THE PLANNING CENTER

Board of Supervisors

CONDITIONALLY

APPROVED BY THE [illegible] PLANNING CO[illegible]

19th DAY OF December 2000

[illegible] PLANN[illegible]

[illegible] ANGELES

PLANNING DIRECTOR

BY [illegible]

EXHIBIT "A"

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WEST CREEK

CONDITIONAL USE PERMIT #98-008

DRAFT

CONDITIONALLY APPROVED BY THE REGIONAL PLANNING COMMISSION THIS 24TH DAY OF MAY 2000
DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES
PLANNING DIRECTOR
BY Donald C. Culbertson

submitted to:

COUNTY OF LOS ANGELES
Contact: Ellen Fitzgerald

submitted by:

VALENCIA COMPANY
Contact: Greg Medeiros, Vice President of Residential Planning

prepared by:

THE PLANNING CENTER
Contact: Donna Kelly

DRP
FILE COPY

JUNE 1, 1999

WEST CREEK

CONDITIONAL USE

PERMIT #98-008

DRAFT

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COUNTY OF LOS ANGELES
Contact: Ellen Fitzgerald

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JUNE 1, 1999

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1. Introduction

1. Introduction

1. PROJECT OVERVIEW

The West Creek development proposed by Valencia Company is a private gated residential community in the northwestern portion of unincorporated Los Angeles County, within the master planned community of Valencia. The 966.6-acre community is comprised of two village areas: Canyon Estates, encompassing the western portion of the site, and Copper Hill Village, the eastern portion of the site. A range of residential types with a dwelling unit cap of 2,545 units is proposed, supported by commercial, recreational and other potential associated community facilities. Circulation will be provided by a series of internal collector roadways which connect to planned Copper Hill Drive, the primary north-south roadway within the project. Additional access to the site is provided by Dickason Drive via Newhall Ranch Road and Decoro Drive. Private recreational facilities will be provided in the central portion of the project site and a network of hiking/biking trails will extend both throughout the project site and along San Francisquito Creek. An elementary school site is identified as an alternative use for one of the residential development areas in the event that the local school district determines to locate a facility on-site to serve this project.

2. SITE LOCATION

Regional Context

The West Creek site is located in the northern portion of the Valencia Master Planned Community in the Santa Clarita Valley, approximately 30 miles northwest of downtown Los Angeles within northwestern unincorporated Los Angeles County. Regional access is provided via the Golden State Freeway (I-5) to the west of the project site. Refer to Exhibit 1, Project Vicinity.

Local Context

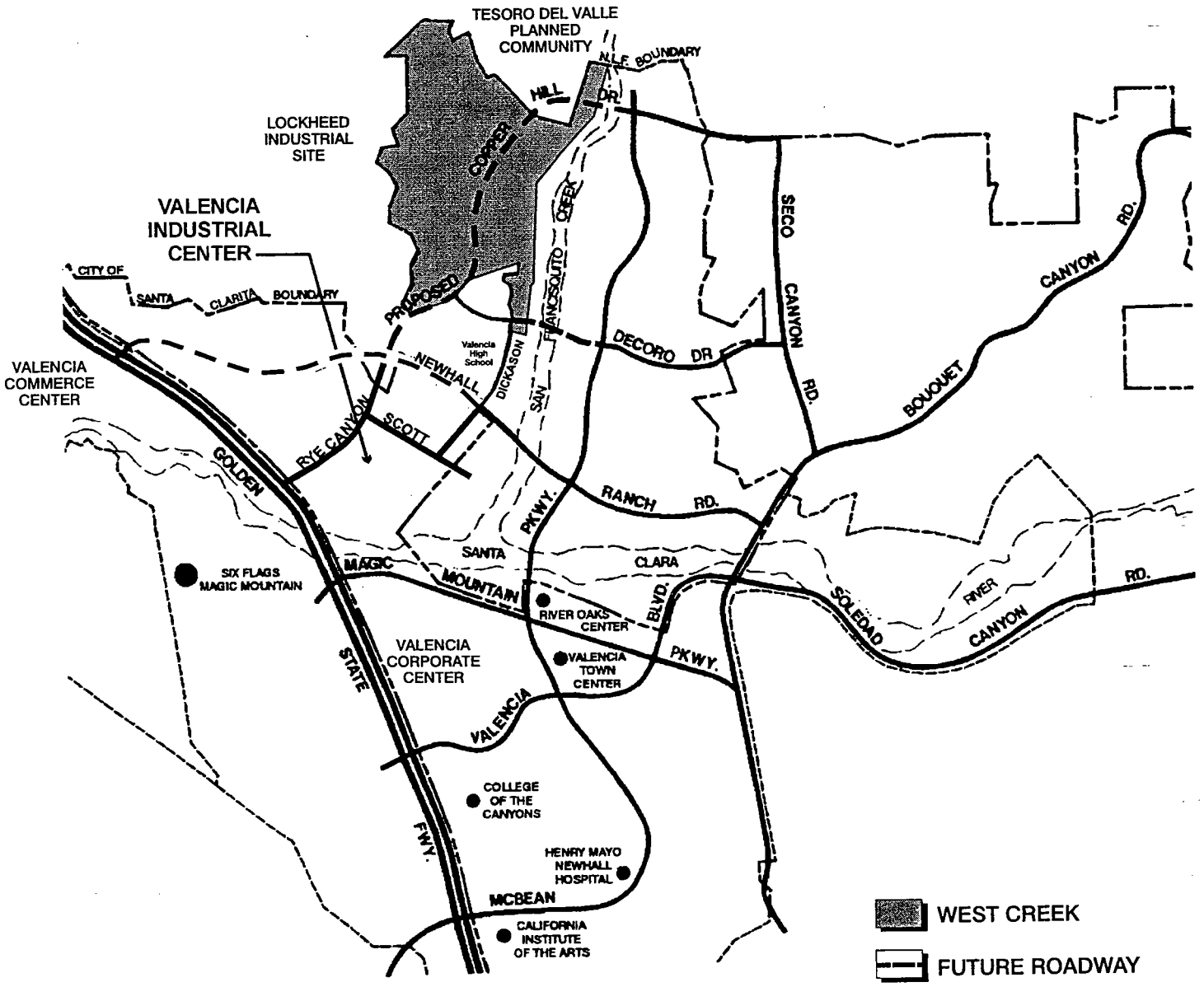
The West Creek site is generally defined by: the San Francisquito Creek to the east; the Lockheed Industrial Center to the west; the recently approved Tesoro del Valle Planned Community, VTTM No. 51644, to the north; and the previously approved project of Decoro Highlands, VTTM No. 48202, to the south. Local roadway access from Newhall Ranch Road is provided by the existing Dickason Drive. Future roadway improvements in the project vicinity include the extensions of both Copper Hill Drive and Decoro Drive, each with a bridge over the San Francisquito Creek and connections to McBean Parkway. Refer to Exhibit 2, Aerial Photograph.

3. EXISTING CONDITIONS

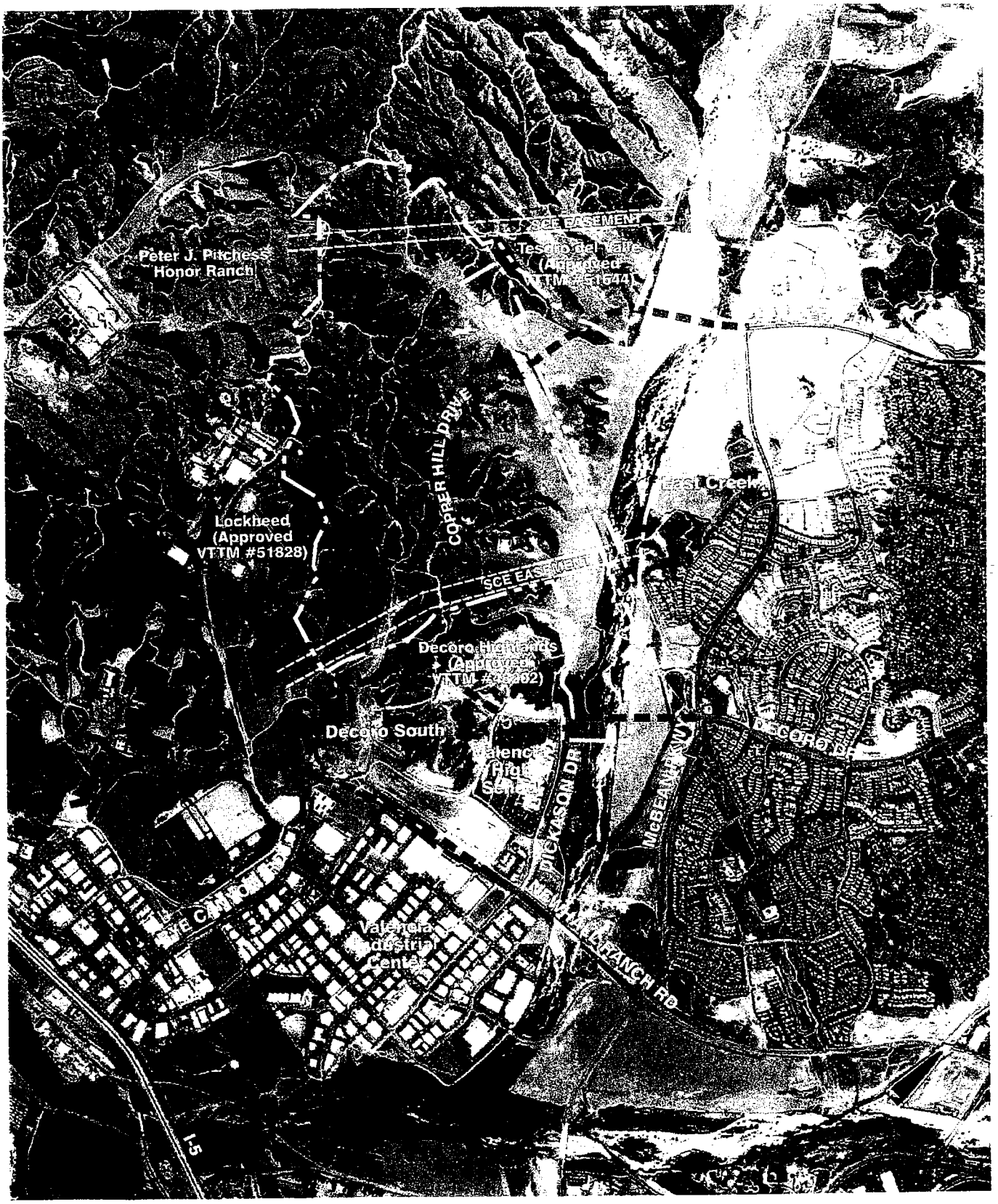
Physical Context

The site consists of approximately 966.6 acres with varied topography. Sloping hillsides with a high elevation of 1,650 comprise the western and southern portions of the site. The central portion of the site is predominantly flat with a low point elevation of 1,150. The grading for Copper Hill Drive results in terrain that gently slopes southeast towards San Francisquito Creek to an elevation of 1,200. A portion of the Metropolitan Water District property runs through the northeastern corner of the site in a northwest to southeast trend. As shown on the aerial photograph of the site, Exhibit 2, Southern California Edison has two easements crossing the project site. One crosses the lower half of the site in an east/southwest direction, physically separating Copper Hill Village from the Decoro Highlands project east of Copper Hill Drive and continuing through the open space at the southern end of Canyon Estates Village. The other

Project Vicinity



Aerial Photograph



SCE easement crosses the northern portion of the site, representing the northerly extension of development within Canyon Estates.

Surrounding land uses include existing and proposed residential developments, industrial/business parks, recreation and open space. The existing residential developments of NorthPark and Northbridge, as well as the proposed community of East Creek, lie to the east beyond the San Francisquito Creek. North of the project site is the recently approved Tesoro del Valle Planned Community. The approved development of Decoro Highlands is south of Copper Hill Village, as is the proposed development of Decoro South. Valencia High School is located directly south of Decoro Drive adjacent to Dickason Drive.

The West Creek community is located in close proximity to the Valencia Town Center, the Valencia Industrial Center, and the Lockheed Industrial Center. Employment opportunities, shopping, services, recreation, and entertainment amenities are all available.

Existing Land Use Policy Designations and Zoning

The Land Use Policy Map of the Santa Clarita Valley Area Plan, a subcomponent of the County General Plan, designates the project site as U1 (Urban 1.1 to 3.3 du/acre); U2 (Urban 3.4 to 6.6 du/acre); U4 (Urban 15.1 to 40.0 du/acre); Commercial (C); Industrial (M); W/S (Floodplain, Significant Ecological Area [SEA]); and Hillside Management (HM). The County Zoning Code designates the project site for Heavy Agricultural (A-2-5) with a minimum lot size of 5.0 acres. Tables 2 and 3 in Section 2 provide a comparison between the existing and proposed land use policy and zoning designations.

4. PROJECT OBJECTIVES

The development proposed within West Creek is intended to provide a community with a mix of housing, commercial uses and recreational opportunities. Objectives for the project include:

Land Use Objectives

- Create a new community that allows residential and commercial development to respond to projected population growth in the area while preserving significant natural resources and open area.
- 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.
- Provide development and transitional land use patterns which do not conflict with surrounding communities and land uses.
- Establish land uses which permit a wide range of housing densities, types, styles, prices, and tenancy (for sale and rental).
- Ensure flexibility of product mix and internal configuration within the development envelopes within an overall dwelling unit cap of 2,545 units.
- Designate available sites for necessary public facilities, including an elementary school, potable water reservoirs, and recreation areas.
- Create a highly livable, pedestrian friendly environment which encourages alternatives to the automobile by incorporating unique site designs and enhanced pedestrian access between land uses.
- Cluster development within the site to preserve regionally significant resource areas and sensitive habitat.
- Adopt development regulations which provide flexibility to respond to changes in market demands.

Mobility Objectives

- Provide for the construction of the Decoro Bridge, a transportation infrastructure improvement required by the County Master Plan of Highways. The bridge has regional significance and will provide access to Valencia High School for existing and planned development east of San Francisquito Creek.
- Provide a safe, efficient, and aesthetically attractive street system with convenient connections to adjoining regional transportation routes.
- Provide a street circulation system that minimizes impacts on residential neighborhoods and environmentally sensitive areas.
- Provide a system of pedestrian and bicycle trails which are segregated from vehicle traffic and connect with supporting commercial, recreational, and other public facilities, providing an alternative to the automobile.

Parks, Recreation and Open Area Objectives

- Provide for the recreational use of open area that is compatible with protection of significant natural resources.
- Provide a range of recreational opportunities, including trails and active recreation areas.
- Provide a system of pedestrian, bicycle, hiking and equestrian trails.

Resource Conservation Objectives

- Retain the dominant ridgelines on the site to preserve the natural topography while accommodating demographic growth.
- Protect significant natural resources within Los Angeles County (Significant Ecological Area 19).
- Promote water conservation through the use of drought-tolerant, fire-retardant, and native plants, as appropriate.
- Preserve the heritage oak at the project's eastern perimeter.

Economic Objectives

- Provide a variety of residential opportunities with flexibility to respond to economic and market conditions for several years.
- Provide a tax base to support public services.
- Promote reasonable housing prices by providing additional residential opportunities to meet demand.
- Earn a reasonable return on investment.

5. PERMITS AND APPROVAL REQUESTED

Valencia Company is seeking the approval of the following permits from the County of Los Angeles for the West Creek community to implement the proposed land use and zoning designations.

- Vesting Tentative Tract Map No. 52455;

- Conditional Use Permit Number 98-008 for development as a Residential Planned Development (RPD) Zone and a Neighborhood Commercial Development Program (C-2 DP) Zone, development in a Hillside Management Area, development in an SEA (Significant Ecological Area), and to permit the use of commercially designated property for residential uses;
- An off-site grading Conditional Use Permit;

- An Oak Tree Permit;
- A Parking Permit for offsite parking and for lots used exclusively for parking;
- Amendments to the Santa Clarita Valley Area Plan and the Los Angeles County General Plan; and
- A Zone Change.

Valencia Company also seeks certification of EIR No. 98021052 for the West Creek project approvals from the County acting as lead agency. In addition to the above specified permits, potential actions which are known to be needed or may be needed to implement the West Creek project as proposed are listed in the following table:

TABLE 1
FUTURE AGENCY ACTIONS[1]

Responsible Agency	Action Required
Regional Water Quality Control Board	National Pollutant Discharge Elimination System permit
California Department of Fish and Game	Section 1601/1603 permit of the State Fish and Game Code
United States Army Corps of Engineers	Section 404 permit of the Federal Clean Water Act
South Coast Air Quality Management District	Various permits for air emissions per the AQMP

1 This table may not provide the complete and final listing of all future actions required to implement the project.

Purpose of Conditional Use Permit Document

Residential uses comprise the predominant element of the proposed project. Proposed residential uses would be developed as a Residential Planned Development, as allowed under the Los Angeles County Zoning Code (§22.20.460). Section 22.20.460 specifies that development under the RPD designation is subject to approval of a Conditional Use Permit (CUP). The CUP provides development criteria (i.e., building setbacks, lot coverage, building heights, open space, etc.) which will be used by the County to regulate and monitor development of the proposed project.

The intent of this West Creek Conditional Use Permit document is to clearly define the development proposal for West Creek while incorporating flexibility that will allow the project to be responsive to future fluctuations in the marketplace. The West Creek development program is consistent with all applicable policies and programs. The CUP and the information contained in this document serves as a bridge to the policies of the General Plan, the Santa Clarita Valley Area Plan, applicable County Zoning requirements and guidelines, and the actual detailed development plans for the property.

It is the intent of the RPD zoning to reduce developmental impacts in hillside areas and to preserve areas of natural scenic beauty through integrated planning and design. To further this goal, Section 3: Project Development Program, describes the development proposals for each of the two village areas. Section 4: Implementation/Development Standards, includes development standards and criteria by which modifications may be administratively approved.

Approval of this Conditional Use Permit will authorize the following entitlement actions for West Creek without subsequent discretionary action by the Los Angeles County Regional Planning Commission:

1. Permit the implementation of the Development Area Plans described in Section 3, Project Development Program;

2. Permit the construction of all public and private infrastructure and all grading described in Section 2, Project Overview, as required for the West Creek project, including any remedial grading, slope stabilization, and fuel modification;

3. Provide criteria by which modifications to the development proposed within this Conditional Use Permit may be administratively approved by the Planning Director, Department of Regional Planning; and

4. Provide sufficient detail to permit the subdivision of West Creek as indicated on Vesting Tentative Tract Map No. 52455.

2. Project Overview

1. EXTENSION OF THE VALENCIA MASTER PLANNED COMMUNITY AND AMENITIES

The West Creek project has been designed to integrate with and support the existing fabric of the master planned community of Valencia. The Valencia Master Plan establishes a community comprised of a mix of residential, commercial, industrial, public/institutional, recreation and open space uses, linked together through a comprehensive circulation system comprised of roadways, paseos, trails and bikeways. The project site is located in the immediate vicinity of existing employment centers (Valencia Industrial Center), a community level shopping center (Valencia Town Center), educational facilities (Valencia High School), and natural resources (the San Francisquito Creek and the Santa Clara River). The West Creek land plan has been generated with consideration to the existing and proposed land use patterns in the surrounding areas. The West Creek plan proposes a diverse mix of land uses intended to supplement and enhance the surrounding Valencia development, resulting in a balanced and livable community.

2. DEVELOPMENT APPROACH

The West Creek project proposes the development of a maximum 2,545 dwelling units within two distinct villages which accommodate residential, commercial, and recreation land uses. Vesting Tentative Tract Map No. 52455 initially provides for subdivision of the project into 1,521 lots, consisting of 1,262 residential lots, 11 commercial lots, 3 lots for recreation areas, 32 lots for paseos, trails and bridge crossings, and 110 open space lots. The remaining 103 lots contain water tanks, storm water drainage facilities and private drives. Alternative Plans included as part of VTTM No. 52455 provide for a different composition of lots as later described in Sections 3 and 4 of this Conditional Use Permit.

The individual development areas within each village provide a variety of housing types, including:

- Single family detached units on fee lots ranging from 3,350 square feet to 20,000 square feet;
- Single-family detached cluster units on condominium lots;
- Single family attached townhomes on condominium lots;
- Multi-family attached condominium units; and
- Apartment units.

West Creek has been designed as a unique residential community utilizing planning concepts which are both responsive to the goals of the County's General Plan and sensitive to the topography of the land, using the landform and significant environmental elements as the defining features to shape the development plan. The concept for West Creek is based on the division of the project into two primarily residential villages which will develop as an integrated component of the Valencia Master Planned Community. Environmental and regulatory conditions significant in shaping the physical plan are summarized in the following section.

Comparison of Existing and Proposed Santa Clarita Valley Area Plan Land Uses

In addition to approval of Vesting Tentative Tract Map No. 52455, the West Creek project would require approval of a Santa Clarita Valley Area Plan (SCVAP) Amendment and Zone Change in order to accommodate the proposed land uses. Variations on the land use designations established by the Santa Clarita Valley Area Plan are primarily driven by the relationship of existing and proposed land use designations to topographical conditions. As shown in this section, the proposed general plan amendments do not result in a residential density greater than that which is potentially permitted by existing plan designations. The proposed plan commits to a maximum residential yield of 2,545 units which is less than the maximum of 2,749 dwelling units permitted by the Santa Clarita Valley Area Plan as demonstrated by Table 2.

The Santa Clarita Valley Area Plan presently designates 119.2 acres of land for Industrial land use in the southwestern portion of the West Creek site where the two prominent ridgelines exist. Analysis of topographical conditions indicates that the landform does not lend itself to industrial type uses which typically require large, level pads. It was determined that a fresh perspective on the traditional subdivision approach would be applied in the western portion of the site where the Industrial designation had been allocated. This realistic approach substitutes residentially oriented land uses for industrial land use and maximizes the physical development potential within the canyon while preserving the prominent ridgelines and significant landform. In addition, protection of SEA 19 has been proposed through transfer of residential density potential from the floodplain management area to interior properties, as described on page 13, SEA Protection Measures.

Table 2, supplemented by Exhibits 3 and 4, summarizes the changes requested to the Santa Clarita Valley Area Plan for implementation of the project. The statistical summary for the Interpreted SCVAP land use allocations relates the existing land use designations to actual topographic conditions and the approved alignment of Copper Hill Drive. Additionally, it incorporates the potential for land use designations up to the San Francisquito Creek bank stabilization line associated with the drainage concept previously approved by the Department of Public Works, for removal from the Flood Plain Management Classification. Based upon these considerations, the Director of Planning made an interpretation regarding the existing Area Plan designations on January 20, 1998. This interpretation provides the basis for Exhibit 3, Interpreted Santa Clarita Valley Area Plan Land Use and Table 2.

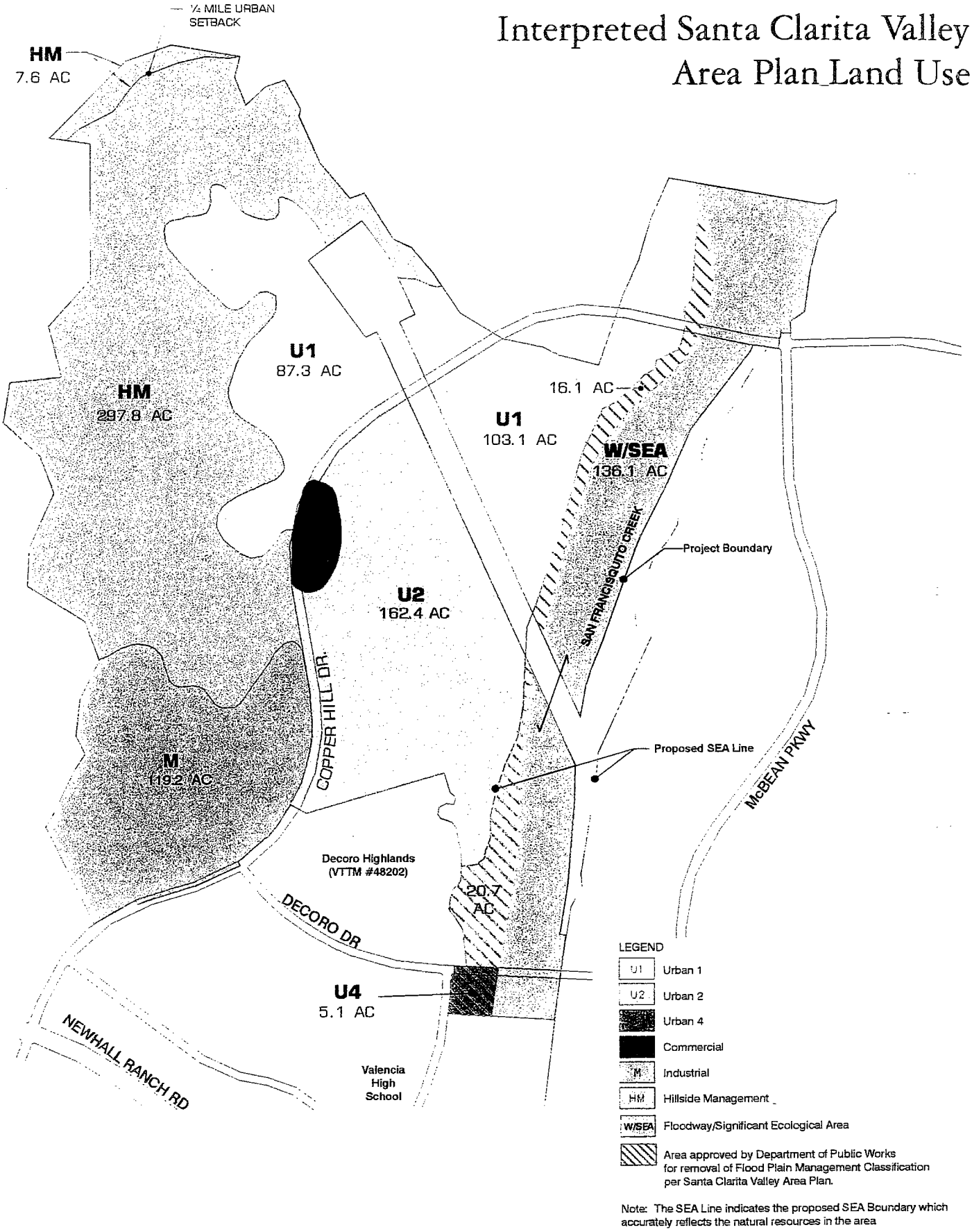
TABLE 2
COMPARISON BETWEEN INTERPRETED AND PROPOSED LAND USES
SANTA CLARITA VALLEY AREA PLAN

Land Use Designations	Density DU/AC	Interpreted SCVAP		Proposed SCVAP Acreage
		Acreage	Units	
Urban 1 (U1)	1.1 - 3.3	206.5	681	174.4
Urban 2 (U2)	3.4 - 6.6	183.1	1,208	166.5
Urban 3 (U3)	6.7 - 14.9	0.0	0	80.5
Urban 4 (U4)	15.0 - 40.0	5.1	204	10.8
Commercial (C)	40.0	11.2	448	19.2
Industrial (M)	0	119.2	0	0.0
Hillside Management (HM)	Per Slope %	305.4	208	337.2
Watershed/Significant Ecological Area (W/S)	0	136.1	0	178.0
TOTAL		**966.6**	**2,749**	**966.6**

Comparison of Existing and Proposed Zoning Designations

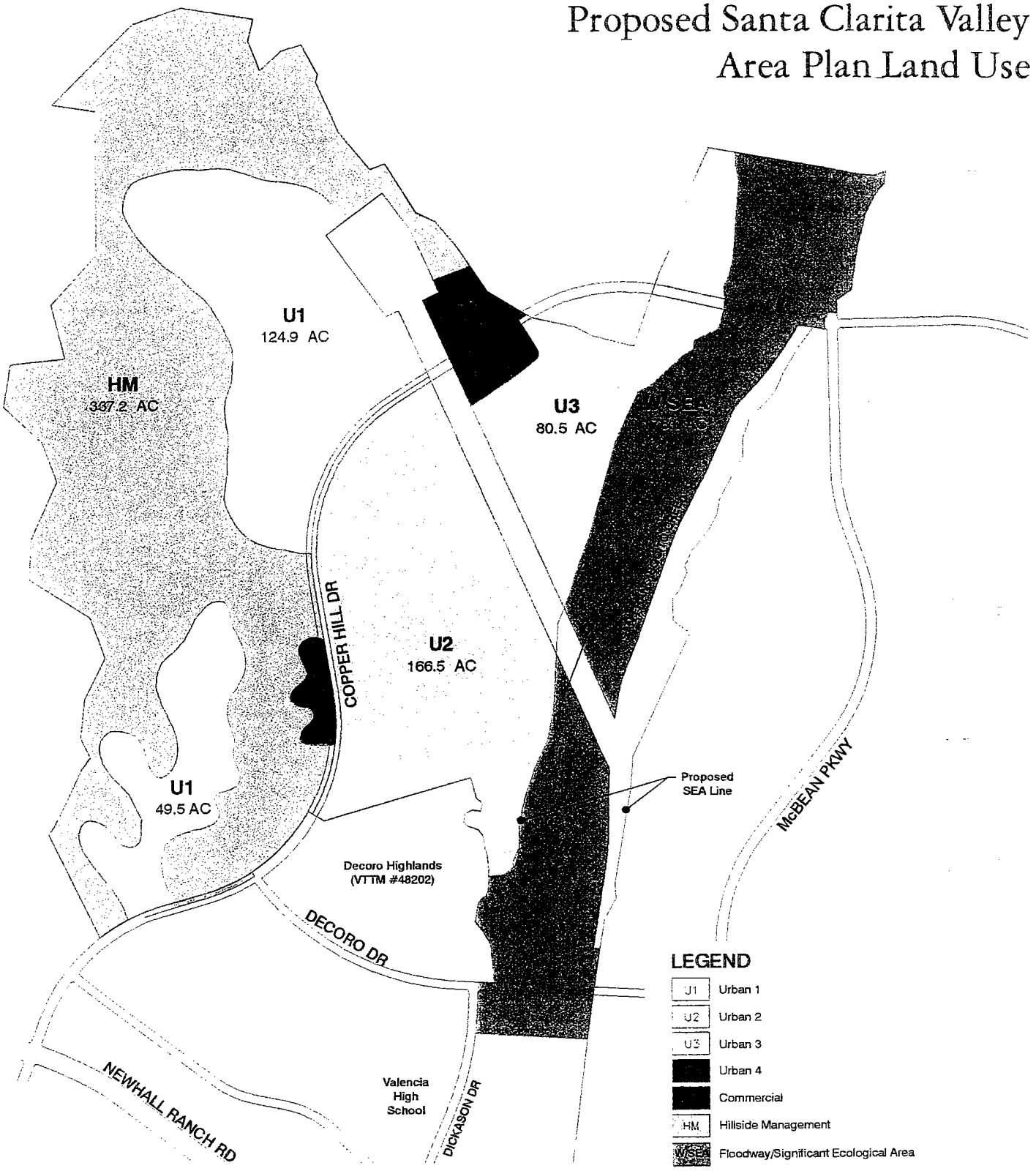
Under the existing zoning designation of Heavy Agricultural (A-2-5) for West Creek, a total of 193 residential units are achievable. The rezoning depicted by Proposed Zoning, Exhibit 5 is not intended to result in an increase in land development potential; rather, it is intended to achieve consistency with the level of on-site land development potential established by the existing Santa Clarita Valley Area Plan designations for the project site. Also, the changes to the zoning to accommodate the proposed maximum of 2,545 dwelling units are requested with the objective of creating a project that is better suited to on-site topography and environmental constraints, as well as responsive to regional housing market demand.

Interpreted Santa Clarita Valley Area Plan Land Use



Note: The SEA Line indicates the proposed SEA Boundary which accurately reflects the natural resources in the area

Proposed Santa Clarita Valley Area Plan Land Use



Note: The SEA Line indicates the proposed SEA Boundary which accurately reflects the natural resources in the area.

Proposed Zoning

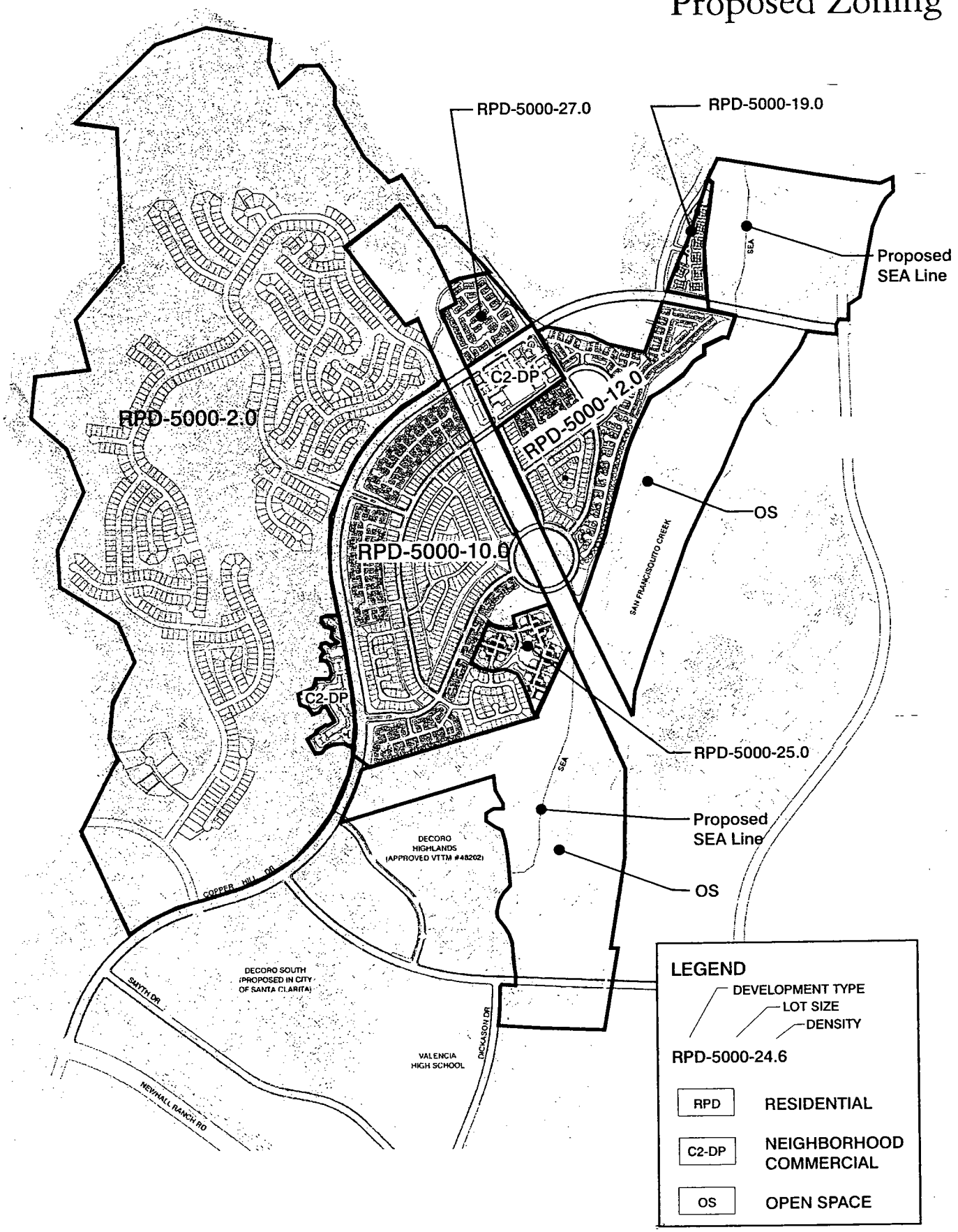


TABLE 3
COMPARISON BETWEEN EXISTING AND PROPOSED ZONING DESIGNATIONS

Existing Zoning	Acreage	Proposed Zoning	Acreage
Heavy Agricultural (A-2-5)[1]	966.6	Heavy Agricultural (A-2-5)	0
Residential Planned Development (RPD)	0	Residential Planned Development (RPD)	
		RPD - 5,000 - 2.0	500.6
		RPD - 5,000 - 10.0	114.7
		RPD - 5,000 - 12.0	62.8
		RPD - 5,000 - 19.0	6.2
		RPD - 5,000 - 25.0	12.0
		RPD - 5,000 - 27.0	10.3
Neighborhood Business Development Program (C-2 DP)	0	Neighborhood Business Development Program (C-2 DP)	17.0
Open Space (OS)	0	Open Space (OS)	221.7
Major Roadways	0	Major Roadways	21.3*
TOTAL	**966.6**	**TOTAL**	**966.6**

1 With a minimum lot size of 5 acres and clustered housing allowed.
** The acreage total for major roadways includes the industrial collector and Copper Hill Drive, both public streets.*

SEA Protection Measures

The San Francisquito Creek, along the eastern perimeter of the project area, is a significant environmental resource. The boundary of the SEA 19 will be modified as part of the Area Plan Amendment, to accurately reflect the natural resources in the area. This modified boundary is identified as the SAT Line (as established by the Scientific Advisory Team) on both Exhibits 3 and 4, and represents the basis for the proposed development plan. The Santa Clarita Valley Area Plan, as proposed, designates 178.0 acres along the eastern edge of the project, within the Floodplain Management Area, as Watershed/Significant Ecological Area, W/S (SEA 19). A drainage concept, previously approved as part of VTTM No. 46029 for the adjacent East Creek tract, demonstrated that the flood hazard on the site adjacent to the west side of San Francisquito Creek could be eliminated. As established by the Santa Clarita Valley Area Plan, land use categories may be extended into the Floodplain Management Area without the need for a plan amendment when flood control measures are provided to remove the flood hazard to the satisfaction of the Department of Public Works. Exhibits 3 and 4 graphically illustrate this policy. Although implementation of this provision in West Creek creates a development potential of 394 residential units on the acreage with capacity for removal from the Floodplain Management Area, the residential development potential obtained from this action has been transferred to the interior of the project to avoid any impact to SEA 19. As a result, no residential development occurs within the entire 178.0 acres of the SEA.

Preservation of Heritage Oak

An oak tree survey was performed to ascertain the extent of oak tree resources on the West Creek project. This report identified 26 trees, 18 of which are located on the site. Seven of the on-site trees occur either in the floodplain of the San Francisquito Creek or on slopes directly adjacent to the floodplain. The non-floodplain portions of the site contain the remaining 11 tree. One valley oak, located

on the eastern perimeter of the project just south of the MWD property and adjacent to the SEA 19 boundary, has been classified a heritage oak with a high survival value.

Due to the heritage oak's resource value, the land use plan has been designed to preserve it. In addition, The Newhall Land and Farming Company, the parent company of Valencia Company, has proposed the establishment of an oak tree mitigation program for their land holdings through either replacement or preservation of significant stands of trees off-site. The oaks lost to development will be replaced on-site at the ratio of 2 to 1.

Preservation of Natural Hillsides

The project has been designed to sensitively respond to the sites varied topographical conditions, including approximately 401.6 acres of 0-25% slope; 457 acres of 25 to 50% slope; and 108 acres of hillsides in excess of 50% slope. In the Canyon Estates portion of the site west of Copper Hill Drive, two prominent ridgelines with slopes in excess of 50% form a canyon area. Also within Canyon Estates, a steeply sloped area comprised almost exclusively of hillsides exceeding 25% slope exists north of the SCE easement. In Copper Hill Village, east of Copper Hill Drive, grading for Copper Hill Drive will necessitate alteration to existing landforms with slopes in excess of 25% slope.

The integration of natural topography into the community design for West Creek will create a residential experience that benefits from the dramatic character of the natural environment. The plan preserves the prominent ridgeline features in the western portion of the site, concentrating development within the canyon and the more consistent terraced area at the upper end of the canyon. The proposed plan contains the development within the canyon and preserves the significant ridgelines which increases the area designated as Hillside Management (HM). Views from these neighborhoods will be enhanced by the orientation of internal circulation routes and varied pad elevations.

3. Development Concept

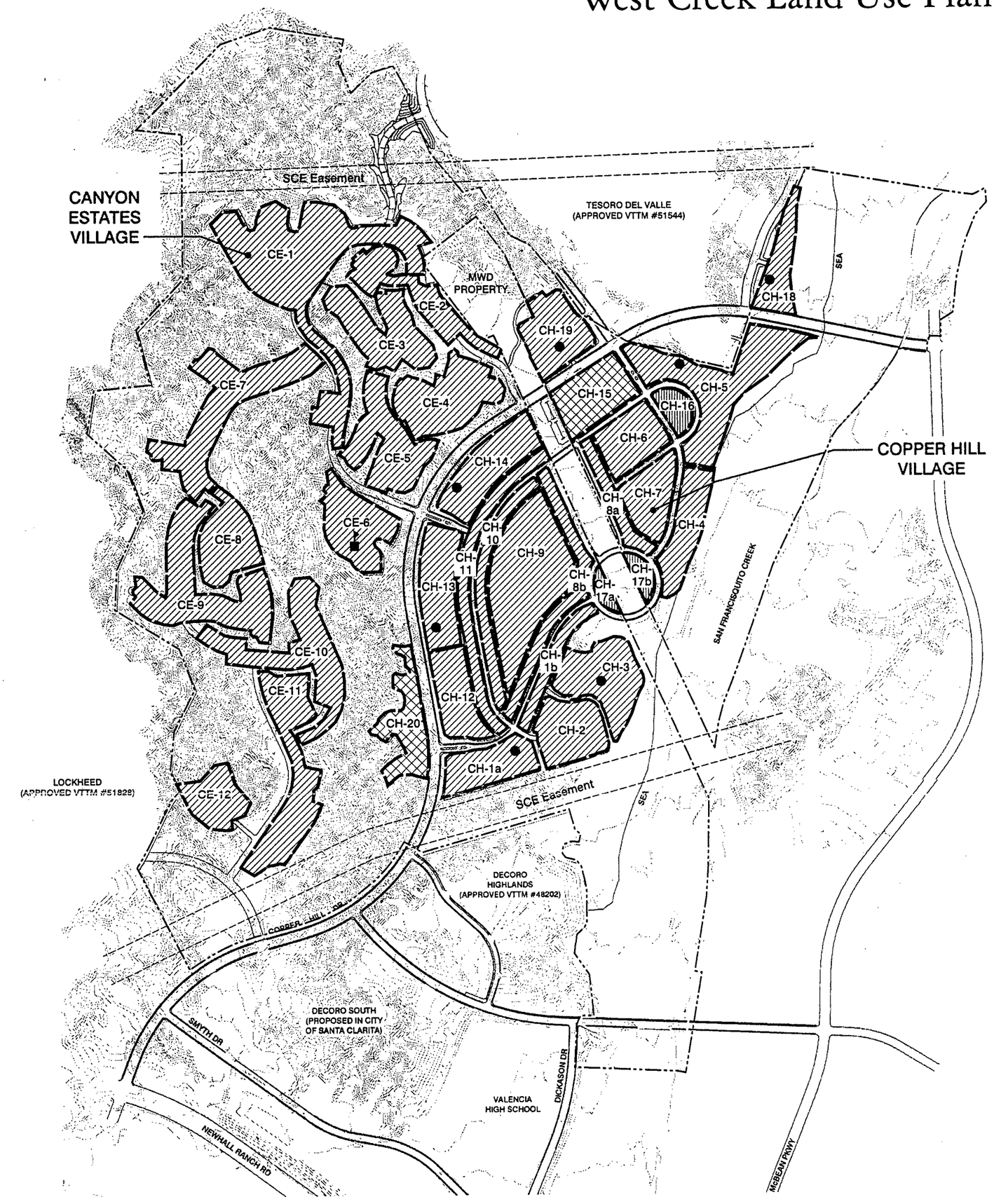
1. LAND USE PLAN

The West Creek project is primarily a residential community, as indicated by the Land Use Plan, Exhibit 6, and is comprised of a variety of residential uses in a wide array of configurations and densities. It is located in an area that provides a full range of municipal services, augmented by neighborhood serving commercial uses to meet the daily needs of residents, recreational facilities, and an extensive trail system that serves the recreational needs of both a local and regional population. The siting of recreational amenities and residential neighborhoods takes advantage of the scenic natural resources found within San Francisquito Creek along the eastern perimeter and the hillside topography in the western portion of the site. A potential elementary school site is incorporated in the plan to meet the local educational needs for new residents if deemed necessary by the Saugus Union School District. Because the proposed development is in unincorporated Los Angeles County, the County would provide various public services to the site, including but not limited to fire and police service, flood control, library service, street maintenance, and wastewater treatment.

The West Creek plan has been designed to be responsive to market conditions, grading, and other relevant site conditions through a flexible relationship of product mix and internal configuration within the development areas. Additionally, the plan accommodates flexibility in the distribution and number of units allocated to each village area within the overall dwelling unit cap of 2,545 units. Section 4, Implementation/Development Standards defines the development areas that are permitted to develop utilizing alternative residential products. These alternative plans are included as additional exhibits to VTTM No. 52455.

The West Creek Land Use Plan Summary, described in Table 4, which follows, and later in Tables 5 and 6, presents one likely combination of "permitted residential products" that achieves 2,545 dwelling units, the maximum permitted for the combined villages of West Creek. This scenario represents the "base plan." Depending upon future market conditions, a number of the permitted alternative plans for individual areas may be incorporated, replacing current preferred products, which may result in a different product mix and/or a total dwelling unit yield less than the 2,545 permitted.

West Creek Land Use Plan



Residential

Commercial

Private Recreation

Open Space

Potential Elementary School Site

Potential Private Recreation Site

Note: Area defined as SEA represents the modification proposed by the field survey and indicated as SAT line on Existing/Proposed SCVAP, Exhibits 3 and 4.

1"=1000'

WEST CREEK
VALENCIA MASTER PLAN

EXHIBIT 6

TABLE 4
WEST CREEK LAND USE SUMMARY - "BASE PLAN"

Land Use	Village Area/Description	Acres	Dwelling Unit (or Commercial Building S.F.)
Residential			
Single Family	Canyon Estates Copper Hill Village	159.7 135.5	851 DU 955 DU
Multi-Family	Copper Hill Village	43.2	739 DU
Subtotal		**338.4**	**2,545 DU Maximum**
Non-Residential			
Commercial	Copper Hill Village	17.0	180,000 S.F. (Maximum)
Institutional	Potential Elementary School Site	9.9	--
Subtotal		**17.0[1]**	**180,000 S.F. (Maximum)**
Recreation and Open Space	Community Rec. Areas (Private) Paseos San Francisquito Creek Trail Open Space/Natural Drainage	6.4 6.6 7.0 551.8[3]	-- -- -- --
Subtotal		**571.8**	--
Community Facilities	Major Roads[2] Decoro Bridge Abutments/Piers Water Quality Filters/Water Tanks	21.3 6.6[3] 18.1	
Subtotal		**39.4**	
TOTALS		**966.6**	**2,545 du/180,000 SF (Maximum)**

Source: Valencia Company, VTTM 52455, December, 1998
1 The land for the potential elementary school site is totaled in the residential acreage.
2 Includes Copper Hill Drive and the industrial collector.
3 The land for the Decoro Bridge abutments and piers is totaled in the open space acreage.

Residential Land Uses

The West Creek project proposes a variety of housing types ranging from single family detached units at approximately 1.4 dwelling units per acre to multiple family development with a maximum density of 32 dwelling units per acre. Residential categories are proposed for the project including Single Family Detached homes on fee lots, Single-Family Detached Cluster units on condominium lots (cluster units) and attached products. These residential categories permit thirteen (13) specific residential products as described in detail in Section 4 - Implementation/Development Standards. This section also establishes flexibility regarding these products and density by identifying selected planning areas in which alternative plans are permitted.

Single Family Detached Units

The detached single family housing type is characterized by traditionally oriented fee lots at net densities ranging from 1.4 to 7.4 dwelling units per acre. These lots are located along private streets, and range in size from a minimum of 3,350 square feet to estate lots which average 20,000 square feet in size. Some development areas may utilize alleys to provide access to garages located at the rear of the lot. A total of

1,248 detached single-family dwelling units on fee lots of 3,350 sq. ft. or greater are proposed within the West Creek site.

Single Family Detached/Cluster Units

Cluster housing types provide the opportunity for single family detached units on condominium lots to be organized in a variety of site plan configurations. The "base plan" proposes 558 Single Family Detached (Cluster) units on condominium lots. This housing type ranges in density from approximately 6.5 to 13.0 dwelling units per acre and uses a variety of lot configurations to achieve higher densities while still providing the conventional amenities desired by single family detached residents. Often, these dwelling units are oriented around auto courts and in "pods" or other groupings which can allow for screening of garages from adjacent streets while creating a high quality street scene. The Cluster housing type is permitted along or near the major thoroughfares of Copper Hill Drive, near the commercial sites, or along the San Francisquito Creek.

Attached Units

The attached housing type provides for densities of 10.5 to 35.0 dwelling units per acre, typically characterized as townhomes, condominiums or apartments. The "base plan" option proposes a total of 739 attached residential units, of which 329 are apartments. Parking may be at-grade, subterranean, or structured. Attached products are predominantly sited adjacent to San Francisquito Creek or Copper Hill Drive.

Commercial Retail

A total of 180,000 square feet of neighborhood supporting commercial retail uses, comprising 17.0 acres of land, are planned on two separate parcels within the West Creek community. One site, CH-15 is located in the northern portion of the project, within Copper Hill Village, and consists of an 8.8 acre parcel adjacent to Copper Hill Drive and MWD's property. The second commercial site, CH-20, 8.2 acres in size, is proposed along the west side of Copper Hill Drive, also within Copper Hill Village. Retail uses anticipated include eating establishments and food services, banking, dry cleaners, merchandise sales, supermarkets, and other similar neighborhood retail and service establishments. Non-retail uses including churches, day-care facilities and private schools will also be permitted. The commercial areas are integrated into the proposed community and will be linked via the proposed network of roadways, trails, paseos and sidewalks.

Potential Elementary School Site

A 9.9 acre site has been identified within Canyon Estates Village as a potential elementary school site. The site, identified as Development Area CE-6, is located west of Copper Hill Drive in the mid-section portion of Canyon Estates. This development area is designated for Single Family Detached lots with a dwelling unit potential of approximately 46 units. The Saugus School Funding Agreement between The Newhall Land and Farming Company, Valencia Company's parent, and the Saugus Union School District requires that The Newhall Land and Farming Company provide land and funds to construct up to four new elementary schools as mitigation for build out of the master-planned community of Valencia. This 10 acre site has been reserved as a school site in the event that the Saugus Union School District finds that a school site accommodating grades K through 6 within West Creek is necessary to meet the demand for education at this location created by this project as well as build out of the community.

Recreation Areas

The West Creek project provides a potential maximum of 41.45 acres of land for recreation purposes, including the community recreation sites, paseos, the county trail adjacent to the creek and the passive amenities planned within the MWD property. A total of 6.42 acres of private community recreation uses are planned at two locations within the project. A 3.78 acre recreation area (CH-17A/17B) is located within a circular street that surrounds a portion of the MWD property near San Francisquito Creek, within Copper Hill Village. The location of this recreation amenity provides a key focal point within this village and utilizes the MWD property to create a recreational corridor that provides a pedestrian connection to the trail along the San Francisquito Creek. The second recreation site, CH-16, is a 2.64 acre semi-circular park also proposed in Copper Hill Village. Recreational amenities proposed for these areas will likely include a swimming pool, spa, picnic areas, play areas and open turf areas. In addition, a total of 1.48 acres of private recreation facilities may be included within individual residential housing developments. Typically, these sites will include one or more of the following amenities as necessary to enhance the recreational opportunities for each particular residential neighborhood: swimming pool, spa, tot lot facilities, picnic areas or open play areas.

The MWD property which transects the West Creek community will support approximately 19.92 acres of limited recreational activity. The property serves as an additional resource for passive recreation that may include an area to practice golf putting, lawn bowling, bocce ball, picnic areas and trails. A visual amenity and open space element will be provided to the community with the landscaping of this property.

Within the area identified as SEA 19, the project provides land to implement a segment of the San Francisquito Creek Hiking Trail that is thirty feet (30') in width and approximately two miles in length. This trail, which accommodates hiking, biking and equestrian activity, represents approximately 7.0 acres of gross land area and is intended to complete a significant segment of the trail system identified by the County Master Plan of Trails.

The West Creek project receives Quimby Credit for 21.18 acres of parklands. The community recreation centers and the private recreation sites within development areas earn one hundred percent (100%) Quimby Credit for a total of 7.9 acres. The recreational amenities within the MWD acreage (19.9 acres) and the paseos (6.63 acres) will receive fifty percent (50%) credit for these 26.55 acres for an additional 13.28 acres, bringing the credit for on-site recreation to 21.18 acres.

Natural Open Space

The West Creek development integrates open space into the design of both villages to respond to topographical conditions, preserve prominent natural ridgelines and hillsides, protect sensitive environmental resources, including a heritage oak tree, provide view amenities, accommodate paseos and trails, and separate residential development enclaves. Approximately 558.7 acres of open space have been retained in the West Creek community, including the SCE easements, natural drainage and the creek trail. Approximately fifty-nine percent (59%) of the total project area (571.8 acres) is either natural open space or recreation land.

2. VILLAGE CONCEPTS

The 966.6 acre community is comprised of two distinct development areas which are defined largely by topography, the proposed circulation system, and other natural characteristics of the site and surrounding lands. Canyon Estates Village, as depicted by Exhibit 7, encompasses the western portion of the site. Copper Hill Village is within the eastern portion of the site and includes the commercial and

the two attached residential development areas west of Copper Hill Drive, as illustrated on Exhibit 8 and described in the following sections.

Canyon Estates

Canyon Estates is located adjacent to the southern boundary of the MWD property along the west side of Copper Hill Drive. A 300 foot wide SCE easement crosses the northern boundary and another 350 foot wide SCE easement crosses the southern boundary of this village area. The planned extension of Copper Hill Drive basically forms the eastern perimeter of the village. The village area comprises approximately 500 acres, excluding the proposed industrial collector at the southern end and Copper Hill Drive.

This site contains varied topography that ranges from relatively flat lands to steep hillsides. A canyon extends in a north-south direction within the southern portion of the village. The topography of this area is mostly rugged with the exception of the canyon bottom. The flat areas are currently used for dry land farming. The land plan has been designed to follow the natural contours of the land. This approach results in sensitive grading and the retention of a significant amount of natural open space between, and surrounding, the residential neighborhoods. Consequently, the opportunity for view potential from the majority of lots is maximized.

The Santa Clarita Valley Area Plan presently designates the majority of the village area as Hillside Management (HM). The remaining acres are in urban categories which include Urban 1 (U1) and Industrial (M). Proposed land use designations for the Canyon Estates Village include Hillside Management (HM); and Urban 1 (U1). Although some of the actual classifications have been modified, essentially the total amount of land designated by VTTM No. 52455 to Hillside Management and urban categories remains consistent with the Santa Clarita Valley Area Plan.

The "base" plan for Canyon Estates proposes the development of 851 dwelling units within twelve distinct residential development areas. Even though all of these development areas propose SFD fee lots, a variety of housing types will be offered. The relationship of proposed dwelling units to residentially designated acreage results in an overall average density of 1.7 dwelling units per gross acre. Individual residential development areas have been designed to follow the contours of the canyon and to integrate the natural topography into the land use plan through clustering of units at higher densities. Actual densities will range from less than one dwelling unit per acre in Development Area CE-12 (estate homes) to 7.6 dwelling units per acre for Development Area CE-5. It should be noted that the development program for Canyon Estates, as reflected by the following matrix represents the maximum potential units envisioned for this village area.

Approximately 323.4 acres are to be retained as open space, providing view opportunities and premium lot qualities for the majority of these detached single-family lots.

The natural setting and open space areas surrounding the development proposed in Canyon Estates requires fuel modification measures to protect this development from potential wildfires. The fuel modification measures incorporated into the development of Canyon Estates provide for an irrigated "wet zone" that extends 100 feet from structures located adjacent to open space areas that consist of up slopes. Structures located adjacent to open space areas that are down slopes are protected by an irrigated "wet zone" that extends 200 feet into the open space area from the structure. Adjacent to the irrigated areas, a fuel modification zone that provides for the appropriate thinning and removal of potential fuel materials is incorporated.

Canyon Estates Village

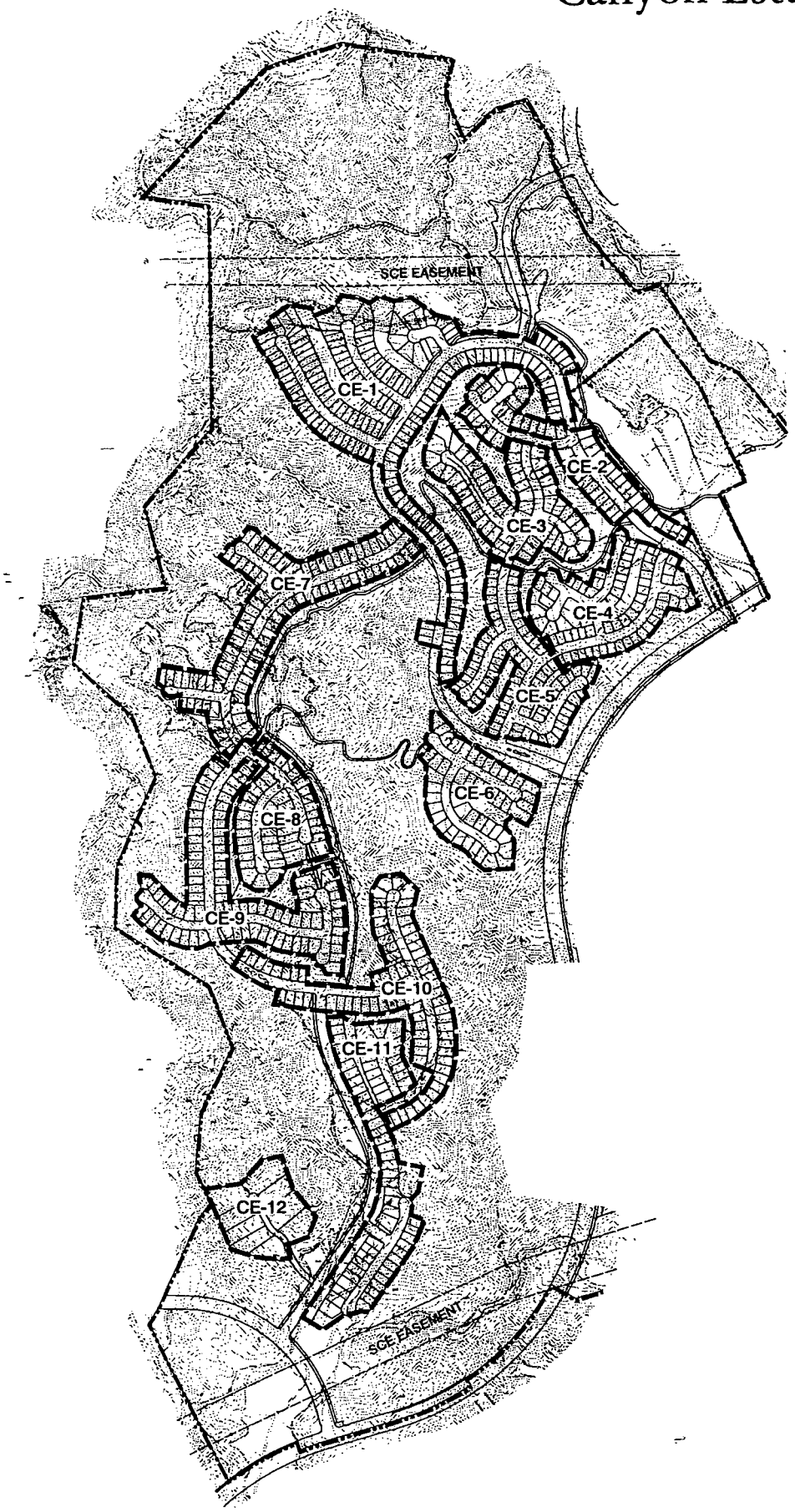


TABLE 5
CANYON ESTATES VILLAGE - DEVELOPMENT AREA STATISTICS - "BASE PLAN"

Development Area	Residential Designation	Minimum Lot (Pad) Size	Acreage	Maximum Permitted Units	Density (DU/AC)
CE-1	SFD - 4,000	40 x 100	29.8	167	5.6
CE-2	SFD - 5,000	50 x 100	8.4	51	6.1
CE-3	SFD - 5,000	50 x 100	11.1	58	5.2
CE-4	SFD - 3,350	45 x 75	11.5	72	6.3
CE-5	SFD - 3,350	45 x 75	11.4	84	7.4
CE-6*	SFD - 5,000	50 x 100	9.2	46	5.0
CE-7	SFD - 5,000	50 x 100	15.3	90	5.9
CE-8	SFD - 5,000	50 x 100	8.4	45	5.4
CE-9	SFD - 5,000	50 x 100	16.4	90	5.5
CE-10	SFD - 5,000	50 x 100	11.6	75	6.5
CE-11	SFD - 5,000	50 x 100	20.2	64	3.2
CE-12	SFD - Estates	20,000 s.f. avg.	6.4	9	1.4
SUBTOTAL			**159.7**	**851**	

* Potential Elementary School Site

Copper Hill Village

Copper Hill Village is comprised of approximately 445 acres, including the southerly SCE easement, but excluding Copper Hill Drive and the 178 acres defined as SEA 19, the San Francisquito Creek floodway. This village is generally defined by the planned Copper Hill Drive roadway alignment along the northern and western boundary, the 350 foot wide SCE easement along the southern boundary, and the limits of SEA 19 (San Francisquito Creek floodway) along the eastern boundary. One commercial site and two residential developments are located along the western side of Copper Hill Drive. This village is bisected by the 250 foot wide property owned by MWD. The topography of this village area is predominantly flat and is presently actively farmed with dry land crops.

The Santa Clarita Valley Area Plan presently designates the majority of the site as Urban 2 (U2) with the remaining portions designated as Urban 1 (U1), Urban 4 (U4) and Commercial (C). Proposed land use designations include Urban 2 (U2), Urban 3 (U3), Urban 4 (U4), and Commercial (C).

East of Copper Hill Village and outside of the proposed development, the 178 acres of land that encompasses the San Francisquito Creek has been designated Floodplain Management/Sensitive Ecological Area (W/SEA 19). This area reflects the modified SEA boundary which accurately reflects the natural resources in this area.

Copper Hill Village proposes 23 individual development areas, two of which are commercial and three of which are recreation sites. The residential development identified as the "base" plan proposes approximately 1,694 dwelling units within the 18 residential development areas. A variety of housing types will be provided within Copper Hill Village, including: single-family detached units on fee lots; detached single family cluster units on condominium lots; single family attached units on condominium

lots; and multi-family attached apartment or condominium homes. Densities range from approximately 4.9 dwelling units per acre to approximately 32.0 dwelling units per acre.

Approximately 65.1 acres will be retained as open space within Copper Hill Village, ensuring the preservation of the important natural resources which include the heritage oak tree. The majority of this open space is located in the southeastern portion of the village adjacent to SEA 19 and the 3.78 acre recreation site (CH-17A/B) within the circular street that surrounds a segment of the MWD property. An additional 2.64 acre recreation site (CH-16) is proposed in the northern portion of the village, within a semi-circular lot formed by the internal circulation loop road. Private neighborhood recreation amenities are provided within many of the residential development areas.

No residential development is proposed within the 178 acres designated as SEA 19, San Francisquito Creek. However, a small portion of slope that supports Development Area CH-4 will encroach into the SEA but is not anticipated to be greater than 3,500 square feet in area.

One of the commercial sites, CH-15, is located along the eastern side of Copper Hill Drive, adjacent to MWD's property and represents an 8.8 acre parcel that will provide 107,100 square feet of neighborhood retail and service uses. Primary automobile and public transit access is derived directly from Copper Hill Drive with pedestrian access available from the proposed paseo and sidewalk system. This site location, adjacent to MWD's property, will allow for the parking area to extend onto this property, thus providing parking over and above that which is required by Code. The second commercial site is an 8.2 acre parcel located along the western side of Copper Hill Drive. It will provide a maximum of 72,900 square feet of neighborhood retail and service uses, with primary automobile access from Copper Hill Drive.

Exhibit 8, Copper Hill Village, and Table 6 which follow, summarize the land use and residential product types envisioned for each development area within Copper Hill Village.

Copper Hill Village

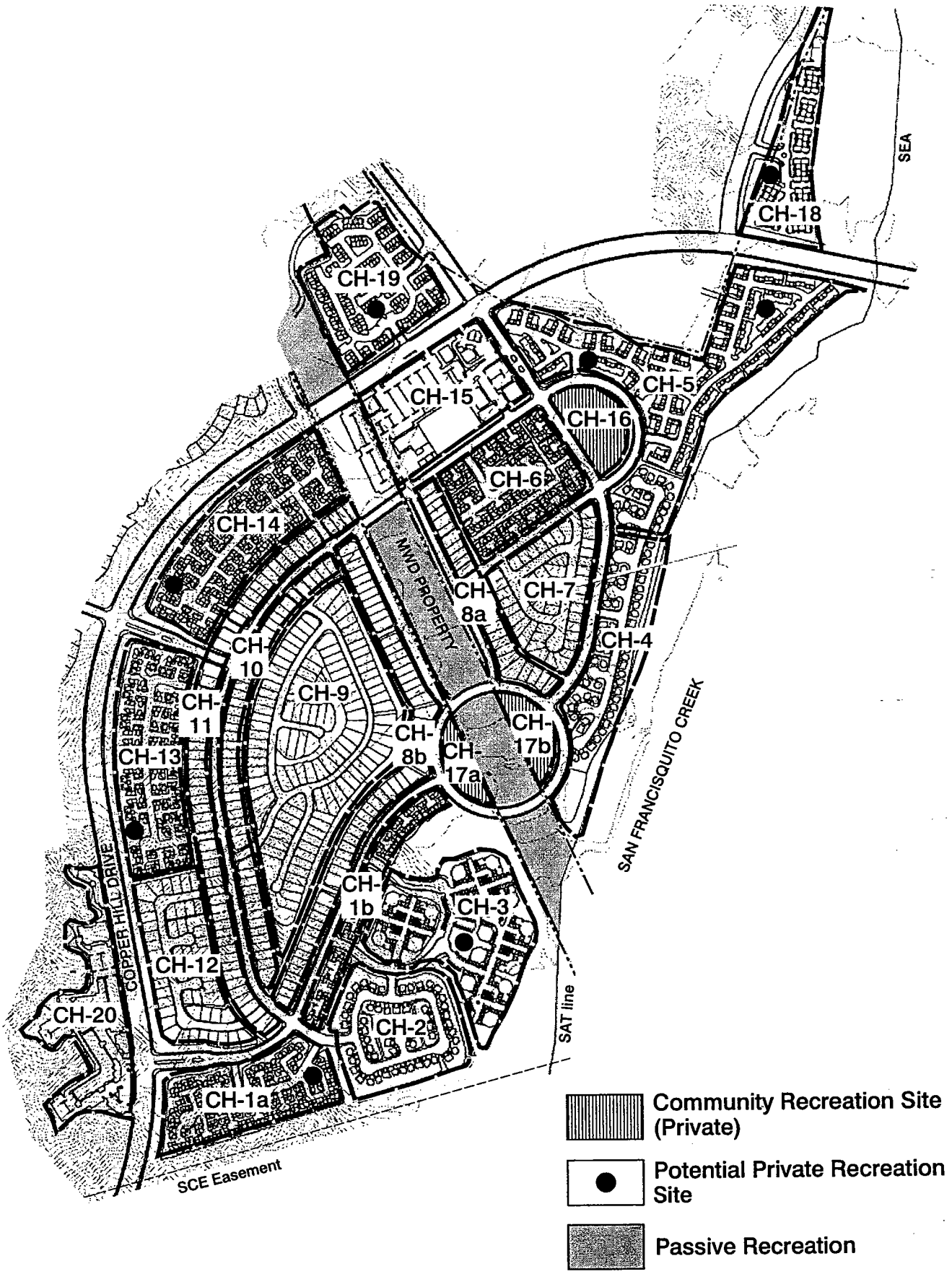


TABLE 6
COPPER HILL VILLAGE - DEVELOPMENT AREA STATISTICS - "BASE PLAN"

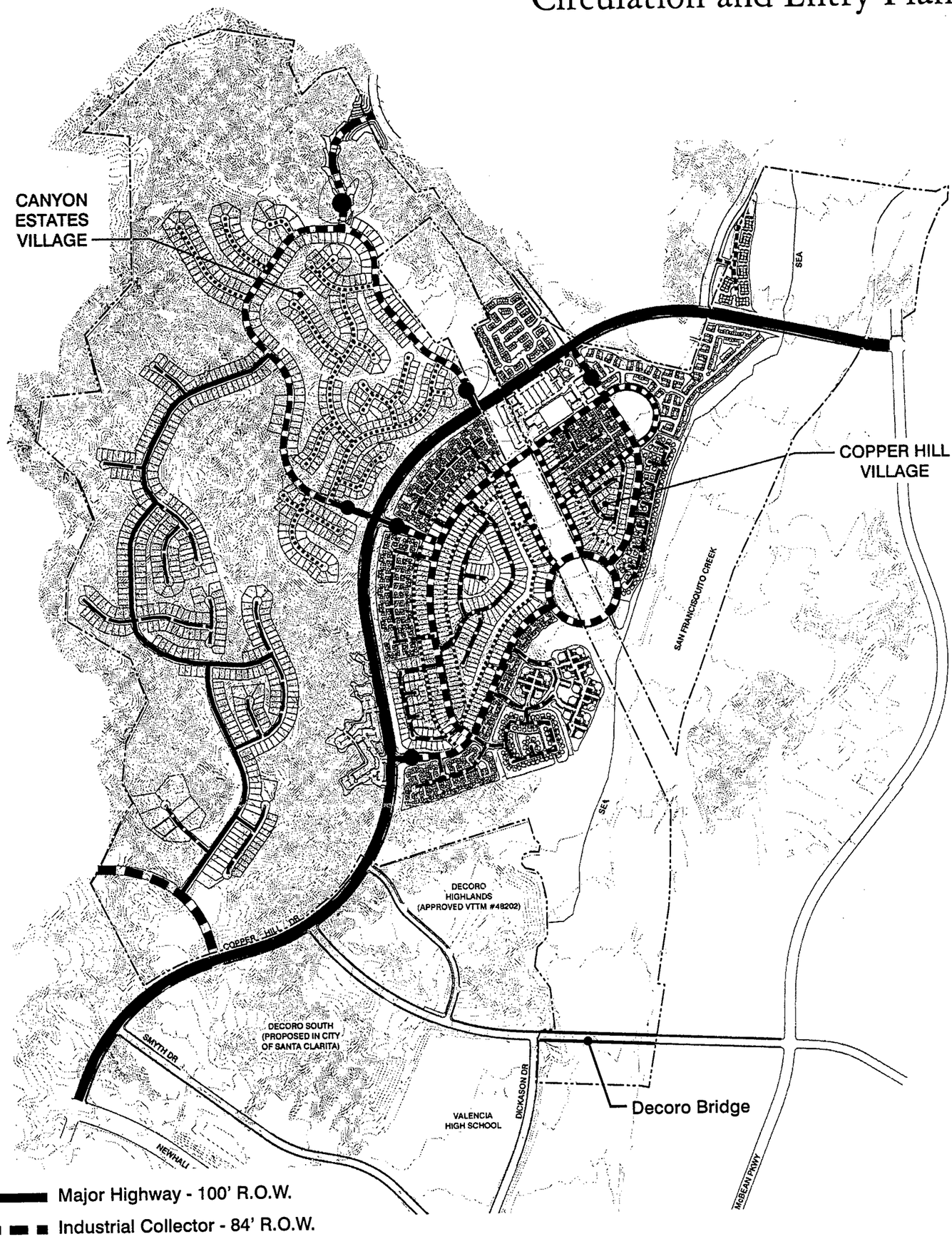
Planning Area	Designation	Lot (Pad) Size or Product (max. Comm. s.f.)	Acreage	Units	Density DU/AC
CH-1A*	SFD-Cluster	Cluster-2B	7.9	88	11.1
CH-1B*	SFD-Cluster	Cluster-2B	3.1	44	14.2
CH-2	SFD-Cluster	Cluster 1	8.3	55	6.6
CH-3*	MF-APT	Apartments - 25	11.5	216	18.8
CH-4*	SFD-Cluster	Cluster-1	8.2	65	7.9
CH-5*	SFA	TH/Condo	15.7	294	18.7
CH-6*	SFD-Cluster	Cluster-1	7.3	90	12.3
CH-7	SFD-3,350	47 x 72	6.5	48	7.4
CH-8A	SFD-4,000A	40 x 100	4.1	25	6.1
CH-8B	SFD-4,000A	40 x 100	8.3	56	6.7
CH-9	SFD-4,000	40 x 100	19.5	110	5.6
CH-10	SFD-4,000A	40 x 100	7.0	50	7.1
CH-11	SFD-4,000	40 x 100	9.0	57	6.3
CH-12	SFD-3,350	47 x 72	7.1	51	7.2
CH-13*	SFD-Cluster	Cluster-2A	9.6	95	9.9
CH-14*	SFD-Cluster	Cluster-2B	10.6	121	11.4
CH-15	Commercial	107,100 s.f.	8.8	0	
CH-16	Park/Rec	N/A	2.6	0	0
CH-17A/17B	Recreation	N/A	3.8	0	0
CH-18	MF-APT	Apartment-30	6.2	113	18.2
CH-19*	SFA	TH	9.8	116	11.8
CH-20	Commercial	72,900 s.f.	8.2	0	0
SUBTOTAL			**183.1****	**1,694**	

NOTE: Development Areas with an asterisk (*) indicate those areas that provide alternative plans. Refer to Table 7.
** The acreage total of 183.1 excludes approximately 18.9 acres of private/future streets and private drives.

3. CIRCULATION

The circulation system for West Creek, as shown on Exhibit 9, Circulation and Entry Plan, will complete important segments of the Valencia roadway network, optimize access between land uses and define the configuration of the village areas. The roadway network comprises approximately 103 gross acres of the project site, including the alleys. Onsite roadways providing regional as well as local access include the approved extension of Copper Hill Drive as a Major Highway with a 100 foot right-of-way through the middle of the site. This roadway is conditioned as part of the development approval for TTM 46908, 46564, 46813, and 35783. The Decoro Bridge, which is part of this project, is a regionally significant connection that will provide access to Valencia High School for existing and planned development east of the San Francisquito Creek. The extension of Decoro Drive as a Secondary Highway between Dickason Drive and Copper Hill Drive with an 80 foot right-of-way is an offsite roadway that will enhance access to the site. This roadway is conditioned as a part of the development approval for VTTM 48202.

Circulation and Entry Plan



- Major Highway - 100' R.O.W.
- Industrial Collector - 84' R.O.W.
- Public Street - 60' R.O.W.
- Private Residential Collector - 64' R.O.W.
- Private Residential - 60'/58' R.O.W.
- Private Modified Street - 64' R.O.W.
- Private Modified Street - 60'/58' R.O.W.
- Private Drive - 36' Curb to Curb (as also indicated by Exhibits 16A-25)
- Private Drive - 28' Curb to Curb (as alos indicated by Exhibits 16A-25)
- Alley Access - 24'
- Gated Village Entry

Note: Area defined as SEA represents the modification proposed by the field survey and indicated as SAT line on Existing/Proposed SCVAP, Exhibits 3 and 4.

1"=1000'

WEST CREEK
VALENCIA MASTER PLAN

EXHIBIT 9

Copper Hill Drive comprises the primary "spine" road through the West Creek community, connecting with McBean Parkway northeast of the project, and to Newhall Ranch Road south of the project. The north-south alignment of Copper Hill Drive separates the majority of Canyon Estates Village from Copper Hill Village. The project will construct a network of collector roads to provide local access to land uses associated with the West Creek project. A hierarchy of public streets, private streets, private drives and private alleys provides internal access to, and within, the individual residential development enclaves. Public streets provide landscaped parkways with sidewalks on one or both sides. Major entrances into each village will be gated.

Private drives within residential enclaves are consistent with the Los Angeles County standard, in that they provide either 28 feet; 34 feet; or 36 feet in curb to curb width. All of the street systems internal to the individual development areas are designed to provide access for emergency vehicles and services. All final plans are subject to review by the Los Angeles County Fire Department and Public Works Department. With the exception of the modified roadways proposed within Canyon Estates, all roadways in West Creek, both public and private, will be constructed to urban standards as defined by the County of Los Angeles Public Works (see explanation below).

Canyon Estates

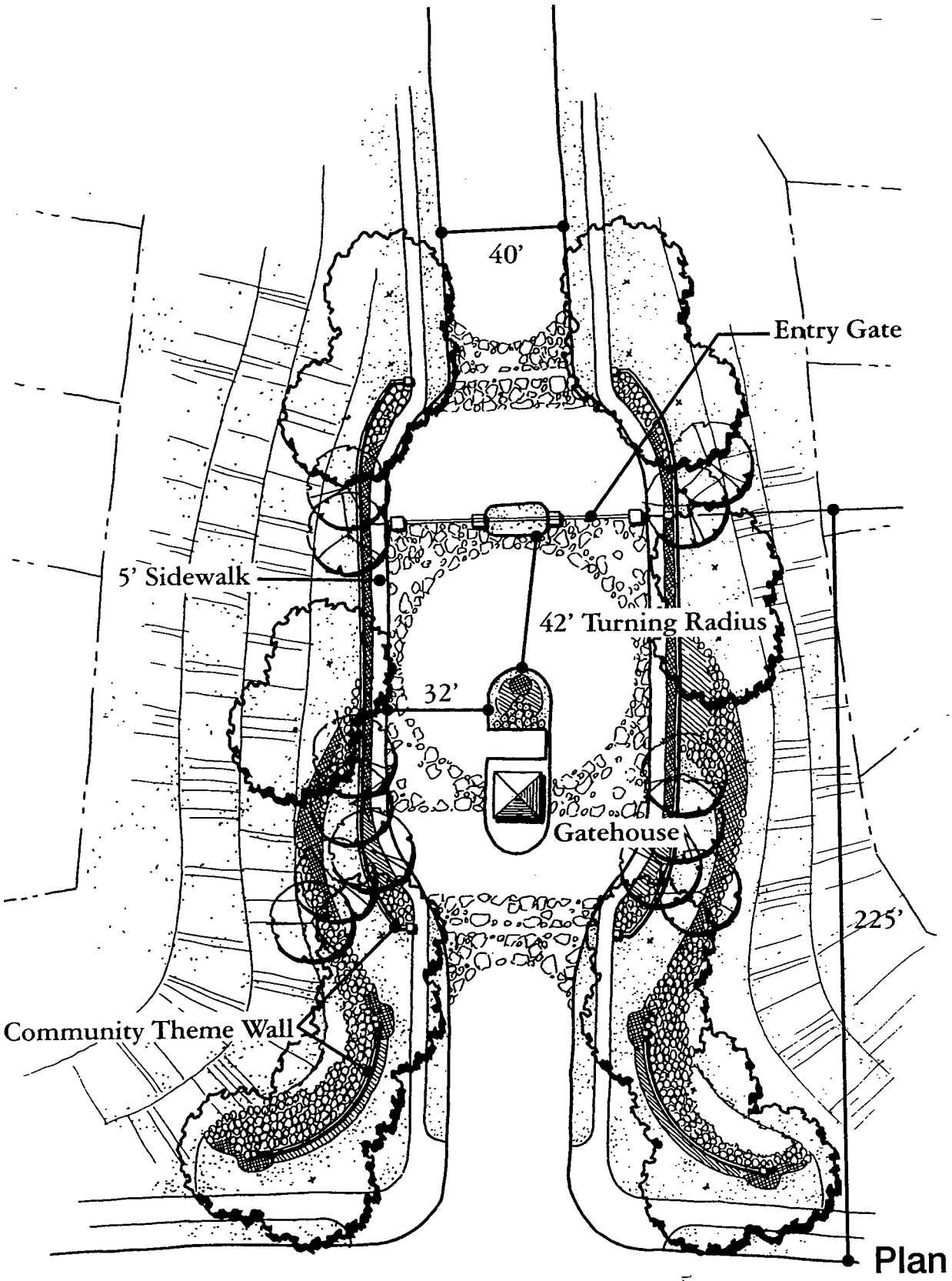
The roadways within the southern portion of Canyon Estates, with the exception of the Industrial Collector at the southern entry, are classified as private streets utilizing modified street sections as indicated by Exhibit 9, Circulation and Entry Plan. These sections incorporate rolled curbs and with the natural topographic features, create a distinctive character for this area of the village. Individual residential neighborhoods are typically served by private streets with either 36 or 34 foot pavement sections including rolled curbs and 60 or 58 foot rights-of-way. The private roadways in the northern portion of Canyon Estates will maintain urban standards which employ standard curbs, gutters and sidewalks and which are typical of urban hillside developments. All roadways within Canyon Estates permit parking on both sides of the street.

Three gated entries will provide access to Canyon Estates from Copper Hill Drive. An additional gate is located at the north end of the village on the street that connects West Creek with the adjacent development in Tesoro del Valle to the north. Access to the lower portion of Canyon Estates is off Copper Hill Drive from an east-west Industrial Collector road providing an 84 foot right-of-way. The first gated entry is located at the southern end of the village at the junction of the Industrial Collector and a north-south alignment of a private street that maintains a 64 foot right-of-way. The alignment of this roadway through the canyon primarily serves the lower half of the Canyon Estates and connects with the upper loop road north of Development Area CE-7. Two gated entries, one at a central point midway through the village area between development envelopes CE-5 and CE-6, and the second at the northern edge of the village, will provide access to the northern portion of the village and the potential elementary school site. The loop road formed between the two upper entries is also classified as private and utilizes an urban street section with a 64 foot right-of-way. Exhibit 10, Typical Entry Gatehouse depicts the gated entry feature that is typical for all gated entries in West Creek.

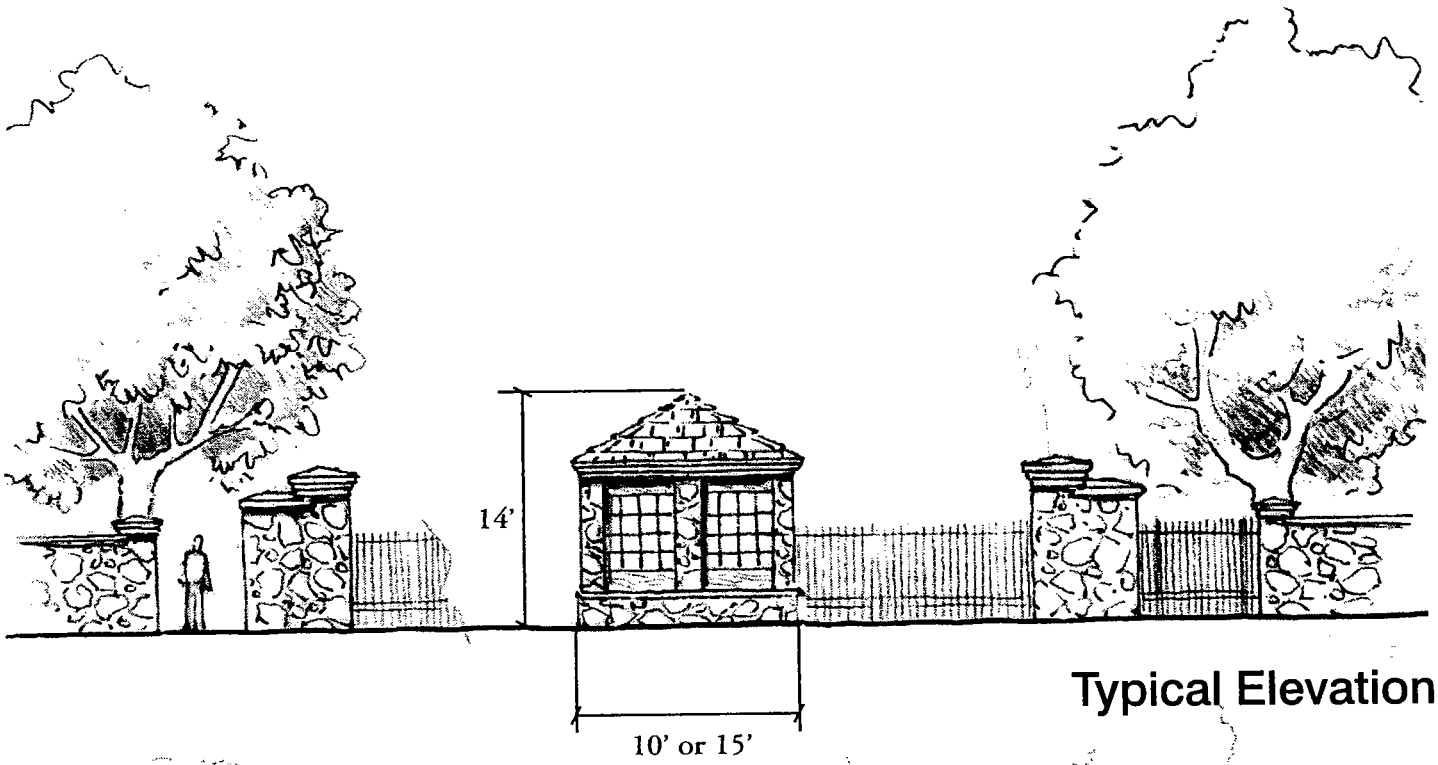
Copper Hill Village

Three gated entries will provide access into the village area from Copper Hill Drive. The first gated entry point is located at the southern end of the village across Copper Hill Drive from the southerly commercial site (CH-20). The second gated access point is centrally located, directly across Copper Hill Drive from the middle entry road into Canyon Estates, creating a four way signalized intersection. The third access point is located north of the commercial parcel adjacent to the MWD property (CH-15). Public access to this commercial site is provided from Copper Hill Drive. The egress from the commercial site to the private residential areas will be secured/gated in a manner that allows only residents to exit into the village with the public exiting back out to Copper Hill Drive. Development Area CH-19, located west of Copper Hill Drive, will have a gated access if an alternative proposing apartments is implemented.

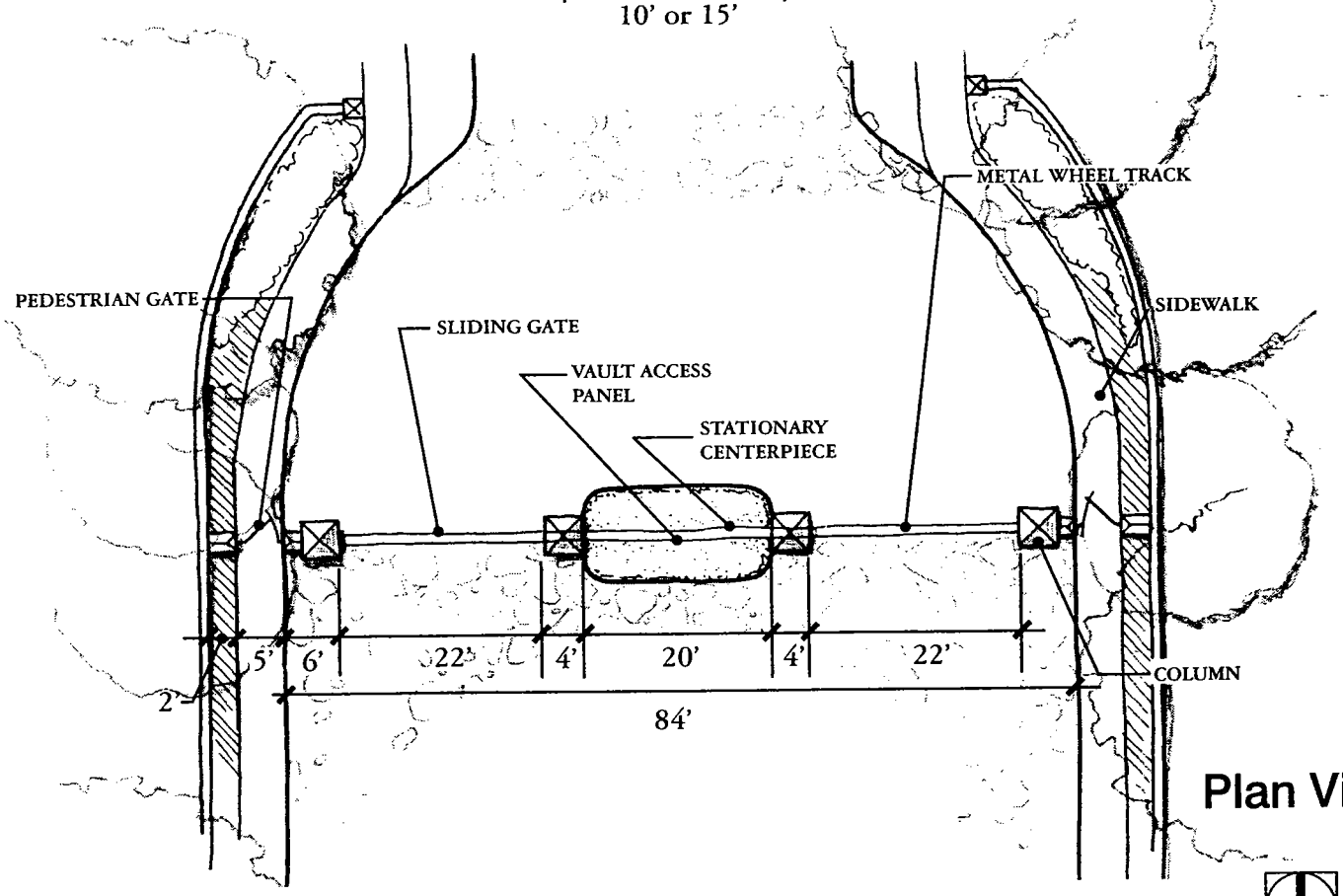
Typical Gated Entry



Typical Gated Entry



Typical Elevation



Plan View

WEST CREEK
VALENCIA MASTER PLAN

EXHIBIT 10B

The upper and lower internal access roads, classified as private residential roads with a 64 foot right-of-way, form a loop road through the village, connecting at the circular street that surrounds the recreation amenities provided within Development Areas CH-17A/B. A private residential collector road accessed from the upper and lower village entry roads, parallels Copper Hill Drive to provide passage to interior development parcels. The internal roadways within individual development areas consist of private residential drives that are 36 feet, 34 feet, or 28 feet wide, curb to curb. Alleys, 24 feet in width, allow garages to be located at the rear of the lots fronting along the collector streets.

4. PEDESTRIAN CIRCULATION AND PASEOS

One of the cornerstones of success for the Valencia Master Planned Community has been the ability to walk, jog and bicycle in a safe and attractive setting between home, office, shopping, entertainment, and recreation. The character of Valencia is enhanced by a variety of recreation uses and open spaces which are linked by paseos, trails and sidewalks. The recreation uses include community and neighborhood parks, private recreation facilities, open space buffers and the natural environments of San Francisquito Creek and Santa Clara River. Completion of the paseos and sidewalks proposed within West Creek will provide key links to the overall master paseo/trail system. Development of West Creek will complete an important segment of the Copper Hill Drive paseo system which provides pedestrian access to the Valencia Town Center and Industrial Park to the east and south.

As shown on Exhibit 11, Paseo and Pedestrian Circulation, a system of landscaped trails and walkways, called paseos, is proposed to provide a safe and attractive means of pedestrian access from residential neighborhoods to the recreation centers, commercial sites, and potential elementary school. West Creek provides a hierarchy of paseos and sidewalks, including the majority of the Copper Hill Drive paseo. The paseo system will adjoin Copper Hill Drive and certain internal streets within the Canyon Estates Village. These systems will be major off-street urban walkways that are buffered from the street by a landscaped parkway. As part of the paseo system, a series of road crossings are proposed. Some crossings would be at grade, while others would be pedestrian bridge overpasses. Two pedestrian bridge crossings are proposed: one is near the southerly entrance to Canyon Estates Village; and the second is located in the upper portion of the project adjacent to the westerly boundary of MWD's property, providing a safe pedestrian connection between the two villages of West Creek. A public trail, referred to as the San Francisquito Creek Trail, will also be constructed within SEA 19 along the eastern edge of the project site to facilitate hiking, riding and equestrian activity.

Copper Hill Drive Paseo and Sidewalk

The development of West Creek will complete the Copper Hill Drive paseo, an important segment of the Valencia Master Planned Community paseo system. Within West Creek, the paseo begins at the pedestrian bridge located at the southern entrance to Canyon Estates Village and extends the length of Copper Hill Drive through the project area. South of the entrance to Canyon Estates Village, the Copper Hill Drive paseo will be completed on the east side of the roadway as part of the Decoro South development currently proposed within the City of Santa Clarita. Although Exhibit 9, Paseo and Pedestrian Circulation locates the paseo along the west side of Copper Hill Drive, the plan provides adequate area for it to occur on either side of the street. Sidewalks, six feet (6') in width will be provided along Copper Hill Drive on the side of the street without the paseo.

Canyon Estates

The paseo system within Canyon Estates begins at the pedestrian bridge located at the southern village entrance from Copper Hill Drive. This segment provides access to the paseo system within the village and a connection to the adjacent Lockheed Property. The village paseo system generally follows the

canyon topography, connecting to the loop road in the upper portion of the village. The paseo generally traces to the north, up the canyon from the lower gated entry, either adjacent to the internal access road, or following the envelopes of residential neighborhoods within open space areas. Access points from the residential enclaves to the off-road paseo system are provided at intervals between residential lots. One segment of the paseo system will provide a direct connection from the canyon area to the elementary school site. The upper loop segment of the paseo system is accessed from the northern pedestrian bridge which crosses Copper Hill Drive adjacent to the MWD Property. The majority of the upper paseo system is located within open space either outside the development areas, or within the open space "fingers" between residential enclaves. The remaining portion follows the roadway.

The internal sidewalk system within the northern portion of Canyon Estates is designed as a component of the urban streets within this village and as such, are only incorporated in the northern portion of the village. Sidewalks are located on both sides of the street in this area. The combined paseo and sidewalk system provides direct pedestrian access within, and between the residential neighborhoods and the potential elementary school.

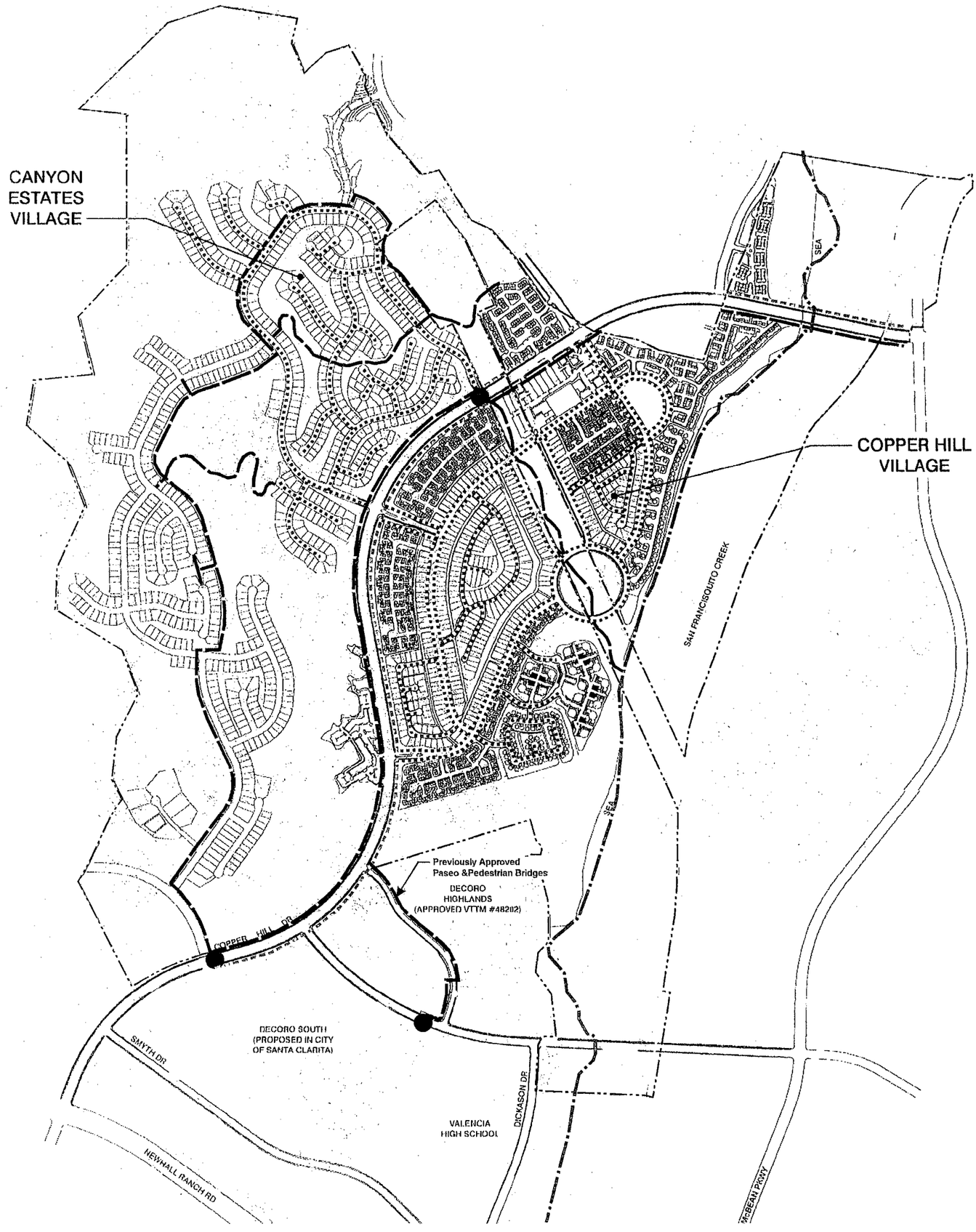
The southerly portion of Canyon Estates incorporates modified street standards to reflect a naturalized landscape and do not provide sidewalks. The paseo spine within the lower canyon area provides for enhanced pedestrian circulation.

Copper Hill Village

Sidewalks serve as the primary component of the pedestrian circulation system within Copper Hill Village. The sidewalk network is supplemented by two paseo segments: one within the MWD Property which connects the County Master Plan trail along the San Francisquito Creek to Copper Hill Drive, continuing beyond into Canyon Estates via the pedestrian bridge over crossing; with the second paseo segment along the southern side of Copper Hill Drive as it travels eastward. The pedestrian network within Copper Hill Village is an integral component of the overall trail system for West Creek. The sidewalks provide direct access from the residential neighborhoods to the commercial site, the three recreation complexes, the private recreation amenities within residential developments and the paseos within the MWD Property and along Copper Hill Drive.

Sidewalks on both sides of the street are planned along the internal loop road which directly accesses the roundabout recreation feature, as well as segments of the other internal streets in the vicinity of the commercial lot (CH-15), the semi-circular recreation lot (CH-16) and in-between residential Development Areas CH-10 and CH-11. Within the individual development areas, sidewalks are included for most residential products on one side of the private drive, and in some cases, both sides.

Paseo and Pedestrian System



- Pedestrian Bridge
- Paseo
- Sidewalk (6')
- Sidewalk (Both Sides of Street, 5' or 4')
- Public Trail (Implements County Master Plan of Trails)

Note: Sidewalks for development areas proposing cluster, attached or apartments on condominium lots are indicated on product detail exhibits.

Paseo along Copper Hill Drive may occur on either side of street.

Note: Area defined as SEA represents the modification proposed by the field survey and indicated as SAT line on Existing/Proposed SCVAP, Exhibits 3 and 4.

1"=1000'

5. ROADWAY LANDSCAPING

Roadway landscaping is a primary mechanism for establishing a consistent community image for West Creek and for orientation within the community. Streets within the West Creek community have been carefully aligned to establish a comprehensive circulation system. Landscape materials within these roadways should guide the resident or visitor to residential or commercial areas, create privacy where needed, and frame or create focal points. The landscape treatment for the various public and private roadways within West Creek will vary with the changing landform conditions. Streetscape Section Index, Exhibit 12, identifies the appropriate section for each roadway, as depicted by Exhibits 13A, 13B , 13C and 13D.

Copper Hill Drive

As shown by Section A on Exhibit 13A, Copper Hill Drive, the streetscape for Copper Hill Drive varies from east to west. The Copper Hill Drive right-of-way contains two vehicular travel lanes in each direction and an eight foot (8') parkway area adjacent to the pavement. The travel lanes are separated by a fourteen foot (14') planted median.

The west side of Copper Hill Drive contains a variable forty foot (40') Landscape Development Zone (LDZ), which includes a ten foot (10') wide paseo separated from the street by an eight foot (8') parkway adjacent to the street. For the most part, a slope is adjacent to the paseo. Where slope conditions exist, the paseo runs parallel to the street, with a twenty foot (20') wide level condition from the edge of curb to the toe of slope. Typically, a theme fence is placed between the slope and paseo, with two-feet (2') of flat area between the fence and toe of any slope.

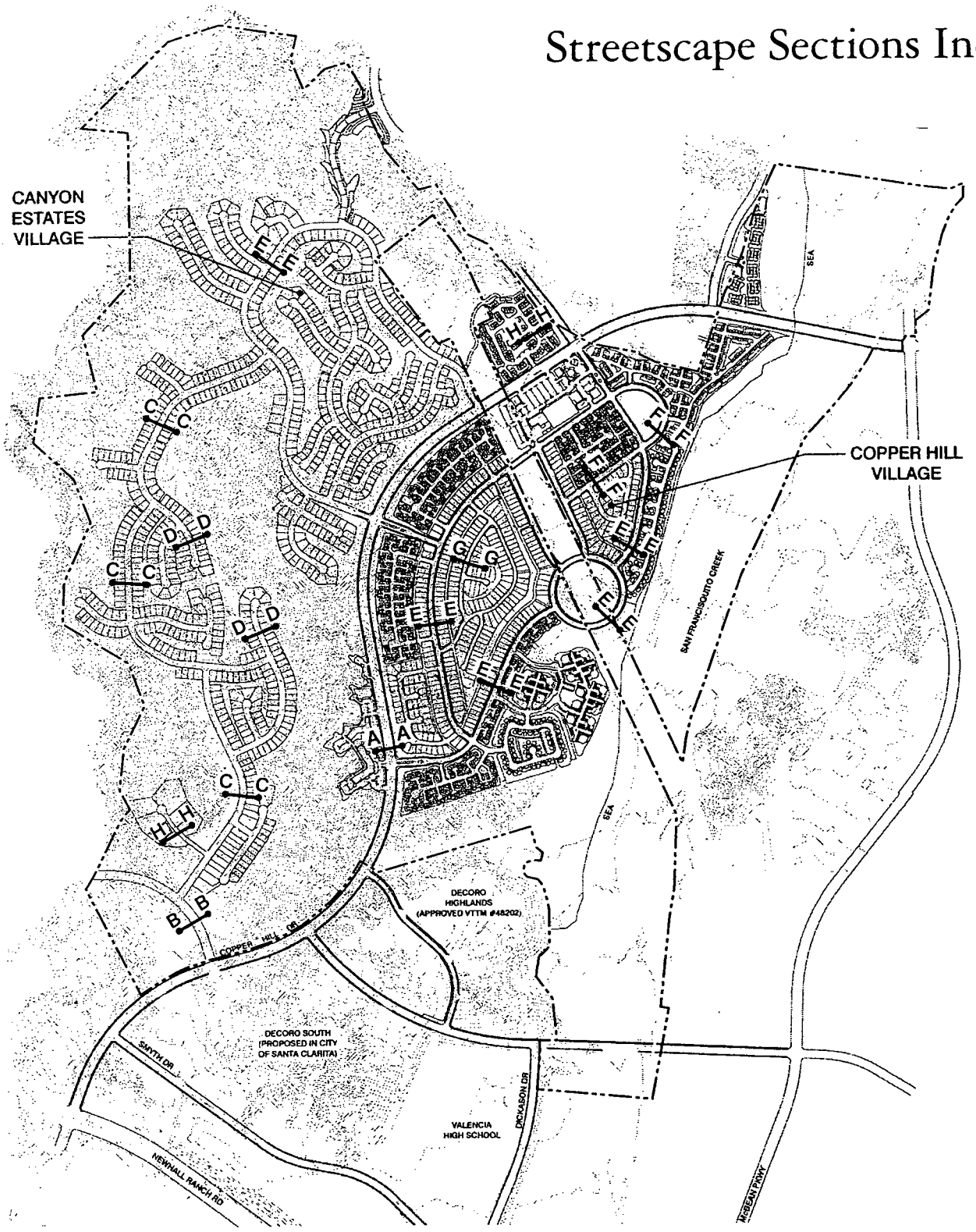
The streetscape along the east side of Copper Hill Drive, when adjacent to residential development, will include a twenty-two foot (22') LDZ. A six-foot (6') wide walkway is separated from the street by an eight-foot (8') wide parkway planted with trees and turf adjacent to the street. An eight-foot (8') landscape area planted with evergreen grove trees is interior to the walkway. A community theme wall will surround the residential areas.

Eucalyptus viminalis (Ribbon Gum) is the street tree for Copper Hill Drive and will be planted within the right-of-way spaced at fifty feet (50') on center. Tree plantings of Gleditsia triacanthos (Honey Locust) will occur in the median at twenty-five feet (25') on center, with an understory mix of thirty percent (30%) shrubs and seventy percent (70%) turf.

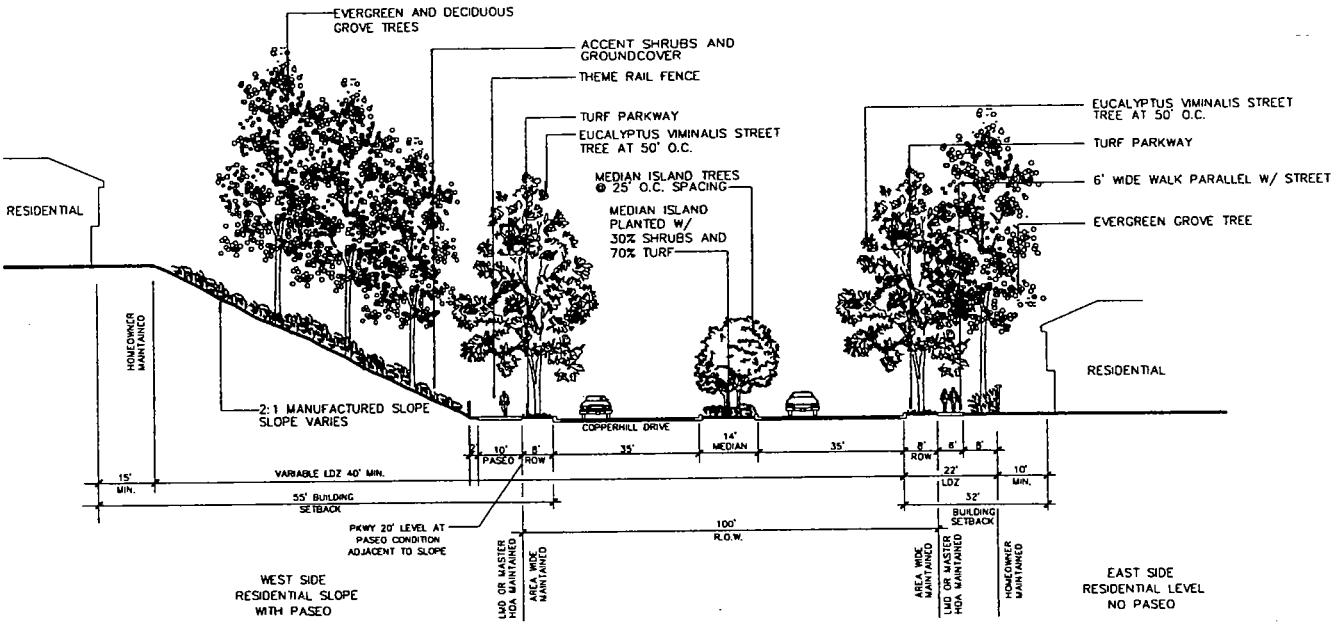
Industrial Collector

The streetscape for the Industrial Collector as shown on Exhibit 13A, Section B, applies to the east-west roadway at the southern end of Canyon Estates Village. Residential and open space uses abut this roadway segment that provides the southern entrance to Canyon Estates Village and access to the adjacent Lockheed property. An 84 foot right-of-way is proposed for this roadway, which includes a 14 foot median and 25 feet of pavement curb-to-curb in each direction. An 8 foot wide paseo is included at the back of the right-of-way on the northern side.

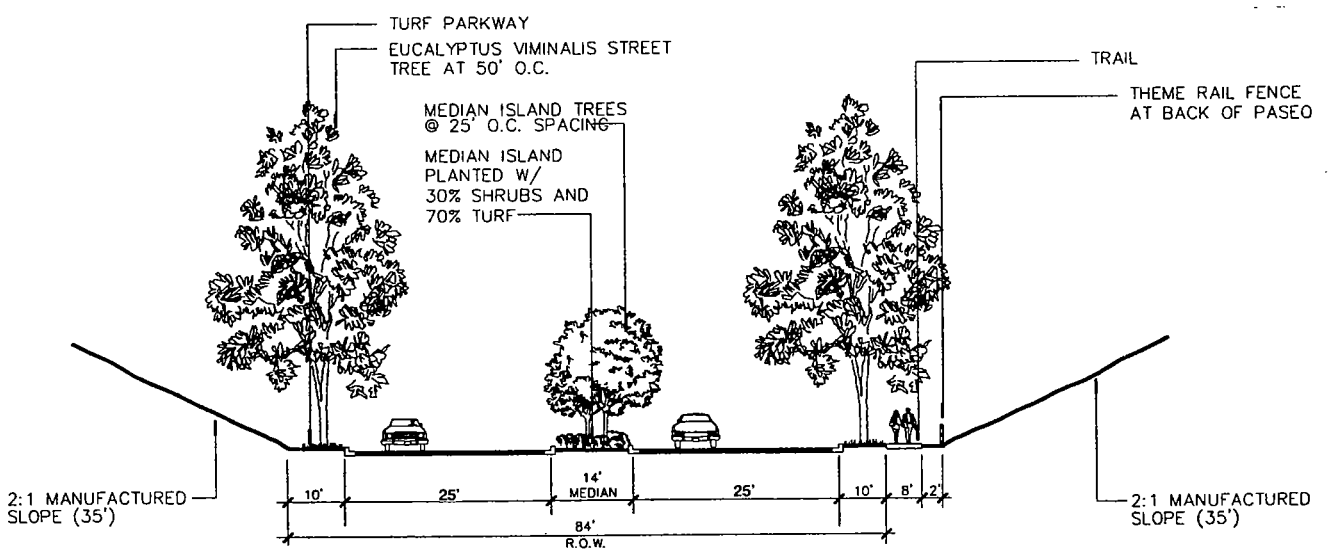
Streetscape Sections Index



A. Copper Hill Drive
B. Industrial Collector/Smyth Dr.
C. Canyon Loop/Spine (Private/Modified)
D. Canyon Streets (Private/Modified)
E. Village Collector (Private)
F. Residential Streets (Private)
G. Internal Private Drives (36')
H. Internal Private Drives (28/34')

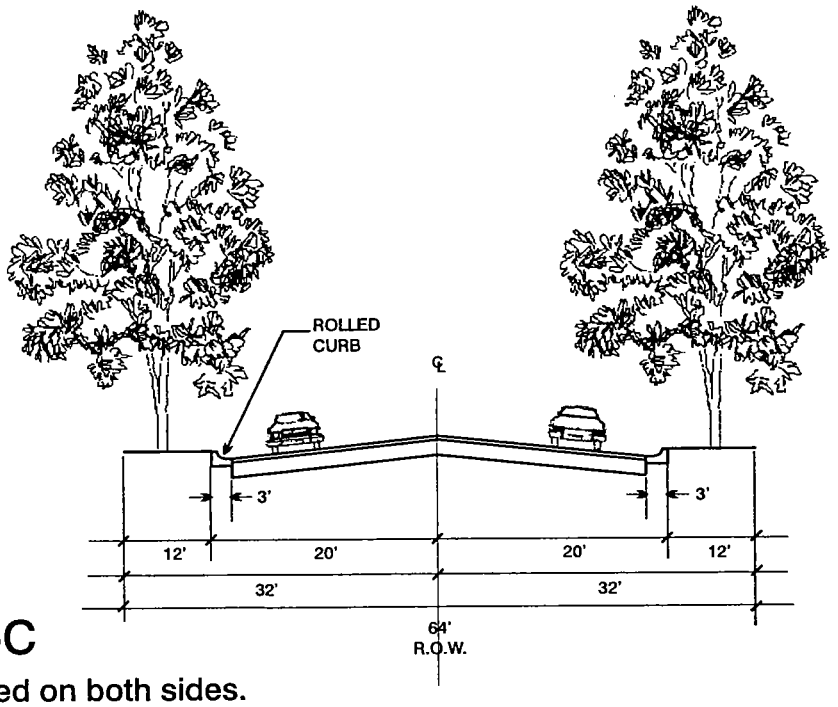


Section A-A: Copper Hill Drive



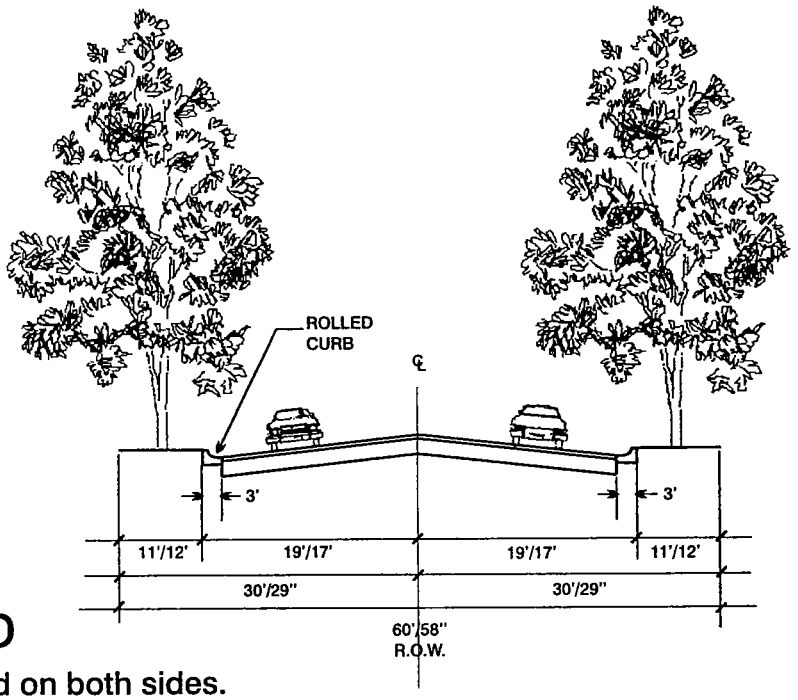
Section B-B: Industrial Collector

Typical Street Sections
Canyon Estates-Modified Standards



Section C-C

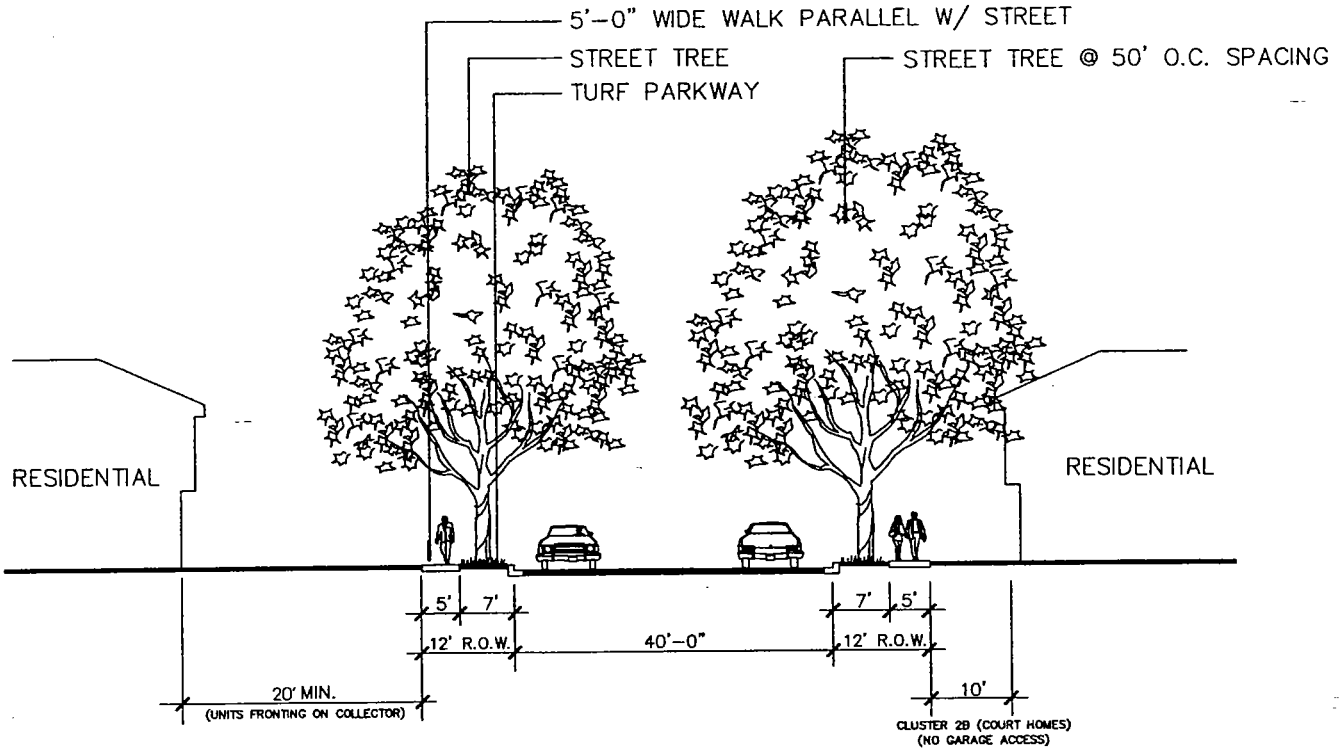
Parking permitted on both sides.



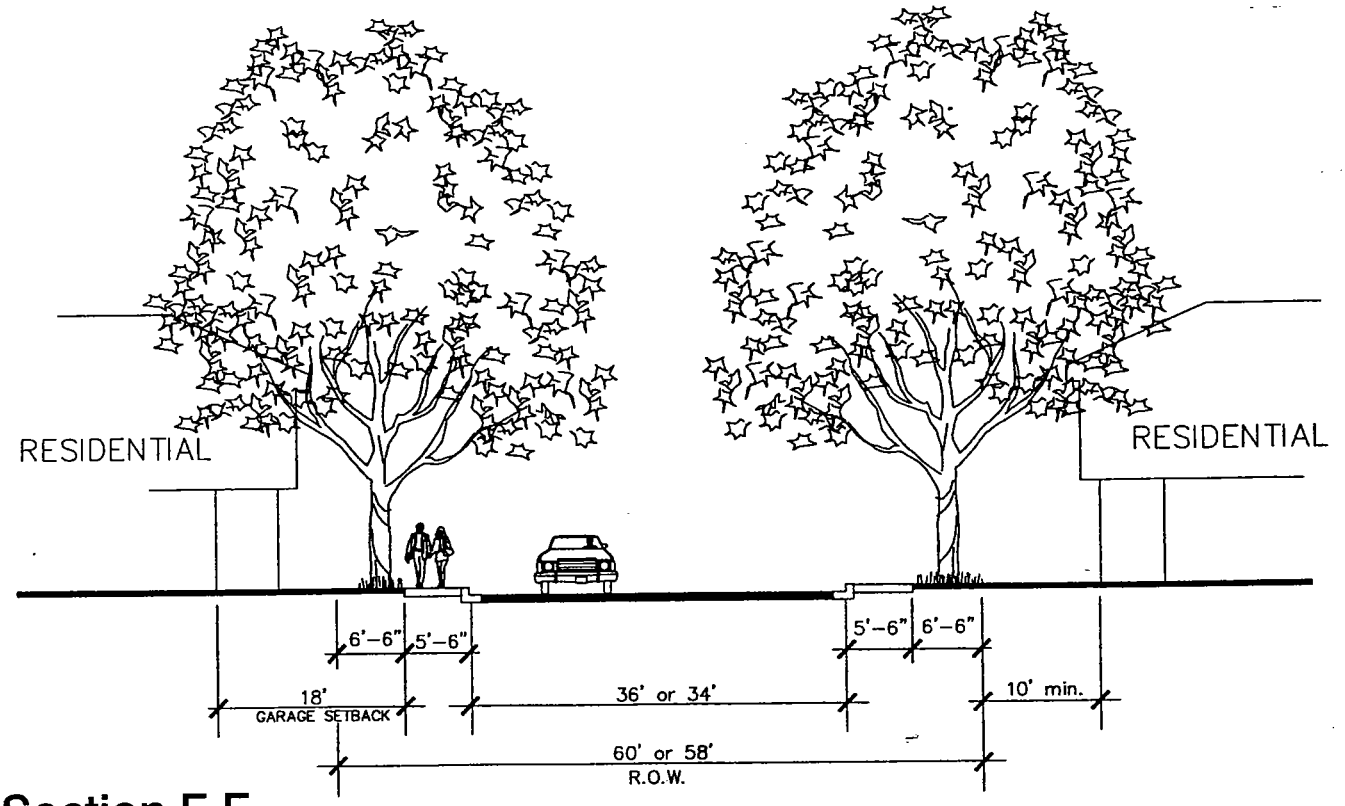
Section D-D

Parking permitted on both sides.

Typical Street Sections
Urban Standards

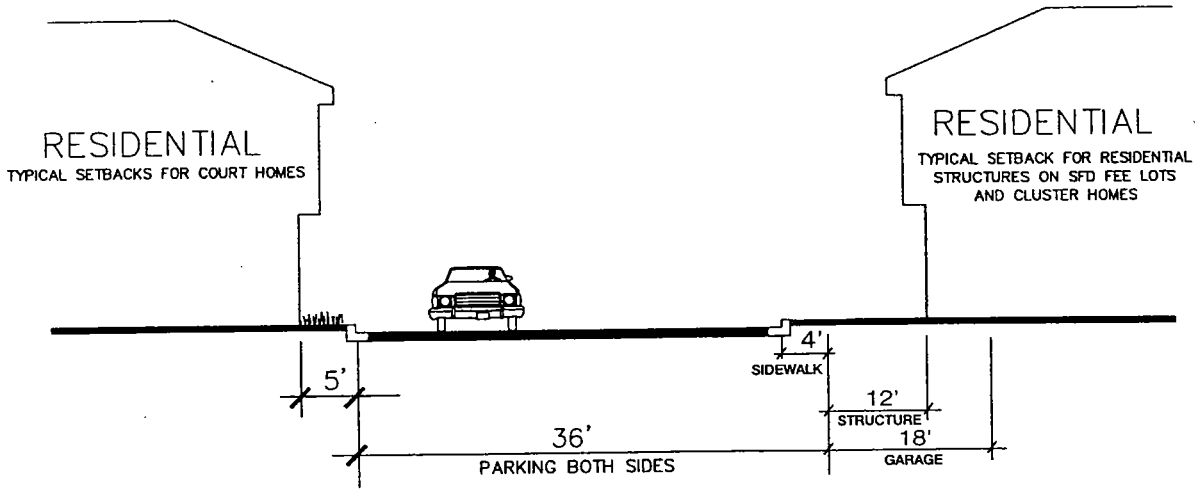


Section E-E

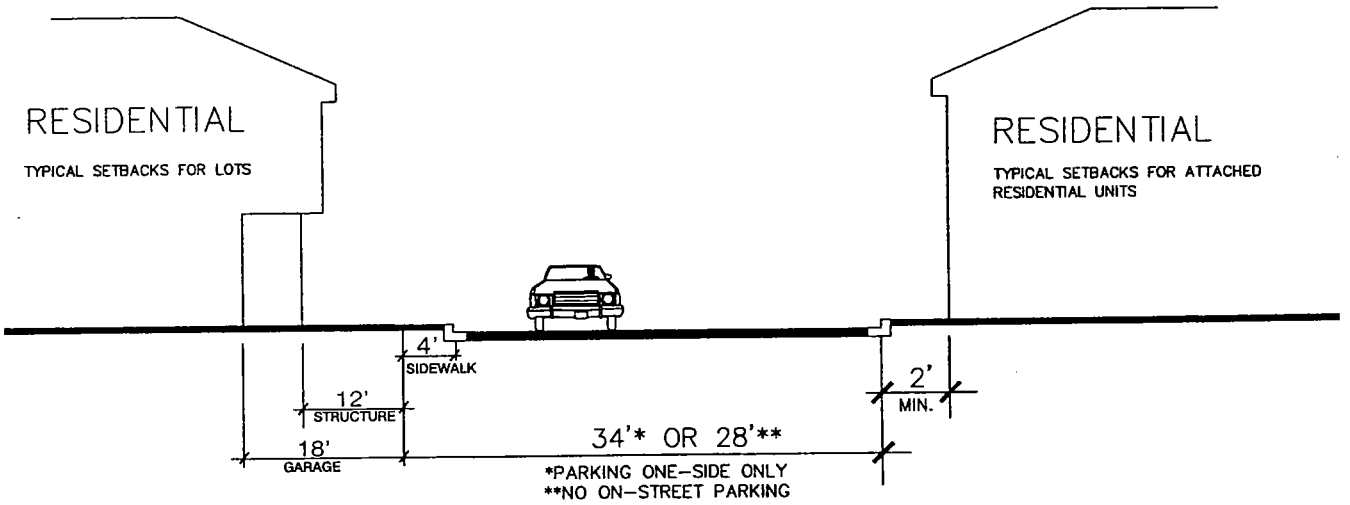


Section F-F

Typical Street Sections
Urban Standards



Section G-G



Section H-H

Residential Streets

The internal public streets incorporate rights-of-way of either sixty feet (60') or fifty-eight feet (58'). Both sections provide five-foot, six inch sidewalks adjacent to the curb, followed by a six-foot, six-inch parkway which will include street trees. Street trees are centered in the turfed parkways and planted at fifty feet (50') on center. All street trees on interior streets will be selected from the Los Angeles County Street Tree List.

The private drives that provide the direct access to the cluster or single family attached homes range in width from twenty-eight feet (28') to thirty-six feet (36'). The sections indicate the variety of conditions that will exist in the development areas that include these private drives. To this end, they include situations from different development areas on each side of the street to graphically depict a variety of conditions.

The private drives are intended to reduce paving within these development areas. The 36' wide drive includes parking on both sides of the drive while the 34' wide drive will permit parking on one side only. The 28' wide drive does not incorporate any on-street parking.

6. COMMUNITY MONUMENTATION / SIGNAGE

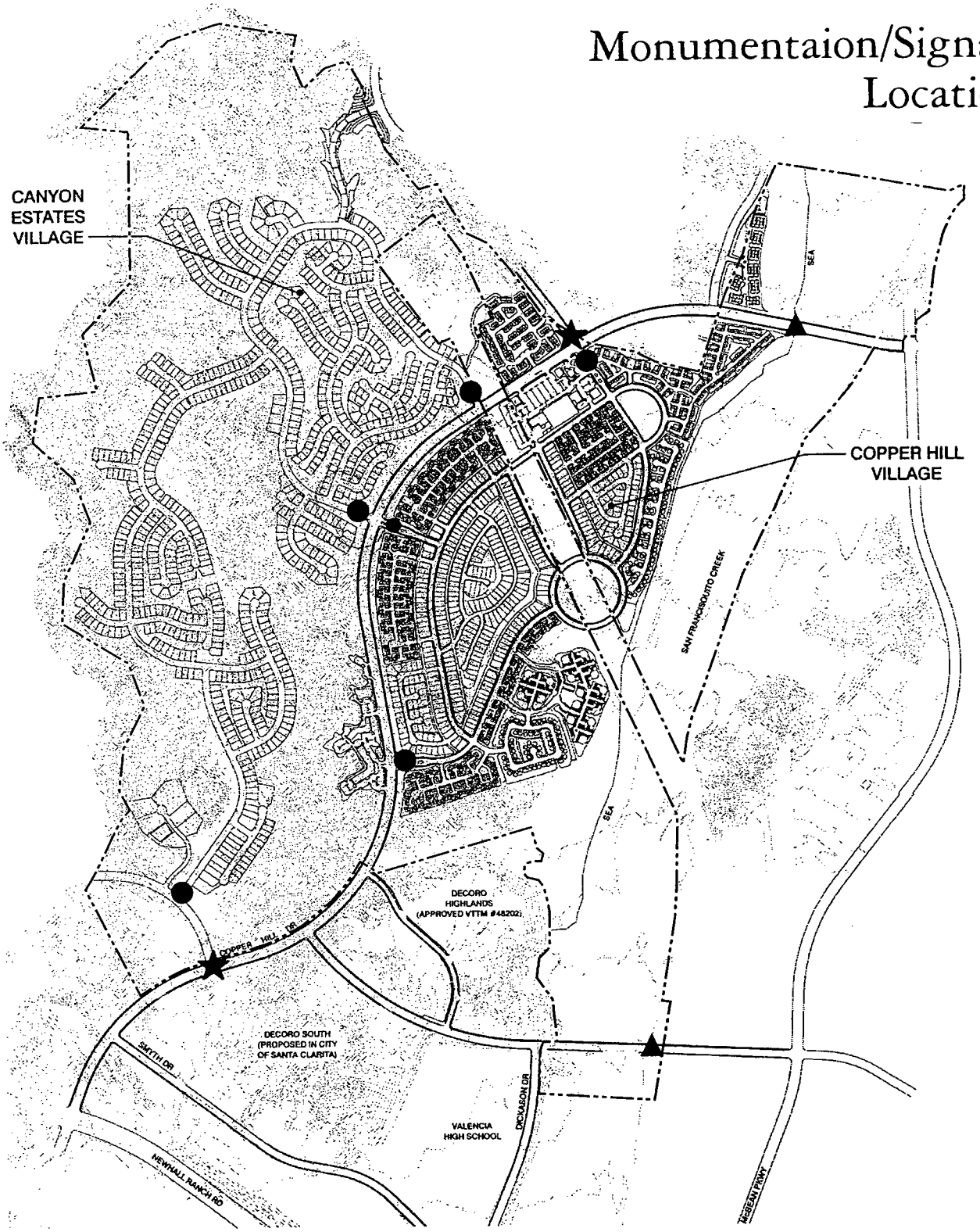
The West Creek project proposes a hierarchy of community identification and monumentation that reflects four different permanent elements which include community monumentation; primary and secondary village monumentation and bridge monumentation. Exhibit 14A, Monumentation / Signage Locations, identifies the proposed location for these features and they are graphically described by Exhibits 14B, 14C and 14D, Monumentation and Signage Elements.

The Valencia Community Monumentations are typically located at all major intersections throughout Valencia and serve as the major community element that links all of the separate villages to the community of Valencia. The community monuments are consistent in design and include curved stone monument and planter walls, landscape lighting, thematic landscaping and turf entry thresholds. This monumentation is proposed at two locations within West Creek. One, at the intersection of Copper Hill Drive with Decoro Drive, and the other near the northern commercial site along Copper Hill Drive. The elements on Exhibit 14B, Community Monumentation - Elevation, reflect typical elements incorporated throughout the community.

The Village Monumentation is the gateway monument serving as the first introduction to a specific village. This element occurs three times within Canyon Estates and twice within Copper Hill Village as shown on Exhibit 14A. The village monumentation typically incorporates a seventy foot (70') zone of influence, a fifty foot (50') corner setback, village themed monumentation walls, themed entry trees, enhanced landscaping and lighting. A secondary village monument is planned for the middle gated entrance to Copper Hill Village.

Bridge Monumentation at vehicular bridge crossings of San Francisquito Creek further reinforce the community identity of Valencia. Two such elements are proposed as part of the West Creek project. One as Decoro Drive crosses the San Francisquito Creek and the other as Copper Hill Drive bridges the creek. Bridge monumentation incorporates curved stone monument walls that match the community monumentation walls, walkway connections, accent pedestrian paving, thematic landscaping, landscape lighting and the community theme rail fence.

Monumentaion/Signage Locations



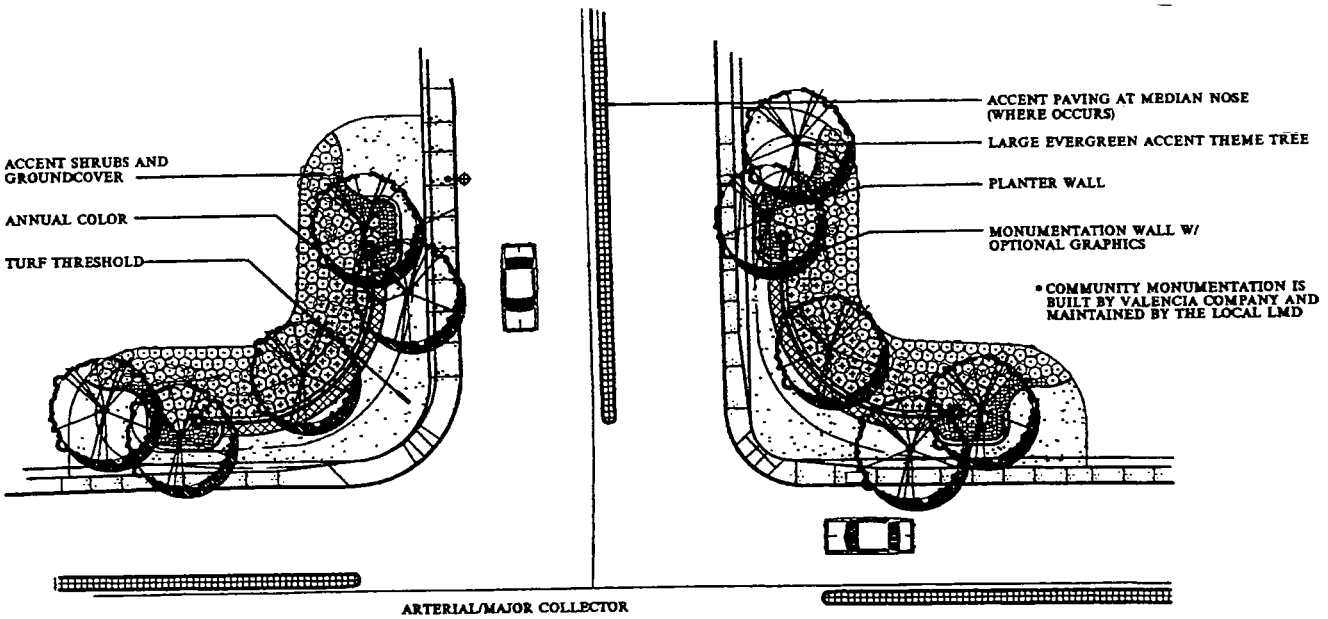
★ Community Monumentation

● Primary Village Entry Monumentation

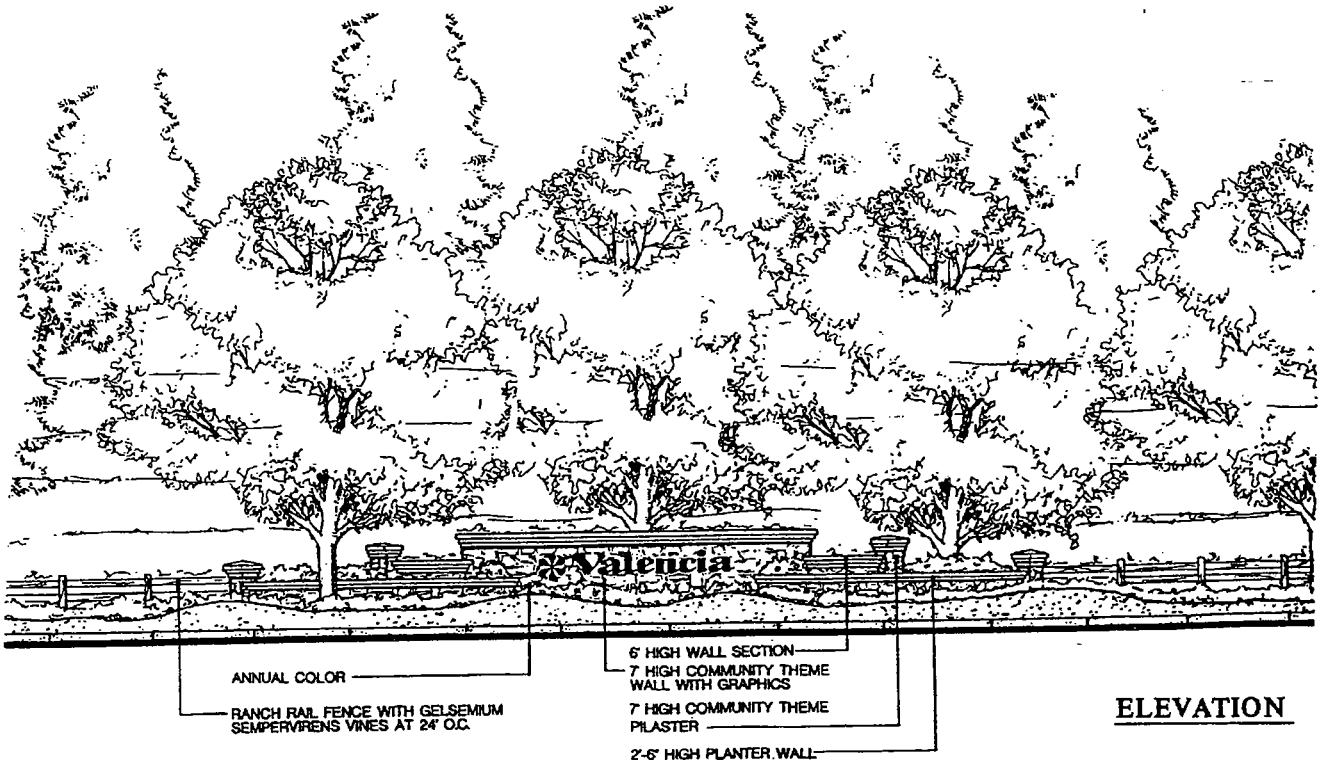
• Secondary Village Entry Monumentation

▲ Bridge Monumentation

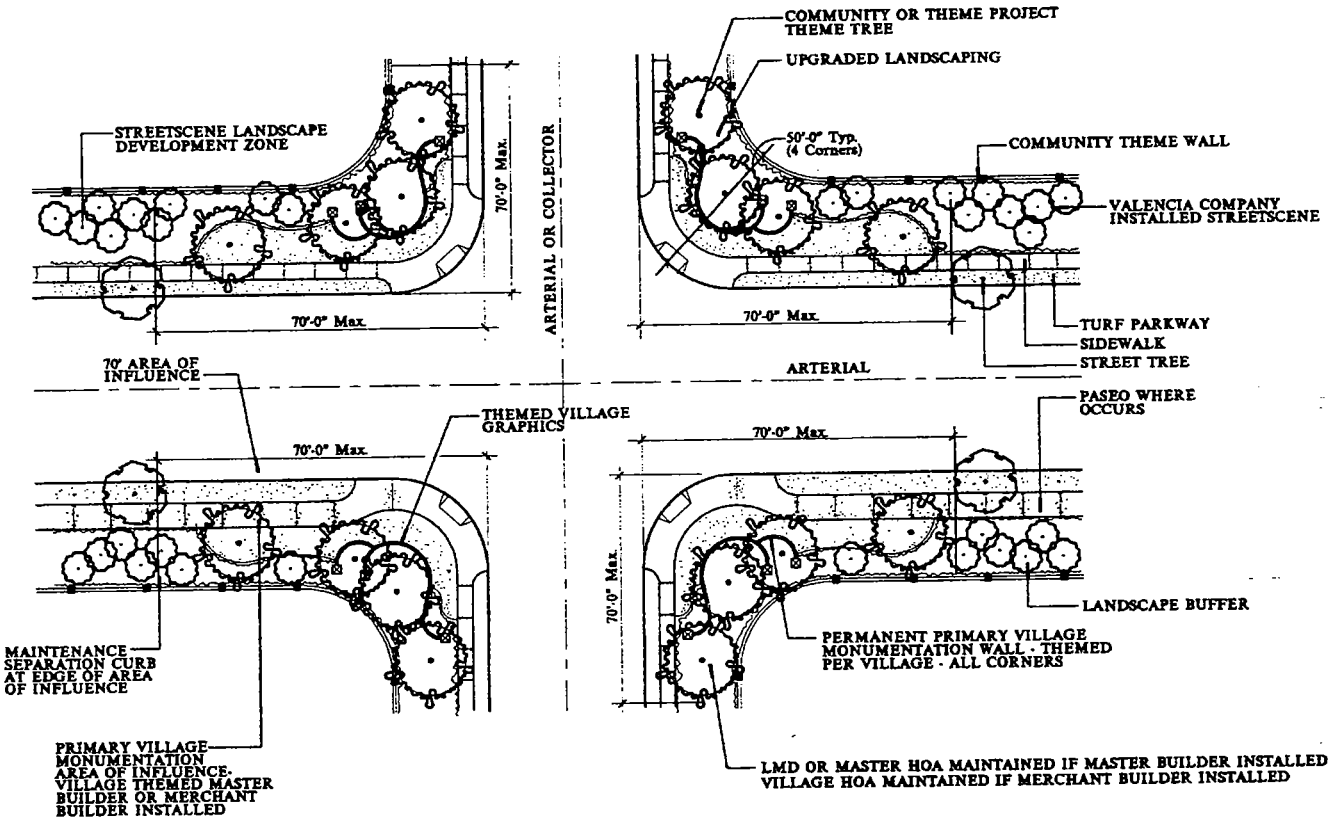
Monumentaion/Signage Elements



Community Monumentation

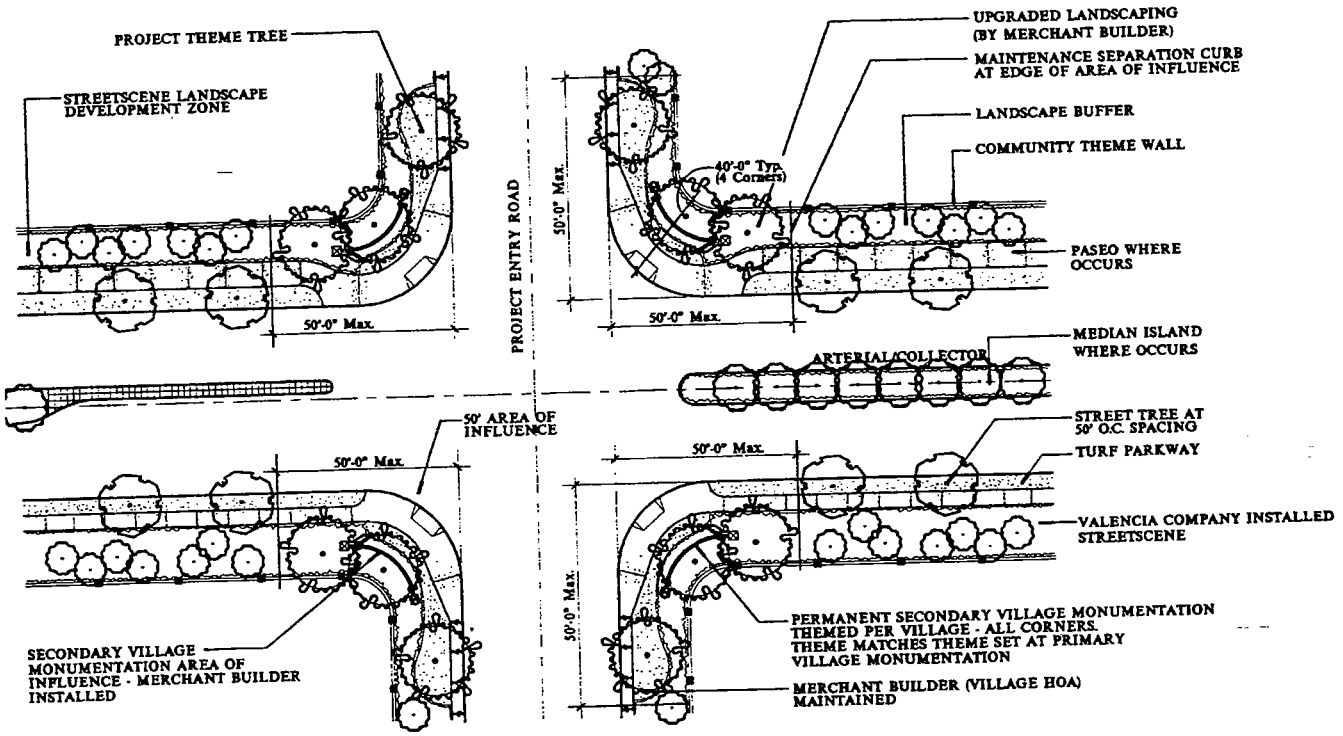


Community Monumentation



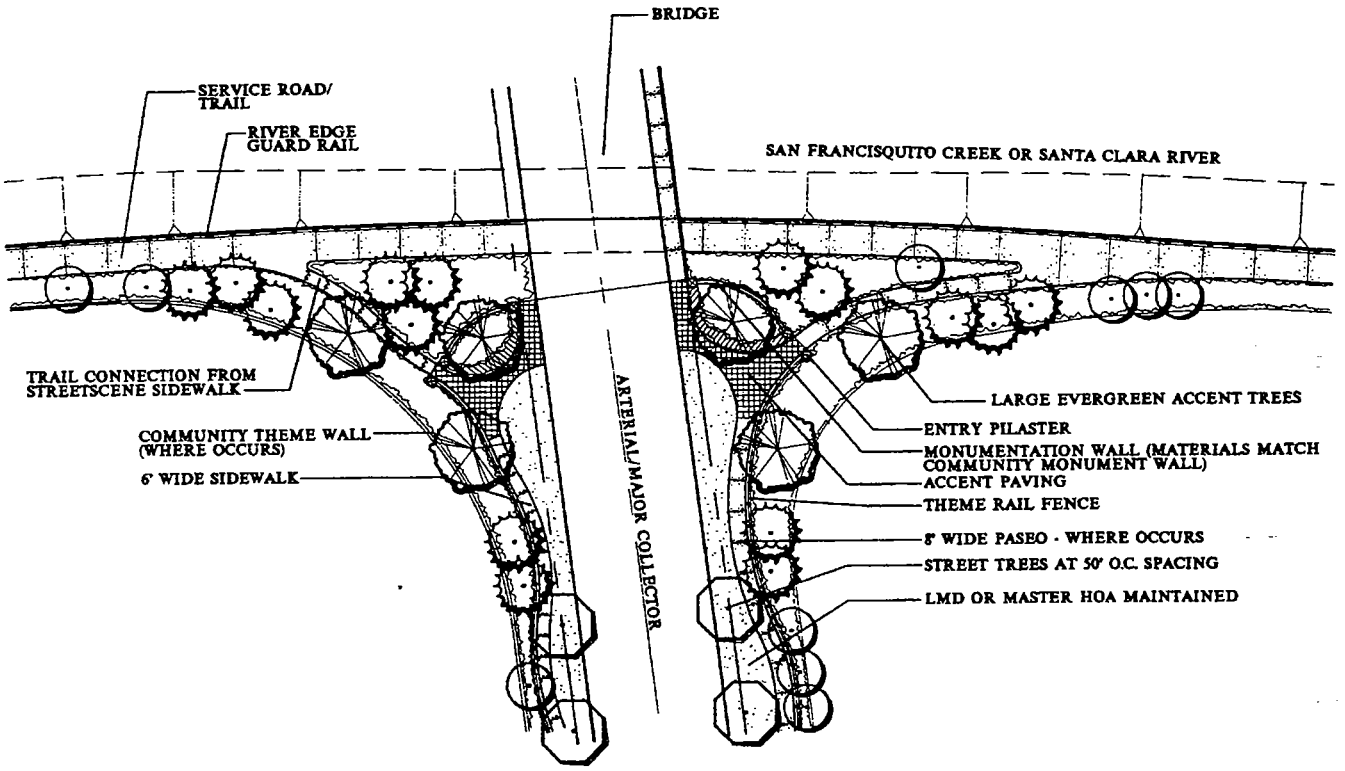
Primary Village Entry Monumentation

Monumentaion/Signage Elements



* SECONDARY VILLAGE MONUMENTATION BUILT BY MERCHANT BUILDER AND MAINTIANED BY THE VILLAGE HOA

Secondary Village Entry Monumentation



Bridge Monumentation

1. IMPLEMENTATION PROGRAM

This section of the West Creek Conditional Use Permit defines the desired character for the community by describing the standards by which development will occur. Additionally, to ensure that the development can best meet the needs of future home buyers, provisions for administrative flexibility as the project develops are incorporated. The CUP permits alternative housing products for nine (9) of the thirty (30) residential development areas within West Creek without further discretionary approvals by the Planning Commission. These development areas reflect condominium or lease lots on Vesting Tentative Tract Map No. 52455.

The alternative plans provide some options that allow the project to be responsive to future market considerations. Modifications are expected and beneficial, since architectural products become more refined, home buyer preferences change, and the needs of the community may evolve over time. This Conditional Use Permit establishes the development criteria and authorization to permit administrative review and approval of certain modifications by the Planning Director, Department of Regional Planning as substantially consistent with the entitlement approvals granted by the County Regional Planning Commission and the Board of Supervisors.

Subsequent Plan/Subdivision Consistency

The West Creek Conditional Use Permit serves as a site specific policy guidance document for all subsequent development plans or subdivision requests to be submitted for review on the West Creek project site. All subsequent requests must be consistent with the designs, policies and specific development criteria contained within this document.

Subdivision/Site Plan Approval

The intent of this document is to provide the County of Los Angeles Board of Supervisors, Planning Commission and Staff with comprehensive development detail and character information as to how the West Creek project will be developed. This Conditional Use Permit establishes this detailed planning criteria, so that as subsequent development plans are submitted for review, the County, utilizing this approved planning concept, will be able to easily determine whether the plans are consistent with this Conditional Use Permit and the alternative plans included within VTTM No. 52455.

As a result of this planning effort, the Planning Director will be able to approve administratively all future development related site plans and subdivision requests for the individual development areas within the two villages of West Creek that are consistent with this document.

The Alternative Plan Matrix, Table 7, found on page 47, identifies the development areas for which the use of alternative products is approved and defines the permitted product types. VTTM No. 52455 incorporates the alternative products as additional exhibits to the map reviewed and approved by the County Regional Planning Commission.

Criteria for Administrative Review/Approval

- Use of any of the approved alternative plans shall not cause the total maximum permitted units for West Creek to exceed 2,545 dwellings.
- Any use of a permitted alternative plan that results in an increase in units in one development area shall require an equivalent decrease in units in another development area(s).

- The use of alternative plans shall be permitted only in the nine (9) development areas designated in the Alternative Plan Matrix, Table 7.

- In development areas designated by VTTM No. 52455 for Single Family Detached homes on fee lots, future site plans and subdivision requests may be approved that provide fewer dwellings and/or larger lot sizes. In no case shall the sizes of ths fee lots be decreased.

- The **West Creek Statistical Summary, Table A**, will become the tracking mechanism by which the County will confirm that a proposed use of alternative plans does not exceed the maximum total of 2,545 dwelling units for the entire West Creek project and is otherwise consistent with these criteria. Refer to Table A on page 61.

- A **Revised West Creek Statistical Summary, Table A,** must be submitted for review and approval by the Planning Director with any application for administrative review/approval of a modification.

- Any modification to a development area, including the substitution of an alternative plan as specified in the Alternative Plan Matrix, Table 7, or a modified plan substantially similar to such an alternative plan, shall be approved by the Director of Planning and/or the Director of Public Works if it is substantially consistent with the criteria set forth in the Conditional Use Permit.

- Single Family Detached fee lots proposed as 4,000 square feet in size and larger are permitted to increase up to 7,000 square feet in size. If this occurs, the minimum setbacks established for lots 5,000 square feet in size shall prevail. Refer to Exhibit 16.

- Residential Development Areas CE-10 and CE-11 may develop as 10,000 square foot lots, although this option will require a revision to VTTM No. 52455. If this occurs, the minimum setbacks established for Estate Lots shall then prevail. Refer to Exhibit 15.

- In the development areas providing Single Family Detached homes on fee lots, lot configurations or sizes may be modified through the lot line adjustment process provided that the minimum setbacks are maintained and the modified lot sizes are the same or larger.

- Any modification to a development area, including the substitution of an alternative plan as specified in the Alternative Plan Matrix, Table 7, shall be consistent with the general plan designations and zoning classifications for the West Creek project.

Flexibility Provisions

The Alternative Plan Matrix, Table 7, illustrates development areas in which the flexibility provisions are applicable, the permitted alternative product types, and the alternative plan unit totals as reflected by VTTM No. 52455.

Alternative plans are only permitted for nine (9) of the thirty (30) residential development areas within West Creek. Two to five options are provided for each of these nine development areas, as indicated by Table 7. Each of these options, as described below, is incorporated in the Development Standards Exhibits which follow.

Copper Hill Village

- Development Areas CH-1A and CH-1B are permitted to develop as either the traditional lot cluster (Cluster 1) or the court-home cluster product (Cluster 2B).

- Development Area CH-3 may develop as the traditional lot cluster (Cluster 1), an attached townhome product, an attached condominium product or as an apartment site.
- Copper Hill Development Area CH-4 will be permitted to develop as either the traditional lot cluster product (Cluster 1), a court-home cluster product (Cluster 2B) or as attached townhomes.
- Development Area CH-6 is permitted to develop as the traditional lot cluster product, or as either of the two court-home cluster products (Cluster 2A and Cluster 2B).
- Development Area CH-5, CH-13 and CH-14 will be permitted to provide the traditional lot cluster product (Cluster 1), the court-home cluster product (Cluster 2B), or one of two attached townhome products ranging in density from 14 dwellings per acre to 22 dwellings per acre. Additionally, both court-home cluster products (Cluster 2A and 2B) are permitted within Development Area CH-13.
- Development Area CH-19 may develop as a court-home product (Cluster 2B), an attached townhome, an attached condominium, or as an apartment project.

Canyon Estates

- Development Area CE-6 is also reserved as a potential site for an elementary school.

TABLE 7
WEST CREEK FLEXIBILITY PARAMETERS
ALTERNATIVE PLANS
(consistent with VTTM No. 52455)

Development Area	VTTM No. 52455 Lot Number(s)	Net Acres	Permitted Residential Product Types (lot type)	Target Units	Density
CH-1A	1374	7.9	***SFD-Cluster 2B (condo)***	***88***	***11.1***
			SFD-Cluster 1 (condo)	68	8.6
CH-1B	1375 - 1377	3.1	***SFD-Cluster 2B (condo)***	***44***	***14.2***
			SFD-Cluster 1 (condo)	24	7.4
CH-3	1378 - 1379	11.5	MF-APT-30 (condo)	288	25.0
			MF-APT-25 (condo)	***216***	***18.8***
			SFA-TH (condo)	136	11.8
			SFD-Cluster 1	91	7.9
CH-4	1380	8.2	SFA-TH (condo)	106	12.9
			SFD-Cluster 2B (condo)	99	12.0
			SFD-Cluster 1 (condo)	***65***	***7.9***
CH-5	1381	15.7	***SFA-TH/Condo (condo)***	***294***	***18.7***
			SFA-TH (condo)	203	12.9
			SFD-Cluster 2B (condo)	179	11.4
			SFD-Cluster 1 (condo)	125	8.0
CH-6	1383	7.3	***SFD-Cluster 2B (condo)***	***90***	***12.3***
			SFD-Cluster 2A (condo)	75	10.3
			SFD-Cluster 1 (condo)	59	8.0
CH-13	1386	9.6	SFA-TH/Condo (condo)	184	19.2
			SFA-TH (condo)	132	13.8
			SFD-Cluster 2B (condo)	113	11.8
			SFD-Cluster 2A (condo)	***95***	***9.9***
			SFD-Cluster 1 (condo)	89	9.3
CH-14	1385	10.6	SFA-TH/Condo (condo)	200	18.7
			SFA-TH (condo)	147	13.9
			SFD-Cluster 2B (condo)	***121***	***11.4***
			SFD-Cluster 1 (condo)	97	9.1
CH-19	1384	9.8	MF-APTS-30 (condo)	256	26.1
			MF-APTS-25 (condo)	212	21.6
			SFA-TH (condo)	***116***	***11.8***
			SFD-Cluster 2B (condo)	103	10.5

NOTES:
1. Product types and units highlighted by ***Bold/Italics*** text indicates the products indicated as the "base plan" and on the base exhibit for VTTM No. 52455.
2. The exhibits that diagram the development standards for each product type indicate the development areas where the product is permitted.

2. DEVELOPMENT STANDARDS - RESIDENTIAL

The specific development standards and setback criteria applicable to each of the residential products permitted within each of the permitted product types within the West Creek project is indicated by the following sections and related diagrams.

Single Family Detached Fee Lots (Estates; 5,000; 4,000; and 3,350) (Refer to Exhibits 15, 16, 17, 18 and 19)

The following general standards shall apply to all development areas with Single Family Detached housing products on fee lots:

- Garages will be setback a minimum of eighteen feet (18') from the back of sidewalk or the curb if no sidewalk is provided. Additionally, garages will be setback either eighteen feet (18') or greater, or less than five feet (5') when they are accessed from an alley.
- If architectural products are developed for this classification that require lot widths greater than those indicated to achieve the required setbacks, the lot widths may be increased through a lot line adjustment to respond to these market driven preferences.
- Minimum setbacks established herein shall be maintained.
- Maximum building height will not exceed thirty-five feet (35').

Single Family Detached Homes on Condominium Lots (Cluster 1; Cluster 2A and Cluster 2B) (Refer to Exhibits 20, 21 and 22)

The following general standards shall apply to all development areas with Single Family Detached Cluster products:

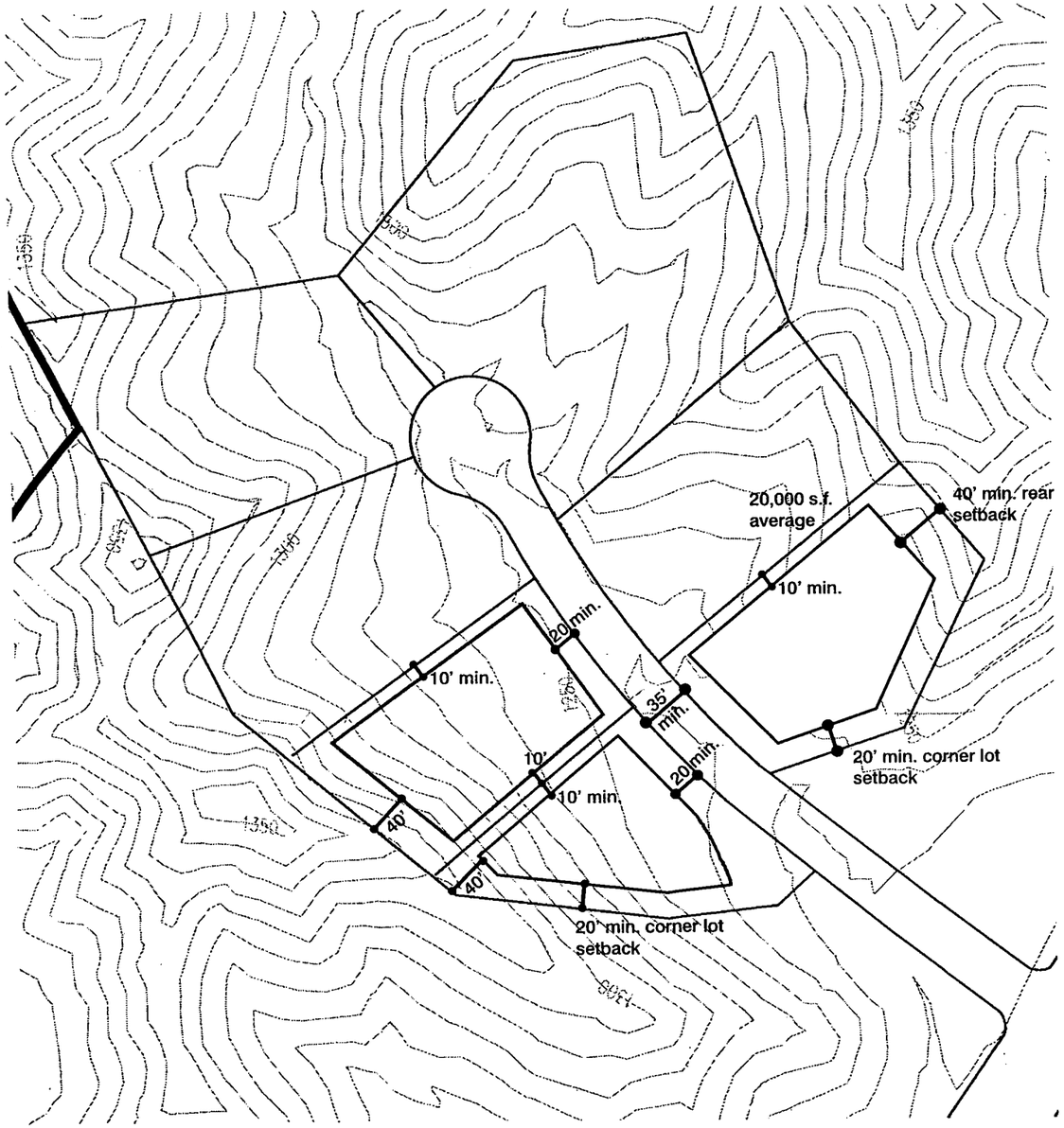
- Residential structures shall be set back a minimum of ten feet (10') from perimeter of development area, paseos or a landscape lot.
- Common access drives on which housing is clustered shall be a minimum of twenty-six feet (26') in width at the intersection with the private drive.
- The width of a common access drive is twenty-eight feet (28') where cars are backing out of garages that are located five feet (5') or less from the common access drive. This is to adequately accommodate the required turning movements.
- Private drives shall be a minimum of thirty-six feet (36') in width, consistent with Los Angeles County standards.
- Refinements to the architectural footprints may occur in response to future buyer preference, resulting in modifications to the siting of structures, sizes of cluster modules, or the number of units within each cluster. Minimum setbacks established herein shall be maintained.
- Maximum building height will not exceed thirty-five feet (35').
- Guest parking to be provided by either on-street or off-street spaces at 0.25 spaces per unit.

Attached Homes on Condominium Lots - SFA 1 and SFA 2 (Townhomes and Condominiums) Multiple Family Homes (Apartments) (Refer to Exhibits 23, 24, 25 and 26)

The following general standards shall apply to all development areas with Single Family Attached products:

- Residential structures shall be set back a minimum of ten feet (10') from perimeter of development area, paseos or a landscape lot.
- Covered or uncovered resident parking will be demonstrated to achieve the County standards.
- Building footprints for architectural types may be refined to respond to preferences in the market.
- Minimum setbacks will not be encroached upon as a result of future architectural modifications.
- Maximum building height will not exceed 45 feet (45').
- Guest parking to be accommodated with either, or a combination of off-street or on-street spaces at the rate of 0.25 spaces per residential unit.

SFD Fee Lots - Estate Lots
Product Detail/Development Standards



Typical Site Features

Description: Residential estates are low density, traditional large-lot, single-family detached dwellings. These lots provide the opportunity for custom home sites.

Average Lot Size: 20,000 square feet

Village / Planning Area Permitting this Product:

Canyon Estates: CE-12

Development Standards:

Setbacks

Front yard setback:	20 feet
Side yard setback (each side):	10 feet
Side yard setback (corner lot):	20 feet
Rear yard setback:	30 feet
Maximum building height (2 story structure):	35 feet
Maximum building coverage per lot:	40%

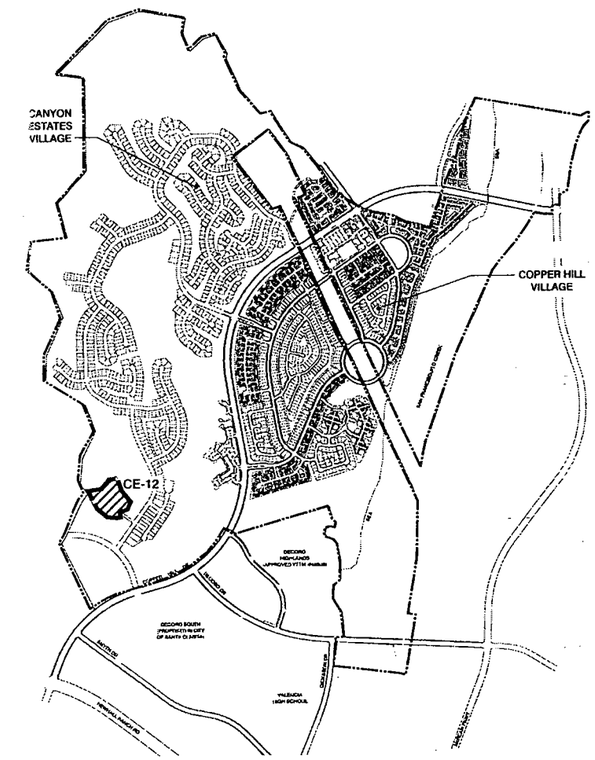
Two covered parking spaces required for each residential unit.

These setbacks shall also direct development in CH-10 and CH-11 if these areas develop as 10,000 square foot lots in the future.

Roadway Criteria (Private Drives)

Minimum roadway width (parking permitted both sides):	35 feet

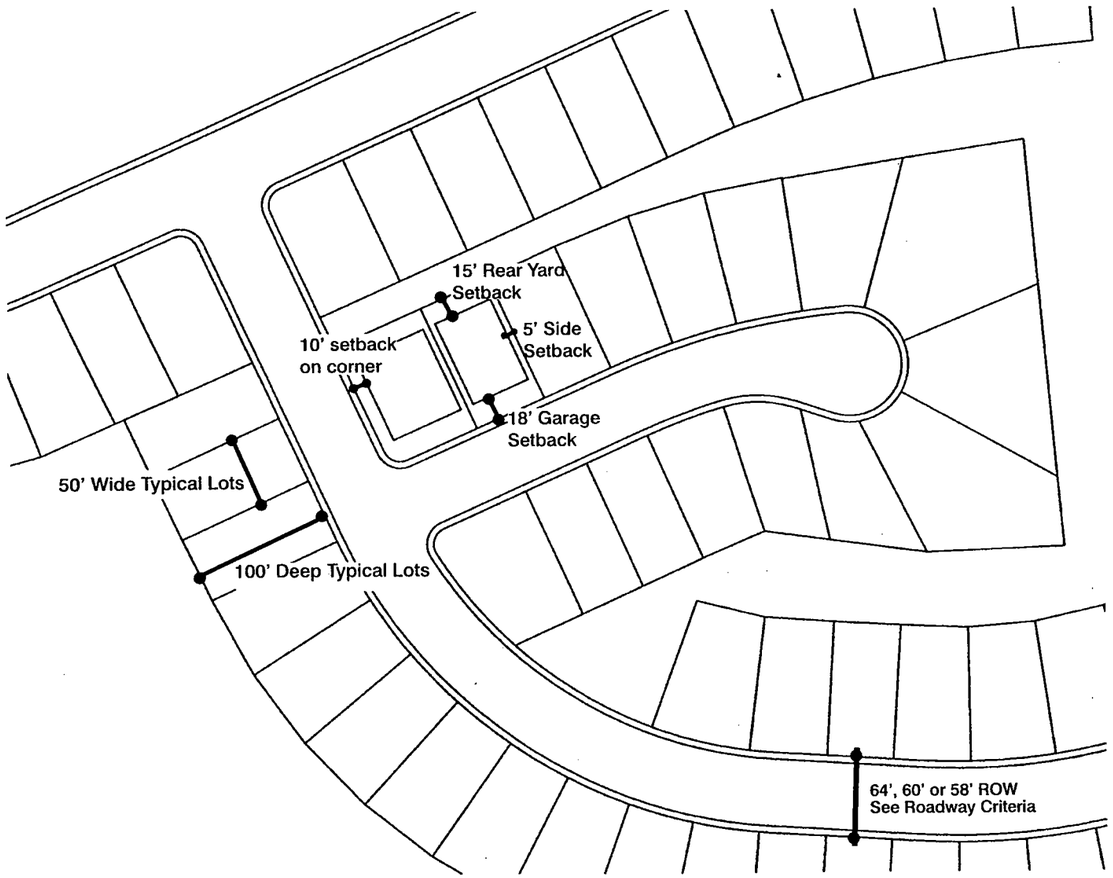
Development Standards



Development Areas Permitting Estate Lots

Key Map

SFD - Fee Lots (5,000 s.f.)
Product Detail/Development Standards



Typical Site Features

Description: Detached residential units on traditional fee lots that are a minimum of 5,000 square feet in size.

Lot Size: Although the minimum lot size is 5,000 square feet, these lots may increase in size up to 7,000 square feet in size by adjusting the width of the lots.

Village / Planning Area Permitting this Product:

Canyon Estates: CE-2, CE-3, CE-7, CE-8, CE-9, CE-10 and CE-11.

Development Standards:

Building Setbacks:

Minimum lot width (except for flag lots and cul-de-sac lots):	50 feet
Minimum lot depth:	100 feet
Minimum lot width at cul-de-sac or knuckle:	40 feet
Minimum front yard setback:	20 feet
Side yard setback (each side):	5 feet
Side yard setback on a corner lot:	10 feet
Rear yard setback:	15 feet
Minimum setback from perimeter of development area, paseo or landscape lot:	10 feet
Maximum building height (2 story structure):	35 feet

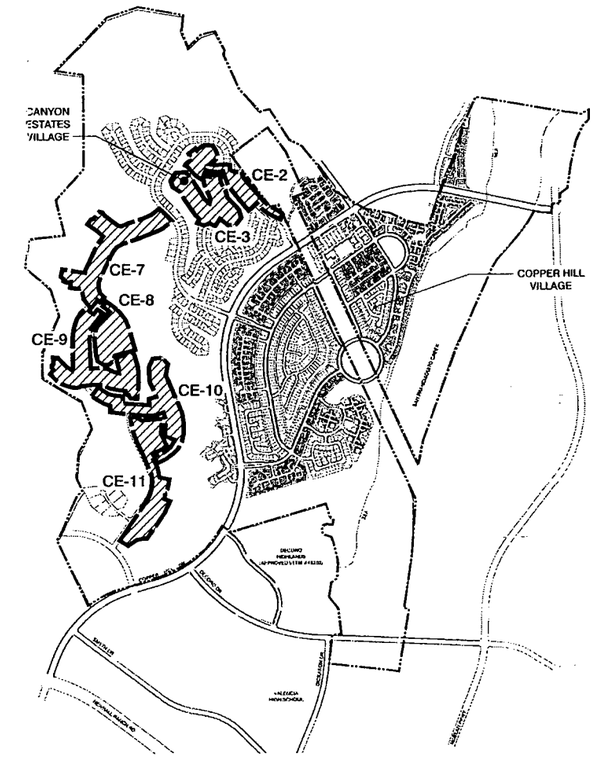
Two- car garage required for each residential unit.

These standards for setbacks will also direct development areas that might increase lot size to 7,000 square feet.

Roadway Criteria (Private Drives):

Canyon Estates: Private streets with sections of 64, 60 or 58 feet in width, paved sections of 40, 38 or 34 feet, permitting parking on both sides, and 5 foot sidewalks on each side.
Private rural streets with sections of 64 feet in width and a paved travel area 32 feet in width; 60 feet or 58 feet in width with a paved travel area of 28 feet in width.

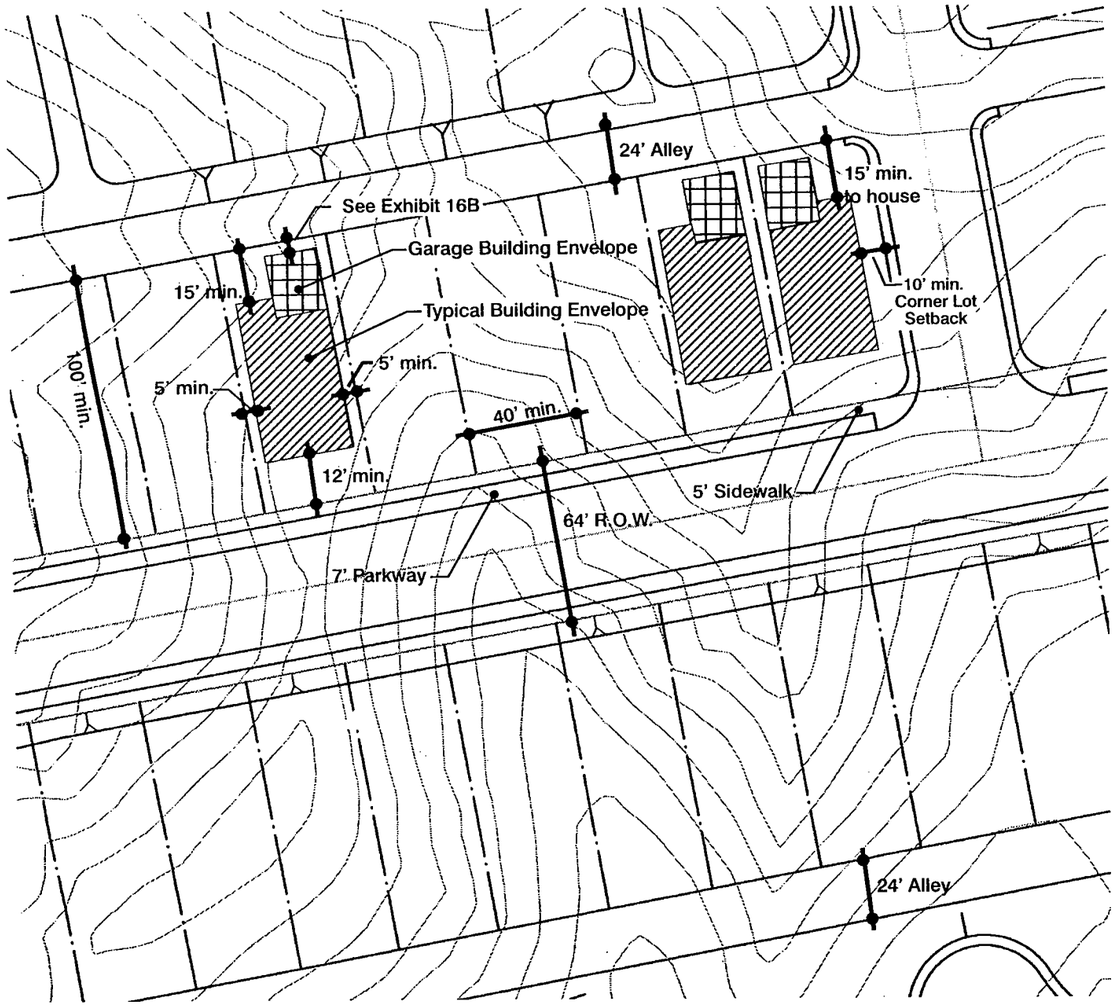
Development Standards



Development Areas Permitting Single Family Detached - 5,000 s.f. Lots

Key Map

SFD Fee Lots - 4000 s.f. with Alley Access
Product Detail/Development Standards



Typical Site Features

Description: Detached residential units on fee lots, 4,000 square feet in size or greater, fronting on village collector roads. Garages at rear of lot with alley access to enhance the quality of the street scene along the village collector, supporting the character of the community without interrupting access.

Lot Size: Although the minimum lot size is 4,000 square feet, these lots may increase in size up to 7,000 square feet by increasing the width of the lots.

Village / Planning Areas Permitting this Product:

Copper Hill Village: CH-8A, CH-8B, CH-10 and CH-11.

Development Standards:

Building Setbacks:

Minimum lot width (except for flag lots and on cul-de-sacs):	40 Feet
Minimum lot depth:	100 Feet
Front yard setback (garage and living area):	12 Feet
Side yard setback (each side):	5 Feet
Side yard setback on a Corner Lot:	10 Feet
Rear yard setback (living area):	15 Feet
Rear yard setback (garage)	2 Feet*
Maximum building height (2 story structure):	35 Feet

Two car garage required for each dwelling unit.

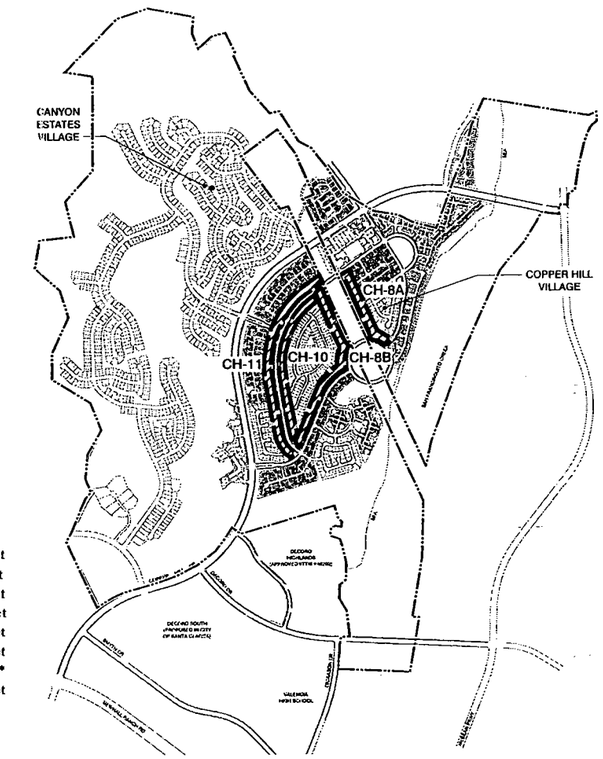
*See Exhibit 16B

Roadway Criteria (Private):

Private streets that provide sections of 64 or 60 feet in width. This section includes 5 foot sidewalk and a planted parkway of 7 feet on each side of the street with a curb-to-curb width of either 40 feet or 36 feet. Parking is permitted on both sides of the street.

Garage access is at the rear from alleys that are 24 feet in width.

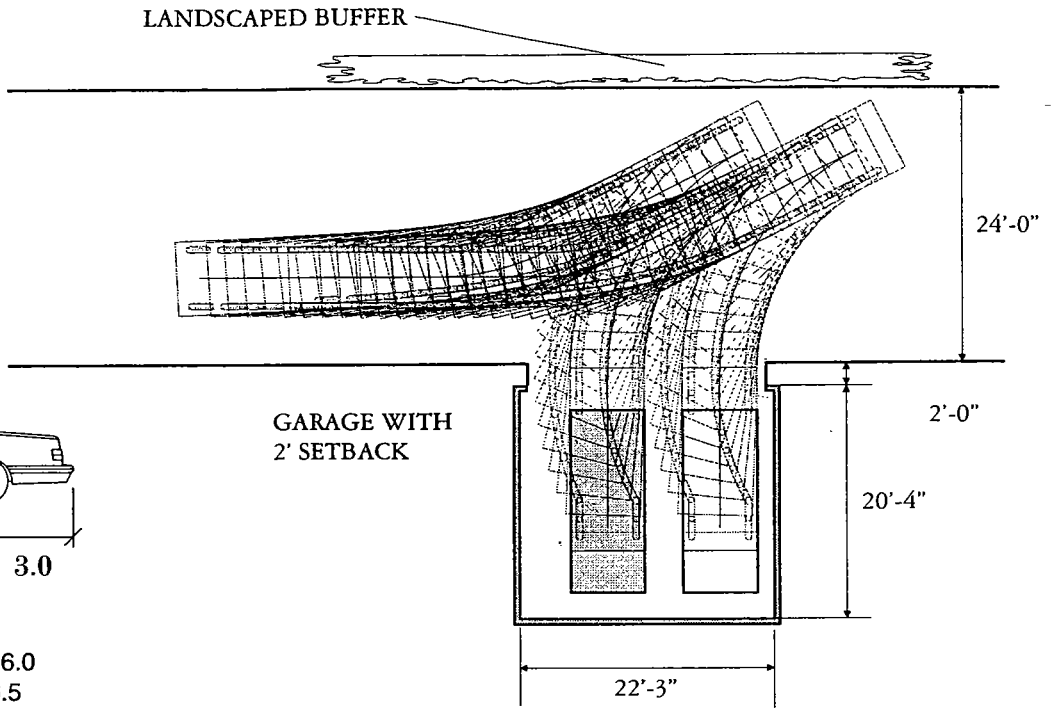
Development Standards



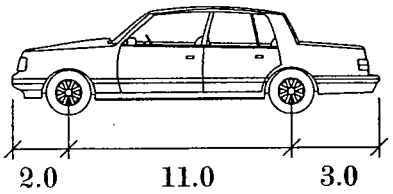
Development Areas Permitting
4,000 s.f. Lots with Alley Access

Key Map

Garages at Alley Lots
Turning Movements

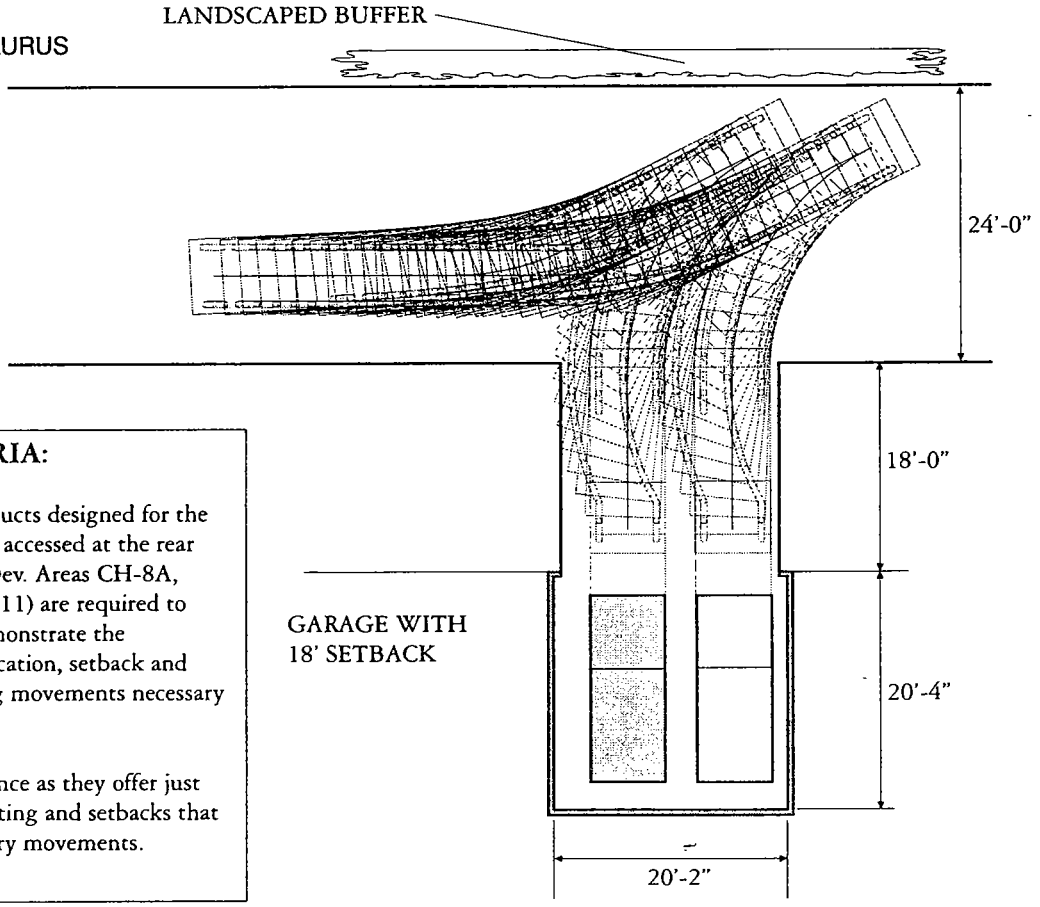


CAR INFORMATION



LENGTH	= 16.0
WIDTH	= 6.5
TRACK	= 5.5
STEERING ANGLE	= 31.5

TYPICAL VEHICLE: TAURUS



APPROVAL CRITERIA:

Specific architectural products designed for the lots that have the garages accessed at the rear of the lot from an alley (Dev. Areas CH-8A, CH-8B, CH-10, and CH-11) are required to submit diagrams that demonstrate the adequacy of the garage location, setback and size relative to the turning movements necessary to back out onto the alley.

These diagrams are guidance as they offer just two examples of garage siting and setbacks that accommodate the necessary movements.

3. DEVELOPMENT STANDARDS - COMMERCIAL

The Specific Development Program, C-2 DP Zone, for the two commercial sites within Copper Hill Village and the standards by which they will develop, is indicated by the following descriptions and related plans and elevations.

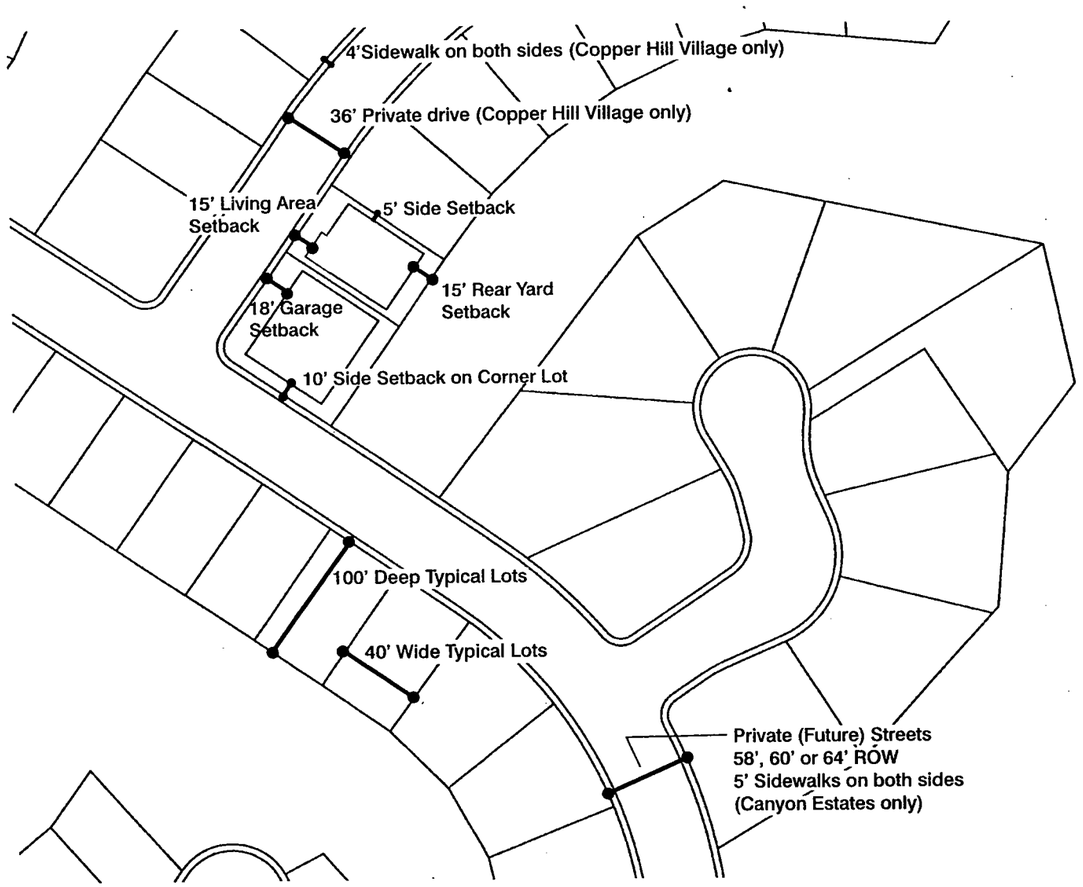
Commercial Development Area CH-15 (Refer to Exhibits 27 and 28)

Commercial Development Area CH-15 is a community serving commercial site that provides opportunities for a grocery store, drug store, service station and other retail and neighborhood serving uses. This site, within the gated area of Copper Hill Village, provides public access from Copper Hill Drive to the larger community and maintains the security for the residential village by restricting vehicular egress from this site to residents only with an electronic gate system.

The site is easily accessed by pedestrians utilizing the sidewalk system within Copper Hill Village, the paseo system along Copper Hill Drive and the pedestrian bridge from Canyon Estates. Additional parking, in excess of the spaces required by the planned development, is available on the adjacent MWD property.

- Permitted uses include any permitted use within the C-2 Zone.
- The total site area of 8.8 acres includes seven commercial buildings, one of which is a service station, that may be developed individually or in conjunction with each other.
- The site is programmed for construction to begin early in the year 2004 with construction activities completed by the end of the year.
- The maximum building coverage is 107,100 square feet, representing 28% of the total site area.
- Parking is provided to meet County requirements of one (1) space per each four hundred (400) square feet of office space; one (1) space per each two hundred fifty (250) square feet of retail commercial space and one (1) space per each three (3) occupants of restaurant space.
- Buildings 1, 2, 3 and 4 have exposure to the residential collector street within Copper Hill Village and will either incorporate facade treatments along this street that are similar to the building front elevations or they will be screened with landscape materials.
- All loading, utility areas are screened from the adjacent residential areas by landscaping or other means such as walls.
- Lighting will be provided to create a safe, secure environment while avoiding light spillage onto the adjacent residential development and open space areas.
- The architectural elevations shown on Exhibit 28 reflect the intended character and structure massing. These commercial buildings will be painted with light, neutral colors. Signs awnings and articulation of the structures will reflect appropriate accent colors.

SFD - Fee Lots (4,000 s.f.)
Product Detail/Development Standards



Typical Site Features

Description: Detached residential units on traditional fee lots that are a minimum of 4,000 square feet in size.

Lot Size: Although the minimum lot size is 4,000 square feet, these lots may increase in size up to 7,000 square feet by adjusting the width of the lots. This provision allows the plan to be responsive to future market conditions.

Village / Development Areas Permitting this Product:

Copper Hill Village: CH-9
Canyon Estates: CE-1

Development Standards:

Building Setbacks:

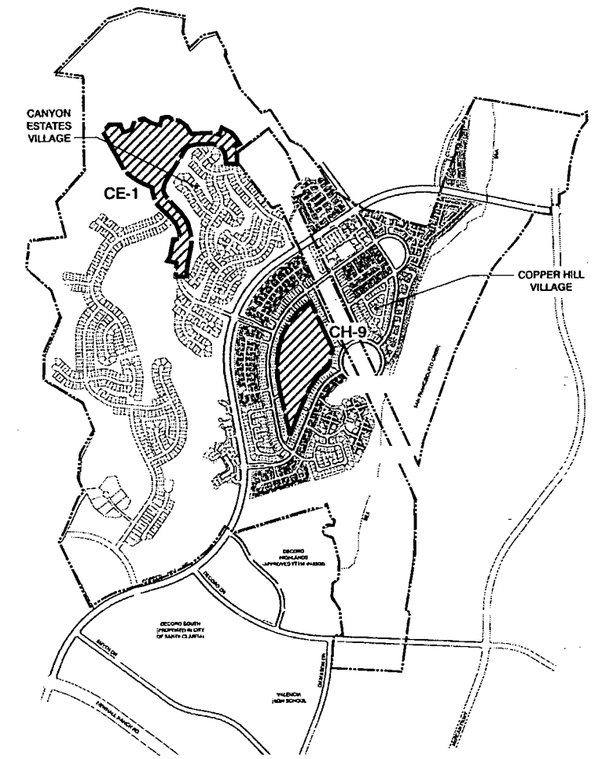
Minimum lot width (except for flag lots and on cul-de-sac lots):	40 feet
Minimum lot depth:	100 feet
Minimum lot width at cul-de-sac or knuckle:	35 feet
Minimum front yard setback (garage):	18 feet
Minimum front yard setback (living area)	15 feet
Side yard setback (each side):	5 feet
Side yard setback on a corner lot:	10 feet
Rear yard setback:	15 feet
Maximum building height (2 story structure):	35 feet
Two-car garage required for each residential unit.	

Roadway Criteria (Private):

Copper Hill Village: Private drives 36 feet in width curb-to-curb. Sidewalks, 4 feet in width on both sides.

Canyon Estates: Private streets with sections of 64, 60 or 58 feet in width, paved sections of 40, 38 or 34 feet in width, permitting parking on both sides. Sidewalks, 5 feet in width on both sides.

Development Standards



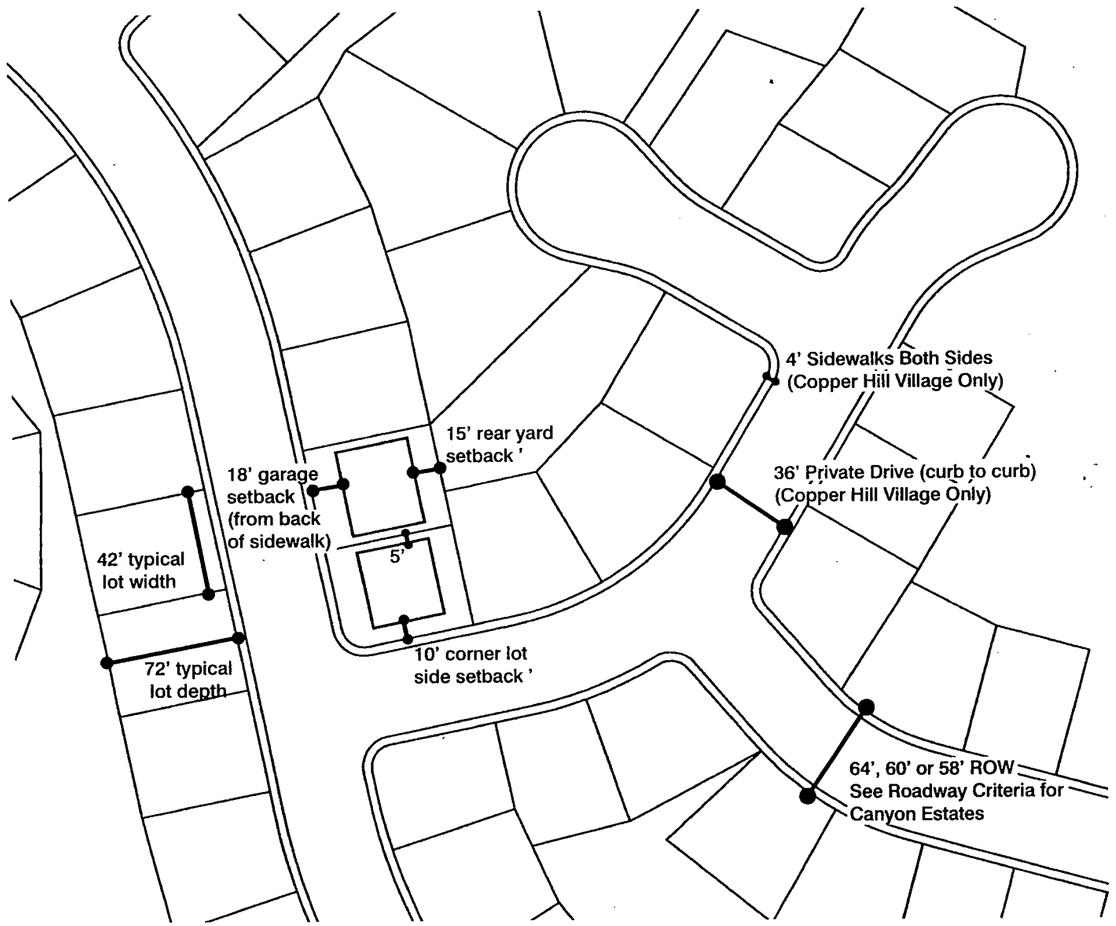
Development Areas Permitting Single Family Development - 4,000 s.f. Lots

Key Map

WEST CREEK
VALENCIA MASTER PLAN

Exhibit 18

SFD - Fee Lots (3,350 s.f.)
Product Detail/Development Standards



Typical Site Features

Description: Detached single family residential units on small fee lots.

Lot Size: Minimum of 3,350 square feet.

Village / Planning Areas Permitting this Product:

Copper Hill Village: CH-7 and CH-12.
Canyon Estates: CE-4 and CE-5.

Development Standards:

Building Setbacks:

Minimum lot width (except for flag lots and on cul-de-sacs):	42 feet
Minimum lot depth:	72 feet
Minimum lot width at cul-de-sac or knuckle:	35 feet
Front yard setback (living area):	12 feet
Front yard setback (garage):	18 feet
Side yard setback (each side):	5 feet
Side yard setback on corner lot:	10 feet
Rear yard setback:	15 feet
Maximum building height (2 story structure):	35 feet

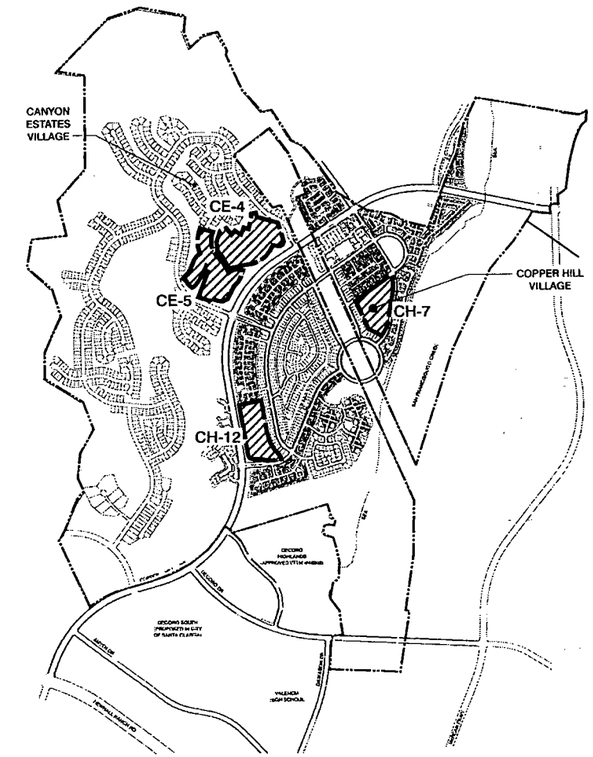
Two-car garage required for each residential dwelling unit.

Roadway Criteria (Private Drives):

Copper Hill Village: Private drive 36 feet in width curb-to-curb.
Sidewalks, 4 foot in width each side.

Canyon Estates: Private streets with sections of 64, 60 or 58 feet in width.
Paved sections of 40, 38 or 34 feet in width, permitting parking on both sides.
Sidewalks, 5 feet in width on both sides.

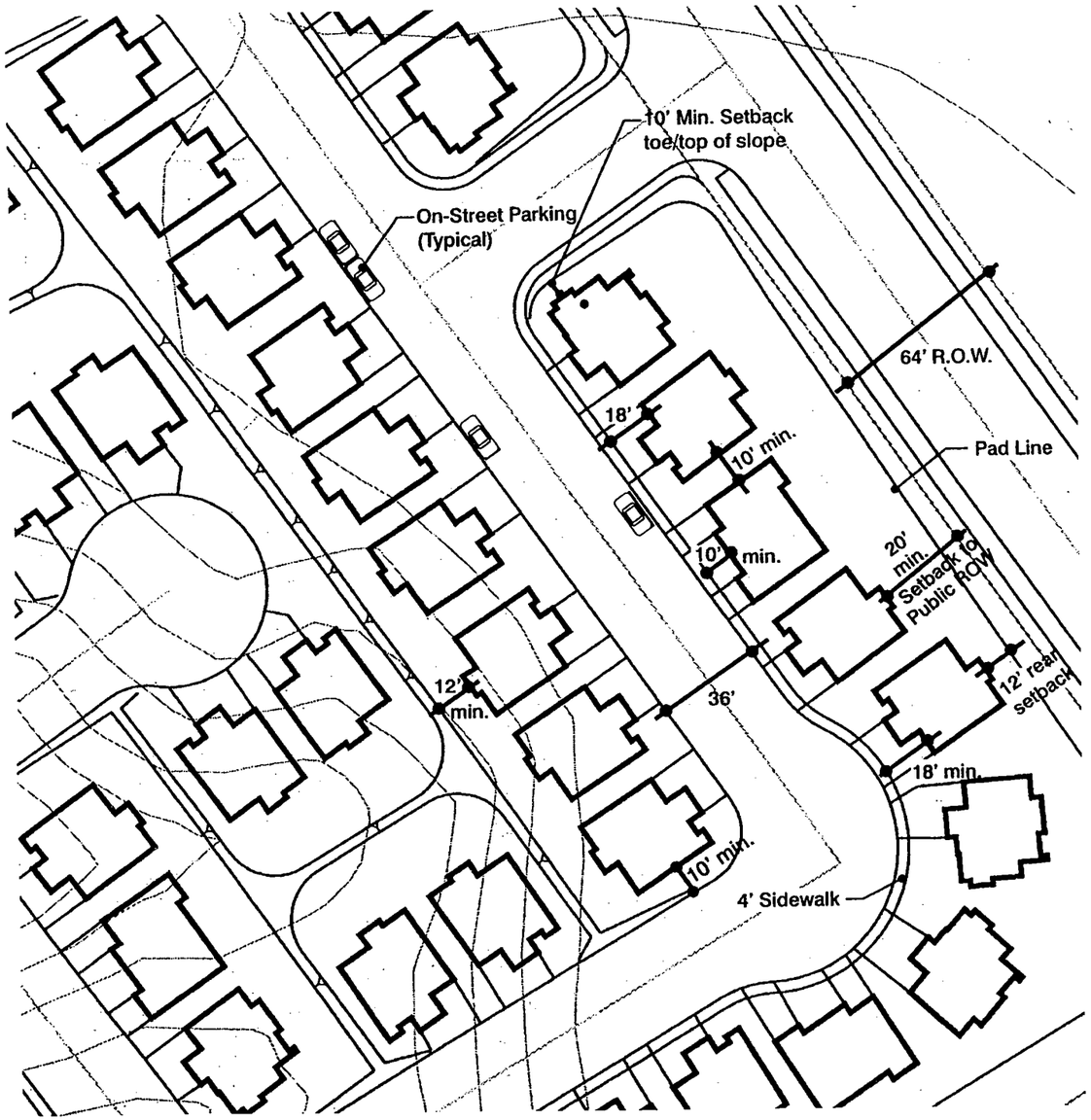
Development Standards



Development Areas Permitting
Single Family Detached - 3,350 s.f. Lots

Key Map

Detached Homes on Condominium Lots - Cluster 1 (Traditional Lots)
Product Detail/Development Standards



Typical Site Features

Description: Single-family detached homes on condominium lots. Development character resembles traditional SFD and yields higher densities. Density ranges from 7.0 dwellings per acre to 10.0 dwellings per acre, averaging 8.3 units per acre.

Village/Planning Areas Permitting this Product:

Copper Hill Village: CH-1A, CH-1B, CH-2, CH-3, CH-4, CH-5, CH-6, CH-13, and CH-14

Development Standards:

Building Setbacks:

Minimum setback from public right-of-way:	20 feet
Minimum setback from perimeter of development area, paseo or landscape lot:	12 feet
Front yard setback from private drive (living area):	10 feet
Garage setback from private drive **(applies to one of the two garages when split or staggered garages are employed)**:	18 feet
Minimum side yard setback from private drive:	10 feet
Minimum distance between structures (side yard conditions):	10 feet
Minimum depth for rear yard (exclusive use area):	12 feet
Minimum distance between structures in an adjacent residential development area with a differing product:	25 feet
Maximum building height:	35 feet

Parking:

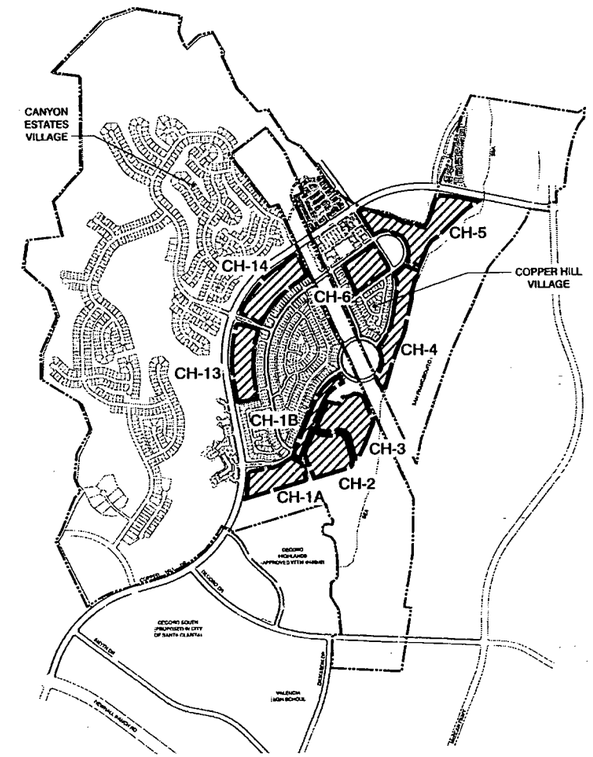
Two covered spaces required for each residential unit.
Guest parking provided on-street to achieve 0.25 spaces for each unit.

Roadway Criteria (Private Drives):

Minimum width (curb-to-curb with parking on both sides):	36 feet

Four foot wide sidewalks required on one-side of the street.

Development Standards



Development Areas Permitting Cluster 1 Products

Key Map

Detached on Condominium Lots - Cluster 2A (Court Homes)
Product Detail/Development Standards

Typical Site Features

Description: Single-family detached homes on condominium lots, clustered around a motorcourt area. Cluster 2 A Court Homes provide all units with driveways that are 18 feet in length or greater.

Village / Planning Areas Permitting this Product:

Copper Hill Village: CH-6 and CH-13

Development Standards

Permitted Density Range: 8.0 du/ac to 12.0 du/ac

Building Setbacks

Minimum building setback from public right-of-way:	20 feet
Minimum setback from perimeter of development area, paseo or landscape lot:	10 feet
Minimum distance between residential structures:	8 feet
Minimum setback from private drive (living area):	10 feet
Minimum distance between residential structures in adjacent residential development areas with differing product of lesser density:	20 feet
Maximum building height:	35 feet

Garages to be setback a minimum of 18 feet from back of sidewalk, private drive or common drive.

Parking Requirements

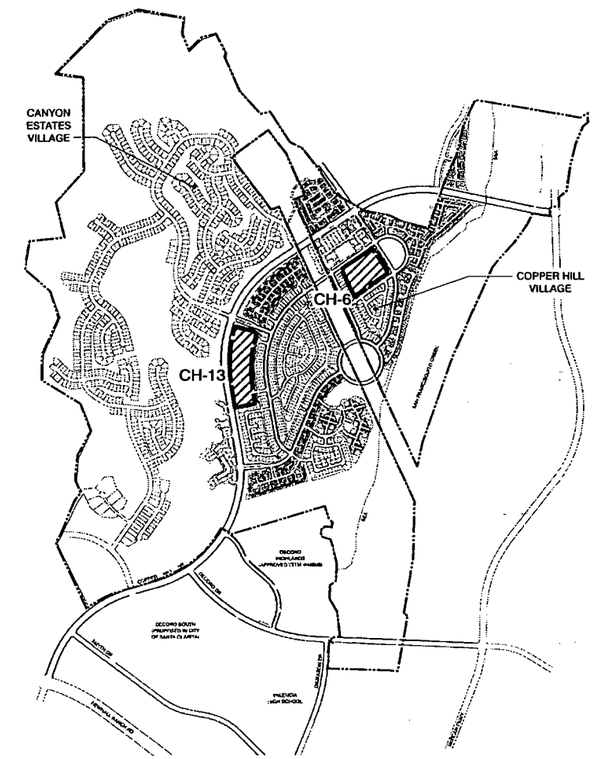
Two covered spaces required for each residential unit.
On-street guest parking required to achieve 0.25 spaces per unit.

Roadway Criteria (Private Drives)

Minimum roadway width (curb-to curb with parking both sides):	36 feet
Minimum width of common access drive:	26 feet

Four foot wide sidewalks required on one side of the private drive.

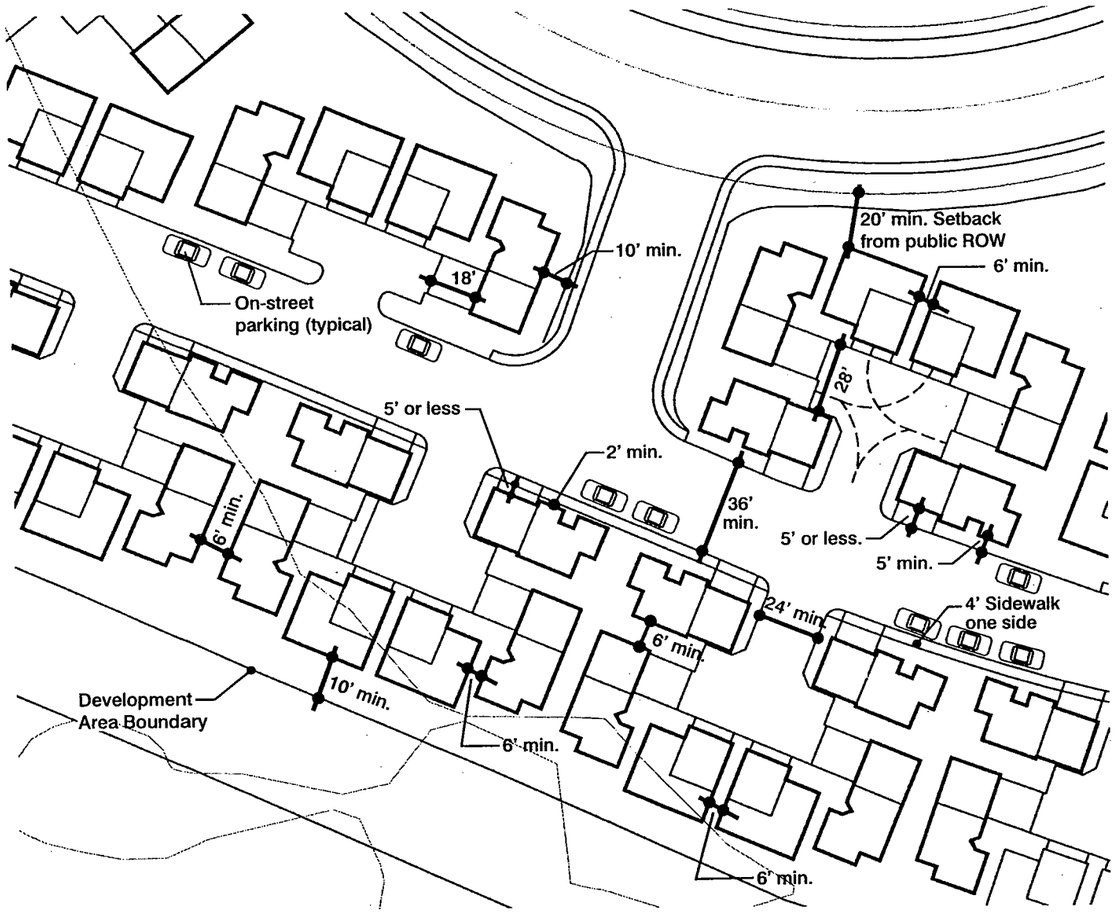
Development Standards



Development Areas Permitting Cluster 2A - Court Home

Key Map

SFD on Condominium Lots - Cluster 2B
Product Detail/Development Standards



Typical Site Features

Description: Single-family detached homes on condominium lots clustered around a motorcourt area. A typical cluster of six homes will have four to six homes sharing a common access drive.

Village/Planning Areas Permitting this Product:

Copper Hill Village: CH-1A, CH-1B, CH-4, CH-5, CH-6, CH-13, CH-14 and CH-19

Development Standards:

Permitted Density Range: 9.0 du/ac to 14.0 du/ac

Building Setbacks

Building setback from public right-of-way:	20 feet
Minimum setback from perimeter of development area, paseo or landscape lot:	10 feet
Minimum distance between residential structures:	6 feet
Minimum setback from private drive (living area):	5 feet
Minimum distance between residential structures in adjacent residential development area with differing product:	20 feet
Maximum building height:	35 feet

Garages to be setback 18 feet or greater or less than 5 feet from the sidewalk, private drive or common drive.

Parking

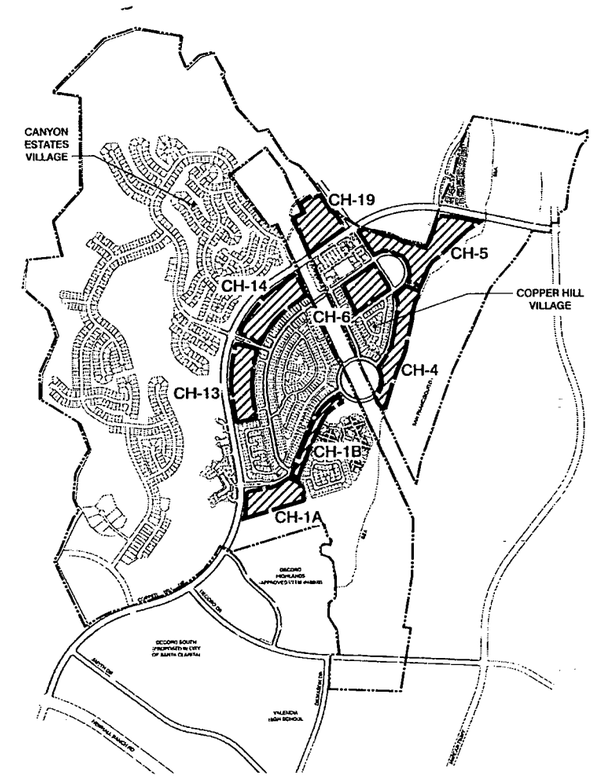
Two covered spaces required for each residential unit.
On-street guest parking required to achieve 0.25 spaces per unit.
Thirty percent (30%) of the units must provide driveways 18 feet in length, measured from the back of the sidewalk, or the private drive if no sidewalk is provided.

Roadway Criteria (Private Drives):

Minimum roadway width (curb-to-curb with parking both sides)	36 feet
Minimum width of common access drive:	26 feet

Four foot wide sidewalks required one side of street.

Development Standards



Development Areas Permitting Cluster 2B-Court Homes

Key Map

Attached Homes on Condominium Lots - SFA 1
Product Detail/Development Standards

Typical Site Features

Description: Front loaded single-family attached townhomes. Three footprints provide two, three and four unit structures.

Village / Development Areas Permitting this Product:

Copper Hill Village: CH-3, CH-4, CH-5, CH-13, CH-14 and CH-19.

Development Standards

Permitted Density Range: 10 du/ac to 18 du/ac

Building Setbacks:

Minimum building setback from public right-of-way:	20 feet
Minimum setback from perimeter of development area, paseo or landscape lot:	15 feet
Minimum distance between buildings:	10 feet
Minimum distance between structures in an adjacent development area with a differing product.	20 feet
Maximum building height:	45 feet

Garages to be setback 18 feet or greater, or less than 5 feet from private drives.

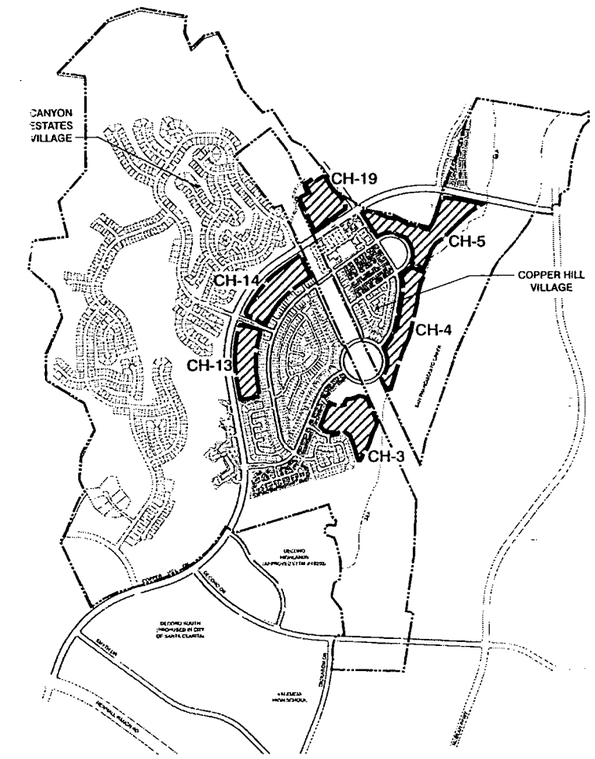
Parking Requirements:

Two covered spaces required for each residential unit.
Guest parking, on- and off-street spaces to achieve 0.25 spaces per unit.

Roadway Criteria (Private Drives):

Minimum roadway width curb-to-curb (no on-street parking):	28 feet
Minimum roadway width curb-to-curb (parking on both sides):	36 feet

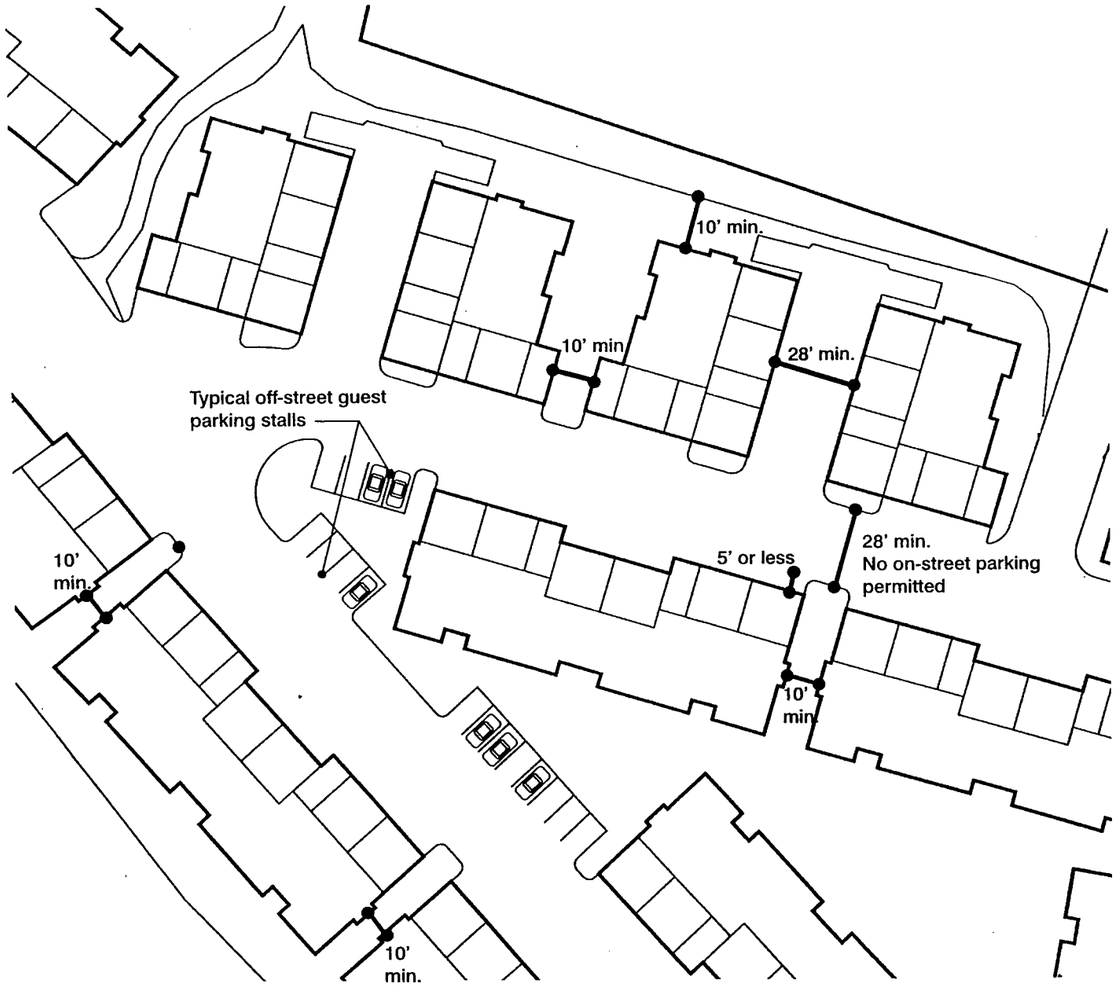
Development Standards



Development Areas Permitting SFA- Townhomes

Key Map

Attached Homes on Condominium Lots - SFA 2
Product Detail/Development Standards



Typical Site Features

Description: Attached single family homes at higher densities. Two footprints are provided to create variety in street scene and the structural massing.

Village / Planing Areas Permitting this Product:

Copper Hill Village: CH-5, CH-13 and CH-14

Development Standards:

Permitted Density Range: 15.0 du/ac to 24.5 du/ac

Building Setbacks:

Minimum building setback from public right-of-way:	20 feet
Minimum setback from perimeter of development area, paseo or landscape lot:	10 feet
Minimum distance between two-story structures:	10 feet
When structures exceed two stories, distance shall be increased by two feet for each additional story, except no distance need exceed 16 feet.	
Minimum distance between structures in an adjacent development area with a differing product of lesser density:	25 feet
Maximum building height:	45 feet

Garages to be setback a minimum of 18 feet or less than 5 feet from private drives.

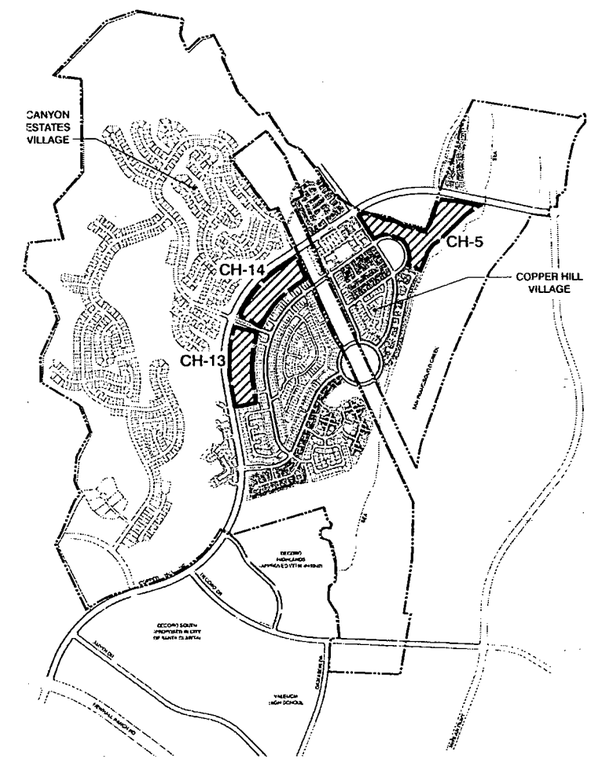
Parking Requirements:

Covered resident parking to satisfy County Code.
Guest parking provided with off-street spaces to achieve 0.25 spaces per unit.

Roadway Criteria (Private Drives):

Minimum roadway width (curb-to-curb, no parking either side)	28 feet

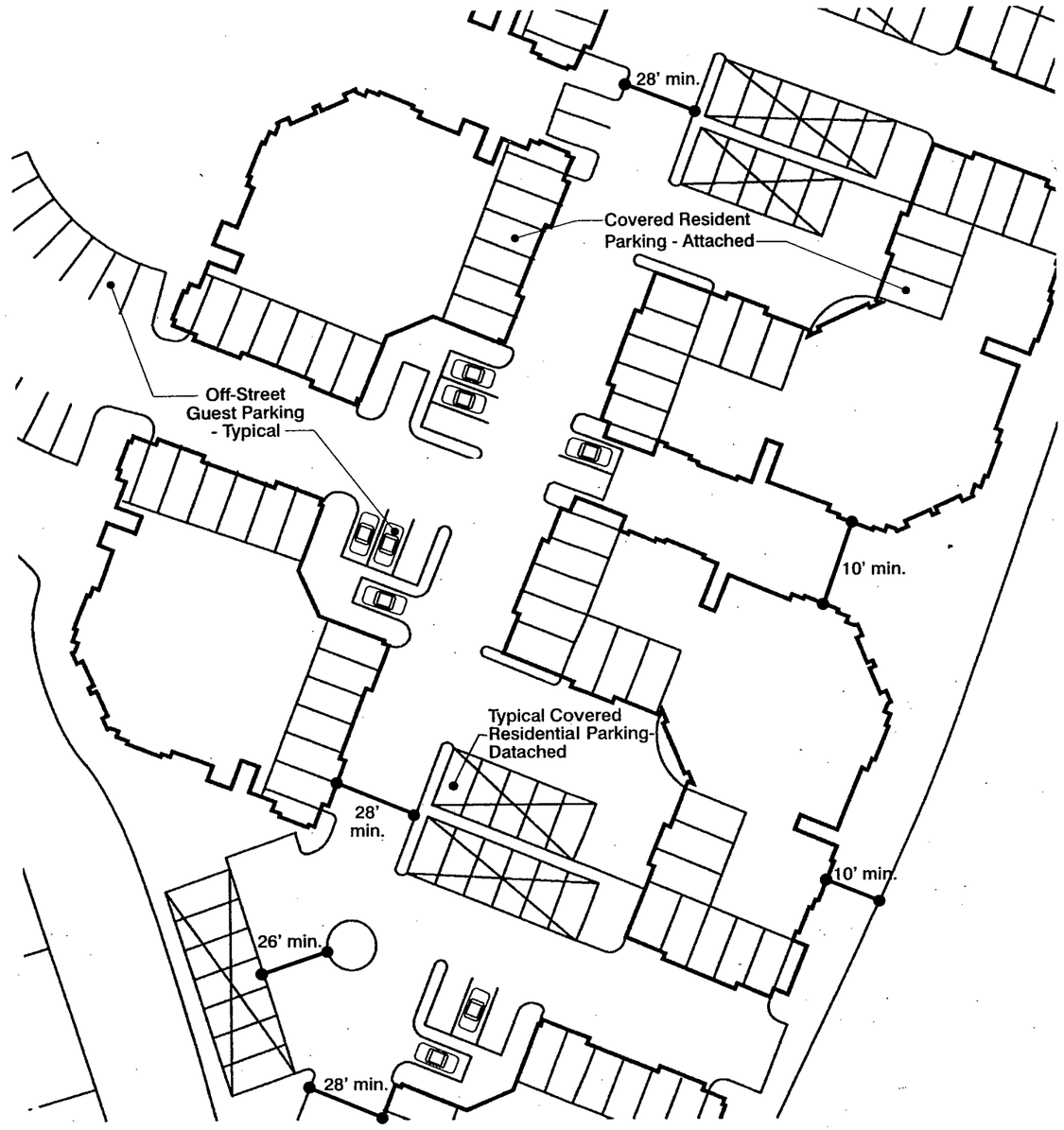
Development Standards



Development Areas Permitting SFA Townhomes/Condominiums

Key Map

MF on Condominium Lots - Apartments
Product Detail/Development Standards



Typical Site Features

Description: Multi-family apartment homes. Three story buildings with covered resident parking provided in attached garages, detached garages or carports.

Village / Development Areas Permitting this Product:

Copper Hill Village: CH-3 and CH-19

Development Standards

Permitted Density Range: 20 du/ac to 28 du/ac

Building Setbacks:

Minimum building setback from public right-of-way:	20 feet
Minimum setback from perimeter of development area, paseo or landscape lot:	10 feet
Minimum distance between two-story buildings:	10 feet
When structures exceed two stories, distance shall be increased by two feet for each additional story, except no distance need exceed 16 feet.	
Minimum distance between residential structures in adjacent residential development area with a differing product of lesser density:	20 feet
Maximum building height	45 feet

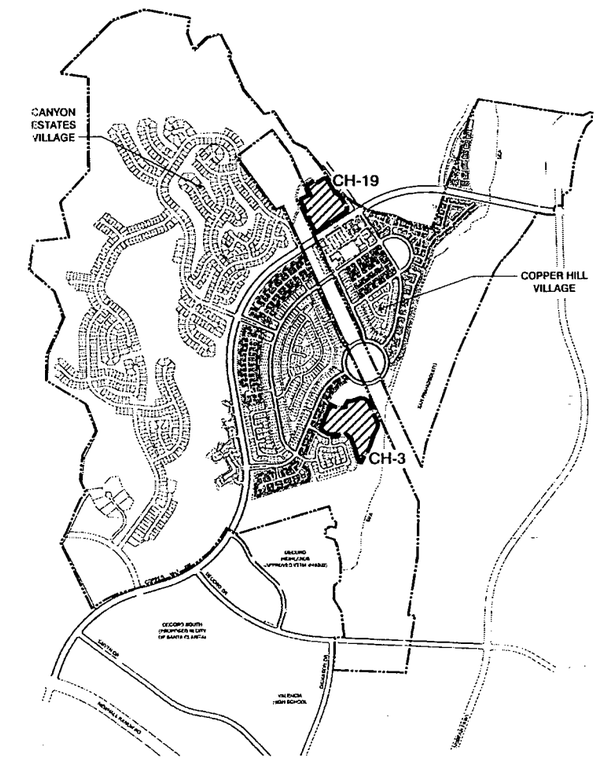
Parking Requirements:

Covered resident parking to satisfy County Code.
Guest parking, on- and off-street to achieve 0.25 spaces per unit.

Roadway Criteria (Private Drives):

Minimum roadway width, curb-to-curb, with parking both sides	36 feet
Minimum roadway width, curb-to-curb, no on-street parking	28 feet

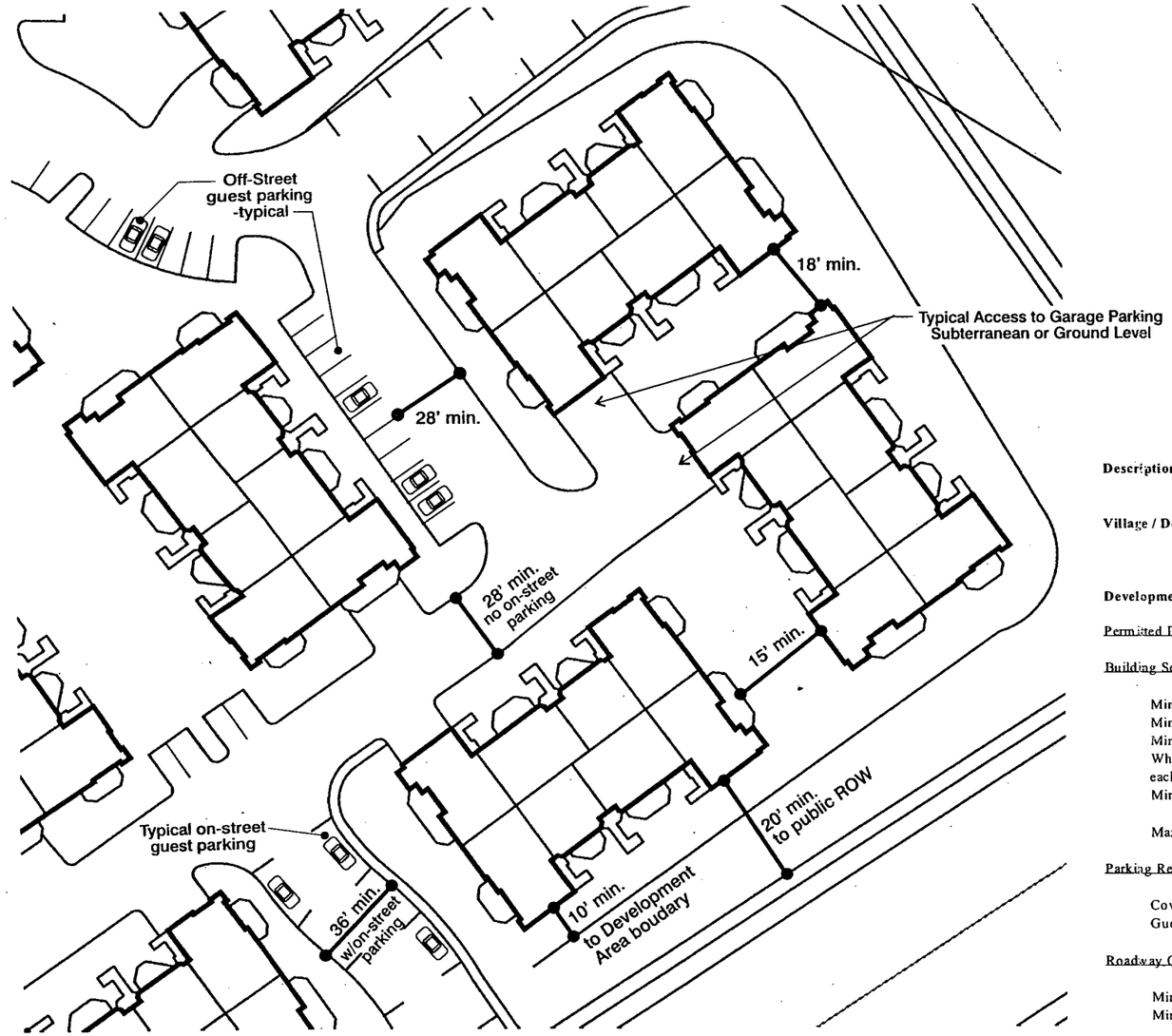
Development Standards



Development Areas Permitting Apartments (25 DU/AC)

Key Map

MF on Condominium Lots - Apartments
Product Detail/Development Standards



Typical Site Features

Description: Multi-family apartment homes. Three story buildings with resident garage parking provided underneath each residential structure.

Village / Development Areas Permitting this Product:

Copper Hill Village: CH-3, CH-18 and CH-19

Development Standards

Permitted Density Range: 25 du/ac to 35 du/ac

Building Setbacks:

Minimum building setback from public right-of-way:	20 feet
Minimum setback from perimeter of development area, paseo or landscape lot:	10 feet
Minimum separation between two-story buildings:	10 feet
When structures exceed two stories, distance shall be increased by two feet for each additional story, except no distance need exceed 16 feet.	
Minimum distance between structures in an adjacent development area with a differing product of lesser density:	20 feet
Maximum building height:	45 feet

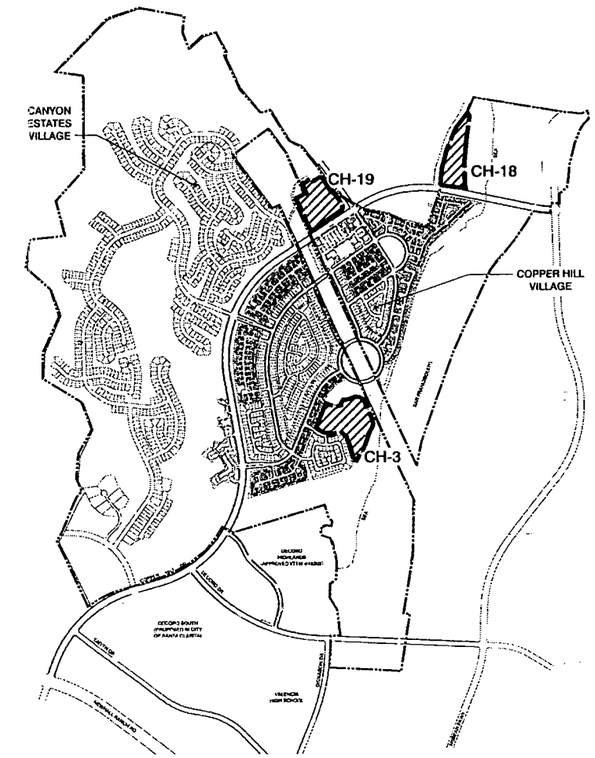
Parking Requirements:

Covered resident parking to satisfy county code.
Guest parking, on- and off-street spaces to achieve 0.25 spaces per unit.

Roadway Criteria (Private Drives):

Minimum roadway width (curb-to-curb with parking both sides):	36 feet
Minimum roadway width (curb-to-curb with no parking either side):	28 feet

Development Standards



Development Areas Permitting Apartments (30 DU/AC)

Key Map

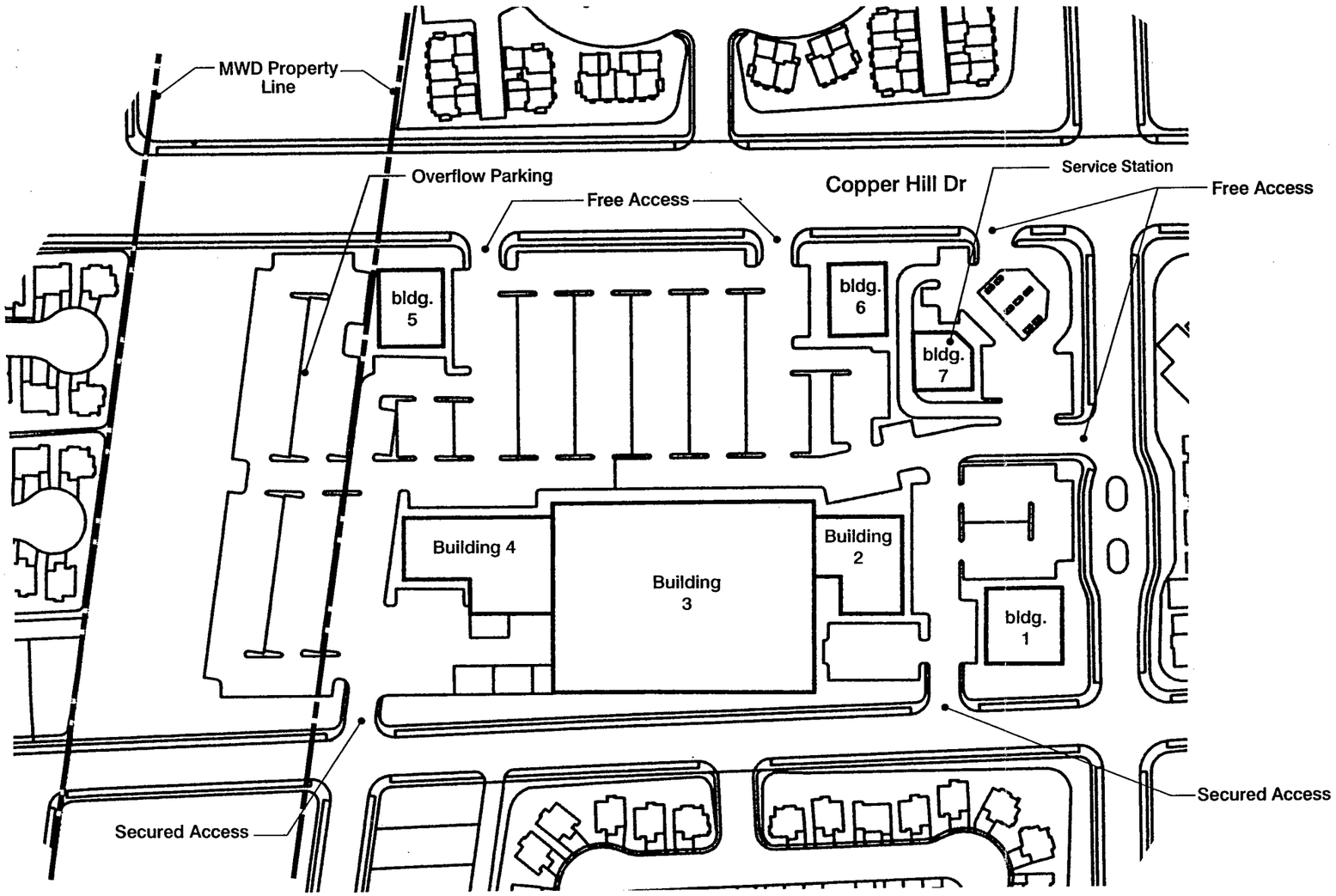
Commercial Development Area CH-20 (Refer to Exhibits 29 and 30)

Commercial Development Area CH-20 is a community serving commercial site that is oriented to Copper Hill Drive. The site provides the opportunities for a speciality market, restaurants, and a variety of retail and neighborhood serving uses. Automobile as well as pedestrian access is from Copper Hill Drive and the associated paseo system.

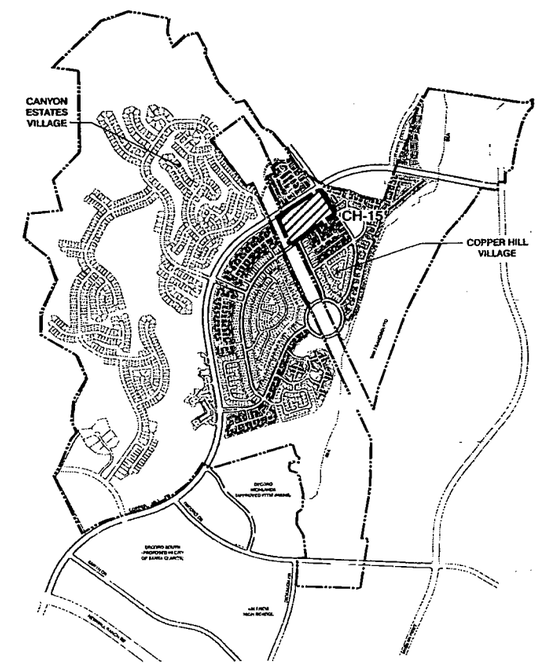
The site is surrounded by either open space or Copper Hill Drive. The prominent ridge line that has been preserved within Canyon Estates provides a backdrop and establishes a unique character for the neighborhood serving uses on this site.

- Permitted uses include any permitted use with the C-2 Zone.
- The total site area of 8.2 acres provides 5 commercial buildings that may be developed individually or in conjunction with one another.
- The site is programmed to develop in the year 2005. Construction will begin early in the year and be completed by year end.
- A maximum building coverage of 72,900 square feet is permitted, representing twenty percent (20%) of the total site area.
- Parking is provided to meet the County requirement of one (1) space per each four hundred (400) square feet of office space; one (1) space per each two hundred fifty (250) square feet of retail commercial space and one (1) space per each three (3) occupants of restaurant space.
- All loading and utility areas will be screened from residential areas and Copper Hill Drive by landscaping or other means. The natural topography of the site provides a natural backdrop and buffer to residential homes within Canyon Estates.
- Each commercial lot will provide adequate lighting to create a safe, secure environment while avoiding light spillage onto the residential developments across Copper Hill Drive.
- The site plan and architectural elevations depicted on Exhibits 29 and 30 indicate the architectural program for this site and reflect the character desired for this unique site.
- The commercial buildings will reflect neutral colors that are enhanced by the natural backdrop of the hillsides. Signs, awnings and articulation of these structures will be in appropriate accent colors.

CH-15 Commercial Site
Product Detail/Development Standards

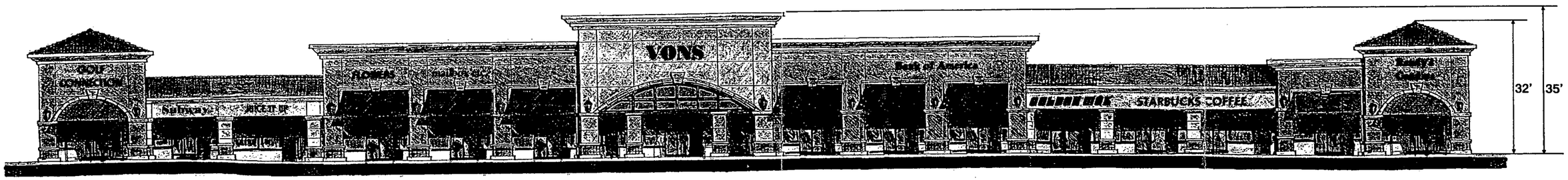


Site Plan

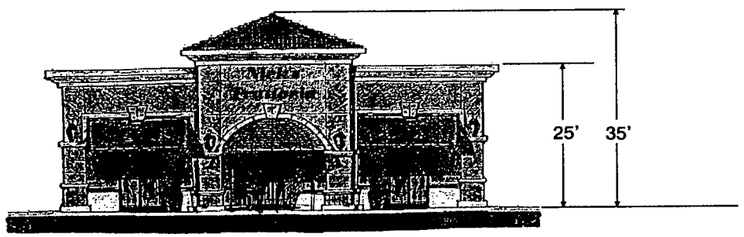


Key Map

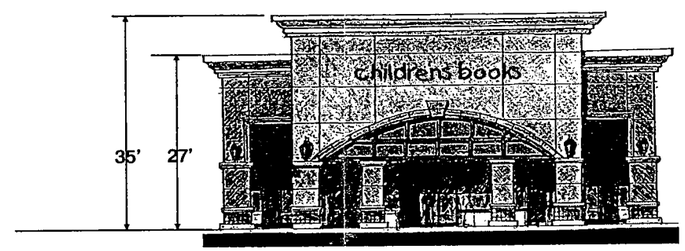
CH-15 Commercial Site
Maximum Building Heights/Elevations



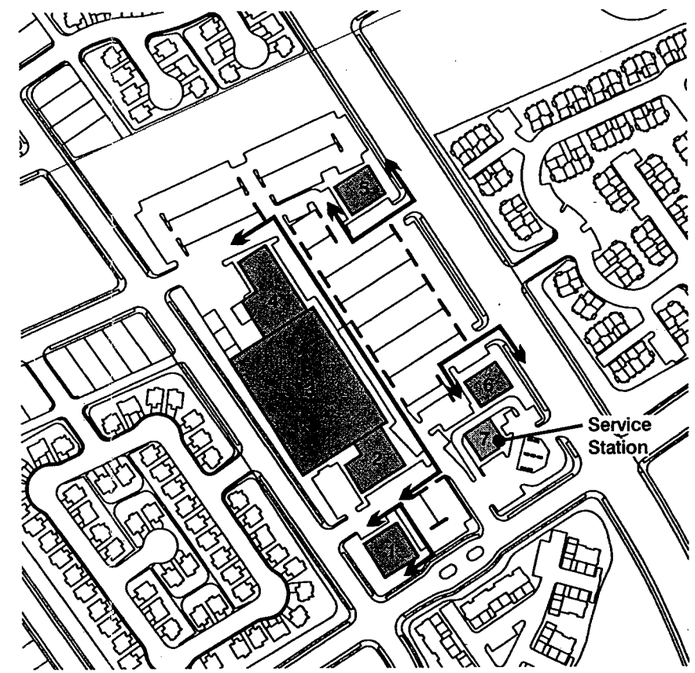
BUILDINGS 2, 3, and 4 FRONT ELEVATION



BUILDING 5 FRONT ELEVATION



BUILDING 1 FRONT ELEVATION



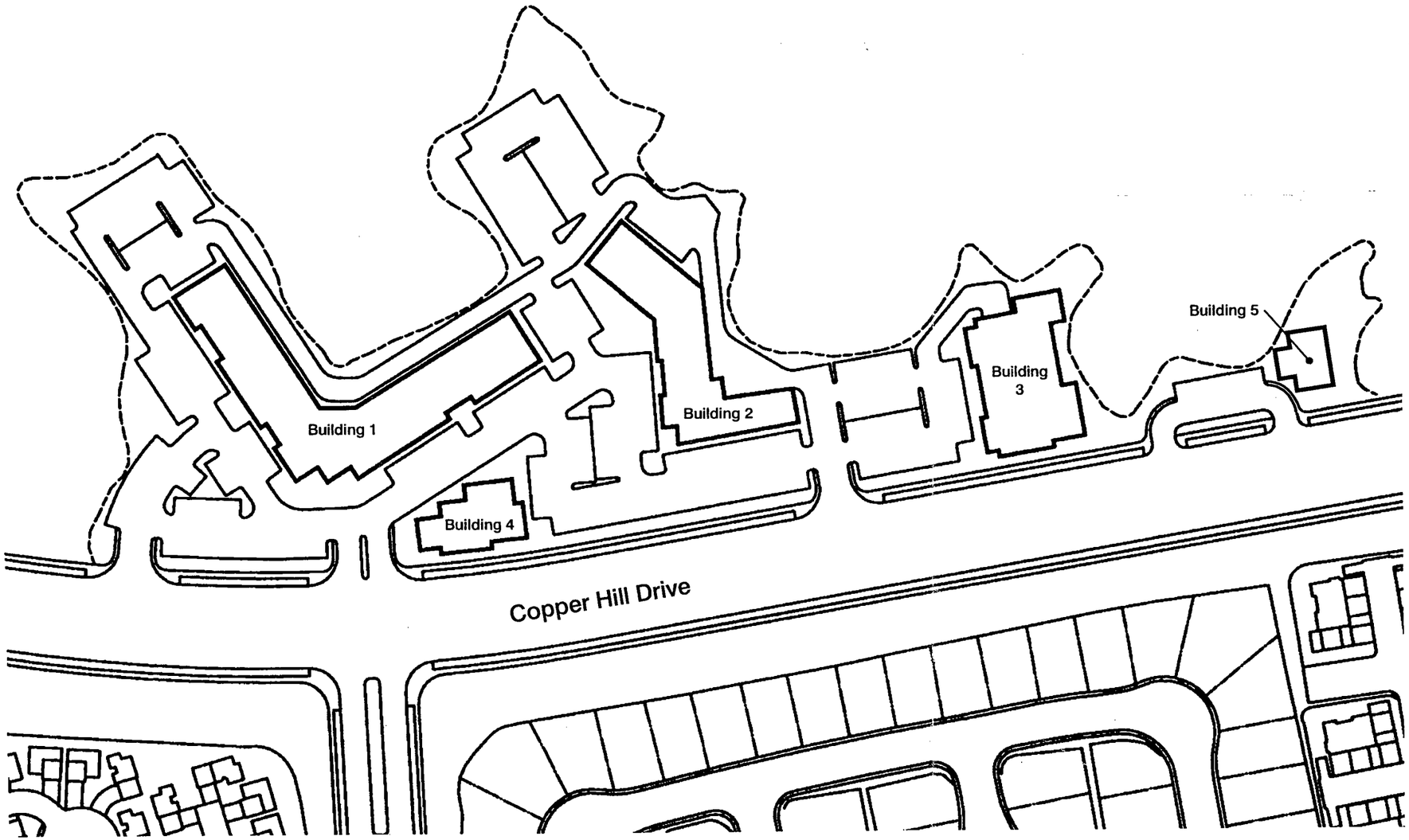
BUILDING 6 FRONT ELEVATION

MAXIMUM BUILDING AREA

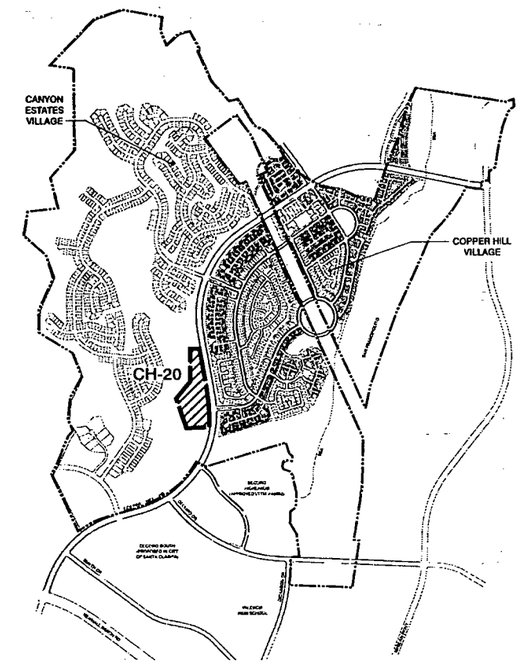
BUILDING 1	= 7,100 S.F.
BUILDING 2	= 10,000 S.F.'
BUILDING 3	= 60,000 S.F.
BUILDING 4	= 15,000 S.F.
BUILDING 5	= 6,000 S.F.
BUILDING 6	= 5,000 S.F.
BUILDING 7	= 4,000 S.F.
TOTAL	= 107,100 S.F.

MAXIMUM BUILDING HEIGHT = 35'

CH-20 Commercial Site
Product Detail/Development Standards



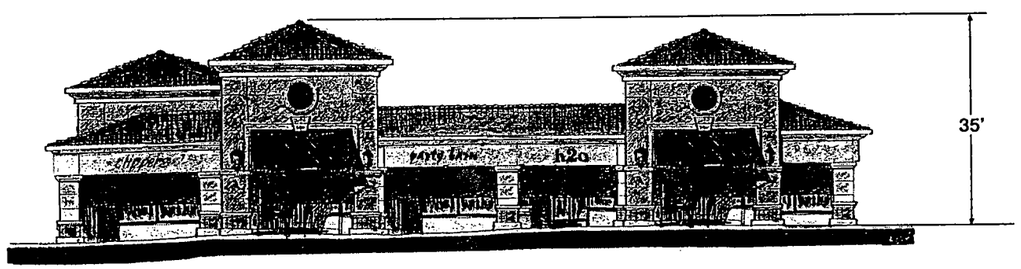
Site Plan



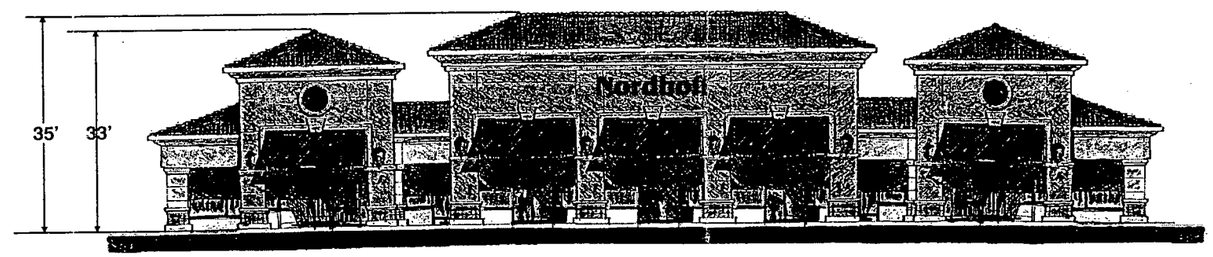
Key Map

CH-20 Commercial Site
Maximum Building Heights/Elevations

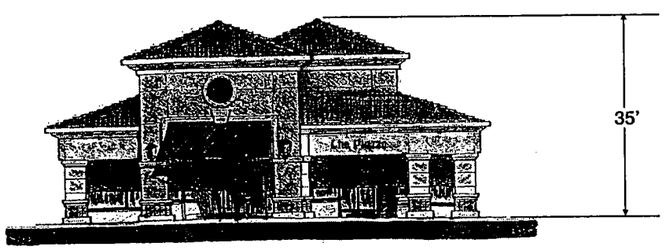
BUILDING 1 SOUTH ELEVATION



BUILDING 2 EAST ELEVATION



BUILDING 3 SOUTH ELEVATION



BUILDING 4 EAST ELEVATION

MAXIMUM BUILDING AREA

BUILDING 1	= 30,000 S.F.
BUILDING 2	= 17,000 S.F.'
BUILDING 3	= 15,000 S.F.
BUILDING 4	= 6,500 S.F.
BUILDING 5	= 4,400 S.F.
TOTAL	= 72,900 S.F.

MAXIMUM BUILDING HEIGHT = 35'

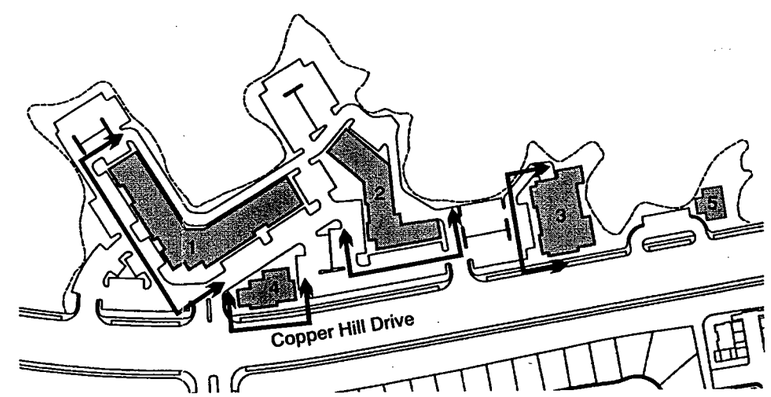


TABLE 8
WEST CREEK - RESIDENTIAL STATISTICAL SUMMARY

"BASE PLAN" - APPROVED _____, 1999				PROPOSED MODIFICATIONS/APPROVED FOR CONSTRUCTION			
Village/Development Area	Acres	Product	Units	Acres (+/ -)	Product	Units (+/ -)	Date Approved by Director
CANYON ESTATES							
CE-1	29.8	40 x 100	167				
CE-2	8.4	50 x 100	51				
CE-3	11.1	50 x 100	58				
CE-4	11.5	45 x 75	72				
CE-5	11.4	45 x 75	84				
CE-6 **	9.2	50 x 100	46				
CE-7	15.3	50 x 100	90				
CE-8	8.4	50 x 100	45				
CE-9	16.4	50 x 100	90				
CE-10	11.6	50 x 100	75				
CE-11	20.2	50 x 100	64				
CE-12	6.4	20,000 s.f. avg.	9				
Canyon Estates Residential Subtotal	**159.7**		**851***				
COPPER HILL VILLAGE							
CH-1A	7.9	Cluster-2B	88				
CH-1B	3.1	Cluster-2B	44				
CH-2	8.3	47 x 72	55				
CH-3	11.5	Apartments - 25	216				
CH-4	8.2	Cluster-1	65				
CH-5	15.7	TH/Condo	294				
CH-6	7.3	Cluster-1	90				
CH-7	6.5	Cluster-1	48				
CH-8A	4.1	40 x 100	25				
CH-8B	8.3	40 x 100	56				
CH-9	19.5	40 x 100	110				
CH-10	7.0	40 x 100	50				
CH-11	9.0	40 x 100	57				
CH-12	7.1	47 x 72	51				
CH-13	9.6	Cluster-2A	95				
CH-14	10.6	Cluster-2B	121				
CH-18	6.2	Apartment-30	113				
CH-19	9.8	TH	116				
Copper Hill Village Residential Subtotal	**159.7**		**1,694**				
WEST CREEK PROJECT TOTALS			**2,545***				

* Not to exceed.
** Indicates Potential Elementary School Site.