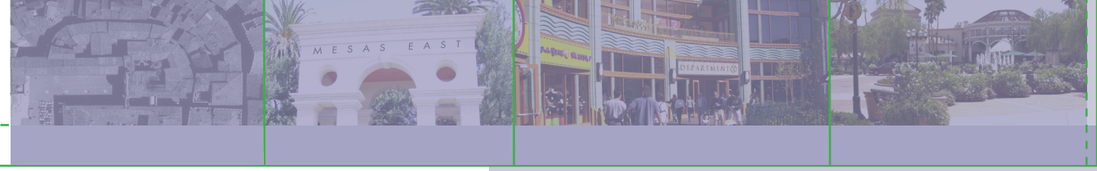
MISSION VILLAGE

[PLANNING CONCEPTS] [DEVELOPMENT PLANS] [DEVELOPMENT REGULATIONS] [APPENDIX]

PLANNING NOTEBOOK

NEWHALL RANCH



Mission Village
Planning Notebook

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NEWHALL RANCH

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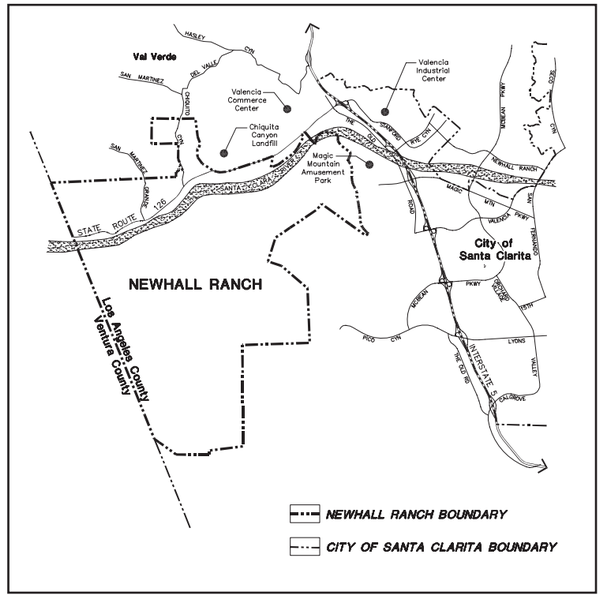
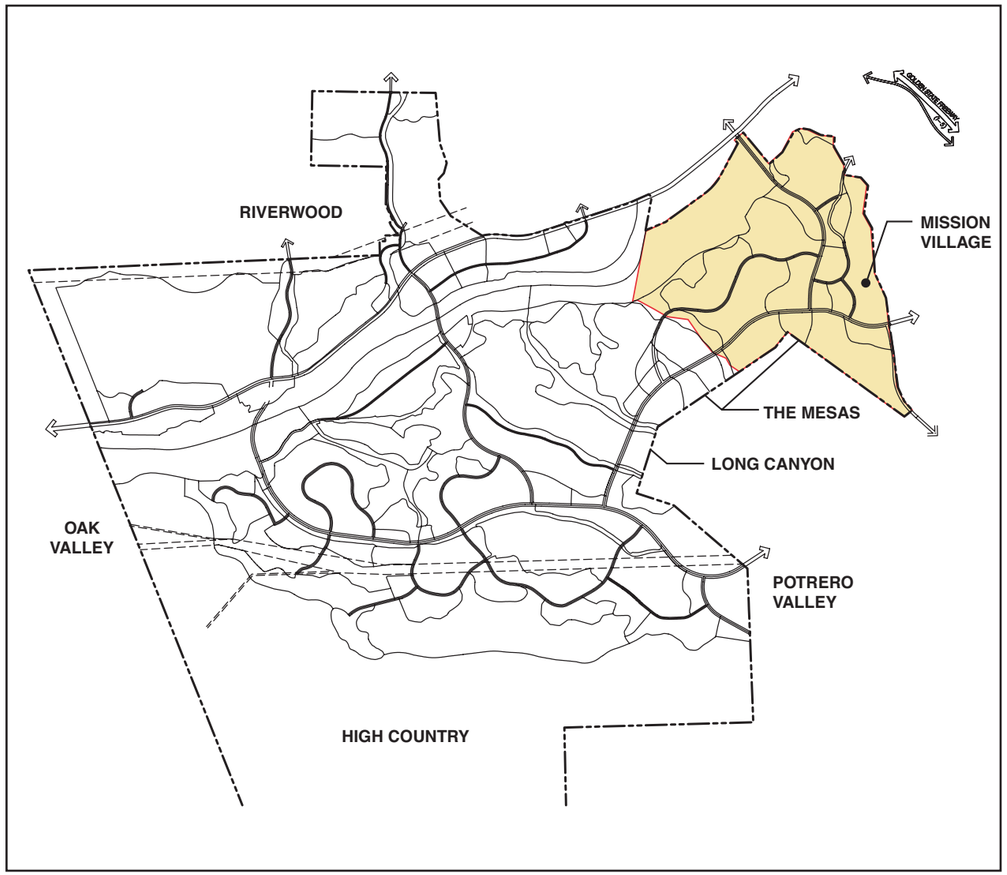
PURPOSE

The purpose of this notebook is to summarize the planning for Mission Village community. It is the intent of the Newhall Land and Farming Company that Mission Village be an exemplary, thoughtfully planned Urban Village, which is founded on the best of America's Smart Growth principles. Further, this notebook seeks to demonstrate the conformance of the Tract Map submitted for Mission Village with the approved Newhall Ranch Specific Plan.



Vicinity Map



Newhall Ranch

Note: All illustrations, images, renderings throughout this document are conceptual and are not intended to represent final constructed product.

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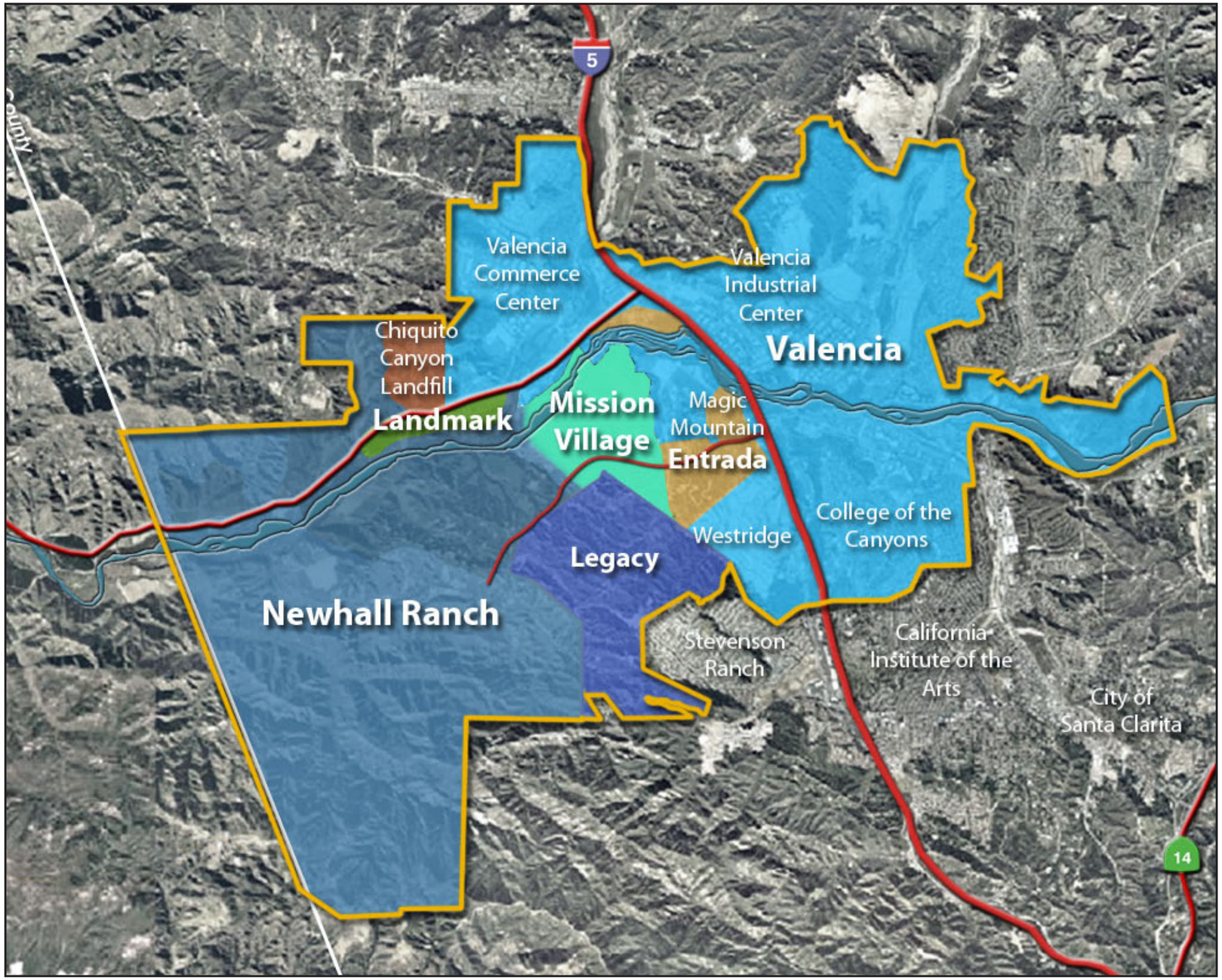
1.1.1 Specific Plan Goals Relevant to Mission Village Planning

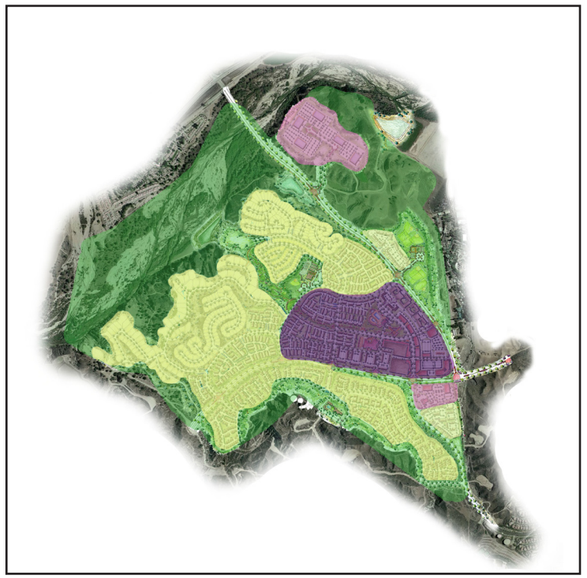
- ☑ Create a new village with interrelated neighborhoods that allow for residential, mixed use, and commercial, while preserving significant natural resources, important landforms and open areas.
- ☑ Avoid leapfrog development and accommodate projected regional growth in a location which is adjacent to existing and planned infrastructure, urban services, transportation corridors, and major employment centers.
- ☑ Cluster development within the site to preserve regionally significant natural resource areas, sensitive habitat, and major landforms.
- ☑ Provide development and transitional land use patterns which do not conflict with surrounding communities and land uses.
- ☑ Arrange land uses to reduce vehicle miles traveled and energy consumption.
- ☑ Provide a complementary and supportive array of land uses which will enable development of a community with homes, shopping, employment, schools, recreation, cultural facilities, public services, and open areas.
- ☑ Organize development into neighborhoods to create a unique identity and sense of community for each.
- ☑ Design neighborhoods in which a variety of higher intensity residential and nonresidential land uses are located in proximity to each other and to major road corridors and transit stops.
- ☑ Establish neighborhoods which permit a wide range of housing densities, types, styles, prices, and tenancy (for sale and rental).
- ☑ Designate sites for needed public facilities such as schools, community and neighborhood recreation centers and parks.
- ☑ Create a physically safe environment by avoiding building on fault lines and avoiding or correcting other geologically unstable landforms; by constructing flood control improvements to protect urban areas; and by implementing a fuel modification program to protect against wildfire.



Regional Location Map

1.1.2 Land Uses

The generalized land uses for Mission Village are shown here in this conceptual illustrative representation of the community.



- Open Space/Parks
- Residential Neighborhoods
- Mixed Use Village Center
- Mixed Use Commercial

Open Space/Park

The natural open space includes the Santa Clara River Special Management Area, the Spineflower Preserve and various other open space areas.

Mixed Use Village Center

In the heart of Mission Village is the Village Center, a diverse mix of retail, office and residential uses which frame public spaces designed to encourage pedestrian interaction.

Residential Neighborhoods

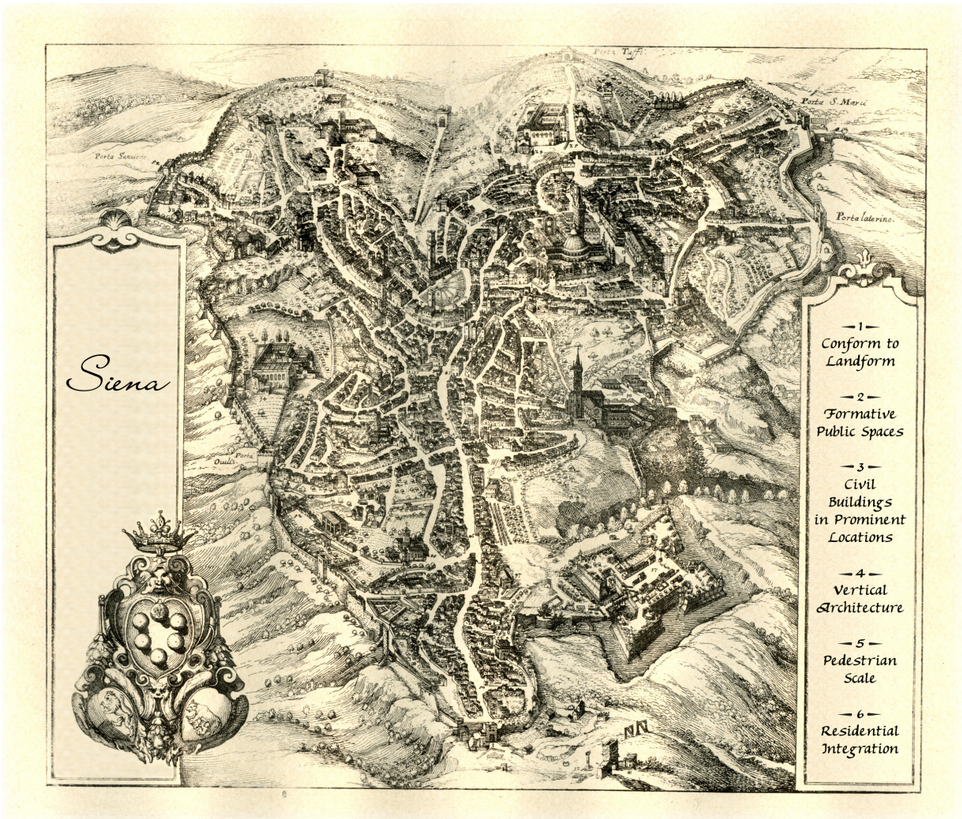
A whole variety of residential neighborhoods surround the mixed use village center and provide a diverse mix of single family detached and attached homes.

Mixed Use Commercial

A variety of commercial uses are provided from an office complex on a promontory location to a mixed use commercial offering retail and office in a main street setting.

1.2.1

Throughout history, certain villages ideally located at crossroads or transport/job rich hubs have grown to urban proportions. The most successful of these communities share basic planning principles.



- 1 - *Conforming to natural landforms;*
- 2 - *Including formative public spaces;*
- 3 - *Location of civic buildings in prominent locations;*
- 4 - *Use of vertical scale architecture;*
- 5 - *Incorporation of pedestrian scale mobility; and*
- 6 - *Integration of residential opportunities within the urban core.*

Throughout the planning process, Mission Village has sought to adhere to the basic planning principles for successful historic urban villages which are set forth in this section and include the following:

•1• Conform to Landform

Historically, urban villages have been located in prominent locations which tended to conform to the natural landforms.

San Gimingnano, Italy

The Italian hilltop village of San Gimingnano is an example of terrain driven urban shapes. Like the Italian Hilltop Villages, Heidelberg is another urban village whose form developed based on landforms. The river and adjacent bluffs dictate the shapes and configuration of the street patterns.

Heidelberg, Germany

•2• Formative Public Spaces

Public spaces should be incorporated into the overall design of the community rather than becoming the product of residual space. A true urban village has a center and an edge, with a combination of focal points and defined limits, lending to the identity of a neighborhood.

Malaga Cove is a vibrant urban plaza of 2 story buildings containing office and retail opening onto an urban square with a central fountain and covered walkways. Surrounded by a residential neighborhood, Malaga Cove's success is in no small part due to its well defined public space.

Malaga Cove, Palos Verdes

•3• Civic Buildings in Prominent Locations

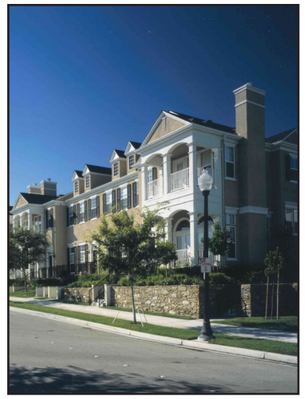
Principal civic and/or public use buildings should occupy prominent locations and frame the community. Scale and orientation of the architecture helps to define open space and residential enclaves. Schools and other institutional buildings help people define their community. The architecture associated with these structures is suggestive of the values of the community.

In Pasadena the vertical elevation of architecture serves to provide scale and orientation to the urban experience.

Pasadena, California

•4• Vertical Architecture

The quality of urban centers is often defined by the buildings (pedestrian scale at street level, vertical scale within the context of the site) and the quality and diversity of the design and use of materials.



As a part of San Diego's urban fabric, Little Italy's success stems from its rich history as well as the mixture of uses and diversity of architecture.

•5• Pedestrian Scale

In order to encourage pedestrian use the following elements are essential:

- A mixture of uses, giving pedestrians more choices and the opportunity to explore.
- Decreased traffic speeds and enhanced cross walks.
- Street grids rather than dead-ends or cul-de-sacs.

These key ingredients will create an area more effective in both social interaction and ease of traffic congestion.

Valencia Town Center

The pedestrian scale of this southland community is exemplary. One and two story mixed-use office and retail are surrounded by a high density neighborhood. The large variety of uses along the street encourages pedestrians to park their cars and stroll along the avenue. Enhanced shading, zero set-backs, parallel and angled parking, and diverse architecture also add to the pedestrian friendly experience.

•6• Residential Integration

As special use structures and public spaces build an axial relationship within a neighborhood, the surrounding residences form the human interaction creating a successful community. Parks, gazebos, recreation centers, urban squares, front stoops and porches create uses that encourage human interaction and a thriving active neighborhood.

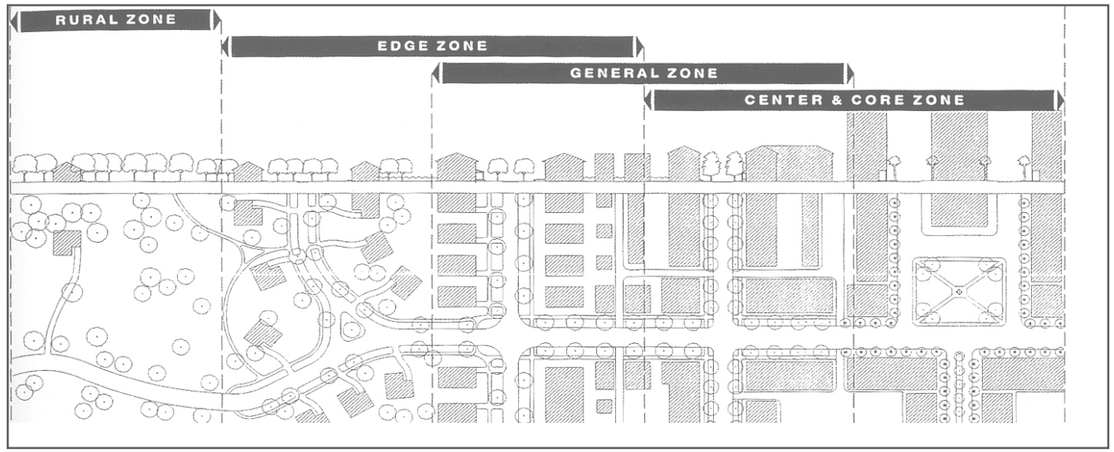
Open public spaces create opportunities for creative public activities.

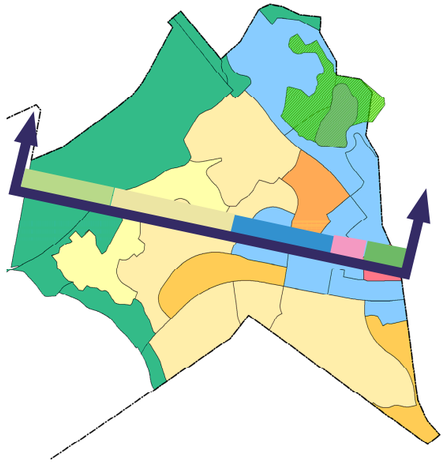
Westwood, once a sleepy college village has grown into an important urban village of Los Angeles and is a prime example of residential neighborhoods well integrated into the fabric of the community. The residential neighborhoods surrounding the community have remained some of the most desirable in Southern California.

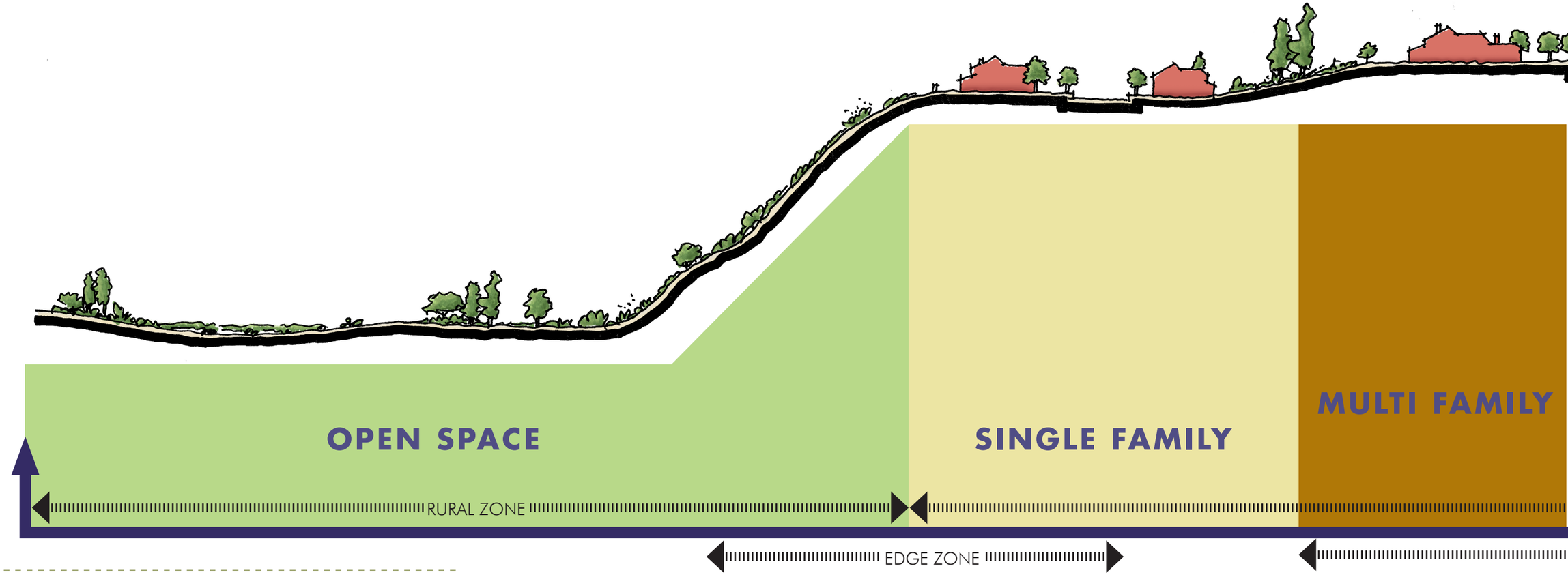
Westwood, California

1.2.2 Land Use Transect

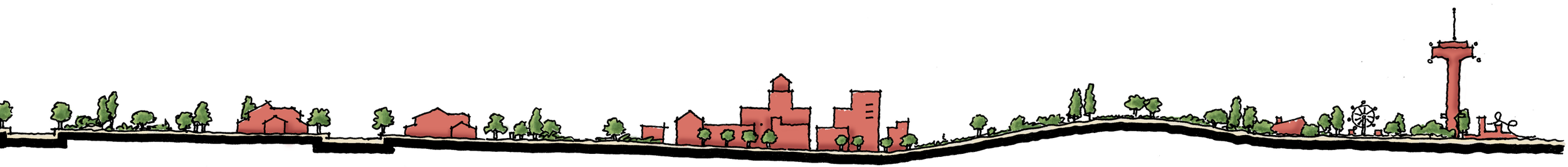
A land use transect is an exercise to show how the diversity of a community varies intensity as one approaches the urban core.

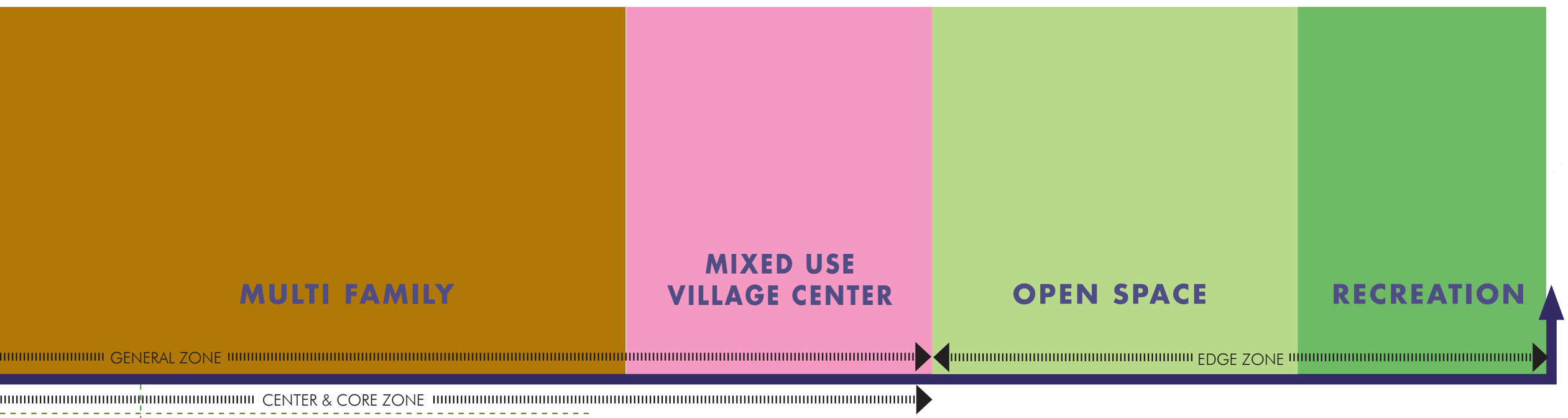






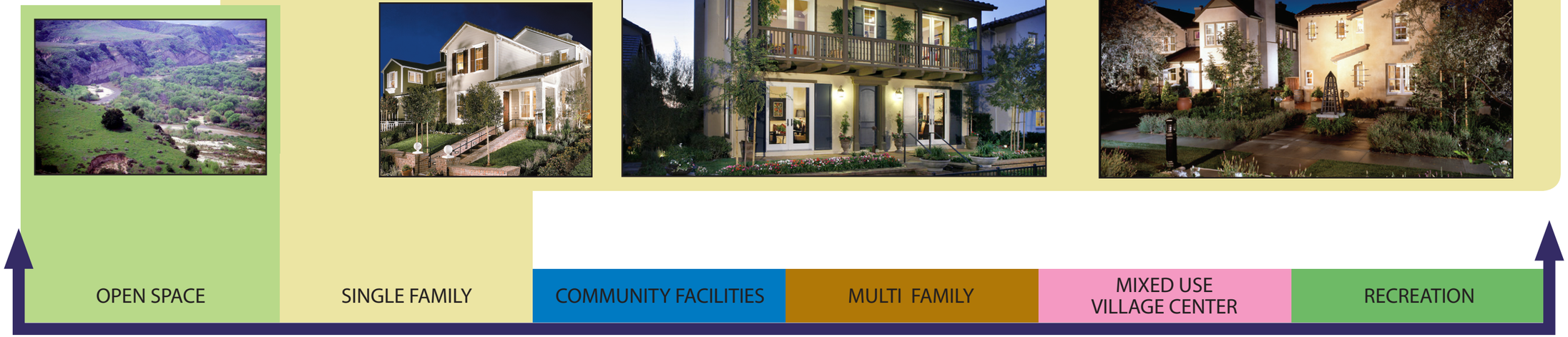
A Land Use Transect Through Mission Village...





1.3.1 Single Family Neighborhood Concepts

Each of the single family neighborhoods will incorporate a variety of heritage-rich architectural styles. The enclaves will be linked by trails and pathways providing access to both natural open space and a variety of urban uses. Architectural styles will be controlled by Design Guidelines ensuring a rich mix of homes which reflect the California heritage of Newhall Ranch.

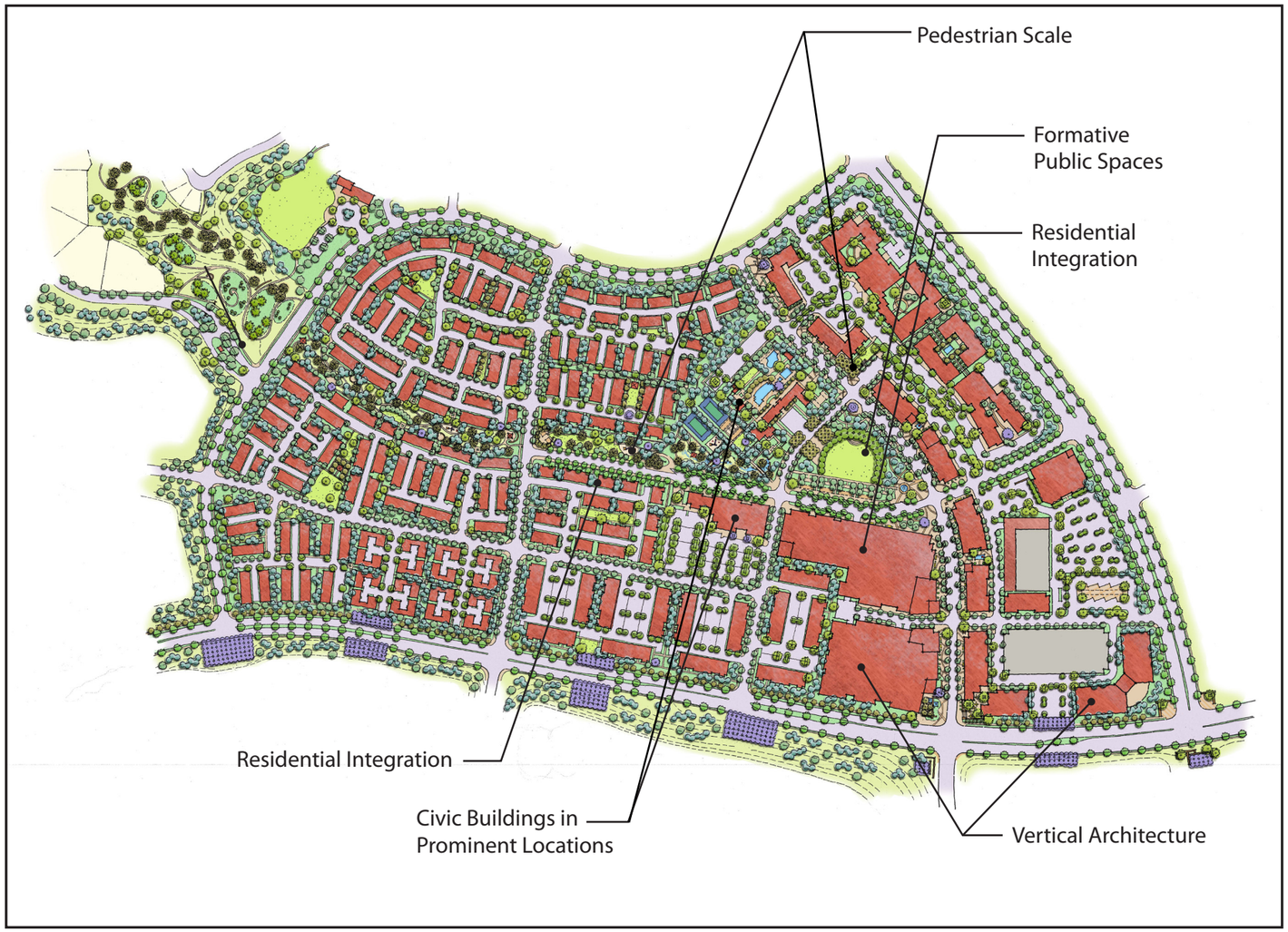


1.3.2 Attached Homes Concepts

A variety of architectural styles and design will broaden the residential lifestyle choices available within the attached home neighborhoods of Mission Village. Affordable opportunities will be well integrated into the mix allowing for diverse, vibrant social interaction.

OPEN SPACE | SINGLE FAMILY | COMMUNITY FACILITIES | MULTI FAMILY | MIXED-USE VILLAGE CENTER | RECREATION

1.4.1 Mixed Use Village Center Principles Applied



The Mixed Use Village Center of Mission Village has been carefully planned to incorporate the time tested principles of what makes an exciting vibrant urban village.

These principles include:

- Formative Public Spaces
- Residential Integration
- Pedestrian Scale
- Vertical Architecture
- Civic Buildings in Prominent Locations

Formative Public Spaces can provide for a vibrant mix of uses.

The Mission Village Mixed Use Village Center in centrally located to provide a "heart" to Mission Village and Newhall Ranch. Pedestrian access is facilitated by this centralized location.

Street grid fronted by Live-Work Lofts.

Community Recreation Center frames Public Open Space areas.

Residential Integration into the Mixed Use.

Vertical Architecture of up to 4 and 5 stories can help to form public spaces yet preserve Pedestrian Scale.

MIXED USE VILLAGE CENTER

Section 1

Section 2

Section 3

Village Green/Arroyo Walk

The Village Green and Arroyo Walk is a carefully planned public space. Located across the street from the Community Recreation Center, the versatility of the Village Green helps to attract pedestrians in the direction of the "Main Street" and in the process makes the Village Center Area more varied and vibrant. Pedestrian Paths connect all parts of the Village Green to the surrounding neighborhoods. The 'Arroyo Walk' begins at Main Street and continues to the adjacent open spaces, passing through parks, play areas, and gathering places. These formative open areas are designed to serve a number of civic uses:

- **Public Gathering**

Formal retail opportunities and casual pedestrian gathering places are important ingredients in a vibrant urban space.

- **Special Events**

Open Air Markets, impromptu concerts or a quiet place to read a book are examples of possible public uses that need urban space with a variety of scale.

- **Recreation**

Both passive and active recreational opportunities may include walking and running, children's play, interpretive areas and community gardens.

Section 4

Village Center Main Street

An integral part of the Village Center will be the "main street" commercial area. This main street area will feature many design characteristics of the classic downtown areas from angled parking, eclectic mix of commercial uses and prominent public spaces.

Angled parking on Main Street has a traffic calming efffect.

Public gathering places and a rich vibrant mix of commercial uses help to form a successful Main Street.

Civic Buildings in Prominent Locations

The Mission Village Community Recreation Center conceptually depicted above is a good example of a principal civic building that has been purposely situated in a prominent location to help orient the pedestrian feel of the Urban Village.

A new library will provide services for the entire community.

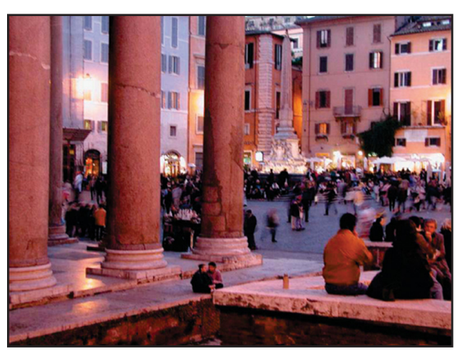
Recreational amenities will include a pool and spa.

Formative Public Spaces

Formative public places are about activities, uses, comfort and image, and sociability. They need to accommodate a natural evolution into something that can be functional as a central place with a defined center and an edge. Flexibility is built into the dynamics adding connections which could lead you to areas that are part of the experience instead of being somewhat isolated.

An example of a neighborhood plaza that transforms itself from an open air market...

to an afternoon cafe scene...



to an evening gathering place...

all in the course of a day.

Pedestrian Scale

This artist rendered concept sketch captures the pedestrian friendly feel of Mission Village Mixed Use Village Center. The qualities of the urban environment include enhanced paving patterns, architectural design, building materials, urban plazas, seating areas, landscaping, and mixed uses all of which enhance the human experience within the given space.

Vertical Architecture

Originally widespread in public and commercial buildings, the use of narrow, vertical architecture is utilized today as a solution to preserve open space and to create affordability. Using a narrow, vertical scale for the structure is inherently efficient as a space saving device in urban design. The quality of the architectural solution is critical as buildings may be focal points or organizing community elements. Towers and other projections above the roofline enhance the vertical emphasis of this style.

Vertical Architecture can help to form public spaces.

Residential Integration

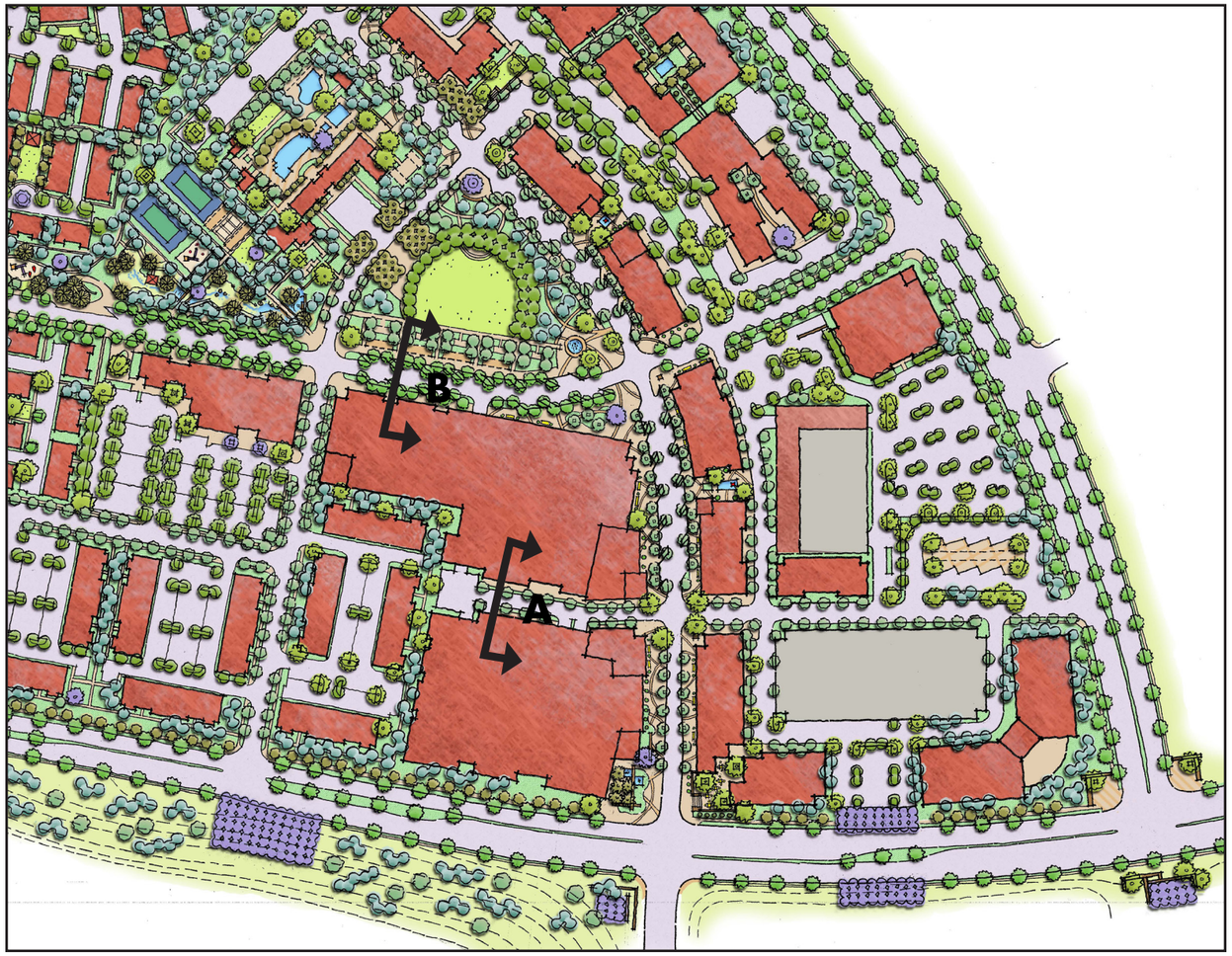
In addition to providing easy pedestrian access to the Mixed Use Village Center area from surrounding residential neighborhoods, live-work units have been integrated into the urban village.

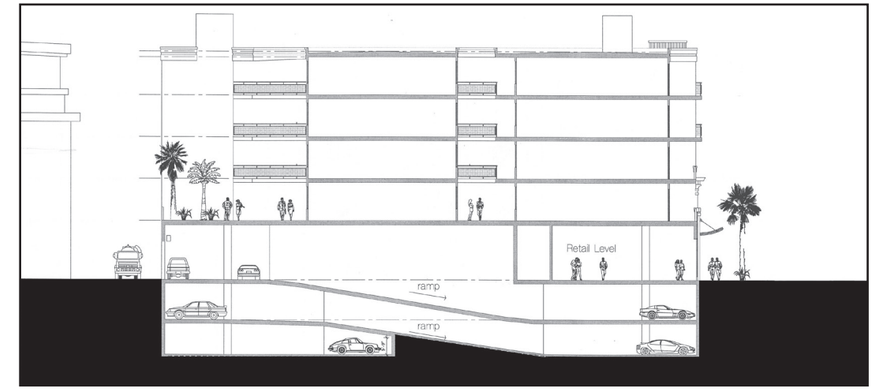
Artistic conceptual renderings of the urban village lifestyle envisioned in Mission Village show how residential uses help to ensure activity in the village core.

Lofts are increasingly successful in Southern California Urban Villages.

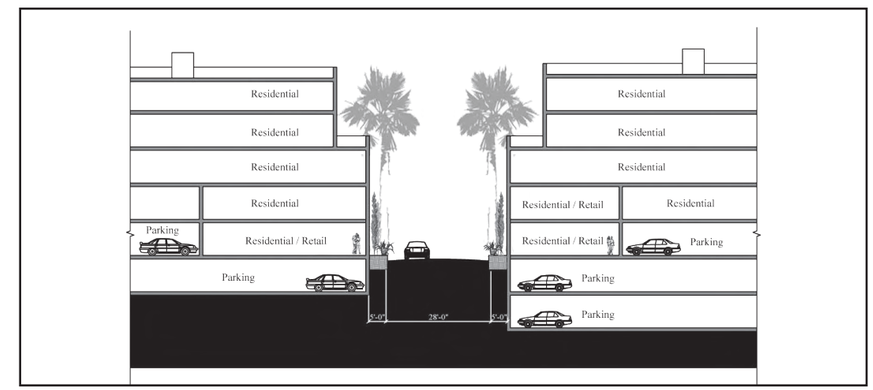
1.4.2 Mixed Use Concepts

The Village Center provides efficient land utilization as well as defining an urban core. The mixture of uses is vital to the success of any urban center. The Mission Village Town Center incorporates high density residential in 3, 4 and 5 story buildings over 1 and 2 levels of parking. The street grid may be fronted by live-work units, residential and retail and surrounded by a school, recreation center, shopping complex, office, parks, and urban squares. All are essential to the thriving activity in an urban environment.

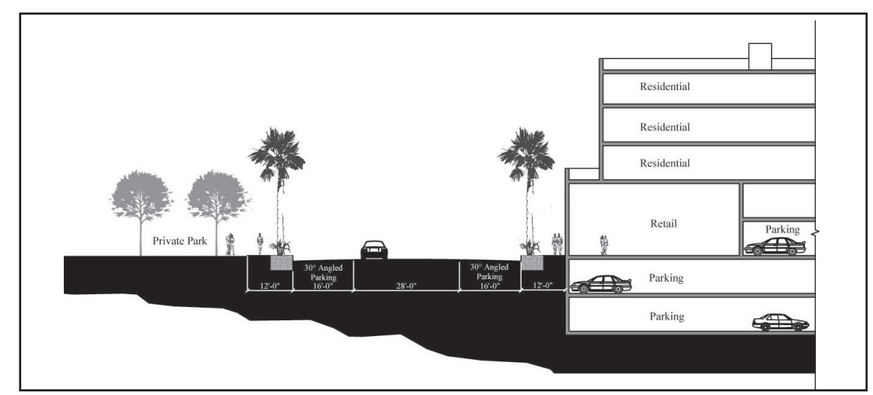




Conceptual Section A



Conceptual Section B



1.5.1 School

The elementary school is centrally located to both the Single Family and Multi Family neighborhoods.

Fire Station

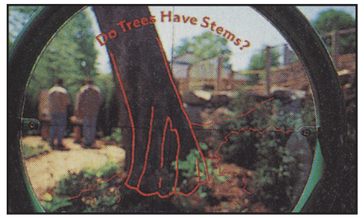
The fire station has been located to provide response to not only Mission Village but also to areas outside of Mission Village.

Community Recreation Center

A focal point of the village center will be the Community Recreation Center. Open to all residents of Newhall Ranch, Mission Village Community Recreation Center will feature a variety of both active and passive recreational activities. A conceptual rendering of the Community Recreation Center is shown on page 18.

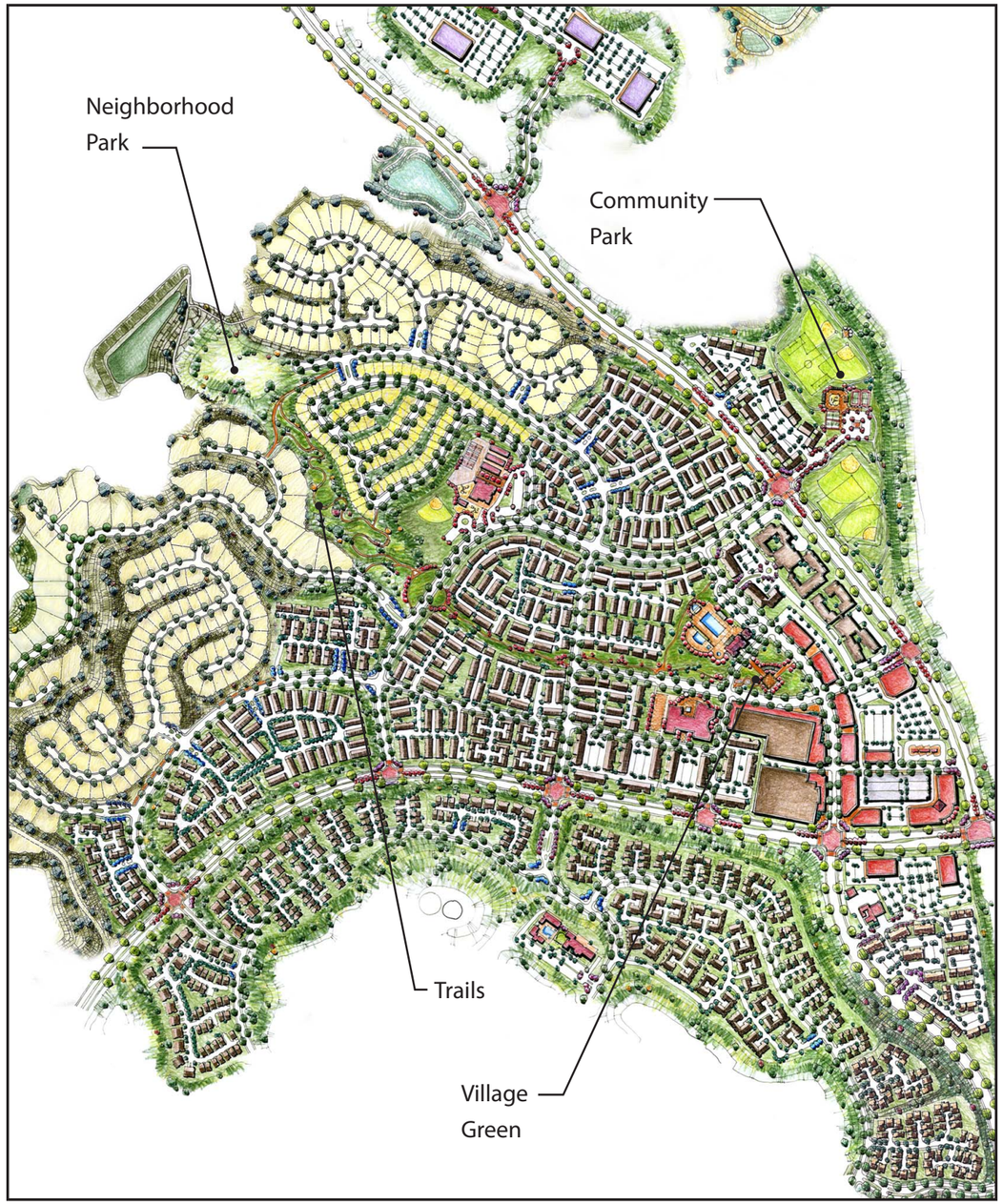
Library

The community library is a central component of the village center. This library will be a branch of the Los Angeles County public library system and will provide state-of-the-art multi-media services.



1.5.2 Community and Neighborhood Parks

Community and Neighborhood parks, as well as a variety of pocket parks provide the community with a wealth of recreational opportunities. Both natural trails and urban pathways connect the recreation destinations providing a diverse selection of hiking and walking opportunities.



1.6.1 Affordable Housing

- Provides work force housing for very low, low, and moderate incomes.
- Integrates seamlessly into neighborhoods.

Overall Newhall Ranch Program

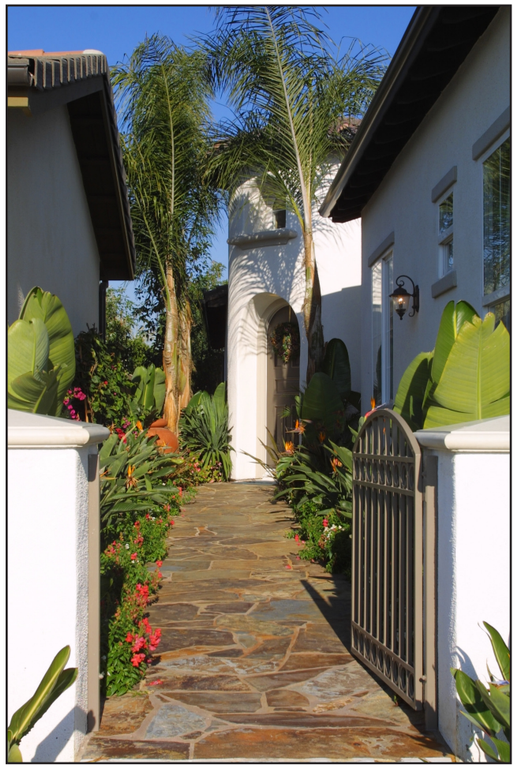
	Moderate Income	Low Income	Low Income	Very Low Income
Median Income	81%-120%	66%-80%	51%-65%	0%-50%
Homesites	1,210	220	330	440

Mission Village will contain up to 300 affordable homes within the Village. There will be up to 3 affordable neighborhoods.

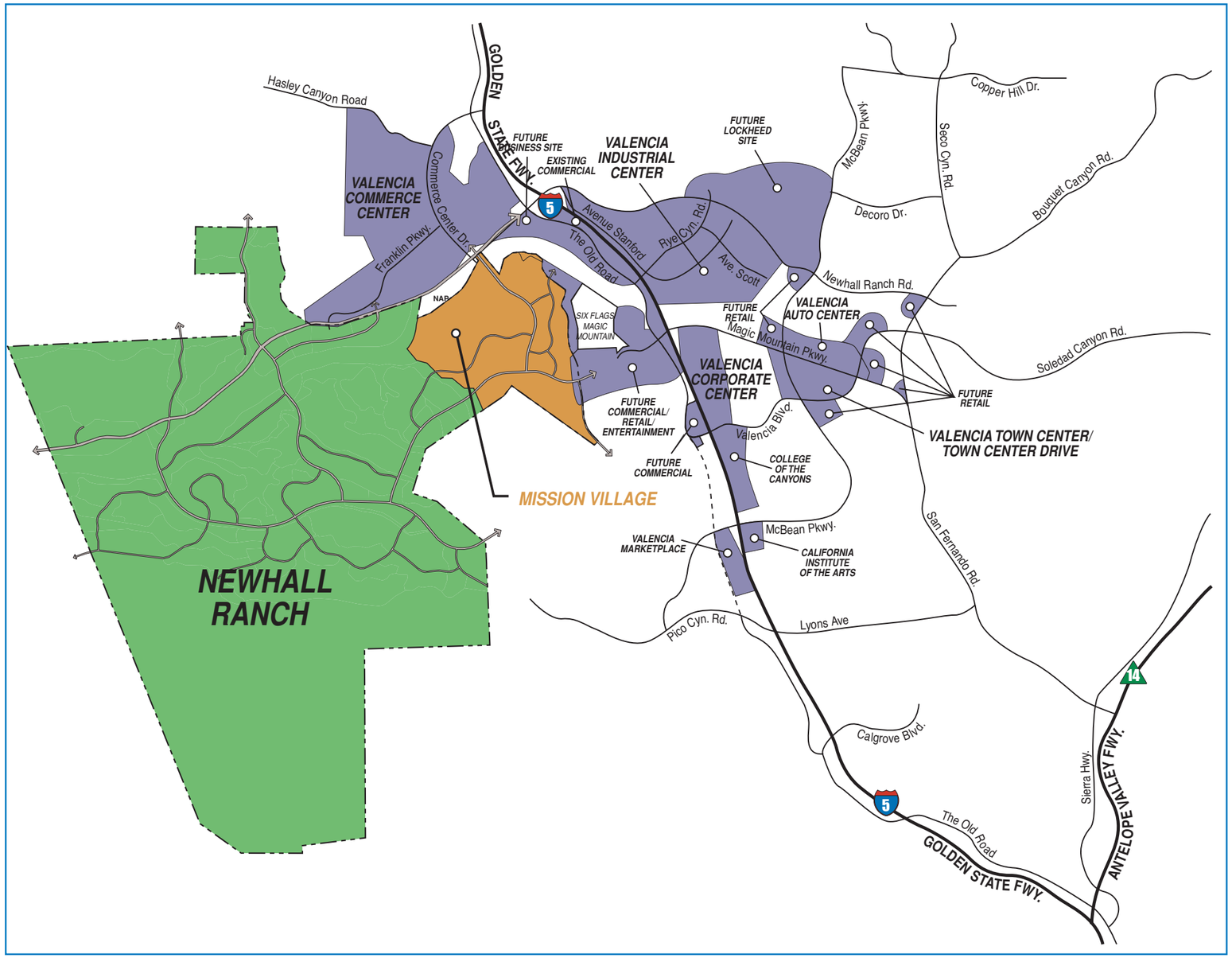
1.6.2 Age-Qualified Housing

The age-qualified housing component is located south along Magic Mountain Parkway. It provides needed housing for a growing demographic segment of the residential housing market. These neighborhoods will offer active adult recreational amenities.

The Continued Care Retirement Community is located in the Village Center and will provide life-long residency in Mission Village with independent and assisted living care.



1.6.3 Jobs/Housing Balance

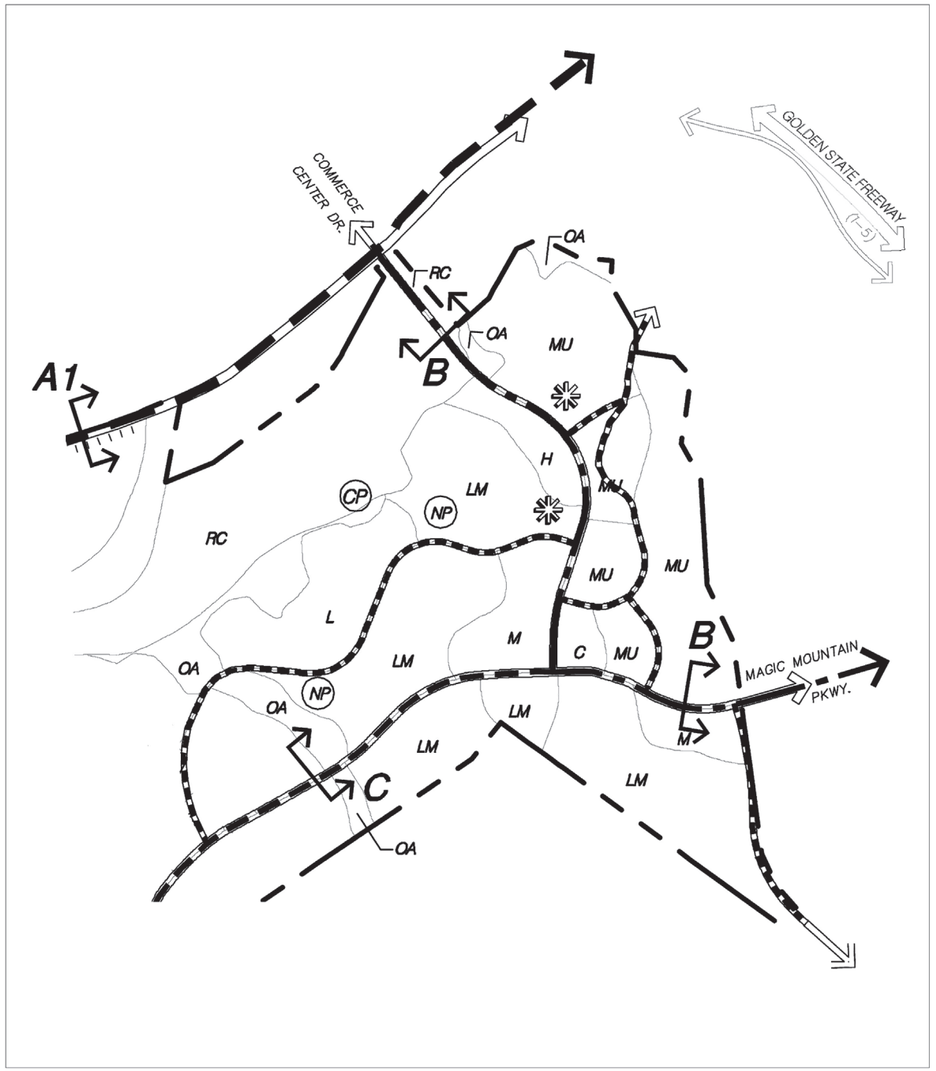


Adjacent to existing major employment centers such as Valencia Commerce Center, Valencia Industrial Center, Valencia Town Center, and Magic Mountain, the project provides unique employment opportunities for all ages to work close to home and lessen traffic impacts in the area. In addition, Mission Village will include up to 1,555,100 square feet of office and retail use that will offer employment opportunities even closer to home.

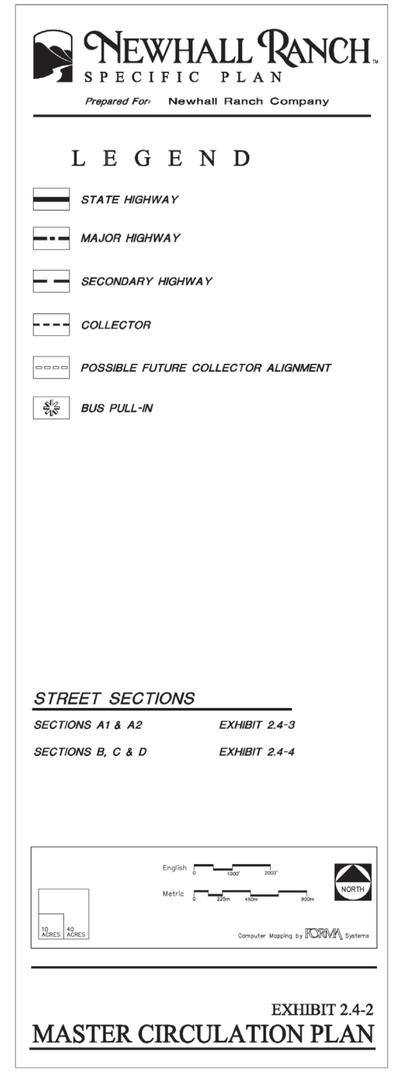
1.6.4 Open Space

Neighborhood parks provide active & passive recreation opportunities.

2.1.1 Master Circulation Goals

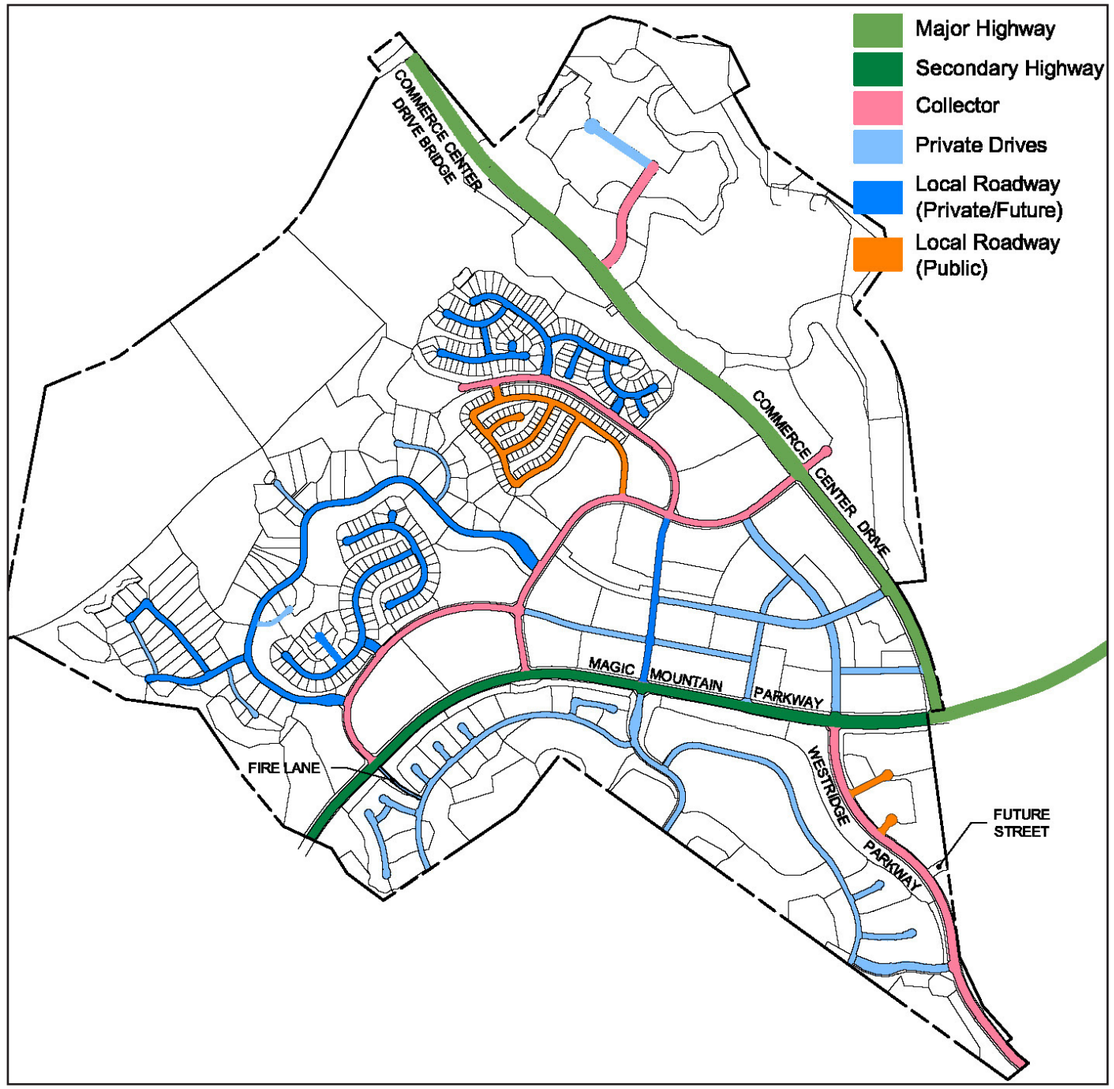


Mission Village Portion of Master Circulation Plan From Specific Plan



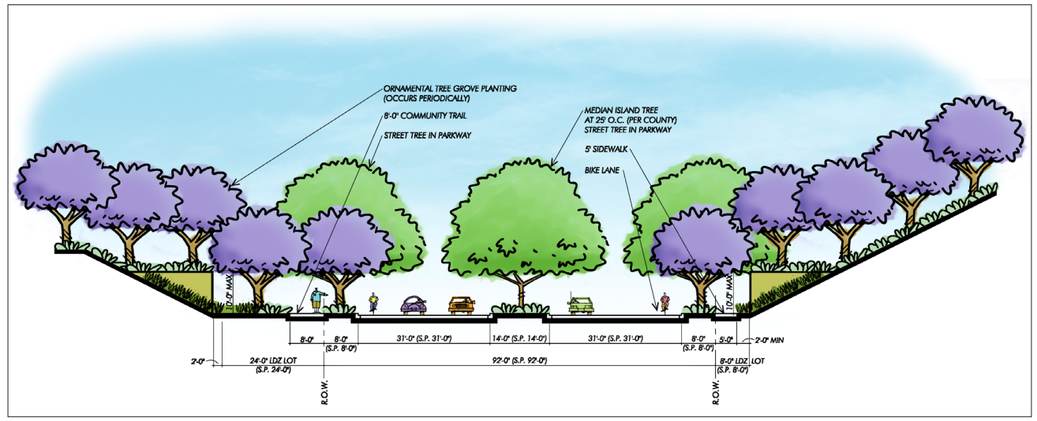
The Mobility Plan (Section 2.4) of the Newhall Ranch Specific Plan was designed to be a flexible mechanism by which necessary circulation modes of travel within the Specific Plan Area could be integrated with regional networks. The goals of the Mobility Plan were deemed consistent with the Los Angeles County General Plan Transportation Element and the Mobility Objectives of the Specific Plan, namely:

- Design a mobility system which includes alternatives to automobile use.
- Provide a safe, efficient, and aesthetically attractive street system with convenient connections to adjoining regional transportation routes.
- Facilitate public transit by providing bus pull-ins along highways.
- Provide an efficient street circulation system that minimizes impacts on residential neighborhoods and environmentally sensitive areas.
- Establish a diverse system of pedestrian and bicycle trails, segregated from vehicle traffic, to serve as an alternative to automobile use.

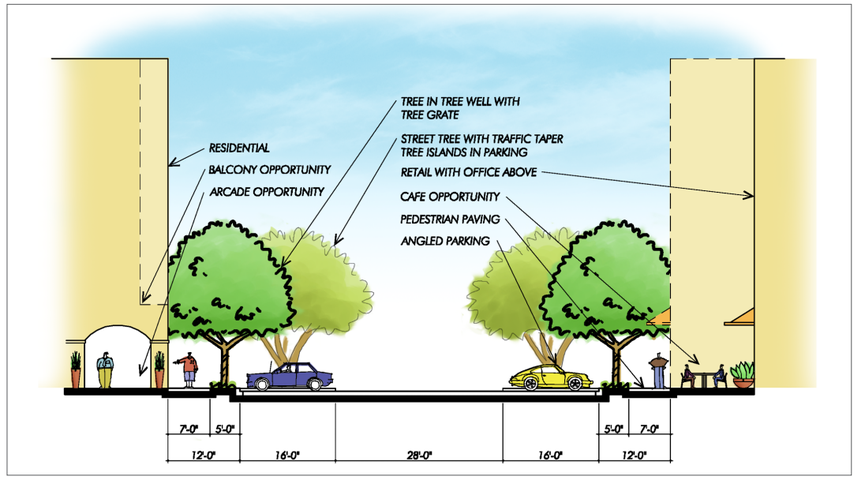


Mission Village Circulation Plan

The tract map design for Mission Village seeks to implement these Mobility Objectives to the greatest degree possible and remain consistent with the requirements and intent of the Specific Plan.

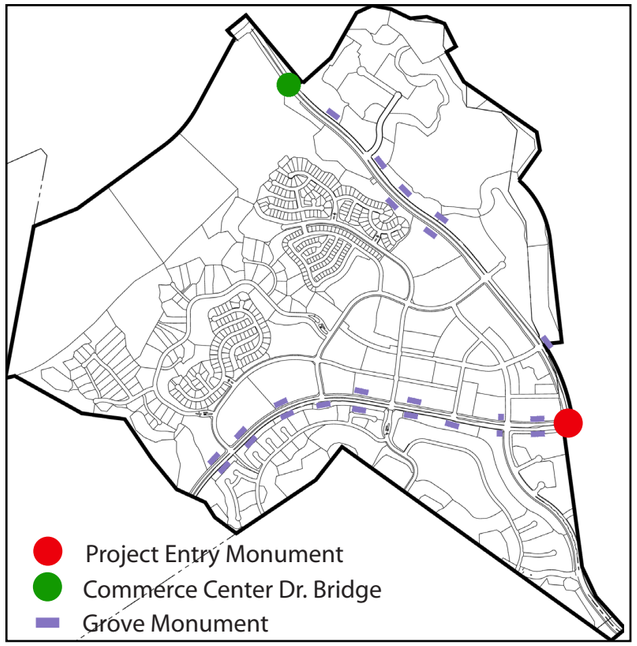


Secondary Highway West of "A" Street



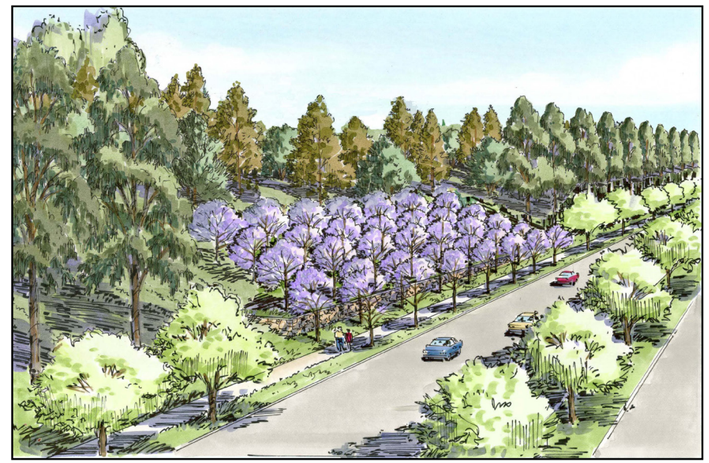
Private Drives in Village Center

2.1.2 Monumentation Concept Plan



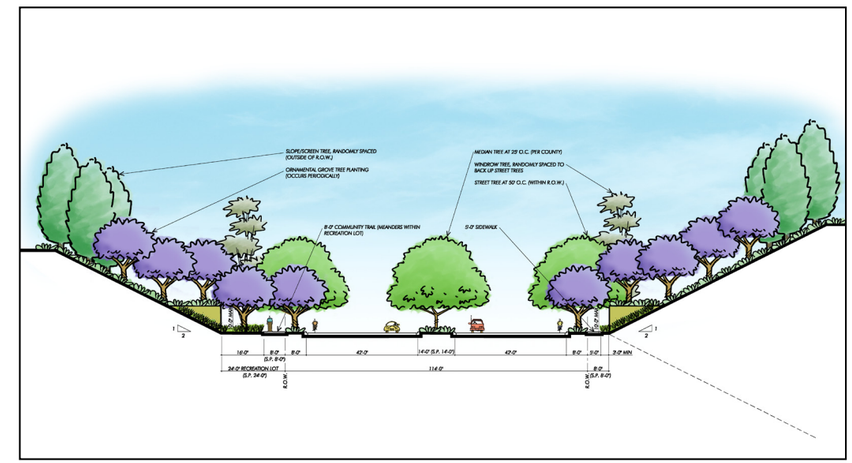
Key Map

The essence of the Newhall Ranch heritage will be integrated into the streetscene in Mission Village. Landmarks, monuments and landscape will create a series of memorable places.

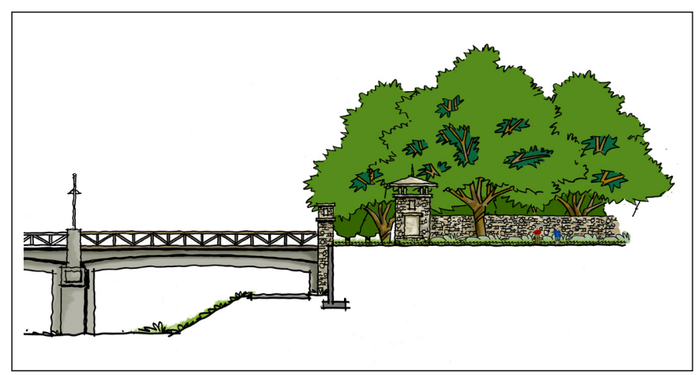


Grove Monumentation Perspective

Groves of matching trees will display the agricultural heritage of the Newhall Ranch through a stylized representation of orchards.



Grove Monumentation Section

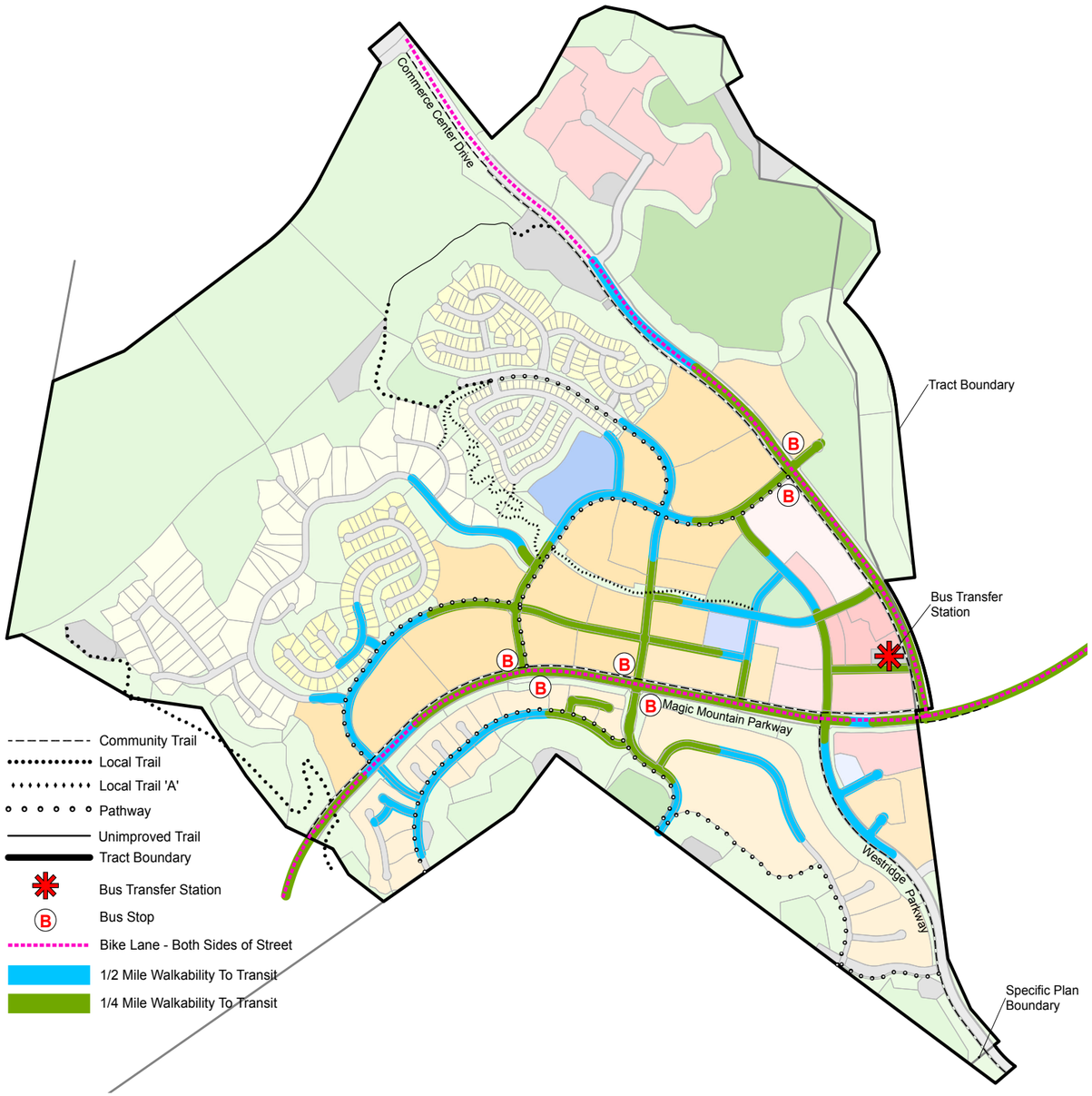


Commerce Center Drive Bridge Concept Study

Conceptual Project Entry Monumentation Elevation

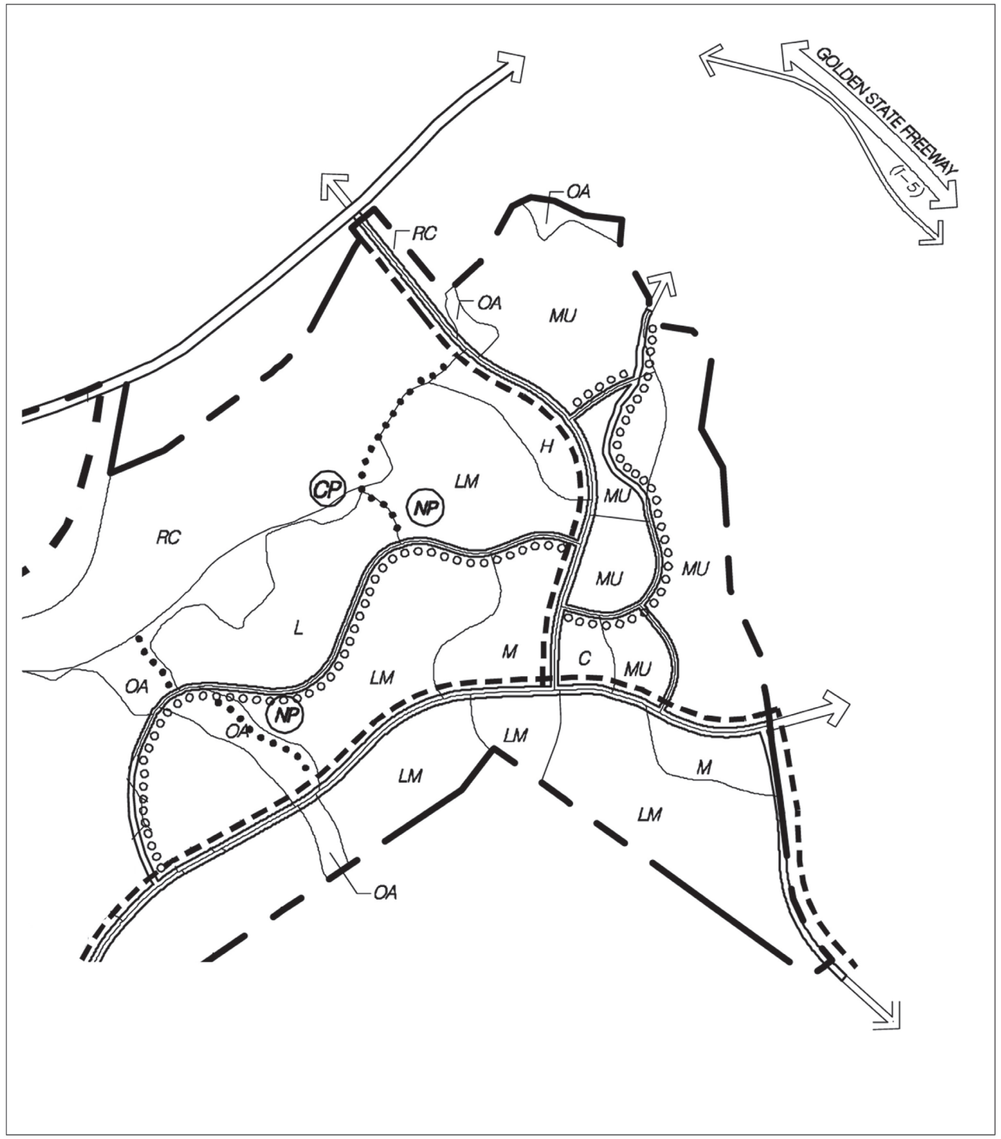
Monuments annoucing arrival to Newhall Ranch will be strategically located throughout Mission Village.

2.1.3 Transit/Pedestrian Plan

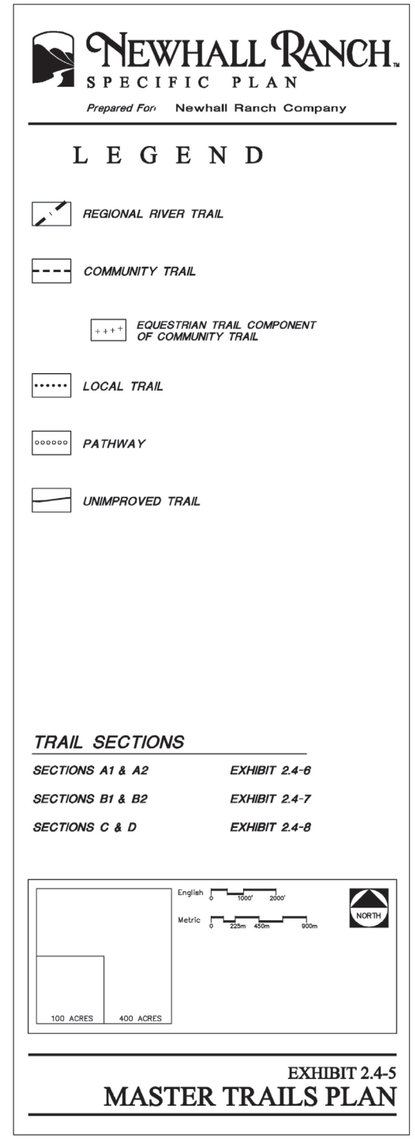


Mission Village has been designed to provide many alternative transportation opportunities:

- Trails and paseos that will not only connect Mission Village internally but also to existing trails and paseos. These trails and paseos will also eventually link up with future development in Newhall Ranch as well as the regional river trail.
- Dedicated Class II bike lanes will be provided along Commerce Center Drive and Magic Mountain Parkway. The bikes lanes will connect to existing bike lanes along The Old Road and to the future extension to the regional river trail.
- Several bus stops/turnouts will be provided along the major arterials within Mission Village. In addition, a bus transfer station is proposed within the Village Center to provide a hub for local bus service and commuter express buses.

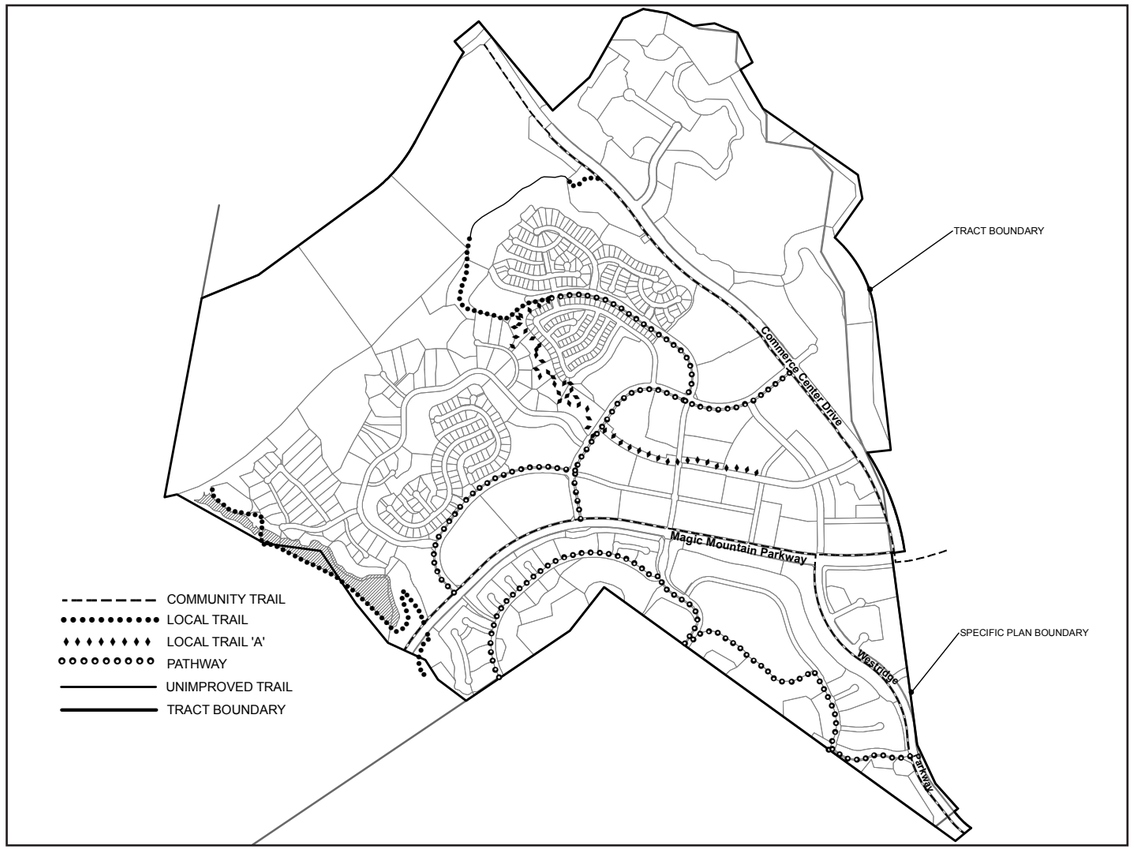


Mission Village Portion of Master Trails Plan From Specific Plan



The Master Trails Plan of the Specific Plan (see relevant excerpt at left) merely gave broad, general trail alignments and classifications. It ensured that the Mission Village would be linked to the greater Newhall Ranch Community Trail network.

It is Mission Village Trails Plan however, that fulfills the intent of the Specific Plan and provides the level of specificity necessary to ensure that each residence and all community service areas are linked via a practical, aesthetically pleasing pedestrian trail system.



Mission Village Trails Plan provides a tract map level of detail. It clearly implements the Specific Plan goals and objectives by delineating:

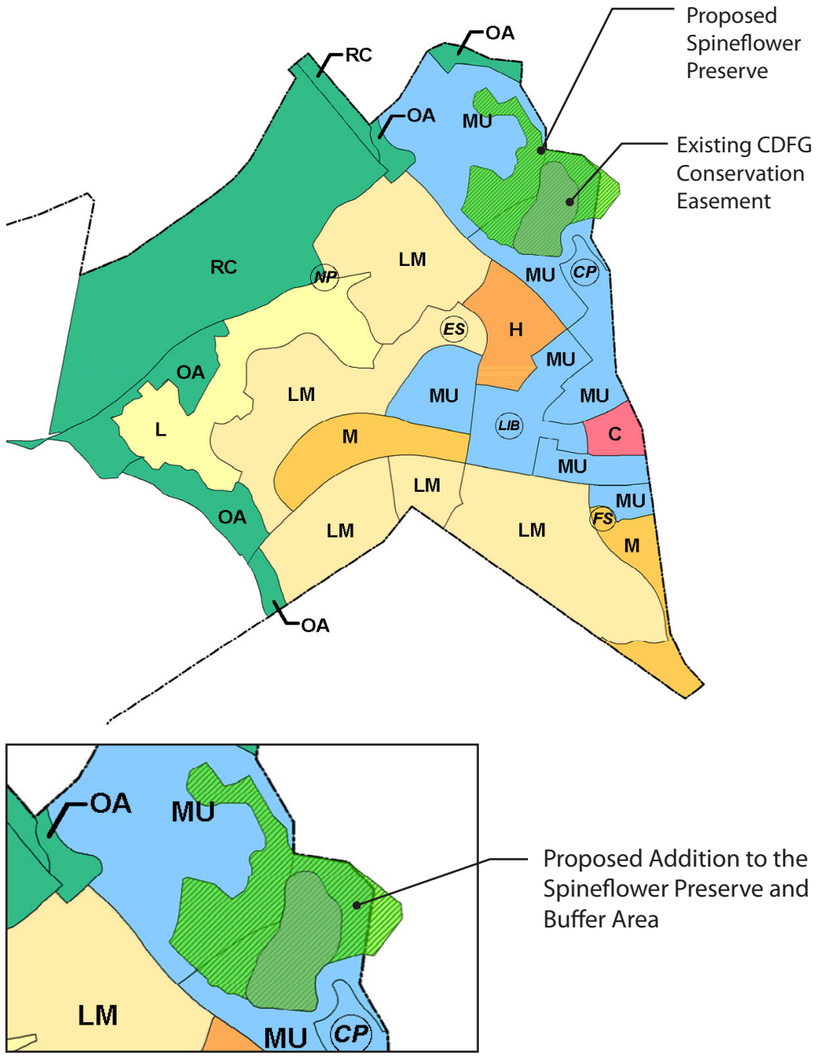
- A clearly defined hierarchy of trail sizes and functionality (with necessary refinements as provided for by Section 5.2 #2 (9).
- Adding specific access points to off project regional trail systems; and
- Providing locations for observation/interpretive points.

Access to the Neighborhood Park along the Santa Clara River is provided by the Trail System.

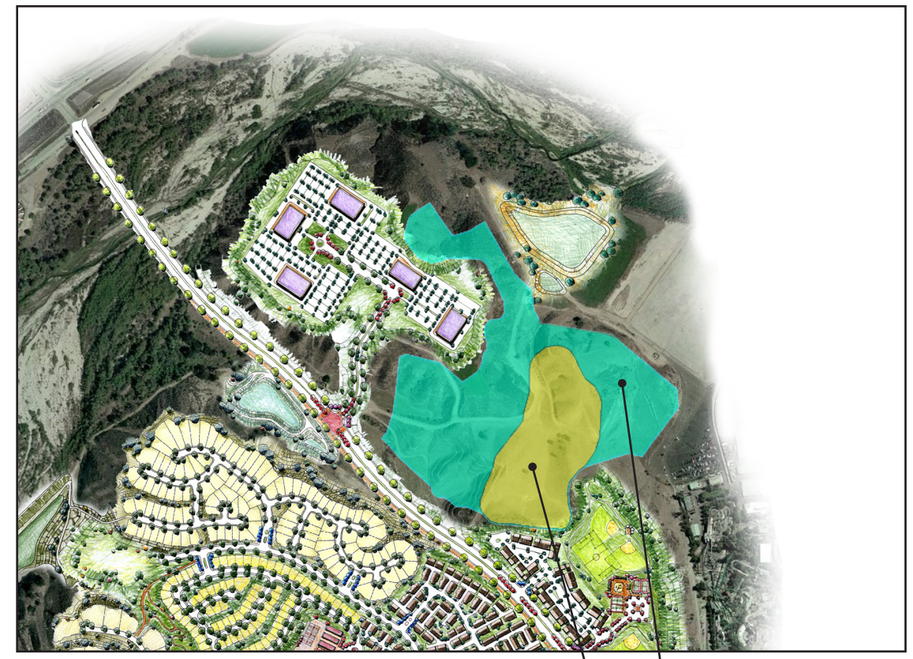
Mission Village Trails Plan

2.3.1 Spineflower Preserve

The original Spineflower Conservation Easement is shown on the exhibit to the left. In an effort to provide connectivity to permanent open space and preserving known spineflower populations, the project proposes additional preserve and buffer area as shown below.



This aerial image below shows both the designated Spineflower Conservation Easement of the approved Specific Plan and the proposed addition to the preserve and buffer area.

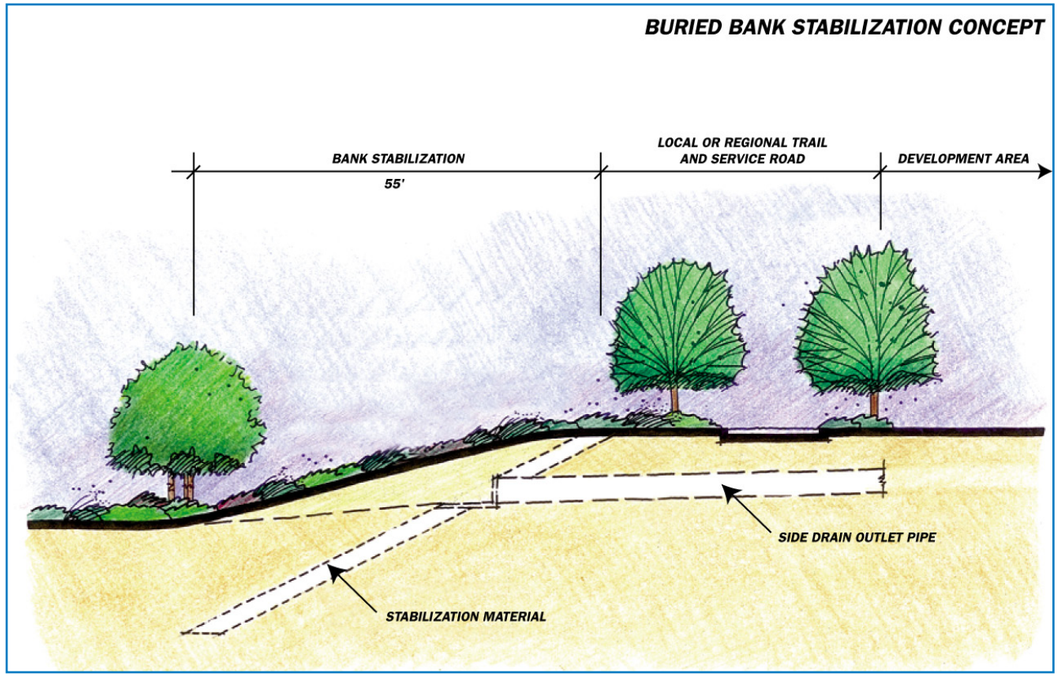


Spineflower

2.3.2 Buried Bank Stabilization

In order to preserve the free-flowing nature of the Santa Clara River, a proven buried bank stabilization is planned to avoid concrete channelization.

The proposed natural river bank stabilization plan integrates environmental protection, development, wetlands mitigation banking, recreation, open space, and flood control by retaining the river habitat and natural river functions along the Santa Clara River and its tributaries.

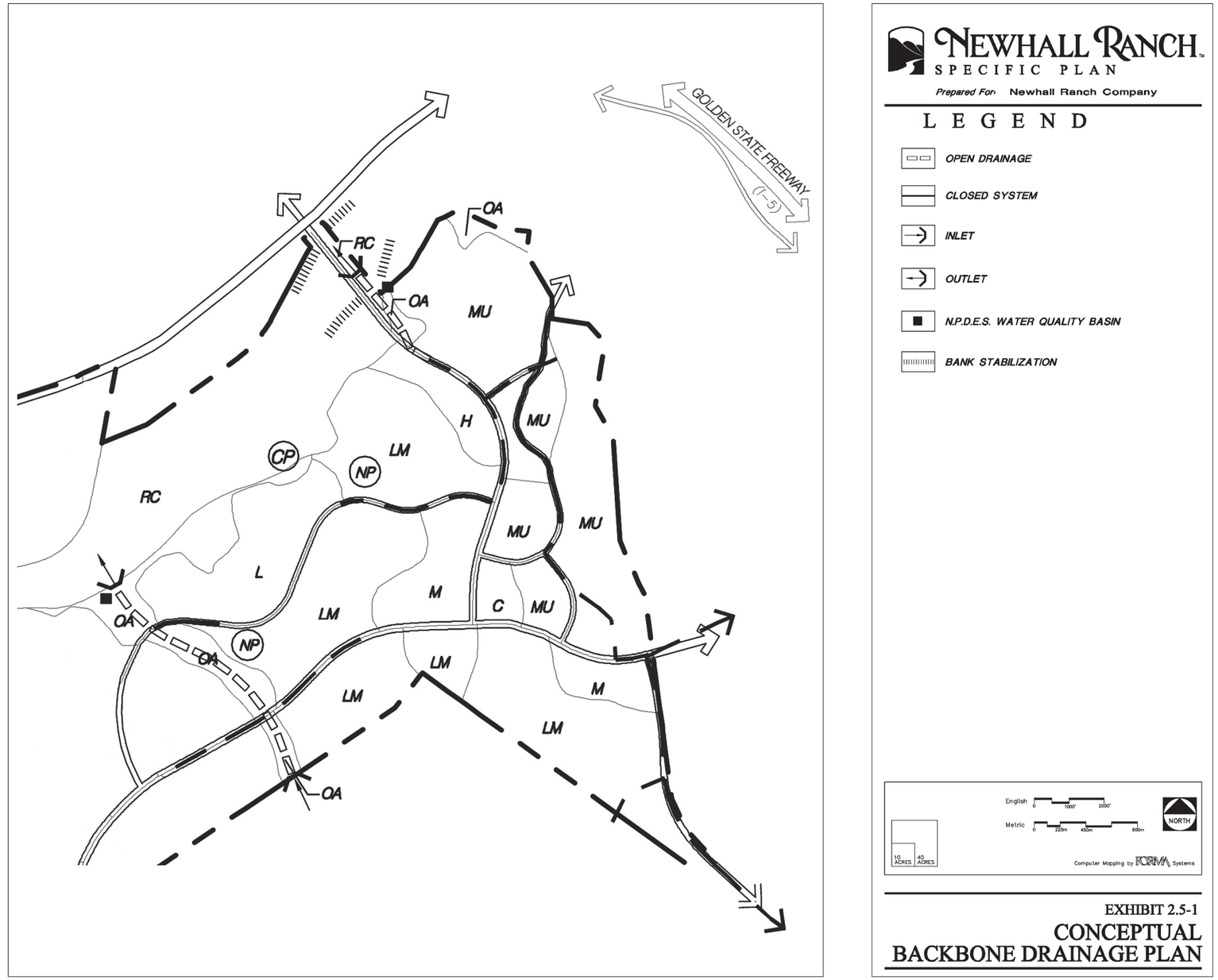


Installation Process

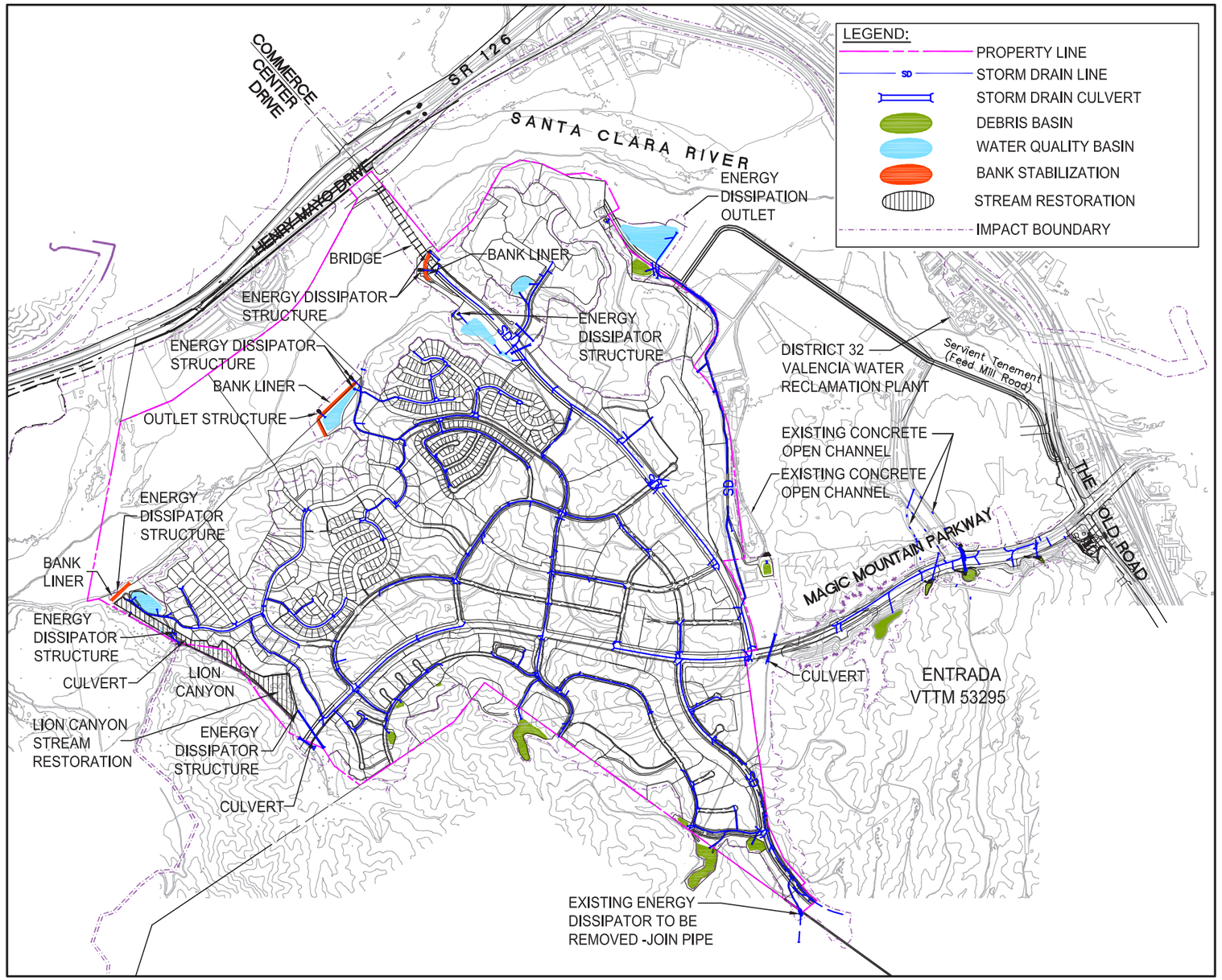
Completion

2.4.1 Drainage Plan

The Conceptual Backbone Drainage Plan of the Specific Plan set forth the framework by which drainage and flood protection to the site would be provided. A primary goal of the plan was to provide this protection while preserving the Santa Clara River as a resource. To meet this goal, several criteria were identified in the planning process and commitments to meet the ongoing requirements of all NPDES permits and programs were established.



Mission Village Portion of Master Drainage Plan From Specific Plan



Mission Village Drainage Plan

Mission Village Drainage and Water Quality Plan demonstrates conformance with the requirements of the Specific Plan. The Plan incorporates innovative methodologies to meet stormwater mitigation requirements as identified in the Newhall Ranch Subregional Stormwater Mitigation Plan. The Newhall Ranch Sub-Regional Stormwater Mitigation Plan, as approved by Public Works sets forth the urban runoff management program that will be implemented for the Newhall Ranch Specific Plan subregion consistent with the Los Angeles County MS4 NPDES Permit and SUSMP. Stormwater management, including planning for water quality and hydromodification control at the sub-regional scale, is central to assuring the long-term viability of beneficial uses, including important habitat systems and species dependent upon those systems.

2.4.2 Water Quality Treatment Devices

Over 95 percent of the Mission Village developed project area will be treated by natural systems utilizing extended detention basins. While the Los Angeles County Standard Urban Stormwater Mitigation Plan (SUSMP) requires treatment of a water quality design storm equivalent to 0.75 inches within a 24-hour period, the Mission Village systems will exceed this minimum criteria by close to 50 percent. This will provide not only for water quality mitigation through natural treatment methods, but will also provide mitigation for dry weather flows and increases in total runoff volume through infiltration and evapotranspiration within the basins.

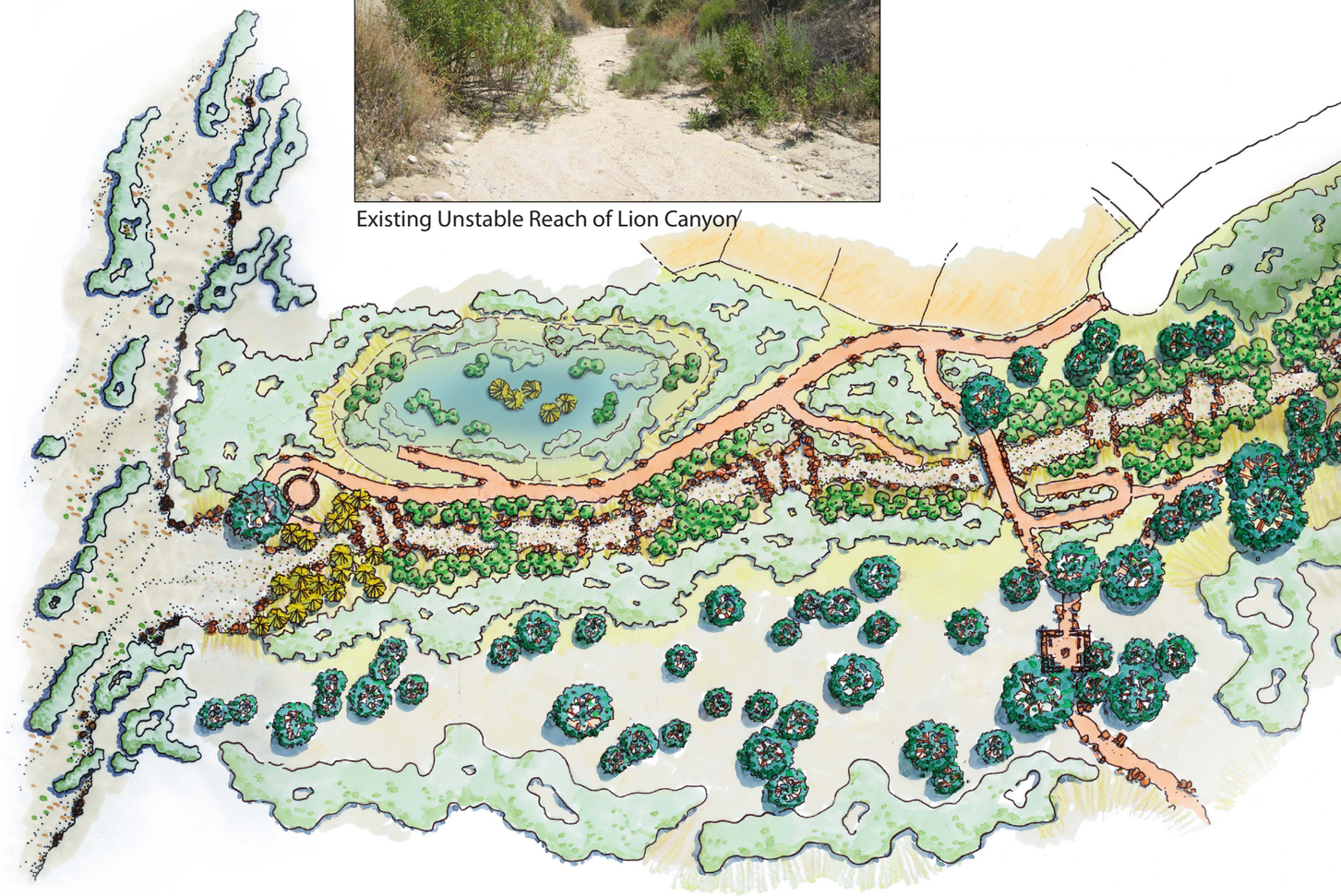
Naturalized infiltration areas, depressed open space areas used as water quality filters, and landscaped swales are among the innovative solutions that provide water quality enhancements, yet add aesthetic face lifts to the community.

2.4.3 Lion Canyon Restoration

Existing conditions within Lion Canyon include deep channel incision as a result of stormwater runoff from historically disturbed portions of the Newhall Ranch Specific Plan site due to agriculture, grazing and oil and gas operations. In order to stabilize and restore the Lion Canyon drainage, a geomorphic channel design is proposed. This design will utilize boulder step-pool structures, biotechnical stabilization, soil cement, and turf reinforcement mat (TRM) to enhance and restore Lion Canyon drainage.

Existing Unstable Reach of Lion Canyon

Existing Unstable Reach of Lion Canyon



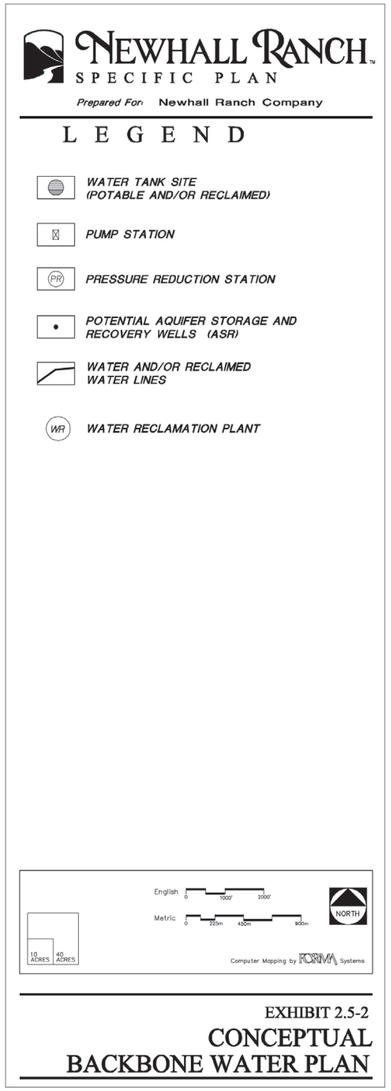
Existing Stable Reach of Lion Canyon

Restoration in Process

Restoration in Process

2.5.1 Water Plan

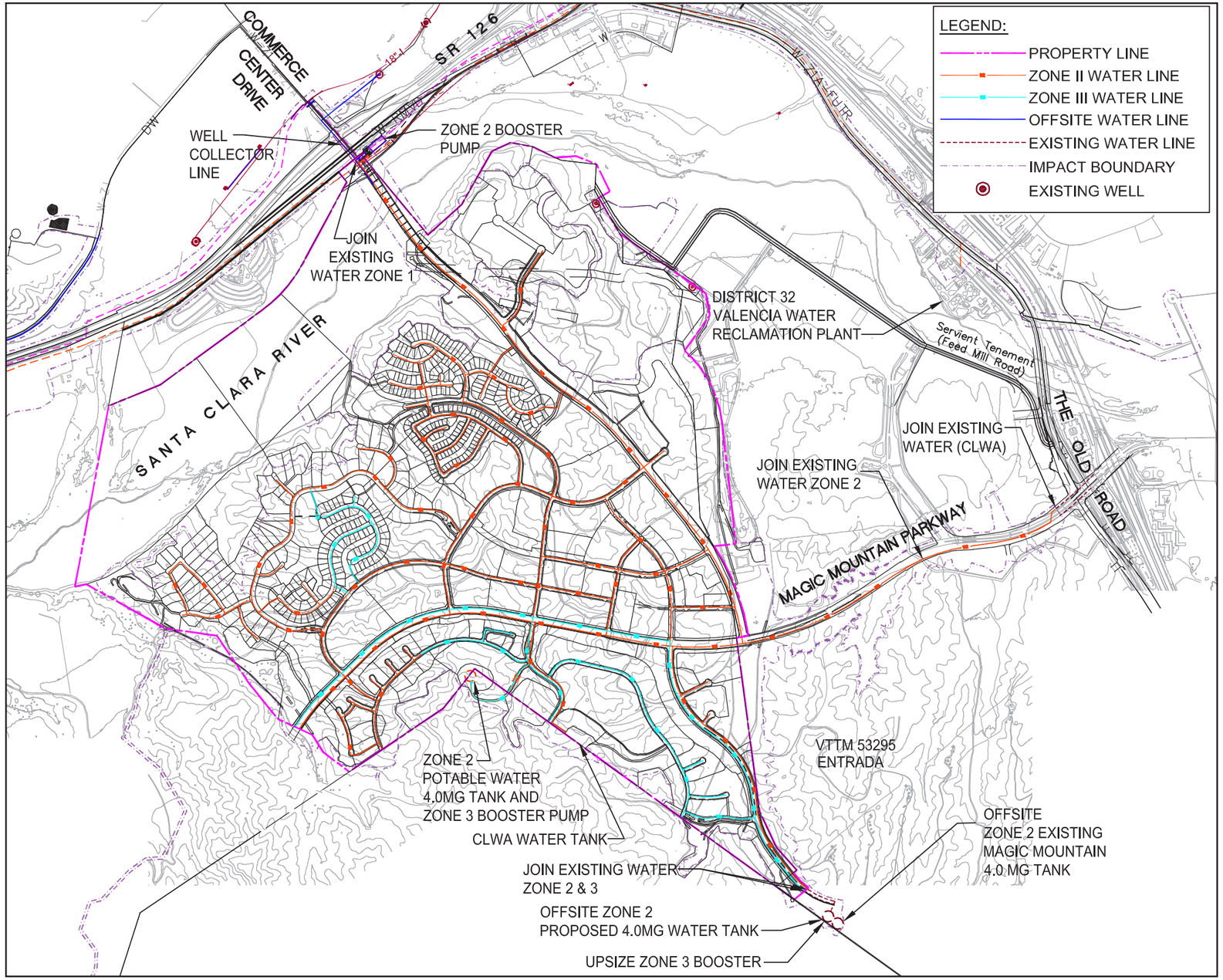
Mission Village Portion of Master Water Plan From Specific Plan



The Conceptual Backbone Water Plan of the Newhall Ranch Specific Plan set forth on-site storage and water distribution systems to provide adequate fire and domestic use service. The Specific Plan further commits to provide reclaimed water, to the extent available, for irrigation use.

Mission Village Potable and Reclaimed Water Plan provides the more detailed framework by which this specific community will be served.

While the precise routing of water lines for the delivery system delineated on the left differ to some extent from the Conceptual Plan set forth in the Specific Plan, this routing flexibility falls within the prescribed Substantial Conformance parameters - see Specific Plan Implementation Section 5.2 #2b(a).



Mission Village Water Plan

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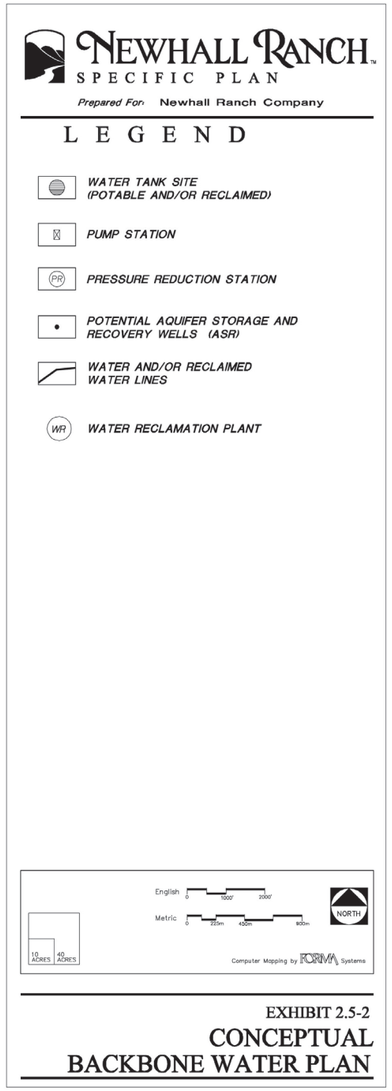
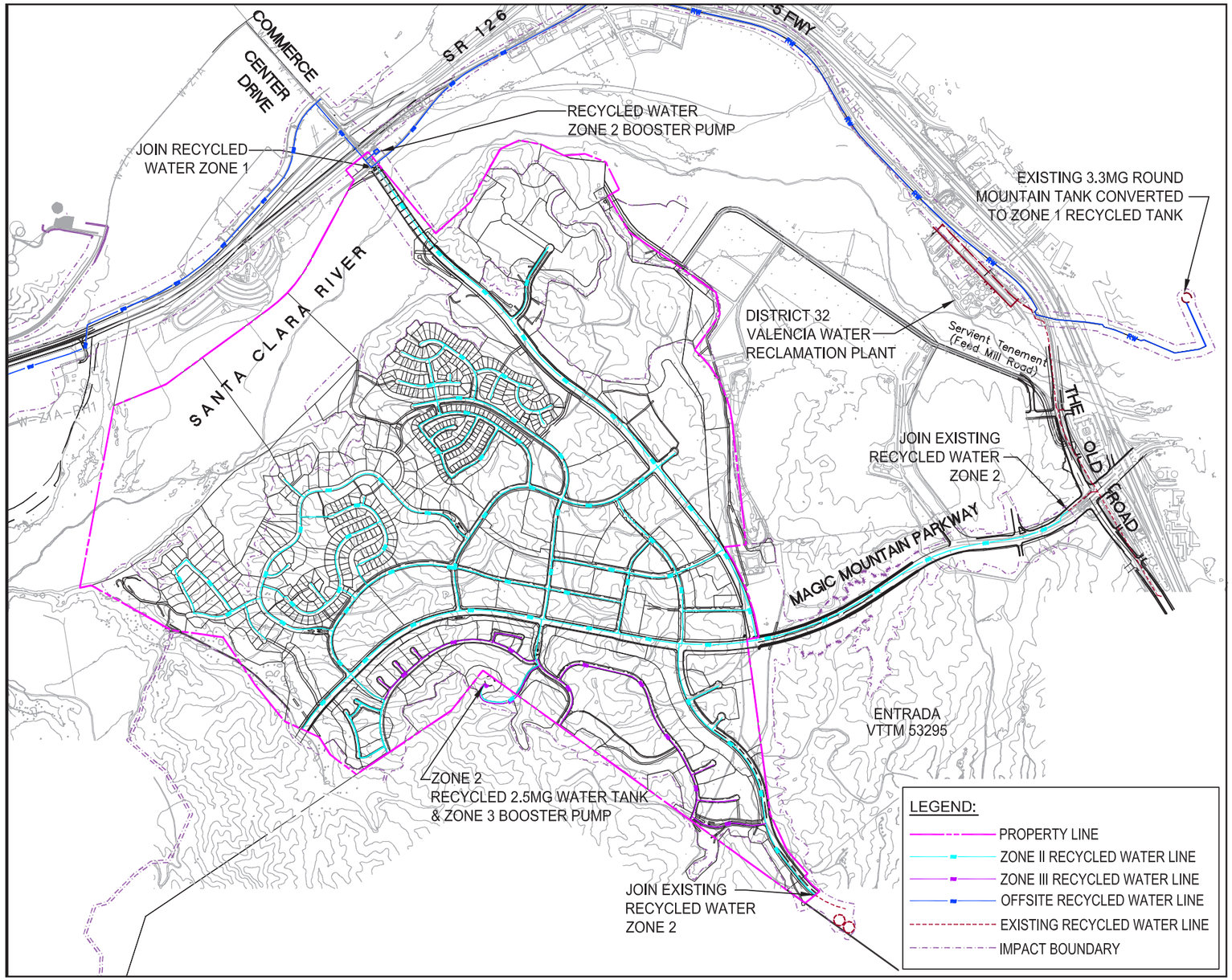
2.5.1 Reclaimed Water Plan

Mission Village Portion of Master Water Plan From Specific Plan



Mission Village Potable and Reclaimed Water Plan provides the more detailed framework by which this specific community will be served.



Mission Village Reclaimed Water Plan

The Newhall Ranch WRP and other recycled water sources will meet the irrigation water demand for Mission Village , which reduces the need for potable water for irrigation.

2.5.2 Sewer Plan

Mission Village Portion of Master Sewer Plan From Specific Plan

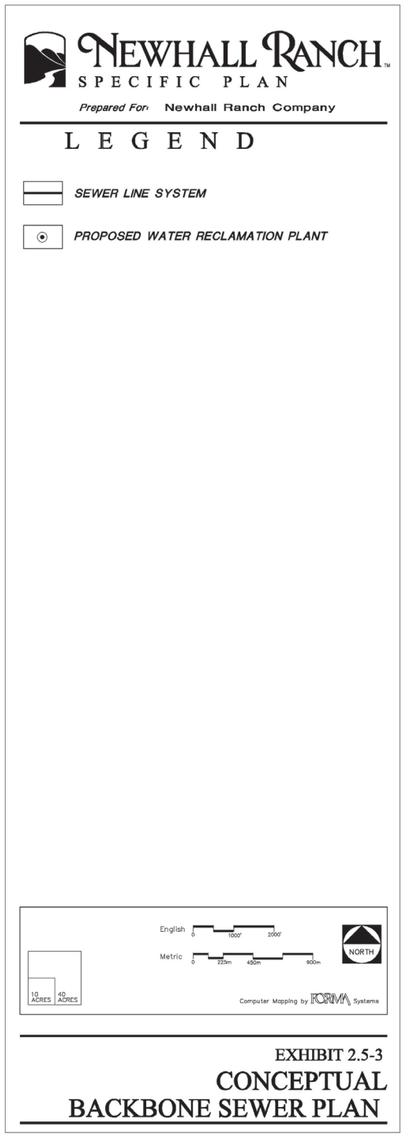
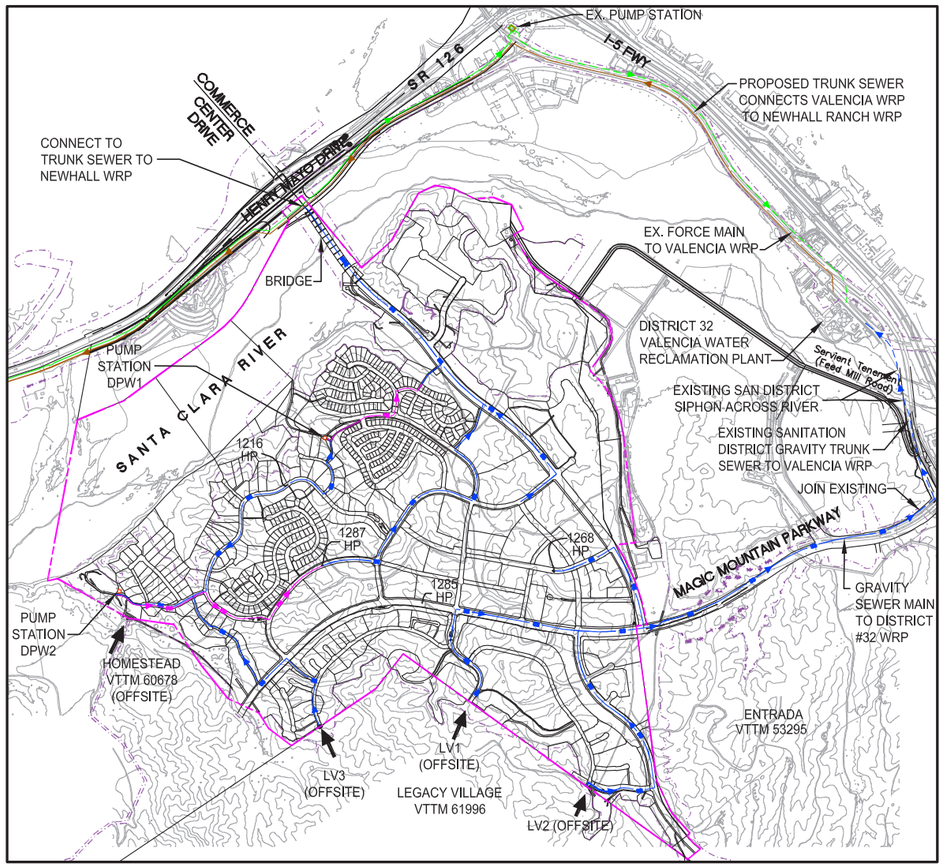


EXHIBIT 2.5-3
CONCEPTUAL BACKBONE SEWER PLAN

The Conceptual Backbone Sewer Plan of the Newhall Ranch Specific Plan set forth a system for sewage collection which included connection to a water reclamation plant, a collection system with pump stations, and both gravity and force mains. Further, all facilities are required to be designed and constructed for maintenance by the County of Los Angeles and/or the Sanitation District (s) in accordance with their manuals, criteria, and requirements.

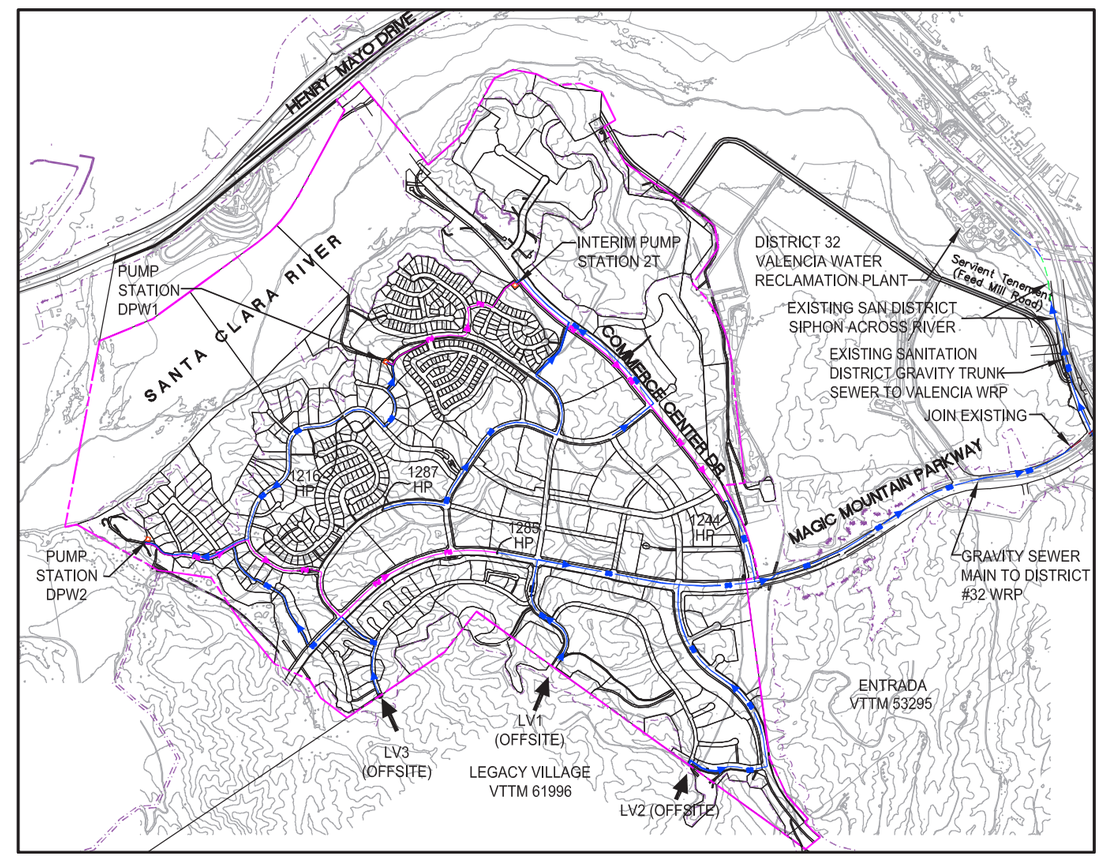


ULTIMATE

LEGEND:
- PROPERTY LINE
- SANITARY SEWER LINE
- FORCE MAIN SEWER LINE
- OFFSITE FORCE MAIN
- OFFSITE SEWER
- IMPACT BOUNDARY

While the precise routing of sewer lines for the delivery system delineated on the left differ to some extent from the Conceptual Plan set forth in the Specific Plan, this routing flexibility falls within the prescribed Substantial Conformance parameters - see Specific Plan Implementation Section 5.2 #2b(a).

Additionally, phasing and ultimate jurisdictional approval will affect the ultimate configuration of the sewer. Therefore, the project proposes several alternatives for providing sewer to Mission Village. Please see details on tenative Tract Map for additional details.

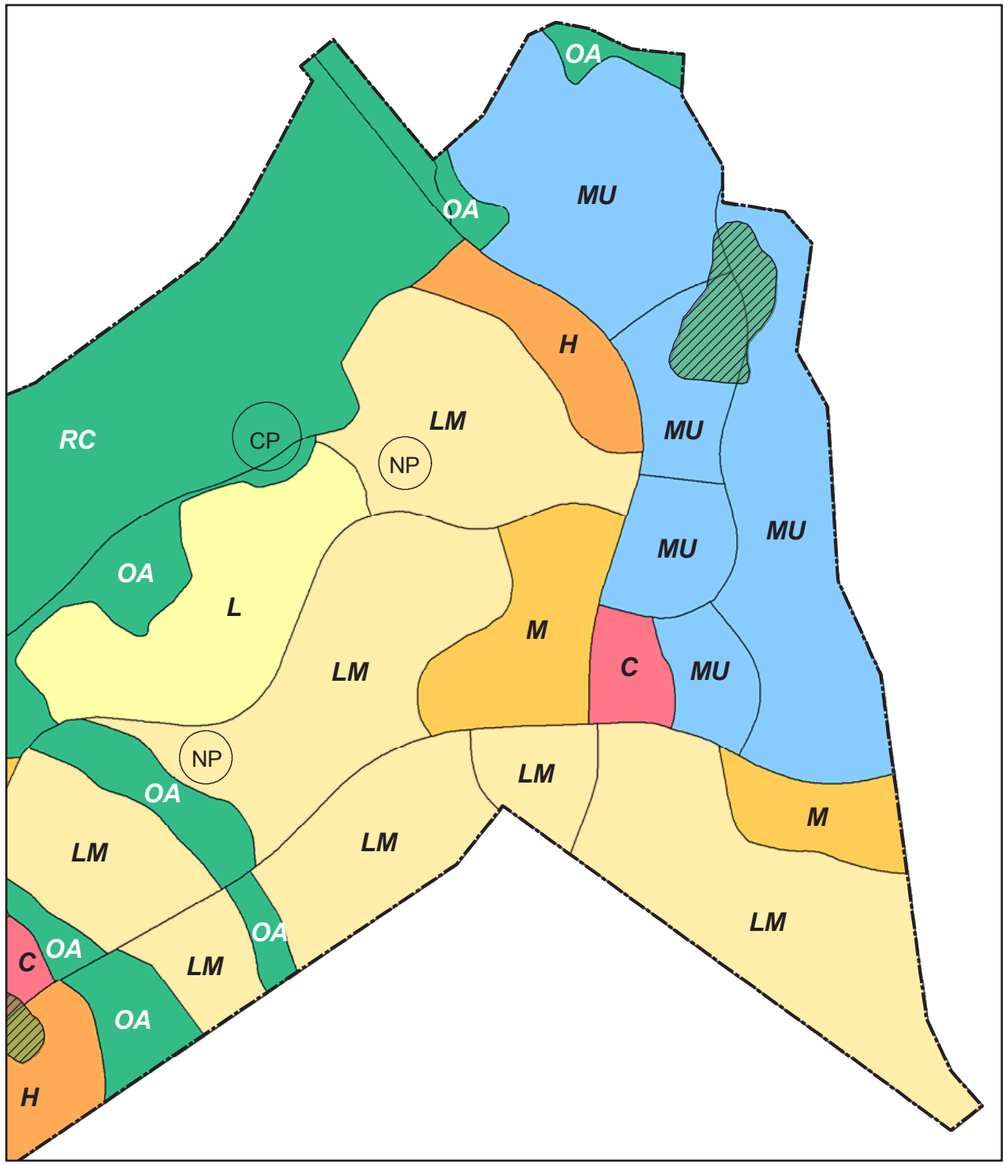


INTERIM

LEGEND:
- PROPERTY LINE
- SANITARY SEWER LINE
- FORCE MAIN SEWER LINE
- IMPACT BOUNDARY

Mission Village Sewer Plan

3.1.1 Land Use Plan



Mission Village Portion of Land Use Plan From Specific Plan

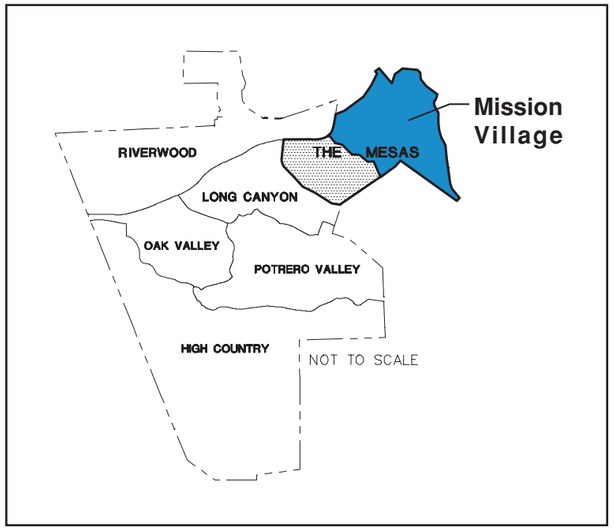
NEWHALL RANCH
SPECIFIC PLAN

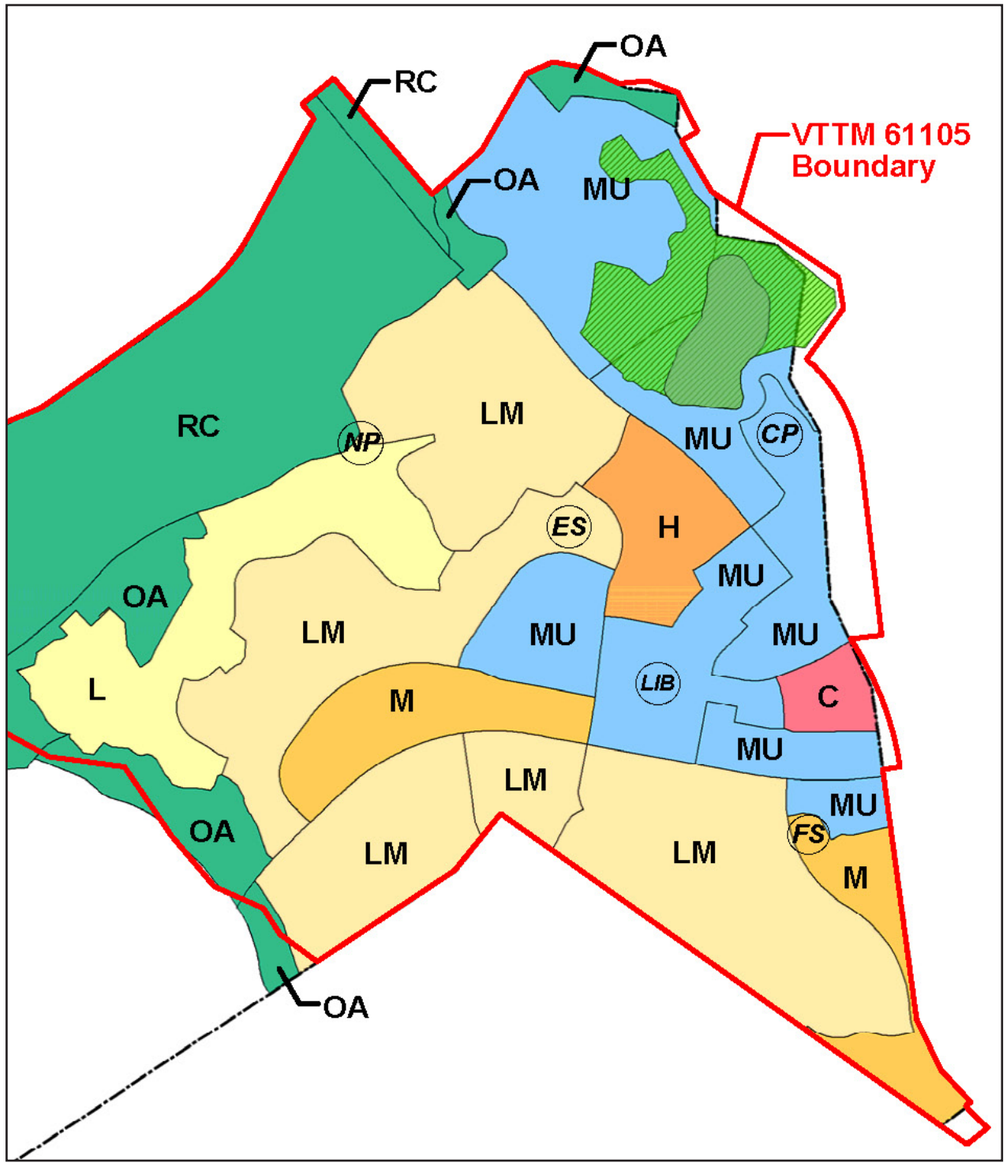
L E G E N D

- E — ESTATES
- L — LOW DENSITY
- LM — LOW-MEDIUM DENSITY
- M — MEDIUM DENSITY
- H — HIGH DENSITY
- MU — MIXED USE
- C — COMMERCIAL
- BP — BUSINESS PARK
- VS — VISITOR SERVING
- OA — OPEN AREA
- RC — RIVER CORRIDOR
- HC — HIGH COUNTRY
- CDFG SPINEFLOWER CONSERVATION EASEMENTS

LAND USE OVERLAYS (POTENTIAL LOCATIONS)

- CP — COMMUNITY PARK
- NP — NEIGHBORHOOD PARK
- ES — ELEMENTARY SCHOOL
- JH — JUNIOR HIGH SCHOOL
- HS — HIGH SCHOOL
- LIB — LIBRARY
- GC — GOLF COURSE
- LK — COMMUNITY LAKE
- FS — FIRE STATION
- S — ELECTRICAL SUBSTATION
- WR — WATER RECLAMATION PLANT





NEWHALL RANCH
SPECIFIC PLAN

L E G E N D

- E — ESTATES
- L — LOW DENSITY
- LM — LOW-MEDIUM DENSITY
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- H — HIGH DENSITY
- MU — MIXED USE
- C — COMMERCIAL
- BP — BUSINESS PARK
- VS — VISITOR SERVING
- OA — OPEN AREA
- RC — RIVER CORRIDOR
- HC — HIGH COUNTRY
- CDFG SPINEFLOWER CONSERVATION EASEMENTS
- PROPOSED SPINEFLOWER PRESERVES

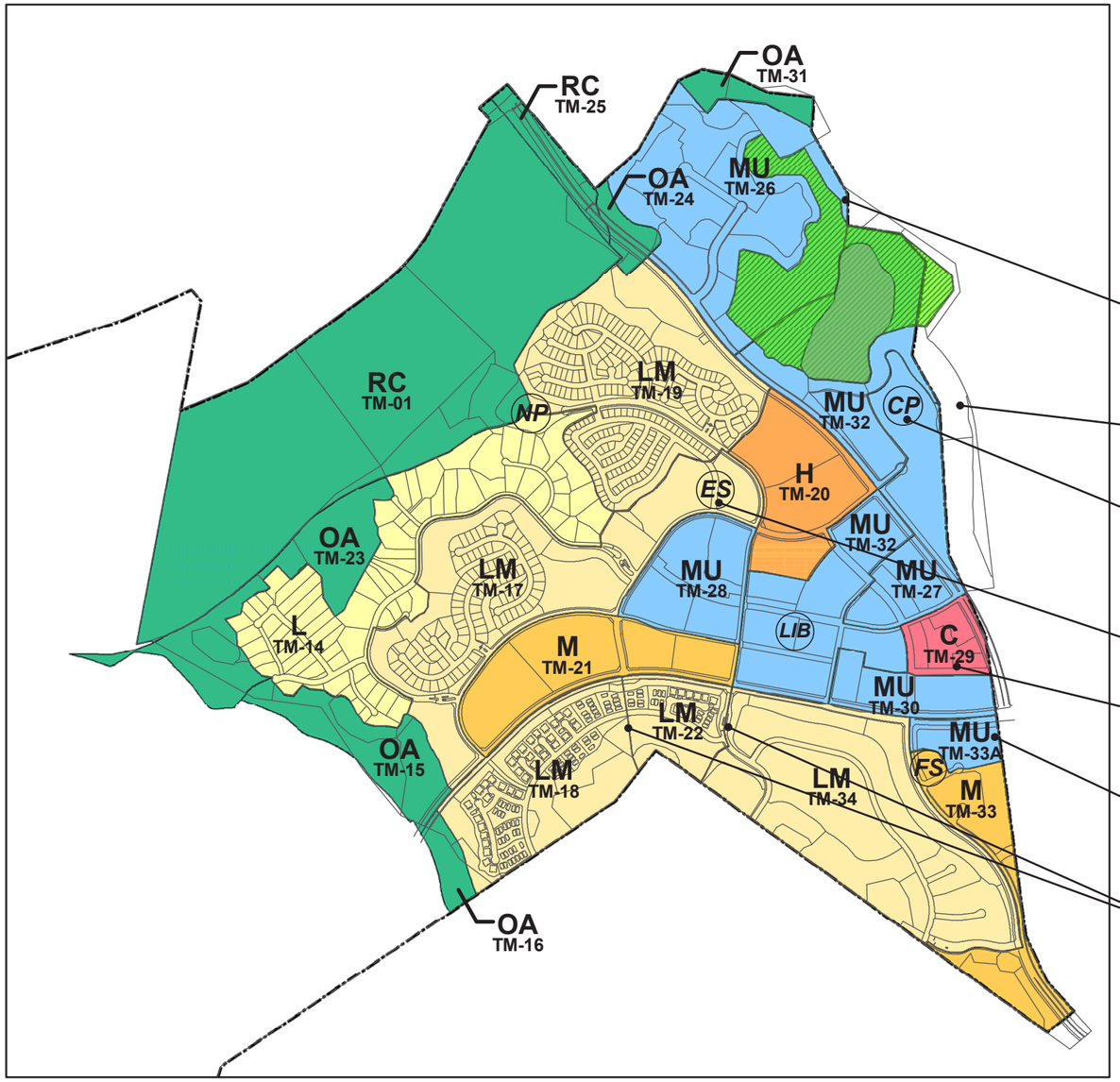
LAND USE OVERLAYS (POTENTIAL LOCATIONS)

- CP — COMMUNITY PARK
- NP — NEIGHBORHOOD PARK
- ES — ELEMENTARY SCHOOL
- JH — JUNIOR HIGH SCHOOL
- HS — HIGH SCHOOL
- LIB — LIBRARY
- GC — GOLF COURSE
- LK — COMMUNITY LAKE
- FS — FIRE STATION
- S — ELECTRICAL SUBSTATION
- WR — WATER RECLAMATION PLANT

The exhibit to the left and the companion Mission Village Land Use Plan on this page, as well as the statistical comparison of the revised annotated Land Use Plan on the following pages, demonstrate the substantial conformance of Mission Village Tract Map with the original intent of the Specific Plan. The precise parameters of the Adjustment/Transfer/Conversion Regulations (Section 3.5) of the Specific Plan have been followed in the design of Mission Village. In summary, these regulations relevant to Mission Village require:

- Not exceeding 5,465 total dwelling units;
- Not exceeding the total maximum building square footage set forth in the Annotated Land Use Plan Statistical Summary; and
- No planning area to change in total acreage by more than 20 percent.

3.1.2 Land Use Plan Statistical Comparison



Mission Village Land Use Plan

The Land Use Overlay flexibility (see Specific Plan Sections 3.3 #2 and 5.2 #5g) has been utilized to locate the elementary school, fire station, and library in this early phase of development (see Mission Village Land Use Plan exhibit to the left). The Community Park location has been moved to take advantage of being located adjacent to the Village Center and open space while the Neighborhood Park location has been moved to the Specific Plan Community Park location adjacent to the River Corridor.

Mixed Use Planning Area
Land Use Boundary Adjustment
(Specific Plan 5.2 #5a)

Acreage Outside of Specific Plan

Community Park
Land Use Overlay Adjustment
(Specific Plan Section 5.2 #5g)

Elementary School
Land Use Overlay
(Specific Plan Section 5.2 #5g)

Commercial
Land Use Overlay Adjustment
(Specific Plan Section 5.2 #5g)

Mixed Use Planning Area
Created via the Land Use Conversion
Includes 154,000 square feet of Mixed Used Commercial
(Section 5.2 #5f (2))

Residential Planning Area
Land Use Boundary Adjustment
(Specific Plan 5.2 #5a)

Mission Village Substantial Conformance Summary

SPECIFIC PLAN							CURRENT PLAN			SUBSTANTIAL CONFORMANCE		
PA	Land Use	Gross Acres	Planned Units	Maximum Units	Building SF	Maximum Building SF	Gross Acres (Substantial Conformance)	Units [3]	Building SF	Percent Change in Acres from Specific Plan to Current Plan	Specific Plan Planned Units to Current Plan Units Change	Specific Plan Max. Units to Current Plan Units Change
Mission Village										Mission Village		
TM-14	Low	89.6	81	122			94.0	73		4.9%	-8	-49
TM-2	Low-Medium	77.1	313	470			NA	NA		NA	NA	NA
		Inside VTTM 61105 0.5					Inside TTM 0.5					
		Outside VTTM[1] 51.1					Outside TTM[1] 51.1					
TM-10	Low-Medium	51.6	148	222			51.6	NA		0.0%	NA	NA
TM-13	Low-Medium	21.2	63	95			NA	NA		NA	NA	NA
TM-17	Low-Medium	105.9	364	546			102.4	295		-3.3%	-69	-251
		Inside VTTM 61105 56.8					Inside TTM 56.9					
		Outside VTTM[1] 0.8					Outside TTM[1] 0.8					
TM-18	Low-Medium	57.6	129	194			57.7	139		0.2%	10	-55
TM-19	Low-Medium	90.1	294	441			92.6	214		2.8%	-80	-227
TM-22	Low-Medium	22.3	52	78			21.5	37		-3.6%	-15	-41
TM-34	Low-Medium	122.7	332	498			109.3	251		-10.9%	-81	-247
TM-4	Medium	122.8	1,076	1,614			NA	NA		NA	NA	NA
TM-6	Medium	13.3	83	125			NA	NA		NA	NA	NA
TM-21	Medium	53.6	586	879			45.9	502		-14.4%	-84	-377
TM-33	Medium	26.6	320	480			31.2	275		17.3%	-45	-205
TM-8	High	38.8	568	852			NA	NA		NA	NA	NA
TM-20	High	32.0	515	773			38.2	474		19.4%	-41	-299
TM-26	Mixed Use	102.1	439	659	1,009,500	1,514,250	102.5	0	697,000	0.4%	-439	-659
TM-27	Mixed Use	36.2	258	387	90,000	135,000	38.9	175	126,430	7.5%	-83	-212
TM-28	Mixed Use	28.3	591	887			30.4	441	0	7.4%	-150	-446
TM-30	Mixed Use	20.2	314	471			18.8	368	355,470	-6.9%	54	-103
TM-32 (SPLIT)	Mixed Use	111.5	1,190	1,785	69,500	104,250	109.7	1,168	48,100	-1.6%	-22	-617
TM-33A	Mixed Use						9.7	0	154,000	NA	0	0
TM-5	Commercial	12.6			119,000	178,500	NA	NA		NA	NA	NA
TM-7	Commercial	16.2			70,000	105,000	NA	NA		NA	NA	NA
TM-29	Commercial	16.2			130,000	195,000	13.2	0	174,100	-18.5%	0	0
TM-3	Open Area	42.2					NA	NA		NA	NA	NA
TM-9	Open Area	3.0					NA	NA		NA	NA	NA
TM-11	Open Area	7.6					NA	NA		NA	NA	NA
TM-12	Open Area	20.5					NA	NA		NA	NA	NA
		Inside VTTM 61105 19.5					Inside TTM 22.0					
		Outside VTTM[1] 4.6					Outside TTM[1] 4.6					
TM-15	Open Area	24.1					26.6			10.4%	0	0
		Inside VTTM 61105 1.9					Inside TTM 1.4					
		Outside VTTM[1] 5.4					Outside TTM[1] 5.4					
TM-16	Open Area	7.3					6.8			-6.8%	0	0
		Inside VTTM 61105 35.5					Inside TTM 31.9					
		Outside VTTM[1] 42.2					Outside TTM[1] 42.2					
TM-23	Open Area	77.7					74.1			-4.6%	0	0
TM-24	Open Area	6.0					6.4			6.2%	0	0
TM-31	Open Area	7.6					7.7			0.9%	0	0
		Inside VTTM 61105 228.0					Inside TTM 228.0					
		Outside VTTM[1] 58.0					Outside TTM[1] 58.0					
TM-1	River Corridor	286.0					286.0					
TM-25	River Corridor	9.5					9.5			0.3%	0	0
VTTM 61105 TOTAL - INSIDE SP		*1,222.6*	*5,465*		*1,299,000*	*1,948,500*	*1,222.6*	*4,412*	*1,555,100*		*-1,053*	*-3,788*
TOTAL - OUTSIDE SP, INSIDE VTTM 61105 [2]	Existing Land Use - No Zone Change[2]	*39.1*	*0*		*0*	*0*	*39.1*	*0*	*0*		*0*	*0*
VTTM 61105 TOTAL	*0.0*	*1,261.7*	*5,465*		*1,299,000*	*1,948,500*	*1,261.7*	*4,412*	*1,555,100*		*-1,053*	*-3,788*
MESAS VILLAGE TOTAL		*1,760.0*	*7,716*		*1,488,000*	*2,232,000*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*

1-This portion of the Planning Area will be included in TTM 60678.

2- Portions of the VTTM that are outside of the Newhall Ranch Specific Plan. No zone change proposed.

3- TM-14 allows up to for 122 second units with a CUP. Mission Village proposes 73 second units. Pursuant to Section 3.5 Paragraph 2e and Section 5.2 Paragraph 5e, 58 of these second units will be transferred from RW-02 and 15 of these second units will be transferred from RW-21.

3.2.1 Single Family Detached

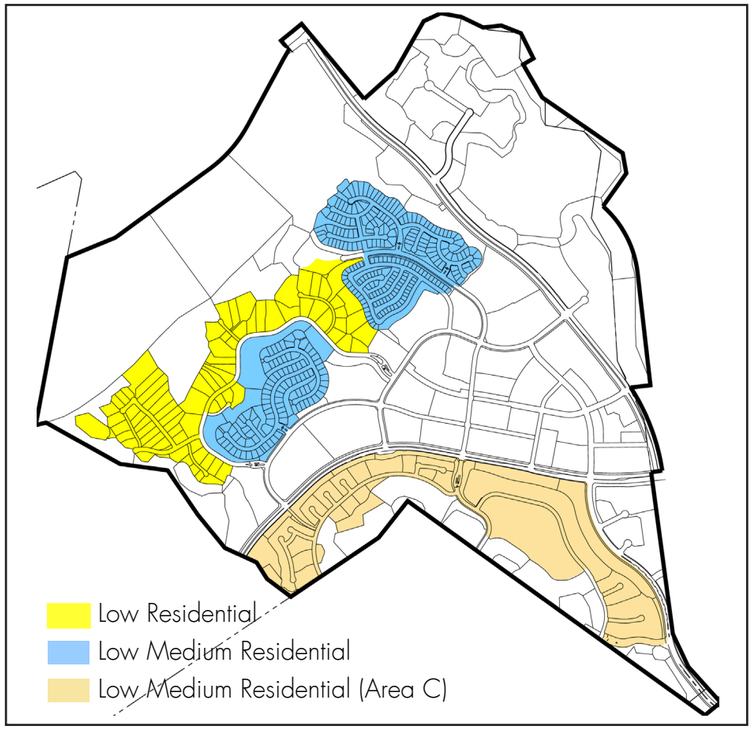
This section demonstrates how the individual single family residential lots of Mission Village are designed in conformance with the Newhall Specific Plan. Shown on this page is the residential portion of the Specific Plan Site Development Standards Matrix (Table 3.2-1).

RESIDENTIAL SITE DEVELOPMENT STANDARDS					
LAND USE DESIGNATIONS[1]		MINIMUM LOT AREA (Sq. Ft.)	REQUIRED SETBACKS[2, 17]			MAXIMUM BUILDING HEIGHTS[2]
			Front Yard[2] (Main Structure)	Side Yard[2] (Each Side)	Rear Yard[2]	
ESTATE (E)		20,000	30' Min[3]	15' Min	30' Min	35'
LOW RESIDENTIAL (L)		7,500	18' Min[4]	5' Min[11]	20' Min[6, 7]	35'
LOW-MEDIUM RESIDENTIAL (LM)	Detached	2,500	18' Min[4, 14]	5' Min[5, 8, 11, 15, 16]	10' Min[6,7]	35'
	Attached	2,500	18' Min[4, 14]	0[9, 11, 15, 16]	10' Min[6,7]	35'
MEDIUM RESIDENTIAL (M)	Detached	2,500	18' Min[4, 14]	5' Min[5, 8, 11, 15, 16]	10' Min[6,7]	45'
	Attached	N/A	10' Min[14]	0[9, 11, 15, 16]	10' Min[6,7]	45'
HIGH RESIDENTIAL (H) AND MIXED-USE (MU) RESIDENTIAL		N/A	10' Min	0[9, 11]	10' Min[6,7]	55'

NOTES

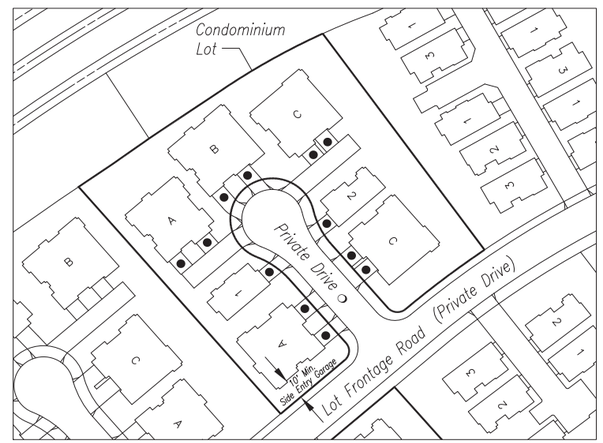
1. Other uses including *land use overlays* such as schools, churches, park facilities, non-residential public or private facilities, and residential/commercial conversions are subject to the site development standards of the *land use designation* in which they are found.
2. A defined term — see glossary definition and/or related exhibit for full description of requirement.
3. Front Entry Garage: 30' min.
   Side Entry Garage: 15' min.
4. Front Entry Garage: 18' min.
   Side Entry Garage: 10' min.
5. Zero Side Yard Lot configuration is permitted.
6. Except where there is a detached *Second Unit*, structure, and/or garage, where 5' minimum setback is allowed from this structure.
7. No garage setback requirement for alley access.
8. 10' minimum aggregate for two adjacent lots (e.g., 5' and 5', or 3' and 7', or 0 and 10').
9. 10' minimum building to building separation.
10. A minimum of 10 percent of the lot area excluding required parking shall be landscaped.
11. 10' minimum adjacent to public street.
12. 20' minimum side and rear yard setback is required when building is adjacent to a different *land use designation* or a public road.
13. 20' minimum is required when building fronts on a public road.
14. 15' minimum for clustered single-family detached and attached buildings.
15. 6' minimum for clustered single-family detached and attached buildings when one side of two adjacent buildings has no windows.
16. 12' minimum for clustered single-family detached and attached buildings when kitchen/family area faces toward zero lot line building with no windows.
17. If at the time building permits are issued, the County's setback standards in place at that time are more stringent than those contained in the Site Development Standards Matrix, the more stringent standards shall apply.

Low Residential



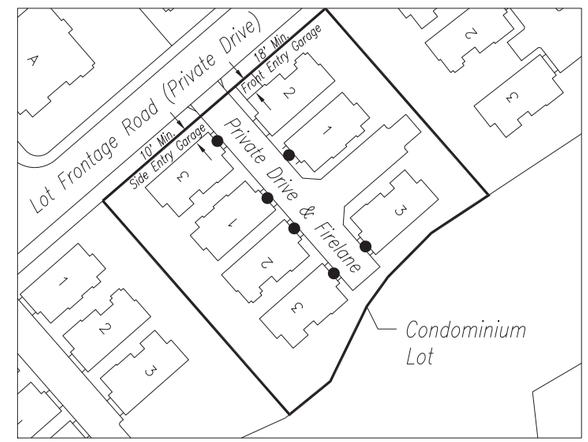
Low & Low Medium Residential

Low Medium Residential



❍ Private Drive to function as a Private Driveway and Firelane.

● Driveway 18' minimum length or 5' maximum length.



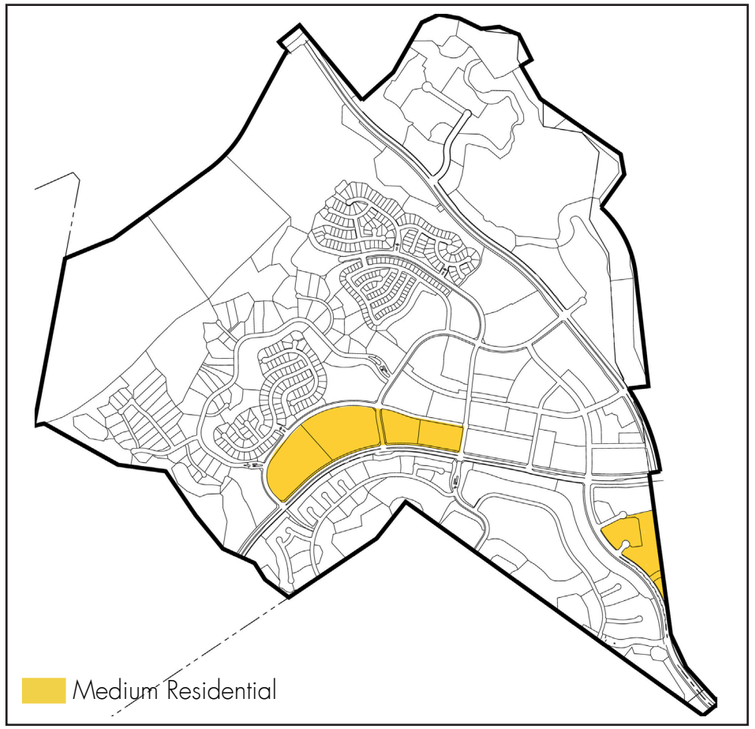
● Driveway 18' minimum length or 5' maximum length.

Area C - Age-Qualified area may contain detached or attached product that will access from private drive and/or driveway. The above illustrates potential setback orientations.

Low Medium Residential

Low Medium Residential

3.2.2 Single Family Attached



Medium Residential

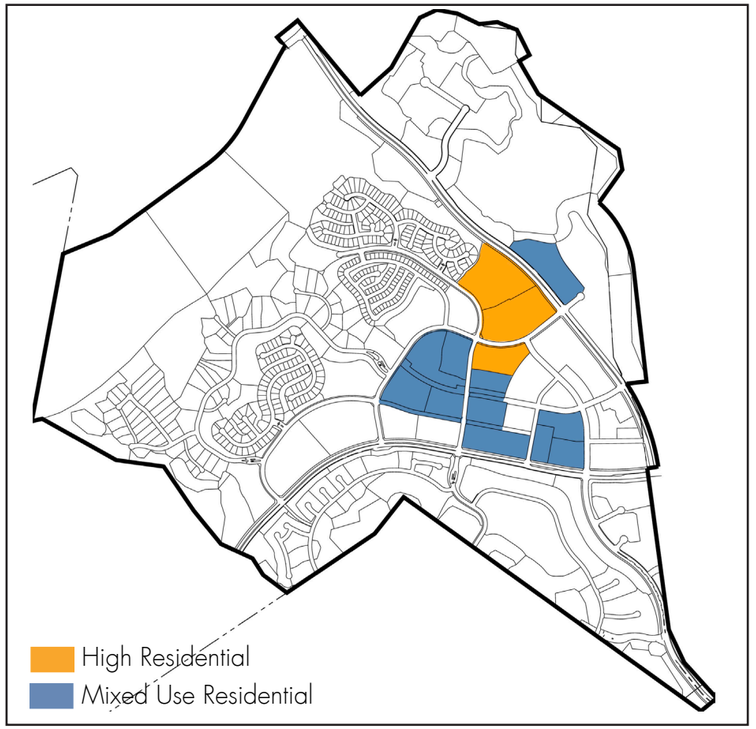
This section demonstrated how the individual single family attached lots of Mission Village are designed in conformance with the Newhall Specific Plan. Refer to Page 54 for the residential portion of the Specific Plan Site development Standards Matrix (Table 3.2.2).

Conceptual Rendering of High and Mixed Use

Conceptual Rendering of High and Mixed Use

Conceptual Rendering of Medium Residential Single Family Attached

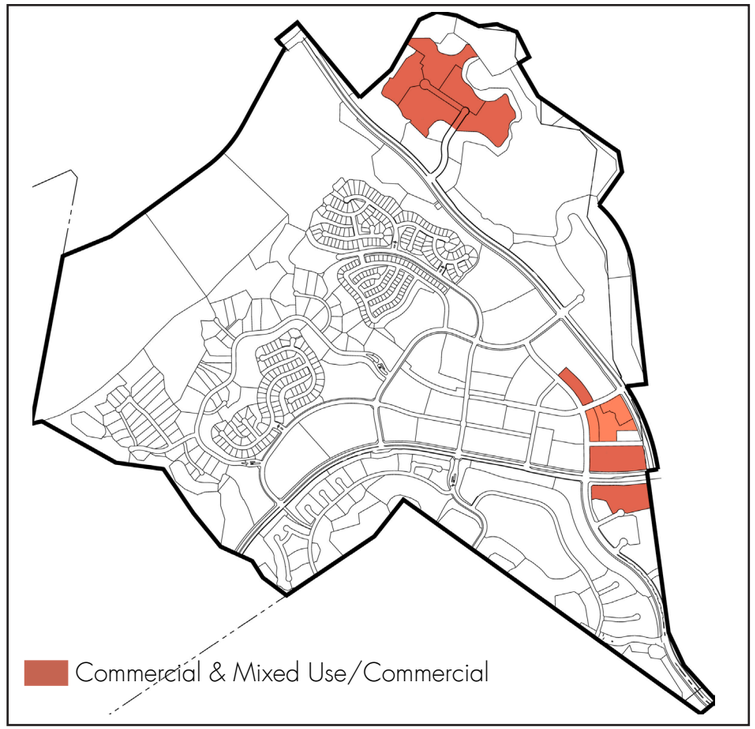
3.3 Multi Family



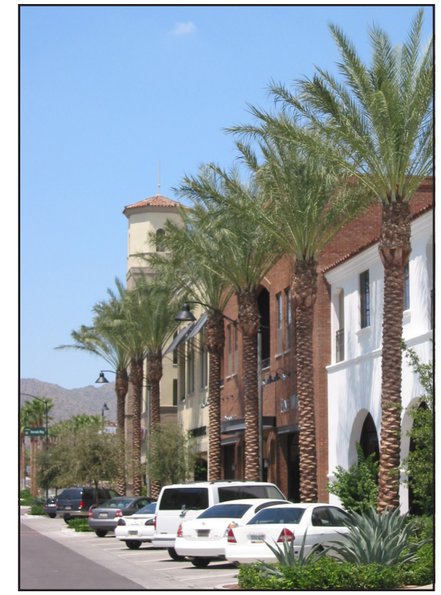
High And Mixed Use Residential

This section demonstrates how the multi-family residential lots of Mission Village are designed in conformance with the Newhall Specific Plan. Refer to Page 54 for the residential portion of the Specific Plan Site development Standards Matrix (Table 3.2.2).

3.4.1 Commercial & Mixed Use/Commercial



The Commercial and Mixed Use / Commercial areas of Mission Village are designed in conformance with the Newhall Ranch Specific Plan. Locations are shown above.



Mission Village buildout is currently estimated to occur over several years, with full build-out not expected until 2021. Market conditions and consumer needs historically change over time, thus a certain amount of flexibility is necessary to assure the best mix of residential housing to meet changing market demands. Similarly, commercial uses are difficult to forecast with a high degree of certainty over the extended duration of project buildout, thus a degree of flexibility is needed with respect to the specific type of office uses and tenant space requirements that will be in demand at the time of buildout.

For these reasons, it is necessary to maintain a certain degree of planning flexibility within the multi-family and commercial planning areas of the proposed project. This flexibility includes, for instance: the ability to build condominiums rather than apartments, and vice versa; build detached housing units rather than attached units; alter dwelling unit type and location within a designated planning area; change the location of driveways, driveway entries and drive alignments; change lot configurations; and, change commercial building type and location within a planning area.

To ensure conformance with the Specific Plan, however, the total dwelling unit count and commercial square footage shown on Vesting Tentative Tract Map (VTTM) 061105 shall not exceed 4,412 dwelling units and 1,555,100 total commercial square feet. In a like manner, individual planning area totals set by Specific Plan requirements within the tract map area may not be exceeded.

Innovations in residential / commercial integration relies on flexibility to meet changing market demands.

Flexibility Concepts

Alternatives below illustrate examples of possible product implementation scenarios which allow for practical adjustments to conform to market demands and / or architectural innovation.

Tentative Tract Map

Tentative Map design illustrating two products on two lots totalling 278 units.

Alternative 1

Alternative 1 illustrates a two-lot concept totalling 204 units with the products switched from that shown on Tentative Map.

Alternative 2

Alternative 2 illustrates a single product concept totalling 152 units, and combining the two lots into one.

Section 5.2 of the Newhall Ranch Specific Plan contains provisions regarding Specific Plan implementation. Section 5.2 describes substantial conformance as an administrative procedure by which the Planning Director determines whether proposed development or uses substantially comply with the standards, regulations, and guidelines of the Specific Plan. Substantial Conformance 201000001 requests substantial conformance determination for the following:

(a) modification to setback standards;

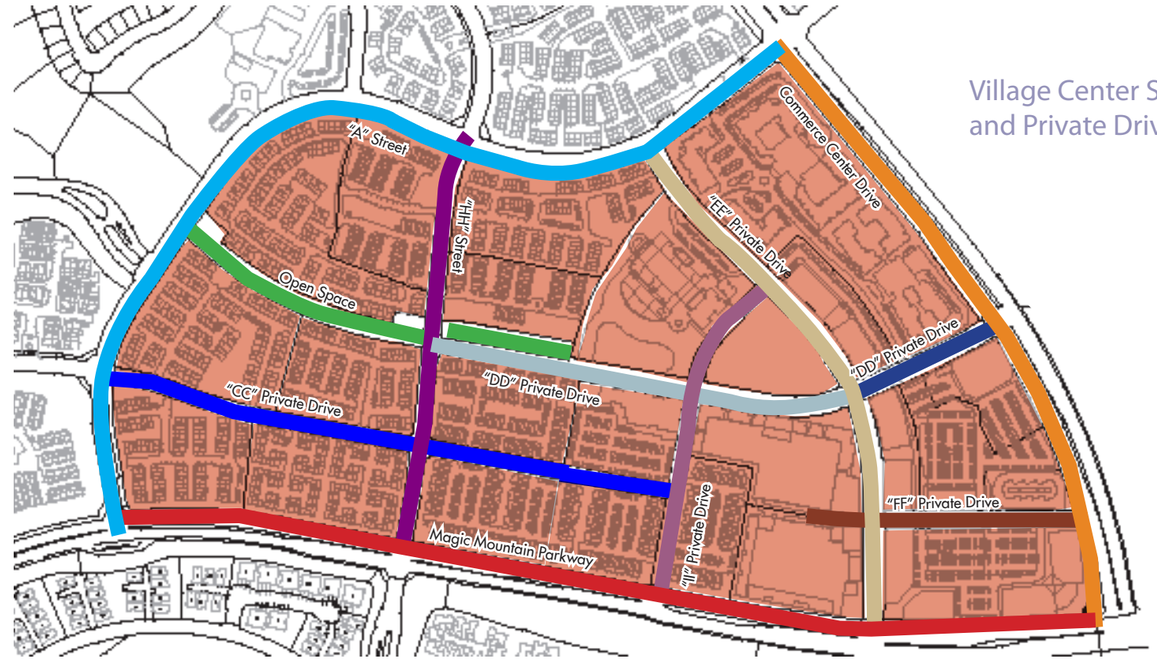
(b) modification to proposed trails sections; and

(c) Grading and Hillside Management Guidelines.

3.6.1 Setback Modifications

Pursuant to the Newhall Ranch Specific Plan, Section 5.2 (2)(13), modifications of development standards contained on Table 3.4-1 (Site Development Standards) are allowed provided the Director can make findings for a determination that the modification is in Substantial Conformance with the provisions of the Specific Plan.

Setbacks will be modified to allow specific Mixed-Use, Commercial, High Residential and Medium Residential designated lots within Mission Village's Village Center to be designed with a minimum 0-foot (0') front yard setback.



Village Center Streets and Private Drive

Form-based Guideline Matrix

Street	Allowed Frontage Types									
	Common Yard	Porch & Fence	Terrace	Stoop	Forecourt	Storefront	Arcade	Garage	Side Yard	
"A" Street	P	P	P	P	P			P	P	10' Min.
"CC" Private Drive	P	P	P	P				P	P	10' Min.
"DD" Private Drive (west)	P	P	P	P	P	P	P		P	0' Min.
"DD" Private Drive (east)			P	P		P	P	P	P	5' Min.
"EE" Private Drive			P		P	P	P	P	P	0' Min.
"FF" Private Drive			P		P	P	P	P	P	0' Min.
"HH" Street	P	P	P	P					P	10' Min.
"II" Private Drive	P	P	P	P	P	P	P	P	P	0' Min.
Open Space	P	P	P	P					P	5' Min.
Commerce Center Drive			P		P	P	P	P	P	5' Min.
Magic Mountain Pkwy			P		P	P	P	P	P	5' Min.

Note: Commerce Center Drive and Magic Mountain Parkway include Landscape Development Zones (LDZ) adjacent to Right-of-Way. Setbacks are measured from back of LDZ.

Village Center

The Village Center will be the urban town core for the Mission Village community and Newhall Ranch. It is designed as a higher density, mixed-use area. The Village Center provides efficient land utilization by bringing uses closer to the street to encourage a pedestrian orientation. In this area, angled street parking is also provided, further defining an urban environment.

The Village Center contains the following Specific Plan land uses designations: Mixed Use (MU), Medium Residential (M) High Residential (H) and Commercial (C). The Newhall Ranch Development Standards for these land uses designations are found in Table 3.4-1. While the Specific Plan provides variation and flexibility, the urban setting envisioned for the residential products and commercial uses within the Village Center would be difficult to implement given the current development standards. Allowing the more flexible interpretation of setback provisions will ensure a design more in keeping with the goals of development of a pedestrian oriented community.

As depicted on the Exhibit Maps for VTTM 61105, the structures on lots 508-515, 517-526 and 528-530 indicate a zero-foot minimum setback adjacent to private drives, streets and lots. However, it is not the intent that zero-foot setbacks be used in all situations but to encourage appropriate urban design by permitting a variety of setback options.

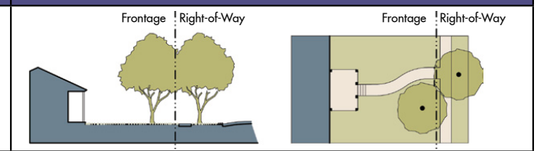
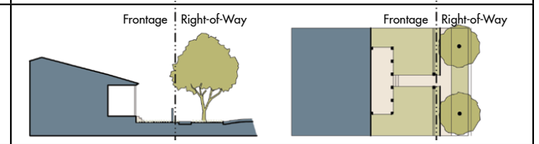
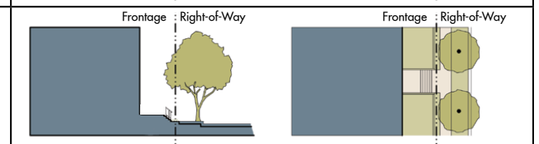
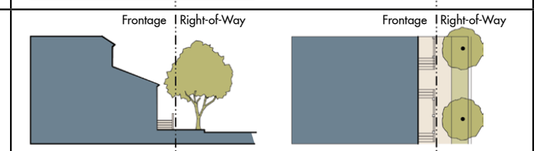
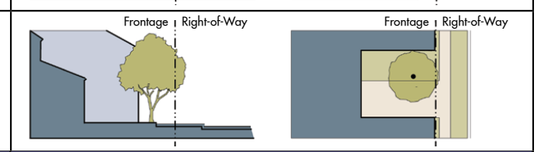
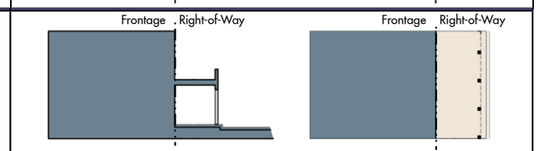
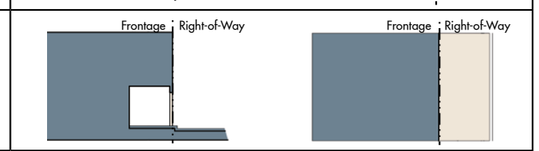
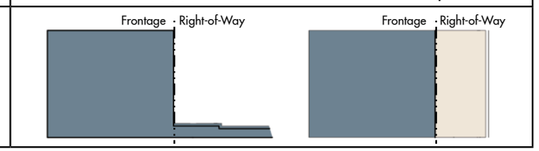
In order to create a true urban core and to allow flexibility for the multiple building types that may be constructed in the future a form-based guideline is proposed to ensure planning design integrity. Form-based guidelines approach the development of land by regulating the form, character, and street presence of a building (frontage).

Frontage is defined as the area between the front facade of a building and the property line or right of way. Combined with the streetscape and street types, the frontage has a strong impact on the public realm and determines the interaction of the building with the streetscape. Different frontages are appropriate for different streetscapes.

The frontages and setbacks that are envisioned in the Village Center are shown on the Frontage Guideline. The Village Center Streets and Private Drive map identifies the streets and drives in and around the Village Center. The formed –based guideline matrix identifies where the frontage types should be considered in the Village Center.

Please see Substantial Conformance 201000001 for additional information and findings.

Frontage Guidelines

Frontage Type	Minimum Setbacks		Examples
Common Yard	Front	10 feet	
Porch & Frence	Front	3 feet	
Terrace	Front	0 feet or 10 feet @ top of slope	
Stoop	Front	0 feet	
Forecort	Front	0 feet	
Storefront	Front	0 feet	
Arcade	Front	0 feet	
Garage	Front	0 feet	

3.6.2 Trail Section Modification

Mission Village would include Regional River Trails, Community Trails, Local Trails and Pathways as part of a network of unified bicycle and pedestrian routes in landscaped parkways that provide access to the different neighborhoods and Villages that make up the proposed project and the larger Specific Plan area. (See Specific Plan Master Trails Plan, Exhibit 2.4-5.)

The illustrated Trail Sections contained in the Newhall Ranch Specific Plan for the Community Trails, Local Trails and Pathways depict a twelve-foot wide bicycle/pedestrian trail within a twenty-four foot wide recreation lot. (See Trail Section B2 of Exhibit 2.4-7 and Trail Sections C & D of Exhibit 2.4-8 of the Specific Plan).

Pursuant to the Newhall Ranch Specific Plan, Section 5.2 (2)(9), adjustments to the Master Trails Plan and Trail Sections are allowed provided the Director can make findings for a determination that the modification is in Substantial Conformance with the provisions of the Specific Plan. This request for a Substantial Conformance determination would approve an adjustment of the twelve-foot wide trail section to eight-foot wide trails on Community Trails, Neighborhood Trails and Pathways, which will be sufficient in size to accommodate pedestrians and the recreational use of bicycles. The twenty-four foot wide recreation lot will not be reduced in size. The reduction of 4 feet in trail width would allow for four additional feet of landscaping and pervious materials.

Thus, by this proposal, the Community Trails, Local Trails, and Pathways would be narrowed from twelve feet in width to eight-foot wide trails. The proposed reduced width is appropriate for the function of the three types of trails, which is to allow for comfortable and safe recreational bicycle and pedestrian use of the routes. The modified trails and pathways will also exceed Caltrans' minimum requirement for five-foot wide Class II bicycle facilities, Los Angeles County's minimum of four-foot wide sidewalks, and the American Disability Association's minimum requirement of five-foot wide sidewalks. Furthermore, County identified highways (major and secondary) will include dedicated bicycle lanes (Class II) so as to not be impeded by pedestrian and recreational bicycle traffic along the trails and pathways.

Substantial Conformance determinations allow for practical, creative trail adjustments to meet specific situations.

Please see Substantial Conformance 201000001 for additional information and findings.

3.6.3 Hillside Management Guidelines

The Mission Village site contains steep topography and to develop the site as permitted by the Newhall Ranch Specific Plan, grading will be necessary.

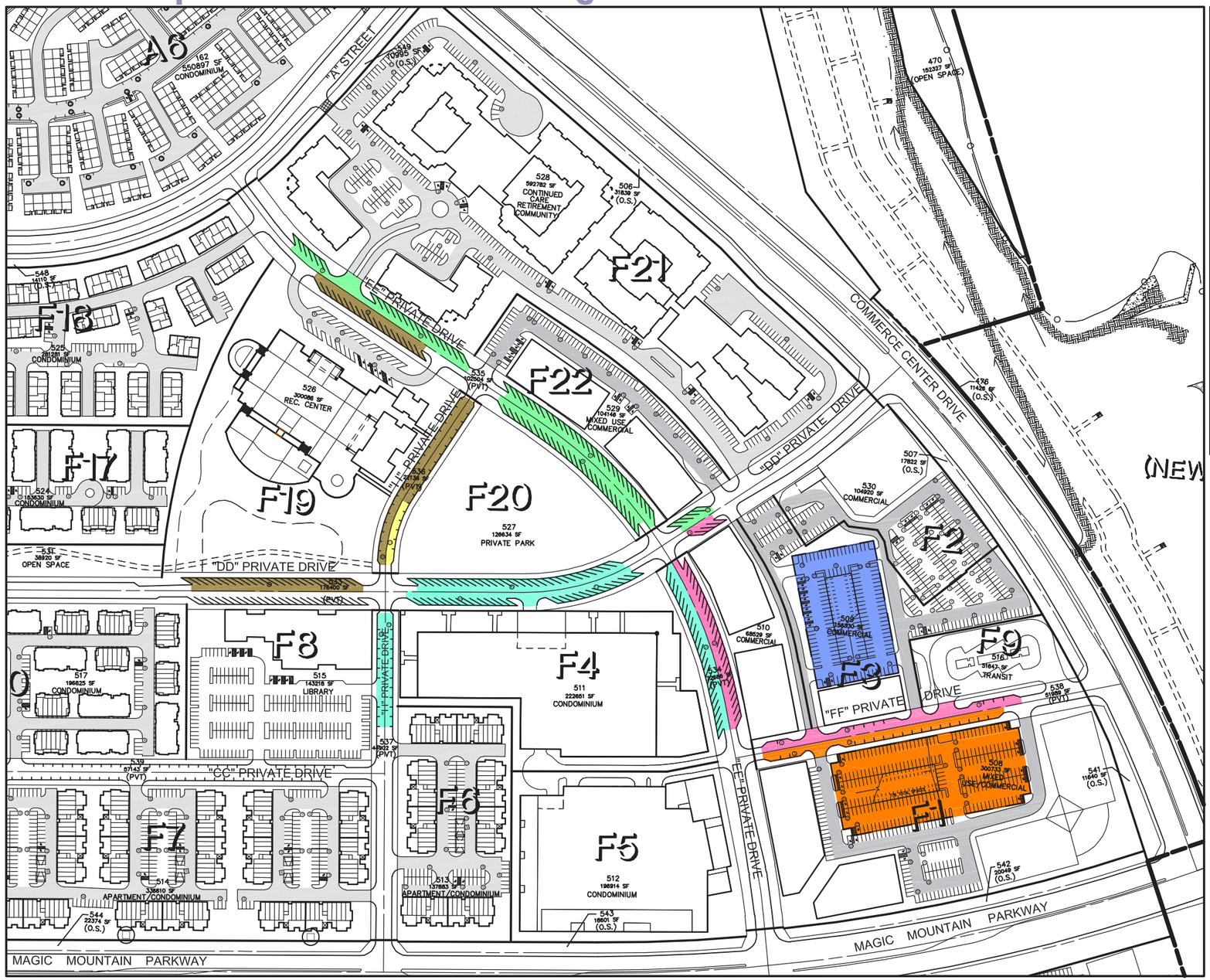
The Newhall Ranch Specific Plan guidelines for grading and hillside management are found in Section 4.8. These guidelines were prepared in accordance with the County of Los Angeles General Plan, the Santa Clarita Valley Area General Plan, and the Hillside Design Guidelines, established by the Los Angeles County Department of Regional Planning (December 1987). The conceptual grading design for Newhall Ranch was based on these guidelines.

Please see Substantial Conformance 201000001 for additional information and findings.

3.6.4 Shared Parking Plan

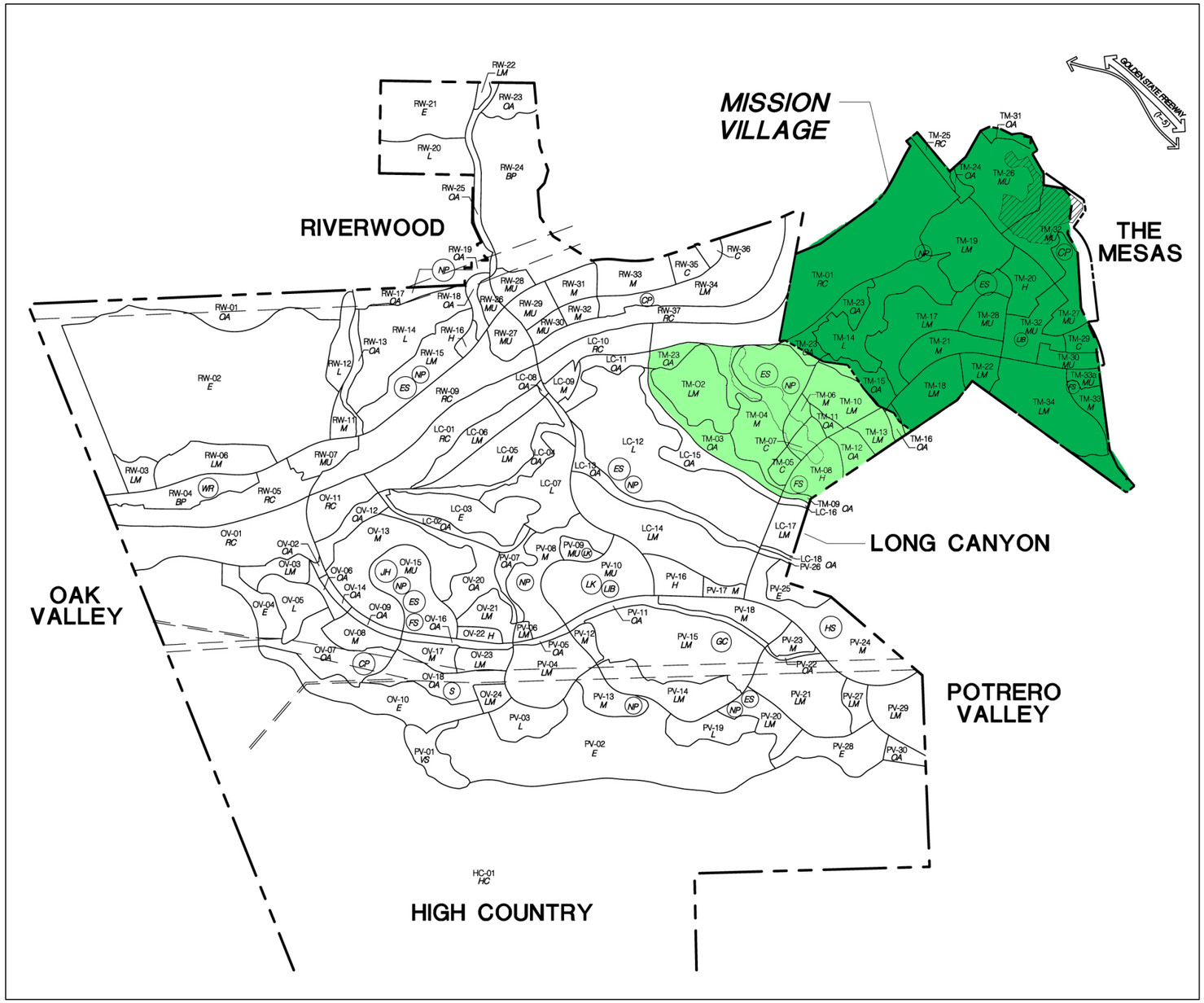
Parking Permit 200500011 sets forth the planned parking allocations for the Mission Village Center which meet the required spaces per the Newhall Ranch Specific Plan. This Parking Permit was processed to demonstrate the provision of adequate parking for all of the proposed uses included in Vesting Tentative Tract Map 61105 on adjacent or near-by off-site lots. The accompanying Shared Parking Exhibit is included below to depict how the proposed development meets the requirement. Parking Permit 200500011 further defines how joint use or shared parking provisions of Section 3.7 of the Newhall Ranch Specific Plan will be prepared and processed should they become necessary to accommodate future refinements to the Village Center area.

3.6.4 Reciprocal and Off-Site Parking Plan Exhibit



RECIPROCAL AND OFF-SITE PARKING FOR	Lot 508	Lots 509 & 510	Lot 511	Lot 526	Lot 527	Lot 529
On-Site	104	107	577	32	..	84
"DD" Private Drive (Lot 533)	..	4	56	24	..	5
"EE" Private Drive (Lot 534)	..	24	24	..	..	..
"EE" Private Drive (Lot 535)	..	..	..	18	..	75
"FF" Private Drive (Lot 538)	19	11	..	..	..	..
"I I" Private Drive (Lot 536)	..	..	..	..	6	..
"I I" Private Drive (Lot 536)	..	..	..	20	..	..
"I I" Private Drive (Lot 537)	..	..	23	..	..	..
Parking Structure (PS-1) (Lot 508)	776	..	..	..	..	..
Parking Structure (PS-2) (Lot 509)	..	272	..	..	..	210
Total Parking (Provided)	899	418	680	94	6	374
Total Parking (Required)	899	418	680	63	6	374

Private Driveway & Firelane



NEWHALL RANCH SPECIFIC PLAN

Prepared For: Newhall Ranch Company

L E G E N D

PV-17	PLANNING AREA
E	ESTATE RESIDENTIAL
L	LOW RESIDENTIAL
LM	LOW-MEDIUM RESIDENTIAL
M	MEDIUM RESIDENTIAL
H	HIGH RESIDENTIAL
MU	MIXED-USE
C	COMMERCIAL (RETAIL/OFFICE)
BP	BUSINESS PARK
VS	VISITOR SERVING
OA	OPEN AREA
RC	RIVER CORRIDOR SPECIAL MANAGEMENT AREA
HC	HIGH COUNTRY SPECIAL MANAGEMENT AREA
	ROADS *
	SCE/UTILITY EASEMENTS
	CDFG SPINEFLOWER CONSERVATION EASEMENTS

LAND USE OVERLAYS (POTENTIAL LOCATIONS):

CP	COMMUNITY PARK
NP	NEIGHBORHOOD PARK
ES	ELEMENTARY SCHOOL
JH	JUNIOR HIGH SCHOOL
HS	HIGH SCHOOL
LIB	LIBRARY
GC	GOLF COURSE
LK	COMMUNITY LAKE
FS	FIRE STATION
S	ELECTRICAL SUBSTATION
WR	WATER RECLAMATION PLANT

Roads/road rights of way within CDFG spineflower conservation easements and all other spineflower preserves are subject to realignment prior to subdivision approval pursuant to Board motion (March 25, 2003).

English 0 1000' 2000'
Metric 0 225m 450m 900m
NORTH
10 ACRES 40 ACRES
Computer Mapping by FORMA Systems

EXHIBIT 5.4-1

ANNOTATED LAND USE PLAN

TABLE 5.4-1
ANNOTATED LAND USE PLAN - STATISTICAL TABLE

Current Implementation Status Based On:
Submittal:
Date:

Proposed Table 5.4-1 Revisions Based On:
TTM: 61105
Date: Aug-10

MESAS

			SPECIFIC PLAN RESIDENTIAL					PROPOSED RESIDENTIAL			SPECIFIC PLAN NON-RESIDENTIAL		PROPOSED NON-RESIDENTIAL
				Dwelling Units		Second Units			Dwelling Units	Second Units			
		Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Gross Acres	Planned Units	Planned Second Units	Planned Building Sq. Ft.	Maximum Building Sq. Ft.	Planned Building Sq. Ft.
RESIDENTIAL													
L	LOW	TM-14	89.6	81	122	0	122	94.0	73	73	0	0	0
LM	LOW-MEDIUM	TM-02	77.1	313	470	0	0	77.1	313	0	0	0	0
LM		TM-10	51.6	148	222	0	0	51.6	148	0	0	0	0
LM		TM-13	21.2	63	95	0	0	21.2	63	0	0	0	0
LM		TM-17	105.9	364	546	0	0	102.4	295	0	0	0	0
LM		TM-18	57.6	129	194	0	0	57.7	139	0	0	0	0
LM		TM-19	90.1	294	441	0	0	92.6	214	0	0	0	0
LM		TM-22	22.3	52	78	0	0	21.5	37	0	0	0	0
LM		TM-34	122.7	332	498	0	0	109.3	251	0	0	0	0
M	MEDIUM	TM-04	122.8	1,076	1,614	0	0	122.8	1,076	0	0	0	0
M		TM-06	13.3	83	125	0	0	13.3	83	0	0	0	0
M		TM-21	53.6	586	879	0	0	45.9	502	0	0	0	0
M		TM-33	26.6	320	480	0	0	31.2	275	0	0	0	0
H	HIGH	TM-08	38.8	568	852	0	0	38.8	568	0	0	0	0
H		TM-20	32.0	515	773	0	0	38.2	474	0	0	0	0
			925.2	**4,924**		**0**		**917.6**	**4,511**	**73**	**0**		**0**
MIXED USE													
MU	MIXED-USE	TM-26	102.1	439	659	0	0	102.5	0	0	1,009,500	1,514,250	697,000
MU		TM-27	36.2	258	387	0	0	38.9	175	0	90,000	135,000	126,430
MU		TM-28	28.3	591	887	0	0	30.4	441	0	0	0	0
MU		TM-30	20.2	314	471	0	0	18.8	368	0	0	0	355,470
MU		TM-32	111.5	1,190	1,785	0	0	109.7	1,168	0	69,500	104,250	48,100
MU		TM-33a				0	0	9.7	0	0			154,000
			298.3	**2,792**		**0**		**310**	**2,152**	**0**	**1,169,000**	**1,753,500**	**1,381,000**
NON-RESIDENTIAL													
C	COMMERCIAL	TM-05	12.6	0	0	0	0	12.6	0	0	119,000	178,500	119,000
C		TM-07	16.2	0	0	0	0	16.2	0	0	70,000	105,000	70,000
C		TM-29	16.2	0	0	0	0	13.2	0	0	130,000	195,000	174,100
OA	OPEN AREA	TM-03	42.2	0	0	0	0	42.2	0	0	0	0	0
OA		TM-09	3.0	0	0	0	0	3.0	0	0	0	0	0
OA		TM-11	7.6	0	0	0	0	7.6	0	0	0	0	0
OA		TM-12	20.5	0	0	0	0	20.5	0	0	0	0	0
OA		TM-15	24.1	0	0	0	0	26.6	0	0	0	0	0
OA		TM-16	7.3	0	0	0	0	6.8	0	0	0	0	0
OA		TM-23	77.7	0	0	0	0	74.1	0	0	0	0	0
OA		TM-24	6.0	0	0	0	0	6.4	0	0	0	0	0
OA		TM-31	7.6	0	0	0	0	7.7	0	0	0	0	0
RC	RIVER CORRIDOR	TM-01	286.0	0	0	0	0	286.0	0	0	0	0	0
RC		TM-25	9.5	0	0	0	0	9.5	0	0	0	0	0
			536.5	**0**		**0**		**532.4**	**0**	**0**	**319,000**	**478,500**	**363,100**
MESAS TOTAL:			**1,760.0**	**7,716**				**1,760.0**	**NA**	**73**	**1,488,000**	**2,232,000**	**NA**

Total above includes all of The Mesas Village. For Mission Village portion of The Mesas refer to the Substantial Conformance Summary Table on page 53.

Development Review Process

A. Purpose and Intent

The purpose and intent of the Newhall Land Development Review Process is to implement the requirements described in the Newhall Ranch Specific Plan and to ensure that the appropriate design intentions for development of Landmark Village are achieved.

B. Design Guidelines

The Newhall Ranch Specific Plan (Section 4) contains Design Guidelines which sets forth the general design criteria for each of the major land use designation in the community including; site planning, architecture, fencing, landscape design, grading and lighting.

Newhall Land will also develop project specific Design Guidelines for Landmark Village which are in concert with the requirements established in the Specific Plan with more specificity as to allowed types of architectural styles, colors and materials, roof types, setbacks, parking layouts, lighting standards, signage criteria, landscaping palette, etc.

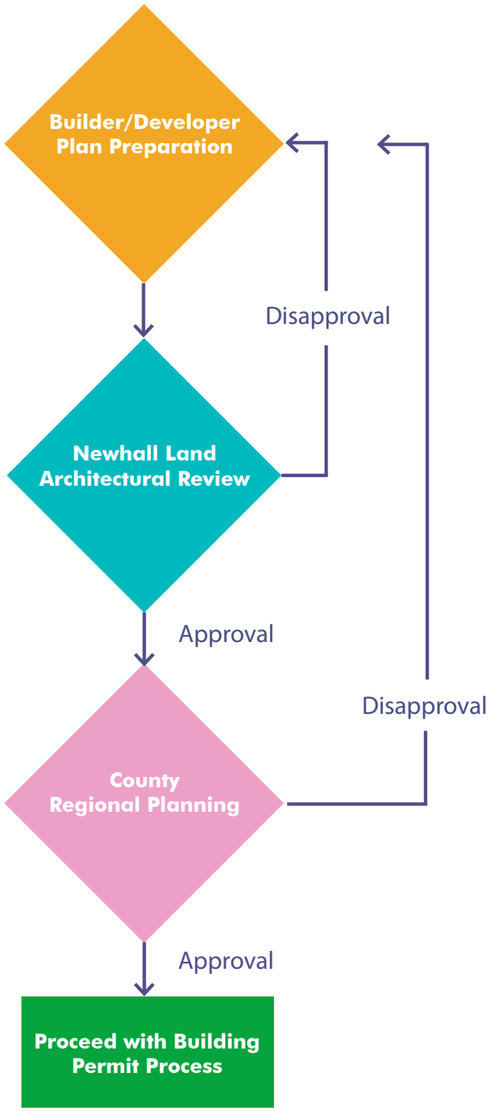
C. Implementation

Compliance with the Design Guidelines will be a requirement in the sales agreements (contracts) with all homebuilders and commercial builders ensuring the objective of creating an overall harmonious community.

Newhall Land will review plans submitted by builders to ensure compliance with the Design Guidelines. The applicants will be required to submit Development Plans to, and obtain approval from, an Architectural Review Committee (ARC) established by Newhall Land prior to submitting plot plans and building permit applications to the County for approval.

Covenants, Conditions and Restrictions ("CC&Rs") will be recorded on the property to ensure the objectives of the Design Guidelines are carried after the buildout of the community. The CC&R's will govern the homeowners in any improvements that occur to their residences after their purchase. The reviews and approvals will be performed by the Homeowner's Association's Architectural Review Committee established in the CC&R's.

Development Review Process



ON-SITE LANDSCAPE ZONES

Landscape Zones	Min. Percent Native
Median Landscaping	0%
Show Landscaping	15%
Street Parkway, Landscape	10%
Production Landscaping	20%
Transition Landscape	50%
Revegetated Landscaping	75%
Multi-Family/Commercial Areas	10% of common area landscape
Public Facility	