

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, although the Rural Land use designations include minimum lot sizes.

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.

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.

In order to maintain a dispersed rural environment, the clustering of development will only be permitted if lots are 2 net acres or greater in size. 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 services. 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.

In order to maintain a dispersed rural environment, the clustering of development will only be permitted if lots are 2 net acres or greater in size. 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.

In order to maintain a dispersed rural environment, the clustering of development will only be permitted if lots are 2 net acres or greater in size. 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, must not exceed 5 acres in size, and must not contain any individual use with more than 10,000 square feet of floor area.

In order to maintain a dispersed rural environment, the clustering of development will not be permitted and lots must be 2 net acres or greater in size. 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, must not exceed 5 acres in size, and must not contain any individual use with more than 10,000 square feet of floor area.

In order to maintain a dispersed rural environment, the clustering of development will not be permitted and lots must be 1 net acre or greater in size. 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.

The clustering of development 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.

#### **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.

The clustering of development 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.

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 detaching 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 minimum density of 9 dwelling units per 1 acre and 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.

**CN – Neighborhood Commercial (CN – Neighborhood Commercial)**

The Neighborhood 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; 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 – Office and Professional (BP – Business Park)**

The Office and Professional 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; 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 – Public and Community Serving (PI – Public/Institutional)**

The Public and 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 or private schools; day care centers; libraries; museums; hospitals; fire stations; police stations; airports; landfills; prisons; and public works yards. Specific allowable uses, maximum intensity standards, and development standards shall be determined by the underlying zoning designation.

**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. The clustering of development will only be permitted if lots are 2 net acres or greater in size. 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 identifies 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.

**TC – Transportation Corridor (TC – Transportation Corridor)**

The Transportation Corridor designation identifies major transportation facilities in the planning area, including freeways and railroad lines.