

**SANTA CLARITA VALLEY  
AREA PLAN**

**Department of Regional Planning  
County of Los Angeles**

**Adopted By The Board of Supervisors  
February 16, 1984**

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SANTA CLARITA VALLEY AREA PLAN

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## I. INTRODUCTION

The Santa Clarita Valley Area Plan, in conjunction with the other Chapters and Elements of the County of Los Angeles General Plan, is a coordinated statement of public policy by the County of Los Angeles for use in making critical public decisions relating to the future of the Santa Clarita Valley.

The Plan as adopted in 1984 was prepared with the assistance of the Santa Clarita Valley Planning Advisory Committee (a citizens advisory committee representing a variety of local interests and expertise). It is designed to provide decision-makers with a policy framework to guide them in efforts to improve the quality of life in the Valley.

A Plan cannot guarantee the achievement of any single goal or objective, nor the strict adherence to any single policy objective. Competing demands are constantly being placed upon the available resources. Consequently it is necessary to evaluate these competing needs and to select those courses of action that will result in the maximum benefit for all. It is the role of the Plan to assist in this evaluation process and to identify the desirable goals and objectives of the area.

The Plan is not a static document, inflexible and unyielding to change. It is based upon the best information available at the time of its preparation. Because this is a time of change, it is necessary, periodically to make adjustments to the Plan to respond to changing conditions. A comprehensive update was adopted in 1990. The ability to react to unforeseen change is an important measure of the adequacy of any planning program.

Following its adoption by the Board of Supervisors in 1984, two significant changes occurred which affect the policies of the Plan: First, the incorporation of the communities of Newhall, Valencia, Saugus and portions of Canyon Country and Sand Canyon into the City of Santa Clarita in December 1987; and second, the upward revision of population, employment and housing projections which guide land use allocation. The Santa Clarita Valley Area Plan has been updated to reflect these changes.

## II. EXISTING CONDITIONS

The natural topography of the Santa Clara River and its many tributary canyons, in conjunction with National Forest holdings, has focused growth in the Santa Clarita Valley Area on the more central, level areas between the Valley's two major freeways. The existing pattern of land uses can be traced largely to the influence of geographic constraints.

The Santa Clarita Valley is the point of a major convergence of transportation and utility facilities. The Southern Pacific Railroad, and the Golden State and Antelope Valley Freeways pass through this corridor. Two major aqueducts traverse the Valley; oil, natural gas and power lines enter from the north through Tejon Pass, cross the Valencia-Newhall Community, then exit near Newhall Pass.

The Santa Clarita Valley is comprised of two political regions: the unincorporated area addressed directly by this Plan and the City of Santa Clarita, which is responsible for its own planning program. The setting of the many interrelated communities is described in the following section. The political jurisdiction of each area is noted. As shown on Map A, the City of Santa Clarita is the central portion of the valley, and is mostly developed. The unincorporated area surrounds the City, much of which is not developed, or developed to lower density residential and rural uses.

### **Newhall**

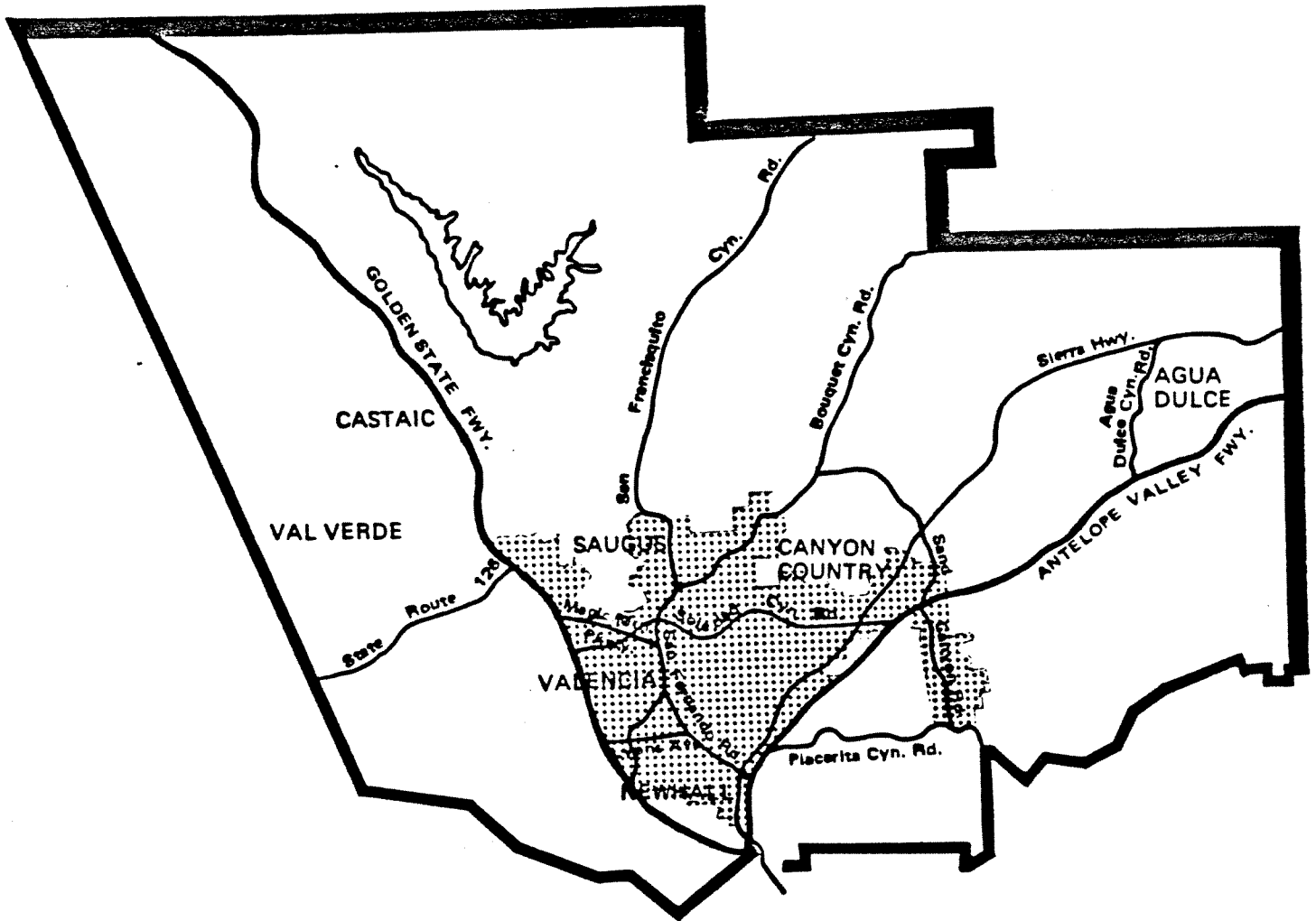
The oldest residential community in the Santa Clarita Valley is Newhall, within the City of Santa Clarita. The oil fields that surround Newhall constitute the principal extractive use in the greater North County area. Except for apartment dwellings near and westerly of San Fernando Road and the commercial areas along the southerly side of Lyons Avenue, Newhall today is characterized by low density and rural residential sections south of Lyons Avenue. In older downtown Newhall, along San Fernando Road, revitalization activities are currently underway. San Fernando Road was one of the principal links in the historic circulation system between the San Joaquin Valley and the Los Angeles Basin and remains an important traffic artery within the Valley.

### **Placerita Canyon (Northwest of the Antelope Valley Freeway)**

Placerita Canyon is a rural and oak-studded residential area immediately east of Newhall, within the City of Santa Clarita. The oaks found there, as well as south of Newhall and west of Interstate 5, are a Valley characteristic and a source of community pride. These oak woodlands are a remnant of the natural habitat that the residents wish to preserve in their equestrian oriented community.



# SANTA CLARITA VALLEY PLANNING AREA



UNINCORPORATED AREA



CITY OF SANTA CLARITA

## **Valencia**

North of Newhall is the "new town" of Valencia, which has become the commercial and industrial focus of the City of Santa Clarita.

The planned community has been under development since 1965, and as of 1989 contains some 9,000 homes, several neighborhood shopping centers, a regional commercial center, a large light industrial development and two golf courses. It is noted for its landscaped "paseo" pathways that meander through the community. Institutional uses in Valencia include City and County offices, College of the Canyons, California Institute of the Arts, a County library and the regional Henry Mayo medical complex.

Along with its residential development, Valencia is experiencing rapid industrial, retail commercial and office development. As of 1989, Valencia Industrial Center contains 8 million square feet of industrial buildings employing about 12,000 persons in light industrial, high-tech and office uses. Major expansion of industrial and office commercial uses is planned northwest of the Interstate 5 and Route 126 intersection. Significant new residential development is planned for the 1990's to the north in San Francesquito Canyon.

## **Saugus**

The residential area of Saugus is primarily in Seco and Bouquet Canyons, although areas along San Fernando Road and Soledad Canyon Road near Bouquet Junction are also considered to be part of the area. Seco and Bouquet Canyons are characterized by residential developments. The northern reaches of these canyons are unincorporated, while the southerly portions are within the City. Townhouses mark the heights above the Seco and Bouquet Canyons junction. At this point local commercial activity has been established to serve the Canyon residents. Most traffic in the area passes this commercial corner. This funneling of traffic through Bouquet Canyon Junction has created traffic congestion problems that are designed to be resolved through development of alternative access routes. Further up Bouquet Canyon agricultural uses exist. This land use appears uneconomic under current conditions. The area also contains older established industrial uses along both San Fernando Road and Soledad Canyon Road as well as some newer commercial developments.

## **Canyon Country**

The area of Canyon Country east of Saugus along Soledad Canyon Road is often called Honby. Now within the City, Honby is a small area south of the bend in the Santa Clara River. A large mobilehome park and residential tract are major land uses between the River and Soledad Canyon Road.

The heart of Canyon Country's population is north of the river and extends to the unincorporated slopes and mesa nearby. This is a well developed residential community whose families shop at a major concentration of commercial land uses along both sides of Soledad Canyon Road.

Mint Canyon, to the east, is narrow and is beginning to urbanize. The former route of State Highway 6 (now Sierra Highway) passes through this canyon, and commercial uses remain from busier days with a resident population living in smaller custom homes. There are numerous new housing developments near the Canyon mouth; new apartments and restaurants evidence revived interest in this oldest section of Canyon Country. The mobilehome parks near Solemint Junction provide less expensive housing opportunities.

Geographically, Friendly Valley and Serena Park are part of Canyon Country in the City of Santa Clarita. This area, west of the Antelope Valley Freeway and south of the River, houses both conventional tract developments and a retirement village.

Along Sand Canyon, and northward up the tributary canyon, the developments are molded by the canyon's geography, and are somewhat secluded from commercial and public services. The area consists of large lot, custom home sites south of the Antelope Valley Freeway.

### **Castaic**

The unincorporated community of Castaic came into existence as a highway stopover with small cafes and automobile services along the old Ridge Route after its opening in 1914. The Ridge Route made a Los Angeles to Bakersfield trip possible in just four days. The upper Castaic Valley area was a good stopping place prior to the climb up to Tejon Pass. Increasing traffic, induced by Southern California growth, made a new route necessary, and construction of Highway 99 promised more visitors. Stores, gas stations and restaurants that were established along the original Ridge Route were relocated to serve the second valley route. The decades after World War II brought a resurgence of Southern California growth and expectations of boom in the little community. Major industrial development planned for the area will provide jobs for much of the Valley's population. Today, the eight lane Interstate 5 freeway bisects Castaic, with the older Castaic center on the east and newer residential development to the west.

The completion of Castaic Reservoir and the recreational activities of the lake and forebay have increased Castaic's growth potential, as evidenced by the recent development of new residential subdivisions, but have also resulted in traffic impacts, particularly on weekends.

## Val Verde

Val Verde, seemingly farther away than its actual distance, is a residential and weekend vacation destination for people from all over Los Angeles County. The Val Verde area has natural chaparral vegetation on the hillsides, and scattered canyon oaks on the Valley floor. Its large regional County park and equestrian stables are attractions. When this residential community began in the 1920's, only about 3,000 people lived in the entire Santa Clarita Valley. From the earliest subdivision, Val Verde's lots were marketed as retirement and investment prospects to the Southern California Black population. Scattered residential development is characteristic although most of the lots are of urban size. Now a racially diversified community "Infilling" on vacant lots is threatening the community's quiet rural charm.

## Agua Dulce

The community of Agua Dulce is located in a small alluvial valley nestled in rugged sagebrush covered hills in the unincorporated eastern reaches of the Santa Clarita Valley.

The route of the Antelope Valley Freeway runs just to the south, providing access via Agua Dulce Canyon and Escondido Canyon Roads. The community's setting is distinctively rural, being completely surrounded by hills, thus giving a feeling of isolation from nearby urban areas.

Agua Dulce has been ranching country since the 1870's. Mining activity in nearby Soledad Canyon first brought attention to the area. Real notoriety came from Tiburcio Vasquez, the early California bandit who gave his name to the labyrinth of rocks that became his headquarters and refuge from pursuing posses. In the early years of this century, the community settled into a quiet period of ranching and has only reawakened since Sierra Highway and the freeway have made the area accessible to nearby urban centers and attractive as a residential community.

Most existing parcels are greater than 2 1/2 acres, although a few lots are one acre or smaller. Local serving commercial uses exist in the vicinity of Darling Road at the approximate center of the community. A privately owned recreation facility is located to the south of the community on Agua Dulce Canyon Road. Agua Dulce Air Park is situated in the easterly portion of this area.

### III. FUTURE DEMAND

The Santa Clarita Valley will continue to grow through and beyond the year 2010. Its developing job market and attractive physical setting have placed this area at the forefront of the "growth communities" of Los Angeles County. Forecasts for the Valley project a population gain of 118,000 between 1989 and 2010--a 78% increase. Housing is expected to increase by 45,000 units, or 93%, during the 1989-2010 period. Employment is expected to take a dramatic jump of nearly 250% between 1987 (most recent estimate) and 2010, due largely to development of industrial jobs. The following table shows population, housing and employment growth projected between 1980 and 2010.

#### SANTA CLARITA VALLEY POPULATION, HOUSING AND EMPLOYMENT: 1980 - 2010

<u>Year</u>	<u>Population</u>	<u>Housing Units</u>	<u>Employment</u>
1980 <sup>1</sup>	79,000	26,400	24,000
1989 <sup>2</sup>	151,800	48,300	(4)
2010 <sup>3</sup>	270,000	93,400	111,000

<sup>1</sup> U.S. Bureau of Census

<sup>2</sup> Department of Regional Planning estimate

<sup>3</sup> Department of Regional Planning projection

<sup>4</sup> 1987 Department of Regional Planning employment estimate: 32,000

Economic and political factors, particularly, will cause deviations from an even growth rate. For example, building permit activity was exceptionally strong in 1987 in anticipation of the Santa Clarita cityhood election and the uncertainties of development policy which could arise from a new political body. The adopted projections represent realistic expectations of overall growth in the Santa Clarita Valley to the year 2010.

#### **IV. PLAN POLICIES RELATING TO SPECIFIC UNINCORPORATED COMMUNITIES**

At a conceptual level, the Santa Clarita Valley Plan proposes a number of centers of varying use, density and life style, linked to one another, the City of Santa Clarita, the Los Angeles Basin, and the Antelope Valley. Major unincorporated areas include:

##### **Canyon Country (North of City of Santa Clarita)**

Continued residential expansion is foreseen in Canyon Country within the constraints of the roadway networks. With road improvements in this area, Mint Canyon could become a residential community similar to Bouquet Canyon, but with a somewhat greater emphasis on multiple unit residential. Non-urban uses in the northern reaches of Mint Canyon and Baker Canyon should be encouraged.

The development of designated urban-density projects along Copperhill Drive is intended to promote the completion of Copperhill Drive from Bouquet Canyon Road to a connection with I-5, to the satisfaction of the Public Works Department. Development east of Haskell Canyon is responsible for completion of Copperhill between Haskell Canyon and Bouquet Canyon. Development west of Haskell Canyon is responsible for completion of Copperhill between Haskell Canyon and Newhall Ranch Road. Furthermore, Public Works shall condition approval of these developments to include payment, on a specified time schedule, of any additional road fees deemed necessary to alleviate project-generated traffic. Without such conditions for the completion of Copperhill, the urban densities on the Land Use Policy Map shall not apply, and shall be replaced by the Hillside Management designation.

##### **Magic Mountain**

Magic Mountain is an economic and entertainment resource. Additional development of commercial and commercial-recreation facilities around Magic Mountain is recommended. This would include hotels, motels, convention facilities, restaurants, entertainment facilities and commercial offices. These developments will generally serve employees of the Castaic industrial area, freeway travelers, and the general community as well as Magic Mountain visitors.

##### **Pico Canyon and Area West of Interstate 5**

With sensitive design to protect its oak-covered hills, this area has potential for urban residential expansion. Its proximity to the I-5 freeway, along with a comprehensive linkage of master-planned highways, will help ensure adequate circulation for the area.

## **Val Verde**

Val Verde is an area of older subdivisions that developed with minimum improvements because they were not required at the time the area was subdivided. It is recommended that the community continue in its present single family pattern. Projected levels of growth do not seem to warrant the installation of sewers. Park use, resident access to Santa Clarita Valley, and safe regional travel require an improved and widened Route 126.

## **Agua Dulce**

Recent growth has brought an increased concern about maintaining the rural character of Agua Dulce and an awareness of increasing strains on the already limited groundwater supplies. The quality of groundwater has been deteriorating, due primarily to on-site sewage disposal. The growth issue, coupled with expressions for the maintenance of the current life style, has contributed to the plan for the area. In the absence of a community water system, future growth should be limited to an overall density of one unit per two acres. This Plan illustrates the policy of limiting additional growth to rural densities while maintaining the present focus of commercial activities and public facilities. The concept accommodates a total population of about 3,000 on normally developable land in the Valley.

Existing commercial areas along Agua Dulce Canyon Road in the center of the community and the existing industrial area are to be retained.

The development of the large relatively flat area south of the Agua Dulce Community Standards District and East of Agua Dulce Canyon Road at the N-2 density shown in the plan is intended to provide for the development of a high school to serve the Agua Dulce/Acton Area. A condition of approval for this development shall include provision for dedication of a high school site acceptable to the school district.

## **Bee Canyon**

To the southwest of Agua Dulce and east of Sand Canyon, adjacent to the Antelope Valley Freeway lies Bee Canyon. This large, relatively flat area is in close proximity to urban development to the west. The urban designation on the Land Use Policy Map is intended for development of a mobilehome park through the use of a Specific Plan containing the following provisions:

- 30% of the total spaces shall be permanently reserved for relocated units.
- Long term leases shall be provided which conform to County Policy.

If such a Specific Plan is not approved, the underlying designation shall be Hillside Management.

### Castaic

The Castaic Reservoir and recreation project presents new problems and opportunities, particularly in the older Castaic center. The Plan recognizes the recreational and truck traffic impacts in this area, as well as the opportunity for future recreation-induced growth. The area west of the freeway is set aside for development of residential uses and a major industrial/commercial center serving the Santa Clarita Valley located northwest of the I-5/Rt. 126 intersection. (The industrial/commercial center adjoins and is considered a part of the Valencia community.) The east side of the freeway will be primarily oriented to a combination of residential, commercial and resort/recreational uses, with light industry between I-5 and the Pitchess Honor Ranch, and the brick manufacturing plant north of the community.

Specific Castaic area policies include:

- Encourage relocation of trucking-related activities away from the Castaic town center;
- Require that industrial development be visually and acoustically buffered from urban residential or rural areas by landscaped earth berms, wide landscaped setbacks or other equally effective measures;
- Restrict access to the industrial area northwest of Castaic Junction (intersection of I-5 and Route 126) to I-5, Route 126 and Backer Road only;
- For the industrial areas northwest of Castaic Junction and east of I-5 adjacent to the Wayside Honor Rancho:
  - . limit the floor area ratio\* to 0.6;
  - . require design review through the Conditional Use Permit process; and
  - . as part of the project review process, evaluate potential traffic volumes to assure compatibility with street and highway capacity.

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\*Floor area ratio = gross above ground floor area of a building or buildings divided by the total area of the parcel (lot).



The urban development designated for the area north of Castaic in the Grasshopper Canyon area shall be developed as a Specific Plan incorporating the following components:

- A water reclamation and irrigation system meeting State and County standards;
- Donation of sites for two public elementary schools, two public parks, a public library and fire station;
- Recreation facilities including a public golf course and riding and hiking trails;
- Phasing of the provision of needed infrastructure and community improvements;
- Compatible interface with the light industrial use to the south; and
- A balance of community services and shopping.

If such a Specific Plan is not approved, the underlying Land Use designation shall be Hillside Management.

## V. PLAN ELEMENTS

The essential elements of the Santa Clarita Valley Area Plan are statements of written policy and depictions of mapped policy. These written policies--as outlined here by topic; policy maps for land use, circulation, bikeways, scenic highways and trails; as well as supporting interpretation guidelines, constitute the Area Plan.

### A. SANTA CLARITA VALLEY AREAWIDE POLICIES

For the Santa Clarita Valley, it shall be the policy of the Los Angeles County Board of Supervisors to:

#### LAND USE ELEMENT

##### Accommodation of Projected Land Use and Urban Growth

- 1.1 Accommodate the year 2010 population and land use demand as projected for the Santa Clarita Valley, designating sufficient area for appropriate use and a reasonable excess to provide adequate flexibility.
- 1.2 Closely monitor growth in the Santa Clarita Valley, so that growth does not exceed the capacity of the existing or planned infrastructure nor result in significant negative environmental impacts.
- 1.3 Provide for development in the study area which is consistent with the plan, and to encourage other governmental and private agencies to do the same.
- 1.4 Promote a balanced, autonomous community with a full range of public and commercial services and a wide variety of housing and employment opportunities to minimize the dependency upon southern Los Angeles County and to reduce long distance commuting and its impacts upon gasoline consumption and air pollution.
- 1.5 Phase development approvals, where necessary, to assure that adequate infrastructure is operational at the time demand is created.

- 1.6 Maintain both formal and informal means of interaction all planning levels between the City of Santa Clarita and the County.

#### **Pattern of Population and Land Use Distribution**

- 2.1 Accommodate population and land use growth in a concentrated, rather than dispersed, pattern, providing for a broad range of densities and types of uses.
- 2.2 Determine future land use growth in the Santa Clarita Valley by considering the following criteria:
  - a. Sensitivities of natural environmental systems;
  - b. Hazards or constraints of natural environmental systems of land use;
  - c. Infrastructure and service capacities; and
  - d. Need for the project.
- 2.3 Concentrate land use growth in and adjacent to existing urban, suburban, and rural communities. Within these areas, encourage development of bypassed lands designated and appropriate for development.
- 2.4 Consider residential densities as averages to allow for the clustering of development and/or transfer of unit credit as provided for in the Plan.
- 2.5 Allow for density transfer (the rearrangement of allowed residential units among various land use classifications on a project site) as a means to attain plan goals such as preservation of hillsides, and to promote superior design and allow flexibility to respond to changing housing needs.
- 2.6 Continue to implement a General Plan amendment procedure for application within or outside of existing communities.

- 2.7 Encourage and support a mix of housing types in the urban areas.

#### **Costs of Population and Urban Growth**

- 3.1 Ensure that costs of population and urban growth are borne by those who benefit.
- 3.2 Require that new development fund the entire cost of all of the infrastructure demand created by the project.

#### **Environmental Hazards and Constraints**

- 4.1 In areas deemed significantly hazardous to the health, safety and welfare of the public, limit future development unless appropriate corrective measures are implemented.
- 4.2 Designate areas of excessive slope (exceeding 25 percent) as "Hillside Management Areas", with performance standards applied to development to minimize potential hazards such as landslides, erosion, excessive run-off and flooding. (Reference is made to the Countywide Chapters of the General Plan.)
- 4.3 Designate areas within floodways, or river channels, and their surrounding floodplains as "Floodplain Management Areas".
- 4.4 In urban areas, institute measures to mitigate the impacts of environmental hazards, as feasible, for the maintenance of public health, safety and welfare.

#### **Environmental Sensitivities**

- 5.1 Direct future growth away from areas exhibiting high environmental sensitivity to development unless appropriate mitigating measures can be implemented.
- 5.2 Minimize disruption and degradation of the environment as development occurs, working with nature in the design of land uses so that they are compatible with natural environmental systems.

- 5.3 Designate significant plan and wildlife habitats in the Santa Clarita Valley as "Significant Ecological Areas" and establish appropriate measures for their protection.
- 5.4 Permit appropriate land uses that are compatible with the resource values present in identified Significant Ecological Areas.
- 5.5 Minimize environmental degradation by enforcing controls on sources of pollutants (including visual pollution and noise).

#### **Land Use Compatibility**

- 6.1 Encourage the appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, recreational, and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community.
- 6.2 Pursue, in airport, freeway, railroad, and outdoor entertainment area noise zones, the implementation of noise abatement techniques for protection of existing noise-sensitive uses.

#### **Adequacy of Public Services**

- 7.1 Encourage development of convenient services to meet the needs of Santa Clarita Valley residents including health; education; welfare; police and fire protection; governmental operations; recreation and cultural facilities; and public utilities. Such services should be expanded at a rate commensurate with population growth. Phasing of development and implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas, with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility--to be shared by several small communities--should be established at a central point.
- 7.2 Encourage joint use of school playgrounds for community recreation.

## **Recycling and Revitalization of Land Uses**

- 8.1 Promote recycling and revitalization of deteriorating urban areas by pursuing appropriate rehabilitation, demolition and rebuilding.
- 8.2 Promote maintenance and rehabilitation to prevent community deterioration.
- 8.3 Pursue through the use of the Community Redevelopment Agency and other public agencies the provision of public facilities deemed necessary for the continued growth of the community in revitalization areas.

## **Impact of Transportation on Future Land Use Patterns and Provision of Adequate Transportation Systems**

- 9.1 Minimize travel time by concentrating community facilities, intensifying land use densities, and establishing central shopping and industrial facilities.
- 9.2 Encourage development of access throughout the Santa Clarita Valley.
  - a. As development occurs in each community, appropriate links should be provided from residential areas to major destination points; e.g., employment, shopping, public facilities and services, recreation and entertainment.
  - b. Support public transportation within communities and from outlying, low-density communities to urban area services and functions as feasible. Emphasis will be placed on service to those of highest need (e.g., the low-income and elderly, who are dependent on public services).
- 9.3 Encourage development of transportation systems consistent with the plan.
- 9.4 Encourage the development of a public transportation system to meet resident requirements for access to public and private services, employment, and activity centers consistent with demand.

## **Resource Conservation**

- 10.1 Promote public programs to encourage conservation of natural resources.

## **Community Identity**

- 11.1 Encourage development of distinct neighborhoods. Residents should be able to identify themselves as a part of a specific neighborhood or community within the greater Santa Clarita Valley.
- 11.2 Encourage appropriate aesthetic (landscaping, signage, street furniture, design themes, etc.) measures so that each community can be clearly distinguished from neighboring ones.

## **Lifestyle Options**

- 12.1 Promote and support efforts by public and private agencies and citizen groups to provide the opportunity for a choice of living, working, recreation, and cultural pursuits for all ages, incomes, and ethnic groups. This variety of choice includes: housing densities, types, prices, rents, configurations, and sizes; employment opportunities (commerce, manufacturing, sales, professional, etc.); recreational activities (parks, theaters, indoor sports, amusement parks, bike paths, equestrian trails, etc.); and cultural facilities (museums, libraries, schools, etc.).

## **Equal Opportunity**

- 13.1 Promote and support efforts by public and private agencies and citizen groups to provide all residents with the opportunity to satisfy their needs for housing, employment, and physical and social services.

## **Implementation and Enforcement of the General Plan**

- 14.1 Require adherence to the policies and programs of the General Plan Elements. Proposed amendments which deviate from the Plan's intent will be carefully weighed for appropriateness and impact. Plan

flexibility is encouraged as a means of accommodating changing demands and lifestyles and inducing innovation for the benefit of the community. However, the Plan should not be flexible to the point that it has no real significance or control. It should be utilized as an active and persuasive tool in guiding the community's future.

## **HOUSING ELEMENT**

### **Costs of Housing**

- 1.1 Review government procedures to determine ways in which they can be altered to improve processing time and reduce cost for housing developments.
- 1.2 Evaluate changes in policies, subdivision standards and building procedures based on their cost effectiveness and impact upon the cost of housing.

### **Low-Income Housing**

- 2.1 Promote and support efforts by public and private agencies and citizen groups to provide sufficient housing in all price ranges to enable persons employed in a community to obtain housing in that community.
- 2.2 Promote and support efforts by public and private agencies and citizen groups to eliminate unreasonable obstacles to the supply of low and moderate-cost housing.
- 2.3 Study the revision of government codes and ordinances to allow flexibility in meeting specialized group needs (e.g., needs of the elderly).
- 2.4 Promote and support efforts by public and private agencies and citizen groups to eliminate discrimination in the sale and rental of housing.
- 2.5 Promote and support efforts by public and private agencies and citizen groups to provide equal opportunity for low and



moderate-income persons and minority members to occupy suitable housing.

- 2.6 Encourage the development of socially and economically diverse communities.
- 2.7 Disperse low-income housing throughout urban areas.
- 2.8 Continue to seek available federal and state funds to improve the supply of low-cost housing through active intergovernmental and interagency cooperation.
- 2.9 Provide incentives including "Fast Tracking" (Priority Processing) and density bonuses, among others, for developments which include low/moderate income housing. (Reference is made to the Countywide Chapters of the General Plan.)

#### **Manufactured Housing/Mobilehome Parks**

- 3.1 Encourage the development of manufactured housing and mobilehome parks as a means of augmenting the availability of affordable housing.
- 3.2 Permit mobilehomes on individual lots in rural areas, subject to meeting all applicable performance standards. (Reference: Los Angeles County Zoning Ordinance)
- 3.3 Encourage mobilehome parks to locate in residential areas, where zoning permits, and specifically exclude them from industrial areas.
- 3.4 Encourage the development of innovative ownership/lease mechanisms.
- 3.5 Encourage the development of mobilehome parks designed for, and committed to accommodate, relocated homes.
- 3.6 Development of mobilehome parks on urban designated land in which at least 25% of the spaces are reserved for relocated mobilehome units, shall be allowed to develop at the next higher land use density category.

## **COMMUNITY REVITALIZATION ELEMENT**

### **Housing Quality**

- 1.1 Post notice of proposed demolition of any residential structure in the County Department of Public Works' office 30 days prior to demolition to allow interested persons the opportunity to purchase such structure and move it rather than destroy it.
- 1.2 Promote programs for rehabilitation of deteriorating housing units.
- 1.3 Encourage rehabilitation and maintenance of housing by providing financial incentives.

### **Preservation of Older Commercial Areas**

- 2.1 Provide for increasing residential densities near commercial areas.

## **COMMUNITY DESIGN ELEMENT**

### **Compatibility and Proximity of Urban Activities**

- 1.1 Mitigate where possible undesirable impacts of development on adjacent land uses through utilization of appropriate buffers, building codes and standards.

### **Relationship of Urban and Natural Environments**

- 2.1 Carefully integrate physical development in rural areas into the natural environmental setting.

### **Physical Appearances - Community Image**

- 3.1 Establish standards on appearance and design issues within the Santa Clarita Valley where appropriate.
- 3.2 Require that all new power distribution networks, communication lines, and other service network facilities be located underground wherever practical. Transmission lines should be located underground where feasible.

- 3.3 Maintain a long-range program for the underground relocation of overhead power distribution facilities, telephone lines and other utility services.
- 3.4 Identify and use landmarks, topographic features and other dominant physical characteristics of each community as a focus for developing a community image.
- 3.5 Encourage planting of street trees in urban portions of the Santa Clarita Valley.
- 3.6 Review periodically the adequacy of the County's ordinance to protect oak and other significant trees.
- 3.7 Promote and enhance a rural community character in rural areas.

#### **ECONOMIC DEVELOPMENT ELEMENT**

- 1.1 Promote a strong and diversified economy and the growth of job opportunities in the Santa Clarita Valley.
- 1.2 Encourage development of clean industries, a broad range of retail and service commercial uses, medical, and entertainment facilities in appropriate locations.
- 1.3 Support infrastructure improvements in appropriate locations which contribute to development or expansion of employment producing uses.

#### **CIRCULATION ELEMENT**

The Circulation Plan does not constitute a commitment by the County of Los Angeles to construct any improvements. Only a budget adopted by the Board of Supervisors constitutes a commitment, since that action is based on reasonable assurance that funds will be available. It is intended that Los Angeles County continue its policy of updating the County Highway Plan in cooperation with the cities and citizens of the county.

The Circulation Plan describes a system of arterial highways for the Santa Clarita Valley, which is intended to protect rights-of-way in areas consistent with potential growth. Many of the roads that currently serve rural functions appear to be adequate for future needs.

Modifications to the Circulation Plan are expected to be recommended by the County's Interdepartmental Engineering Committee as development patterns become more precisely established.

#### **Internal Urban Area Circulation**

- 1.1 Encourage federal and state revenue allocations for roadway improvements to meet the needs of actual land use developments and increasing traffic.
- 1.2 Assure that highway user funds are spent for highways and highway safety improvements.
- 1.3 Review future traffic projections as actual land use changes occur. In addition to standard weekday traffic counts, weekend counts will be made on arterials significantly affected by weekend recreational areas.
- 1.4 Encourage appropriate truck bypass routes throughout the community.
- 1.5 Consider the provision of pedestrian and bicycle access to major shopping centers in the Santa Clarita Valley.
- 1.6 Encourage development of access throughout the Santa Clarita Valley through the allocation of federal, state, and county highway user and gas tax funds.
- 1.7 Implement an arterial network that will adequately serve the rural to urban, recreational, emergency, and everyday circulation needs of the Santa Clarita Valley.

#### **Inter-Urban Access**

- 2.1 Encourage the State of California to improve the capacity of the Golden State and Antelope Valley Freeways as traffic volumes dictate. Route 126 from the Antelope Valley Freeway to the Ventura County boundary is also recommended for construction as an expressway.

- 2.2 Encourage the provision of a rapid transit system connecting the Santa Clarita Valley with the Los Angeles metropolitan area.
- 2.3 Encourage the State of California to expand the access to the freeway system as needed to serve the area and to maximize freeway capacity.

#### **Public Transportation**

- 3.1 Continue to evaluate the public transit program in the Santa Clarita Valley. If justified, public transit programs such as service for the transit dependent (e.g. poor, elderly, and young people) and those who desire an alternative to the private motor vehicle will then be considered.

#### **Scenic Highways**

- 4.1 Help insure retention of scenic values by designating highways for study on the Scenic Highways Plan.
- 4.2 When evaluating proposed scenic highways, consider that a major criterion for selection of proposed routes was that a candidate highway pass through areas shown as predominately non-urban on the Santa Clarita Valley Land Use Policy Map. Designation of these routes is not intended to preclude urban development.
- 4.3 Periodically review and update the Scenic Highway Plan.

### **PUBLIC SERVICES AND FACILITIES ELEMENT**

#### **Water Supply**

- 1.1 Develop and use groundwater sources to their safe yield limits, but not to the extent that degradation of the groundwater basins occurs.
- 1.2 Use imported water to relieve overdrafted groundwater basins and maintain their safe yield for domestic uses outside of urban areas.

## **Liquid Waste Disposal/Reclamation**

- 2.1 Require a public or private sewage treatment system for developments which, if left unsewered, would threaten nitrate pollution of groundwater, or where otherwise required by County regulation.
- 2.2 Require annexation of a newly developing area to an existing sanitation district where practicable.

## **Flood Control/Drainage**

- 3.1 Use floodways for recreation where feasible. Floodway recreational uses should be limited to those not requiring structures or improvements that could obstruct the natural flow of floodwater.
- 3.2 Construct flood control improvements to protect existing or proposed urban areas.

## **Solid Waste Disposal**

- 4.1 Implement the Los Angeles County Solid Waste Management Plan and the Water and Waste Management Element of the County General Plan, which contain policies and programs for the Santa Clarita Valley.

## **ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT**

### **Natural Resources**

- 1.1 Restrict use of off-road vehicles to lands already disrupted by such uses or to lands exhibiting low environmental sensitivity.
- 1.2 As funding becomes available, give high priority to acquisition of areas possessing rare species and unique natural values for preservation of scientific and nature study.
- 1.3 Establish an environmental early-warning system within the County government to monitor the health and viability of rare species and such "threatened" species as oak trees and to take positive action to guarantee their survival.

- 1.4 Protect the viability of surface water, since it provides a habitat for fish and other water-related organisms, as well as being an important environmental component for land-based plants and animals.
- 1.5 Encourage clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain where consistent with existing community character.
- 1.6 Protect known archaeological and historical resources to the extent appropriate.
- 1.7 Require archaeological surface reconnaissance and impact assessment by a qualified archaeologist for any significant development proposed on, or adjacent to, known archaeological sites.
- 1.8 Promote air quality that is compatible with health, well-being, and enjoyment of life. The public nuisance, property and vegetative damage, and deterioration of aesthetic qualities that result from air pollution contaminants should be prevented to the greatest degree possible.
- 1.9 Monitor the effectiveness of the County's Oak Tree Ordinance which was designed to preserve and enhance the oak trees of the Santa Clarita Valley.

#### **Significant Ecological Areas**

- 2.1 Protect identified resources in Significant Ecological Areas (shown on the Land Use Policy Map) by appropriate measures including preservation, mitigation and enhancement.
- 2.2 Advocate public acquisition of Significant Ecological Areas, especially where preservation and enhancement are of high priority.
- 2.3 Require site level analysis of proposed development projects within Significant Ecological Areas to insure that adverse impacts upon resources within identified Significant Ecological Areas are minimized.

### **Managed Resource Production**

- 3.1 Maintain, where feasible, aquifer recharge zones to assure water quality and quantity.
- 3.2 Carefully consider, in all governmental and private actions related to sewage and solid waste disposal, the potential effects on local groundwater quality.
- 3.3 Protect important mineral resources by a long-range approach toward mineral resource utilization.

### **Hazardous Areas**

- 4.1 Prevent public exposure to flood hazards by prohibiting residential, commercial, and industrial development in recognized flood inundation areas unless proper mitigation is instituted.
- 4.2 Encourage the multiple use of flood inundation areas for recreation, agriculture, scenic relief, groundwater recharge and wildlife protection.
- 4.3 Support programs to reduce fire hazards in areas of high and extreme fire risk.

### **Recreation**

- 5.1 Promote the acquisition of land for public parks and improvement of existing park sites in park deficient areas.
- 5.2 Apply currently recommended standards for the provision of local park facilities.
- 5.3 Promote the establishment of a centrally located sports complex with gymnasium in the Santa Clarita Valley.
- 5.4 Support the proposed development of Castaic Lake as a major Southern California multi-use recreation facility.
- 5.5 Support efforts by the Department of Parks and Recreation to consolidate park funds and land dedications in order to provide fewer but larger parks to allow for more economically efficient park operation, and



to use Quimby "In-Lieu" funds for park development where appropriate.

- 5.6 Support efforts to satisfy the demand for more "active use" facilities such as ball fields, soccer fields and golf courses.
- 5.7 Maximize use of the recreational potential of the Angeles National Forest as outlined in the Angeles Forest Land Management Plan.

### **Trails**

- 6.1 As funding becomes available, implement the Trails Plan for the Santa Clarita Valley. Routes identified should be considered "routes for further study" and constitute a regional system. "Feeder trails" may be developed to encourage use of and improve access to the trails system. The San Francisquito and Sierra Pelona Ridge trails are recommended for extension to the Pacific Crest Trail where it passes through the Antelope Valley planning area. Alignments are not intended to be precise; rather, the best and most feasible route is to be determined as a result of further study. As part of this implementation program, trail standards should be developed, including recommended signage limiting County liability, and design and signage alternatives to eliminate use of trails by motor vehicles.
- 6.2 Encourage developers to accommodate trail needs within and between equestrian developments, including the construction of private feeder routes into the main trails system. The provision of local trails is particularly compatible with the hillside management and open space provisions of this plan.
- 6.3 Where feasible, utilize designated open bottom flood control channels for horseback riding trails during the dry season as shown on the Trails Plan.
- 6.4 Encourage the use of public utility rights-of-way for trails when practical and compatible with the utility present, as shown on the Trails Plan.

- 6.5 Where practical and compatible with road design, expected traffic volume and speed, utilize roadway shoulders in rural areas for trails as shown on the Trails Plan. Routes shown in urban areas are intended to be located within existing floodplains or other areas physically separated from existing development so as not to intrude into existing built-up areas.
- 6.6 Encourage the construction of public trail heads (especially where trails cross public parks) to serve as trails starts and mid-trail rest stops.

### **Bikeways**

- 7.1 Implement the Bikeway Plan for the Santa Clarita Valley.
- 7.2 Utilize public funds for bikeways primarily for the regional network of bikeways.
- 7.3 Encourage developers to accommodate local bikeway needs within and between developments of all types.
- 7.4 Where feasible, utilize flood control channels for bikeways. As funding becomes available, specific plans for this use should be prepared, including recommended signage prohibiting motor vehicle (including motorcycle) use and limiting County liability, gates restricting public entry to bicycles only and appropriate fencing to protect the bicyclist and discourage misuse of the routes.
- 7.5 For bicyclists, pedestrians, and automobile drivers and passengers alike, encourage the development of signed bikeways and separate bike paths rather than striped lanes on roadways. Striped bikeways provide a false sense of security to the bicyclist as well as making vehicle right-of-way rules confusing at intersections.
- 7.6 Oppose opening of the bikeway paralleling Highway 126 until that road is widened to its full, planned width as shown on the Highway Plan.

## **Funding**

- 8.1 Encourage the use of volunteers and community organizations for specific maintenance and improvement projects for public parks, trails and bikeways.
- 8.2 Support continuation of the current shared use agreement with the Department of Parks and Recreation and the local school systems.
- 8.3 Support efforts to seek changes in State park lands dedication law to allow for more flexibility as described in Policy 5.5.

## **NOISE ELEMENT**

### **General Policy**

- 1.1 Implement the Noise Element of the County General Plan, which contains policies and programs applicable to the Santa Clarita Valley.
- 1.2 Designate all areas shown on the General Plan map within a projected CNEL contour of 60 dB for airports, freeways, railroads, and rapid transit lines as "Noise Impact Management Areas". This classification will be overlaid onto other land use classifications (i.e., property designated "residential" will be redesignated "residential-noise impact management area").
- 1.3 Closely monitor conditions contributing to noise levels. As changes occur in the factors which contribute to these levels (vehicle trips, railroad use, technology, rate of development, etc.), revised noise contours will be prepared. Modification of the extent of CNEL contour of 60 dB will be accompanied by appropriate modifications to the "Noise Impact Management Area" classification on the Land Use Policy Map. Conditions of development shall not be retroactively applied to uses existing at the time of reclassification.

## **SAFETY ELEMENT**

### **General Policy**

- 1.1 Implement the County Safety and Seismic Safety Elements of the County General Plan which contain policies and programs applicable to the Santa Clarita Valley.

### **Fire Hazards**

- 2.1 Carefully control urban development in areas with identified brush fire hazards, except in areas where fire retardant planting and/or fuel removal have eliminated the fire hazard to the satisfaction of the County Forester.

### **Geologic Hazards**

- 3.1 Improve programs and practices for dealing with erosion, settlement, and other soil-related hazards.
- 3.2 Encourage continued research in the field of geologic hazard reduction.
- 3.3 Restrict urban development in areas with known slope stability problems unless appropriate mitigation measures are provided. Prohibit development in these areas until a geologic site investigation has been conducted and mitigating measures have been taken that satisfy the County Department of Public Works.

## **ENERGY CONSERVATION ELEMENT**

### **General Policies**

- 1.1 Conserve energy in all its forms to a degree commensurate with an optimum level of living and economic activities.
- 1.2 Require the adequate insulation of all new heated or cooled structures for energy conservation.
- 1.3 Maintain, and improve where possible, currently adopted building standards which promote the conservation of energy.

- 1.4 Offer inducements to encourage energy-saving changes and innovations. Suggestions for energy-conserving methods, techniques, and innovations should be solicited and circulated to builders, landscapers, architects and other interested persons.
- 1.5 Encourage installation of water saving devices such as low-flow faucets, showerheads, etc., in new private and public structures.

#### **Transportation Energy Needs**

- 2.1 Encourage development of self-sufficient communities, providing housing, employment and other opportunities.

#### **Public-Policy Influence on Life Styles**

- 3.1 Review currently required street lighting levels in the interest of conserving energy.

**B. LAND USE CLASSIFICATIONS**

The following classifications specify development intensities and special conditions for use in the Santa Clarita Valley.\*

**1. Residential**

- a. Non-urban 1: maximum 0.5 dwelling units per acre.
- b. Non-urban 2: 0.5 to 1.0 dwelling unit per acre.
- c. Urban 1: 1.1 to 3.3 dwelling units per acre.
- d. Urban 2: 3.4 to 6.6 dwelling units per acre.
- e. Urban 3: 6.7 to 15.0 dwelling units per acre.
- f. Urban 4: 15.1 to 40 dwelling units per acre.

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\*In order to prevent the creation of hardship, an application for development approval, which is the final discretionary approval required by the County, may be exempted from the provisions of current General Plan chapters and elements, including those relating to the Santa Clarita Valley Area Plan, where it can be demonstrated that:

- (1) the filing date of the application was prior to adoption of subsequent amendments to the Plan chapters or elements;
- (2) the proposed development was consistent with all existing General Plan chapters and elements at the time of filing;
- (3) the applicant proceeded diligently and in good faith with the processing of the application, from the time of filing to the present; and
- (4) the proposed development would not endanger the public health and safety.

Where (1) through (4) can be found to apply, an application for development approval shall be reviewed for compliance with the appropriate Plan Policies in place at the time of filing.

The following special notes relate to residential use of lands:

- a. All residential densities are indicated per gross acre.
- b. Residential density designations in the Santa Clarita Valley should be considered as average densities for the total proposed development site, to promote clustering, the provision of additional open space, and the avoidance of hazardous lands. Clustering shall be defined as the rearrangement of units allowed within a single land use classification on a project site. When this option is exercised, the open space will be classified by the County as a non-buildable area until demolition of the project or revision of the General Plan. (Reference is made to the Countywide Chapters of the General Plan.)
- c. For the provision of affordable housing as defined by County ordinance, density bonuses of up to 50% may be awarded in excess of density maximums specified in this plan.
- d. Density transfer shall be defined as the rearrangement of allowed units among land use classifications on a project site. In order to preserve open space and hillsides, promote superior design and provide flexibility to respond to changing housing needs, density transfers internally within a project (regardless of urban or non-urban designation) will be permitted\*\* when geological or topographic data support the need. The change is for the purpose of better design and permitted only when it does not increase the number of units or affect health and safety detrimentally.

Within a project site the following maximums shall apply to specific land use classifications after the transfer of densities.\*

Land Use Classification	Transfer Maximum
U1	6.6 du/acre
U2	15.0 du/acre
U3	20.0 du/acre
U4	40.0 du/acre

(The standard U4 maximum density is not to be altered through density transfer.)

- e. Commercially designated properties (as shown on the Land Use Policy Map) in the Santa Clarita Valley may also be developed to appropriate residential uses through a Conditional Use Permit process pending findings that the proposed use is compatible with the surrounding area, that no significant negative environmental impacts will result from the development, and that the project will be adequately served by necessary public services and facilities. The maximum density shall not exceed 40 dwelling units per acre unless a density bonus has been granted for the provision of low moderate income housing. Mixed use (i.e., commercial and residential uses in one structure) developments are permitted, as well.
- f. Development in non-urban areas up to the maximum density of one dwelling unit per acre may be permitted subject to rural development standards (including special management area policies) where it is found that:
- 1) such development would not expand a non-urban cluster, and
  - 2) at least fifty percent (50%) of the topographically similar land within a 1,000 foot radius of the subject property (not including the subject

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\*In accordance with County ordinance, these listed maximums may be exceeded to accommodate density bonuses awarded to projects involving low- to very low-income housing.



property itself) is within parcels smaller than or equal to the average parcel size proposed for the subject property.

## 2. Non-Residential Uses in Non-Urban Areas

Non-residential uses requiring, or appropriate to, remote locations or rural areas shall be allowed in N1, N2, and HM designations in keeping with the following general guidelines:

Where required by the zoning ordinance, the application process for a non-residential use in a rural area will involve the public hearing process and appropriate conditioning of the design of the project such that the negative impacts on adjacent land uses and the environment will be minimized.

In the event of termination of waste disposal and mineral extraction facilities and other land modifying uses, effectuation of approved site restoration plans shall be required.

Typical uses would include (subject to compliance with Section 2 of the General Conditions for Development found elsewhere in this document):

- a. Local and highway oriented commercial and industrial uses to serve the needs of local residents and travelers.
- b. Industrial activities requiring remote or secluded locations for product testing, development and storage (including the manufacture and/or storage of explosives and/or other volatile/hazardous substances).
- c. Public and semi-public uses typically located in non-urban environs, such as solid and liquid waste disposal sites, utility and communication installations, and schools and other public facilities necessary to serve non-urban populations.
- d. Private and commercial recreational uses and specialized activities such as nature study centers, scientific research and educational facilities, camps, lodges and retreats, and visitor accommodations, services and facilities when designed in a manner

compatible with and sensitive to surrounding scenic and natural resources.

- e. Agricultural activities including livestock grazing, bee-keeping, orchards and vineyards.
- f. Mineral extraction uses such as quarries and oil and gas fields.

### 3. Commercial

- a. Community Commercial: Generally this type serves several adjoining neighborhoods. Supermarkets, drug stores, small clothing stores and gift shops, hardware stores, shoe stores, jewelry stores, specialty shops, ice cream parlors, candy stores, coffee shops, small restaurants, donut shops, branch banks and small retail and supporting outlets found in large shopping centers typify what may be expected in a community commercial center.
  - 1) Unmapped Community Commercial: In addition to areas designated "Commercial" on the Land Use Policy Map, other appropriate areas may be developed to locally serving enterprises and small multi-use centers subject to the "Unmapped Community Commercial Conditions for Development" found elsewhere in this document.
  - 2) Unmapped Highway Oriented Commercial: In addition to the areas designated for commercial use on the Land Use Policy Map, other appropriate areas may be developed to highway-oriented uses subject to the "Unmapped Highway Oriented Commercial Conditions for Development" found elsewhere in this document.
- b. Regional Commercial: Such a center would serve a market area of many square miles and population of 150,000 to 250,000 persons. Potentially included would be several major department stores and supporting clothing and service stores, an automobile center, hotel/motels, and other like facilities.

- c. **Resort Recreation:** Commercial facilities and light industrial uses such as recreational vehicle storage and boat repair oriented to the recreation activities or traveling needs of the public. These may be public or private. Examples include Magic Mountain and the Castaic Recreation Area.

#### **4. Industry**

Land that has been designated for light, medium and heavy industrial uses with service commercial. While the Plan does not distinguish intensity and type of industry, it implies that it be clean, non-polluting, with no offensive odors, and that it be visually attractive. Emphasis is placed on developing designated sites to industrial park standards.

#### **5. Public Service Facilities**

Existing elementary and high schools, proposed elementary and high schools (specific sites are not designated, rather generalized locations only are denoted), hospitals, fire and police stations, and civic facilities. In the event that public uses are terminated on lands of 30 acres or less, it is the intent of this plan that other reasonable uses of the property be allowed without the need for a Plan Amendment. Decisions regarding the most appropriate use of specific parcels in such instances should be guided by compatibility and suitability criteria found in the Countywide Chapters of the General Plan and the finding that the intensity of such use does not exceed that allowed in the adjacent land use classification.

#### **6. Open Space**

Open space areas are considered to be lands under public or private ownership that are essentially free of structures and roads, and maintained in an open or natural state. These areas are primarily managed for recreation purposes, the protection of natural resources, and/or for purposes of safeguarding public health and safety. In the event that open space uses--public or private--are terminated on lands of 30 acres or less, or that mapping errors are found, it is the intent of this plan that other reasonable uses of the property be allowed without the need for a Plan Amendment. Decisions regarding the most appropriate use of

specific parcels in such instances should be guided by compatibility and suitability criteria found in the Countywide Chapters of the General Plan and the finding that the intensity of such use does not exceed that allowed in the adjacent land use classification.

In this Plan, open space is separated into three major categories.

- a. **Public:** Recommended to be under public ownership and includes parks, public golf courses, driving ranges, camps, picnic areas, boating areas, amusement parks, dune buggy parks, and those lands which remain undeveloped under the Flood Plan, Significant Ecological Area and Hillside Management Policies.
- b. **Private:** Privately owned land designated primarily for recreation uses, such as golf courses, driving ranges, camps, picnic areas, boating areas, amusement parks, dune buggy parks, and those lands which remain undeveloped under the Flood Plain, Significant Ecological Area and Hillside Management Policies.
- c. **Angeles and Los Padres National Forest:** private inholdings within the forest boundaries are designated for non-urban uses at a maximum density of 1 unit/5 acres except within established residential communities where higher densities presently exist. Within these established residential communities future development may occur at non-urban, and in some instances, low urban densities consistent with the existing character of the area. Commercial uses to support user groups within the forest may be permitted. In all cases, development proposals will be subject to applicable hillside management and flood protection performance standards and criteria. All proposed private and public development projects within the National Forest boundaries will be reviewed by both the Regional Planning Commission and the U.S. Forestry Service for compliance with applicable land use and resource management plans.

## 7. Special Management Areas

Many environmental and man-imposed factors impact the ultimate use of land due to their unique characteristics. Development without adherence to special precautions in areas where these factors exist could result in loss of, or severe damage to, life and property, or seriously alter and degrade the natural environment. For these reasons, a series of special land use classifications have been identified and special standards for development in these areas established.

These special area designations include:

### a. Non-Urban Hillside Areas

- 1) Areas shown as Hillside Management Areas (HM) are those areas classified as "Non-Urban" on the Land Use Policy Map of the Countywide Land Use Element where the slope typically exceeds 25% (4 horizontal to 1 vertical).
- 2) Within these areas, it is intended that future development will occur in the most suitable and least environmentally sensitive areas, and will be designed in terms of scale and intensity in a manner compatible with the natural resource values and character of the area.
- 3) Approval of residential development proposals will be based upon the ability to mitigate natural hazards and provide for compatible hillside design. Development proposals in these designated hillside areas (as well as any other areas meeting the criteria specified in paragraph 1c of the General Conditions of Development) shall comply with the General Conditions of Development located elsewhere in this document and with the General Conditions for Development contained in the Countywide Chapters of the County General Plan.

**b. Floodplain Management Areas**

- 1) Floodways and floodplains identified by the Department of Public Works or the U.S. Army Corps of Engineers, are designated as "Floodplain Management Areas". Precise boundaries will be determined by the Department of Public Works based on site-specific data.
- 2) Within the floodway, or watercourse itself, it is recommended that only certain extractive industrial (such as sand and gravel), agricultural, open space, light recreational and groundwater recharge uses be facilitated.
- 3) In surrounding floodplains, residential, commercial, or industrial uses can be facilitated providing appropriate flood protective measures are exercised, subject to approval by the Department of Public Works. Such protective measures would require that the bottom elevation of the structure, or first floor, be at least one foot above the level of the "design flood". Any development of design features which would increase the level of the design flood by more than one foot should be offset by approved stream improvements (costs to be incurred by the developer).
- 4) Whenever flood control measures are provided so as to eliminate the flood hazard to the satisfaction of the Department of Public Works, the Floodplain Management classification will be removed. Where this classification is removed:
  - the alternative land use category shown in parentheses on the Land Use Policy map) shall apply; or
  - if no alternative land use category has been identified, the land use categories adjacent to the Floodplain Management area will be extended into such area without the need for a plan amendment.

**c. Significant Ecological Areas**

- 1) Significant Ecological Areas are ecologically important or fragile land and water areas valuable as plant or animal communities. (Reference is made to the Countywide Chapters of the General Plan.) Significant Ecological Areas have been designated for being one or more of the following:
  - a habitat for rare and endangered species of plants and animals,
  - a restricted natural community which is scarce on a regional basis,
  - a habitat of restricted distribution in the County,
  - a breeding or nesting ground, an unusual biotic community,
  - a site with critical wildlife and fish value, and/or
  - a relatively undisturbed habitat.
- 2) Future additions and deletions to identified Significant Ecological Areas may be appropriate based on updated, more detailed biotic surveys.
- 3) Preservation techniques may include County land use regulations, density transfer, clustering, transfer of development rights, open space easements, deed restrictions, private land gifts and/or public acquisition. Determination of specific protective mechanisms for each Significant Ecological Area requires individual site level analysis through the Conditional Use Permit process based on the resource present. Specific biotic surveys are required for review by the County Significant Ecological Area Technical Advisory Committee (SEATAC) as part of the environmental review process. The plan does not infer, however, that reasonable use of privately held lands within such areas shall be precluded without just compensation. Rather, the general conditions and standards specified elsewhere in this document are provided to guide specific land use decisions.

#### 4) SEA Compatible Land Uses:

Within Significant Ecological Areas the following activities are considered compatible by definition: regulated scientific study; passive recreation including wildlife observation and photography; and limited picnicking, riding and hiking, and overnight camping. In addition, the following uses may be compatible as determined by a detailed biotic survey, with conditions imposed as necessary to ensure protection of identified ecological resources:

- Residential uses at densities compatible with the resource values present (not to exceed those specified by the Land Use Policy Map) and consistent with community character.
- Commercial uses of a minor nature serving local residents and visitors;
- Where no alternative site or alignment is feasible, public and semi-public uses essential to the maintenance of public health, safety and welfare;
- Where compatible with identified biotic resources, extractive uses including oil and gas recovery and rock, sand and gravel quarrying.

#### 5) SEA Design Compatibility Criteria:

Each development proposed within a designated SEA design criteria set forth in the "General Conditions for Development" using the Performance Review Procedure set forth in the Countywide Chapters of the County General Plan.

#### d. Noise Impact Management Areas

- 1) Any area within projected CNEL contours of 60 dB should be designated a "Noise Impact Management Area". This classification will be overlaid onto other land use classifications, i.e., property designated "residential" will be redesignated "residential-noise impact area". CNELs, in accordance with State law, are delineated in the General Plan for



existing and future airports, freeways, railroads and rapid transit lines.

- 2) Noise contours as shown on the General Plan Map for 2000 will be used to determine the areas subject to these Noise Impact Management regulations. As future studies yield more accurate noise contours, the "Noise Impact Management Areas" will be altered to reflect the changes.

## 8. Existing Uses

Given the generalized nature and scale of the mapping, there are a variety of existing uses and developments fulfilling an important social or economic need which may not be explicitly depicted on the Land Use Policy Map. Such uses include existing residential, existing local commercial and industrial uses, existing public and semi-public uses, among others.

It is the express intent of the Plan that these legally established uses and developments may be allowed to operate throughout the time-frame covered by the Plan if they are found to be operated in full compliance with applicable codes and ordinances and can be shown to fill an important social or economic need within the area. However, while normal maintenance and repair is to be allowed, expansion or intensification of these uses is not permitted except through the Plan Amendment process.

## C. GENERAL CONDITIONS FOR DEVELOPMENT

### 1. Hillside Development

Hillside areas are defined as mountainous and foothill terrain having a natural slope of 25% (4 horizontal to 1 vertical) or more. Whether designated on the Land Use Policy Map or not, all areas meeting this definition are considered hillside areas. Two categories of hillside lands exist--Urban and Non-urban--and are subject to the following general conditions of development:

#### a. Urban Hillsides

Urban hillside areas are defined as lands characterized by natural slopes of 25% or

greater, and designated for urban use on the Land Use Policy Map. These areas are planned to receive an urban level of services including roads, utilities, and commercial, industrial or public facilities.

- 1) Allowable Densities: Urban hillside areas may be developed within the range of use types and intensities established by the Land Use Policy Map. Residential development greater than the midpoint of the permitted density range will be reviewed for compliance with the performance review criteria contained in the countywide chapters of the County General Plan and will require approval of a Conditional Use Permit.
- 2) Density Transfer: Density transfer and clustering of structures from steeper to more gently rolling and level land is encouraged as a means of preserving the natural terrain, minimizing grading and reducing exposure to natural hazards. A cluster concept may be utilized to minimize adverse visual impacts on neighboring residential uses, provided that it does not substantially alter the character of existing neighborhoods or communities.
- 3) Natural or Open Area Standards: A minimum of twenty-five percent (25%) of a project site shall be retained in a natural or open condition. Open space may consist of open areas in public ownership, common private ownership or private yards. Subject to approval by the Regional Planning Commission, required open areas may include: common open space for passive recreation; areas of scenic beauty; riding, hiking, and bicycle trails; areas cleared for fire suppression; and landscaped areas adjacent to streets and highways. Clearing and grading required by the County for such purposes as arterial highway access, and/or major utility rights-of-way, may be excluded from the open area calculation.

**b. Non-Urban Hillsides**

Non-urban hillside areas are defined as lands characterized by natural slopes of 25% or greater and designated for a non-urban level of development on the Land Use Policy Map.

All such areas (whether they are designated HM, N-1 or N-2) meeting this definition will be subject to the following general conditions of development:

- 1) Allowable Densities: Residential development shall be subject to the following density standards:

<u>% Slope</u>	<u>Low Density Threshold</u>	<u>Maximum Density</u>
0-25 (designated HM)	1 d.u. per 5 acres	1 unit per 2 acres**
25-50	1 d.u. per 10 acres	1 unit per 2 acres**
Greater than 50	N/A	1 unit per 20 acres

All residential development proposals at densities exceeding the low density threshold (as calculated using the method on Page III-82 of County General Plan) will be reviewed

\* As provided in Rural Residential Development Standards.

\*\* Those lands designated as HM and found to be contiguous to, and within a 1/4 mile of, areas designated on the Land Use Policy Map as urban residential, commercial or industrial shall be eligible for a maximum residential density of 1 dwelling unit per acre. Hillside areas designated as N-2 shall also be subject to performance review criteria.

for compliance with the performance review criteria contained in the countywide chapters of the County General Plan and will require approval of a Conditional Use Permit. The density granted by the permit will reflect the extent to which performance criteria are met.

- 2) **Density Transfer:** Density transfer from steeper slopes to more gently rolling or level land is encouraged as a means of preserving the natural terrain, minimizing grading and reducing exposure to natural hazards. Where a cluster concept is employed, development should minimize adverse visual impacts on neighboring residential uses, and not substantially alter the character of existing communities. In no event is density transfer permitted to areas of a project site predominantly in excess of 50% natural slope.
- 3) **Natural or Open Area Standards:** Within non-urban residential hillside developments a minimum of seventy percent (70%) of a project site shall be retained in a natural or open condition. Subject to approval by the Regional Planning Commission, required open areas may include: common open space for passive recreation; areas graded for rounding of slopes to contour appearance; areas of scenic beauty; hiking, riding and bicycling trails; areas cleared for fire suppression, and landscaped areas adjacent to streets and highways. Clearing and grading required by the County for such purposes as arterial highway access, and/or major utility rights-of-way, may be excluded from the calculation. The designated natural or open area may consist of open space lands in public ownership, common private ownership, common private ownership, or private yards.

## **2. Non-Residential Uses in Non-Urban Areas**

- a. The proposed use should be located and designed so as not to conflict with established or planned community land use and circulation patterns. Whenever necessary, the proposed use should be located and designed so as to provide an appropriate land buffer between potentially disruptive, polluting and/or hazardous uses and surrounding lands.

- b. The necessary public services and infrastructure should be in or readily available, including appropriate sewage disposal facilities and water for domestic use as well as firefighting. In areas lacking public services, it shall be demonstrated that the development proposal will not require an unusual public investment. Those improvement costs which benefit only a particular development should be borne by that development, while costs of improvements beneficial to a greater segment of the overall community should be shared by the community.
- c. The proposed use shall be located in areas deemed suitable from an ecologic, geologic and topographic standpoint. The design must minimize the environmental and geologic impacts of the project and preclude groundwater contamination.
- d. Access, egress and onsite parking should be provided in a manner which maximizes safety and minimizes adverse impacts on surrounding land use patterns. Convenient all weather access will be required for firefighting purposes.
- e. The design and location of the project should ensure that the transport of toxic, explosive or otherwise hazardous substances will avoid existing or planned (as shown on the adopted Santa Clarita Valley Plan) residential communities. Building and site design of any potentially volatile or otherwise hazardous land use should consider as its prime objective the health, safety and welfare of the community in which it is situated or to which it is proximate.
- f. The proposed site should be appropriately landscaped, fenced and screened to minimize the visual impact on surrounding and overlooking residences. Particular consideration shall be given to noise, odor, lights, and traffic impacts on neighboring development.
- g. Consideration should be given to appropriate hours of operation.

- h. Outdoor advertising should be designed in such a way as to minimize negative impacts on adjacent properties.
- i. Where appropriate, undergrounding of all local utilities is desirable. New overhead major utility lines (e.g., power, telephone or transmission lines) should, where possible, follow the least visible route and cross ridgelines at the most visually unobtrusive locations.
- j. Where appropriate, structures in hillside areas should be designed to preserve scenic value. Where feasible, structures should be placed so that roof lines do not protrude above road grade on the down slope side. The imaginative use of multi-level development is encouraged to reduce grading, enhance view potential, and maximize usable outdoor space where desirable. Major ridgelines should be preserved wherever possible. Where practical, structures should be limited to one story on major ridgelines. In addition, clustered development projects should be designed to minimize adverse visual impacts on neighboring residential uses, and to achieve compatibility with established community character.

All cut-and-fill slopes over five feet in vertical height should be planted with adequate plant materials to protect against erosion. Trees, shrubs and ground covers shall completely cover exposed graded area.

- k. The ability of major and secondary highways to serve as escape routes and to accommodate seasonal recreation traffic from outside the areas shall be considered in reviewing the development proposal, particularly with proposals for uses involving volatile/hazardous materials.
- l. In identified hazard areas, the design of proposed developments should include use of appropriate hazard mitigating or avoidance measures:

**Fire:** In identified brush fire hazard areas, mitigation techniques should include use of fire retardant materials, brush clearance, a design which provides for

a defensible perimeter and implementation of a suitable emergency access plan.

**Flood:** Development should be designed so as to not interfere with natural drainage during severe storms nor become endangered by such runoff. Wherever appropriate, natural watercourses in rural areas should be retained in as natural a state as possible, minimizing modification of the natural carrying capacity or production of excess siltation.

- m. Biotic, cultural and scenic resources should be recognized and addressed in the design of any project. To the extent practical, measures should be taken to minimize any negative impacts resulting from a development proposal. As part of the review process, it may be necessary to require a survey of the site by qualified professionals.

### 3. Rural Residential Development Standards

Where densities proposed in non-urban areas exceed 1 unit per 5 acres, the following findings must be made:

- a) The proposed use will not adversely affect local environmental quality or degrade significant natural resources such as sensitive habitat areas, riparian woodlands and scenic vistas.
- b) The proposed use will not be detrimental to public health and safety because of hazardous or special conditions.
- c) The proposed use will not substantially contribute to the deterioration of air or water quality.
- d) The proposed use, individually or in combination with other existing and proposed use patterns, will not require extension or expansion of urban services and facilities.
- e) The proposed use is conveniently accessible by paved road, and will not,

individually or in combination with other existing or proposed use patterns over burden existing non-urban roadways.

- f) The proposed use is served by water supplies and distribution facilities of sufficient capacity to meet anticipated domestic and fire protection needs.
- g) The proposed use is compatible with the character of surrounding development patterns.

#### 4. Significant Ecological Areas

The following guidelines will be applied as appropriate to protect identified resources in Significant Ecological Areas:

- a. The development should be designed to be highly compatible with biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.
- b. The development should be designed to maintain waterbodies, watercourses, and their tributaries in a natural state.
- c. The development should be designed so that wildlife movement corridors (migratory routes) are left in a natural and undisturbed state.
- d. The development should retain sufficient natural vegetative cover and/or open space to buffer critical resource areas from the proposed use.
- e. Where necessary, fences or walls should be provided to buffer important habitat areas from development. However, solid wall fences may be prohibited, in favor of open-rail fencing, where wildlife migration is important.
- f. Roads and utilities serving the proposed development should be located and designed so as not to conflict with critical resources, habitat areas or migratory paths.



## 5. Unmapped Community Commercial

### Location:

- a. The proposed use should be located on major roadways or at community focal points such as major intersections and established neighborhood shopping facilities.
- b. The proposed use should be located and designed so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns.
- c. The necessary public services should be readily available.

### Scale:

- a. The scale of local service uses, in terms of acreage and permitted floor areas, should be limited to that which can be justified by local community and neighborhood needs. In most instances, such uses, individually or in aggregate, should not exceed 5 acres in size.
- b. The height of proposed service facilities should not exceed the general profile established by existing uses, and should in no event exceed that permitted in the neighboring residential development.
- c. The overall scale and intensity of proposed local service uses should be in keeping with the surrounding neighborhood or community setting.

### Design:

- a. The site should be, to the extent possible, compact and regular in shape to minimize impacts upon adjacent noncommercial developments.
- b. The facility should be designed and operated in such a fashion as to minimize the negative impacts upon adjacent lands:

- 1) All outdoor lighting should be oriented away from adjacent residential areas.
- 2) All parking lot and loading areas shall be suitably screened from adjacent residences to minimize noise, fumes, etc.
- 3) The site should be landscaped so as to cause it to blend into the surrounding area more easily.
- 4) Development of the site should reflect locally recognized architectural themes and enhance overall community character.
- 5) Consideration should be given to appropriate hours of operation.
- 6) All roof equipment should be screened from the view of adjacent residents.

c. Local commercial signs and graphic displays should generally be confined to the facade surface of the business establishment, and should not project above the roofline nor disrupt the architectural design of the structure.

d. With the exception of a monument sign which lists the tenants within the development, free-standing signs should generally be discouraged, and permitted only when a need exists and where they are determined to be aesthetically and functionally appropriate.

**Access and Traffic:**

a. The design of the project should insure that anticipated traffic generation does not adversely affect conditions on adjacent streets and highways. Wherever possible, access from adjacent interior residential streets should be prohibited.

b. Access, egress and onsite parking should be provided in a manner which maximizes

safety and convenience, and minimizes adverse impacts on surrounding neighborhood and community land use patterns.

## 6. Unmapped Highway Oriented Commercial

### Location:

- a. The proposed use shall be located on a freeway or a major or secondary highway (per the County Highway Plan).
- b. The proposed use should be located and designed so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns.
- c. The necessary public services should be readily available.

### Scale:

- a. The scale of local service uses, in terms of acreage and permitted floor area, should be limited to that which can be justified by local needs. In most instances, such uses, individually or in aggregate, should not exceed 5 acres in size.
- b. The overall scale and intensity of proposed local service uses should be in keeping with the surrounding neighborhood or community setting.

### Design:

- a. The site should be, to the extent possible, compact and regular in shape to minimize impacts upon adjacent noncommercial developments.
- b. The facility should be designed and operated in such a fashion as to minimize the negative impacts upon adjacent lands:
  - 1) All outdoor lighting should be oriented away from adjacent residential areas.

- 2) All parking lot and loading areas shall be suitably screened from adjacent residences to minimize noise, fumes, etc.
- 3) Approximately 10% of the site should be landscaped so as to cause it to blend into the surrounding area more easily.
- 4) Development of the site should reflect locally recognized architectural themes and enhance overall community character.
- 5) Consideration should be given to appropriate hours of operation.

**Access and Traffic:**

- a. The design of the project should insure that anticipated traffic generation does not adversely affect conditions on adjacent streets and highways. Wherever possible, access from adjacent interior residential streets should be prohibited.
- b. Access, egress and on-site parking should be provided in a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding neighborhood and community land use patterns.

**D. INTERPRETING THE LAND USE POLICY MAP**

State law and good planning practice dictate that applicable plan policies be displayed on a Land Use Policy Map. According to State law, the Land Use Policy Map shall designate the proposed general distribution and general location and extent of the uses of land for housing, business, industry, open space including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities and other categories of public and private uses of land.

Further, the law states that the Land Use Element shall include a statement of the standards of population density and building intensity

recommended for various areas and shall also identify areas which are subject to flooding.

As can be seen , the Land Use Policy Map is a general depiction of plan policy. Inherent in the mapping is an element of flexibility which calls for interpretation based upon a variety of factors such as stated Plan policies and existing development or other physical features, among others. However, the Plan cannot be so flexible as to provide a "no-plan" condition where designations can be revised without consideration of basic plan policy.

The following guidelines are the basis for interpreting mapped policy to ensure a consistency implementation:

1. The official Land Use Policy Map for the Santa Clarita Valley Area Plan is the most recently adopted Land Use Policy Map found in the offices of the Department of Regional Planning.
2. Due to the scale and generalized nature of the Land Use Policy Map, it is conceivable that properties not intended for long term open space or other public use have been designated as either Open Space or Public Service Facilities. Where these properties do not exceed 30 acres in size, it is the express intent of the Plan to permit the use of these sites in a manner compatible with surrounding development as shown on the Land Use Policy Map without necessity of Plan Amendment.
3. The following statements are designed to aid in determining the intent of many of the various designations:
  - a. In general, most land use policy boundaries are intended to correspond to one or more existing physical features such as streets or highways, existing development, floodplains, or the toe of the slope on hillsides. Occasionally boundaries of approved development

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\*The General Plan defines hillsides as areas where the slope 25% (four horizontal to one vertical) or greater.

applications, limits of existing linear service systems, or ridgelines are also used.

- b. The lines distinguishing existing or proposed urban development from other areas intended for non-urban use reflect, in most instances, a physical feature such as existing development, approved development permits, the toe of slope of hillsides\* or ridgelines.
  - c. Within the mapped urban designations, the various land use classifications represent primarily existing development where it occurs, or, in vacant areas, properties which are either zoned for a particular use or for which approved development permits exist. Other areas designated for future urban development are also shown. Most such area boundaries correspond to existing physical features such as the toe of the slope of hillsides\*, ridgelines, existing or proposed streets or highways, or river and floodway.
4. Minor adjustments to the lines to more closely conform to the statements of intent found in Paragraph 3 are appropriate provided that the following conditions are found to exist:
- a. The basic relationship between land use types depicted by the Land Use Policy Map is maintained;
  - b. The adjustment in boundaries does not result in major, unanticipated impacts on existing or planned service systems;
  - c. The property is appropriate from a capability and suitability standpoint for the intended use;
  - d. No significant adverse environmental, social or economic impacts are anticipated; and

- e. The boundary adjustment can be shown to further the goals and objectives of the Santa Clarita Valley Areawide General Plan and the Los Angeles County General Plan.

## E. DESCRIPTIONS OF SIGNIFICANT ECOLOGICAL AREAS

### LYON CANYON SEA NO. 63

The site consists of a relatively narrow canyon housing both an oak woodland along with an extensive chaparral community. The oak woodland is found in the southerly portion of the area and contains both the coast live oak (*Quercus agrifolia*) and the valley oak (*Quercus lobata*). Further north up the canyon is found the chaparral community consisting of sugar-bush, ceanothus, black sage, mule fat and chemise - which is the dominant shrub.

### SAN FRANCISQUITO CANYON SEA NO. 19

San Francisquito Canyon possesses populations of the unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*). This species was formerly found in the Los Angeles, San Gabriel and Santa Ana Rivers but is now restricted to the Santa Clara River and San Francisquito Canyon. For this reason, it has been placed on the state and federal endangered species lists. In San Francisquito Canyon, it is confined to permanent streams and pools below Drinkwater Reservoir and above Baird Canyon. The lower population is dependent on the legally mandated release of water from Drinkwater Reservoir.

The primary concern for the survival of the unarmored threespine stickleback is that its habitat be maintained. It requires clean, free-flowing perennial streams and ponds surrounded by natural vegetation. The U.S. Fish and Wildlife Service identified in its recovery plan for the unarmored threespine stickleback a habitat in the canyon within the Angeles National Forest. It is labeled the San Francisquito Zone. (The Plan does not identify SEA's within the forest boundary - see U.S. Forest Service Land Management Plans for the Angeles National Forest.) Intermittent areas connecting perennial streams are also important during the wet season where surface water is present. The natural vegetation along the intermittent portion of the stream slows heavy runoff during the rainy season, and decreases destruction and siltation of habitat in downstream areas. For this reason, the floodplain in San Francisquito Canyon has been designated an SEA.

### SANTA CLARA RIVER SEA NO. 23

Soledad Canyon possesses populations of the unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*). This species was formerly found in the Los Angeles, San Gabriel and Santa Ana Rivers but is now restricted to the Santa Clara River and San Francisquito Canyon. For these reasons and due to threats to its habitat, it has been placed on the state and federal endangered species lists. In the Santa Clara River, the unarmored threespine stickleback is limited to permanent streams and pools from the Golden State Freeway west to the mouth of San Martinez Grande Canyon and from Lang east 8.5 miles to the confluence with Arrastre Canyon, thence upstream in Arrastre Canyon .8 miles. These habitats have been identified by the U.S. Fish and Wildlife Service and labeled the Del Valle and Soledad Canyon Zones respectively. These boundaries constitute part of the SEA. The floodplains in these areas are the most critical parts of the SEA. To further protect these areas, a one-half mile wide buffer is designated along each side of the floodplain. Uses normally allowed in the corresponding land use classification will continue to be permitted unless a finding is made that the proposed project or activity will adversely affect the adjacent SEA.

The reason the unarmored threespine stickleback has been able to survive in the Santa Clara River is that its habitat has not been disturbed. The Santa Clara River is also unique in being the only major river draining the San Gabriel Mountains that has not been channelized. The vegetation consists of fresh water marsh, coastal sage scrub, oak woodland and riparian woodland communities. This broad wash association is unlike that found in steeper mountain canyons and is exceedingly difficult to find in the Los Angeles basin. The trees serve as habitat for many raptorial bird species. The red-shouldered hawk is restricted to this community and is becoming increasingly uncommon in Southern California due to habitat destruction. The National Audubon Society and others have expressed concern for its welfare.

The primary concern for the survival of the unarmored threespine stickleback is the loss of suitable habitat. It requires clean, free-flowing perennial streams and ponds surrounded by native vegetation. Intermittent areas connecting perennial streams are also important during the wet season when surface water is present. The natural stream course and vegetation slow heavy runoff during the rainy season, and decrease destruction and siltation of habitat in downstream areas. For this reason, the floodplain in the Santa Clara River has been designated an SEA.



**SANTA SUSANA MOUNTAINS**  
**SEA NO. 20**

The Santa Susana Mountains are one of several relatively small ridges that form the western end of the transverse ranges and blend eastward into the larger San Gabriel and San Bernardino Mountains. The Santa Monica Mountains are part of this system and form a barrier that shields the interior ridges from the influences of moist marine air, thus causing them to be drier. The vegetation consists of coastal sage scrub on south-facing slopes, dense chaparral on north-facing slopes and valleys of riparian and oak woodland. The oak woodland habitat is extremely diverse, supporting six species of oaks. These include coast live oak (*Quercus agrifolia*), valley oak (*Q. lobata*), canyon live oak (*Q. chrysolepis*), scrub oak (*Q. dumosa*), interior live oak (*Q. wislizenii*), and Dunn's oak (*Q. dunnii*). The latter species is known only from this area in Los Angeles County.

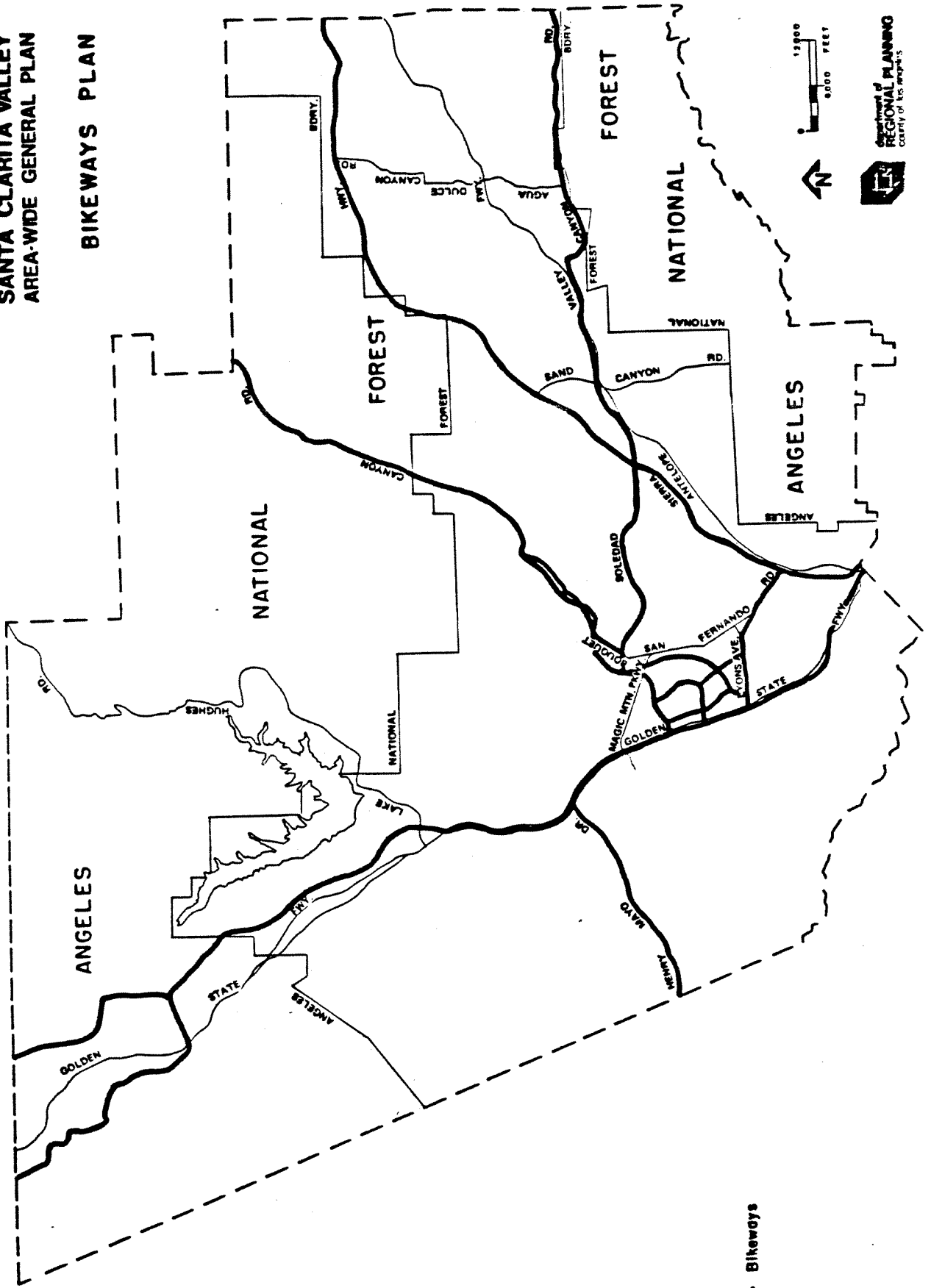
The Santa Susana Mountains are the main representative of these small dry interior mountain ranges in Los Angeles County. The core of this range is in good condition and has not been heavily disturbed by human use. As urban growth continues in the San Fernando and Simi Valleys and the Saugus-Newhall area, these mountains will become isolated from surrounding natural areas. As this occurs, it will become an important corridor for gene flow and species movement between the San Gabriel and Santa Monica Mountains, via the Simi Hills.

**VALLEY OAKS SAVANNAH, NEWHALL**  
**SEA NO. 64**

This area contains one of the last remaining stands of valley oak (*Quercus lobata*) in the Santa Clarita Valley. The site consists of such specimens scattered over the site. While the trees generally appear to be healthy, there is little evidence of new trees on the property, which raises questions about their ability to reproduce.

**SANTA CLARITA VALLEY  
AREA-WIDE GENERAL PLAN**

**BIKEWAYS PLAN**



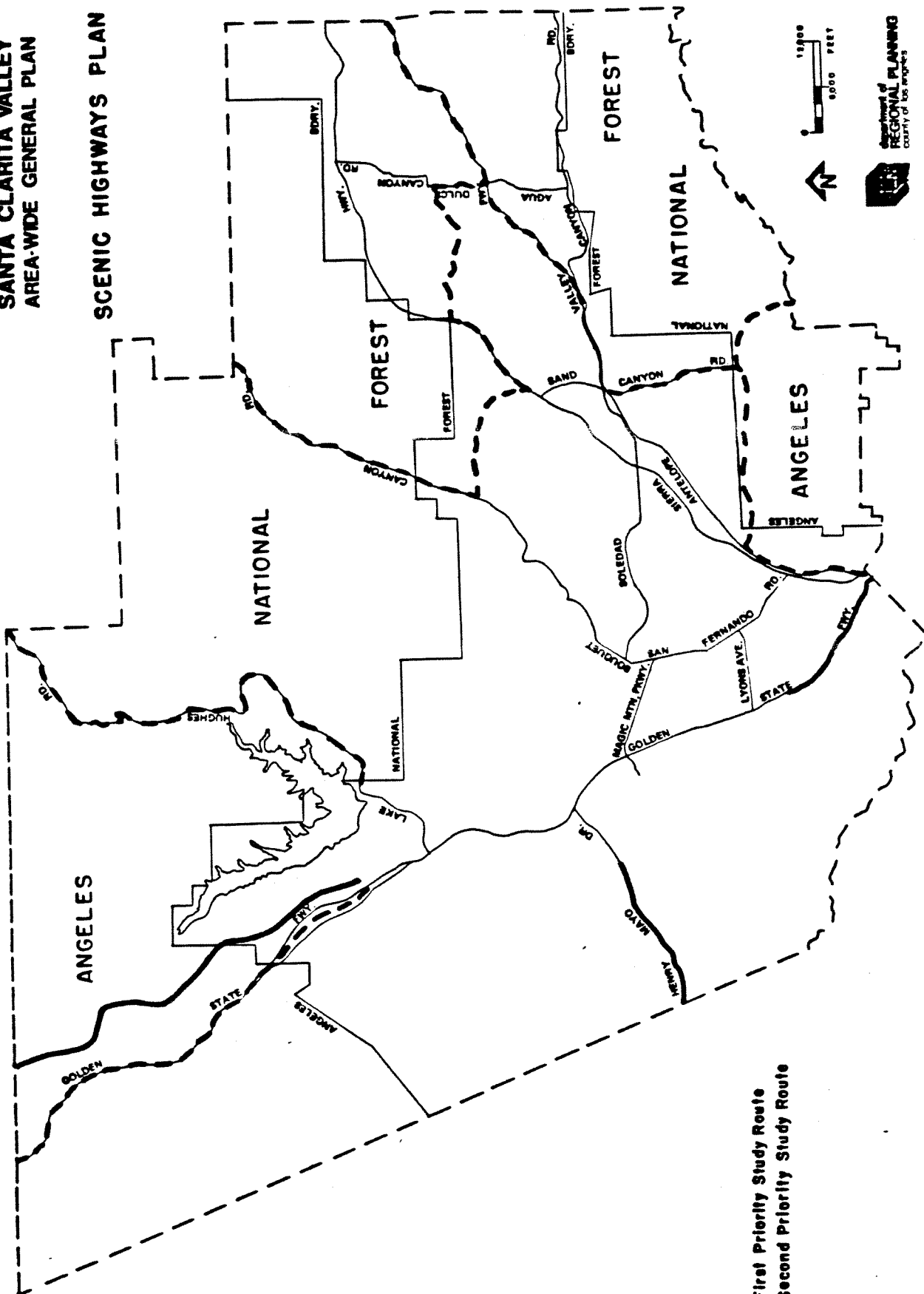
**KEY**

**— Bikeways**



**SANTA CLARITA VALLEY  
AREA-WIDE GENERAL PLAN**

**SCENIC HIGHWAYS PLAN**



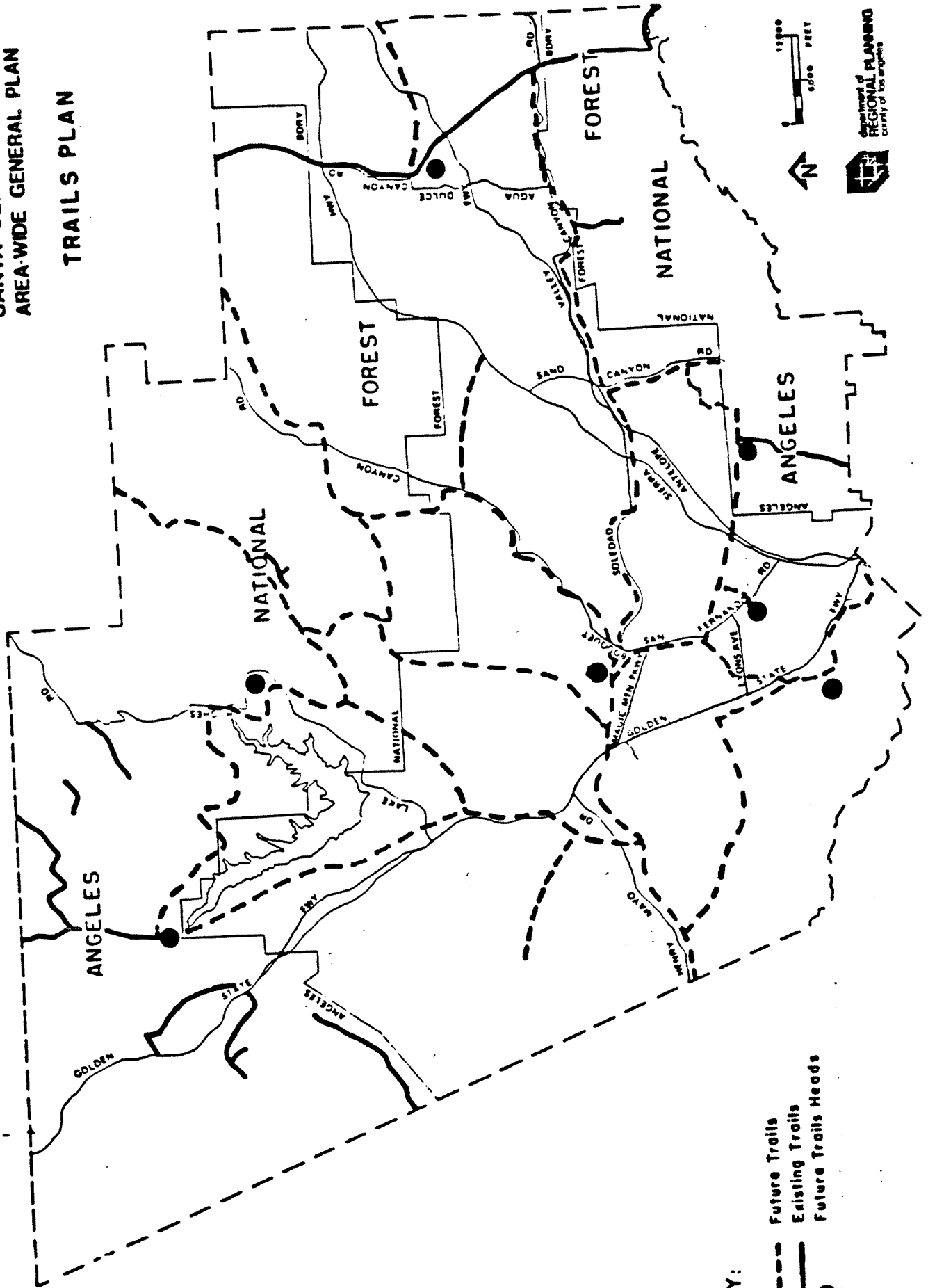
**KEY**

- First Priority Study Route
- - - Second Priority Study Route



**SANTA CLARITA VALLEY  
AREA-WIDE GENERAL PLAN**

**TRAILS PLAN**



**KEY:**

- Future Trails
- Existing Trails
- Future Trails Heads



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Titles and positions as of December 6, 1990

\* Instrumental in 1990 Comprehensive Update,  
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SANTA CLARITA VALLEY  
PLANNING ADVISORY COMMITTEE

The following Committee members were instrumental in the formulation of the Santa Clarita Valley Area Plan, as adopted in 1984:

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ELIJAH CANTY - Val Verde  
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DAVE VANNATTA - Department of Regional Planning

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