, bicycling, and bus transit. Multiple family residential uses will be allowed in regional and community commercial areas. More residences will be allowed within walking distance to rail transit stations to facilitate rail commuting to employment outside of the Santa Clarita Valley. Mixed residential densities will be allowed, to permit housing alternatives at all income levels and age preferences in proximity to transit jobs, and services. Through design of the Land Use Map in consideration of circulation patterns and needs, this Area Plan will result in projected traffic impacts that are less significant than the previous Area Plan, which was largely based on the separation of land uses.

Housing Element

The separate Housing Elements prepared for the City and the County each contain policies and programs to ensure that adequate housing is provided to meet the needs of all Valley residents. These elements address the need for affordable housing, housing for people with special needs, constraints to providing affordable housing, the agency's progress in meeting its housing goals, quantified objectives for provision of housing, a survey of adequate sites for housing, a resource inventory, and identification of at-risk affordable units and methods of preservation.

This Land Use Element is consistent with the Housing Elements prepared for both the City and the County because the location and density ranges shown for residential land use districts on the Land Use Map have been designated in consideration of the housing needs projected for all economic and demographic segments of the Valley's residents, including households with special needs and those with incomes of less than the County median. Adequate sites for attached and multi-family housing have been identified to ensure that the need for affordable housing has been met in the Santa Clarita Valley. Further, the number of dwelling units that can be built in the planning area based on the

land use plan will ensure that the regional housing needs allocated to the Santa Clarita Valley by the Southern California Association of Governments (SCAG) will be met.

Conservation and Open Space Element

The Conservation and Open Space Element contains maps and policies to ensure preservation of an open space greenbelt around large portions of the Santa Clarita Valley, in addition to preserving water quality, historic and cultural resources, scenic views, and providing recreational facilities to enhance the quality of life for Valley residents.

The Land Use Element was designed to ensure that irreplaceable natural resources and open spaces are preserved and protected from encroachment by future development. The Land Use Map designates a "green belt" of undeveloped land within and adjacent to the foothills surrounding the Santa Clarita Valley, with areas designated for rural development located between urban and suburban densities and the foothills. In addition, the Land Use Map was designed to protect Significant Ecological Areas and the riparian areas adjacent to the Santa Clara River and its tributaries, as well as ensuring provision of adequate open space for recreational purposes, water conservation and quality, and habitat preservation.

Noise Element

The Noise Element contains maps and policies to ensure that residents are not exposed to health risks or nuisances due to noise generated from freeways and high-volume roadways, airports, industrial and recreational uses, special events, and other uses emitting loud sounds. Policies in the Noise Element address sound attenuation measures to protect the public health, safety, and welfare, such as setbacks, noise barriers, and buffering.

The Land Use Element is consistent with the map and policies of the Noise Element through its requirements for buffer areas between "sensitive receptor" uses and noise sources. Sensitive receptors include residences, schools, hospitals, preschools, and other uses for which intrusive noise is considered annoying and/or unsafe. Policies have also been included in the Land Use Element to ensure noise attenuation to safe levels within individual development projects.

Safety Element

The Safety Element contains maps and policies to ensure that residents are not exposed to health risks due to air pollution, earthquakes, wildland fires, or other environmental hazards, and that adequate provisions are made for crime prevention, law enforcement, and fire protection services.

The Land Use Element is consistent with the Safety Element because land uses were designated in consideration of the locations of hazard areas, including known earthquake fault zones, areas subject to flooding or wild fires, unstable soils, and other environmental hazards. In addition, the Land Use Element includes policies to ensure that new development plans in the City and County are evaluated for conformance with accepted crime prevention measures, and that adequate law enforcement and fire protection services are provided to ensure the safety of City and County residents.

III. LAND USE CATEGORIES

When developing a Land Use Element and Land Use Map, certain terms are typically used to describe existing and planned land use types. Since these land use categories are referred to often throughout the text of this element, the following general descriptions are intended to clarify what is meant by the terms residential, commercial, industrial, and so forth. It should be noted that the following terms are general in nature and list uses typically found in most urban areas. The general land use terms listed below should not be interpreted as a description of permitted uses in this Plan; a general description of permitted uses in this Plan is contained in Section XII of this Element.

Residential

The residential category includes dwelling units developed at various densities and with varying housing types, including single-family detached, single-family attached, multiple-family, mobile home parks, and senior housing. Special residential uses include live-work units and group living facilities.

Commercial

The commercial category includes retail and offices providing goods and services to the general public, and wholesale and service uses provided to businesses. Commercial uses also include food services, personal services, automobile

services, entertainment and hospitality services, day care services, and regional commercial uses such as big box retailers and auto malls.

Mixed Use

The mixed-use category generally includes commercial retail, office, and service uses intermingled with higher density residential uses, within a master-planned complex (consisting of one or more buildings) designed to ensure that residents are not adversely impacted by commercial operations or traffic, and that businesses benefit from the proximity of customers living nearby. The intended benefits of mixed-use development include a reduction in vehicle trips by residents to shopping areas, and the proximity of residents to employment-generating uses.

Industrial

The industrial category includes heavy manufacturing, less intensive industrial uses that are typically located in business parks, and research and development complexes. Light industrial activities include warehousing, wholesale trade, and some assembly. Industrial uses may include fabrication and assembly of large items, resource extraction, processing of raw or recycled materials, and businesses that use or generate hazardous materials.

Public and Institutional

The public and institutional category includes government buildings, hospitals, libraries, schools, colleges, fire and police stations, solid waste facilities, museums, cultural and community centers, and other similar public uses. In addition, private schools, churches, convalescent care and other social care facilities, day care services, private meeting and convention facilities, and similar uses may be included. Special uses in this category include correctional facilities.

Transportation and Communication

The transportation and communication category includes freeways and major arterials, bikeways, railroads, park and ride lots, truck terminals, airports, train stations, multimodal transit stations, communication facilities, and similar uses.

Open Space and Recreation

The open space and recreation category includes the Angeles National Forest and land used for private and public recreational facilities, conservancy land and other land set aside for preservation of open space and natural resources, and local and regional parks and multi-purpose trails. Golf courses and water bodies are also included.

Rural

The rural lands category includes low-density residential uses on large lots, in areas characterized by rural development interspersed with natural open space. Agricultural uses in rural lands include grazing, horticulture, row, field, and tree crops, and limited keeping of livestock, horses and other large animals.

IV. MEETING THE CHALLENGES OF REGIONAL GROWTH

According to the regional planning agency for the Los Angeles basin, the Southern California Association of Governments (SCAG), a major challenge for Southern California will be continuing to meet the demands of rapid urban growth over the next several decades. A 2006 SCAG report states:

> For decades, Southern California has experienced some of the most dramatic growth seen anywhere in the world. Our collective population now surpasses 18 million. But it's not going to stop there. By 2035, experts tell us that another six million people are coming and that more than two-thirds of these will be children born to our growing families. Even as we have enjoyed a robust economy and weathered the recent downturn better than many parts of the state, growth and development issues are at the forefront of public concern. High on the list of complaints are increasing congestion, loss of open space, and an ill-defined but strongly held belief that "livability" is slipping away.

As the region's Metropolitan Planning Agency responsible for preparing regional plans for mobility, air quality, and housing, SCAG urges all local planning agencies to consider regional needs when preparing their general plans. Issues such as air quality, open space, transportation, housing, water supply, and jobs are not confined within city or county boundaries. A unique opportunity for the City of Santa Clarita and the County of Los Angeles in the *One Valley*

One Vision planning effort is to consider regional issues within an appropriate, meaningful context for the entire Santa Clarita Valley.

The challenges of determining where growth should occur and ensuring that housing is provided to new residents are also linked to transportation. Location of new housing without consideration for where residents will work and shop will result in more traffic congestion and air pollution. To address regional planning needs, SCAG has developed a regional growth vision based on four key principles:

- Mobility – Getting where we want to go;
- Livability – Creating positive communities;
- Prosperity – Long-term health for the region; and
- Sustainability – Preserving natural surroundings.

In order to achieve these principles SCAG has formulated a plan for its six-county Southern California planning area calling for the following measures:

- Focusing growth in existing and emerging centers and along major transportation corridors;
- Creating significant areas of mixed-use development and walkable communities;
- Targeting growth around existing and planned transit stations; and
- Preserving existing open space and stable residential uses.

SCAG's growth strategy calls for changes to land use and transportation trends on two percent of the land area within the six-county metropolitan region in order accommodate projected growth to achieve the goals of mobility, livability, prosperity, and sustainability. Within the Santa Clarita Valley, the two-percent growth strategy identifies areas with potential for growth in proximity to the three Metrolink commuter stations in Downtown Newhall, Saugus, and Canyon Country. (The existing temporary Via Princessa Metrolink station is being evaluated for relocation in the future to a permanent Metrolink station on the Valley's east side).

City and County staff compiled growth statistics and projections for the Santa Clarita Valley when preparing the Land Use Map for the Area Plan update. As of 2008, there were approximately 80,000 dwelling units within the Valley, of which 57,000 were in the City and 23,000 were in the County. Another 39,500 dwelling units had received land use approval, including 33,500 units in County areas and 6,000 units within the City, and several thousand more dwelling units were the subject of pending land use applications. The estimated population of the Santa Clarita Valley in 2008 was 252,000, with 177,000 people living in the City and 75,000 residing in unincorporated County areas. From these numbers, it is expected that growth, and the related issues of quality of life, will continue to be pressing for Valley residents and decision makers in the coming decades. According to a citizen survey in 2000, Valley residents identified traffic, growth, community, cultural arts, environmental issues, public safety, economic development, parks, open space, and transit as significant concerns. The primary objective of the Land Use Element is to demonstrate how projected growth can be accommodated within the Valley, and managed to maintain livability, mobility, sustainability, and prosperity for all residents.

V. VALLEY OF VILLAGES

The physical setting and history of the Santa Clarita Valley have combined to create several distinctive communities, each with its own special character, development patterns, and lifestyles. Topographically, many neighborhoods are separated from adjacent development by ridgelines or canyons. The location of the Santa Clara River and Interstate 5, both of which transect the planning area, also act as barriers that separate communities. In addition, the historical development of the Valley took place over a long period of time during which development occurred in different areas, at different times, and for different reasons. Old Town Newhall, Saugus, and Castaic developed along transportation routes, while Valencia and Stevenson Ranch developed according to master plans prepared by residential builders. Outlying areas, such as Val Verde and Hasley Canyon, developed as low-density rural areas based on their residents' desire for retreat from high-intensity urban centers.

The diversity of settlement patterns within the Santa Clarita Valley is viewed as a positive aspect of the community, an acknowledgement of the area's history and topography, in recognition that the Valley can accommodate and provide diverse areas suitable for different lifestyles. However, the benefits of a unified approach to good planning cannot be ignored in favor of diversity. It may appear that Valley residents desire two seemingly inconsistent goals: maintenance of diversity and community identity, and a coordinated approach to orderly development. It is the aim of the *One*

Valley One Vision planning effort to bring these two goals together into two workable planning policy documents, the City's General Plan and the County's Area Plan. The theme of these updated Plans is "Valley of Villages," in recognition of the various communities and neighborhoods within the Santa Clarita Valley that wish to maintain their own distinctive character, while at the same time recognizing their place in the "big picture" plan for development within the entire planning area.

The term "village" brings many images to mind. A village is a community in which people know one another, support local businesses, gather together at community events, and share common ideals about their future. The term "village" also implies a community that can sustain itself over many years without being severely impacted by economic setbacks, loss of housing, lack of education, inadequate parks or public services, and hazards or pollution that threatens its residents. Village residents typically send their children to neighborhood schools, use neighborhood parks, walk along neighborhood streets and trails, and work close to home. More than anything else, a village invokes the concept of quality of life based on a healthy living environment and productive social and civic interaction. Village residents can also be a part of a larger network of comprised of neighboring villages, connected by transportation routes and sharing major community facilities that benefit the larger Valley area.

The various existing communities identified in the Santa Clarita Valley, including approved specific plans are described below, and their general locations are indicated on Figure L-1.

Newhall

Newhall is generally located in the City of Santa Clarita and was one of the earliest permanent settlements in the Valley, established in 1876 in conjunction with the construction of the Southern Pacific Railroad. Henry Mayo-Newhall, who had deeded land to Southern Pacific Railroad to lay track connecting Los Angeles and San Francisco, also deeded Southern Pacific a parcel of land to build a depot and a town to be called Newhall. Old Newhall was once the largest community in the Valley, and its early development, typical of many western towns, was based on oil, mining, and the railroad. Newhall maintains its historic character, and includes the residence of silent film star William S. Hart, whose 300-acre ranch is now a County park, museum, and tourist attraction.

Prior to completion of the interstate highway system, Main Street (formerly San Fernando Road), which runs parallel to the railroad tracks and served as the community's main street, was a principal link between the San Joaquin Valley and the Los Angeles Basin. It still serves as the backbone for Downtown Newhall's commercial district.

Commercial land uses are concentrated in what has been called Old Town Newhall, along Lyons Avenue and Main Street. Residential uses in Newhall include higher density multi-family and single family uses, both north and south of Lyons Avenue. Some of the older single family and mobile home residences in east Newhall are in need of rehabilitation. The City recently completed a new 17,000 square foot recreation and community center in Old Town Newhall, offering a variety of programs and containing a Sheriff's substation. The new Metrolink train station, which provides commuter services and a parking lot adjacent to the community center, was built on the site of the original Newhall train station.

In December 2005 the City of Santa Clarita adopted the Downtown Newhall Specific Plan as a foundation for facilitating redevelopment and enhancement of the area. Based on extensive public input, economic analysis, and planning design, the Specific Plan encompasses 20 blocks (550 acres, including Hart Park) and provides opportunities for mixed use and transit-oriented development. Approximately 700 new dwelling units and over 250,000 square feet of new commercial space are projected by the Specific Plan, in addition to existing housing and business in the area. Both new development and redevelopment are accommodated in the Specific Plan.

Because the Downtown Newhall Specific Plan was the first plan targeted by the City towards transit-oriented development, it will serve as a prototype for other districts in the Valley that will be clustered around transit centers. The Design Principles for Transit Oriented Development as identified in the document will be considered in planning for similar districts near other existing and future transit centers. These principles included the following:

- Make great public places;
- Make great streets (both commercial and residential);
- Live above stores;
- Live near transit;
- Build a variety of buildings;
- Create a variety of housing choices;
- Provide for the right mix of retail; and
- Provide the right amount of parking, in the right locations.

Implementation strategies in the Specific Plan included street improvements, provision of additional on-street parking and a future parking structure, re-routing of through-traffic to Railroad Avenue, bicycle baths, streetscape beautification, utility upgrades, affordable housing assistance, billboard abatement, historic preservation, and creation of a plaza for outdoor markets. The plan also contains detailed architectural guidelines designed to promote human-scale, pedestrian-oriented streets and buildings consistent with the old-town themes.

The primary planning issues for Newhall include implementation of the Downtown Newhall Specific Plan through redevelopment efforts, attracting private investment combined with public funds to create a mixed-use, transit-oriented, pedestrian-friendly, live-work-play environment that will provide dining, entertainment, retail, commercial, and housing choices to both residents and visitors. This will result in Newhall providing additional services, including parking amenities and a new branch library. Other planning issues include the future extension of Dockweiler Drive to Lyons Avenue, the future expansion of The Master's College campus, development of the 4.2 million square foot Gate-King industrial park, and providing any needed drainage infrastructure improvements.

Valencia

The community of Valencia is generally located within the City of Santa Clarita and is part of the original 37,500-acre Newhall Ranch, a Mexican land grant acquired by Henry Mayo Newhall and later owned by the Newhall Land and Farming Company. Named after a city in Spain, Valencia was initiated in 1965 as a master planned community. Residential, commercial, and industrial developments form the basic community structure, supported by shopping centers, recreational facilities, schools, colleges, a medical campus, golf courses, professional offices, and other support services connected by a system of walkways called paseos. The community is home to the local Los Angeles County Civic Center, College of the Canyons, California Institute of the Arts, Santa Clarita's City Hall, the Valencia Town Center Mall, and Six Flags Magic Mountain. Developments such as the Valencia Gateway (comprised of the Valencia Industrial Center and Valencia Commerce Center) have made Valencia the largest center for business and technology in the Valley and have resulted in the creation of approximately 60,000 jobs. New industrial development continues west of Interstate 5 in North Valencia, including a postal distribution facility.

Both the City and the County have jurisdiction over portions of Valencia, although the majority of the land is within City limits. Since 1965 more than 20,000 residential units have been constructed and over 50,000 residents call Valencia home. The primary planning issues for Valencia will be promoting development that provides employment opportunities for Valley residents, and maintaining Valencia's role as an economic center for the Valley, as other regional commercial uses are constructed in neighboring areas.

Saugus

Generally located within the City of Santa Clarita and established in 1887, Saugus was named for the Massachusetts birthplace of Henry Mayo Newhall and owes its existence to the Southern Pacific Railroad. Saugus has a colorful history. The Saugus Speedway, originally designed in 1924 as a rodeo arena, was the setting for the last great train robbery in California, which took place behind the speedway in 1928. A Metrolink station is now located near the speedway, which includes parking and provides a transfer point between commuter rail and buses. The 80-acre Santa Clarita Central Park is located in Saugus.

Residential areas of Saugus are located in Seco Canyon and Bouquet Canyon. Residential development has also occurred in Haskell Canyon and Plum Canyon. Commercial uses in the area primarily serve local residents. Saugus also contains older industrial development along Railroad Avenue, interspersed with newer commercial uses.

The northern portions of Saugus are hilly, with tree-lined streets adjacent to hills covered with natural vegetation. The natural areas remaining along Bouquet Canyon Creek present an opportunity to enhance the area by creating a greenbelt connecting the community with other parts of the Valley.

The primary planning issues for Saugus include addressing traffic congestion in established neighborhoods, vehicular access to activity centers and freeways, the need for beautification and public amenities such as roadway landscaping, trails, and the need for enhanced commercial to serve a broader range of needs for Saugus residents.

Canyon Country

Canyon Country is partially located within the City of Santa Clarita and partially located within unincorporated Los Angeles County, in the eastern portion of the Santa Clarita Valley along Soledad Canyon Road east of Saugus and extending north of Sand Canyon along State Route 14 to Agua Dulce. Portions of Canyon Country lie within both the City and the County. This area has the largest population of any community in the Valley and contains a wide range of housing types, including large-lot single-family custom homes, single-family tract homes, multiple-family developments, and mobile home parks. Commercial and manufacturing activities are concentrated along both sides of Soledad Canyon Road and along the northerly portion of Sierra Highway within the planning area. A business park/industrial hub, Centre Pointe Business Park, is located on Golden Valley Road. The City's Sports Complex and Aquatics Center provide recreational facilities serving all Valley residents, and the Via Princessa Metrolink station serves the east Valley communities. Commercial development is located along Soledad Canyon Road between White's Canyon and Sierra Highway, which includes the Jo Anne Darcy Canyon Country Library and a movie theater complex. Newer townhomes and apartment are located along State Route 14 between Sand Canyon and Via Princessa. In addition, there are residential neighborhoods in Mint Canyon and Tick Canyon within unincorporated County territory. A variety of architectural styles exist along Soledad Canyon Road. Homes along the northern section of Sierra Highway are generally rural and of very low density, with the exception of multi-family development near the intersection of Sierra Highway and Soledad Canyon Road.

One issue for residents in Canyon Country has been access to jobs in the Valencia area to the west. However, with the planned completion of the Cross-Valley Connector, traffic movement between Canyon Country and employment centers along Interstate 5 is expected to improve significantly. Transit service improvements and additional park-and-ride facilities will also be evaluated to address this need.

College of the Canyons opened an East Valley campus on Sierra Highway in Canyon Country during the fall of 2007. The campus, which is open to students while construction continues, will encompass 70 acres and accommodate 8,000 full-time students when fully built out. The campus will operate as a full-service community college to residents on the east side of the Santa Clarita Valley.

Planning issues for Canyon Country include an opportunity to upgrade land uses along Sierra Highway in the area of the new college campus, from Soledad Canyon Road north to Vasquez Canyon Road. In this area Sierra Highway will be widened to six lanes, and there is an opportunity to provide services to area residents and the college on vacant land fronting the highway. Canyon Country residents have expressed a desire for higher end retail and restaurant uses in their area. In addition, older non-conforming uses in the area can be gradually phased out to upgrade the character of development and encourage new users to Canyon Country. This area will be planned as a mixed use corridor in order to create jobs and provide new housing and commercial services for area residents, as well as for college students and faculty. The mixed use corridor designation will encourage a mix of uses in a pedestrian-friendly environment, creating a focal point for Canyon Country. In order to realize the redevelopment potential along this corridor, a coordinated effort will be needed to address regional drainage infrastructure issues.Another planning opportunity for Canyon Country lies in the land adjacent to State Route 14 access points. Four existing on- and off-ramp systems provide direct freeway access to the area, and represent opportunities to enhance entryways into the community.

Sand Canyon

The Sand Canyon area is generally located within the City of Santa Clarita, southeast of Canyon Country and is comprised predominantly of low-density single-family residential uses. The area is rural with extensive stands of oak trees and is characterized by large estate homes and lots, many of which are equestrian and enjoy direct access to an equestrian trail system linking the community. The community is accessible via Sand Canyon Road and Placerita Canyon Road, and is bordered on the south and east by the Angeles National Forest.

Sand Canyon is largely developed. A challenge for the Sand Canyon area will be ensuring land use compatibility between homes and adjacent natural areas in Angeles National Forest and along the Santa Clara River. Major planning issues include protecting the rural and equestrian character from development pressures to create more traditional subdivisions in this low-density area; increasing multiple purpose trail linkages; and providing an effective interface between residents and National Forest lands. In addition, development in the area must comply with the City's Special Standards District to maintain the rural community character desired by residents.

The eastern portion of the Sand Canyon region, outside the Santa Clarita city limits, is home to disturbed lands resulting from current and past aggregate mining practices, former military industrial support activities, and Superfund hazard properties. It is to the benefit of the region to have these properties restored to an economic land use rather than left in a disturbed state. These highly impaired lands are appropriate for future conversion to land uses complementary to the surrounding topography, national forest, and Santa Clara River setting. Such land uses should be consistent with the policies of this plan including jobs/housing balance, shortened commute times, and siting of new uses largely within the footprint of the disturbance area. Such uses should be planned so as to avoid adverse effects on the Santa Clara River Significant Ecological Area.

Placerita Canyon

Site of the first gold strike in California in 1842, Placerita Canyon is generally located within the City of Santa Clarita and is now a rural residential area located northeast of downtown Newhall. Equestrian-oriented residential uses among oak woodlands typify development in this area, which still contains scattered ranches. Oil fields are located in the eastern portion of the canyon, west of State Route 14. East of State Route 14, Placerita Canyon is predominantly undeveloped with much of the land contained in the Angeles National Forest. Placerita Canyon is home to The Master's College, a private four-year liberal arts institution, and the Placerita Canyon Nature Center. Two historic ranches in Placerita Canyon have been converted to other uses but retain the rural character of the area: The Melody Ranch is now used primarily for filming and to host the annual Cowboy Festival and other events; and the Golden Oak Ranch is used by the Disney Company for filming and other corporate uses. A substantial number of newer estate homes on large lots have been constructed in the area in recent years.

Planning issues in Placerita Canyon include accommodating expansion plans for The Master's College; upgrading non-compliant older structures; extending sewer lines to serve existing uses throughout the area to protect groundwater quality; providing flood control and drainage improvements; providing additional vehicular access (possibly through extension of Dockweiler Drive); and opportunities for future development of the 100-acre site located at the westerly entrance of Placerita Canyon. In addition, development in the area must comply with the City's Special Standards District to maintain the rural community character desired by residents.

Castaic

Castaic, located in unincorporated Los Angeles County, developed from its role as a highway stop containing small cafes, hotels and automotive services along the old Ridge Route, which opened in 1914. By-passed when Highway 99 (now Interstate 5) opened in 1933, portions of the Ridge Route can still be driven today. When the Ridge Route was first constructed, it cut 30 miles off the Los Angeles to Bakersfield route and allowed the journey to be completed by automobile in only four days. The eight lanes of Interstate 5 now bisect Castaic, with new residential development on both sides of the freeway and the older portion of the community on the east side.

The 600-mile long California Water Project has turned the community of Castaic into one of the planning area's major recreational centers. Man-made Castaic Lake, the water project's western terminus, is a popular spot for swimming, sailing, fishing, boating, and water skiing. The Castaic Sports Complex is located just south of Castaic Lake and provides sports opportunities for all ages. These recreational attractions have increased Castaic's growth potential, but have also resulted in traffic impacts, especially on weekends.

Land use in Castaic is mixed, with new residential development surrounding freeway-oriented commercial uses along Castaic/Parker and Lake Hughes Roads. The community still provides important services and facilities to the trucking industry, and there is a need to ensure that long-term parking and servicing of big rigs does not adversely impact

area residents. Castaic's commercial corridor is changing from a small highway oriented service center along I-5 to include more goods and services for residents. There is potential for additional commercial infill development. In addition, there is an opportunity to expand services to recreational users of the local lakes.

Also within Castaic is the Pitchess Detention Center (Wayside Honor Rancho), a Los Angeles County incarceration facility. A portion of the property is unused and presents an opportunity for future planning.

Hasley Canyon, located north of Val Verde and southwest of Castaic, is considered an outlying subarea of the Castaic community. With the exception of an older existing mobile home park, the area is characterized by low-density estate homes on larger lots amid scattered oak trees, and supports a rural equestrian lifestyle. Major planning issues for Hasley Canyon include maintaining compatibility of proposed development with the area's rural character.

Los Angeles County developed a Community Standards District (CSD) for Castaic to address a wide range of planning issues for this evolving community. Regulations in the CSD include lot size requirements for new homes, hillside development restrictions, provisions for trail connections and protection of native vegetation, and buffering between incompatible uses. In addition, the CSD limited the expansion of trucking-related uses in the Castaic center and prohibited clustered subdivisions in the Hasley Canyon and Sloan Canyon areas.

Val Verde

Val Verde is located in unincorporated Los Angeles County, three miles west of Interstate 5, and is developed primarily with single-family homes in a rural setting, surrounded by chaparral-covered hillsides and scattered canyon oaks. The community is located near the intersection of San Martinez and Chiquita Canyon Roads in the hills north of State Route 126. The area was subdivided in the 1920's and lots were sold for use as vacation homes by African-American residents of Los Angeles. Today the area is ethnically diverse. The County of Los Angeles operates Val Verde Park, a community park with a swimming pool, open space, equestrian stables, and recreational amenities that provides a focal point for area residents.

Major planning issues for Val Verde include potential nuisance impacts from expansion of the landfill in Chiquita Canyon, the compatibility of proposed developments with the village's rural character, and providing residents with increased access to employment opportunities, social services, and adequate infrastructure.

Agua Dulce

Agua Dulce is located in unincorporated Los Angeles County, in the Sierra Pelona Valley northeast of Canyon Country. The Antelope Valley Freeway (State Route 14) is located to the south, providing access to the community via Agua Dulce Canyon Road and Escondido Canyon Road. The community's setting is distinctively rural and completely surrounded by hills, imparting a feeling of separation from nearby urban areas. Vasquez Rocks County Park, located just north of Agua Dulce off of State Route 14, is an area of unique geologic formations that has been the site of many movies and television shows.

Agua Dulce has been ranching country since the 1870's. Mining activity in nearby Soledad Canyon first brought attention to the area, bringing more ranchers into the community. The construction of Sierra Highway and the Antelope Valley Freeway have increased accessibility into the community, bringing additional residents; however, the land use character remains rural and equestrian, with a small commercial "town center," and a privately-owned airport.

Residents wish to maintain Agua Dulce as a rural community, but are generally open to additional low-density, large-lot, equestrian-oriented homes in the area utilizing non-urban infrastructure systems, in accordance with its Community Standards District (CSD). There is also an opportunity to enhance the rustic village center to provide residents with more goods and services and serve as a community focal point.

West Ranch (Stevenson Ranch, Sunset Pointe, Westridge, and Pico Canyon)

West of Interstate 5 are various communities in unincorporated Los Angeles County that have a common setting and shared interests, generally referred to as West Ranch. One of these is Stevenson Ranch, located west of Interstate 5 and north of Pico Canyon Road, a master-planned community developed in phases under a plan approved by Los Angeles County. The project's 4,000 acres are largely developed except for the last phase, which proposes 3,467

residential units. Over 100 acres of commercial uses were included, nearly all of which are developed with regional commercial, restaurant and office uses along the freeway corridor (Valencia Marketplace). The project also included 45 acres of parkland.

Adjacent to Stevenson Ranch is Westridge, a residential community that includes elementary, junior high, and high school sites. South of Stevenson Ranch lie the residential community of Sunset Pointe and the rural residential area of Pico Canyon, located west of The Old Road. Pico Canyon extends into both City and County areas, and includes the Santa Clarita Woodlands State Park, Towsley Canyon State Park, Ed Davis Park, and the historic oil town of Mentryville. Mentryville is the location of Pico #4, the first successful oil well in the western United States. Surrounding the developed areas are significant stands of oak trees and the Lyons Canyon Significant Ecological Area.

The primary planning issues for Pico Canyon include compatibility of proposed developments with the Lyons Canyon SEA, the Santa Clarita Woodlands, and other parks and natural areas in the area.

VI. SPECIFIC PLANS

Specific Plan Process

State planning law provides a process for local governments to use in approving large, complex development projects in a manner that provides for long-term buildout, phased with construction of infrastructure and public facilities, and supported with funding plans and implementation strategies. Such projects may be approved using the Specific Plan process, pursuant to Government Code Sections 65450-65457 and applicable local ordinances. Any applicant that meets the minimum requirements for filing a Specific Plan (including public agencies) may submit a project for review under these statutes, and each Specific Plan submittal will be reviewed on its own merit by the reviewing authority (City or County, depending on the location of the project).

Every Specific Plan approved in California must be reviewed using the same process used for a General Plan or Area Plan, and must include the following components:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan;
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan;
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
- A program of implementation measures, including regulations, programs, public works projects, and financing measures necessary to carry out the project;
- An explanation of how the Specific Plan is consistent with the General Plan and/or Area Plan; and
- Any other subjects who in the judgment of the planning agency are necessary or desirable for implementation of the General Plan and/or Area Plan.

Approved Specific Plans

Significant portions of the planning area encompassed by the Area Plan are included in Specific Plans that have already received land use approval. As these areas build out pursuant to approved Specific Plans and subdivision maps, the resulting land uses will be integrated into the Valley's development pattern and circulation network. Therefore, the following previously approved projects were considered in drafting the Area Plan Land Use Element and other related Elements.

Newhall Ranch

The County of Los Angeles adopted the Newhall Ranch Specific Plan on May 27, 2003. The planning area encompasses 11,963 acres and extends approximately 5 miles from east to west, and 5½ miles from north to south, from about one mile west of Interstate 5 to the Ventura County Line, both north and south of State Route 126. The southerly portion of the site contains steep terrain and high plateaus of the Santa Susana Mountains; over 6,000 acres of the planning area will remain in open space, including two special resource management areas. The adopted plan will allow construction of 20,885 dwelling units, 629 acres of mixed-use development, 67 acres of commercial, 249 acres

of business park, and 37 acres of visitor commercial uses. Neighborhood parks, a 15-acre lake, public trails, an 18-hole golf course, fire stations, a branch library, and school sites are also planned, along with water and sewer infrastructure. The Specific Plan states the project's intent is to provide a high-quality, master planned environment, which offers homes, shopping, employment, and recreational opportunities. Development of the project is expected to occur over a 25-year timeframe.

A key design feature of the Newhall Ranch Specific Plan is its emphasis on the creation of interrelated villages, separated by significant open space areas and natural landforms. The plan avoids "leap-frog" development into the Santa Susana foothills and instead accommodates projected growth in areas adjacent to existing and planned infrastructure, urban services, transportation routes and employment centers. Villages proposed by the project include Landmark Village, Mission Village, Homestead Village, and Potrero Village.

Natural landmarks and topographical features define each village. According to the Specific Plan, dividing the large project into villages allows for the creation of convenient village centers and gives future residents optimal access to commercial, recreational, and public facilities. In addition, this design gives residents access to nature by providing undeveloped open space accessible by trails from each village. Land uses were located to accommodate and preserve major natural landforms and significant environmental features, such as the river corridor, ridgelines, hillsides, creeks, bluffs, and oak woodlands. Each village and its central activity area will be allowed to develop a unique sense of identity, inspired by the natural features of the site. The village concept was designed to provide residents with a greater sense of identity with their community. Through its design and planned development pattern, the Newhall Ranch Specific Plan reinforces the theme for the Santa Clarita Valley as a *Valley of Villages*.

Northlake

The Northlake Specific Plan was approved for 3,623 residential units, both single family and multi-family, on 1,330 acres located two miles north of Castaic. The plan also calls for 450 acres of open space, school sites, and a golf course; however, the project proponents have requested revisions to the proposed project amenities that are under review by Los Angeles County. When developed, this project will be considered a part of the Castaic village community.

Canyon Park (Fair Oaks Ranch)

The Canyon Park Specific Plan (commonly known as Fair Oaks Ranch) is a residential development located between Sierra Highway and State Route 14, near Via Princessa. The project includes 4,763 multi-family units and 637 single-family units on approximately 308 acres, and is nearly built-out. The project is bisected by the Antelope Valley Freeway and contains no commercial uses. Therefore, there is an opportunity to create a service center for Fair Oaks Ranch in the vicinity of the project.

Whittaker Bermite Property

The 989-acre Whittaker Bermite site is situated in the center of the City and was used for over 80 years as a production site for military explosives and flares by various manufacturers. Manufacturing operations ceased in 1987. During these years, manufacturing and testing of various chemicals on the site involved use and improper disposal of hazardous materials, resulting in chemical contamination of both soil and groundwater. Directly beneath the site lies the Saugus Aquifer, a significant groundwater source for the Valley. Since manufacturing operations ended, remediation of soil and groundwater contamination (including perchlorate) has been ongoing; however, more progress must be made prior to redevelopment of the site.

The Porta Bella Specific Plan was approved for the property, which proposed clean-up of contaminants and re-use of the site for mixed uses, including 1,244 single-family units, 1,667 multi-family units, 96 acres of commercial and office uses, 407 acres of open space, and 42 acres of recreational use. Extension of major roadways designed to traverse the planning area include Via Princessa, Magic Mountain Parkway, and Santa Clarita Parkway. However, more work is needed to ensure site clean-up and the location of uses in an appropriate manner to avoid future health risks. The City has joined environmental agencies and the water district in promoting remediation of this brownfield site and re-use of the property for productive purposes.

Downtown Newhall Specific Plan

As noted above in the description of Newhall, the Downtown Newhall Specific Plan has been adopted by the City to encourage mixed-use and transit-oriented development in the historic community of Newhall, in order to promote new investment, spur economic development, and create new residential opportunities in this area. Other opportunities

include creation of an arts district in the vicinity of existing theaters in the area, and construction of a new library. The Downtown Newhall Specific Plan was adopted in 2005.

Valencia Specific Plans

The North Valencia Specific Plan was adopted in 1998. The project encompassed 707 acres generally bordered by Newhall Ranch Road, Bouquet Canyon Road, and Magic Mountain Parkway, east of San Francisquito Creek. The Specific Plan provided for a mix of residential and commercial uses, open space, and an industrial center. A significant segment of the Santa Clara River was preserved as open space as part of the Specific Plan.

The North Valencia Specific Plan No. 2 was adopted in 2000 for 596 acres in the northern portion of the City, generally located north of Newhall Ranch Road west of McBean Parkway. The Specific Plan called for mixed use development, including residential, industrial and commercial uses. A major component of this project was preservation of open space in environmentally sensitive areas along San Francisquito Creek.

These Specific Plan areas have been fully built out.

Pending and Future Specific Plans

At the time this Area Plan was adopted, several Specific Plan projects were in the process of being prepared for properties within the planning area, but were not yet ready for public hearings or land use decisions. The City and County agreed that these projects would not be shown on the Land Use Map or reflected in the City's General Plan or the County's Area Plan until such time as each such Specific Plan project is completed and reviewed, in conjunction with an environmental document prepared to meet the requirements of the California Environmental Quality Act, and circulated for public review and input. However, the decision not to reflect these projects in the City's General Plan or the County's Area Plan until the required review process for each project is completed should not be interpreted to mean that any of the pending Specific Plans will or will not be approved in the future. Nothing in this Area Plan shall be interpreted to preclude the future review of any application for a Specific Plan that is pending at the time of Area Plan adoption. If and when the applicants for each pending Specific Plan project complete the requirements for review and approval, the decision on each project will be made based on the merits of the project, which shall include conformance with all applicable policies of the City's General Plan or the County's Area Plan. In addition, other Specific Plans may be undertaken in the future that are not yet identified, and each Specific Plan will be evaluated based on its own merits and conformance with the applicable policies of the City's General Plan or the County's Area Plan.

It should be noted that both the City and the County encourage use of the Specific Plan process for preparation of comprehensive master plans for development. This process allows for flexibility that can lead to innovative design solutions beyond that allowed by regulations in the Zoning Ordinance. Particularly in mixed-use developments where walkable, pedestrian-oriented neighborhoods are desired, such as near transit centers, the Specific Plan process is encouraged. Policies have been included in this element to encourage preparation of Specific Plans where appropriate to meet the goals for more healthy, vibrant, and attractive communities.

VII. DEMOGRAPHICS CHARACTERISTICS OF THE SANTA CLARITA VALLEY

Past Population Trends

A significant amount of the population growth in Los Angeles County over the past two decades has occurred in North Los Angeles County, which includes both the Santa Clarita Valley and the Antelope Valley (including the cities of Palmdale and Lancaster). In 2000 the City of Santa Clarita was the fourth largest city within the County in terms of population (following Los Angeles, Long Beach, and Glendale). The fastest-growing cities from 1990 to 2000 were Santa Clarita, Palmdale and Lancaster, which maintained annual average growth rates significantly higher than the County as a whole. During that decade, the Santa Clarita Valley grew by almost 60,000 residents to reach 212,611 by 2000, a population growth of over 39 percent.

The Valley's population has diversified as a result of this growth, with the percentage of residents who are of Hispanic, Asian, African-American, and mixed ethnicity backgrounds growing by over 75 percent between 1990 and 2000 (from 41,555 to 73,733). Households within the Valley had a higher average household income than County residents as a whole ($83,900 in the Valley compared to $63,909 as a Countywide average in 2000). The population continues to reflect larger households than the Countywide average, indicative of young families with children. Average household size increased from 2.93 to 3.09 persons per household

over the Census decade. In the 2000 Census, the largest age group represented in the Valley was the "5 to 17" age bracket. Almost a third of the population in the planning area is under the age of 18, and less than 10 percent of the population in 2000 were in the over 65-year age bracket.

Projections for Population and Households

Based on a detailed analysis of the planning area conducted by traffic analysis zones, staff from the City and County have determined that population of the Santa Clarita Valley at full build-out of the uses shown on the Land Use Maps of the City's General Plan and the County's Area Plan will be approximately 460,000 to 485,000 residents, comprising approximately 150,000 to 155,000 households. This analysis was conducted based on the need to project ultimate development in terms of various indicators, including dwelling units, commercial-industrial space, job creation, water use, traffic generation, noise generation, housing needs, park needs, and other public services and facilities. In compiling these projections, staff members from the City and County planning and traffic divisions reviewed data from multiple sources, including existing geographic information system (GIS) data layers, existing and proposed zoning, existing and proposed General and Area Plan land use designations, property subdivisions, existing development patterns, pending development applications, approved planning entitlements, topographic and environmental constraints, and other relevant information. The methodology used by staff to develop these detailed demographic projections involved the following steps:

1. Staff prepared projections for each traffic analysis zone (TAZ) contained in the traffic model. For purposes of traffic modeling, a TAZ is a portion of land within the planning area in which certain land uses have been designated, the development of which is expected to generate new vehicle trips to serve future development. Only undeveloped or under-utilized land will be expected to be used for new development that will generate new vehicle trips. Therefore, each TAZ must be analyzed to determine the percentage of land that is already fully built-out, and the amount of land that is available for new development or rebuilding. There are 455 TAZs in the traffic model for the planning area.

2. Staff compared each TAZ with a current aerial photograph and Planning Department records to determine the amount of developable land in each one. Land was considered to be developable if it was vacant or under-utilized, privately owned, designated and zoned for future development, and free of major constraints such as ridgelines and floodways.

3. For undeveloped and under-utilized land within each TAZ, staff estimated the projected actual build-out capacity under the draft Land Use Map, considering parcelization, surrounding development, access, topography, drainage patterns, infrastructure capacity, and similar site constraints.

4. The result of this analysis was an estimated build-out capacity for each TAZ in terms of dwelling unit number and type; non-residential development potential (including commercial, business park, retail, and institutional space); public uses, including government and school facilities, parks and open space; and land devoted to infrastructure (such as streets and highways, transmission corridors, and flood control easements).

The projections generated from the TAZ analysis represent staff's best efforts to achieve a realistic vision of actual build-out potential for the planning area. In preparing the *One Valley One Vision* land use projections, staff acknowledged that portions of the planning area are already largely developed, and that the City's General Plan and the County's Area Plan are not based on a "clean slate" of vacant, undeveloped land. Existing uses and development patterns must be recognized in planning for new uses.

For purposes of a theoretical comparison, the TAZ analysis could be compared to the "worst case" build-out projections of the Land Use Maps of the City's General Plan and the County's Area Plan. The worst case scenario assumes that all existing uses are subject to demolition, reconstruction, or intensification to achieve the maximum density allowed by the Land Use Map. For example, if an area is designated for single-family residential uses at five dwelling units per acre and the area is already developed at four dwellings per acre, the worst case scenario assumes that the existing subdivisions would be replaced with new subdivisions at a higher density, or that existing units would be subdivided into multi-family structures to achieve the higher density. Because many areas of the Santa Clarita Valley have been developed within the last 20 years with structures that have useful life-spans of 50 years or longer, staff determined that it would be unreasonable to assume that all existing development would be replaced with new development at

the highest possible density allowed by the Land Use Map. For this reason, the "worst case" scenario under the land use plan was not used as the basis for demographic projections. Instead, the TAZ analysis described above formed the basis for reasonable build-out projections of land use, dwelling units, population, and employment.

VIII. ECONOMIC ISSUES FOR THE SANTA CLARITA VALLEY

Economic Assets in the Valley

The Santa Clarita Valley contains a wide variety of retail, office, industrial, medical, and entertainment centers that provide employment, goods, and services to both regional and local market areas. As an example, the Valencia Gateway consists of six commerce centers, including the regional mall, auto mall, office, and industrial parks; contains 4,700 acres; and houses more than 5,000 businesses. At build-out, the Gateway will encompass 22.5 million square feet. The following summary of some of the major economic assets in the Valley is intended to be representative of the quality and scale of these developments, rather than a complete listing of all business projects in the planning area.

Retail Centers

Primary shopping districts in the Valley include the following:

- Valencia Marketplace – a power center located west of Interstate 5 in Stevenson Ranch, containing a variety of big box anchor stores and supportive retail and food establishments;
- Westfield Valencia Town Center – a regional shopping mall with almost 2 million square feet of retail, restaurants, and office space, and a cinema complex. In 2008, a 300,000-square foot expansion of the mall was approved and construction began to add 40 new retailers, more outdoor pedestrian plazas and seating, and children's play areas;
- Old Town Newhall – as planned within the adopted Downtown Newhall Specific Plan, this area has potential for growth into a prime specialty retail and dining area with a direct rail link to Los Angeles;
- The Valencia Auto Center - home to over 20 auto dealer brands located in central Valencia;
- The Plaza at Golden Valley – a lifestyle center on the east side of State Route 14 at Golden Valley Road in Canyon Country, slated for 618,000 square feet of retail space for home and discount department stores, restaurants, specialty retail, a fire station and clinic.

Office Parks

Primary office parks in the Valley are generally located within the City adjacent to the Golden State Freeway (Interstate 5) and include the following:

- Valencia Corporate Center – an 80 acre office park with 1.6 million square feet of office space;
- Town Center Drive – a 23-acre office park with 395,000 square feet of office space.

Industrial Parks

Primary industrial parks in the Valley include the following:

- Valencia Industrial Center - a 1,150 acre business park with 10.4 million square feet of manufacturing and warehousing space;
- Rye Canyon Business Park – a 377 acre business park with 3.1 million square feet of office, manufacturing and warehousing space;
- Gate King Industrial Park – a 203 acre business park with 4.2 million square feet of manufacturing and warehousing space approved but not yet constructed;
- Valencia Commerce Center – a 1,600 acre business park with 12.9 million square feet of manufacturing and warehousing space;
- Centre Pointe Business Park – a 240 acre business park with 4.5 million square feet of manufacturing and warehousing space.

Medical Center

The Henry Mayo Newhall Memorial Hospital (HMNMH) campus located in west Valencia, with 750 employees, includes a 230-bed inpatient facility, medical offices, and outpatient services that provide health services to Valley residents. The HMNMH medical campus currently includes

the Santa Clarita Valley's only trauma center. The approved 15-year HMNMH Master Plan includes an additional inpatient building, three medical offices, on-site parking facilities, and two helipads.

Entertainment Center

Six Flags Magic Mountain and Six Flags Hurricane Harbor theme parks together attract more than 3 million annual visitors from the national and international tourist markets with world-class roller coasters and water rides. The Six Flags theme parks are jointly one of the Santa Clarita Valley's largest employers, providing 3,900 jobs during the summer months.

Higher Education Institutions

The Santa Clarita Valley is home to three colleges, with a total enrollment of over 15,000 students and a variety of educational programs providing job training and employment development, as described below:

- College of the Canyons (COC) – a full-service community college with an enrollment of approximately 16,000 students and two locations, the East and West Valley campuses. COC provides several award-winning programs focused on economic and workforce development of the Santa Clarita Valley, including the Center for Applied Competitive Technologies, the Advanced Technology Incubator, the Small Business Development Center, and additional programs that retrain the existing workforce with marketable skill sets targeted to existing business industry clusters.

- California Institute of the Arts (CalArts) – the nation's first art institute to offer Bachelors of Fine Arts and Master of Fine Arts in both the visual and performing arts, CalArts is dedicated to training and nurturing the next generation of professional artists, fostering brilliance and innovation within the broadest context possible.

- The Master's College – a private four-year liberal arts college; a 10-year Master Plan was approved in 2009 which will add additional educational facilities, dormitories and a new chapel/auditorium.

Transportation Links

The location of the Santa Clarita Valley at the confluence of major highway and rail corridors provides an excellent opportunity to move both people and freight efficiently in and out of the Valley. These links include the following:

- Freeways - Interstate 5 provides links between the Los Angeles basin, the San Joaquin/Central Valley, and northern California. State Route 14 provides access to Palmdale and Lancaster, and to major vacation resorts along the eastern Sierra Nevada Mountains. State Route 126 provides access to the coastal areas of Ventura County. Just to the south of the planning area, Interstate 210 provides links to the San Gabriel Valley and Inland Empire region of San Bernardino and Riverside Counties.

- Rail – Metrolink, a service of the Southern California Regional Rail Authority, is a regional rail system providing commuter and passenger service between the Valley and employment centers in the San Fernando Valley, Los Angeles, and other areas to the south. There are three Metrolink stations in the Santa Clarita Valley, which are served by a public bus system. In addition, plans for a future high-speed rail linking northern and southern California show a route generally following State Route 14 through the Newhall Pass. Freight rail service is provided by Union Pacific, using the same tracks as Metrolink. Freight rail spurs service some of the industrial areas of the community.

- Airports – the Valley has access to the Los Angeles International Airport, the Bob Hope (formerly Burbank/Glendale/Pasadena) Airport, and the Palmdale Airport. The Agua Dulce Airport is also located in the Santa Clarita Valley.

Employment Trends

From 1992 to 2005, almost 40,000 new jobs were created in the Santa Clarita Valley. Between 2000 and 2005, job growth averaged about 3,900 jobs per year. Most of this job growth occurred in the manufacturing, services, retail trade, and construction sectors. The planning area is becoming a significant employment center in north Los Angeles County.

Growth in construction was due to the rapid rate of development in the Valley since 1990, but construction as a component of the economy will slow as the Valley builds out and construction activities decline. More lasting are jobs in the manufacturing sector, which has added jobs in the Valley; this sector is involved in manufacture of machinery, transportation equipment, and electronics. Wholesale trade also showed an increase in job creation, reflecting the Valley's excellent location for warehousing and distribution of goods.

The Services sector accounted for the greatest number of new jobs in the planning area, adding 18,960 new jobs between 1992 and 2005. Nearly half of these were in Business Services, including office workers and support staff. Job growth in other areas included Transportation and Utilities, and Retail Trade.

The total number of jobs in the Santa Clarita Valley in 2005 was 124,200, of which about 60 percent (74,889) were located within the City limits. The remaining 49,311 jobs were located in the unincorporated County areas, primarily west of Interstate 5 within Magic Mountain, Stevenson Ranch, and the Valencia Commerce Center (including the Postal Distribution Center). Major Valley employers include Six Flags Magic Mountain, the William S. Hart School District, Princess Cruises, the Henry Mayo Newhall Memorial Hospital, H. R. Textron, and Specialty Labs.

Although the planning area had higher job growth than the County as a whole, average pay per worker in the Valley has been only about 75 percent of the County average. In 2000, an average employee in the Valley earned $29,201 annually compared to $39,671 for Los Angeles County. This may reflect the number of service workers in the Valley, the lack of major corporate headquarters, and fewer jobs in financial and legal services.

Employment Projections

To project future job growth, a variety of data sources were used to identify actual employment numbers for existing businesses in the Valley. Based on this data, an average number of jobs per square foot of non-residential uses was derived; this number projected an employment generation range of one employee per approximately 550 to 725 square feet of floor area. Staff then estimated the potential for future construction or expansion of non-residential development on vacant and underutilized land in the planning area that is developable and designated for employment-generating uses. Based on this analysis, staff estimated that over 59 million square feet of new commercial, industrial and/or institutional space could be built within the Valley. (It should be noted that the actual number may fluctuate based upon floor areas of new construction). Using the employment generation factors and the estimated square footage of new employment-generating uses, staff developed a range of estimated employment at build-out of the Land Use Maps of the City's General Plan and the County's Area Plan. The estimated number of new jobs under build-out of the City's General Plan and the County's Area Plan ranges from 98,322 to 128,850. Added to existing jobs within the Valley, the total number of jobs in the planning area is estimated to range from 217,910 to 286,254 at build-out of the City's General Plan and the County's Area Plan.

Projections for Commercial and Industrial Development

To project future commercial and industrial development, an ad-hoc task force of staff members from the City and County conducted a detailed analysis of the planning area according to traffic analysis zones. This task force reviewed data from multiple sources, including existing geographic information system (GIS) data layers, existing and proposed zoning, existing and proposed General and Area Plan land use designations, property subdivisions, existing development patterns, pending development applications, approved planning entitlements, topographic and environmental constraints, and other relevant information. The methodology used by staff to develop these detailed development projections involved the following steps:

1. Staff prepared projections for each traffic analysis zone (TAZ) contained in the traffic model. For purposes of traffic modeling, a TAZ is a portion of land within the planning area in which certain land uses have been designated, the development of which is expected to generate new vehicle trips to serve future development. Only undeveloped or under-utilized land is expected to contain future development that will generate new vehicle trips. Therefore, each TAZ must be analyzed to determine the percentage of land that is already fully built-out, and the amount of land that is available for new development or rebuilding. There are 455 TAZs in the planning area's traffic model.

2. Staff compared each TAZ with a current aerial photograph and Planning Department records to determine the amount of developable land in each one. Land was considered to be developable if it was vacant or under-utilized, privately owned, appropriately designated and zoned, and free of major constraints such as ridgelines and floodways.

3. For undeveloped and under-utilized land within each TAZ, staff estimated the projected actual build-out capacity under the draft Land Use Map, considering historical development trends, parcelization, surrounding development, access, topography, drainage patterns, infrastructure capacity, and similar site constraints.

4. The result of this analysis was an estimated build-out capacity for each TAZ in terms of commercial and industrial development potential (square footage). The estimated build-out capacity for the entire planning area is 40,896,590 square feet of of commercial space and 40,735,960 square feet of industrial space.

The projections generated from the TAZ analysis represent staff's best efforts to achieve a realistic vision of actual commercial and industrial development potential for the planning area. In preparing the *One Valley One Vision* commercial and industrial development projections, staff acknowledged that portions of the planning area are already largely developed and that the Area Plan is not based on a "clean slate" of vacant, undeveloped land. Existing uses and development patterns must be recognized in planning for new uses.

For purposes of a theoretical comparison, the TAZ analysis could be compared to the "worst case" commercial and industrial build-out projections of the Area Plan land use map. The worst case scenario assumes that all existing uses are subject to demolition, reconstruction, or intensification to achieve the maximum density allowed by the land use map. For commercial and industrial uses, maximum density is established by the calculation of floor to area ratios (FARs). An FAR is the total floor area of a building to the area of land on which the building is located. The Area Plan specifies a maximum density of 1.0 FAR for the General Commercial (CG) and Light Industrial (IL) land use designations and a maximum density of 2.0 FAR for the Major Commercial (CM) and Industrial Office (IO) land use designations. Because many areas of the Santa Clarita Valley have been developed within the last 20 years that have useful life-spans of 50 years of longer, staff determined that it would be unreasonable to assume that all existing development would be replaced with new development at the highest possible density allowed by the land use map. For this reason, the "worst case" scenario under the land use plan was not used as the basis for commercial and industrial build-out projections. Instead, the TAZ analysis described above formed the basis for reasonable build-out projections.

Jobs/Housing Balance

The jobs/housing balance compares the available housing and available jobs within a community. Currently, over half of employed Valley residents must travel out of the Valley to work. In 2000, the Valley had a jobs-household ratio of 0.88, as compared to the County-wide ratio of 1.43 jobs per household. By 2008, the Valley's jobs/housing ratio was estimated to range from 1.3 to 1.5 jobs per household. Achieving a jobs/housing balance can significantly reduce the total number of vehicle trips on the road network and provide greater quality of life for residents. Improving the jobs/housing balance requires planning for the location, intensity, and nature of jobs and housing in order to encourage a reduction in vehicle trips and miles traveled, and a corresponding increase in the use of mass transit and alternative transportation methods such as bicycles, carpools, and walking. Strategies include locating higher-density housing near employment centers, promoting infill development, promoting transit-oriented development, actively recruiting businesses that will utilize the local workforce, developing a robust telecommunications infrastructure (including broadband service to homes and businesses), developing workforce skills consistent with evolving local economies, and providing affordable housing opportunities within the community.

Using projected estimates of employment and residential development allowed by the Land Use Maps of the City's General Plan and the County's Area Plan, it is estimated that the jobs-housing ratio within the Santa Clarita Valley will maintain a minimum of 1.5 jobs per household and could approach nearly 2:1 depending on development trends. The City and County have identified a goal of achieving at least 1.5 jobs per household, as stated in the policy section of this Element.

Economic Development Efforts

The term *economic development* as used in the context of this Land Use Element describes efforts by the City and the County to promote land use planning that enhances the local economy of the Santa Clarita Valley, by expanding job creation, provision of goods and services to both retail and wholesale consumers, movement of goods, diversification of the economic base, enhancement of land values, attraction of new businesses to the area, and retention and expansion of existing businesses within the Valley. Although successful economic development will benefit local jurisdictions by enhancing the local tax base, this is not the primary consideration for these efforts. The City and County understand that economic vitality is necessary to ensure the health and well-being of Valley residents.

In 2006, the City obtained approval of a State of California Enterprise Zone designation as one of 42 designated zones throughout the State. The Santa Clarita Enterprise Zone designation became effective July 1, 2007 and will remain in effect for 15 years. The designation provides for tax credits for qualifying businesses that can substantially reduce their State income tax obligation.

The City has formed a Redevelopment Agency, with the City Council acting as the Agency Board of Directors. The Redevelopment Agency has designated a Redevelopment Project Area and adopted a Redevelopment Plan for this area, which generally includes about 913 acres within Downtown Newhall, along Main Street, and south of Lyons Avenue. The Agency funded the preparation of the Downtown Newhall Specific Plan and is undertaking roadway and infrastructure improvements in the area pursuant to the adopted plan. During the life of the Redevelopment Plan, the Redevelopment Agency expects approximately 1,780 housing units will be either constructed or rehabilitated within the Redevelopment Area.

The City of Santa Clarita's Economic Development mission is to aid in the economic growth of the Santa Clarita Valley by fostering and encouraging responsible economic development opportunities that result in: 1) a jobs/housing balance established through quality employment opportunities for residents; 2) an economic base through increased sales tax generation; and 3) economic wealth by attracting external monies to the local economy.

In working towards a jobs/housing balance, the City and County have targeted four main industry clusters for expansion in the Santa Clarita Valley – Entertainment, Aerospace, Biomedical, and Technology, further described below.

- Entertainment: According to a 2005 Labor Base Analysis compiled by Alfred Gobar and Associates, approximately 6,600 Santa Clarita residents currently work in the film industry and approximately 58 percent of those workers commute out of the Valley for work. The Valley is home to over 20 sound stages that serve as the ongoing production home for several television shows as well as hosting temporary filming for movies, commercials, and music videos.

- Aerospace: With existing employers such as Aerospace Dynamics, ITT Aerospace Technologies, and HR Textron, the future is bright for aerospace advancement in the Santa Clarita Valley. Through a partnership with College of the Canyons, local aerospace companies in the Valley have been able to train new and retrain existing employees. This training partnership has produced a collaboration model that is recognized statewide for its innovation.

- Biomedical: Several companies have relocated to the Santa Clarita Valley since 2000 that specialize in biomedical and life sciences, creating a biomedical cluster in the Valley with companies such as Mann Biomedical, Advanced Bionics, Specialty Laboratories, Boston Scientific, BioNess, Celestis, and more. Many of these businesses are located in the Mann Biomedical Park, located in the Rye Canyon Business Park. The Valley is now home to more than 1,100 biotechnology jobs, and there are opportunities for continued job growth in this clean industry to create high paying jobs for residents of the Valley.

- Technology: A unique feature of the Santa Clarita Valley's business environment is the location of a thriving business district. The Valencia Gateway hosts nearly 1,500 companies and 45,000 employees, making it the largest and fastest growing center for business, technology, and industry in Los Angeles County. Three of Southern California's premier technology companies merged in 2005 to offer audio, video, and information

technology services to businesses, homeowners and homebuilders, all under one roof, with the creation of Access Tech, Inc. in Valencia.

In order to reach the goal of enhancing and expanding the local economic base, the City and County work to attract and retain businesses in the retail, restaurant, and entertainment sectors that Santa Clarita Valley residents wish to patronize, thereby reducing sales tax leakage to other areas outside the Valley.

To generate economic wealth from external sources, the City and the County target two primary opportunities: location filming and visitor attraction. These efforts are described below:

- The City of Santa Clarita launched its Film Office in 2002 to increase filming in the Santa Clarita Valley and to brand the Valley as one of Los Angeles County's most filmed and film-friendly areas. Santa Clarita has several advantages for the film industry, including a varied landscape suitable to depict international and domestic locations as well as being located within the 30-mile zone of several studios and production companies. Despite statewide loss of filming to other states and countries in recent years, the Santa Clarita Valley has been able to increase location filming. In 2007, location filming contributed over $20 million to the local economy.

- In addition to the tourist attractions of Six Flags Magic Mountain and Six Flags Hurricane Harbor theme parks, the City focuses on visitor attractions through event tourism. The City sponsors or supports several special events throughout the year to attract visitors who positively impact the local economy without increasing need for public services. Some of these events include the AT&T Champions Golf Classic, the Amgen Tour of California cycling race, the Cowboy Festival, and adult and youth sport tournaments. These events along with the two theme parks in the Valley draw more than 3 million business and tourist travelers annually to the Valley.

IX. URBAN FORM, COMMUNITY DESIGN, AND CITY BEAUTIFICATION

The legal basis for all land use regulation is the police power granted to cities and counties to protect the public health, safety, and welfare of their residents. Justice William O. Douglas, speaking for the Supreme Court on this matter, wrote:

> The concept of the public welfare is broad and inclusive…the values it represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled. (*Berman v. Parker*, 348 U. S. at 33)

As noted above, the authority granted to local planning agencies has been interpreted by the Supreme Court as extending to land use regulation for the purpose of creating an attractive, aesthetically pleasing community character. In 2004, the California Legislature codified this authority by adopting the following legislation:

> The text and diagrams in the Land Use Element that address the location and extent of land uses, and the zoning ordinances that implement these provisions, may also express community intentions regarding urban form and design. These expressions may differentiate neighborhoods, districts, and corridors, provide for a mixture of land uses and housing types within each, and provide specific measures for regulating relationships between buildings, and between buildings and outdoor public areas, including streets. (California Government Code Section 65302.4)

The City of Santa Clarita has adopted the Community Character and Design Guidelines (2009) and a Beautification Master Plan (2001), which contain design guidelines for individual development projects and for overall community design. During the *One Valley One Vision* planning effort undertaken by the City and the County to develop consistent Plans for the Santa Clarita Valley, much discussion focused on the urban form and design characteristics desired throughout the Valley.

Urban form refers to the combination of individual elements in the built environment which together make up the cities and neighborhoods in which we live, work, play, and travel: the houses, schools, parking lots, shopping centers, streets, parks, business centers, offices and public buildings which together create urban places. The idea of urban form can be considered at varying scales of development. At the largest scale, the distribution of land uses and open space within the Valley can be considered one aspect of urban form. At the smallest scale, within the context of an individual development site, urban form can describe the placement of a building on a lot, the location of parking and access, and the height and massing of the building relative to the street. At an intermediate scale, urban form can describe the physical relationships between neighborhoods and streets, and between residential and non-residential uses. Urban form is partly determined by natural features in the area, such as rivers, mountains, lakes and forests. Urban form also results from thousands of small, incremental decisions made over many years, each decision adding a building, parking lot, or other feature to the urban landscape. Sometimes these decisions result in unintended consequences that are not recognized until much later. Urban planners use terms such as density, concentration, centrality, diversity, mixed use, connectivity, and proximity to define aspects of urban form.

Community design is a term often used by planners to refer to the overall style and "look" of a community, based on predominant architectural styles, landscape materials, use of signs, street lights and street furniture, and other aspects of the built environment that convey a visual message about the community's setting, history, and character. For example, mountain communities often encourage use of gable roof designs and architecture typical of European mountain areas; desert communities often emphasize use of adobe-style southwestern motifs; and California Mission communities often promote Mission-style buildings. Collectively, these elements are referred as the "community design" of the area. Even communities that do not have specific design themes such as Alpine, Mission, or Southwest, often develop a general design style based on prevalent development trends in the region. Cities that have no community design standards risk losing a particular community identity, as corporations and franchises that use standard building plans tend to construct the same big boxes, chain stores, and fast food restaurants throughout their service area. Loss of community identity has been criticized by urban planners and social critics in recent years, most notably in James Howard Kunstler's book *The Geography of Nowhere*, which labels many modern cities as "depressing, brutal, ugly, unhealthy, and spiritually degrading".

City beautification, as used in the City's master plan, refers to the City of Santa Clarita's efforts to enhance public spaces such as streets, gateways, public buildings, and plazas with landscaping, lighting, signage and other improvements, in order to eliminate blight and beautify the city. Beautification also includes ongoing maintenance of these improvements.

A summary of how the Area Plan deals with urban form, community design, and beautification in the Santa Clarita Valley is provided below.

Urban Form

At a macro scale, looking at the distribution of land uses throughout the Santa Clarita Valley, development has been shaped by the National Forest lands occupying the mountain ranges to the north, east, and south of Valley communities. The Land Use Maps for the City's General Plan and the County's Area Plan have reinforced the concentration of urban land uses within central portions of the Valley by designating significant areas of open space and rural residential uses between more developed areas and the National Forest lands. The intent of these designations is to maintain urban uses within the flatter portions of the Valley that have access to infrastructure, roads, and public facilities, and to minimize encroachment of urban development into hillside areas. The overall urban form has also preserved open space near the Santa Clara River throughout most of the Valley, in order to protect water quality and provide scenic views, recreational trails, and habitat preservation.

At the intermediate scale, or neighborhood level of urban form, the City's General Plan and the County's Area Plan provide opportunities in some areas to create more urban environments with mixed uses, walkable pathways, and ready access to public transit. Residential densities and building heights in these areas have been increased to promote additional housing opportunities in proximity to supportive commercial and public services. In particular, the areas around rail commuter stations in Newhall and Saugus have been designated through Specific Plans with denser mixed uses to promote transit-oriented development,

as suggested by SCAG in the Compass 2% Strategy discussed in Section IV, above. The urban form desired in these areas is called Transit-Oriented Development (TOD), which is defined as moderate- to high-density development located within an easy walk of a major transit stop, generally with a mix of residential, employment, and shopping opportunities. TOD encourages walking and transit use without excluding the automobile. TOD can be new construction or redevelopment of one or more buildings whose design and orientation facilitate transit use. Benefits of a well-designed, vibrant TOD neighborhood include increased transit ridership and decrease of vehicle trips; provision of mobility choices; increased public safety; reduction in household income devoted to transportation cost; reduced air pollution and energy consumption; conservation of resources and open space; enhanced economic development; and increased housing supply.

In order to promote TOD, policies have been included in the Area Plan that encourage supportive densities, a mix of land uses, and design characteristics which may include but are not limited to higher residential density, reduced parking requirements, traffic calming strategies, street patterns with smaller blocks and high connectivity, and architecture that orients buildings to sidewalks, plazas and parks, rather than to parking lots. Within the planning area, transit-oriented development is planned in proximity to the Metrolink stations in downtown Newhall, Valencia, and Canyon Country (at the permanent east-Valley station location).

At the scale of site-specific development, the Area Plan contains policies to encourage the maintenance of neighborhood character in the various villages throughout the planning area, and to ensure that each new development incorporates measures for pedestrian accessibility, multimodal opportunities, water conservation and quality, energy conservation, and other similar measures.

Throughout all elements and policies of the Area Plan, the focus has been to avoid the negative effects of urban sprawl. *Urban sprawl* has been described by Oliver Gillham in *The Limitless City* as "a form of urbanization distinguished by leapfrog patterns of development, commercial strips, low density, separated land uses, automobile dominance, and a minimum of public open space." Urban sprawl is a function of the following factors:

- The strength or vibrancy of activity centers and downtown areas;
- Accessibility of the street network;
- Residential density; and
- The mix of homes, jobs, and services at the neighborhood level.

In general, areas with vibrant commercial areas, accessible and walkable street networks, higher residential densities, and mixed uses can avoid the urban forms characteristic of urban sprawl. Sprawl is created by both transportation and land use patterns; therefore, both issues must be addressed in order to avoid the negative effects of this urban form. Policies have been included in both the Land Use and Circulation Elements to address this issue.

Community Design

According to the City of Santa Clarita's Architectural Design Guidelines, "no single architectural theme is being promoted, but rather the emphasis is to promote variety… Caution should be exercised when considering architectural styles that have recently become popular (i.e. 'trendy'), but have not yet stood the test of time. In addition, historic styles that cannot be faithfully replicated should be avoided."

In keeping with the Valley of Villages concept, each neighborhood or community within the City may define the community characteristics that are considered appropriate for that area. For example, residents in Canyon Country have endorsed rustic and natural building styles with emphasis on materials such as wood, stone, and enhanced paving. Design standards specific to Sand Canyon and Placerita Canyon have been included in the City's Zoning Ordinance, and will remain in place. Because of its historical character, development in Newhall is subject to a Special Standards District and the Downtown Newhall Specific Plan standards. Saugus, an area that is largely developed but may experience rebuilding over time, is seeking renovation of its older commercial areas with more architectural detailing. Valencia, with the largest commercial and industrial areas in the city, is also the site of more modern multi-story development and contemporary designs. Although Valencia is nearly built out, any new development within the remaining industrial portions of Valencia will be required to follow the City's design guidelines.

Within the County portion of the planning area, the design standards for Newhall Ranch are outlined in the adopted Specific Plan. The Community Standards Districts adopted by Los Angeles County will maintain desired design characteristics in Agua Dulce, Castaic, and San Francisquito Canyon.

City Beautification

Because the City and County are working together to promote comprehensive planning for the Santa Clarita Valley, opportunities exist for the *One Valley One Vision* effort to identify means of preserving and enhancing the scenic environment through a common approach to streetscape design and landscaping along arterial streets and highways and major gateways. In addition, preservation and enhancement of significant ridgelines, hillsides, and the Santa Clara River provide opportunities for beautification efforts throughout the Valley.

Streetscapes along Major Arterials

In its Beautification Plan, the City has identified a goal of providing landscaped medians within major arterial roadways, in order to provide aesthetic appeal, control vehicle circulation, calm traffic, and provide area for directional and traffic signs. Specifically, the following arterials are identified for landscape median enhancement:

- Via Princessa
- Santa Clarita Parkway
- Soledad Canyon Road
- RoadRailroad Avenue
- Newhall Ranch Road (Cross-Valley Connector)
- Lyons Avenue
- Sierra Highway
- Bouquet Canyon Road

Standardized, drought-tolerant plant palettes along with decorative concrete are desired in the medians, which will help to enhance and unify the community. Policies and implementation measures have been included in this Element to promote coordination between the City and County on uniform approaches to streetscape design, including plant materials, hardscape, and street furniture.

Unified Sign Program and Street Furniture

Another area in which the City and County can coordinate beautification efforts is provision of unified signs, especially for regional trails, trail heads, open space and preserve areas. In addition, consistent street furniture such as bus shelters, benches and trash cans can be used to unify streetscapes throughout the Valley.

Both the City and the County will continue to require new development to provide utilities underground, in order to avoid the visual effects of overhead lines. In addition, the two agencies may coordinate on undergrounding projects for major arterials where appropriate.

Preservation of Significant Ridgelines, Hillsides, and Scenic Resources

The Santa Clarita Valley is characterized by numerous canyons, hills, and mountains. The planning area consists of a mountainous complex of sedimentary rock formations, dissected by long, narrow tributary valleys of the Santa Clara River. The Valley floor, which ranges in elevation from 1,000 to 3,000 feet above sea level, is surrounded by mountain ranges, including the San Gabriel, Santa Susana, and Sierra Pelona ranges. About half of the planning area consists of land on slopes of 10 percent or less, with the remaining area containing steeper slopes.

Both the City and the County have recognized the hillside areas of the Valley to be important resources and have adopted hillside management regulations to restrict development on steeper slopes, but the current hillside ordinances of the two agencies differ as to both process and intent. The County's ordinance applies to average slopes of 25 percent and greater, while the City regulates development on areas with an average cross slope of greater than 10 percent. The ordinances also vary in terms of development requirements for hillside areas. While both the City and the County regulate density of development based upon slope steepness, the City's ordinance also regulates building placement to preserve designated ridgelines. Although County policies do not prohibit building placement on ridgelines, the County has adopted ridgeline development standards in the Castaic Area Community Standards District (CSD) and the San Francisquito Canyon CSD, and the County's hillside ordinance is intended to protect hillsides from environmental degradation, preserve public safety and property, and maintain the natural topography to the extent possible. The County has prepared Hillside Design Guidelines (1989) to assist developers in preparing plans for hillside areas, but these are advisory only. The County's hillside ordinance requires no discretionary review for new development below density thresholds. The City's ordinance

requires preservation of natural topographic features, designated ridgelines, maintenance of off-site and on-site views, and landform grading.

Sensitive treatment of the Valley's prominent hillsides and ridgelines is considered to be important for several reasons. These features contribute to the character of the Valley of Villages by forming a distinctive backdrop between neighborhood communities. They provide a scenic open space greenbelt around the perimeter of the Valley and provide residents with a connection to the natural mountain environment. In addition, as the supply of land in level portions of the Valley diminishes, the development pressure for building in hillside areas is likely to increase. Therefore, it was considered to be important in the *One Valley One Vision* planning effort to reach agreement between the City and the County on a coordinated approach to ridgeline preservation and hillside protection, and policies have been added to the Land Use Element to address these issues.

Preservation of the Santa Clara River as an Ecological Resource

The Santa Clara River traverses the entire Valley and represents a joint opportunity to preserve and plan for the protection and enhancement of this significant resource. Los Angeles County has designated over 40,000 acres adjacent to the Santa Clara River as a Significant Ecological Area, which encompasses the surface and subsurface hydrology of the river from its headwaters to the western county border. As the last unchannelized river in Los Angeles County, the Santa Clara River represents opportunities to support diverse wildlife and vegetation communities. In some areas of the Valley open space and trails are provided adjacent to the river, and future plans for Newhall Ranch will preserve the river corridor in that project. Land use policies have been included to require that future planning in both City and County areas adjacent to the river consider the scenic and environmental qualities of this resource, with the goal of creating a continuous greenbelt along the river to the extent feasible.

X. PLANNING FOR PUBLIC HEALTH AND ENVIRONMENTAL QUALITY

Throughout much of the last sixty years, a period that has seen substantial growth in suburban areas, the relationship between city planning and public health has often received little emphasis in local land use policies. Planners have tended to focus more on other aspects of the urban environment such as zoning regulation, design guidelines, provision of infrastructure, and economic development. Recently, however, several studies have raised concerns about the link between health and the urban environment, particularly the effects of urban sprawl. These studies cite increasing cases of obesity, diabetes, asthma, cancer, depression, and other ills that appear to be related to the lifestyle in modern urban areas.[1] In the book *Urban Sprawl and Public Health*, the authors ask:

> What is life like in the expanding metropolitan areas? It is automobile-oriented; many young families live in neighborhoods with neither sidewalks nor walkable destinations. It is transient; most Americans cannot live in the same community throughout their lives and grow old with friends from school or child-raising years. It lacks diversity; in homogeneous subdivisions, many children grow up never befriending or even meeting anybody from a lower social class or, for that matter, from a wealthier social class. It is restrictive; many young people without driving licenses or cars, living in subdivisions without shops, community centers, and public transportation, are bored and alienated. As we age and reach the point where we no longer should be driving, there are few options such as walkable town centers with nearby services and user-friendly transit, a matter of growing concern to the baby boomer generation.[2]

Post-World War II actions of the federal government that led to creation of sprawling suburbs around American cities, including funding of freeway construction and provision of home mortgage lending guarantees, were intended to promote adequate housing, jobs, and healthy lifestyles. However, some of the unintended consequences of suburban development are now being recognized. Increased use of the automobile for commuting between suburban residential areas and urban job centers has raised air pollution levels significantly, leading to rising rates of respiratory illness and contributing to climate change. Increased paving over native vegetation and soil to create streets and parking lots has resulted in more stormwater runoff and less infiltration of surface water into the water tables, causing increased

1 See Urban Sprawl and Public Health: Designing, Planning, and Building for Healthy Communities, by Howard Frumkin, Lawrence Frank, and Richard Jackson, Island Press, Washington, 2004, for an extensive bibliography on the subject.
2 Op. cit., page xiii.

water pollution and flood control needs. Lengthy commutes by parents to out-of-town jobs takes away valuable time with their children. Young people and seniors without access to vehicles become isolated. Increased energy use for gasoline, and for heating and cooling of inefficient building construction, has increased our dependence on fossil fuels. Sedentary lifestyles contribute to epidemics of obesity, diabetes and associated diseases. In addition, urban environments dominated by automobile use are often unsightly.

According to the U. S. Green Building Council, new development can affect ecosystems in many ways, including land consumption, habitat destruction, and increased erosion. "The impacts of increased impervious surfaces to stormwater runoff should be controlled to mimic natural conditions and protect water quality…Heat from the sun is absorbed by buildings and paved surfaces and is radiated back, increasing temperatures in surrounding areas. External lighting systems may cause light pollution to the night sky and interfere with nocturnal ecology."[3]

New development also affects the environment based on the need and options for travel to and from the site. According to the Federal Bureau of Transportation Statistics, vehicle use in the United States nearly tripled, from 1 to 2.85 trillion miles per year, between 1970 and 2002. Vehicles are responsible for approximately 20 percent of U. S. greenhouse gas emissions annually. Vehicle fuel consumption and emissions contribute to climate change, smog, and particulate pollution, all of which have negative impacts on human health. The infrastructure required to support vehicle travel (parking and roadway surfaces, service stations, fuel distribution networks, etc.) increases the consumption of land and nonrenewable resources, alters storm water flow, and absorbs heat energy exacerbating heat island effects.

The use of zoning to separate land uses by allocating different uses within different areas was intended to create more orderly and organized cities. In the early years of the 1900's, zoning was used and supported by the courts to separate residences from noxious industrial uses. In the *One Valley One Vision* planning effort, the City and County have addressed the public health issues associated with urban sprawl and separation of land uses through the Land Use Maps and policies found in all of the Elements of the City's General Plan and the County's Area Plan. The Land Use Maps of the City's General Plan and the County's Area Plan have been designed to limit urban uses within rural and hillside areas in order to preserve a greenbelt around the developed portions of the Santa Clarita Valley and promote infill development within the urban core areas. Opportunities to mix compatible service uses with residential uses are provided within all rural and urban residential land use designations, subject to agency review. Commercial land use designations will allow inclusion of multi-family residential uses, where appropriate. Mixed-use designations have been included for transit-oriented urban areas, underutilized commercial corridors, and neighborhood village areas. Emphasis has been placed on higher residential densities near transit centers to limit dependence on the automobile and promote non-motorized transportation methods, and policies have been included to ensure that public health factors such as walkability are considered in all aspects of design review for future development projects.

3 U. S. Green Building Council, LEED-NC (New Construction) Version 2.2 Reference Guide, 2006, page 19.

XI. COORDINATION OF LAND USE PLAN WITH RESOURCES AND OTHER AGENCIES

In addition to the issues identified in the preceding sections, State law requires that a Land Use Element be coordinated with other agencies to ensure that adequate resources and support services will be provided in the planning area to support build-out of the designations shown on the Land Use Map. A summary of how the land use element has addressed these issues follows.

Water Availability

The Castaic Lake Water Agency (CLWA) was formed in 1962 for the purpose of contracting with the California Department of Water Resources (DWR) to provide a supplemental supply of imported water to the water purveyors in the Valley. CLWA serves an area of 195 square miles in Los Angeles and Ventura Counties, and wholesales imported water to local retail water purveyors through an extensive transmission pipeline system. In 2005, the retail water purveyors served about 65,800 connections.

The California Urban Water Planning Act requires water utilities with more than 3,000 connections to update and submit an Urban Water Management Plan (UWMP) every five years. In 2005, the Castaic Lake Water Agency (CLWA) prepared an UWMP that included CLWA and four local

retail water purveyors that provide retail water service to customers in the Santa Clarita Valley: CLWA Santa Clarita Water Division; Newhall County Water District; Valencia Water Company; and Los Angeles County Waterworks District No. 36 (which participated even though it has fewer than 3,000 connections). The UWMP was prepared for a 25-year period, from 2005 – 2030. Growth projections for this planning period were based on the *One Valley One Vision* planning effort jointly undertaken by the City and County.

Water resources available to CLWA and the retail water purveyors include wholesale (imported) water supplies from the State Water Project (SWP); local groundwater supplies from the Alluvium and Saugus Formation aquifers; and transfers, exchanges, and groundwater banking programs. The use of recycled water is also an important component of the districts' water management planning. The UWMP also details plans for short-term contingencies such as droughts, earthquakes, or service interruptions.

The 2005 Urban Water Management Plan adopted for the Valley's water providers concluded that adequate water would be available to serve projected growth through year 2030. However, a subsequent 2007 federal court decision to protect habitat in the threatened Sacramento-San Joaquin Delta curtailed SWP allocations for 2008-09. SWP reductions may be experienced in future years if habitat conditions for the Delta smelt and other endangered species are not improved. In order to address potential future reductions of SWP allocations, the local water districts are currently working to update the UWMP for the Santa Clarita Valley.

The districts are also developing additional plans and programs to ensure long-term water supply for the Valley in future planning periods beyond year 2030. According to the 2005 UWMP, the districts are aggressively implementing water audits/repairs, public outreach, conservation pricing, residential plumbing retrofit, residential ultra-low flush toilet replacement, large landscape conservation, and conservation programs for commercial, industrial, and institutional uses. In addition, the CLWA has explored opportunities for water exchanges, water banking, and conjunctive use (the coordinated operation of multiple water supplies to achieve improved supply reliability).

CLWA has also developed plans for use of recycled water to meet long-term water supply needs. Currently, wastewater from the two water reclamation plants operated by the County Sanitation Districts is treated to tertiary levels and discharged to the Santa Clara River. Recycled water from the Valencia reclamation plant has been used for landscape irrigation (including Westridge Golf Course) and construction. The Newhall Ranch development is also planning to construct a water recycling facility, and water is available from oilfield production. By 2030, CLWA projects that 17,400 acre-feet per year of recycled water will be available for landscaping purposes. However, more infrastructure will be needed in order to deliver this water to end users.

Two major factors that affect water usage are weather and water conservation. Historically, the districts have found that when the weather is hot and dry, water usage increases. During the 1987-1992 drought period, overall water requirements due to the effects of hot, dry weather were projected to increase by approximately 10 percent. However, as a result of extraordinary conservation measures enacted during this period, the overall water requirements actually decreased by more than 10 percent. The greatest opportunity for conservation is in developing greater efficiency and reduction in landscape irrigation, which can represent more than 50 percent of the water demand for residential customers, depending on lot size and amount of landscaping. The Area Plan contains policies for conservation of irrigation water through implementation of drought resistant landscaping materials and irrigation techniques.

More detailed information about water supply is contained in the Conservation and Open Space Element of the Area Plan.

Schools

Seven public school districts serve the Santa Clarita Valley planning area, listed below:

- William S. Hart Union High School District;
- Saugus Union Elementary School District;
- Newhall Elementary School District;
- Sulphur Springs Union Elementary School District;
- Castaic Union School District
- Acton-Agua Dulce Unified School District; and
- Los Angeles Unified School District.

All school districts have been impacted by residential growth over the last decade, and all schools are using temporary portable classrooms to accommodate student enrollment. In addition to public schools, the planning area includes nine private schools, the Golden Oak Adult School, and the Learning Post.

In planning for school capacity needs, school districts consider two factors: 1) the addition of new dwelling units within their district boundaries; and 2) changes in household size due to changing demographics, which may lead to increased enrollment. Given the existing overcrowding of public schools in the planning area, anticipated growth, and competing land use interests between schools and other public facilities, opportunities to share resources are being explored. While some of the districts have used year-round academic calendars in this past, none of the districts are using multi-track year-round education anymore for capacity expansion, and it is unlikely to be used in the future within the Santa Clarita Valley. Other methods of expanding facility space are being considered, including continued use of portable classrooms, use of two-story buildings, use of multi-purpose rooms, shared library facilities, joint use of technological resources, and shared recreational facilities. In addition, various funding sources are being explored such as developer impact fees, state bond proceeds, or local bond measures.

In general, an elementary school campus is recommended to include a minimum of 10 net usable acres; middle schools require 25 acres; and high schools require 35-40 acres. Many of the existing schools in the Valley are below these recommended areas. Because of the use of portable classrooms, outdoor play and field area is limited at many schools.

Funding for new school construction is provided by statewide bond measures and development impact fees. Funding to support students generated by new development is provided through a combination of these revenue sources, which may vary based on voter approval of bond measures and State funding availability. In addition, districts may use mitigation agreements reached with developers to ensure construction of new schools as dwellings are occupied.

Colleges within the planning area include the following:

- College of the Canyons (COC). Part of the California Community College System and fully accredited, COC offers a variety of two-year degree programs in academic and technical fields as well as access to four year and graduate degrees through the University Center. The University Center is an innovative concept in higher education with a mission to provide immediate access to upper-division and graduate level education opportunities through its affiliation with partnering universities, such as the University of La Verne, Chapman, University, California State University Bakersfield, California State University Northridge, and the University of California Los Angeles. Enrollment in both COC campus locations for spring, 2008 was 21,300 students, surpassing the State's enrollment target for 2016. The west campus is located on 158 acres in Valencia and contains 664,623 square feet of building space, including a 950 seat theater. Recent additions to the Valencia campus include three new buildings, two additions to existing buildings (the Library and Media Arts building) and one building under construction (Student Services/Administration, scheduled for completion in 2011). In addition to college classrooms, COC includes facilities for the William S. Hart Union High School District's Early College High School (ECHS), where students can take both high school and college level classes in order to graduate with both a high school diploma and an associate's degree. The ECHS opened with 86 freshman students in 2008 and will add a new class each year.

- The College of the Canyons east campus, located on 70 acres in Canyon Country, opened in 2007 with 35,000 square feet of instructional space including science labs, computer labs, library, book store, classrooms, and other facilities. The east campus served 3,500 students and offered more than 300 courses in its first semester. At build-out, the east campus will serve nearly 10,000 students and contain at least seven permanent multi-story buildings.

- California Institute of the Arts (Cal Arts). Cal Arts is the Nation's only fully accredited visual and performing arts college and has won a national reputation as the first art institute to offer Bachelor's of Fine Arts and Master's of Fine Arts degrees in both the visual and performing arts. Founded through a partnership between Walt Disney, the Los Angeles Conservatory

of Music, and the Choinard Art Institute, the campus is located on a 60-acre site in Valencia. Cal Arts has a film and entertainment focus and animation training program. Emphasis is placed on new and experimental work, and students are admitted solely on the basis of artistic ability.

- The Master's College is a private liberal arts college located on over 100 acres in Placerita Canyon, and offers 50 Bachelor of Arts and Bachelor of Science degrees. Enrollment is estimated at 1,000 students. The Master's College is planning a facility expansion on the current campus.

The challenge to provide additional school facilities needed to support new development will be met through on-going cooperation between the City, County, and school districts. Master-planned communities, such as Newhall Ranch, provide for school sites and funding mechanisms in their Specific Plans. As infill occurs in other portions of the planning area, however, it will be necessary to explore all options to alleviate over-crowding. Policies have been included in the Area Plan to address coordination of land use planning with school facility planning.

Parks

The provision of adequate park space and facilities to serve residents is not only required by State planning law, but is recognized as necessary to provide for public health and quality of life. Parkland provides recreational and aesthetic benefits as well as increased environmental quality, through maintenance of open space, permeable land area for surface water infiltration and percolation, trees and vegetation for habitat, and the economic benefits of increased property values. The Land Use Element is required to consider the number, size, and distribution of parklands and facilities to ensure that these public amenities will be adequate to serve the ultimate population level at build-out of uses permitted by the Land Use Map.

Based on a 2003 GIS inventory, the Valley contains over 14,000 acres of parkland, including both local and regional parks located within City and County areas; however, much of this parkland consists of natural open space and is not developed for active recreational uses. There are four State Parks located within the Planning Area: Castaic Lake Recreation Area, Placerita Canyon State Park, Vasquez Rocks State Park, and the Santa Clarita Woodlands. In addition, recreational facilities within the Angeles National Forest and Los Padres National Forest lands within and adjacent to the planning area are available for public use by Valley residents. A more detailed discussion of specific park locations and acreage is contained in the Conservation and Open Space Element.

In addition to parkland, the Valley contains an integrated trail system traversing both City and County areas and available for use by equestrians, hikers, joggers, and cyclists. Long-term plans call for a continuous trail along the Santa Clara River, to be completed as right-of-way is acquired. Schools also provide land and facilities for recreational use on a limited basis, through joint use agreements.

Developed parkland in the planning area accommodates a variety of organized sports, including soccer, baseball, tennis, volleyball, basketball, and a skateboard park. Facilities also include picnic areas and playgrounds. A 58-acre Sports Complex was constructed by the City within a former industrial complex in 2002, with an aquatic center added in 2003. Future expansion plans include multi-purpose fields, a second gymnasium, the expanded skate park (which was completed in 2009), and other amenities. The County has constructed a 53-acre sports complex in Castaic. Both the City and County operate recreational programs at their park facilities. Passive recreational areas include conservancy land located in Towsley Canyon and the Water Conservatory Garden and Learning Center owned by the Castaic Lake Water Agency.

The City has adopted a standard 5 acres of parkland per 1,000 residents, and the County has adopted a standard of 3 acres per 1,000 residents. Based on these standards and without considering improvements or distribution of park property, it may appear that the planning area has adequate overall parkland acreage to serve the existing population. However, much of the land designated for parks and open space is not accessible to residents or developed for recreational use. More parks are needed to handle specific recreational activities, such as ball fields for youth, in order to better serve the existing population and future growth. Within the City, there are only about 1.5 to 2 acres of developed parkland per 1,000 population, and the City has developed a separate master plan for parks to prioritize actions needed to expand parkland and services. Another issue for park development is distribution of park facilities, as many local parks are concentrated within master planned

communities, and outlying areas have access to fewer local parks. There is a need for additional regional parks throughout the Valley, as both City and County residents are active park users in this family-oriented community.

It is anticipated that future dedications of parkland will be made from new developments in the planning area as development occurs. In addition, both the City and the County are planning for a variety of new parks to serve the growing population's recreational needs.

The City and County will continue to explore joint use opportunities with school districts, utility corridors, and other service providers and agencies to expand parkland and recreational facilities, including trails and playfields. It will be critical in the future to identify sources of funding and reserve lands for future parkland as the planning area continues to develop, in order to provide adequate parkland for all residents. More information about park planning is provided in the Open Space and Conservation Element.

Libraries

The County of Los Angeles operates all public libraries in the planning area, including the branches in Valencia, Canyon Country, Newhall, Castaic, and Acton/Agua Dulce. In addition, a bookmobile serves the community of Val Verde and the Friendly Valley senior community. The County's system contains over eight million items in its collections and provides inter-library loan programs with other local and national libraries. Santa Clarita library branches also maintain local and regional history collections.

In addition to the public libraries, schools provide library facilities to their students. Both Cal Arts and The Master's College provide libraries for students, and College of the Canyons opens their library to both students and the general public.

Based on the County Library's service guidelines, the area and number of items within the Santa Clarita branches are not meeting service level standards. As population increases based on growth anticipated by the Area Plan, it will be necessary to increase funding to support library development. In order to meet the library needs of new development in the Valley, both the City and County assess a development impact fee for library construction. Other funding sources include property taxes, bond measures, and voter-approved special taxes.

In 2008 the City Council approved purchase of three parcels on Lyons Avenue so that the City can move ahead with plans to build a new public library in Downtown Newhall. Along with the new community center, this new library facility is part of the plan to revitalize Downtown Newhall.

In 2010, the Santa Clarita City Council voted to take over operations of the libraries located within the City limits starting July 1, 2011.

Local Government Offices

Local government offices in the planning area include the Santa Clarita City Hall and Los Angeles County Civic Center (which includes County administrative offices and the Municipal Court), both located in Valencia. The planning area also has offices of the County Department of Children and Family Services, and the County Department of Senior and Social Services, which provide services for child welfare, emergency housing, food, domestic violence assistance, and referrals to other agencies. The County Department of Public Social Service (DPSS) has an office in Canyon Country that provides services for low-income and disabled persons, homeless assistance, and aid to families with dependent children.

Planning issues for government service providers include providing more accessible service to outlying portions of the planning area, and expansion of services as the population increases over the build-out horizon of the Land Use Plan. Working together, the City and County are exploring opportunities to maximize efficiency and provide enhanced public service by co-locating services within a unified civic center complex, which could include City Hall, County Administrative Offices, and the central Sheriff's Station.

Health Services

Henry Mayo Newhall Memorial Hospital, located in Valencia, is the primary acute care hospital serving the planning area with 230 beds for inpatient care. The hospital has a 21-bed emergency room and is certified for pediatrics, outpatient surgery, intensive care, and obstetrics, among other services.

The hospital undertook seismic retrofitting, which was completed in 2002. The facility contains a Level 2 regional trauma unit, one of 13 such centers in the County; as this is

the only trauma center in the planning area, its maintenance and continued financial viability is of critical importance to Valley residents. The Hospital is planning for expansion, along with additional medical office space for outpatient services, specialized services, doctors offices, and hospital administrative functions.

The Santa Clarita Convalescent Hospital in Newhall is a 99-bed facility specializing in senior care, including physical therapy and rehabilitation. Kaiser Permanente operates a facility on Tourney Road that offers family medicine, internal medicine, obstetrics, gynecology, dermatology, optometry, endocrinology, physical therapy, and a pharmacy. Facey Medical Group is the largest medical care provider, with six facilities throughout the Valley in Canyon Country, Valencia, Stevenson Ranch and Castaic, with urgent care provided at the Valencia office. Several other medical groups provide health care services in the planning area, including an office of UCLA's Johnson Cancer Center in Valencia. The closest medical facilities for Valley military veterans are Wadsworth Hospital Center in West Los Angeles and the Sepulveda Ambulatory Hospital.

Residents in remote rural portions of the planning area generally do not have easy access to health care services. However, the Samuel Dixon Family Health Center in Val Verde provides health care services to residents in the northwest portion of the planning area, and the Center also operates mobile clinics.

The provision of emergency medical services is divided between basic life support (EMT) and advanced life support (paramedic service), and is overseen by the Los Angeles County Fire Department. All fire fighters are trained in basic EMT, while paramedic units provide advanced life support. Private ambulance companies provide emergency transportation services.

Mental health treatment is available at the Henry Mayo Newhall Memorial Hospital psychiatric unit, the Child and Family Center, and through a number of family counseling and mental health professionals. Services provided by both private and non-profit organizations also include substance abuse treatment, pregnancy counseling, parenting classes, programs for AIDS and other sexually transmitted diseases, and programs for disabled residents and those with special education needs.

As baby boomers age, the fastest-growing segment of the population is expected to be people in the age group 50 and older, generating increased needs for long-term care and gerontology services. Primary planning issues for the Santa Clarita Valley will be maintaining the trauma center, providing more services to outlying areas, and meeting the health needs of an aging population while maintaining services to children and young people.

Cultural Amenities

In 1996 the City of Santa Clarita, in cooperation with the Arts Alliance (a representative task force of arts community leaders) undertook an initiative to identify and address the community's cultural needs. In 1997 the cultural task force began Phase 1 of the Cultural Arts Master Plan, the first of a two-part process, with the objective of assessing the needs of the arts community, determining how arts organizations can cooperate, and make recommendations for future cultural arts planning.

Facilities for performing and visual arts are located at California Institute of the Arts, Valencia High School, Hart Performing Arts Theater, College of the Canyons (COC), Canyon Theatre Guild, and Repertory East Playhouse in Newhall. In addition, the City sponsors events with temporary stages in City parks. However, use of these facilities by the general public is limited, and there is a lack of exhibition space for visual arts display.

The City is the largest individual cultural arts provider, offering a variety of programs including the Cowboy Festival, Summer Concerts in the Parks, Street Arts Festival, art and cultural grant and scholarship programs, and classes in painting, dance, and the fine arts. Cultural awareness is celebrated annually through the Season of Diversity program, which includes essay and poster contests in cooperation with local schools. The City also provided funding for construction of the Performing Arts Center at COC, thereby facilitating joint use of that facility by the public. Cultural arts programming occurs throughout the year in this 47,000 square foot center, including performances by the Santa Clarita Symphony, COC Theatre, Santa Clarita Ballet, Santa Clarita Regional Theatre, Santa Clarita Mas-

ter Chorale, and more. Los Angeles County also sponsors cultural events throughout the year, including the Native American Festival.

There is an active community of artists, performers, and musicians in the planning area that contribute to the cultural life of the community. The Santa Clarita Artists' Association sponsors fine arts exhibits, and the Santa Clarita Valley Film Festival highlights the community's importance in the film industry.

The Cultural Arts Master Plan identified the need to provide cultural arts to all members of the community, create a local arts agency for better coordination, and expand facilities. Community benefits from access to the arts include increased educational opportunities, an enriched cultural life, economic development, and redevelopment in the Newhall area. There are opportunities to share resources in the Valley, such as school auditoriums, libraries, technology centers, and recreational facilities for cultural arts purposes. Future planning for cultural arts expansion in the Valley includes development of an arts district in Old Town Newhall, as envisioned by the 2005 Specific Plan for that area; the need for more museum space; and expansion of performance venues, including evaluating the feasibility of an outdoor amphitheater.

Landfills

The Los Angeles County Department of Public Works has the responsibility to develop plans and strategies to manage and coordinate the solid waste generated in unincorporated areas and to address the disposal needs of the County as a whole. With respect to land use planning, solid waste transfer and disposal sites were reviewed for their potential impacts on adjacent uses and future residents. Based on the County's estimates, residents generate about 11 pounds of solid waste per day.

The Santa Clarita Valley is served primarily by three Class III (non-hazardous) landfills: Chiquita Canyon Landfill near Val Verde, the Antelope Valley Landfill in Palmdale, and Sunshine Canyon Landfill in Sylmar. Class III landfills receive more than 50,000 tons of solid waste per year. With approved expansions, these landfills will have capacity to serve the Valley beyond year 2020. However, the proposed expansion of the Chiquita Canyon Landfill has raised concerns by residents of nearby Val Verde, who are often impacted by wind-borne odors and truck traffic; compatibility of landfills with adjacent development must continue to be addressed.

Both the City and County manage programs to reduce waste generation through diversion programs such as recycling and re-use. Although these efforts will increase the life expectancy of local landfills, they do not eliminate the need for new landfill space. In 2000, a consortium of 78 cities and Los Angeles County signed agreements to purchase the Eagle Mountain Landfill in Riverside County and the Mesquite Regional Landfill in Imperial County. The plan calls for solid waste to be transported to these landfills by rail.

Additional facilities are needed for sorting and resource recovery from solid waste, including materials recovery facilities (MRFs), composting facilities, collection centers for electronic waste (such as discarded computers and televisions), and recycling facilities. In addition, the re-use of construction demolition debris requires storing and crushing of old asphalt and concrete for use as road base, and sites for these uses are needed. However, siting these facilities is often difficult due to local controversy from neighbors. Planning issues for the Valley include identifying areas for these uses that are required to support Valley businesses and residents.

A previous issue regarding landfill planning, which has since been resolved, relates to Elsmere Canyon, a canyon with coastal sage and oak woodlands habitat that provides a wildlife corridor from the Santa Susana Mountains to the San Gabriel range. Proposed as a site for a landfill in 1989, a coordinated citizen effort to preserve Elsmere Canyon resulted in eventual withdrawal of the application. During the environmental process for this project, thousands of Valley residents opposed development of a landfill in Elsmere Canyon. Public concern ultimately culminated in legislation in 1996 prohibiting the use of any land in the Angeles National Forest for landfill purposes. In 2007, 400 acres in Elsmere Canyon were donated by the owners to a conservancy for permanent open space.

Mineral Resources

The planning area contains extensive mineral resources. Historically, gold mining and oil production have been the primary mineral extraction activities in and around the

Santa Clarita Valley. Other minerals in the area include construction aggregate (sand and gravel), titanium, tuff, and rock.

Existing oil and natural gas fields are primarily located in the western portion of the Valley, with over 700 wells in production. In 2003, approximately 3,180 acres were used for oil and natural gas extraction in the planning area. Over 800 abandoned well sites remain in the planning area, which may be subject to re-use or remediation.

Sand and gravel resources are primarily concentrated along waterways, including the Santa Clara River, Castaic Creek, and east of Sand Canyon Road. A significant deposit of construction-grade aggregate extends along the Santa Clara River approximately 15 miles from Agua Dulce Creek in the east, to the Ventura County line on the west. Almost 19,000 acres in the planning area are designated by the State as Mineral Resource Zone-2, or areas of prime importance due to known economic mineral deposits.

As of 2003 there were about 525 acres of land used for mineral extraction of sand, gravel, and rock. Generally, mining sites are located in Canyon Country, Agua Dulce, and Mint Canyon in the planning area, and in Acton to the north. A proposed sand and gravel mining operation in Soledad Canyon has been controversial due to concerns about noise, air pollution, truck traffic, and visual impacts.

Additional information about mineral resources is contained in the Conservation and Open Space Element. For purposes of the Land Use Element, however, the issues of land use compatibility between less intense uses and extraction operations must be considered, in order to provide for adequate separation of these uses. In addition, significant resource areas should be protected from development as they provide a needed resource to support the construction of new homes, businesses, and roads. Finally, the Land Use Element must consider restoration and re-use of mined areas once mining operations cease.

Finally, the Land Use Element must consider restoration and re-use of mined areas once mining operations cease. Where restoration to open space is not a practical end use solution, an alternative development program which contributes to economic development, jobs-housing balance, and/or destination eco-tourism should be encouraged.

Noise and Flood Hazards

A complete discussion of flood hazards is contained in the Safety Element, and noise is addressed in the Noise Element of the Area Plan. For purposes of the Land Use Element, it was necessary to identify areas within the Valley that are or will be subject to flooding or excessive noise, and to ensure that the Land Use Map avoided placing uses in these areas that would be detrimentally affected.

In general, sensitive receptors with regard to noise impacts include residences, hospitals, schools, convalescent care, and similar uses. The Area Plan standard for these uses is established with a rating scale known as Community Noise Equivalent Levels (CNEL). For land planning purposes, sensitive receptors should be set back, away from noise sources such as freeways, or otherwise protected by sound barriers such as walls or earthen berms.

Development in the Valley is required to be protected from flood hazards by either staying out of areas prone to flooding, or through elevation of building pads in certain areas. Areas prone to flooding are shown on the Floodplain Map in the Safety Element. Policies in the Area Plan encourage accepted flood control standards for construction.

Agricultural Resources

Agricultural resources of significance to the land use planning process are those which have been classified by the California Department of Conservation (CDC) as important to the local or state agricultural economy. Agricultural lands are classified by soil type, slope, and potential for flooding and erosion hazards, with the most arable land identified as Class I and Class II by the United States Soil Conservation Service. The best soils for agriculture are deep, generally well drained, and easily worked. The western portion of the planning area contains soils within the Class I and Class II categories. The remainder of the planning area contains soils less suitable for agriculture, ranging from Class III to Class VIII.

Based on soil characteristics and the presence of agricultural uses, the CDC has designated land suitable for agriculture on a set of maps called the "Important Farmland Series". In order to be identified on the Important Farmland maps, land must have been farmed within the last four years

prior to mapping. There are five categories of farmland within the planning area shown on the state farmland maps, described below:

- Prime Farmland – land with the best combination of physical and chemical features able to sustain long-term production of agricultural crops, due to soil quality, growing season, and moisture supply needed to produce sustained high yields;

- Farmland of Statewide Importance – land with good potential for agricultural production, but with slightly more gradient or less soil fertility than prime farmland;

- Unique Farmland – land of lesser quality soil used for production of agricultural crops, including non-irrigated orchards or vineyards;

- Farmland of Local Importance – land used for agriculture that is determined by the County Board of Supervisors to be significant to the local economy; and

- Grazing Land – land with native vegetation that is suited to the grazing of livestock.

Table L-1: Farmland Designations in the Planning Area

State Farmland Designation	Acres in County	Acres in City	Total Acres in Planning Area
Prime Farmland	1,172.36	128.70	1,301.06
Farmland of Statewide Importance	178.25	0	178.25
Unique Farmland	364.11	2.45	366.56
Farmland of Local Importance	130.17	18.42	148.59
Total Acreage	1,844.98	149.46	1,994.44

The planning area contains about 1,994 acres of land designated on the State's Farmland Map, of which about 150 acres are located within the City of Santa Clarita. Farmland acreage is shown on Table L-1.

These designated farmlands occur in scattered locations, generally on alluvial soils adjacent to the Santa Clara River, Castaic Creek, San Francisquito Canyon, and Bouquet Canyon. The largest areas of farmland are located along the Santa Clara River in the western portion of the planning area, north and south of State Route 126 in the area slated for development of Newhall Ranch. Designated farmlands extending along the east side of Interstate 5 along Castaic Creek, along San Francisquito Canyon, and near the intersection of Bouquet Canyon Road and Vasquez Canyon Road, are generally smaller in scale; some are used for horse ranches, non-irrigated cropland, improved pasture lands, and vineyards.

The largest category of designated farmland in the planning area is Grazing Land, which includes over 61,000 acres within the planning area. Much of this land will remain vacant in the undeveloped foothills surrounding the Valley and adjacent to U. S. Forest Service land. Land use designations for these areas will be Rural Land, allowing low-density development on large lots to maintain the rural and open character of designated Grazing Lands.

Law Enforcement and Fire Protection

A full discussion of law enforcement and fire protection services is contained in the Safety Element. However, the Land Use Element addresses these issues in order to assure that new development allowed by the land use plan will not be adversely affected by wildland fire or lack of adequate services. In addition, policies have been added to the Land Use Element to ensure that development plans for new structures have incorporated design measures to reduce the potential for danger from crime and wildland fires.

Fire protection in the Santa Clarita Valley is provided by the Los Angeles County Fire Department. There are 11 fire stations with 12 engine companies, four paramedic squads, one hazardous material squad, and one ladder truck serving the planning area. In addition, the U. S. Forest Service has responsibility for non-structure fires in federal forests, and maintains five fire stations in the planning area at Bouquet Canyon, Oak Flat, Sand Canyon, and Agua Dulce.

According to the Fire Department, the average response time to emergency calls in the Valley is about five to seven minutes. However, response distances and times vary due to terrain, distance, and the size of the planning area. The department's median response times throughout the County are 4.5 minutes in urban areas, 5.8 minutes in suburban areas, and 8.3 minutes in rural areas.

The planning area is susceptible to wildland fires because of its hilly terrain, dry weather conditions, and native vegetation. Steep slopes allow for the quick spread of flames during fires, and pose difficulties for fire suppression due to access constraints for firefighting equipments. Late summer and fall are critical times for wildland fires, as Santa Ana winds deliver hot, dry desert air into the region. Chaparral and sage vegetation allows fires to spread easily in hillside areas. The Fire Department has classified 80 to 90 percent of the planning area as a Very High Fire Hazard Severity Zone. Areas in the City that are prone to wildland fire include portions of Newhall and Canyon Country, areas surrounding Sand Canyon, portions of Pico Canyon, Placerita Canyon, Hasley Canyon, Whites Canyon, Bouquet Canyon, and all areas at the interface between native vegetation with urban development. Records indicate that wildland fires occur almost every year, with large fires occurring fairly regularly about every ten years. This fire cycle is based upon the growth of vegetation in fire-prone areas.

The Fire Department operates fire suppression camps and maintains crews used for fire protection and suppression through use of fire cuts, water-dropping helicopters, and other equipment. However, the best planning tools for wildland fire safety are to protect hillside areas from encroachment by urban development, to provide adequate fire flow and fire access roads in hillside areas, and to maintain fuel modification zones between wildland areas and structures where possible.

With regard to law enforcement, the planning area is served by the Los Angeles County Sheriff's Department's Santa Clarita Valley Station, which serves over 600 square miles. Law enforcement within the City is provided by the Sheriff's Department under contract. The Sheriff's station, located in Valencia, is insufficient to meet current needs. The Department also operates a storefront station in Newhall. New facilities and additional staffing, along with equipment and vehicles, will be needed to serve anticipated growth allowed under the land use plan. Discussions are underway regarding a new Sheriff Station to be jointly funded by the City and County to serve Valley residents.

The Peter J. Pitchess Detention Center (Wayside Honor Rancho) in Castaic serves the entire County. The jail consists of several facilities which together comprise the largest jail complex in the County. In addition to these facilities, three youth camps serving the region are located within the planning area. The Los Angeles County Probation Department provides secure detention for delinquent minors in juvenile halls and control and rehabilitation programs in camps such as Camp Scott, Camp Scudder, and Camp Francis J. Scobee. These juvenile halls and camps provide confinement to minors ranging in age from 8 to 18 who await adjudication and disposition of legal matters. Camps provide treatment, care, custody, and training for the rehabilitation of delinquent minors as wards of the Juvenile Court.

Planning issues for law enforcement include expanding Sheriff station facilities and identifying funding sources for staffing and operational needs to support the Valley's growing population.

XII. LAND USE MAP DESIGNATIONS

The Land Use Element and accompanying Land Use Map (provided as a separate figure) describe and designate the distribution of land uses by type, location, intensity, and extent of use. Designations show land planned for development as residential, commercial, industrial, open space, public facilities, and other categories of public and private land use. Prior to adoption of this Area Plan a comprehensive assessment of existing land uses and their distribution was conducted using aerial photo analysis, field surveys, and a geographic information system. Land was evaluated for suitability of development type and intensity based on topography, access, proximity to infrastructure, environmental constraints, character of surrounding development, economic viability, and other criteria. Input on future land use needs was solicited through extensive public participation at workshops, meetings, through correspondence and the City's website. Based on this analysis and input, a Land Use Map was developed.

This Area Plan is unique in that the City of Santa Clarita and the County of Los Angeles have collaborated on a compatible system of land use designations that will maintain consistency of planning policies throughout the entire Santa Clarita Valley. The compatible land use designations will ensure that property owners, residents, and developers throughout the planning area understand the relationship between the Area Plan and the City of Santa Clarita's General Plan and operate from the same set of guidelines.

Land Use Designation Descriptions

The following descriptions identify the type, density, and/or intensity of land uses that conform to each of the land use designations shown on the Land Use Map. Any interpretation regarding uses that are not specifically included in the following land use designation descriptions shall be made by the designated authority, pursuant to applicable zoning regulations and based on the intent of each designation, as set forth in this section.

It is important to note, when reading the Land Use Map and the descriptions of each land use designation, that the maximum density or intensity is not guaranteed for any land use category. In determining the most appropriate use for each property shown on the Land Use Map, consideration will be given to topography; availability of roads and infrastructure; existing development patterns; potential land use conflicts; public health, safety, and welfare; presence of environmental resources and hazards; and other site constraints. Therefore, the upper range of residential density and non-residential use intensity will be granted only when the reviewing authority determines that all other applicable Area Plan policies, codes, and requirements can be met on the site.

The density designations in the urban Residential land use designations are considered to be net density and the density designations in the Rural Land use designations are considered to be gross density. In practice, this means that the number of dwelling units allowed within each development site shall be divided by the net or gross area of the property, depending on the designation. Area Plan density is an indicator of the maximum number of dwelling units per unit of area; it does not regulate minimum lot size, which is a requirement of the Zoning Ordinance.

The California Legislature has identified second dwellings on residential lots as a valuable form of housing (Government Code Section 65852.150). State law requires that cities and counties allow second dwelling units on residential lots without imposing onerous requirements that would unreasonably restrict these units, except where findings are made that second units would result in "specific adverse impacts on the public health, safety, and welfare" (Section 65852.2). The County and City of Santa Clarita have both adopted ordinances regarding second units in residential areas, to implement state law; procedures and standards for second units shall be required as set forth in the applicable zoning ordinance.

The Area Plan recognizes that there are existing utilities and associated infrastructure, operating with previous approvals, located in all land use designations. The County's ability to regulate or condition these uses is limited and, in some cases, preempted by other lead government agencies. It is expected that these uses will continue, that necessary operations and maintenance will continue to be performed, that on-site testing will continue to be necessary, and that expansion will occur as demands increase.

In the titles of the following land use designation descriptions, the County's terminology for each designation is given first, with the corresponding designation in the City's General Plan shown in parenthesis.

RL20 – Rural Land 20 (NU1 – Non-Urban 1)

The Rural Land 20 designation identifies lands in the planning area that are distinguished by significant environmental features and extreme development constraints. Lands in this designation are largely undeveloped and consist of rolling hillside areas, steep slopes, and remote mountain lands with limited access.

Allowable uses in this designation include single-family homes at a maximum density of 1 dwelling unit per 20 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards shall be determined by the underlying zoning designation.

Density-controlled development (clustering) is permitted in this designation in accordance with the provisions of the Zoning Ordinance, provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable. Individual homes and other structures should be designed in consideration of topographic and environmental constraints.

RL10 – Rural Land 10 (NU2 – Non-Urban 2)

The Rural Land 10 designation identifies lands in the planning area that include environmental features and are not appropriate for intense development requiring urban ser-

vices. Lands in this category are largely undeveloped and consist of rolling hillside areas, slopes, and mountain lands with limited access.

Allowable uses in this designation include single-family homes at a maximum density of 1 dwelling unit per 10 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards shall be determined by the underlying zoning designation.

Density-controlled development (clustering) is permitted in this designation in accordance with the provisions of the Zoning Ordinance, provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable. Individual homes and other structures should be designed in consideration of topographic and environmental constraints.

RL5 – Rural Land 5 (NU3 – Non-Urban 3)

The Rural Land 5 designation identifies lands in the planning area that include environmental features and are not appropriate for intense development requiring urban services. Lands in this category are undeveloped or partially developed and consist of rolling hillside areas with limited access.

Allowable uses in this designation include single-family homes at a maximum density of 1 dwelling unit per 5 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards shall be determined by the underlying zoning designation.

Density-controlled development (clustering) is permitted in this designation in accordance with the provisions of the Zoning Ordinance, provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable. Individual homes and other structures should be designed in consideration of topographic and environmental constraints.

RL2 – Rural Land 2 (NU4 – Non-Urban 4)

The Rural Land 2 designation provides for the maintenance and expansion of rural communities in the planning area that are distinguished by large lot sizes (generally two acres or greater), agricultural and equestrian uses, and an absence of urban services.

Allowable uses in this designation include single-family homes at a maximum density of 1 dwelling unit per 2 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards shall be determined by the underlying zoning designation.

Supportive commercial uses serving the local area, such as grocery stores, restaurants, personal services, and retail sale of specialty goods for rural residents, such as feed and tack stores, may be allowed in "activity areas" within this designation without a Plan Amendment, but may require a zone change and/or other approvals. Such "activity centers" must be at least 1 mile from any commercial land use designation and must not exceed 5 acres in size.

Density-controlled development (clustering) is permitted in this designation in accordance with the provisions of the Zoning Ordinance, provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable. Individual homes and other structures should be designed in consideration of topographic and environmental constraints.

RL1 – Rural Land 1 (NU5 – Non-Urban 5)

The Rural Land 1 designation provides for the maintenance and expansion of rural communities in the planning area that are distinguished by large lot sizes (generally one acre or greater), agricultural and equestrian uses, and the absence of urban services.

Allowable uses in this designation include single-family homes at a maximum density of 1 dwelling unit per 1 acre, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards shall be determined by the underlying zoning designation.

Supportive commercial uses serving the local area, such as grocery stores, restaurants, personal services, and retail sale of specialty goods for rural residents, such as feed and tack stores, may be allowed in "activity areas" within this designation without a Plan Amendment, but may require a zone change and/or other approvals. Such "activity centers" must be at least 1 mile from any commercial land use designation and must not exceed 5 acres in size.

Density-controlled development (clustering) is permitted in this designation in accordance with the provisions of the Zoning Ordinance, provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable. Individual homes and other structures should be designed in consideration of topographic and environmental constraints.

H2 – Residential 2 (UR1 – Urban Residential 1)

The Residential 2 designation provides for residential neighborhoods at densities that require urban services. Many of these neighborhoods provide a transition between higher density, urban development and rural communities throughout the planning area, and this designation is appropriate in such urban/rural interface areas.

Allowable uses in this designation include single-family homes and other residential uses at a maximum density of 2 dwelling units per 1 acre. Specific allowable uses and development standards shall be determined by the underlying zoning designation.

Supportive commercial and institutional uses serving the local area, such as stores, restaurants, personal services, limited medical services, and retail sale of specialty goods for neighborhood residents, may be allowed in a proposed development project within this designation without a Plan Amendment, but may require a zone change and/or other approvals.

Density-controlled development (clustering), in accordance with the provisions of the Zoning Ordinance, is encouraged on lands with significant environmental and/or topographical features or resources, in order to preserve open space for protection of these natural features or resources, to provide recreational amenities, or to act as a buffer to surrounding rural communities, provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable.

H5 – Residential 5 (UR2 – Urban Residential 2)

The Residential 5 designation provides for residential neighborhoods that typify much of the planning area. Allowable uses in this designation include single-family homes and other residential uses at a maximum density of 5 dwelling units per 1 acre. Specific allowable uses and development standards shall be determined by the underlying zoning designation.

Supportive commercial and institutional uses serving the local area, such as stores, restaurants, personal services, limited medical services, and retail sale of specialty goods for neighborhood residents, may be allowed in a proposed development project within this designation without a Plan Amendment, but may require a zone change and/or other approvals.

Density-controlled development (clustering), in accordance with the provisions of the Zoning Ordinance, is encouraged on lands with significant environmental and/or topographical features or resources, in order to preserve open space for protection of these natural features or resources, or to provide recreational amenities, provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable.

The Residential 5 designation has been applied to residential areas that existed prior to the effective date of the Area Plan and are surrounded by Rural Land designations, in order to recognize these existing areas as conforming to the Area Plan. However, the Residential 5 designation in these areas should not be interpreted as setting a precedent for expanding urban development into adjacent Rural Land designations, because these areas are not served with adequate levels of urban infrastructure to accommodate greater densities or intensities of use. These areas are described below and shown on Figure L-2.

- Sleepy Valley, a neighborhood in the northeastern portion of the planning area adjacent to the Angeles National Forest, generally located along Sierra Highway between Oak Street and Steele Avenue;
- Val Verde, a community in the western portion of the planning area adjacent to Newhall Ranch and the Valencia Commerce Center, generally located along San Martinez Road and Chiquito Canyon Road; and
- Tract 25965, a subdivision in the southern portion of the planning area adjacent to the Angeles National Forest, generally located at the intersection of Placerita Canyon Road and Running Horse Road.

H18 – Residential 18 (UR4 – Urban Residential 4)

The Residential 18 designation provides for mixed residential neighborhoods of detached and attached dwellings. Allowable uses in this designation include detached and

attached single-family homes, duplexes, multiple family dwellings, and other residential uses at a maximum density of 18 dwelling units per 1 acre. Specific allowable uses and development standards shall be determined by the underlying zoning designation.

Supportive commercial and institutional uses serving the local area, such as stores, restaurants, personal services, limited medical services, and retail sale of specialty goods for neighborhood residents, may be allowed in a proposed development project within this designation without a Plan Amendment, but may require a zone change and/or other approvals. Live-work units may also be allowed within this designation, subject to the requirements of the underlying zoning designation.

H30 – Residential 30 (UR5 – Urban Residential 5)

The Residential 30 designation provides for medium to high density apartment and condominium complexes in areas easily accessible to transportation, employment, retail, and other urban services. Allowable uses in this designation include multiple family dwellings at a minimum density of 18 dwelling units per 1 acre and a maximum density of 30 dwelling units per 1 acre. Specific allowable uses and development standards shall be determined by the underlying zoning designation.

Supportive commercial and institutional uses serving the local area, such as stores, restaurants, personal services, limited medical services, and retail sale of specialty goods for neighborhood residents, may be allowed in a proposed development project within this designation without a Plan Amendment, but may require a zone change and/or other approvals. Live-work units may also be allowed within this designation, subject to the requirements of the underlying zoning designation.

CG – General Commercial (CN – Neighborhood Commercial)

The General Commercial designation provides for small neighborhood commercial districts that serve the short-term needs of residents in the immediate area. Allowable uses in this designation include supermarkets; drug stores; restaurants; personal services; repair services; light automotive services; day care centers; and other shops and services for neighborhood residents. Allowable uses shall have a maximum Floor Area Ratio (FAR) of 1.0. Specific allowable uses and development standards shall be determined by the underlying zoning designation.

Multiple family dwellings (including live-work units) may be permitted in this designation, subject to the requirements of the underlying zoning designation, provided that the approval of multiple family dwellings in this designation does not adversely impact job creation or economic development in the planning area. Multiple family dwellings shall have a minimum density of 6 dwelling units per 1 acre and a maximum density of 18 dwelling units per 1 acre.

Mixed use developments, incorporating multiple family dwellings (including live-work units) and commercial uses, may also be permitted in this designation, subject to the requirements of the underlying zoning designation. Multiple family dwellings in mixed use developments shall have a minimum density of 6 dwelling units per 1 acre and a maximum density of 18 dwelling units per 1 acre, and commercial uses in mixed use developments shall have a maximum Floor Area Ratio (FAR) of 1.0.

CM – Major Commercial (CR – Regional Commercial)

The Major Commercial designation identifies major commercial districts in the planning area and is intended to promote the development of regional focal points for commercial, entertainment, and cultural uses serving the general public and drawing from a large market area. Allowable uses in this designation include regional shopping centers; retail sale of automobiles and recreational vehicles, furniture, and home improvement goods; theatres and other large-scale entertainment uses; corporate offices and financial institutions; day care centers; and hotels, restaurants, and other hospitality services. Allowable uses shall have a maximum Floor Area Ratio (FAR) of 2.0. Specific allowable uses and development standards shall be determined by the underlying zoning designation.

Multiple family dwellings (including live-work units) may be permitted in this designation, subject to the requirements of the underlying zoning designation, provided that the approval of multiple family dwellings in this designation does not adversely impact job creation or economic development in the planning area. Multiple family dwellings shall have a minimum density of 18 dwelling units per 1 acre and a maximum density of 50 dwelling units per 1 acre.

Mixed use developments, incorporating multiple family dwellings (including live-work units) and commercial uses, may also be permitted in this designation, subject to the requirements of the underlying zoning designation.

Multiple family dwellings in mixed use developments shall have a minimum density of 18 dwelling units per 1 acre and a maximum density of 50 dwelling units per 1 acre, and commercial uses in mixed use developments shall have a maximum Floor Area Ratio (FAR) of 2.0.

IL – Light Industrial (I – Industrial)
The Light Industrial designation provides for industrial districts in areas with adequate access, infrastructure, and services and is intended to accommodate the most intensive types of industrial uses allowed in the planning area. Allowable uses in this designation include storage and distribution of goods; vehicle storage; contractor's storage facilities; batch plants; heavy equipment repair and sales; wholesale sales; heavy vehicle repair; and supportive commercial uses. Allowable uses shall have a maximum Floor Area Ratio (FAR) of 1.0. Specific allowable uses and development standards shall be determined by the underlying zoning designation.

IO – Industrial Office (BP – Business Park)
The Industrial Office designation provides for mixed employment districts in areas accessible to transportation and visible from freeways and major arterials and is intended to promote the development of master-planned environments with a high quality of design and construction. Allowable uses in this designation include offices; medical services; research and development; light assembly and fabrication; warehousing and distribution; and supportive commercial uses. Allowable uses shall have a maximum Floor Area Ratio (FAR) of 2.0. Specific allowable uses and development standards shall be determined by the underlying zoning designation.

P-CS – Community Serving (PI – Public/Institutional)
The Community Serving designation identifies lands in the planning area that are used for various types of public and community serving facilities owned and operated by public agencies, special districts, non-profit organizations, and other entities. Allowable uses include civic and governmental offices; public work yards; public or private schools; libraries; day care centers; hospitals and supporting medical facilities; museums; fire stations; police stations; airports; landfills; prisons; and airports. Allowable uses shall have a maximum Flor Area Ratio (FAR) of 0.5. Specific allowable uses, maximum intensity standards, and development standards shall be determined by the underlying zoning designation.

P-TF – Transportation Facilities (TC – Transportation Corridor)
The Transportation Facilities designation identifies major transportation facilities in the planning area, including freeways and railroad lines.

OS-PR –Parks and Recreation (OS – Open Space)
The Parks and Recreation designation identifies open space lands in the planning area that are used for public and private parks and golf courses. Specific allowable uses, maximum intensity standards, and development standards shall be determined by the underlying zoning designation.

OS-C –Conservation (OS – Open Space)
The Conservation designation identifies open space lands in the planning area that are preserved as open space or used for passive recreation. Allowable uses in this designation include conservancy lands; nature preserves; wildlife habitats; limited agriculture; drainage or slope easements; and utility right-of-ways. Specific allowable uses, maximum intensity standards, and development standards shall be determined by the underlying zoning designation.

OS-W – Water (OS – Open Space)
The Water designation identifies open space lands in the planning area that are water courses, including lakes, rivers, and creeks.

OS-BLM – Bureau of Land Management (OS-BLM – Bureau of Land Management)
The Bureau of Land Management designation identifies lands in the planning area owned by the United States Bureau of Land Management. Specific allowable uses, maximum intensity standards, and development standards shall be determined by the underlying zoning designation.

OS-NF – National Forest (OS-NF – National Forest)
The National Forest designation identifies lands in the planning area within the Angeles and Los Padres National Forests. For lands owned by the United States Forest Service, specific allowable uses, maximum intensity standards, and development standards shall be determined by the underlying zoning designation.

For privately owned lands within the National Forest (inholdings), allowable uses in this designation include single-family homes at a maximum density of 1 dwelling unit per 5 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local

area. Specific allowable uses and development standards are determined by the underlying zoning designation. Density-controlled development (clustering) is permitted in this designation in accordance with the provisions of the Zoning Ordinance, provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable. Individual homes and other structures should be designed in consideration of topographic and environmental constraints.

SP – Specific Plan (SP – Specific Plan)

The Specific Plan designation indentifies lands in the planning area that are governed by an adopted Specific Plan. Specific allowable uses, maximum intensity standards, and development standards shall be determined by the adopted Specific Plan.

XIII. REFERENCE TO OTHER AREA PLAN ELEMENTS

In addition to the Land Use Map designation applied to each property within the planning area, other elements in the Area Plan contain maps and descriptions of land that is subject to special consideration due to the presence of significant environmental resources or natural hazards. These elements should be consulted for information on any constraints that may affect the approved density or intensity of land uses for any particular parcel of land.

The Safety Element identifies properties within the planning area that are subject to the following hazards that may affect development: seismic activity, unstable geologic and soils conditions, flooding and dam inundation, and fire hazards.

The Conservation and Open Space Element identifies properties within the planning area that may include the following resources which may require protection as part of the development review process: soils and geological features, scenic views, aggregate and other mineral resources, sensitive biological species and habitat, water resources, cultural and historical resources, and open space.

The Noise Element contains information on the locations of noise generators, and areas within the planning area that may be subject to noise levels exceeding recommended thresholds to maintain public health and safety.

The Circulation Element indicates locations of existing and future transportation facilities that may be needed to support future development, or that may impact certain types of development if not mitigated through site design or other appropriate requirements.

In making any land use decision, all applicable maps, goals and policies should be reviewed and considered to ensure conformity with the entirety of the Area Plan.

XIV. SUMMARY OF NEEDS FOR LAND USE PLANNING IN THE SANTA CLARITA VALLEY

Based on the discussion of issues as set forth in the background sections of the Land Use Element, and on the projected population growth in the Santa Clarita Valley, the following needs have been identified for land use planning which are addressed in the goals, policies, and Land Use Map portions of this element.

1. Manage growth in the Santa Clarita Valley to maintain livability, mobility, sustainability, and prosperity for all present and future residents.

2. Ensure that the basic needs of residents and businesses are met and that public health, safety and welfare are protected through orderly and equitable designations of land uses throughout the Valley.

3. Maintain the qualities that drew residents to the Valley, including open space and a small-town atmosphere, while accommodating growth at build-out of the planning area.

4. Ensure consistency between County and City visions and plans for the Valley.

5. Recognizing that the Santa Clarita Valley is a Valley of Villages, allow diversity within each neighborhood through appropriate land use designations and community design guidelines.

6. Improve the jobs/housing balance in the Valley, promote businesses that bring higher-paying jobs, and provide opportunities for jobs closer to all residents of the Valley.

7. Provide a wide range of retail, entertainment, and cultural opportunities to serve residents and visitors throughout the planning area.

8. Retain and enhance an open space greenbelt around the Valley through designation of uses that discourage urban sprawl into foothill areas.

9. Promote urban form, community design, and city beautification strategies that unify and enhance the Valley, increase quality of life, and provide a distinctive sense of place.

10. Promote land use strategies that enhance public health and environmental quality.

11. Improve traffic congestion and air quality by promoting mixed use and transit-oriented development patterns and by planning for improved transit centers and facilities.

12. Provide sufficient land designated for adequate housing affordable to all segments of the Valley's population.

13. Provide for the orderly phasing of infrastructure and public improvements to meet the needs of residents and businesses as development occurs, and require new development to provide the services needed to support growth.

14. Ensure compatibility between intensive uses, including the Chiquita Canyon Landfill and the aggregate mining sites, and adjacent sensitive land uses.

15. Provide incentives and opportunities to redevelop aging commercial and industrial areas.

16. Ensure that growth is supported by adequate natural resources, and that anticipated growth will not deplete or degrade these resources to unsustainable levels.

17. Ensure that growth is supported by adequate community services, and work with all service providers to coordinate land use decisions so as to maintain adequate levels of service.

XV. GOALS, OBJECTIVES, AND POLICIES

The goals and policies which apply to land use are:

Goal LU-1: Urban Form

An interconnected Valley of Villages providing diverse lifestyles, surrounded by a greenbelt of natural open space.

Objective LU-1.1

Maintain an urban form for the Santa Clarita Valley that preserves an open space greenbelt around the developed portions of the Valley, protects significant resources from development, and directs growth to urbanized areas served with infrastructure.

- **Policy LU-1.1.1:** Where appropriate, protect mountains and foothills surrounding the Valley floor from urban development by designating these areas as Open Space or Rural Land on the Land Use Map.

- **Policy LU-1.1.2:** On the Land Use Map, concentrate urban development within flatter portions of the Santa Clarita Valley floor in areas with limited environmental constraints and served with infrastructure.

- **Policy LU-1.1.3:** Discourage urban sprawl into rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use.

- **Policy LU-1.1.4:** Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.

- **Policy LU-1.1.5:** Increase infill development and re-use of underutilized sites within and adjacent to developed urban areas to achieve maximum benefit from existing infrastructure and minimize loss of open space, through redesignation of vacant sites for higher density and mixed use.

- **Policy LU-1.1.6:** Preserve the rural lifestyle in canyons and low-density, outlying areas of the Santa Clarita Valley, through designating these areas as Rural Land on the Land Use Map where appropriate.

- **Policy LU-1.1.7:** Preserve and protect important agricultural resources, including farmland and grazing land, through designating these areas as Open Space or Rural Land on the Land Use Map where appropriate.

Objective LU-1.2

Maintain the distinctive community character of villages and neighborhoods throughout the planning area by establishing uses, densities, and design guidelines appropriate to the particular needs and goals of each area, including but not limited to the following:

- **Policy LU-1.2.1:** In Newhall, provide opportunities for new business and housing by implementing the Downtown Newhall Specific Plan, provide incentives to promote infill development and re-use of underutilized sites, and continue to plan for the future development of North Newhall.

- **Policy LU-1.2.2:** In Valencia, promote business development, job creation, and expansion of regional commercial, civic, cultural, and entertainment uses, to create a vibrant Town Center serving as a community focal point for the entire Santa Clarita Valley.

- **Policy LU-1.2.3:** In Saugus, promote revitalization of older commercial areas; relieve traffic congestion; look for opportunities to minimize cut-through traffic; and enhance streetscapes with landscaping, lighting, benches and other fixtures.

- **Policy LU-1.2.4:** In Canyon Country, promote revitalization along Sierra Highway from Soledad Canyon Road to Vasquez Canyon Road by encouraging retail and service uses, and enhance on and off ramps along the Antelope Valley Freeway with landscape amenities and appropriate uses.

- **Policy LU-1.2.5:** In Sand Canyon, ensure compatibility of development with existing rural, equestrian lots and the adjacent National Forest land; provide additional recreational trail links; minimize impacts to the Santa Clara River from incompatible development; and maintain community character in accordance with the City's Sand Canyon Special Standards District.

- **Policy LU-1.2.6:** In Placerita Canyon, ensure compatibility of development with existing rural, equestrian lots and the adjacent National Forest land; maintain community character in accordance with the City's Placerita Canyon Special Standards District (PCCD); provide an orderly transition between existing rural and low-density residential uses and proposed new development; and require the provision of needed infrastructure. Support efforts by the City and the Placerita Canyon Property Owners Association to work together to amend the PCSSD to provide additional certainty and expectations for the developed areas within the PCSSD and to create flexibility and continuity, subject to the provisions outlined above, for undeveloped properties within the PCSSD. These changes will include transitional density provisions and rules and regulations that will clearly outline development codes within Placerita Canyon.

- **Policy LU 1.2.7:** On the Whittaker-Bermite site, continue to work with the property owner to facilitate master planning, remediation, and the economic re-use of the property to include roadway infrastructure and transit-oriented development around the Metrolink station.

- **Policy LU-1.2.8:** In Castaic, promote expansion of neighborhood commercial uses to serve local residents; address traffic congestion; ensure compatibility between highway-oriented commercial uses and nearby residential uses; and maintain community character in accordance with the County's Castaic Area Community Standards District.

- **Policy LU-1.2.9:** In Val Verde, protect the existing rural lifestyle and small town community character while providing residents with additional access to needed services; ensure compatibility between existing residential areas and the nearby landfill; and maintain community character in accordance with the County's Castaic Area Community Standards District.

- **Policy LU-1.2.10:** In Agua Dulce, recognize the scenic and environmental qualities of Vasquez Rocks in future planning; protect the existing rural lifestyle while providing opportunities to enhance the village center; provide additional services to residents; and maintain community character in accordance with the County's Agua Dulce Community Standards District.

- **Policy LU-1.2.11:** In Pico Canyon, recognize the historic significance of Mentryville in future planning; preserve the existing rural development pattern; and ensure compatibility of new development with the adjacent Significant Ecological Area and habitat.

- **Policy LU-1.2.12:** In the Fair Oaks community, facilitate location of commercial and community services in proximity to residences to serve local needs.

- **Policy LU-1.2.13:** Encourage use of the Specific Plan process to plan for cohesive, vibrant, pedestrian-oriented communities with mixed uses, access to public transit, and opportunities for living and working within the same community.

- **Policy LU-1.2.14:** Evaluate development fee schedules on an ongoing basis to determine fee incentives to attract development.

Objective LU 1.3

Plan for density and intensity of development that respects and is reflective of the natural terrain.

- **Policy LU-1.3.1:** Encourage subdivision design techniques that reflect underlying physical topography or other unique physical features of the natural terrain.

- **Policy LU-1.3.2:** Substantially retain the integrity and natural grade elevations of significant natural ridgelines and prominent landforms that form the Valley's skyline backdrop.

- **Policy LU-1.3.3:** Discourage development on ridgelines and lands containing 50% slopes so that these areas are maintained as natural open space.

- **Policy LU-1.3.4:** Encourage density transfers where appropriate to facilitate development in more suitable locations while retaining significant natural slopes and areas of environmental sensitivity, provided that urban densities (exceeding one dwelling unit per acre) are not permitted in rural areas.

- **Policy LU-1.3.5:** Encourage flexible siting and design techniques within hillside areas in order to preserve steep slopes or other unique physical features, including density-controlled development (clustering) in accordance with the provisions of the Zoning Ordinance, provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable.

- **Policy LU-1.3.6:** Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas.

Goal LU-2: Mixed Land Uses

A mix of land uses to accommodate growth, supported by adequate resources and maintaining community assets.

Objective LU-2.1

Provide adequate, suitable sites for housing, employment, business, shopping, public facilities, public utility facilities, and community services to meet current needs and the anticipated needs of future growth.

- **Policy LU-2.1.1:** On the Land Use Map, designate a balance of land uses in appropriate amounts to meet future community needs while ensuring that no use designation is over-represented in a manner that is not economically viable.

- **Policy LU-2.1.2:** On the Land Use Map, integrate land use designations in a manner that promotes healthy, walkable communities, by providing an appropriate mix of residential and service uses in proximity to one another.

- **Policy LU-2.1.3:** Provide a range of land use types and densities to reflect the special characteristics, lifestyles, and opportunities that differentiate various communities and villages in the Santa Clarita Valley, including urban, suburban, and rural living environments.

- **Policy LU-2.1.4:** Adopt a compatible set of land use designations between the County and City of Santa Clarita for land in the Santa Clarita Valley, to be implemented through standards and zones applied by each agency to ensure compatibility with the character of each area and with the goals of the County's Area Plan and the City's General Plan.

- **Policy LU-2.1.5:** Identify areas with hazardous conditions and ensure that uses in or adjacent to these areas pose minimal risk to public health or safety.

Objective LU-2.2

Protect significant community resources from encroachment by incompatible uses, where feasible and appropriate.

- **Policy LU-2.2.1:** Identify areas of scenic or aesthetic value to the community, and minimize the designation of uses in these areas that would diminish their aesthetic quality.

- **Policy LU-2.2.2:** Identify sites and areas with historical or cultural value to the community, and ensure that uses in or adjacent to these areas will not impact their historical integrity.

- **Policy LU-2.2.3:** Consistent with adopted plans, ensure that adequate open space is set aside and protected from development throughout the planning area in order to provide the benefits of watershed management, habitat preservation and connectivity, and recreational opportunities.

Objective LU-2.3

Increase mixed use development where appropriate to create more livable neighborhoods, walkable business districts, and to reduce vehicle trips, while ensuring land use compatibility, through the following policies:

- **Policy LU-2.3.1:** In a mixed use development, residential densities at the higher end of the allowed range should be allowed only if the development incorporates a robust mix of non-residential uses.

- **Policy LU-2.3.2:** Either vertical or horizontal integration of uses shall be allowed in a mixed use development, with an emphasis on tying together the uses with appropriate pedestrian linkages.

- **Policy LU-2.3.3:** Manufacturing, processing of goods and materials, and warehousing shall not be allowable uses in a mixed use development, although some light manufacturing and warehousing may be appropriate in second story units.

- **Policy LU-2.3.4:** Adequate public spaces and amenities shall be provided in a mixed use development to support both commercial and residential uses, including but not limited to plazas, landscaped walkways, village greens, and greenbelts.

- **Policy LU-2.3.5:** Mixed use developments shall be designed to create a pedestrian-scale environment through appropriate street and sidewalk widths, block lengths, relationship of buildings to streets, and use of public spaces.

- **Policy LU-2.3.6:** Provide parking alternatives in mixed use developments, including subterranean parking and structured parking, to limit the amount of surface area devoted to vehicle storage.

Goal LU-3: Healthy Neighborhoods

Healthy and safe neighborhoods for all residents.

Objective LU-3.1

Provide for a diversity of housing types available to provide safe and suitable homes for all economic levels, household sizes, age groups, and special needs groups within the community.

- **Policy LU-3.1.1:** On the Land Use Map, designate adequate land for residential use at various densities to provide a mix of housing opportunities for all segments of the population, including attached, detached, senior, and mixed use housing types, which are consistent with community character and meet the region's housing goals.

- **Policy LU-3.1.2:** Provide a mix of housing types within neighborhoods that accommodates households with varied income levels.

- **Policy LU-3.1.3:** Promote opportunities for live-work units to accommodate residents with home-based businesses.

- **Policy LU-3.1.4:** Promote development of workforce housing to meet the needs of those employed in the Santa Clarita Valley.

- **Policy LU-3.1.5:** Promote development of housing that is affordable to residents, including households with incomes in the very low, low, and moderate income classifications, through provision of adequate sites on the Land Use Map, allowance for density bonuses and other development incentives.

- **Policy LU-3.1.6:** Promote development of housing suitable to residents with special needs, including but not limited to senior citizens and persons with disabilities.

- **Policy LU-3.1.7:** Promote development of housing for students attending local colleges, in consideration of access to campuses to the extent practicable.

Objective LU-3.2

Promote walkable neighborhoods that provide safe access to community services and essential services.

- **Policy LU-3.2.1:** Require provision of adequate walkways in urban residential neighborhoods that provide safe and accessible connections to destinations such as schools, parks, and neighborhood commercial centers.

- **Policy LU-3.2.2:** In planning residential neighborhoods, include pedestrian linkages, landscaped parkways with sidewalks, and separated trails for pedestrians and bicycles.

Objective LU-3.3

Ensure that the design of residential neighborhoods considers and includes measures to reduce impacts from natural or man-made hazards.

- **Policy LU-3.3.1:** Identify areas subject to hazards from seismic activity, unstable soils, excessive noise, unhealthful air quality, or flooding, and avoid designating residential uses in these areas unless adequately mitigated.

- **Policy LU-3.3.2:** In areas subject to wildland fire danger, ensure that land uses have adequate setbacks, fuel modification areas, and emergency access routes.

- **Policy LU-3.3.3:** Identify neighborhoods in which uses that pose a potential hazard to human health and safety may be over-concentrated, and address public safety through use of buffer areas, policies on siting decisions for such uses, changing land use designations, or other means as deemed appropriate.

- **Policy LU-3.3.4:** Evaluate service levels for law enforcement and fire protection as needed to ensure that adequate response times are maintained as new residential development is occupied.

- **Policy LU-3.3.5:** Through the development review process, ensure that all new residential development is provided with adequate emergency access and that subdivision and site designs permit ready access by public safety personnel.

- **Policy LU-3.3.6:** Ensure adequate street-lighting in all urban residential neighborhoods, as appropriate for each community.

- **Policy LU-3.3.7:** Ensure adequate addressing in all residential neighborhoods for emergency response personnel.

- **Policy LU-3.3.8:** Within multiple family residential projects comprised of multiple buildings, ensure that project designs include crime prevention measures such as delineating public and private open space, designs for defensible space, easy surveillance by residents of all outdoor and indoor common areas, lack of dead end aisles or paths, and similar measures.

Objective LU-3.4

Encourage creation of pleasant neighborhoods that provide a high quality of life for residents.

- **Policy LU-3.4.1:** Promote the inclusion of green spaces, neighborhood parks, and other gathering places that allow neighbors to meet one another and encourage "eyes on the street" for safety purposes.

- **Policy LU-3.4.2:** Ensure provision of street trees in urban residential areas where appropriate, to provide shade, comfort, and aesthetic enhancement.

- **Policy LU-3.4.3:** Provide appropriate levels of code enforcement to ensure maintenance of neighborhoods in a clean, healthy, and safe condition.

- **Policy LU-3.4.4:** Within higher density housing developments, ensure provision of adequate recreational and open space amenities to ensure a high quality living environment.

- **Policy LU-3.4.5:** Ensure compatibility between single family and multiple family residential developments through consideration of building height and massing, architectural treatment, connectivity, privacy, and other design considerations.

- **Policy LU-3.4.6:** Promote mixed-density residential neighborhoods that are consistent with community character, and avoid over-development of high density multiple family units in any particular location.

- **Policy LU-3.4.7:** Minimize the prominence of areas devoted to automobile parking and access in the design of residential neighborhoods.

- **Policy LU-3.4.8:** Require architectural design treatment along all sides of new housing to promote continuity of architectural scale and rhythm and avoid the appearance of blank walls (360 degree enhancement).

- **Policy LU 3.4.9:** Encourage street cross-sections that locate landscaped parkways between the curb and the sidewalk to create a visually pleasing streetscape and provide pedestrian protection.

Goal LU-4: Economic Vitality

A diverse and healthy economy.

Objective LU-4.1

Promote creation of strong regional and local economies.

- **Policy LU-4.1.1:** Promote expansion and enhancement of the Valencia Town Center to provide a focal point for cultural, civic, educational, and shopping activities serving the entire Santa Clarita Valley.

- **Policy LU-4.1.2:** Promote creation of village commercial centers throughout the Santa Clarita Valley to meet the local and convenience needs of residents.

- **Policy LU-4.1.3:** Direct business creation and expansion for larger companies within and adjacent to existing and planned business centers and major transportation corridors.

- **Policy LU-4.1.4:** Promote economic opportunity for all segments of the community, including small businesses and new businesses.

- **Policy LU-4.1.5:** Provide a clear and consistent planning and permitting process to encourage new development that conforms to the Area Plan.

- **Policy LU-4.1.6:** Encourage the development of a range of child care services and facilities to serve the needs of working families, including public and private child care centers, infant care, and after-school care, through supportive zoning regulations and permitting procedures.

Objective LU-4.2

Promote job creation, focusing on employment generators in the technical and professional sectors.

- **Policy LU-4.2.1:** Pursue business attraction and expansion programs for clean industries that provide job opportunities for local residents, particularly in the areas of film/entertainment, biotechnology, aerospace, and technology.

- **Policy LU-4.2.2:** Achieve a balanced ratio of jobs to housing through business expansion and economic development programs, with a goal of at least 1.5 jobs per household.

- **Policy LU-4.2.3:** Encourage businesses to locate in all appropriate areas of the community to encourage job creation in closer proximity to workforce housing.

- **Policy LU-4.2.4:** Coordinate with local colleges to promote job training programs for Santa Clarita Valley residents.

- **Policy LU-4.2.5:** Promote development of uses that create job opportunities for residents through the Santa Clarita Enterprise Zone and other business assistance programs, as appropriate.

Objective LU-4.3

Enhance older commercial and industrial areas.

- **Policy LU-4.3.1:** Promote redevelopment in Old Town Newhall through construction of public improvements pursuant to the Downtown Newhall Specific Plan and future area planning efforts.

- **Policy LU-4.3.2:** Promote business development in Castaic and Val Verde to provide a greater range of goods and services to area residents.

- **Policy LU-4.3.3:** Promote revitalization of commercial uses along Sierra Highway between Soledad Canyon Road and Vasquez Canyon Road, to encourage businesses serving the Canyon Country neighborhoods and support services for the College of the Canyons east campus.

- **Policy LU-4.3.4:** Promote business development that upgrades and revitalizes older commercial corridors, including Lyons Avenue, Railroad Avenue, Newhall Avenue, Main Street, and Soledad Canyon Road, in a manner that reflects each area's character, architecture, and history.

- **Policy LU-4.3.5:** Support efforts by the City of Santa Clarita to coordinate with property owners and environmental agencies, and provide assistance as appropriate, to promote clean-up and redevelopment of the Whittaker Bermite property as a business and employment center.

- **Policy LU-4.3.6:** Support efforts by the City of Santa Clarita to coordinate with property owners and environmental agencies, and provide assistance as appropriate, to promote clean-up and remediation of oil fields west of State Route 14.

- **Policy LU-4.3.7:** Promote revitalization and reuse of the older industrial areas east of the railroad, adjacent to the intersection of Springbrook and Drayton Avenues and in the Honby area adjacent to the Santa Clara River.

Objective LU-4.4

Expand infrastructure to attract and sustain new business.

- **Policy LU-4.4.1:** Promote extension of state of the art communication facilities to serve commercial and industrial areas, including fiber optic cable, telecommunication facilities, and other technology as deemed appropriate.

- **Policy LU-4.4.2:** Improve flood control facilities along Sierra Highway north of Soledad Canyon Road to allow increased use of this corridor for business and employment uses.

- **Policy LU-4.4.3:** Evaluate the feasibility of connecting business activity centers throughout the Santa Clarita Valley with light rail, to provide increased mobility and access

for customers and employees between the Valencia Town Center, Whittaker Bermite property, Newhall, Valencia Industrial Center, Magic Mountain and Entrada, Newhall Ranch, and other areas as deemed appropriate.

- **Policy LU 4.4.4:** Protect and enhance public utility facilities as necessary to maintain the safety, reliability, integrity, and security of essential public service systems for all Valley residents.

Objective LU-4.5

Ensure creation of attractive and technology-friendly business environments to attract tenants and employees.

- **Policy LU-4.5.1:** Promote inclusion of employee amenities in the workplace, including but not limited to outdoor seating and break areas, child care services, wellness facilities, and facilities for bicycle commuters, including bike lockers and showers, where appropriate.

- **Policy LU-4.5.2:** Encourage the provision of usable open space that is accessible to employees and visitors, and discourage the provision of large areas of water-consuming landscaping that are not usable or accessible.

- **Policy LU-4.5.3:** Promote the inclusion of state-of-the-art technology within business complexes for telecommunications, heating and cooling, water and energy conservation, and other similar design features.

- **Policy LU 4.5.4:** Encourage the provision of support services for employees within business park areas, such as dining and personal services where appropriate, to reduce vehicle trips and promote pedestrian-friendly work environments.

Goal LU-5: Mobility

Enhanced mobility through alternative transportation choices and land use patterns.

Objective LU-5.1

Provide for alternative travel modes linking neighborhoods, commercial districts, and job centers.

- **Policy LU-5.1.1:** Require safe, secure, clearly-delineated, adequately-illuminated walkways and bicycle facilities in all commercial and business centers.

- **Policy LU-5.1.2:** Require connectivity between walkways and bikeways serving neighborhoods and nearby commercial areas, schools, parks, and other supporting services and facilities.

- **Policy LU-5.1.3:** Ensure that adequate bus turnouts, served by walkways and comfortable, safe, and convenient waiting facilities, are provided for transit users within residential, shopping, and business developments.

Objective LU-5.2

Coordinate land use designations with support services and public transit in order to encourage vehicle trip reduction.

- **Policy LU-5.2.1:** Designate higher-density residential uses in areas served by public transit and a full range of support services.

- **Policy LU-5.2.2:** Provide for location of neighborhood commercial uses in proximity to the neighborhoods they serve, to encourage cycling and walking to local stores.

- **Policy LU-5.2.3:** Promote location of non-polluting businesses providing employment opportunities in proximity to neighborhoods, to encourage walking to work.

- **Policy LU-5.2.4:** Encourage transit-oriented development (TOD) through designation of land uses that allow compact, mixed-use development in proximity to rail stations and multi-modal transit facilities, in conformance with applicable policies.

- **Policy LU-5.2.5:** Encourage the mix of compatible uses in areas where, though not served by rail or transit, mixed uses will achieve more walkable neighborhoods and trip reduction, in conformance with applicable policies.

Goal LU-6: Community Appearance

A scenic and beautiful urban environment that builds on the community's history and natural setting.

Objective LU-6.1

Maintain the natural beauty of the Santa Clarita Valley's hillsides, significant ridgelines, canyons, oak woodlands, rivers and streams.

- **Policy LU-6.1.1:** Designate ridgelines throughout the planning area, and preserve these ridgelines from development by encouraging a minimum distance for grading and development from these ridgelines of 50 feet, or more if determined preferable by the reviewing authority based on site conditions.

- **Policy LU-6.1.2:** On the Land Use Map, designate publicly owned portions of the Santa Clara River corridor and its major tributaries as Open Space.

- **Policy LU-6.1.3:** Ensure that new development in hillside areas is designed to protect the scenic backdrop of foothills and canyons enjoyed by Santa Clarita Valley communities, through requiring compatible hillside management techniques that may include but are not limited to density-controlled development (clustering) subject to the limitations in Policy LU-1.3.5; contouring and landform grading; revegetation with native plants; limited site disturbance; avoidance of tall retaining and build-up walls; use of stepped pads; and other techniques as deemed appropriate.

Objective LU-6.2

Provide attractive public and open spaces in places visited by residents and visitors, where feasible and appropriate.

- **Policy LU-6.2.1:** Promote the inclusion of plazas, courtyards, seating areas, public art, and similar features within commercial centers, business parks, and civic facilities visited by the general public.

- **Policy LU-6.2.2:** Provide and enhance trail heads where appropriate with landscaping, seating, trash receptacles and information kiosks.

Objective LU-6.3

Beautify streetscapes and gateways to the community.

- **Policy LU-6.3.1:** Promote planting of street trees throughout urban areas in the Santa Clarita Valley.

- **Policy LU-6.3.2:** Develop compatible landscape plans for major arterials traversing the Santa Clarita Valley, including landscaped medians and parkways, and implement these plans in both County and City of Santa Clarita areas, where feasible and appropriate based on right of way and other conditions.

- **Policy LU-6.3.3:** Enhance major entrance points to the community, including on and off ramps from Interstate 5 and State Route 14; entrances along State Route 126; and at the northern and southern entrance points on Sierra Highway, where feasible and appropriate.

- **Policy LU-6.3.4:** Require undergrounding of utility lines for new development where feasible, and plan for undergrounding of existing utility lines in conjunction with street improvement projects where economically feasible.

- **Policy LU-6.3.5:** Restrict the establishment of billboards within the planning area.

Objective LU-6.4

Protect the Santa Clarita Valley's significant historical and cultural resources in a scenic setting through appropriate land use designations.

- **Policy LU-6.4.1:** Maintain the historic buildings in Newhall, including the William Hart Regional Park buildings, the Tom Mix cottages at Heritage Junction, the American Theater, the Melody Ranch, and various other commercial and residential structures designated as local historic resources, through implementation of preservation measures in the Downtown Newhall Specific Plan.

- **Policy LU-6.4.2:** Enhance the area around historic Lang Station by requiring a Specific Plan for redevelopment of this area.

- **Policy LU-6.4.3:** Maintain cultural resources from pre-historical Native American habitation and historical settlement in the areas around Vasquez Rocks, Elsmere Canyon, and along the Santa Clara River, through designation of these areas as Open Space on the Land Use Map.

- **Policy LU-6.4.4:** Maintain the historic site of Mentryville by designating the site as Open Space on the Land Use Map.

- **Policy LU-6.4.5:** Maintain the historic area of the Rancho San Francisco Estancia through implementation of preservation measures in the Newhall Ranch Specific Plan.

- **Policy LU-6.4.6:** Through the environmental review and development review processes, evaluate impacts on historic and cultural sites from proposed development and require appropriate mitigation.

Objective LU-6.5

Promote high quality development that enhances the urban environment and builds long-term value.

- **Policy LU-6.5.1:** Require use of high quality, durable, and natural-appearing building materials, pursuant to the ordinances developed through the County's Green Building Program.

- **Policy LU-6.5.2:** Encourage the use of designs and architectural styles that incorporate classic and timeless architectural features.

- **Policy LU-6.5.3:** Require architectural enhancement and articulation on all sides of buildings (360 degree architecture), with special consideration at building entrances and corners, and along facades adjacent to major arterial streets.

- **Policy LU-6.5.4:** Evaluate new development in consideration of its context, to ensure that buildings create a coherent living environment, a cohesive urban fabric, and contribute to a sense of place consistent with the surrounding neighborhoods.

Goal LU-7: Environmentally Responsible Development

Environmentally responsible development through site planning, building design, waste reduction, and responsible stewardship of resources.

Objective LU-7.1

Achieve greater energy efficiency in building and site design.

- **Policy LU-7.1.1:** Require shade trees within parking lots and adjacent to buildings to reduce the heat island effect, in consideration of Fire Department fuel modification restrictions.

- **Policy LU-7.1.2:** Promote the use of solar panels and renewable energy sources in all projects.

- **Policy LU-7.1.3:** Encourage development of energy-efficient buildings, and discourage construction of new buildings for which energy efficiency cannot be demonstrated.

- **Policy LU-7.1.4:** Support the establishment of energy-efficient industries in the Santa Clarita Valley.

Objective LU-7.2

Ensure an adequate water supply to meet the demands of growth.

- **Policy LU-7.2.1:** Monitor growth, and coordinate with water districts as needed to ensure that long-range needs for potable and reclaimed water will be met.

- **Policy LU-7.2.2:** If water supplies are reduced from projected levels due to drought, emergency, or other unanticipated events, take appropriate steps to limit, reduce, or otherwise modify growth permitted by the Area Plan in consultation with water districts to ensure adequate long-term supply for existing businesses and residents.

- **Policy LU-7.2.3:** Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval.

Objective LU-7.3

Protect surface and ground water quality through design of development sites and drainage improvements.

- **Policy LU-7.3.1:** Promote the use of permeable paving materials to allow infiltration of surface water into the water table.

- **Policy LU-7.3.2:** Maintain stormwater runoff onsite by directing drainage into rain gardens, natural landscaped swales, rain barrels, permeable areas and use of drainage areas as design elements, where feasible and reasonable.

- **Policy LU-7.3.3:** Seek methods to decrease impermeable site area where reasonable and feasible, in order to reduce stormwater runoff and increase groundwater infiltration, including use of shared parking and other means as appropriate.

- **Policy LU-7.3.4:** Implement best management practices for erosion control throughout the construction and development process.

- **Policy LU-7.3.5:** Limit development within flood-prone areas to minimize down-stream impacts.

- **Policy LU-7.3.6:** Support emerging methods and technologies for the on-site capture, treatment, and infiltration of stormwater and greywater, and amend the County Code to allow these methods and technologies when they are proven to be safe and feasible.

Objective LU-7.4

Promote water conservation through building and site design.

- **Policy LU-7.4.1:** Require the use of drought tolerant landscaping, native California plant materials, and evapotranspiration (smart) irrigation systems.

- **Policy LU-7.4.2:** Require the use of low-flow fixtures in all non-residential development and residential development with five or more dwelling units, which may include but are not limited to water conserving shower heads, toilets, waterless urinals and motion-sensor faucets, and encourage use of such fixtures in building retrofits as appropriate.

Objective LU-7.5

Promote waste reduction through site and building design.

- **Policy LU-7.5.1:** Ensure that all new development provides adequate space for recycling receptacles and bins on site.

- **Policy LU-7.5.2:** Promote the use of recycled building materials.

Objective LU-7.6

Protect natural habitats through site design where reasonable and feasible.

- **Policy LU-7.6.1:** Limit outdoor lighting levels to the minimum needed for safety and security, and encourage lower lighting levels when businesses are closed.

- **Policy LU-7.6.2:** Preserve habitat connectivity in site planning where feasible, and discourage the creation of open space islands surrounded by paving.

- **Policy LU-7.6.3:** Protect wildlife corridors through site design and appropriate land use designations, including mapped corridors and other corridors that may be identified through biological surveys.

- **Policy LU 7.6.4:** Encourage site designs that protect oak trees, hillsides, and biological resources through creative solutions.

Objective LU-7.7

Protect significant mineral resources, natural gas storage facilities, and petroleum extraction facilities from encroachment by incompatible uses.

- **Policy LU-7.7.1:** Maintain a suitable distance and/or provide buffering to separate aggregate mining and processing activities from nearby residential uses and other uses with sensitive receptors to noise and airborne emissions.

- **Policy LU-7.7.2:** Avoid designating land uses in areas with significant mineral resources or utility facilities that would preclude the future extraction and use of those resources and facilities.

- **Policy LU-7.7.3:** Encourage the operators of existing surface mines to consider an end use site restoration plan that will result in land use conversions to aide in implementing the jobs-housing balance policies, economic vitality goals and policies, and which will reinforce the image of the Santa Clarita Valley as an eco-conscious community.

Objective LU-7.8

Protect significant woodlands, heritage oak trees, and other biological resources from the impacts of development.

- **Policy LU-7.8.1:** Adopt and implement policies for protection of oak woodlands and oak trees throughout the planning area that are compatible with City of Santa Clarita policies.

- **Policy LU-7.8.2:** Protect all designated Significant Ecological Areas (SEA's) from incompatible development.

Goal LU-8: Environmental Justice

Equitable and convenient access to social, cultural, educational, civic, medical, and recreational facilities and opportunities for all residents.

Objective LU-8.1

Work with service providers to plan for adequate community facilities and services to meet the needs of present and future residents.

- **Policy LU-8.1.1:** Coordinate plans for new residential development with affected school districts to ensure adequate mitigation of impacts on school facilities; provision of facilities and programs to promote academic excellence for Santa Clarita Valley students; coordination on joint use of facilities and transportation; and long-range planning.

- **Policy LU-8.1.2:** Implement a master plan for trails throughout the Santa Clarita Valley to serve all residents.

- **Policy LU-8.1.3:** Implement a master plan for parks, with special focus on provision of additional playfields for youth sports in locations accessible to underserved neighborhoods.

- **Policy LU-8.1.4:** Ensure that an adequate and diverse supply of child care facilities and services is available to parents who live and/or work in the Santa Clarita Valley, by promoting child care facilities in commercial and residential areas, subject to the provisions of the County Zoning Ordinance.

- **Policy LU-8.1.5:** Coordinate with the Los Angeles County Library System to assist in expanding library services as needed to meet the needs of the community.

- **Policy LU-8.1.6:** Coordinate with the Arts Alliance and other similar entities to promote access to cultural events and facilities for all residents.

- **Policy LU-8.1.7:** Work with medical service providers to facilitate preservation and enhancement of health services, including the Santa Clarita Valley's trauma center, provided applications are in conformance with applicable Area Plan policies and environmental requirements.

- **Policy LU-8.1.8:** Work with social service agencies providing assistance to homeless persons to develop and maintain a suitable shelter in the Santa Clarita Valley.

- **Policy LU-8.1.9:** Assist persons and households with temporary housing needs by promoting transitional housing facilities for victims of domestic violence in multiple family residential land use designations, subject to the provisions of the County Zoning Ordinance.

- **Policy LU 8.1.10:** Coordinate with agencies that provide services to seniors and the elderly to expand senior facilities, which may include a new senior center.

- **Policy LU-8.1.11:** Work with existing utilities, agencies and renewable energy companies to remove barriers to renewable energy production.

- **Policy LU-8.1.12:** The City, County and the school districts shall cooperate to identify appropriate land to construct new school facilities throughout the planning area. Annual information and update meetings between the planning agencies and the districts are encouraged.

- **Policy LU-8.1.13:** In meeting state law for mitigation, there may be times when additional resources are required in order for the district to fully provide necessary services. Accordingly, Developers are encouraged to reach full mitigation agreements with the appropriate school districts impacted by their proposed project. Mitigation may include, but might not be limited to, modifications to existing school sites.

- **Policy LU-8.1.14:** Developers of infill projects shall be aware of the potential cumulative effect that these smaller projects have on schools. Pre and post construction, infill projects shall be monitored to evaluate student generation rates.

- **Policy LU-8.1.15:** Proposed school sites shall be sufficiently sized, pre-identified and on California Department of Education and Department of Toxic Substances Control approvable land. Further site design considerations shall include appropriate pedestrian and bicycle access.

Objective LU-8.2

Ensure equal access to community services and facilities by all residents.

- **Policy LU-8.2.1:** In making locational decisions for siting new community facilities, consider ease of access for all users (vehicular, pedestrian, and transit).

- **Policy LU-8.2.2:** Identify neighborhoods that are underserved by public facilities and community services, and plan for equitable distribution of these facilities.

Objective LU-8.3

Promote equitable development and utilization of land.

- **Policy LU-8.3.1:** Require fair and equitable treatment in considering, adopting, implementing, and enforcing development regulations and policies, including but not limited to providing equal opportunity for public input and considering impacts from development approvals on all segments of the population.

Goal LU-9: Public Facilities

Adequate public facilities and services, provided in a timely manner and in appropriate locations to serve existing and future residents and businesses.

Objective LU-9.1

Coordinate land use planning with provision of adequate public services and facilities to support development.

- **Policy LU-9.1.1:** Ensure construction of adequate infrastructure to meet the needs of new development prior to occupancy.

- **Policy LU-9.1.2:** Coordinate review of development projects with other agencies and special districts providing utilities and other services.

- **Policy LU-9.1.3:** Protect major utility transmission corridors, pumping stations, reservoirs, booster stations, and other similar facilities from encroachment by incompatible uses, while allowing non-intrusive uses such as plant nurseries, greenbelts and recreational trails.

- **Policy LU-9.1.4:** Develop and apply compatible standards within County and City of Santa Clarita areas for design and maintenance of utility infrastructure, in consideration of the character of each community.

- **Policy LU-9.1.5:** Work with the Los Angeles County Sheriff's Department to expand law enforcement facilities to meet the needs of the Santa Clarita Valley's growing population.

- **Policy LU-9.1.6:** Coordinate with appropriate agencies and organizations to ensure that landfill expansion needs are met while minimizing adverse impacts to Valley residents.

- **Policy LU-9.1.7:** Provide for location of additional waste transfer stations and other facilities to promote recycling and reuse of materials within Industrial designations on the Land Use Map, subject to the provisions of the County Zoning Ordinance.

Objective LU-9.2

Coordination of County and City of Santa Clarita sewer master planning and sewer mitigation to support future development and avoid fiscal impacts to local government or the existing community.

- **Policy LU-9.2.1:** Ensure that the cost of extending new sewer infrastructure is fully borne by the development that is served, and is not passed on to the existing community.

- **Policy LU-9.2.2:** Require that all new development mitigates its impact on existing sewer capacity by upgrading facilities when warranted or payment of a fee to allow construction of new facilities when needed.

- **Policy LU-9.2.3:** Develop a common County/City of Santa Clarita capacity-based threshold to determine when new development will be required to construct upsized downstream sewer facilities.

- **Policy LU-9.2.4:** Facilitate the efficient construction of sewer infrastructure by sizing facilities to accommodate anticipated future sewer flows within the sewershed.

- **Policy LU-9.2.5:** Cooperate with the development community to allow reimbursement for the cost of constructed sewer facilities with a capacity that exceeds what would be required to mitigate a project's own sewer impact.

- **Policy LU-9.2.6:** Coordinate to ensure that new development projects have agreed to mitigate both County and City of Santa Clarita sewer impacts prior to project approval.

XVI. IMPLEMENTATION OF THE LAND USE ELEMENT

The County of Los Angeles will implement the goals, objectives and policies of the Land Use Element of the Santa Clarita Valley Area Plan through the following actions.

- **Action 1:** Revise the County Zoning Ordinance and Map, including Community Standards Districts, as deemed necessary to ensure consistency with the Land Use Map and the goals and policies of the Land Use Element.

- **Action 2:** Through the review process for new discretionary development applications, require all new development to be consistent with the Land Use Map and the goals and policies of the Land Use Element.

- **Action 3:** Implement policies and guidelines for hillside development and ridgeline protection within the Santa Clarita Valley that are compatible with City of Santa Clarita policies and guidelines.

- **Action 4:** Implement guidelines for streetscape beautification, enhancement of Santa Clarita Valley gateways, enhancement of regional trail facilities, transit benches and shelters, and other similar features that are compatible with City of Santa Clarita guidelines and will create a distinctive community identity for the Santa Clarita Valley.

- **Action 5:** Implement policies for protection of oak woodlands and significant trees throughout the planning area that are compatible with City of Santa Clarita policies.

- **Action 6:** Coordinate review of major development projects, such as Specific Plans and projects that may have regional impacts, with the City of Santa Clarita in order to ensure consistency of such projects with the mutual objectives of the Area Plan and the City General Plan.

- **Action 7:** Coordinate review of any proposed Area Plan Amendments that may have regional effects with the City of Santa Clarita to ensure compliance with the mutual objectives of the Area Plan and the City General Plan.

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