

II. INTRODUCTION

A. PURPOSE AND INTENT

The proposed American Beauty Specific Plan allows for a maximum of 5400 dwelling units, on approximately 988 acres located within Canyon Country, Los Angeles, California.

The adoption of the Specific Plan will establish the type, location, intensity and character of development and the required infrastructure in order for development to take place. The Specific Plan also shapes development to respond to the physical constraints of the site, coordinates the mix of residential density and product types and provides adequate circulation, recreation and other public uses.

Responsible planning of the proposed American Beauty development can be insured through the adoption of a development control mechanism that reflects thorough and comprehensive land use planning. A suitable development control mechanism is the Specific Plan, which when adopted by a jurisdiction serves both a planning function and a regulatory function.

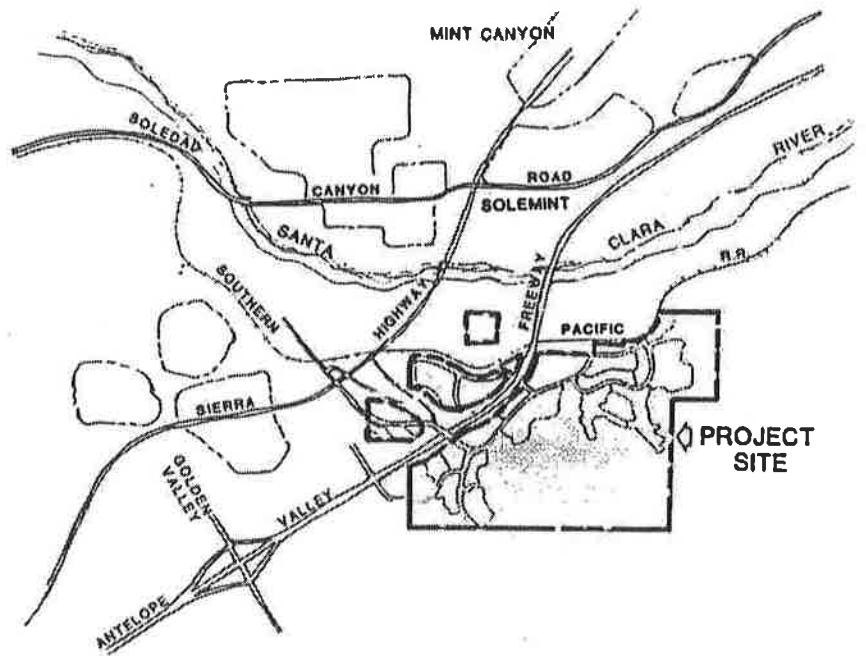
The Specific Plan is a device used to implement the General Plan and it is a more detailed version of the General Plan for a focused area. The Specific Plan articulates the planning considerations for such parcels and imposes regulations or controls on the use of such parcels. The American Beauty Specific Plan is the combination of concepts, procedures and regulations of numerous planning documents combined into one.

B. PROJECT LOCATION AND DESCRIPTION

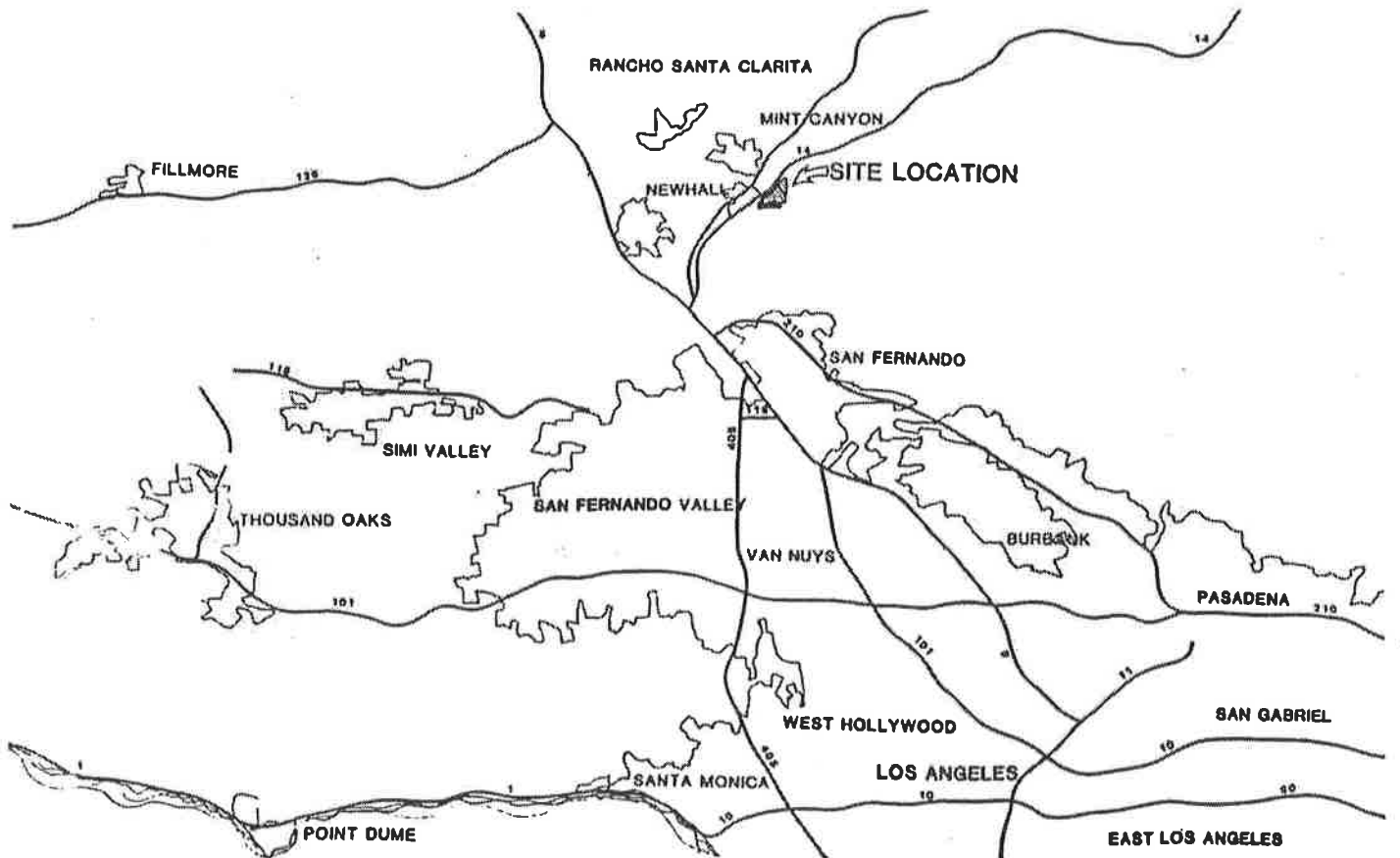
The Specific Plan area consists of various separate planning areas totaling approximately 988 acres. The subject property is located northwesterly and southeasterly of the Antelope Valley Freeway (State Highway 14), east of Sierra Highway, west of Sand Canyon Road and south of the Santa Clara River, within Canyon Country, Los Angeles County, California. Placerita Canyon Road and the Angeles National Forest boundary are located approximately one mile south of the Specific Plan area. The Regional and Vicinity maps are shown on page II-2.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

This Specific Plan was prepared in accordance with the California Environmental Quality Act (CEQA). The required initial study was prepared for General Plan Amendment 85-004



VICINITY MAP



REGIONAL MAP

and is applicable to this Specific Plan. It has been determined that this project may have significant environmental impacts, and therefore an environmental impact report (EIR) is warranted. The EIR has been prepared to respond to the proposed land use plan. Future development projects which are consistent with the Specific Plan will be subject to an initial study to determine if the circumstances of the projects are the same, the environmental impacts are essentially the same, and the level of detail is essentially the same. If significant changes have occurred within the original development study area as indicated on Exhibit VI-21, Service Provider Areas and Road Assessment District 2, then a subsequent EIR or addendum to the Master EIR will be required to discuss the changes. The environmental analysis will be based on sections 15162 and 15182 of the CEQA guidelines. If the changes are not significant then the Master EIR will be utilized.

D. AUTHORITY AND SCOPE

The American Beauty Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65451 through 65457. The California Government Code authorizes jurisdictions to adopt Specific Plans by resolution as policy or by ordinance as regulation. Hearings are required by both the Regional Planning Commission and the Board of Supervisors after which the Specific Plan must be adopted by the Board of Supervisors to be in effect.

The American Beauty Specific Plan is a regulatory plan which will serve as the zoning for the subject property. Proposed development plans, or agreements, tentative tracts or parcel maps and any other development approval must be consistent with the Specific Plan.

The intent of this Specific Plan is to provide a concise development plan for the subject property. This Specific Plan will serve to implement the development of the approved plan within the bounds of the regulations provided herein and will be adopted by ordinance as a regulatory document.