



9.0 VALENCIA INDUSTRIAL CENTER

Riparian trees such as Cottonwoods, Sycamores, and Alder trees will be used as accent trees. It should be noted, as per the biological studies, no exotic or invasive material will be planted. See Exhibit 10 for typical roadway landscape treatments.

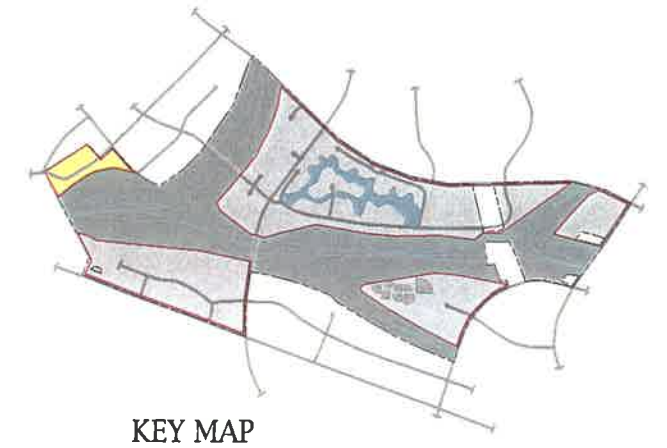
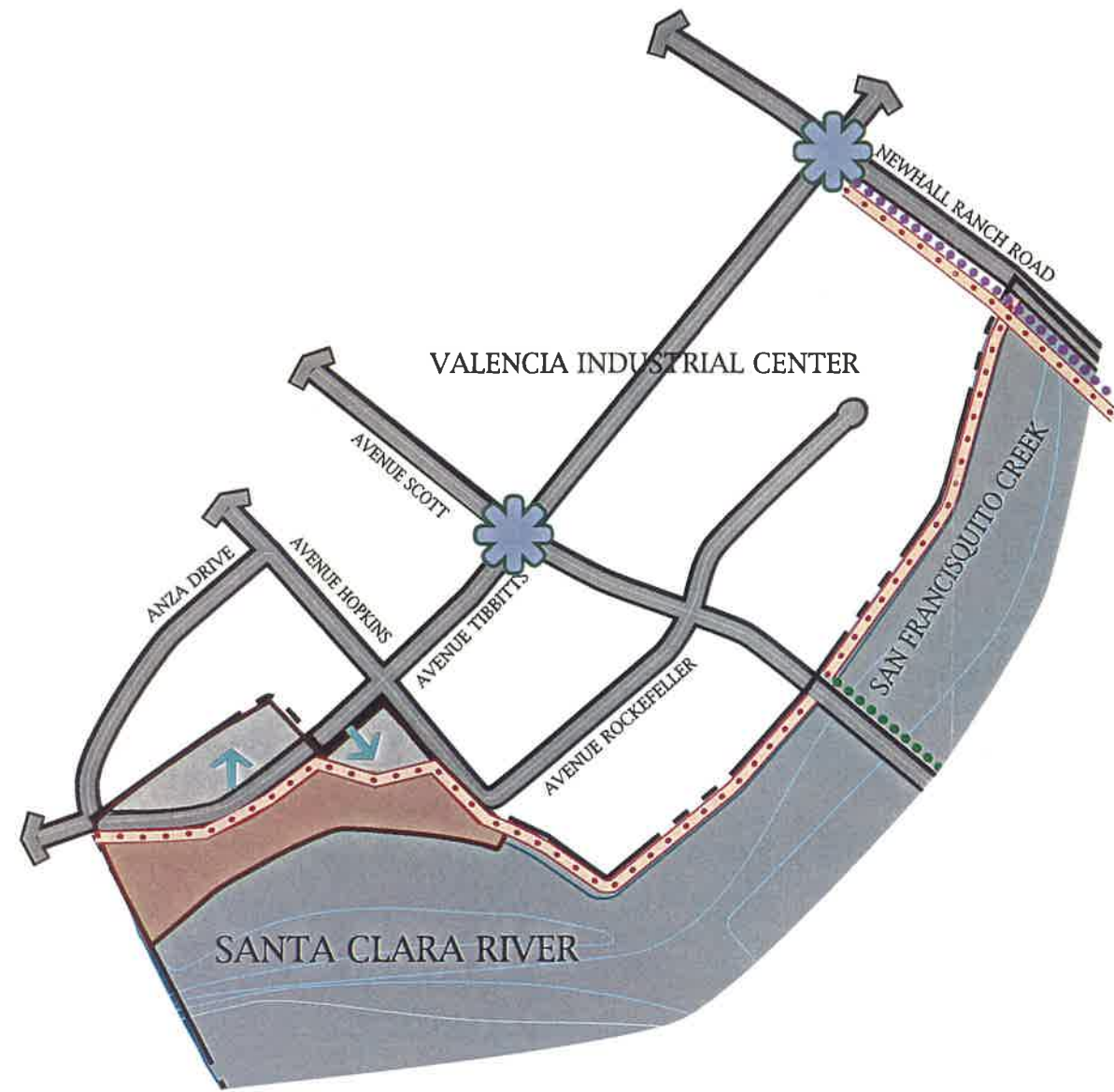
The Valencia Industrial Center is 18.4 acres in size and is located on the southwest portion of the North Valencia Specific Plan, west of San Francisquito Creek. The development concept is depicted on Exhibit 21.

9.1 COMMUNITY DESIGN

The site is physically separated from the other planning areas by the San Francisquito Creek and Santa Clara River. The 18.4 acres is a small portion of undeveloped land within the major portion of the Valencia Industrial Center which is outside the boundaries of this Specific Plan.

The Business Park (BP) land use is intended for industrial type uses as per the City of Santa Clara's Unified Development Code. The land use concept is based on the following Design Principles:

- ❖ To provide a sensitive and protective interface with the Santa Clara River system by utilizing appropriate setback, grading, landscape and water quality treatments.
- ❖ To foster the design and integration of a mutually beneficial relationship between the natural and built environments, sensitive land use transition treatments, attractive streetscenes, and indigenous architectural and landscape architectural design themes.
- ❖ To provide public access adjacent to the Santa Clara River and San Francisquito Creek riparian environments.
- ❖ Encourage the use of alternate fuel vehicles within the project area.



PROJECT NAME	BP	OPEN SPACE	ROADS	TOTAL ACRES
5 Valencia Industrial Center	6.4	10.9	1.1	18.4

EXHIBIT KEY

	SPECIFIC PLAN BOUNDARY
	PLANNING AREA BOUNDARY
	BUSINESS PARK
	UPLAND PRESERVE ZONE
	SANTA CLARA RIVER CONSERVATION AREA
	TRAFFIC SIGNALS (EXISTING)
	TRAILS (PROPOSED)
	ENTRY DRIVE
	CLASS I BIKE TRAILS
	CLASS II BIKE LANE





9.2 DESIGN CONCEPTS

The Business Park (BP) land use designation allows a broad range of light industrial uses. In addition, Open Space (OS) is designated along Santa Clara River. The Valencia Industrial Center development concept can be described by the following components description:

- ▶ Land Use Component
- ▶ Circulation and Mobility Component

The land zones in Valencia Industrial Center are Specific Plan -Business Park (BP) and Open Space (OS).

These land use designations include the following areas:

Designation	Acres
Business Park (BP)	6.4
Open Space (OS)	
Upland Preserve Zone	10.2
Community Trails	0.7
Roads	1.1
Total	18.4

9.2.1 Land Use Component

The site is 18.4 acres in size and is located in the southwest portion of the Specific Plan between Anza Drive and the Santa Clara River.

Business Park (BP)

The Business Park land use category consists of 6.4 acres and is planned for light industrial/commercial uses on subdivided lots.



As development of the business park area proceeds and the 6.4 acres are divided into lots, a maximum of 167,000 s.f. of industrial development and a FAR of 1:1 shall not be exceeded for the entire 6.4 acres. The square footage may be exceeded with additional environmental review consistent with the General Plan.

The Business Park (BP) category will provide areas for clean industry, offices related to the industrial usage, research and development, limited retail commercial, encourage the provision of employee recreation opportunities, and warehousing uses for the City. The Business Park Development is expected to provide major employment to the City of Santa Clarita and the Valley.

Open Space (OS)

The open space land use category consists of the upland preserve zone that separates the development areas, streets, and river trail from the Santa Clara River (See Section 10). The Open Space, upland preserve zone in Valencia Industrial Center is 10.2 acres in size.

The upland preserve zone will be maintained as a natural vegetation area which provides foraging area for wildlife from the River Area. In areas where the upland preserve zone is less than 150 feet in width, the natural vegetation will be enhanced to increase its value as a foraging area.

Public river trails will be provided along the upland preserve zone.

9.2.2 Circulation and Mobility Component

The Valencia Industrial Center incorporates circulation and mobility provisions for both vehicular and non-vehicular movement (See Exhibit 21).

Roadway Systems

Primary access to the site is via Avenue Tibbitts, Anza Drive, and Avenue Hopkins.

The circulation system for Valencia Industrial Center will serve to expand the Valencia Community roadway system, maximize access between land uses and meet city traffic design standards. Currently, Avenue Tibbitts ends at the northern portion of the Valencia Industrial Center. As development occurs, Avenue Tibbitts will be extended southbound connecting to Anza Drive.



River Trail System

Pedestrian access along the Santa Clara River will be accommodated by providing for the continuation of the City-wide river trail system. This trail will extend from the outer southwest boundary of the Specific Plan to the existing trail that runs north/south along the west side of San Francisquito Creek. (See Exhibit 21).

Where there is less than 50 feet of separation from the upland preserve zone to the developable land a fence or landscaped barrier will be provided along the river side of the trail to discourage access into the upland preserve zone.