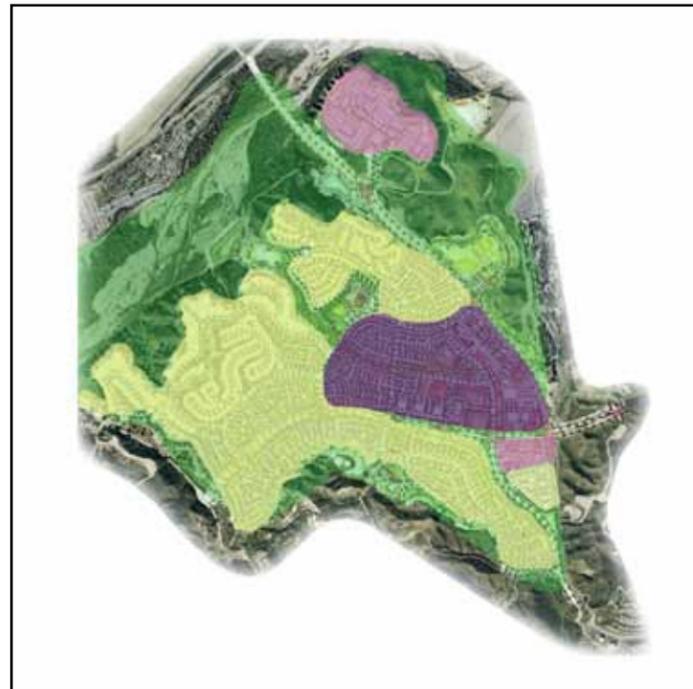
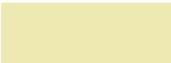




1.1.2 Land Uses

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

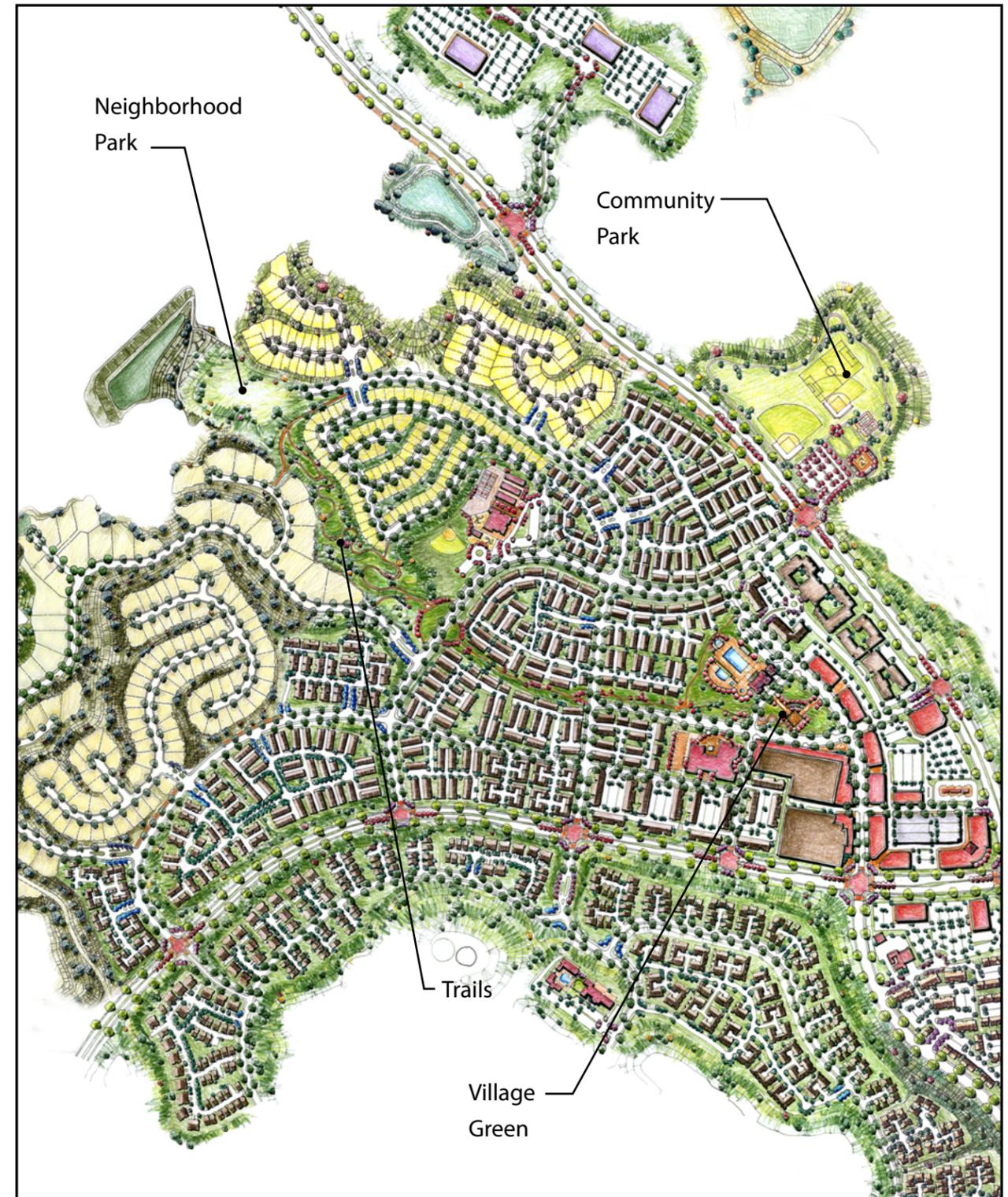


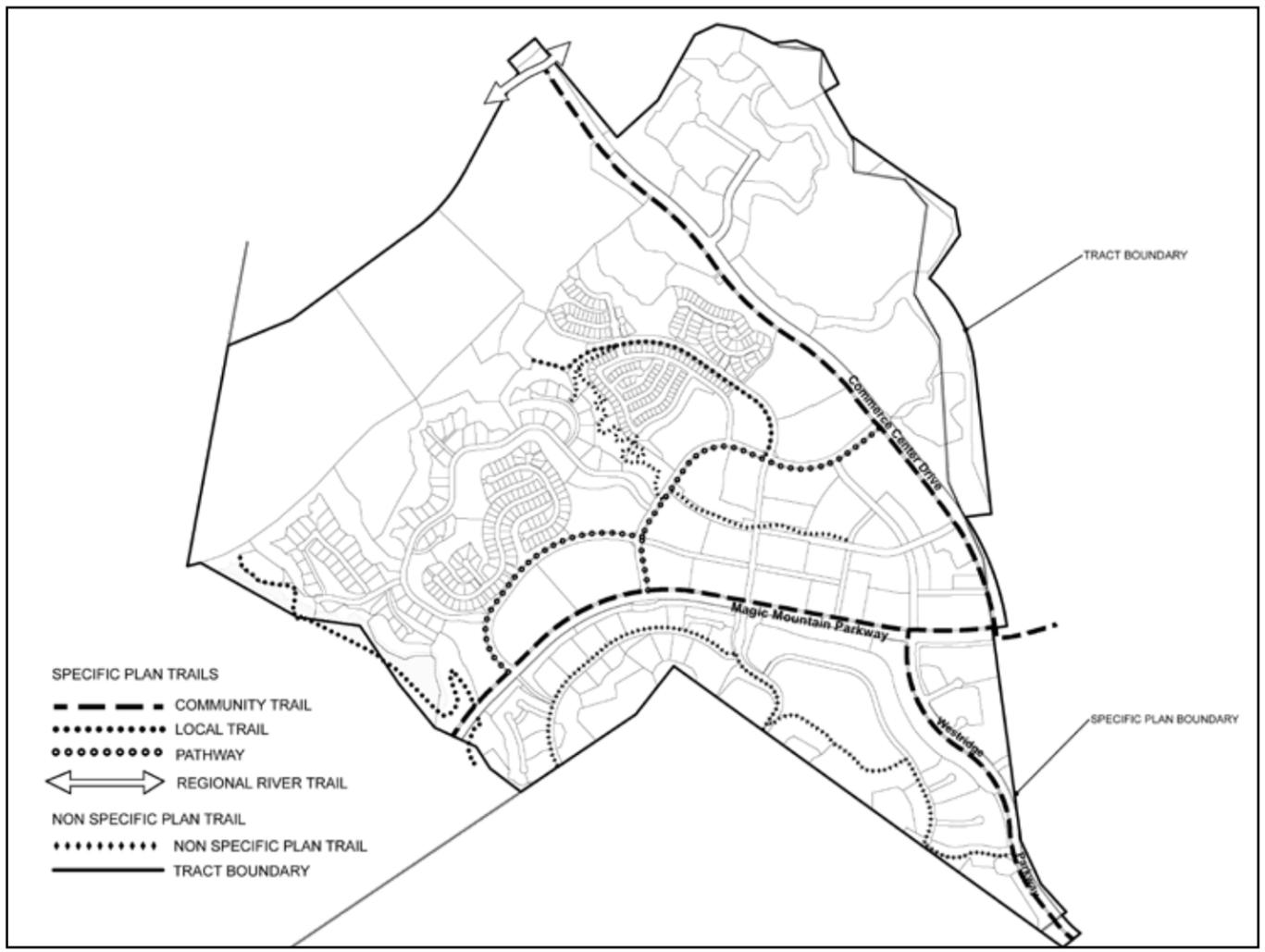
-  Open Space/Parks
-  Residential Neighborhoods
-  Mixed Use Village Center
-  Mixed Use Commercial



1.5.2 Community and Neighborhood Parks

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





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

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

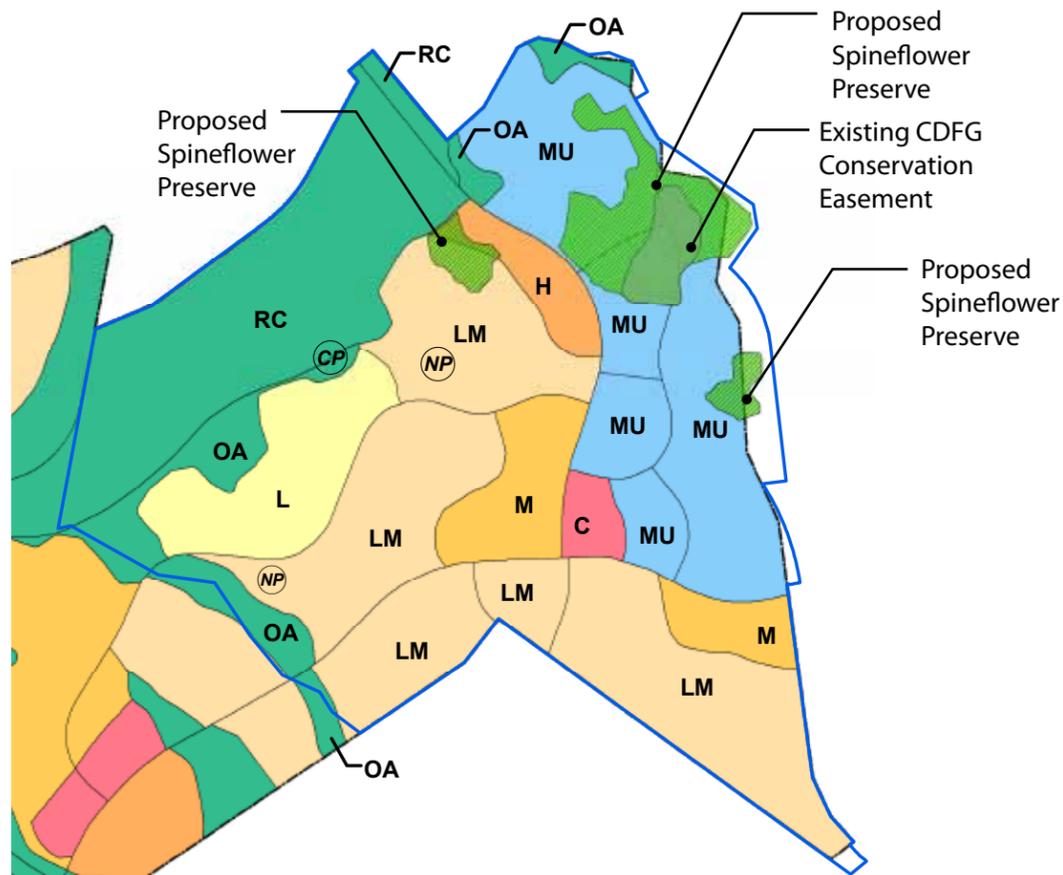


Access to the Neighborhood Park along the Santa Clara River is provided by the Trail System.

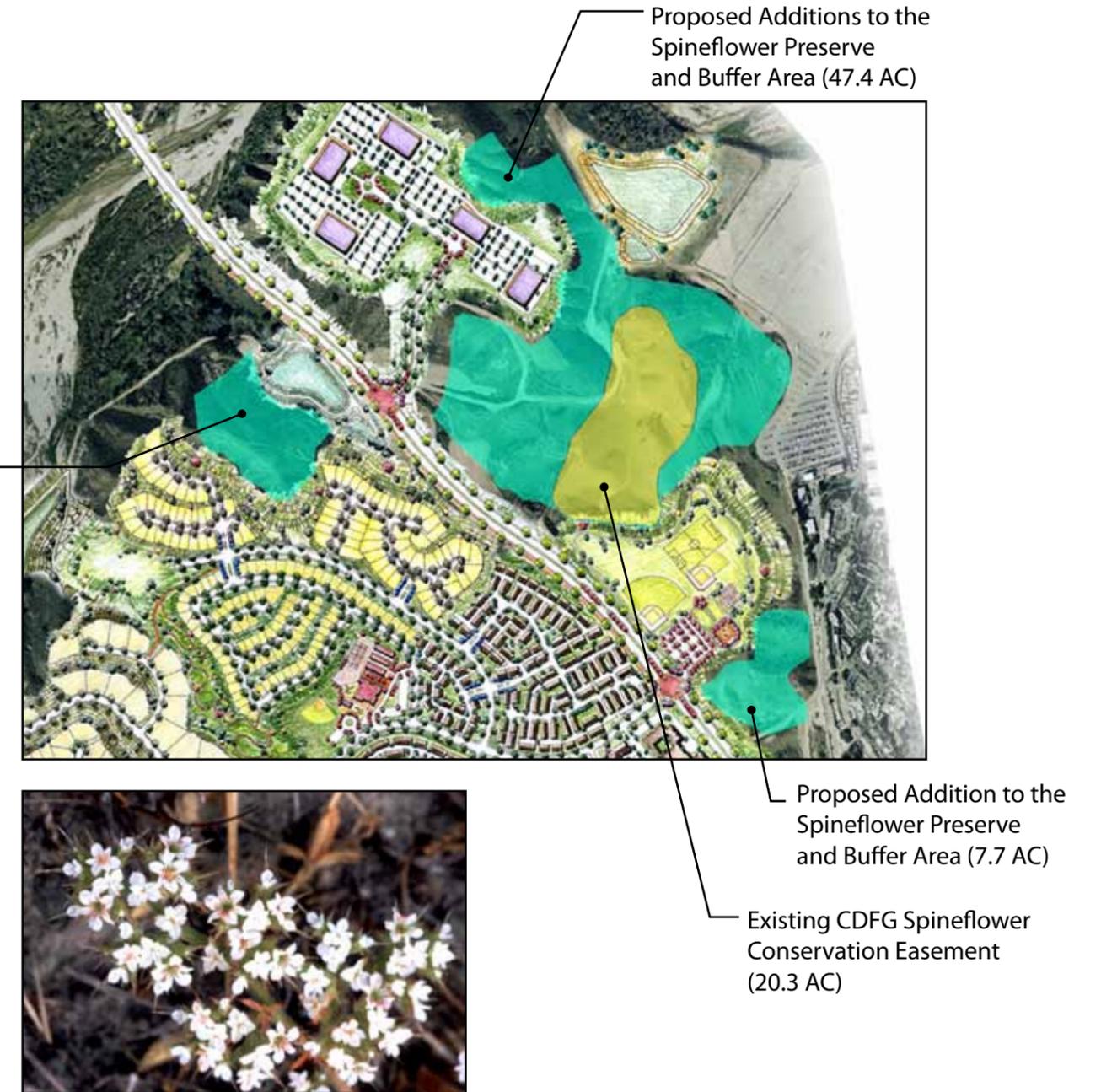
Mission Village Trails Plan

2.3.1 Spineflower Preserve

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



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



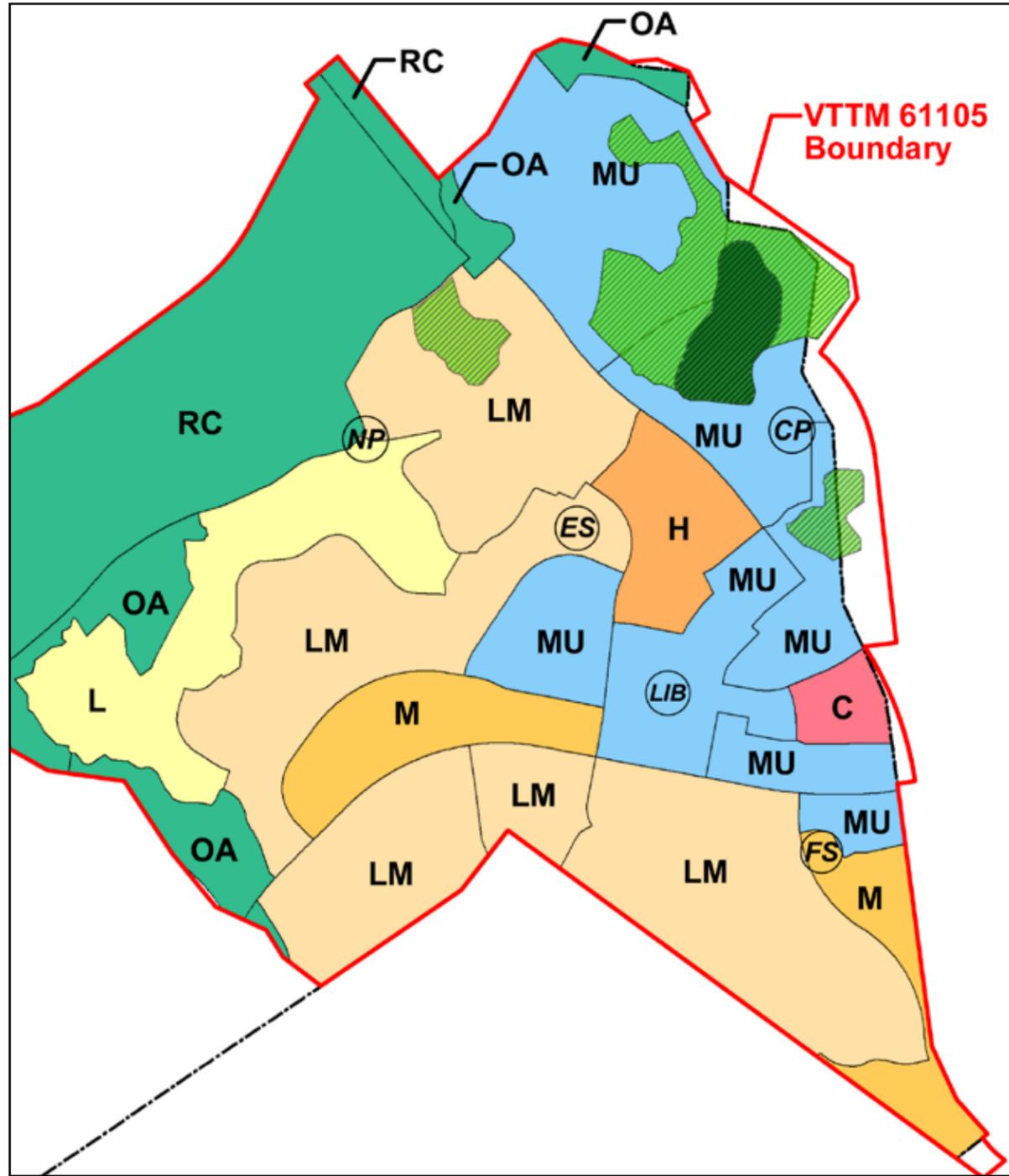
Spineflower



2.4.2 Water Quality Treatment Devices

LID project design features (PDFs) shall be selected and sized to retain the volume of stormwater runoff produced from a 0.75 inch storm event to reduce the percentage of Effective Impervious Area (EIA) to 5 percent or less of the total project area within Mission Village and associated off-site project improvement areas. Runoff from all EIA shall be treated with treatment control measures that are selected to address the pollutants of concern and are sized to capture and treat 80 percent of the average annual runoff volume.





NEWHALL RANCH
SPECIFIC PLAN
L E G E N D

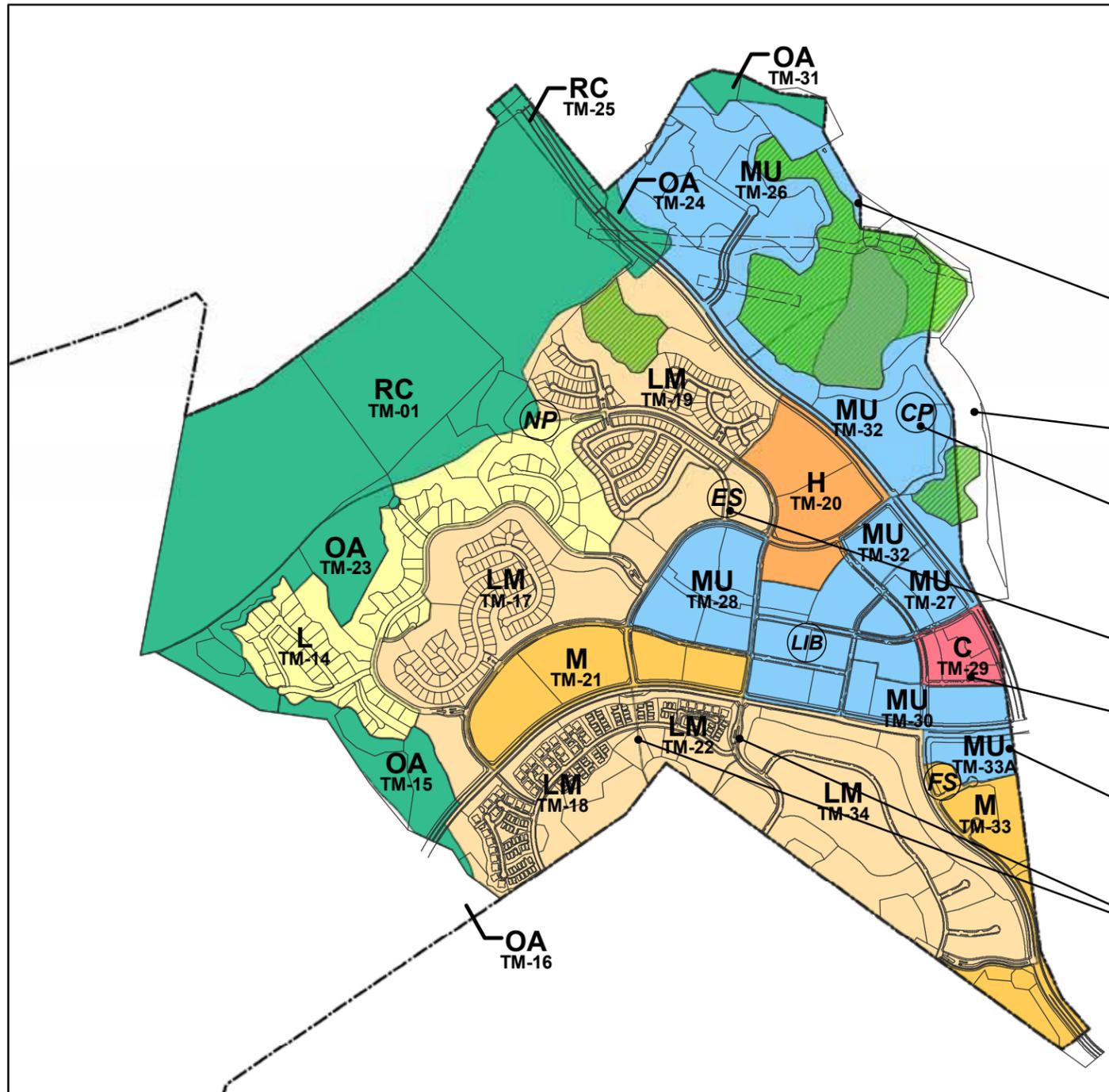
- E ESTATES
 - L LOW DENSITY
 - LM LOW-MEDIUM DENSITY
 - M MEDIUM DENSITY
 - H HIGH DENSITY
 - MU MIXED USE
 - C COMMERCIAL
 - BP BUSINESS PARK
 - VS VISITOR SERVING
 - OA OPEN AREA
 - RC RIVER CORRIDOR
 - HC HIGH COUNTRY
 - / / / / CDFG SPINEFLOWER CONSERVATION EASEMENTS
 - / / / / PROPOSED SPINEFLOWER PRESERVES
- LAND USE OVERLAYS (POTENTIAL LOCATIONS)
- CP COMMUNITY PARK
 - NP NEIGHBORHOOD PARK
 - ES ELEMENTARY SCHOOL
 - JH JUNIOR HIGH SCHOOL
 - HS HIGH SCHOOL
 - LIB LIBRARY
 - GC GOLF COURSE
 - LK COMMUNITY LAKE
 - FS FIRE STATION
 - S ELECTRICAL SUBSTATION
 - WR WATER RECLAMATION PLANT

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

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



3.1.2 Land Use Plan Statistical Comparison



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

- Mixed Use Planning Area
- Land Use Boundary Adjustment (Specific Plan 5.2 #5a)
- Acreage Outside of Specific Plan
- Community Park
- Land Use Overlay Adjustment (Specific Plan Section 5.2 #5g)
- Elementary School
- Land Use Overlay (Specific Plan Section 5.2 #5g)
- Commercial
- Land Use Overlay Adjustment (Specific Plan Section 5.2 #5g)
- Mixed Use Planning Area
- Created via the Land Use Conversion
- Includes 154,000 square feet of Mixed Used Commercial (Section 5.2 #5f (2))
- Residential Planning Area
- Land Use Boundary Adjustment (Specific Plan 5.2 #5a)

Mission Village Land Use Plan

Mission Village Substantial Conformance Summary

PA	Land Use	SPECIFIC PLAN					CURRENT PLAN			SUBSTANTIAL CONFORMANCE		
		Gross Acres	Planned Units	Maximum Units	Building SF	Maximum Building SF	Gross Acres (Substantial Conformance)	Units ³	Building SF	Percent Change in Acres from Specific Plan to Current Plan	Specific Plan Planned Units to Current Plan Units Change	Specific Plan Max. Units to Current Plan Units Change
Mission Village												
TM-14	Low	89.6	81	122			93.2	73		4.0%	-8	-49
TM-2	Low-Medium	77.1	313	470			NA	NA		NA	NA	NA
		Inside VTTM 61105					Inside TTM					
		Outside VTTM ¹					Outside TTM ¹					
TM-10	Low-Medium	51.6	148	222			51.6	NA		0.0%	NA	NA
TM-13	Low-Medium	21.2	63	95			NA	NA		NA	NA	NA
TM-17	Low-Medium	105.9	364	546			102.6	302		-3.1%	-62	-244
		Inside VTTM 61105					Inside TTM					
		Outside VTTM ¹					Outside TTM ¹					
TM-18	Low-Medium	56.8					56.9					
		0.8					0.8					
		57.6	129	194			57.7	139		0.2%	10	-55
TM-19	Low-Medium	90.1	294	441			92.9	176		3.1%	-118	-265
TM-22	Low-Medium	22.3	52	78			21.5	37		-3.6%	-15	-41
TM-34	Low-Medium	122.7	332	498			109.3	251		-10.9%	-81	-247
TM-4	Medium	122.8	1,076	1,614			NA	NA		NA	NA	NA
TM-6	Medium	13.3	83	125			NA	NA		NA	NA	NA
TM-21	Medium	53.6	586	879			45.9	502		-14.4%	-84	-377
TM-33	Medium	26.6	320	480			31.2	275		17.3%	-45	-205
TM-8	High	38.8	568	852			NA	NA		NA	NA	NA
TM-20	High	32.0	515	773			38.2	474		19.4%	-41	-299
TM-26	Mixed Use	102.1	439	659	1,009,500	1,514,250	102.5	0	697,000	0.4%	-439	-659
TM-27	Mixed Use	36.2	258	387	90,000	135,000	29.6	175	126,430	-18.2%	-83	-212
TM-28	Mixed Use	28.3	591	887			30.4	441	0	7.4%	-150	-446
TM-30	Mixed Use	20.2	314	471			18.8	368	355,470	-6.9%	54	-103
TM-32 (SPLIT)	Mixed Use	111.5	1,190	1,785	69,500	104,250	119.0	842	48,100	6.7%	-348	-943
TM-33A	Mixed Use						9.7	0	154,000	NA	0	0
TM-5	Commercial	12.6			119,000	178,500	NA	NA	NA	NA	NA	NA
TM-7	Commercial	16.2			70,000	105,000	NA	NA	NA	NA	NA	NA
TM-29	Commercial	16.2			130,000	195,000	13.2	0	174,100	-18.5%	0	0
TM-3	Open Area	42.2					NA	NA	NA	NA	NA	NA
TM-9	Open Area	3.0					NA	NA	NA	NA	NA	NA
TM-11	Open Area	7.6					NA	NA	NA	NA	NA	NA
TM-12	Open Area	20.5					NA	NA	NA	NA	NA	NA
		Inside VTTM 61105					Inside TTM					
		Outside VTTM ¹					Outside TTM ¹					
TM-15	Open Area	19.5					21.1					
		4.6					4.6					
		24.1					25.7			6.6%	0	0
		Inside VTTM 61105					Inside TTM					
		Outside VTTM ¹					Outside TTM ¹					
TM-16	Open Area	1.9					1.4					
		5.4					5.4					
		7.3					6.8			-6.8%	0	0
		Inside VTTM 61105					Inside TTM					
		Outside VTTM ¹					Outside TTM ¹					
TM-23	Open Area	35.5					33.1					
		42.2					42.2					
		77.7					75.3			-3.1%	0	0
TM-24	Open Area	6.0					6.4			6.2%	0	0
TM-31	Open Area	7.6					7.7			0.9%	0	0
		Inside VTTM 61105					Inside TTM					
		Outside VTTM ¹					Outside TTM ¹					
TM-1	River Corridor	228.0					228.0					
		58.0					58.0					
		286.0					286.0					
TM-25	River Corridor	9.5					9.5			0.3%	0	0
VTTM 61105 TOTAL - INSIDE SP		1,222.6	5,465		1,299,000	1,948,500	1,222.6	4,055	1,555,100		-1,410	-4,145
TOTAL - OUTSIDE SP, INSIDE VTTM 61105²		39.1	0		0	0	39.1	0	0		0	0
VTTM 61105 TOTAL		0.0	1,261.7	5,465		1,299,000	1,261.7	4,055	1,555,100		-1,410	-4,145
MESAS VILLAGE TOTAL		1,760.0	7,716		1,488,000	2,232,000	NA	NA	NA		NA	NA

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

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

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



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

- (a) modification to setback standards;
- (b) modification to proposed trails section; and
- (c) Grading and Hillside Management Guidelines.

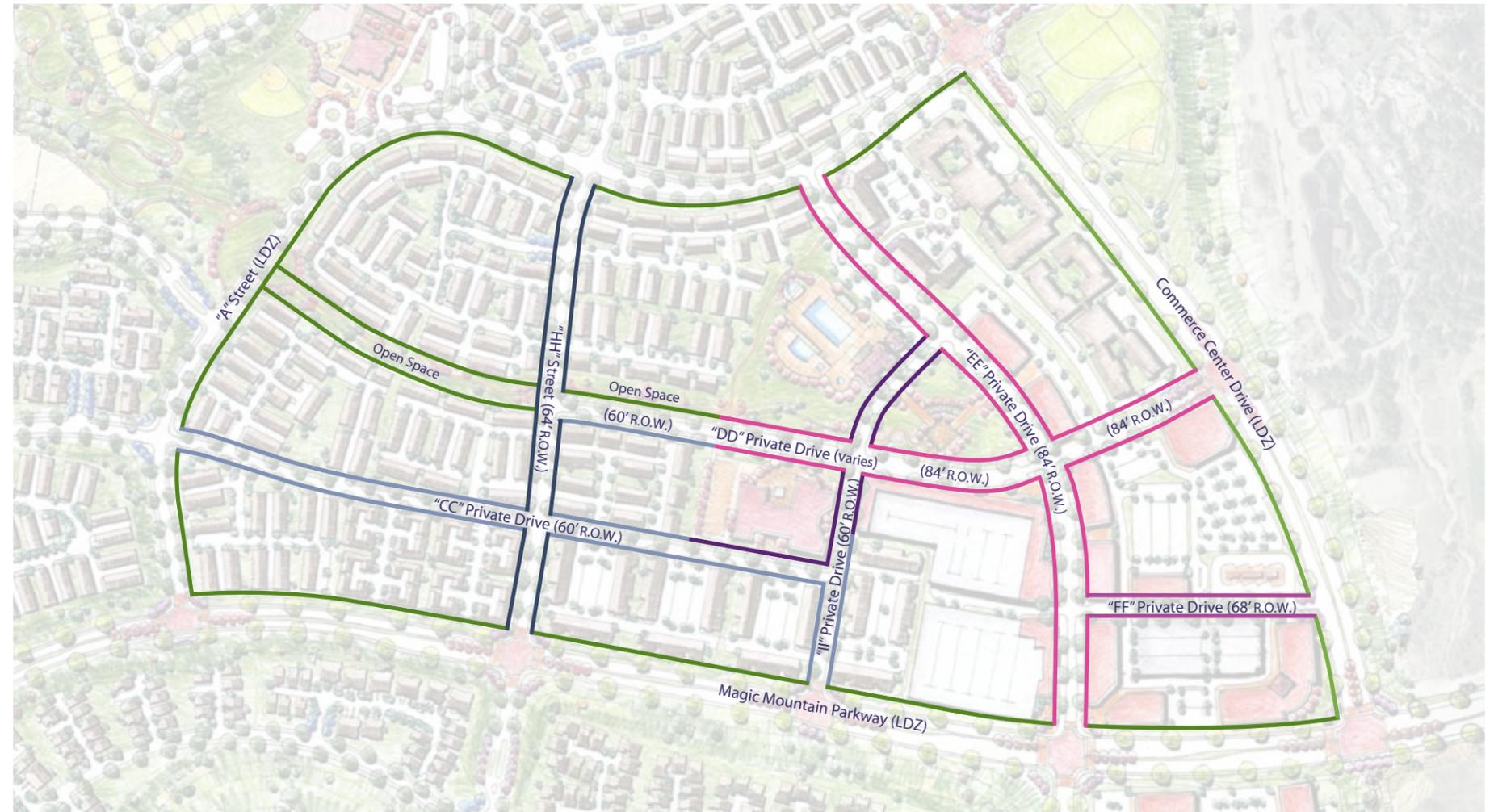
3.6.1 Front Setback Modifications

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

Front setbacks will be modified to allow designated lots within Mission Village's Village Center to be designed with minimum setbacks and a variety of building frontage types in relation to the character of the adjacent street/lot and land use. Building frontages are an important element of urban design that addresses the way buildings will engage the public realm or street.

The Village Center Building Frontage Map and accompanying matrix identify where certain frontage types should be considered in and around the Village Center. The frontage types envisioned for the Village Center are shown in the Frontage Type Guidelines, along with building setback standards and encroachments specified for each frontage type. Both plan and sections views are also included, showing how each frontage would relate to the street. Section 3.6.2 identifies the side setback modifications.

Village Center Building Frontage Map



Building Frontage Matrix

ADJACENT		ALLOWED BUILDING FRONTAGE TYPE							
Street/Lot	Ground-floor Use	Yard/Porch	Front Door	Stoop	Common Entry	Forecourt	Storefront	Gallery	Grand Portico
84' R.O.W.	Non-Residential								
68' R.O.W.	Non-Residential								
64' R.O.W.	Residential								
60' R.O.W.	Residential								
	Non-Residential								
Open Space/LDZ	Residential								
	Non-Residential								

Village Center

The Village Center will be the urban town core for the Mission Village community and Newhall Ranch. The Village Center provides efficient land utilization and pedestrian-oriented development by bringing a mix of uses closer to the street at higher densities.

The Village Center contains the following Specific Plan land use designations: Mixed Used (MU), Medium Residential (M), High Residential (H), and Commercial (C). The Newhall Ranch Development Standards for these land uses designations are found in Table 3.4-1. While the Specific Plan provides variation, the urban setting envisioned for the Village Center can be enhanced by allowing greater flexibility of setback provisions will ensure a design more in keeping with the goals of development of a pedestrian-oriented community.

The modification of setback standards and the introduction of frontage types and side-edge treatments are applicable to the Exhibit Map for VTTM 61105 and the structures on lots 508-515, 517-526, and 528-530.

Frontage is defined as the area from the property line or right-of-way to the building front including elements of the building facade. Frontage has a strong impact on the public realm and determines the interaction of the building with the streetscape. The regulation of form, character, and street presence of frontages ensures planning design integrity for the creation of a true urban core while allowing flexibility for the multiple building types that may be constructed in the future. The Frontage Type Guidelines are not intended to preclude other proposed frontage types that may be more suitable to the type of use and architectural character.

Please see Substantial Conformance 201000001 for additional information and findings.

Frontage Type Guidelines

YARD/PORCH	FRONT DOOR	STOOP
<ul style="list-style-type: none"> • A frontage wherein the front façade of the building is set back substantially from the right-of-way or property line creating a front yard. The building entryway, porches, and steps may encroach into the front setback area. • Appropriate for residential use. • Minimum 10' building setback. • Maximum 7' encroachment into setback area. 	<ul style="list-style-type: none"> • A frontage wherein the front façade of the building is set back slightly from the right-of-way or property line featuring the main entryway to a residence. The building entryway, as a covered entrance or entrance platform, may encroach into the front setback area. • Appropriate for residential use. • Minimum 3' building setback. • Maximum 3' encroachment into setback area. 	<ul style="list-style-type: none"> • A frontage wherein the front façade of the building is aligned closely to the right-of-way or property line with the first story elevated from the sidewalk. The entrance is usually an exterior stair and landing. Stoops may serve multiple entrances and may encroach into the front setback area. • Appropriate for residential use. • Minimum 3' building setback. • Maximum 3' encroachment into setback area.
<p>Max. 7' Encroachment</p> <p>Building 10' Setback R.O.W.</p>	<p>Max. 3' Encroachment</p> <p>Building 3' Setback R.O.W.</p>	<p>Max. 3' Encroachment</p> <p>Building 3' Setback R.O.W.</p>

Frontage Type Guidelines (cont'd)



COMMON ENTRY	FORECOURT	STOREFRONT	GALLERY	GRAND PORTICO
<ul style="list-style-type: none"> • A frontage type featuring the main building entrance that provides a common point of access to a multiplicity of units, commercial/ office spaces, or parking structure. • Appropriate for residential and non-residential use. • Minimum 3' building setback. • Maximum 3' encroachment into setback area. 	<ul style="list-style-type: none"> • A frontage wherein a portion of the building façade is close to the right-of-way or property line and the central portion is set back, creating a courtyard to the main entrance open from the sidewalk. • Appropriate for residential and non-residential use. • Minimum 0' building setback. • Maximum 0' encroachment. 	<ul style="list-style-type: none"> • A frontage wherein the front façade of the building is aligned close to the right-of-way or property line with the entrance at sidewalk grade. Recessed entrances and outdoor dining alcoves are allowed. Awnings may encroach into the right-of-way. • Appropriate for non-residential use. • Minimum 0' building setback. • Maximum 3' encroachment into right-of-way. 	<ul style="list-style-type: none"> • A frontage wherein the front façade of the building is aligned close to the right-of-way or property line with an attached cantilevered shed or colonnade overlapping the sidewalks. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. • Appropriate for non-residential use. • Minimum 0' building setback. • Maximum 10' encroachment into right-of-way. 	<ul style="list-style-type: none"> • A frontage treatment featuring a roofed entrance supported by columns. A "grand portico" is a portico expressed at a civic scale, meant to project the image of an important community building. The portico and stair may encroach into the front setback area. • Appropriate for non-residential use. • Minimum 10' building setback. • Maximum 10' encroachment into setback area.
<p>Max. 3' Encroachment</p> <p>Building 3' Setback R.O.W.</p>	<p>Building 0' Setback R.O.W.</p>	<p>Max. 3' Encroachment</p> <p>Building 0' Setback R.O.W.</p>	<p>Max. 10' Encroachment</p> <p>Building 0' Setback R.O.W.</p>	<p>Max. 10' Encroachment</p> <p>Building 10' Setback R.O.W.</p>

3.6.2 Side Setback Modifications

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

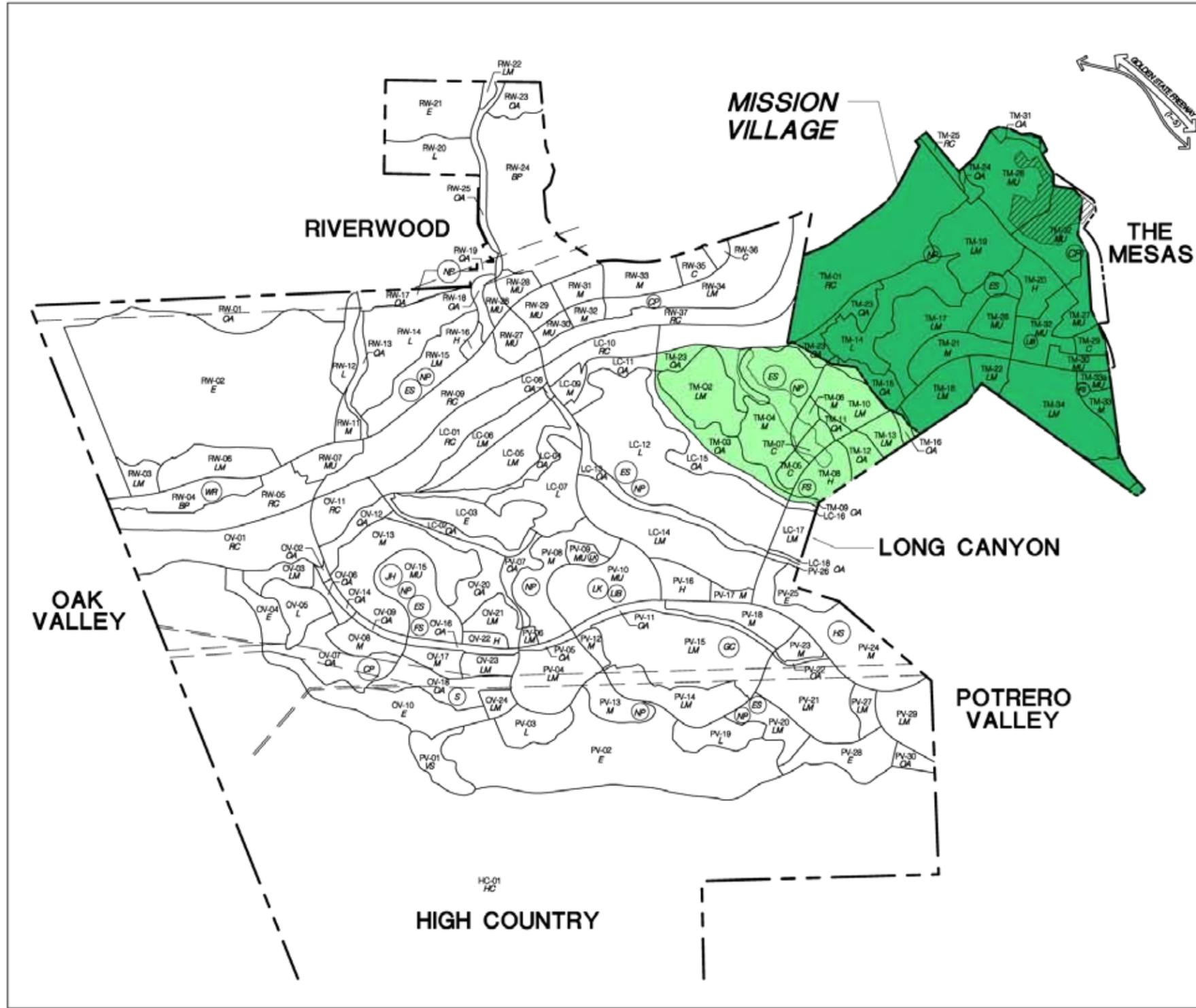
Side setbacks will be modified to allow designated lots within the Village Center to be designed with minimum setbacks and a variety of edge treatments. Edge treatment guidelines have been established for terraced, fenced, and flush conditions. The Building Side-Edge Treatment Matrix identifies which edge treatments are recommended for each street type, along with the new side setbacks for both residential and non-residential uses.

Building Side-Edge Treatment Matrix

ADJACENT		BUILDING	EDGE TREATMENT		
Street/Lot	Ground-floor Use	Setback	Terraced	Fenced	Flush
84' R.O.W.	Non-Residential	0' min.	Red		Red
68' R.O.W.	Non-Residential	0' min.	Red		Red
64' R.O.W.	Residential	5' min.	Dark Blue		Dark Blue
60' R.O.W.	Residential	5' min.	Light Blue		Light Blue
	Non-Residential	0' min.	Purple		Purple
Open Space	Residential	5' min.	Green		Green
	Non-Residential	5' min.	Light Green		Light Green

Building Side-Edge Treatment Guidelines

TERRACED	FENCED	FLUSH
<ul style="list-style-type: none"> A building side-edge treatment characterized by a raised landscape area and/or decorative low retaining wall at or very close to the edge of the public sidewalk. Appropriate for residential and non-residential building sides. 	<ul style="list-style-type: none"> A building side-edge treatment characterized by a low decorative fence or six-foot privacy wall constructed at or very close to the edge of the public sidewalk. Six-foot privacy wall requires a 3' minimum setback from right-of-way. Appropriate for residential building sides. 	<ul style="list-style-type: none"> A building side-edge treatment built at sidewalk grade and that may extend to the edge of the sidewalk Appropriate for residential and non-residential building sides.. Building may be flush at minimum 0' setback.
<p>Building 0' to 5' Setback R.O.W.</p>	<p>Building 0' to 5' Setback R.O.W.</p>	<p>Building 0' to 5' Setback R.O.W.</p>



NEWHALL RANCH.
SPECIFIC PLAN
Prepared For: Newhall Ranch Company

LEGEND

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

LAND USE OVERLAYS (POTENTIAL LOCATIONS):

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

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

English 0 100m 200m
Metric 0 20m 40m 60m 80m

Computer Mapping by FORVA Systems

EXHIBIT 5.4-1
ANNOTATED LAND USE PLAN



**TABLE 5.4-1
ANNOTATED LAND USE PLAN - STATISTICAL TABLE**

Current Implementation Status Based On:

Submittal:

Date:

Proposed Table 5.4-1 Revisions Based On:

TTM: 61105

Date: Mar-11

MESAS													
		SPECIFIC PLAN RESIDENTIAL						PROPOSED RESIDENTIAL			SPECIFIC PLAN NON-RESIDENTIAL		PROPOSED NON-RESIDENTIAL
		Planning Area	Gross Acres	Dwelling Units		Second Units		Gross Acres	Dwelling Units Planned	Second Units Planned	Planned Building Sq. Ft.	Maximum Building Sq. Ft.	Planned Building Sq. Ft.
				Planned Units	Maximum Units	Planned Second Units	Maximum Second Units						
RESIDENTIAL													
L	LOW	TM-14	89.6	81	122	0	122	93.2	73	73	0	0	0
LM	LOW-MEDIUM	TM-02	77.1	313	470	0	0	77.1	313	0	0	0	0
LM		TM-10	51.6	148	222	0	0	51.6	148	0	0	0	0
LM		TM-13	21.2	63	95	0	0	21.2	63	0	0	0	0
LM		TM-17	105.9	364	546	0	0	102.6	302	0	0	0	0
LM		TM-18	57.6	129	194	0	0	57.7	139	0	0	0	0
LM		TM-19	90.1	294	441	0	0	92.9	176	0	0	0	0
LM		TM-22	22.3	52	78	0	0	21.5	37	0	0	0	0
LM		TM-34	122.7	332	498	0	0	109.3	251	0	0	0	0
M	MEDIUM	TM-04	122.8	1,076	1,614	0	0	122.8	1,076	0	0	0	0
M		TM-06	13.3	83	125	0	0	13.3	83	0	0	0	0
M		TM-21	53.6	586	879	0	0	45.9	502	0	0	0	0
M		TM-33	26.6	320	480	0	0	31.2	275	0	0	0	0
H	HIGH	TM-08	38.8	568	852	0	0	38.8	568	0	0	0	0
H		TM-20	32.0	515	773	0	0	38.2	474	0	0	0	0
			925.2	4,924		0		917.3	4,480	73	0		0
MIXED USE													
MU	MIXED-USE	TM-26	102.1	439	659	0	0	102.5	0	0	1,009,500	1,514,250	697,000
MU		TM-27	36.2	258	387	0	0	29.6	175	0	90,000	135,000	126,430
MU		TM-28	28.3	591	887	0	0	30.4	441	0	0	0	0
MU		TM-30	20.2	314	471	0	0	18.8	368	0	0	0	355,470
MU		TM-32	111.5	1,190	1,785	0	0	119	842	0	69,500	104,250	48,100
MU		TM-33a				0	0	9.7	0	0	0	0	154,000
			298.3	2,792		0		310	1,826	0	1,169,000	1,753,500	1,381,000
NON-RESIDENTIAL													
C	COMMERCIAL	TM-05	12.6	0	0	0	0	12.6	0	0	119,000	178,500	119,000
C		TM-07	16.2	0	0	0	0	16.2	0	0	70,000	105,000	70,000
C		TM-29	16.2	0	0	0	0	13.2	0	0	130,000	195,000	174,100
OA	OPEN AREA	TM-03	42.2	0	0	0	0	42.2	0	0	0	0	0
OA		TM-09	3.0	0	0	0	0	3.0	0	0	0	0	0
OA		TM-11	7.6	0	0	0	0	7.6	0	0	0	0	0
OA		TM-12	20.5	0	0	0	0	20.5	0	0	0	0	0
OA		TM-15	24.1	0	0	0	0	25.7	0	0	0	0	0
OA		TM-16	7.3	0	0	0	0	6.8	0	0	0	0	0
OA		TM-23	77.7	0	0	0	0	75.3	0	0	0	0	0
OA		TM-24	6.0	0	0	0	0	6.4	0	0	0	0	0
OA		TM-31	7.6	0	0	0	0	7.7	0	0	0	0	0
RC	RIVER CORRIDOR	TM-01	286.0	0	0	0	0	286.0	0	0	0	0	0
RC		TM-25	9.5	0	0	0	0	9.5	0	0	0	0	0
			536.5	0		0		532.7	0	0	319,000	478,500	363,100
MESAS TOTAL:			1,760.0	7,716				1,760.0	NA	73	1,488,000	2,232,000	NA

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