VOLUME III: SPECIFIC PLANS

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Chapter 22.46 Specific Plans

Chapter 22.46 Specific Plans

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22.46.010 Intent and Authority

This Chapter is established to provide procedures for consideration of Specific Plans as authorized by Article 8, Chapter 3, Division 1, Title 7 and other applicable provisions of the California Government Code. It is also the intent to describe the relation between an adopted Specific Plan and the provisions of this Title 22.

22.46.020 Procedure and Adoption

Specific Plans, including any associated regulations, conditions, programs and proposed legislation shall be adopted by ordinance according to the procedures established in Article 8, Chapter 3, Division1, Title 7 and other applicable provisions of the California Government Code. Any amendments to such Specific Plans or regulations shall also be adopted in accordance with the Government Code

provisions mentioned above. No amendment to a Specific Plan certified as part of a Local Coastal Program shall be effective in the Coastal Zone until the amendments are certified by the California Coastal Commission pursuant to Section 30514 of the California Public Resources Code.

22.46.030 Administration

Specific Plans and associated regulations shall be administered in accordance with Article 8, Chapter 3, Division 1, Title 7 and other applicable provisions of the California Government Code. Such plans and regulations may reference existing provisions and procedures of this Title 22 or they may develop different administrative procedures to use in the implementation of the Specific Plan. Except as otherwise expressively provided in a Specific Plan, property may be used for any purpose and subject to all of the standards and requirements of the basic zone. Where the regulations of a Specific Plan differ from the provisions of the basic zone, with the exception of qualified projects allowed by Chapter 88 (Density Bonus and Affordable Housing Incentives) and Chapter 126 (Housing Permits), such regulations shall supersede the provisions of the basic zone as specified in the Specific Plan.

22.46.040 List of Specific Plans

The following Specific Plans are added by reference, together with all maps and provisions pertaining thereto:

Specific Plan Name	Ordinance of Adoption	Date of Adoption
Santa Catalina Island	89-0148	11/28/1989
La Vina	Adopted by Resolution	12/26/1989
Marina del Rey	90-0158	11/6/1990
Northlake	93-0014	2/9/1993
Newhall Ranch	Adopted by Resolution	5/27/2003
Universal Studios	2013-0010	4/30/2013
East Los Angeles Third Street Form-Based Code	2014-0049	11/12/2014

22.46.045 Santa Catalina Specific Plan Introduction

A. The Santa Catalina Island Specific Plan is located in Section 22.46.050 (Purpose) through Section 22.46.750 (Energy).

B. The Santa Catalina Island Specific Plan was adopted by the Board of Supervisors on November 28, 1989 and certified by the California Coastal Commission on January 9, 1990.

Part 2

Santa Catalina Island Specific Plan[12]

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22.46.050 Purpose.

This specific plan constitutes the primary implementation mechanism for the Santa Catalina Island land use plan (LUP) as certified by the California Coastal Commission in November, 1983. As such, it establishes regulations for the development, protection and management of the island's unique resources. The LUP

constitutes the first part of the county's state-mandated local coastal program or LCP; the LIP is the second part of the LCP.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.060 Relationship to the Los Angeles County general plan.

A. The Los Angeles County general plan consists of those countywide chapters and elements mandated by the California Government Code, as well as a series of community and area plans setting forth more detailed growth and development policies for specific unincorporated communities.

B. The countywide general plan establishes, in a broad perspective, future land use, development and conservation policies for Santa Catalina Island.

C. The Santa Catalina Island LUP serves as the community plan for the unincorporated portions of the island. The LUP essentially constitutes a refinement of general plan policy and provides a basis for its ultimate implementation through application of this specific plan. The LUP contains background information on Catalina Island conditions and resources; the implementation of its policies will be assured in the coastal development permit process which requires a finding that any proposed development is consistent with the local coastal program.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.070 Relationship to zoning.

A. The regulations and provisions of the specific plan work in conjunction with the Los Angeles County zoning ordinance. The specific plan provides land use regulations and standards that supersede those contained in the basic or underlying zone. Any provisions of the zoning ordinance that are used to administer or implement the specific plan, and are referenced in it, are included in Appendix E. Thus, the specific plan is a self-contained document that includes all of the provisions necessary to administer it.

B. Amendments to the county code that affect sections cited in this specific plan shall not apply to this specific plan until certified as amendments to the LCP. Until such changes are certified, only the versions of the county code in Appendix E of this specific plan shall apply.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.080 Organization and content of specific plan.

The specific plan is organized into three main sections including: 1) land use regulations and development standards; 2) access and circulation; and 3) utilities/public facilities requirements. These sections are summarized below.

A. Land Use Regulations and Development Standards. This section sets forth the principal permitted uses and uses requiring other permits for five specific plan land use districts. These five districts are: open space/conservation, Two Harbors Resort Village, utilities and industrial, Avalon Canyon resort and recreation, and organized camps and special facilities. This section also contains development standards and conditions for each district. In addition, this section contains standards which regulate architectural motifs, landscape materials and visual aesthetics.

B. Access and Circulation. Vehicular and nonvehicular circulation on the island is addressed in this section, as well as access to and use of the island's shoreline.

C. Utilities/Public Facilities. This section identifies infrastructure planning and improvements necessary to support future development on the island.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.090 Organization.

A. The specific plan works in conjunction with the zoning ordinance, Title 22 of the Los Angeles County Code, to define and control potential growth and development on the island. This is accomplished by the specific plan's land use districts which identify the principal permitted uses, uses requiring other review or permits (e.g., conditional use, surface mining, etc.) and development standards; these districts supersede the basic or underlying zones for their respective areas. The specific plan is also an integral part of the zoning ordinance and references many of the existing definitions, provisions and procedures contained in the zoning ordinance. Thus, the specific plan and various provisions of the zoning ordinance work together to provide the necessary detailed land use regulations and the appropriate administrative procedures to implement the goals and policies of the Santa Catalina Island local coastal plan.

B. Each land use district contains provisions which are applicable both district-wide and within specified geographic areas and is organized in the following fashion:

1. Legal Description. This is a precise description of the boundaries of the district. (See Appendix D for maps of all geographic areas mentioned in the specific plan.)

2. Intent. This is a statement of the purpose of the district with regard to the development and resource protection policies that are to be carried out in the particular district.

3. Principal Permitted Uses. This is a listing of the uses which clearly implement the designated land uses and policies of the district. These

uses require the approval of a coastal development permit unless they are specifically exempted or categorically excluded. Uses are grouped in two categories: those which are allowed throughout the district and those which are restricted to specific geographic areas. These uses are generally not appealable to the coastal commission unless they are located in one of the areas listed in Section 22.56.2450 where the coastal commission retains appeal jurisdiction. However, because unincorporated Santa Catalina Island does not have a public road within the meaning of the Coastal Act statute defining appeal jurisdiction, the entire island is an appealable area. Coastal development permits for uses which are appealable to the coastal commission shall have a public hearing in accordance with Section 22.56.2380.

4. Accessory Uses. This is a listing of uses, including buildings and structures, which are customarily incidental to, related to and clearly subordinate to the main building, structure or use of land. Accessory uses are subject to the same permit requirements, including the filing of a coastal development permit, as the main uses or buildings to which they are subordinate. Accessory uses are subject to the same coastal commission appeal provisions as the main uses or buildings. Coastal development permits for uses which are appealable to the coastal commission shall have a public hearing in accordance with Section 22.56.2380.

5. Uses Subject to Director's Review. This is a listing of uses that may implement the intent of the district but need review by the Director to determine that development standards have been met and to require conditions when necessary. These uses will require site plan approval in addition to approval of a coastal development permit. These uses are appealable to the coastal commission. Coastal development permits for uses which are appealable to the coastal commission shall have a public hearing in accordance with Section 22.56.2380.

6. Uses Subject to Additional Permits. This is a listing of uses which may implement the intent of the district but only under certain circumstances or conditions. These uses may require the approval of conditional use, surface mining, temporary use or other permits in addition to a coastal development permit. Uses are grouped in two categories: those which are allowed throughout the district and those which are restricted to specific geographic areas. These uses are appealable to the coastal commission. Coastal development permits for uses which are appealable to the coastal commission shall have a public hearing in accordance with Section 22.56.2380.

7. Development Standards. This is a listing of regulations that apply to development within a particular district. These regulations relate to such aspects as archeological resources, architectural quality, biotic resources, environmental hazards, height limits, landscaping, lot coverage, noise, parking, setbacks, signs, etc. Compliance with these standards will be substantiated through the issuance of coastal development permits.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.100 Legal description—Open space/conservation district.

All of the unincorporated area of Santa Catalina Island, except for the portion of Lot 2 of Tract No. 8911 recorded in M.B. 118 3-4 bounded on the northwest by the easterly boundary of the City of Avalon and on all other sides by Lot 1 of Los Angeles County Assessors (LACA) Map No. 59, including all off-shore rocks and islets, and all land as shown on LACA Map No. 59 recorded on February 28, 1952 in Assessors Maps, Book 1, Page 7, except that the property described below is not included in this district:

Lots 1; 3; 8; 9; 14; 64; 83; 85; 86; 88; 89; 99; the northerly portion of Lot 7 which is more particularly described as follows:

Beginning at a point in the westerly line of said Lot 7 which is 2600 feet north of the southwest corner of said Lot 7, thence EAST 280.00 feet, NORTH 420.00 feet, EAST 250.00 feet, South 52*00'00" East 220.00 feet, North 38*00'00" East 250.00 feet, North 20*00'00" West 800.00 feet, North 20*00'00" East 400.00 feet, South 70*00'00" East 300.00 feet, South 7*00'00" West 300.00 feet, South 38*00'00" East 300.00 feet, North 66*00'00" East 300.00 feet, South 24*00'00" East 410.00 feet, South 15*00'00" West 460.00 feet, South 75*00'00" East 280.00 feet, South 11*00'00" West 700.00 feet, and North 54*13'33" East 742.49 feet to a point in the easterly line of said Lot 7, distant thereon NORTH 2550.00 feet from the southeast corner of said Lot 7; thence NORTH along said easterly line of Lot 7 a distance of 1850.98 feet to the northeast corner of said Lot 7, thence North 52*31'25" West 2786.76 feet along the northerly line of said Lot 7 to the northwest corner of said Lot 7, thence SOUTH along the westerly line of said Lot 7 3496.54 feet to the True Point of Beginning; and that portion of Lot 82 described as follows:

Beginning at a point in the westerly line of said Lot 82 which is 2200 feet NORTH of the southwest corner of said Lot 82, thence North 40*00'00" East to the mean high tide line of the sea, thence in a westerly direction along the mean high tide line of the sea to the westerly line of Lot 82, thence SOUTH to the point of beginning.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.110 Intent.

This land use district is established to allow low intensity recreational use and enjoyment of the islands' resources while emphasizing preservation, protection and careful management of these resources. This district also recognizes a limited number of more intense visitor-serving uses in designated areas.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.120 Principal permitted uses.

A. The principal permitted use in the open space/conservation district is the conservation of the natural resources together with low-intensity recreational uses which are compatible with resource protection.

B. Property in the open space/conservation district may be used for the following district-wide uses:

- Beaches and associated passive recreation uses.
- Campgrounds, primitive.
- Range management activities necessary for the maintenance and restoration of biotic and habitat communities; such activities shall include the grazing of buffalo (Bison bison) at numbers which will not adversely affect the biota and regulating the numbers of goats and other herbivores to reduce their impact on native vegetation.
- Riding and hiking trails, excluding trails for motor vehicles.
- Watershed, water recharge and percolation areas.
- Wildlife, nature, forest and marine preserves and sanctuaries.

C. Property in the geographic areas listed below may also be used for the following resource compatible uses:

1. Airport Hub—LACA Lot 71
   - Displays: interpretive and informational.
   - Restaurant.
2. Ben Weston Beach—LACA Lots 43 and 44
   - Parking area for primitive campground.
   - Picnic area.
3. Black Jack—LACA Lot 63
   - Campground, equestrian; 15 PAOT capacity; lower cost public use.
   - Campground, improved; 75 PAOT capacity; lower cost public use.

4. Buffalo Corral—LACA Lot 84
   - Campground, equestrian; 25 PAOT capacity.
5. Buttonshell Beach—LACA Lot 65
   - Pier, docks and similar facilities.
   - Youth camp with related upland support facilities listed in Section 22.46.130; 450 PAOT capacity.
6. Cherry Cove/Valley—LACA Lot 98
   - Pier, docks and similar facilities.
   - Youth camp with related upland support facilities listed in Section 22.46.130; 375 PAOT capacity.
7. Cottonwood Cove—LACA Lot 58
   - Interpretive signs and displays.
8. Eagle's Nest—LACA Lot 42
   - Campground, improved; 20 PAOT capacity; lower cost public use.
   - Picnic area.
9. Gallagher Beach—LACA Lot 17
   - Pier, docks and similar facilities.
   - Youth camp with related upland support facilities listed in Section 22.46.130; 210 PAOT capacity.
10. Little Geiger Cove—LACA Lot 98
    - Yacht club with upland support facilities for recreational boating listed in Section 22.46.130.
11. Little Gibraltar Harbor (Steadman Cove)—LACA Lot 67
    - Youth camp with related upland support facilities listed in Section 22.46.130; 27 PAOT capacity.
12. Little Harbor—LACA Lot 59
    - Campground, equestrian; 15 PAOT capacity.
    - Campground, improved; 200 PAOT capacity; lower cost public use.
13. Middle Ranch—LACA Lots 39, 40 and 41
    - Crops: field, tree, bush, berry and row, including native plant nursery stock.
    - Field station for scientific research.

- Raising, grazing, breeding and training of cattle, horses and other equine, including the supplementary feeding of such animals, provided that such grazing is not a part of nor conducted in conjunction with any dairy, livestock feed yard or livestock sales yard located on the same premises.
- Ranch.
- Riding academies and stables with the boarding of horses.

14. Parson's Landing—LACA Lot 100
    - Campground, improved; 200 PAOT capacity; lower cost public use.
15. Rancho Escondido—LACA Lot 60
    - Museum for display of Santa Catalina Island artifacts.
    - Raising, grazing, breeding and training of cattle, horses and other equine, including the supplementary feeding of such animals, provided that such grazing is not a part of nor conducted in conjunction with any dairy, livestock feed yard or livestock sales yard located on the same premises.
    - Ranch.
    - Riding academies and stables with the boarding of horses.
16. Ripper's Cove—LACA Lot 82
    - Day use activities.
    - Interpretive displays and signs.
17. Shark Harbor—LACA Lot 59
    - Campground, primitive; 20 PAOT capacity.
    - Parking area.
18. Starlight Beach—LACA Lot 104
    - Campground, primitive; 10 PAOT capacity; boat-in facility.
    - Interpretive displays and signs associated with the marine park.
19. Echo Lake—LACA Lots 63, 66 and 69 (listed as Swain's Canyon in LUP)
    - Memorial grove consisting of Santa Catalina Island endemic plants.
20. Toyon Cove—LACA Lot 52
    - Educational, recreational and/or conference facility for overnight use; 300 PAOT capacity.
    - Pier, docks and similar facilities.

— Water taxi support facility.

21. Toyon/Haypress Junction—LACA Lots 16, 18 and 19

— Arboretum or horticultural garden.

— Campground, improved; 100 PAOT capacity; lower cost public use.

— Entry gate kiosk.

— Interpretive displays and signs.

— Ranger station.

— Visitor center, 1,000 square feet floor area maximum.

22. Johnson's Landing—LACA Lot 100

— Youth camp with related upland support facilities listed in Section 22.46.130; 375 PAOT total capacity combined with Lot 99.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.130 Accessory uses.

Property in the Open Space/Conservation district may be used for the following:

— Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.

— Accessory uses and facilities incidental to equestrian campgrounds include, but are not limited to, corrals, tie-ups and water troughs for horses as well as improved campground facilities for riders and other similar facilities.

— Accessory uses and facilities incidental to improved campgrounds include, but are not limited to, authorized fire rings, graded road access, privies or water-operated toilets, cleared tent spaces, tables, interpretive and informational signs, drinking water, group camping areas and trash receptacles and other similar facilities.

— Accessory uses and facilities incidental to lodges, hotels or inns include, but are not limited to, bars, cafes, cocktail lounges, dining rooms, gift shops, restaurants, housing for lodge employees and visitor-serving retail.

— Accessory uses and facilities incidental to passive recreation uses include, but are not limited to, nature observation, photography, sunbathing and other similar uses.

— Accessory uses and facilities incidental to primitive campgrounds include, but are not limited to, authorized fire rings, trail access, limited vegetation removal, privies, small cleared sleeping areas and interpretive and informational signs and other similar facilities.

— Accessory uses and facilities incidental to yacht club upland support facilities include, but are not limited to:

- Active recreation facilities such as sand volleyball courts and swimming docks.
- Chemical toilets maintained in accordance with Chapter 11.38 of Title 11 of the Los Angeles County Code.
- Decks or platforms not more than 30 inches above grade with less than 400 square feet in area.
- Flag poles under 15 feet in height.
- Pergolas and other shade-providing structures with less than 400 square feet in area.
- Picnic areas including tables and outdoor cooking facilities.
- Improved campgrounds.
- Storage sheds having an area of less than 120 square feet.

— Accessory uses and facilities incidental to youth camp or educational institution upland support facilities include:

- Administration offices; camp supplies sales, craft shops, infirmaries and other similar ancillary facilities.
- Educational and recreational activities and facilities.
- Residential uses including tent platforms, dormitories for campers and staff, camp director's dwelling unit and caretaker's dwelling unit; dining and service/maintenance areas and buildings.
- Water-related sports facilities.

— Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.

— Building materials, storage of, used in the construction of a building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

— Signs.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.140 Uses subject to director's review and approval.

If site plans are first submitted to and approved by the director, property in the open space/conservation district may be used for the following uses:

A. District-wide.

- Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.
- Maintenance and minor expansion of existing facilities permitted in the open space/conservation district provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.
- Privies.
- Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the planning director. An extension, not to exceed an additional 12 months, may be granted if the director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the actual construction or work site unless the director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.
- Youth camps, increased capacities; as provided in Section 22.46.160 (G).

B. In addition to the uses listed in subsection (A) of this section, property in the following areas may also be used for the following uses specified for each of the following areas:

1. Airport Hub—LACA Lot 71

   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
   - Lodge, hotel or inn including associated commercial services; 50 guest room maximum.
   - Youth hostel.

2. Black Jack—LACA Lot 63
   - Ranger station.
3. Eagle's Nest—LACA Lot 42
   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
   - Lodge, hotel or inn including associated commercial services; 50 guest room maximum.
4. Little Harbor—LACA Lot 59
   - Ranger station and dwelling units for campground and range management personnel.
5. Middle Ranch—LACA Lot 39, 40 and 41
   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
   - Lodge, hotel or inn including associated commercial services; 50 guest room maximum.
   - Noncommercial rooming house for scientists, interns and guests.
6. Rancho Escondido—LACA Lot 60
   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
   - Dwelling units for the property owner.
   - Lodge, hotel or inn including associated commercial services; 50 guest room maximum.
   - Rodeos and similar special events.
7. Toyon/Haypress Junction—LACA Lots 16, 18 and 19
   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.

- Parking area.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.150 Uses subject to additional permits.

Property in the open space/conservation district may be used for:

A. The following uses in the areas specified, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of the permit for:

1. District-wide.

   — Borrow pits, provided the excavation does not cause adverse impacts on the environment and that the excavated material is used within the land use district and not sold for commercial purposes.

   — Buildings, nonresidential, exceeding 400 square feet in floor area.

   — Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.

   — Educational and scientific research facilities.

   — Electric distribution and transmission substations, including microwave facilities used in conjunction therewith.

   — Flood control facilities.

   — Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.

   — Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.

   — Telephone repeater stations.

   — Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water, including water reclamation and desalinization facilities.

2. In addition to the uses listed in subsection (A)(1) of this section, a conditional use permit may be applied for the uses specified in each of the following areas:

   (a) Airport Hub—LACA Lot 71

      — Airport, and associated aircraft and passenger services, with a maximum capacity of 400 planes to be accommodated overnight.

   (b) Well's Beach Uplands—LACA Lot 97

      — Waste disposal facility.

B. The following uses provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

— Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.160 Development standards.

In addition to the standards applicable to all property on Santa Catalina Island, the following apply specifically to the open space/conservation district:

A. Campgrounds.

— Campground designation for lower cost public use shall be available to all members of the general public, irrespective of group affiliation. A user fee shall be established to accommodate persons of lower income (80 percent or below median income of Los Angeles County); this fee may be modified annually based on changes in the consumer price index or other similar economic indicator for the Los Angeles metropolitan area.

— The PAOT capacities, which refer to persons staying overnight, for the campgrounds in this district may be exceeded no more than five days in any 30 day period subject to the approval of the department of parks and recreation and the Santa Catalina Island conservancy. Such approval shall be granted when findings are made that the use will not adversely affect public health, safety or the environmental resources of the area.

B. Day-use only areas shall be restricted to use beginning one hour before sunrise and ending one hour after sunset. No overnight camping or other nighttime uses are allowed.

C. Dwelling units for employees shall be limited to the existing units at each site unless the planning director verifies a need for additional housing for essential on-site staff and finds that any additional dwelling units will not adversely affect the environment. The director may approve up to five additional units over those existing in August 1989 as a use subject to director's review, based on a verified need for essential on-site staff, available water and conformity with the resource provisions of this plan.

D. Fencing to protect plant and animal habitats shall be designed to assure continued access along designated trails and roads.

E. Lodges shall have an architectural style that achieves a rustic appearance through the use of rough-sawn wood, stonework, masonry, rough-finished plaster or similar exterior finishes which are compatible with a rural setting. The architectural style of the lodges, which shall not exceed a height of 35 feet, shall be compatible with the rural environment and existing buildings. A

user fee shall be established to accommodate persons of low or moderate income (120 percent or below median income of Los Angeles County); this fee may be modified annually based on changes in the consumer price index or other similar economic indicator for the Los Angeles metropolitan area.

F. Upland shoreline lease area support facilities.

— Development shall be located a minimum of 150 feet from the mean high tide line; if this standard is impractical because of topography or other environmental constraints, the director may allow development to within 25 feet of the mean tide line or the inland extent of any beach, whichever is greater.

— Development shall be sited to be compatible with the public use of the beach or shoreline by preserving sufficient areas for public access and recreation.

— No structure shall be allowed on hillsides having a slope exceeding 30 percent.

— On hillsides having a slope exceeding 15 percent, all graded areas shall be planted and maintained for erosion control and visual enhancement purposes to screen or soften the visual impact of any cut and fill slopes. In addition, grading plans shall be revised to reduce visible height of cuts and fills and changes in cove geometry.

G. Youth camp PAOT capacities for each site may be expanded if there is a verified need, if there are no adverse impacts on the island's resources and if the expansion would not require a substantial increase in water usage that would adversely impact the island's water supply. Such requests to increase youth camp capacities shall be accompanied by a master plan as described in subsection (H) of Section 22.46.550 and shall be subject to review and approval of the planning director.

H. Ben Weston Beach—LACA Lots 43 and 44.

— Campground, primitive; 50 PAOT capacity; lower cost public use.

— The sensitive sand dune plant community shall be protected by prohibiting all development within the sand dunes and other measures as may be necessary including, but not limited to fencing or erecting signs along the periphery of the dune area informing people that the dunes are not to be entered.

— The parking area shall be located at least 250 feet from the mean high tide line.

I. Cottonwood Canyon—LACA Lots 59, 60, 61, 62 and 69.

— Any development between 100 and 250 feet of the edge of the riparian vegetation shall mitigate possible adverse effects such as siltation, run-off and pollution.

— There shall be no new development, except water wells developed in conformance with Sections 22.46.470 and 22.46.730; within 100 feet of the edge of riparian vegetation.

J. Cottonwood Cove—LACA Lot 58.

— Use of this area shall be restricted to daylight hours only.

K. Rancho Escondido—LACA Lot 60; Middle Ranch—LACA Lots 39, 40 and 41.

— Agricultural operations shall not exceed 200 acres at any one time for LACA Lots 39, 40 and 60 combined.

L. Sweetwater Canyon—LACA Lots 42, 43, 44, 45 and 46

— There shall be no new development, except water wells developed in conformance with Sections 22.46.470 and 22.46.730, within 100 feet of the edge of riparian vegetation.

— Any development between 100 and 250 feet of the edge of the riparian vegetation shall mitigate possible adverse effects such as siltation, run-off and pollution.

M. Goat Harbor—LACA Lot 67.

— Campground, primitive; 10 PAOT capacity; boat-in facility.

N. Italian Gardens—LACA Lot 65.

— Campground, primitive; 10 PAOT capacity; boat-in facility.

O. Willow Cove—LACA Lot 52.

— Campground, primitive; 10 PAOT capacity; boat-in facility.

P. All off-shore rocks and islets.

— Restricted to use as marine preserves and/or maintained for scientific research and education.

— Uses requiring a director's review and approval or a conditional use permit listed in Section 22.46.140 and Section 22.46.150 (A)(1) are allowed only if they are compatible with the marine preserve designation.

Q. State jurisdiction in specified area.

— Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal

Commission. Such development which extends landward of the mean high tide line also requires the approval of the county of Los Angeles.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.170 Legal description—Two Harbors Resort Village district.

Lots 88 and 89 of LACA Map No. 59.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.180 Intent.

The Two Harbors Resort Village land use district is established to provide a planned service resort community that contains the commercial, marine and public services and facilities for tourists, recreational boaters, campers, residents, support/service employees and persons associated with marine education and scientific research. This district also recognizes the function of Two Harbors as a main entry point to Santa Catalina Island. The ultimate use in the Two Harbors Resort Village district is a planned mixed-use community. Within the district are specified subdistricts which provide the necessary locations and uses to implement a planned community. The majority of development will occur after compliance with the detailed requirements of Section 22.46.220.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.190 Principal permitted uses.

A. Property in the Two Harbors Resort Village district may be used for the following district-wide uses:

— Roads, pedestrian walkways and other accessways.

B. Property in the subdistricts listed below may be used for the following planned community uses specified for each of the subdistricts, provided the required information, standards, conditions and procedures, with the exception of filing a conditional use permit, contained in Section 22.46.220 (A) are submitted with the development application:

1. Conservation/recreation.

— Beaches and associated active recreation uses.

— Pier, docks and similar facilities.

— Range management activities necessary for the maintenance and restoration of biotic and habitat communities.

— Recreational boating facilities including rental, storage and maintenance of boats, canoes, etc.

— Riding and hiking trails, excluding trails for motor vehicles.

— Watershed, water recharge and percolation areas.

— Wildlife, nature, forest and marine preserves and sanctuaries.

2. Open space/recreation.

   (a) Campground/hostel.

      — Beaches and associated active recreation uses.

      — Campgrounds, improved; 200 PAOT total capacity; Little Fisherman's Cove is designated lower cost public use.

      — Picnic areas.

      — Riding and hiking trails, excluding trails for motor vehicles.

      — Youth hostels; 150 PAOT total capacity.

   (b) Recreational boating.

      — Beaches and associated active recreation uses.

      — Docks and similar facilities.

      — Recreational boating facilities including rental, storage and maintenance of boats, canoes, etc.

   (c) Boat storage/launch area.

      — Launching apparatus, including ramps.

      — Piers, docks and similar facilities.

3. View corridor.

   — Arboretum and horticultural gardens.

   — Athletic fields.

   — Beaches and associated active recreation uses.

   — Comfort stations including accessory shower and laundry facilities.

   — Historical monuments and cultural heritage sites.

   — Parks, public places or squares and playgrounds with appurtenant facilities.

   — Piers, docks and similar facilities.

   — Riding and hiking trails, excluding trails for motor vehicles.

   — Wildlife, nature, forest and marine preserves and sanctuaries.

4. Resort/commercial.

(a) Lodges/inns.

— Lodges, hotels or inns and associated commercial services including gift shops, restaurants and bars; 500 guest rooms maximum.

(b) Commercial.

— Commercial services.

— Offices, business and professional.

— Retail stores.

(c) Marine commercial.

— Bait shops.

— Fishing equipment sales, rental and repair.

— Marine equipment, parts and accessories.

5. Residential.

— Apartment houses.

— Mobilehome parks.

— Residences, single-family.

— Residences, two-family.

— Townhouses.

6. Industrial/transportation.

— Barge ramp.

— Piers, docks and similar facilities.

— Transportation center including bus station, vehicle parking, vehicle repair and taxi stand.

7. Utilities/services.

— Electric distribution and transmission substation, including microwave facility used in conjunction therewith.

— Public works, corporate and utility maintenance and repair shops and storage yards.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.200 Accessory Uses.

Property in the Two Harbors Resort Village district may be used for the following:

— Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.

— Accessory uses and facilities associated with active recreation uses include, but are not limited to, passive recreation uses, picnic tables, sand volleyball courts, swimming docks and other similar facilities.

— Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.

— Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

— Signs.

— Yacht club upland support facilities include the same uses listed in Section 22.46.130.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.210 Uses subject to director's review and approval.

If site plans are first submitted to and approved by the director, property in the Two Harbors Resort Village district may be used for the following uses:

— Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.

— Maintenance and minor expansion of existing facilities permitted in the Two Harbors Resort Village district, provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.

— Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the planning director. An extension, not to exceed an additional 12 months, may be granted if the director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the actual construction or work site unless the director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.220 Uses subject to additional permits.

Property in the Two Harbors Resort Village district may be used for:

A. The uses listed in subsection (B) of this section for each of the specified land use categories, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56 and while such permit is in full force and effect in conformity with the conditions of the permit. Exemption provisions contained in Section 22.56.215 (C) shall not apply. In addition to the requirements of Part 1 of Chapter 22.56, the permit shall also be subject to all of the following provisions:

1. Access Requirements. In order to provide continued public access, retain open spaces for recreation uses and allow interim development as described in subsection (A)(4), the property owner, lease holder, or other such person who proposes development within the Two Harbors Resort Village district shall comply with either the access dedication/reservation criteria contained in Sections 22.46.650 through 22.46.700 or the development agreement provisions listed below:

(a) Prior to any new development, an application for a development agreement shall be filed pursuant to Part 4 of Chapter 22.16 of this code. Construction of such development may not commence nor shall land division maps or waivers be filed in the office of the County Recorder until the executed development agreement is recorded and the ordinance approving said agreement is effective. Such ordinance shall not become effective until it has been certified by the Coastal Commission as an amendment to the LCP.

(b) In addition to the requirements of Sections 22.16.320 and 22.16.330, the development agreement shall contain a map, drawn to a scale of 1" = 200' or larger showing:

(i) The location and width of all accessways, beaches, recreation areas and open spaces which are currently available to the public; and

(ii) The location, floor area, height, use, and, where applicable, the occupant load of all existing and proposed structures.

(c) The development agreement shall also contain a guarantee that the public will have the right to enter on and use the land identified in the map required by Subsection (i) above for recreational and open space uses. The owner, lease-holder or facility operator shall have the right to charge and impose reasonable fees for such entry and use and to impose reasonable conditions, limitations and restrictions

that are necessary for the management and protection of the land; however, such actions shall not unduly or unreasonably impair the public entry and use of the land.

2. Design Review. Architectural renderings and plans shall be submitted for review and approval by the county. Such materials shall include perspective drawings which show the visual impact on the area in general, with particular emphasis on the view corridor. In the design review process, the county shall ensure that the architectural style is compatible in scale and design with the natural features and existing approved development. The design review process shall also ensure that the project complies with relevant development standards contained in Section 22.46.230.

3. Tentative Division of Land Map. A tentative map shall be filed when required by Title 21 of this code. When a tentative map is not required, a plot plan shall be filed indicating the precise location, width and type of improvements for streets and pedestrian walks, and shall also indicate the use, location, size and height of all structures. The tentative map or plot plan shall also show the precise location of the boundary lines of all land use categories listed in subsection (B) which are contained in the proposed development; the area of each category shall also be calculated and shown on the plan.

4. Conditions Precedent to Development. In order to adequately assess and mitigate the impacts associated with proposed development at Two Harbors, the materials and information contained in this subsection (A)(4) shall be submitted to and approved by the county as part of the coastal development permit process prior to issuing permits for new construction. However, interim development which does not exceed the following amounts is exempt from this requirement, except that any interim development within the watershed of Catalina Harbor shall comply with subsection (b) below. Interim development shall be approved only if the director finds that the development will not reduce access to the beach and shoreline that is presently available to the general public and it shall not prejudice the county's ability to develop the access and open space areas of the plan, develop a circulation plan, preserve Catalina Harbor, reduce incompatible development or otherwise carry out the LUP in Two Harbors.

   — 20 resort dwelling units, 40 support (employee) dwelling units or any combination of the two not exceeding 40 units.

   — 2,000 square feet of commercial floor area.

   — 30 hostel beds, 50 PAOT campground and 80 lodge/inn rooms.

— Removal of existing nonconforming structures and relocation/reconstruction of such structures in authorized land use categories. The floor area of the relocated or reconstructed structures may be 25 percent greater than the floor area of the existing nonconforming structure.

The reports and studies required by this subsection should be scaled to the amount and intensity of development proposed; additional supplemental reports shall be required as applications for subsequent development are submitted. Required actions or mitigation measures suggested by these studies and approved by the county shall be made conditions of approval of the coastal development permit. Except that the Catalina Harbor study shall be required only when development is proposed in any areas which drain into said harbor.

(a) Bicycle and Pedestrian Circulation. A bicycle and pedestrian circulation plan shall be prepared which shows the location and design of bikeways and pedestrian walkways providing access to the Two Harbors area. This plan shall comply with applicable access and circulation provisions of Sections 22.46.580 through 22.46.700 of this specific plan.

(b) Catalina Harbor. A formal study of the marine resources in Catalina Harbor shall be completed prior to commencement of the development of any areas which drain into Catalina Harbor. The general objectives and outline of the study shall be designed to accomplish the goals outlined in Appendix C, "A Study of the Marine Environment of Catalina Harbor, Santa Catalina Island, California, with Reference to a Proposed Residential-Recreational Development." The study shall establish criteria to guide construction and grading in a manner which protects the Catalina Harbor marine habitat. This study will identify appropriate mitigation measures, establish an impact monitoring program and determine under what circumstances harbor dredging can occur in order to maintain existing boat moorings while safeguarding the viability of the unique mudbottom habitat.

(c) Existing Incompatible Development. The developer shall submit a schedule/plan which shows how existing development which is incompatible with the certified land use plan will be phased out as new development occurs. Development is considered incompatible if it is located in areas shown on the Two Harbors land use plan where the particular land use category does not permit the existing use; existing uses and structures which do not conform to applicable development standards are considered incompatible. Existing

incompatible residential development shall not be removed until adequate compatible residential development has been completed and is available for occupancy. For the purposes of this subsection, the Old Union Army Barracks or the Banning Residence and Cottages are not considered incompatible development.

(d) Open Space. Appropriate areas designated as view-corridor and conservation/recreation on Maps 13A and 13B shall be identified on the tentative map or plot plan as reserved for public access or, in the hillside conservation recreation area, reserved for view and habitat protection. Reservation of the right of public access to these shoreline and trails areas and other open space areas shall be made a condition of approval of development. If the development is planned in phases, it shall be designed so that each successive phase will contain sufficient amounts of open space in the view corridor and conservation/recreation categories that is found to be necessary, pursuant to Sections 22.46.650 through 22.46.670 to mitigate the impacts associated with the development which is being considered by that particular phase. Beach and road areas currently in use by the general public shall be included in initial dedications or protected by interim agreements so that no development reduces areas open to the general public. Such reservation shall be secured in accordance with the procedures contained in Section 22.46.680 and shall be by public dedication, establishment of a maintenance district or other means satisfactory to the planning director, to insure the permanent reservation of and, where appropriate, perpetual maintenance of the areas. If the development is determined to be a subdivision, open space areas shall be so identified by appropriate notation on the final map or by separate instrument in conjunction with a parcel map, or grant of waiver and certificate of compliance. The reservation of open space and public access shall be in an amount and utilize such methods (e.g., trails, roadway corridors, view and habitat protection areas, areas designated for density transfer, geologically unstable areas, etc.) which the county finds are necessary to maintain existing beach, road and recreation areas, to provide sufficient public areas for recreation, to carry out the purposes of the plan for concentration of development and other purposes to serve the proposed medium density community and major tourist attraction.

(e) Operation and Maintenance Expenses. A report discussing the methods of financing the continued operation and maintenance of open space areas, streets and other similar facilities shall be prepared by the developer. In addition, the report shall review alternative programs to finance station facilities, equipment and

staffing for fire and sheriff protection, emergency medical services and other urban services including library, sanitation, etc. shall be evaluated. Such programs may include benefit assessment districts, subdivision extractions and other development surcharges. Prior to commencement of development in the Isthmus/Two Harbors area, an appropriate financing mechanism shall be formulated and implemented so that necessary services will be available as development takes place. This program shall be adopted as an amendment to the specific plan.

(f) Landscaping. A plan for landscaping all open areas including the view corridor shall be prepared by a licensed landscape architect. Such plans shall preserve existing trees and native vegetation when possible. Plant materials shall be used to integrate the manmade and natural environments, to screen or soften visual impacts of new developments and to provide diversity within developed areas. The landscaping plan shall be adopted as an amendment to the specific plan.

(g) School Site. The developer shall provide a 3 1/2 acre school site for the Long Beach Unified School District in the area shown on Map #13A in Appendix D or other suitable alternative site approved by the school district and planning director, when the district finds that such site is required to serve the educational needs of the Two Harbors area. The school site and the timing of the dedication shall be subject to approval by the Long Beach Unified School District and shall be adopted as an amendment to the specific plan.

(h) Signs. A sign program shall be prepared by the developer which recognizes the pedestrian orientation and architectural style of the Two Harbors area. This program shall be sufficiently detailed to regulate the size, amount, height, spacing, lighting and types of signs allowed for commercial, directional and interpretive uses. The guiding principles of the sign program are that signs should be small, few in number, unlighted or of low intensity lighting and designed to be compatible with the surrounding development. The sign program shall be adopted as an amendment to the specific plan.

(i) Transportation. A study shall be prepared by a traffic engineer which investigates the need for additional or improved transportation facilities between Avalon and Two Harbors. If the study indicates there is a need for enhanced access between the two communities, the possibility of improving Airport Road and Empire Landing Road to provide better access for emergency vehicles and to reduce traffic through Middle Canyon and other hiking areas should be evaluated.

Such study should investigate alternate modes of transportation including, but not limited to, high occupancy motor vehicles, water transportation and helicopters. The study should also focus on ways to reduce the traffic between Two Harbors and, thus, reduce the need for additional roads in the interior of the island. The study shall make recommendations for improving the transportation linkages between Avalon and Two Harbors. Development at Two Harbors will be contingent upon the certification of an amendment to the specific plan containing a transportation plan and phased implementation of necessary transportation improvements.

(j) Vehicle Control. A vehicle control ordinance shall be prepared by the developer which regulates the type, size and number of vehicles allowed in the Two Harbors area. The use of motor vehicles shall be minimized and shall be limited to emergency, service, group and public transportation uses. Residents shall be permitted one golf cart or similar small vehicle per dwelling unit. The provisions of this ordinance shall also address parking requirements for private "golf cart" type vehicles, service vehicles and transit vehicles. The ordinance shall be submitted to the county for review and certified as an amendment to the specific plan. Additional motor vehicles associated with new uses shall be regulated through the coastal development permit process until the permanent ordinance regulating vehicles is adopted.

(k) Water and Utility. A water, waste disposal and utility service availability report shall be prepared by the developer that is consistent with the requirements of Sections 22.46.720, 22.46.730, 22.46.740, and 22.46.750. Prior to development, except as provided under the interim development standards of this plan, the detailed water, utility and waste disposal plan consistent with Section 13511 of the California Code of Regulations shall be certified as an amendment to the specific plan.

5. Development Potential and Phasing Schedule. The maximum allowable development in the Two Harbors area shall be limited to the following area and capacity amounts and shall be developed according to the phasing schedule contained in this subsection.

(a) Land Use Category Area Restrictions.

(i)

Category	Area
Campground/Hostel	18 acres
View Corridor/Public Use	56 acres

Lodge/Inn	13 acres
Commercial	3 acres
Marine Commercial/Recreational Boating	6 acres
Residential	128 acres
Transportation Center	5 acres
Utilities/Services	11 acres
	240 acres

(ii) If portions of the 128 residential acres are found not to be developable, dwelling units may be transferred to three designated receiver areas shown on Map #14B in Appendix D provided that development does not occur on the donor areas and the total number of residential acres remains 128. Development in donor areas shall be prohibited by placing a note on the land division map dedicating construction rights to the county or by such other method approved by the planning director that prevents development in the donor areas.

(b) Residential and Commercial Capacities.

(i)

Category	Capacity
Maximum resort dwelling units	2,000
Maximum employee dwelling units	650
Total transient visitor-serving units	200 campground PAOT 500 hotel rooms 150 hostel beds
Total commercial square footage (gross floor area within buildings; including marine commercial)	80,000

(ii) The 650 employee dwelling units may be exceeded, but only if the number of resort dwelling units is reduced by the same number. The employee dwelling units shall be reserved for persons, including their immediate families, employed and deriving a major portion of their income on Santa Catalina Island. The term "employee housing" is used here in the same context as "support housing" is used in the LUP; "resort housing" refers to dwelling units that are not reserved for any special group of persons but are available to anyone.

(c) Resort Residential-Visitor Serving Accommodations Phasing Schedule.

(i) The following phasing schedule indicates the amounts of visitor-serving facilities that must be provided as the quarterly buildout thresholds are reached; this schedule does not imply that the resort residential development is required to be built in four equal phases:

Resort Residential	Visitor-serving PAOT (cumulative minimum)
25% Buildout (500 units)	38 hostel beds, 50 new PAOT campground capacity, 125 lodge/inn rooms.
50% Buildout (1,000 units)	75 hostel beds, 100 new PAOT campground capacity, 250 lodge/inn rooms.
75% Buildout (1,500 units)	113 hostel beds, 150 PAOT campground capacity, 375 lodge/inn rooms.
100% Buildout (2,000 units)	150 hostel beds, 200 PAOT campground capacity, 500 lodge/inn rooms.

(ii) The resort dwelling units authorized by this schedule may not be occupied until all of the corresponding visitor-serving accommodations are constructed and available for use.

B. Conditional use permit uses listed by land use category:

1. Conservation/Recreation.

— Residential uses in designated receiver areas subject to all applicable provisions pertaining to residential uses in this district.

— Yacht clubs with upland support facilities for recreational boating listed in Section 22.46.130.

2. Open Space/Recreation.

(a) Recreational Boating.

— Docks and similar facilities.

— Recreational boating facilities including rental, storage and maintenance of boats, canoes, etc.

(b) Boat Storage/Launch Area.

— Recreational boat storage yard including pigeon hole-type storage facility.

3. View Corridor.

— Amphitheater.

— Community center including administrative offices, information center and interpretive displays.

— School.

— Sewage pumping station.

— Visitor information and passenger ticketing and staging facility; located near the Isthmus Cove pier.

4. Resort/Commercial.

(a) Lodges/Inns.

— Campgrounds, 50 PAOT capacity as an interim use not considered as one of the campgrounds required by the phasing schedule.

(b) Commercial.

— Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

(c) Marine Commercial.

— Boat sales and service.

— Boat storage.

5. Residential.

— Density controlled developments.

6. Industrial/Transportation.

— Heliport.

— Seaplane landing and storage facility.

7. Utilities/Services.

— Storage tanks for natural gas, LPG or similar fuels necessary for the Two Harbors land use district.

— Water storage tanks and uses normal and appurtenant to the storage and distribution of water, including water reclamation and desalinization facilities.

— Wastewater treatment facilities including reclamation ponds.

8. District-wide.

— Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.

— Flood control facilities.

— Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.

— Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.

— Sewage pumpout stations for use by recreational boaters; one each serving Catalina Harbor and Isthmus Cove.

C. The following uses provided the specified permit has been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

— Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.230 Development standards.

A. In addition to the standards applicable to all property on Santa Catalina Island, the development standards contained in this subsection apply specifically to the Two Harbors Resort Village district. In lieu of the architectural features contained in subsections (B)(2) and (C), the developer may submit a comprehensive architectural concept plan that will implement the intent of this subsection. Such architectural concept plan shall be subject to the approval of the county and shall be based on a review of the intent provisions contained in subsection (B)(1) and the LUP, not the specific architectural features contained in subsections (B)(2) or (C). The concept plan shall contain design guidelines and specifications for architectural accents, building materials, colors, fences and walls, height limits, landscaping, paving materials, roof treatments, styles and surface materials. This plan shall be sufficiently detailed to allow the county to thoroughly evaluate new development proposals in the design review process. After review and approval by the county, such guidelines and specifications shall be certified as an amendment to the specific plan.

B. District-wide. These provisions shall apply to the entire district unless superceded by specific land use category standards which differ from these provisions.

1. Intent.

(a) Two Harbors will serve visitors as a major entry port to the island. In addition, it will be a medium density residential development with commercial and light industrial uses to serve the residents and visitors. The low-rise development will be harmonious with the terrain and

enhanced by landscaping. The view corridor will provide an open area for enhanced views of the harbors.

(b) The Two Harbors development will be clustered around an open public area. The village look will be enhanced by restricting motor vehicles and encouraging pedestrian traffic throughout the new development.

(c) A limited variety of architectural styles will be permitted in the new development. Large impermeable paving surfaces are discouraged and loose paving, defining more informal paths, is advocated. Materials, color and forms must actually express what they are and not imitate other materials (such as tin, tile, wood, sheet metal, etc.). The use of wood as the basic building material is encouraged to achieve an overall harmonious architectural theme. In this hilly country, roofs will often be seen from above; the form and color of roofs are important to the aesthetics of the development.

(d) These standards shall be applied to all development within the Two Harbors Resort Village district. Additional standards for individual land use categories are listed after the district wide standards. Illustrations and diagrams depicting examples of these standards are contained in Appendix F.

2. Architectural Features. These features are intended as guidelines rather than absolute standards. They are included as suggestions to achieve a sense of architectural continuity and design harmony in Two Harbors.

(a) Colors. Colors should be light in tone.

(b) Continuous Walls. All exterior walls should contain turns, angles, indentations, recessed or projecting window frames, planters, tile work, etc. to prevent monotonous unbroken surfaces.

(c) Paving Materials. Pedestrian paths, patios and driveways should be paved with brick, stone, shell, tile or individual concrete units separated by permeable spaces.

(d) Permitted Styles. Permitted styles should be limited; the following styles, termed Mediterranean, Victorian, and Stone Rustic are suggested. Each of these styles have suggested surface materials. In addition, each style has recommended architectural details.

— Victorian style has a painted wooden clapboarding for walls. Roof shall be fire resistant shingles.

— Mediterranean style has stucco or plaster walls. Roofs shall be of red clay tile.

— Stone Rustic style to have walls primarily of rough stone indigenous to Catalina but walls may have some exposed wood. Roofs shall be fire resistant shingles.

(e) Roof Angles. Pitched roofs are preferred; flat roofs may be used when designed for outdoor living space or roof gardens.

(f) Roof Material. Shingles of a natural color or clay tile of an approved color are permitted and shall be fire resistant.

(g) Surface Materials. Stone, stucco, and wood are permitted as dominant surface materials. Other materials may be permitted only when shown to be harmonious with the dominant prevailing surfaces and style.

3. Building Restrictions.

(a) Catalina Harbor. A 100 meter buffer zone shall be established around the perimeter of Catalina Harbor as shown on Map #13A in Appendix D. No new development shall be allowed within this buffer zone other than the land uses identified on the Two Harbors Land Use Map (Map #13A, Appendix D) and limited drainage control devices consistent with the hazard, marine and land environment policies of the LUP, provided that such devices cannot reasonably be located outside the buffer zone.

(b) Drainage Courses. Drainage courses shall be left in their natural state. No building shall be permitted within 20 feet of the bank of the drainage course. The drainage course bank is considered that portion of the land at the top of the slope rising up from the streambed or that portion outside of the 50-year flood hazard area as determined by a registered civil engineer. Any road or trail which crosses a drainage course shall be constructed so as to not interfere with the flow of water.

(c) Maximum Allowable Slopes. Development shall not occur on slopes of greater than 30 percent. Minor intrusions of 10 percent of the developable areas may be permitted in areas up to 40 percent slope provided development conforms to all other standards.

4. Site Design Requirements.

(a) Height Limits. Buildings shall not exceed 28 feet maximum height. Within 300 feet of mean high tide line, height will not exceed 14 feet.

(b) Landscaping. Landscaping shall be integrated into the design of each development and continuously maintained. Plant materials shall be selected from the list contained in Appendix A. Alternate materials, including non-native ornamental plants adapted to a summer drought

(Mediterranean) climate, may be used in areas developed with urban uses.

(c) Lot Area: 5,000 square feet.

(d) Lot Coverage: 50 percent.

(e) Lot Width: 50 feet.

(f) Parking. Parking requirements shall be based on the vehicle control ordinance prepared by the developer and approved by the county. In the absence of such an ordinance, the hearing officer shall determine the location and amount of parking spaces sufficient to accommodate residents, employees, customers and service vehicles.

(g) Rooftop Drainage. Buildings shall be designed in such a fashion that rainwater will be collected and funneled to a common location away from developed sites in order to prevent absorption into hillside expansive soils. Drainage plans shall be submitted to and approved by the Department of Public Works.

(h) Service Area Screening. Service areas shall have screen walls or combination landscaped berms and walls to screen the service area.

(i) View Protection. Residences and other structures shall be sited to take advantage of the view and shall be designed to minimize the obstruction of special views from a neighboring dwelling and views to the shoreline or of special geographic features from the view corridor, public roads and pedestrian walks.

5. State-Jurisdiction in Specified Areas

— Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal Commission. Such development which extends landward of the mean high tide line also requires the approval of the county of Los Angeles.

C. Land Use Categories. Where the specific standards for a particular land use category differ from the district-wide provisions, such standards shall supercede the district-wide provisions.

1. Conservation/Recreation.

— All new landscaping materials introduced in this area shall be plants native to Santa Catalina Island.

— Yacht club upland shoreline lease area support facilities shall comply with the same development standards as listed in Section 22.46.160 (F).

2. Campground/Hostels.
   - Little Fisherman's Cove campground shall comply with the provisions for lower cost public use facilities contained in Section 22.46.160 (A).
3. Recreational Boating.
   - Any new yacht club building shall have either wood, stone or stucco surface.
   - Building heights shall not exceed 14 feet if within 300 feet of the mean high tide line.
   - Yacht club upland shoreline lease area support facilities shall comply with the same development standards as listed in Section 22.46.160 (F).
4. Boat Storage/Launch Area.
   - Edges of boat storage areas shall use decorative walls, landscaping or berms for screening purposes.
5. View Corridor.
   - Fences. No fences shall be built except for non-view obscuring fences for security or safety. Open athletic fields are permitted in park.
   - Landscaping. Trees shall be planted to screen views of new development adjacent to the corridor. Landscaping materials within the view corridor shall consist of groundcover and low (under three feet in height) growing shrubs; trees shall be species that have narrow trunks and foliage generally above seven feet in height. Landscaping shall be designed and maintained to enhance the views within the corridor and shall not block views of the harbors.
   - Monuments. Monuments shall be ground level, consisting of a descriptive brass plate with a stone or concrete surround.
   - Park Furniture. Park furniture (benches, trash cans, tables) must be uniform throughout park.
   - Paving. Paving shall be constructed of small units, of stone, brick, rock, or concrete with permeable materials between each unit.
   - Siting and Location of Structures. As part of the permit process, a site plan for all new buildings proposed in the view corridor shall be developed that shows "buildings framing a broad public open space view corridor." Buildings shall be located consistent with this siting requirement.

- Visitor Information Center. A visitor information center shall be located near the edge of the pier. The long side of this building shall be perpendicular to the mean high tide line.

6. Lodges/Inns.
   - Lot coverage shall not exceed 70 percent.
   - 10 percent of net area shall be landscaped and maintained in good condition. Incidental walkways may be developed in landscaped area.
7. Commercial.
   - Coverage of a maximum of 90 percent of lot shall be permitted.
   - Service and delivery areas shall be indicated on the required plot plans; all commercial buildings shall provide for employee parking, service vehicle access and trash disposal areas. Enclosures for appropriate size refuse receptacles or compactors shall be provided on-site for each commercial establishment.
   - 10 percent of net area shall be landscaped and maintained in good condition. Incidental walkways may be developed in landscaped area.
8. Marine Commercial.
   - Boat yards need not be screened; however, if other yards or storage space exceeding 200 square feet in size are connected with the business, then the yard or storage space must be screened with landscaping. Development shall preserve views of the shoreline.
   - Lot coverage and landscaping requirements shall be the same as the commercial category in subsection (C)(7) above.
9. Residential.
   - Architectural Features. Factory-built, mobilehome, modular, pre-fabricated or similar type housing for employee dwelling units may have alternate architectural standards where the planning director finds that such units are screened and incorporate appropriate design features to integrate them with other residential development in the district. Reflective, glossy, polished and/or roll-formed type metal roofing or siding shall not be permitted.
   - Contours. All residential structures shall be built above the 10-foot contour line measured above the mean high tide line.
   - Density. Residential land uses to the east and west of the Catalina Harbor buffer zone as shown on Map #14A in Appendix D shall have a density of not more than 19.0 d.u./net acre. Other designated

residential areas shall have a density of not more than 22.0 d.u./net acre.

- Lighting. Exterior lighting for residential shall be indirect and incandescent.
- Lot Coverage. Maximum lot coverage shall be 50 percent. The floor area ratio for a lot or parcel of land shall not exceed 1.0.
- Privacy Walls and Fences. Residential walls shall be sited and designed to protect public views but shall be permitted for privacy, security and safety.
- Ridgeline Setbacks. No development will occur within 75 feet of major ridgelines as shown on Map #3 in Appendix D. This does not include roads and paths.
- Setbacks. Dwellings may be built with zero lot lines.

10. Industrial/Transportation.
    - A combination of decorative walls, earth berm and/or landscaping shall be placed around all sides of facilities. The berm and landscaping shall screen a minimum of 95 percent of the area enclosed.
    - All paved areas over 40 feet in width shall have a five-foot-wide landscaped buffer where such paved area adjoins a more restrictive land use category.
11. Utilities/Services.
    - All buildings shall be colored to be compatible with the naturally occurring colors of the landscape within a 500 foot radius of the structure.
    - All buildings shall be surrounded by a landscaped buffer 20 feet wide; the landscaping shall be similar to the size, type and density of vegetation located in a 1,000-foot-radius from the facility.
    - Screening of buildings, storage yards and maintenance areas shall be accomplished in a similar fashion as the industrial transportation category in subsection (C)(10) above.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.240 Legal description—Utility and industrial district.

Lots 1, 3 and 85 of LACA Map No. 59, and that portion of Lot 2 of Tract No. 8911 recorded in M.B. 118 3-4 bounded on the northwest by the easterly boundary of the City of Avalon and on all other sides by Lot 1 of said LACA Map No. 59.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.250 Intent.

This land use district is established to allow for the continuation of existing utility and industrial facilities as well as the siting of new industrial uses, utility services and necessary support facilities for the island. This district also encourages quarry operations which provide important mineral resources for use on the island and on the mainland.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.260 Principal permitted uses.

A. The principal permitted use in the utility and industrial district is utility/industrial use.

B. Property in the utilities and industrial district may be used for the following district-wide uses:

— Boat and mooring, maintenance and storage.

— Boat yards, including associated marine commercial services, storage and maintenance.

— Building materials and supplies, sales and storage.

— Desalinization operations for production of domestic water.

— Electric distribution and transmission substations and generating plants, including microwave facilities used in conjunction therewith.

— Piers, docks and similar facilities.

— Storage yards and buildings.

C. Property in the Pebbly Beach area (LACA Lots 1 and 3) may also be used for the following more intensive industrial and utility uses:

— Blacksmith shops.

— Bulk fuel storage.

— Commercial amphibian airplane facilities and heliports, and associated aircraft and passenger services, including food and beverage services.

— Contractor's equipment, yards and shops.

— Freight barge ramp, terminals and storage facilities.

— Lumber yards.

— Machine shops.

— Maintenance and service facilities.

— Refuse to energy facility.

— Rental yards.

— Sewage treatment plant.

— Truck and bus storage and maintenance facilities.

— Utility station for LPG gas distribution plant.

— Warehousing.

— Welding shops.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.270 Accessory uses.

Property in the utilities and industrial district may be used for the following:

— Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.

— Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.

— Signs.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.280 Uses subject to director's review and approval.

If site plans are first submitted to and approved by the director, property in the utilities and industrial district may be used for the following uses:

— Dwelling units for persons employed and deriving a major portion of their income on Santa Catalina Island, if occupied by such persons and their immediate families.

— Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.

— Information kiosk and/or display.

— Maintenance and minor expansion of existing facilities permitted in the utilities and industrial district provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.

— Restaurants.

— Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for

an extension has been submitted to and granted by the planning director. An extension, not to exceed an additional 12 months, may be granted if the director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the actual construction or work site unless the director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.290 Uses subject to additional permits.

Property in the utilities and industrial district may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56 and while such permit is in full force and effect in conformity with the conditions of the permit for:

1. District-wide.

   — Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.

   — Educational and scientific research facilities.

   — Flood control facilities.

   — Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.

   — Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.

   — Water tanks, wells and any use normal and appurtenant to the storage and distribution of water.

   — Waste disposal facilities.

2. Pebbly Beach.

   — Breakwater, if required to serve a coastal dependent use or to protect existing structures from erosion.

   — Heliport.

   — Sea plane landing ramp.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

— Surface mining operations, as provided in Part 9 of Chapter 22.56 of Title 22 of the Los Angeles County Code.

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.300 Development standards.

In addition to the standards applicable to all property on Santa Catalina Island, the following apply specifically to the utilities and industrial district:

A. Dwelling units for employees.

— These shall be limited to those existing in August 1989, plus new units creating a total of 15 units at Empire Landing and 35 units at Pebbly Beach unless the planning director verifies a need for additional housing for essential staff and finds that any additional dwelling units will not adversely affect the environment. However, in no case shall the director approve additional units which would total more than 20 units at Empire Landing and 40 units at Pebbly Beach. Employee dwelling units shall be subject to the development standards, except for the density, in Section 22.46.370.

B. Outside storage.

— Comply with the requirements of Part 7 of Chapter 22.52, except that storage area fences and/or walls between the first public road and the sea shall allow views of the shoreline and geographic features through and around the fences and/or walls.

C. Parking.

— One vehicle parking space per dwelling unit.

— Parking requirements for non-residential uses are to be determined by the hearing officer in an amount sufficient to accommodate employee, customer and service vehicles.

D. Public shoreline access.

— Appropriate signs and facilities to protect public safety in active quarry and industrial areas shall be specified in all plans for new development.

— No fences or structures reducing existing access from the road to the beach shall be constructed except where necessary to protect public safety.

E. Perdition and Spouting Caves (west side of LACA Lot 85 southeast of Blue Cavern Point).

— Any development within 250 feet of this area shall be evaluated by a marine biologist to determine the impacts on the marine resources. Mitigation measures shall be imposed on development to ensure that there is no damage to the resources.

F. State jurisdiction in specified areas.

— Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal Commission. Such development which extends landward of the mean high tide line also requires the approval of the county of Los Angeles.

G. Replacement housing.

— Prior to the removal of any low/moderate income housing from this district, the same number of units of replacement low/moderate income housing shall be constructed in Avalon Canyon.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.310 Legal description—Avalon Canyon resort and recreation district.

Lots 8, 9, the unincorporated portion of Lot 14, and the northerly portion of Lot 7 of LACA Map No. 59, said northerly portion of Lot 7 which is more particularly described as follows:

Beginning at the southwest comer of said Lot 7, thence NORTH along the westerly line of said Lot 7 a distance of 2600.00 feet to the True Point of Beginning, thence EAST 280.00 feet, NORTH 420.00 feet, EAST 250.00 feet, South 52*00'00", East 220.00 feet, North 38°00'00", East 250.00 feet, North 20°00'00", West 800.00 feet, North 20*00'00" East 400.00 feet, South 70°00'00", East 300.00 feet, South 7°00'00", West 300.00 feet, South 38°00'00", East 300.00 feet, North 66*00'00", East 300.00 feet, South 24°00'00", East 410.00 feet, South 15°00'00", West 460.00 feet, South 75°00'00", East 280.00 feet, South 11°00'00", West 700.00 feet, and North 54°13'33" East 742.49 feet to a point in the easterly line of said Lot 7, distant thereon NORTH 2550.00 feet from the southeast corner of said Lot 7; thence NORTH along

said easterly line of Lot 7 1850.98 feet to the northeast corner of said Lot 7, thence North 53°31'25" West 2786.76 feet along the northerly line of said Lot 7 to the northwest corner of said Lot 7, thence SOUTH along the westerly line of said Lot 7 3496.54 feet to the True Point of Beginning.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.320 Intent.

This land use district is established to provide for outdoor recreation, residential and visitor-serving uses in keeping with adjoining development in the City of Avalon. The LUP established two categories of uses in this district: resort/recreation use in the non-hillside areas and residential/recreation in the hillside areas. This district also recognized educational uses and necessary public service facilities and contains standards to protect hillsides and areas of scenic and recreational value.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.330 Principal permitted uses.

A. The principal permitted use in the Avalon Canyon resort and recreation district is resort/recreation use in the nonhillside areas and residential with low-intensity compatible recreation in the hillside areas.

B. Property in the Avalon Canyon resort and recreation district having a natural slope of less than 15 percent may be used for the following resort and recreation uses:

- Arboretums and horticultural gardens.
- Athletic fields, excluding stadiums.
- Campgrounds, improved; lower-cost public use.
- Employee housing, consisting of single- and two-family residences.
- Equestrian stables with training and riding facilities.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Interpretive displays.
- Parks and playgrounds with all appurtenant facilities customarily found in conjunction therewith.
- Riding and hiking trails, excluding trails for motor vehicles.
- Swimming pools.
- Tennis, volleyball, badminton, croquet, lawn bowling similar courts.

— Visitor information centers, including displays, audio-visual viewing areas, library and related offices.

C. Property in the Avalon Canyon resort and recreation district having a natural slope of 15 percent or more may be used for the following residential and low-intensity recreation uses:

— Botanical gardens.

— Parks designed for passive recreation uses.

— Residences, single-family.

— Riding and hiking trails, excluding trails for motor vehicles.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.340 Accessory uses.

Property in the Avalon Canyon resort and recreation district may be used for the following:

— Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.

— Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.

— Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

— Campgrounds, improved include graded road access, privies or water operated toilets, cleared tent spaces, tables, interpretive and informational signs, drinking water, group camping areas and trash receptacles.

— Signs.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.350 Uses subject to director's review and approval.

If site plans are first submitted to and approved by the director, property in the Avalon Canyon resort and recreation district may be used for the following uses:

A. District-wide.

— Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.

- Maintenance and minor expansion of existing facilities permitted in the Avalon Canyon resort and recreation district provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.
- Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the planning director. An extension, not to exceed an additional 12 months, may be granted if the director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the actual construction or work site unless the director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.

B. Areas having a natural slope of less than 15 percent.

- Bars and cocktail lounges, but excluding cabarets.
- Contractor's equipment, yards and shops where located within 200 feet of existing similar uses provided that the maximum floor area for buildings associated with an individual business does not exceed 400 square feet, that such uses are compatible with surrounding land uses, that outside storage areas are screened from view of any residential or visitor-serving use, that the establishment of such uses would not impair the ability to implement the land use plan, that such businesses shall be on renewable leases of no more than one year and that approval of such uses would be limited to three years.
- Employee housing, consisting of apartment houses and mobilehome parks.
- Health retreat.
- Hotels, including appurtenant uses such as restaurants and shops.
- Recreation clubs, including tennis, polo and swimming; where specifically designated a part of an approved coastal development permit, such use may include a pro-shop, restaurant, and bar as appurtenant uses.
- Restaurants and other eating establishments, including food take out.

- Retail sales, including gifts, groceries, and similar visitor-serving convenience items.
- Youth hostels.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.360 Uses subject to additional permits.

Property in the Avalon Canyon resort and recreational district may be used for:

A. The following uses, in the areas specified, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of the permit for:

1. District-wide.
   - Flood control facilities.
   - Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.
   - Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
   - Rifle, pistol, skeet and trap ranges.
   - Water tanks, wells and any use normal and appurtenant to the storage and distribution of water.
2. Areas having a natural slope of less than 15 percent.
   - Child care centers.
   - Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
   - Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.
   - Community center and associated facilities.
   - Electrical distribution substations, including accessory microwave facilities.
   - Employee housing, consisting of density-controlled developments and townhouses.
   - Fire stations.

- Gas metering and control stations, public utility.
- Hospitals.
- Libraries.
- Museums.
- Police stations.
- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the State of California, in which no pupil is physically restrained, but excluding trade or commercial schools.
- Veterinary services, including boarding.

3. Areas having a natural slope of 15 percent or more.
   - Density controlled developments.
   - Townhouses.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.370 Development standards.

In addition to the standards applicable to all property on Santa Catalina island, the following apply specifically to the Avalon Canyon resort and recreation district: (Note: Hillside areas are those having a slope of 15 percent or more.

A. Density.
   - 10 dwelling units per gross acre for hillside areas.
   - 40 dwelling units per gross acre for low/moderate income employee housing, Employee housing shall be occupied by persons, including their immediate families, employed and deriving a major portion of their income on Santa Catalina Island.
   - Residential development is not permitted in LACA Lot 14.

B. Height limits.
   - 28 feet in hillside areas and employee housing.
   - 40 feet in non-hillside areas.

C. Lot area.

— 2,000 square feet in non-hillside areas.

— 2,200 square feet for employee housing.

— 5,000 square feet in hillside areas.

D. Lot coverage.

— 40 percent in hillside areas.

— 80 percent in non-hillside areas.

E. Lot width.

— 25 feet for employee housing.

— 50 feet in hillside and non-hillside areas, excluding employee housing.

F. Parking,

— One vehicle parking space per dwelling unit.

— Parking requirements for non-residential uses are to be determined by the hearing officer in an amount sufficient to accommodate employees, customers and service vehicles.

G. Yard requirements.

— Each lot shall have a rear yard of three feet; no other yards are required in non-hillside areas.

— Each lot shall have a yard at least three feet on all lot lines for employee housing.

— Each lot shall have a yard at least 10 feet on all lot lines in hillside areas.

H. Campground capacity and use requirements.

— 75 PAOT for the existing campground.

— 200 PAOT for the new campground.

— Campgrounds shall comply with the provisions for lower-cost public use facilities contained in Section 22.46.160 (A).

I. Ridgeline protection.

— All structures, except as provided in Section 22.46.520 (A), shall be located at least 75 feet, measured horizontally downslope, from the top of major ridgelines as depicted in Map #11, Appendix D.

— No structure shall extend into a zone set at 10 feet below the major ridgelines depicted in Map #11.

J. State jurisdiction in specified areas.

— Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal Commission. Such development which extends landward of the mean high tide line requires the approval of the county of Los Angeles.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.380 Legal description—Organized camps and special facilities district.

Lots 64, 83, 86, 99 and the northwesterly portion of Lot 82 of LACA Map No. 59, said northwesterly portion of Lot 82 which is more particularly described as follows: Beginning at a point in the westerly line of said Lot 82 which is 2200 feet NORTH of the southwest corner of said Lot 82, thence North 40°00'00" East to the mean high tide line of the sea, thence in a westerly direction along the mean high tide line of the sea to the westerly line of Lot 82, thence SOUTH to the point of beginning.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.390 Intent.

This land use district is established to provide for public access and recreation uses at the island's major leased coves and to provide for the educational and research activities at Big Fisherman's Harbor. This district will allow for the continuation and improvement of existing high intensity recreation/education facilities and activities while recognizing the importance of open space uses for resource conservation.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.400 Principal permitted uses.

A. The principal permitted use in the organized camps and special facilities district is high-intensity recreation/education use with compatible open space, resource conservation activities.

B. Property in the organized camps and special facilities district may be used for the following district-wide open space and recreation uses:

— Beaches and associated passive recreation uses.

— Riding and hiking trails, excluding trails for motor vehicles.

— Wildlife, nature, plant and marine preserves and sanctuaries.

C. Property in the geographic areas listed below may also be used for the following high-intensity recreational or educational uses.

1. Big Fisherman's Cove—LACA Lot 86

- Marine education and research center including administrative facilities, classrooms, dormitories, dining facilities, faculty dwelling units, laboratories, museums, hyperbaric chamber, diving support area and aquariums.
- Pier, docks and similar facilities.
- Research activities associated with offshore oil drilling.

2. Big Geiger Cove—LACA Lot 99
   - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
3. Corsair Beach—LACA Lot 99
   - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
4. Emerald Bay—LACA Lot 99
   - Campground, primitive.
   - Pier, docks and similar facilities.
5. Empire Landing—LACA Lots 82 (portion) and 83
   - Aquatic recreational facilities.
   - Campground, improved; 150 PAOT.
   - Pier, docks and similar facilities.
   - Ranger station.
   - Youth camp with related upland support facilities listed in Section 22.46.410; 150 PAOT capacity.
6. Hen Rock—LACA Lot 64
   - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
7. Howland's Landing—LACA Lot 99
   - Pier, docks and similar facilities.
   - Youth camp with related upland support facilities listed in Section 22.46.410; 270 PAOT capacity.
8. Johnson's Landing—LACA Lot 99
   - Pier, docks and similar facilities.
   - Youth camp with related upland support facilities listed in Section 22.46.410; 375 PAOT capacity.

9. Moonstone Beach—LACA Lot 64
   - Pier, docks and similar facilities.
   - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
10. Sullivan's Beach—LACA Lot 99
   - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
11. White's Cove and Landing—LACA Lot 64
   - Onshore recreation facilities.
   - Pier, docks and similar facilities.
   - Youth camp with related upland support facilities listed in Section 22.46.410; 180 PAOT capacity.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.410 Accessory uses.

Property in the organized camps and special facilities district may be used for the following:

- Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.
- Accessory uses and facilities incidental to improved campgrounds include, but are not limited to, authorized fire rings, graded road access, privies or water-operated toilets, cleared tent spaces, tables, interpretive and informational signs, drinking water, group camping areas and trash receptacles and other similar facilities.
- Accessory uses and facilities incidental to lodges, hotels or inns include, but are not limited to, bars, cafes, cocktail lounges, dining rooms, gift shops, restaurants, housing for lodge employees and visitor-serving retail.
- Accessory uses and facilities incidental to passive recreation uses include, but are not limited to, nature observation, photography, sunbathing and other similar uses.
- Accessory uses and facilities incidental to primitive campgrounds include, but are not limited to, authorized fire rings, trail access, limited vegetation removal, privies, small cleared sleeping areas and interpretive and informational signs and other similar facilities.
- Accessory uses and facilities incidental to yacht club upland support facilities include, but are not limited to:

- Active recreation facilities such as sand volleyball courts and swimming docks.
- Chemical toilets maintained in accordance with Chapter 11.38 of Title 11 of the Los Angeles County Code.
- Decks or platforms not more than 30 inches above grade with less than 400 square feet in area.
- Flag poles under 15 feet in height.
- Pergolas and other shade-providing structures with less than 400 square feet in area.
- Picnic areas including tables and outdoor cooking facilities.
- Improved campgrounds.
- Storage sheds having an area of less than 120 square feet.

— Accessory uses and facilities incidental to youth camp or educational institution upland support facilities include:

- Administration offices, camp supplies stores, craft shops, infirmaries and other similar facilities.
- Educational and recreational activities.
- Residential uses including tent platforms, dormitories for campers and staff, camp director's dwelling unit and caretaker's dwelling unit; dining and service/maintenance areas and buildings.
- Water related sports and facilities.

— Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.

— Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

— Signs.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.420 Uses subject to director's review and approval.

If site plans are first submitted to and approved by the director, property in the organized camps and special facilities district may be used for the following uses:

A. District-wide.

— Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.

— Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.

— Maintenance and minor expansion of existing facilities permitted in the organized camps and special facilities district provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.

— Privies.

— Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the planning director. An extension, not to exceed an additional 12 months, may be granted if the director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the actual construction or work site unless the director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.

— Youth camps, increased capacities; as provided in Section 22.46.440(E).

B. In addition to the uses listed in subsection (A) of this section, property in the area listed below may also be used for the following uses:

— White's Cove and Landing—LACA 64.

— Lodge.

— Restaurant.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.430 Uses subject to additional permits.

Property in organized camps and special facilities district may be used for:

A. The following uses, in the areas specified, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while

such permit is in full force and effect in conformity with the conditions of the permit for:

1. District-wide.

— Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.

— Flood control facilities.

— Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.

— Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.

— Water tanks, wells and any use normal and appurtenant to the storage and distribution of water including desalinization facilities.

2. In addition to the uses listed in subsection (A)(1) of this section, a conditional use permit may be applied for the uses specified in each of the following areas:

(a) Big Fisherman's Cove

— Electric distribution and transmission substation, including microwave facility used in conjunction therewith.

— Heliport.

— Sewage treatment facility.

— Visitor center.

(b) Emerald Bay/Howland's Landing/Big Geiger Cove

— Sewage treatment facility.

— Visitor-serving facilities and services.

(c) Empire Landing

— Boat rentals, storage, supplies and maintenance.

— Sewage treatment facility.

— Visitor-serving facilities and services.

(d) White's Cove and Landing

— Boat rentals, storage, supplies and maintenance.

— Sewage treatment facility.

— Visitor-serving facilities and services.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.440 Development standards.

In addition to the standards applicable to all property on Santa Catalina Island, the following apply specifically to the organized camps and special facilities district:

A. Density.

— 40 dwelling units per gross acre for employee housing.

B. Dwelling units for employees shall be limited to the existing units at each site unless the planning director verifies a need for additional housing for essential on-site staff and finds that any additional dwelling units will not adversely affect the environment. The director may approve up to five additional units over those existing in August 1989 as a use subject to director's review, based on a verified need for essential on-site staff available water and conformity with the resource provisions of this plan.

C. Parking.

— One vehicle parking space per dwelling unit, except for dwellings without vehicular access.

— Parking requirements for non-residential uses are to be determined by the hearing officer in an amount sufficient to accommodate employees, customers and service vehicles.

D. Upland shoreline lease area support facilities.

— Development shall be located a minimum of 150 feet from the mean high tide line; if this standard is impractical because of topography or other environmental constraints, the director may allow development to within 25 feet of the mean high tide line or the inland extent of any beach, whichever is greatest.

— No structure shall be constructed on hillsides having a slope exceeding 30 percent.

— On hillsides having a slope exceeding 15 percent, all graded areas shall be planted and maintained for erosion control and visual enhancement purposes to screen or soften the visual impact of any cut and fill slopes. In addition, grading plans shall be revised to reduce visible height of cuts and fills and changes in cove geometry.

— Development shall be sited and designed to be compatible with the public use of the beach or shoreline by preserving sufficient areas for public access and recreation.

E. Youth camp PAOT capacities for each site may be expanded if there is a verified need, if there are no adverse impacts on the island's resources and if the expansion would not require a substantial increase in water usage that would adversely impact the island's water supply. Such requests to increase youth camp capacities shall be accompanied by a master plan as described in Section 22.46.550 (H) and shall be subject to review and approval of the planning director

F. Big Fisherman's Cove—LACA Lot 86. The residential and educational/research uses listed below for the marine science center are in addition to existing facilities:

— The physical sciences laboratory shall be limited to 12,000 square feet in floor area.

— Residential uses shall be reserved for employees, scientists, researchers, students, faculty and other personnel associated with the marine science center and shall be limited to 12 dwelling units, each with 1,200 square feet of floor area, and a 120-person dormitory.

— The Two Harbor residential receiver area shall be restricted to 10 acres located in the southwestern portion of Lot 86. Development of this area shall be subject to the standards and design guidelines contained in the Two Harbors Resort Village land use district.

G. State-jurisdiction in specified areas.

— Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal Commission. Such development which extends landward of the mean high tide line requires the approval of the county of Los Angeles.

H. Visitor serving facilities and services.

— The visitor-serving facilities and services listed below shall be designed and scaled to the particular site for which they are proposed. The following facilities and services shall be allowed if the director finds that they will not have an adverse impact on the environment:

- Accommodations for visitors in all-weather cabins, dormitories, hostels, lodges or other similar buildings.
- Administration offices, infirmaries, maintenance and storage buildings.
- Food and beverage service, including dining halls.

- Retail sales of items to visitors.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.450 Development requirements.

Prior to future development on Santa Catalina Island, compliance with the following conditions, standards and environmental safeguards shall be required. These conditions and safeguards apply island-wide; other development standards which specifically apply to individual land use districts are contained in Sections 22.46.100 through 22.46.440. Where the land use district standards differ from the island-wide provisions, such standards shall supersede the island-wide provisions.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.460 Archaeological and historical features.

A. Prior to approval of a coastal development permit, the applicant shall submit an archaeology report for the entire project site prepared by a qualified archaeologist, and comply with mitigation measures suggested by the archaeologist, suggested during the review process and approved by the Department of Regional Planning (DRP). Prior to approval of plan that includes excavation of a site or grading or disturbance located closer than 100 feet to a previously identified site, the preliminary report and the draft mitigation measures shall be circulated to persons requesting such notice including the State Office of Historical Preservation and individuals identified by the Native American Heritage Commission as approved resource people representing the Gabrielino Indians. Such notice shall be provided as part of the permit review process. The archaeology report shall comply with the guidelines of the State Office of Historical Preservation. Mitigation measures may include, but are not limited to, preserving the resources intact underground, fencing the site, redesigning or relocating the project to avoid impact on cultural resources or dedicating construction rights to the county of Los Angeles. Other measures include requiring the presence of an archaeological monitor at the site during grading and excavation or using construction methods that prevent stockpiling and scraping, or storage of equipment from occurring on sensitive portions of the site. After testing and mapping by a qualified archaeologist, the site may be covered with a layer of fill of sufficient depth to prevent damage to the underlying resources for surface use as an open space area; alternately, the cultural resources may be excavated by a qualified archaeologist. For the purpose of this specific plan, a qualified archaeologist is a person who has been certified by the Society of Professional Archaeologists and who has a minimum of three years of experience investigating and interpreting sites in southern California.

B. As a condition of approval of a coastal development permit, the applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. The archaeological mitigation or recovery plan shall be approved by the DRP as an amendment to the coastal development permit according to the provisions of Section 22.56.2530. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the DRP after public notice and comment. If human remains are discovered, the developer shall contact the Native American Heritage Commission for a list of approved resource people representing the Gabrielino Indians and shall retain someone from this list to monitor excavation activities.

C. Historical Buildings. Existing buildings of a historical natural shall be preserved if feasible. Prior to any major renovation or removal, the developer proposing such activity shall retain the Los Angeles County museum of natural history to evaluate the Banning House, the Union Army Barracks and any building over 75 years old to determine their historical significance. If determined appropriate and feasible, these structures shall be preserved and any alteration or expansions shall only be done with the approval of the county.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.470 Flora and fauna.

A. The applicant for a coastal development permit shall submit a site plan drawn to a scale satisfactory to, and in the number of copies prescribed by the director, identifying the location and species of all vegetation on the subject property that is located within 100 feet of any construction, excavation, grading or other similar development; the height and diameter of all trees over six feet tall shall be plotted on the site plan. Where proposed development is linear in form and extends for more than 1,000 feet, the director may waive the 100 foot requirement for vegetation mapping if adequate botanic information has been submitted which the director can use to evaluate and mitigate potential adverse environmental impacts of the development. The site plan shall be prepared by qualified botanist except that in the case of development located more than 100 feet from undeveloped areas or riparian habitats, within the boundaries of a disturbed area, the director may accept other verification of the type and distribution of the vegetation. The botanist or other qualified person shall also submit a report evaluating the impact of the proposed development on the vegetation and other wildlife and suggest appropriate mitigation measures to minimize the impact on the native vegetation. Such mitigation measures may include,

but are not limited to redesigning the proposed development, transplanting vegetation which may be disturbed and planting new vegetation of similar species to replace any vegetation which would be removed by the proposed development. The applicant shall comply with the mitigation measures suggested by the botanist or other qualified person and imposed by the DRP on the basis of additional biological or range management information supplied to it by the time of the hearing.

B. Development which would remove or damage any of the rare or endangered plant species contained in Appendix G shall be allowed only if relocating or reducing the scope of the development would deprive the applicant of all uses of his property, and if the applicant has complied with mitigation measures suggested by the botanist, range management agencies, other qualified reviewers and by the public during the hearing process and approved by the DRP. Mitigation may including relocation of the development, reduction in scale, reservation of portions of the site, fencing during construction or other measures recommended during the permit process.

C. Channelizations, dams or other substantial alterations of streambeds shall protect biotic resources by incorporating mitigation measures including, but not limited to, revegetating disturbed areas, using natural materials for stream bank protection, avoiding areas of biotic significance and leaving stream bottoms in a natural condition. Substantial alterations shall be limited to necessary water supply projects, flood protection projects where no feasible alternative exists for protecting life and property in the flood plain and projects whose primary function is the improvement of fish and wildlife habitat.

D. Prior to alteration of any streambeds, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Chapter 6 of Division 2 of the State Fish and Game Code to protect fish or wildlife resources.

E. Riparian vegetation consists of various trees, shrubs, vines and herbs that are found along permanent and semi-permanent streams. Characteristic riparian plants most commonly found on Santa Catalina Island are: Populus trichocarpa, Populus fremontii, Salix laevigata, Sambucus mexicana, Platanus racemosa, Baccharis spp., Rosa californica, Rubus ursinus, Salix lasiolepis, Symphoricarpos mollis, Toxicodendron radicans diversilobum, Clematis lingusticifolia, Keckiella cordifolia, Lonicera spp., Marah macrocarpa, Vitis girdiana, Ambrosia psilostachya, Artemisia douglasiana, Elymus spp., Satureja douglasii, Urtica dioica holosericea, Verbena robusta and Zanthium spp. Setbacks from riparian vegetation shall be measured from a line outside the driplines of the woody species listed above or where

the plants listed above constitute less than 25 percent of the vegetation cover. The planning director may establish an alternate line constituting the edge of riparian vegetation where a unique vegetation pattern exists, as documented by a botanist or wildlife biologist, and either creates practical difficulties or unnecessary hardships or would result in damage to habitat. Such alternate line shall be located to provide for the continued viability of the riparian habitat and shall not significantly reduce the area of riparian vegetation.

F. All development, except water wells developed in conformance with Sections 22.46.470 and 22.46.730, and campground improvements approved under a camp master plan approved according to Section 22.46.550(H), shall be back a minimum of 100 feet from the edge of riparian vegetation. Greater setbacks shall be required if necessary to protect riparian communities.

G. Development in those areas designated as significant ecological areas (SEA's) by the Los Angeles County general plan, defined in Chapter 22.08 of this code, and in Catalina Harbor, Cottonwood Canyon and Sweetwater Canyon shall be subject to all pertinent standards and conditions set forth in this Title 22, except that the exemption provisions contained in Section 22.56.215 (C) shall not apply. All vegetation removal or grading affecting an area of greater than 400 square feet within an acre of land or cumulatively, 800 square feet within an individual SEA shall also comply with these provisions. Rare plants shall be protected by a requirement to construct and maintain fences around them, to leave the areas undeveloped or to use other measures devised as a result of biological information prepared by the applicant, the Department of Fish and Game or otherwise obtained during the permit process. The SEA's shown on the special management areas map of the general plan are based on "Areas of Special Botanical Significance" prepared by Dr. R. F. Thorne for the Center for Natural Areas in 1976. These areas are shown on the maps contained in Appendix D; more precise boundaries will be obtained during the individual studies of the natural resources done by the applicant when development is proposed within an SEA.

H. Development shall avoid conflicts with the reintroduction programs for the endangered bald eagle and peregrine falcon by coordinating with the State of California Department of Fish and Game. Developers shall submit evidence that the Department of Fish and Game has reviewed the site plans for the proposed development and has no objection to them. Applications for helistops and heliports shall also design the approach and departure routes to avoid conflicts with endangered and native bird populations.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.480 Soils and geology.

A. A comprehensive geologic and soils report shall be prepared by a registered geologist for all areas to be developed or graded. The report shall identify and recommend mitigation measures regarding the following conditions:

— Geologic hazards, including seismic potential, subsidence, liquefaction and landslides.

— Soil creep and expansive soils.

— Sand beach processes, including sand supply from streams, wave action, beach erosion and sand transit in the surf zone.

— Runoff and adverse impacts, including sedimentation, siltation or alteration of currents that would degrade the quality of coastal waters.

B. The mitigation measures suggested in the report shall eliminate or mitigate any hazards to proposed development, ensure safe construction practices, protect buildings, structures and utilities, and prevent degradation to surrounding property and sandy beaches. The applicant shall comply with all mitigation measures suggested in the report and approved by the county and with all requirements imposed by the State Water Resources Control Board.

C. Prior to any development below the 10-foot contour line above mean high tide, the applicant shall submit a report which evaluates the potential hazard associated with tsunamis, storm generated waves and other similar events. The report shall contain mitigation measures to prevent loss of life and property. The applicant shall comply with all mitigation measures suggested in the report and approved by the county.

D. All building, grading and excavation shall comply with Chapters 29 and 70 of Title 26 (Building Code) of the Los Angeles County Code. Required landscaping materials for graded slopes shall be selected from the list of appropriate plants contained in Appendix A. Where no suitable native species will sufficiently stabilize graded slopes, the Department of Public Works may approve non-native plants which are compatible with natural vegetation.

E. Any grading or excavation, except for agricultural purposes or other activities specifically exempt from the requirements of tiling a grading permit pursuant to items 3,4,5,7, and 12 of Section 7003 of Title 26 of the County Code, which amounts to a volume greater than 20 cubic yards shall submit grading plans drawn by a licensed civil engineer; such plans shall include terraces, downdrains, swales, berms, desilting basins, approved landscaping materials and other devices designed to prevent soil erosion. The applicant shall comply with all requirements recommended by the civil engineer and approved by the county. Certain grading exempted by the County Code is

not exempt from this specific plan. Grading activities listed in items 1,2, 6, 8, 9, 10 and Il of Section 7003 of Title 26 of the County Code require a coastal development permit.

F. The applicant shall submit a grading plan to a scale satisfactory to the director, indicating all proposed grading, including the natural and finished elevations of all slopes to be graded.

G. All development which includes grading activity shall be conditioned to require the developer to protect views and other resources by either relocating the development to reduce grading or by designing the finished graded slopes to conform to the characteristics of the surrounding natural topography. This shall be accomplished by using contour grading, avoiding geometric or angular slopes, replanting graded slopes with plants occurring in the adjacent area, etc.

H. A drainage plan shall be prepared by a registered engineer which indicates how the development will be protected from flood hazard associated with streams and the sea. Appropriate mitigation measures including, but not limited to, building setbacks or elevating the floors of buildings above 50-year flood levels as determined by the Department of Public Works shall be suggested and imposed on the development.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.490 Slopes.

A. Plant species used to landscape sloping hillside areas shall be selected from the plants which require little or no watering listed in Appendices A or G. Alternate non-native plant materials may be approved by the planning director with the concurrence of the Santa Catalina Island Conservancy where no suitable non-native species will sufficiently stabilize eroded areas. In these circumstances the applicant may use non-invasive non-native plants to control erosion, stabilize slopes or screen developed areas.

B. Irrigation of landscaped slopes shall be done only when the development can show that this will not exacerbate expansive soil condition, soil creep conditions and/or potential landslide hazard.

C. All development shall occur on slopes less than 30 percent, except as specifically provided for in the Isthmus/Two Harbors area.

D. Residential development in areas having a slope of 25 percent or greater shall comply with the hillside management provisions of Chapter 22.56 of Title 22 of the Los Angeles County Code. Except that the following provisions of Section 22.56.215 shall not apply: A-2, D-2-b, and E.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.500 Fire.

A. The following conditions shall be imposed as part of coastal development permit approval:

1. Automatic Fire Extinguishing System. An automatic fire extinguishing system shall be installed in all occupancies and locations as set forth below:

   — NEW CONSTRUCTION. All occupancies except Group M.

   — EXISTING BUILDINGS. In existing buildings if any modification exceeds 25 percent of the total floor area of the building in any 12-month period or if the existing building has a change of occupancy classification.

2. Fire resistive building materials shall be utilized in all new construction. Wood shakes and wood shingle roofs are prohibited.

3. Smoke detection shall comply with the Los Angeles County Fire Code and Part 2, Title 24, California Code of Regulations.

B. The Los Angeles County forester and fire warden, in conjunction with the county department of parks and recreation, the DRP the Santa Catalina Island Company and Island Conservancy, shall develop a brush fire response program. This program shall include the following components:

— A fire hazard awareness program, to include a brochure issued to campers, hikers and bicyclists when they obtain island interior entry permits. The brochure will contain information regarding fire-safe camping and hiking practices including appropriate regulations pertaining to camp-fires, as well as instructions relative to evacuation procedures in the event of a major brush fire.

— A procedure for limiting access to the interior of the island during periods of high fire hazard. No new camping/hiking/bicycling permits shall be issued in periods of extreme fire hazard, as defined by the Los Angeles County forester and fire warden.

— An emergency response and evacuation procedure including clarification of the roles and responsibilities of involved agencies, a procedure for closure of interior island facilities during hazardous fire weather and the identification of tire safe evacuation areas.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.510 Noise.

A. All activities and uses occurring within the unincorporated territory of Santa Catalina Island shall be subject to the Los Angeles County noise control ordinance (Los Angeles County Code, Title 12, Chapter 12.08).

B. Prior to the expansion of the Airport-in-the-Sky on Santa Catalina Island, the developer shall prepare an environmental review and noise impact analysis of the project. Mitigation measures such as: limitations on hours of operation, restricting the types of aircraft using the facility and prohibiting the overflight of noise sensitive areas.

C. All proposed new helicopter landing facilities shall be subject to the policies, standards and criteria relating to the noise and land use compatibility established by the Los Angeles County Airport land use commission (Appendix B).

(Ord. 89-0148 § 1 (part), 1989.)

22.46.520 View protection.

(See Appendix F for diagrams of some of these standards.)

A. All structures, except as provided in this section, shall be located at least 75 feet, measured horizontally downslope, from the top of the ridgeline. Fire lookout stations, utility and communications facilities and other similar structures may be allowed within 75 feet of the top of the ridgeline only if there is no other suitable location; in such cases, the facility shall be sited, designed and scaled so that it minimizes any visual or environmental impacts.

B. Communication facilities shall use existing antennas to minimize the visual impact of additional structures, unless joint antenna use is technologically infeasible. Existing communication facilities located at Airport-in-the-Sky (LACA Lot 71), Black Jack Mountain (LACA Lot 63), Dakin Peak (LACA Lots 16 and 19), East Mountain (LACA Lots 2,3, and 5), KBRT Radio (LACA Lot 20), Mt. Orizaba (LACA Lot 55), Quartz Peak (LACA Lots 29,30,31 and 33), Tower Peak (LACA Lots 77,84,86 and 87) and West Peak (LACA Lots 101,102 and 103) shall continue as presently developed. Any expansion of communication buildings and/or addition of new antenna mounting structures at these sites shall be subject to permit approval and conditioned to minimize impacts on scenic resources. New communication sites shall be subject to permit and shall be allowed only if it can be demonstrated that they will have no significant adverse visual or environmental impacts.

C. The applicant shall submit panoramic or composite photographs from all major corners of the subject property and from major elevated points within

the property and, for coastal projects, from a point 250-500 feet offshore. The following types of features, identified by photographs or field observation, shall be protected from development: promontories, caves, rock outcropping and distinctive geologic formations.

D. No building shall be constructed in a location or of such a height that it is silhouetted above the horizon when viewed from a distance of 100 feet offshore.

E. Each development which can be viewed from the ocean shall have a consistent architectural design with respect to the size, shape, color, mass, materials or style of the buildings comprising the development. Conditions shall be imposed on new construction to promote the architectural consistency between existing and proposed buildings.

F. No building will be permitted within 150 feet of mean high tide line unless the director determines that no other location is feasible because of the small size of the cove, the narrowness of the developable area between the shoreline and the mountains or other similar circumstances. Certain buildings and structures which require a shoreline location, such as piers, boathouses, dive lockers, marine laboratories or housing for beach safety or cove security personnel, may be approved by the director. Development on tidelands, submerged lands or public trust lands is subject to the permit requirements of the Coastal Commission as cited in Section 22.56.2360.

G. Special attention shall be given to the scale of all new structures to insure that their size, height, length and/or bulk are compatible with the natural and manmade features in the surrounding area.

H. In order to protect the coastal scenic resources and views of the shoreline from the water and, where applicable, from inland accessways or roads open to the public, development in cove areas must be designed to avoid building congestion and minimize alteration of significant views of the ocean, major ridgelines, distinctive geologic and topographic features, important stands of endemic native vegetation, natural streams and riparian habitats. The longstanding use of many of the leeward-facing coves for youth camps and educational facilities is recognized and encouraged to continue consistent with these provisions. The size and location of all structures shall be designed to achieve an uncluttered appearance, permit views into coastal canyons and valleys and create a sense of openness and harmony between the development and natural landscape. Recognizing the unique and distinctive character of various coastal locations, the developer shall choose one of the following methods to protect coastal views: (Note: These provisions do not apply to the Two Harbors Resort Village District.)

1. Between 150-650 feet of mean high tide line will be designated "shoreline adjacent view enhancement" (SAVE) zone. For the purpose of this subsection, the term "developable area" refers to land having a natural slope of less than 30 percent. Any development within this SAVE zone will comply with the following standards:

   (a) The long axis of buildings shall be sited perpendicular to coast; adjustments may be approved by the planning director to conform to local topographic conditions.

   (b) Maximum building width shall be 30 feet.

   (c) Maximum height of buildings shall be 14 feet.

   (d) Outside of SAVE zone maximum height of buildings shall be 28 feet.

   (e) Minimum distance between buildings shall be 100 feet, except when a building is located directly behind another with respect to the shoreline, in such cases the distance shall be reduced to 10 feet minimum. Clustering of buildings may be approved by the planning director where it will result in preservation of views into the cove.

   (f) Buildings which are located entirely within 50 feet of the edge of the developable area may be oriented parallel to the edge rather than perpendicular to the shoreline.

   (g) Landscaping using plant materials listed in Appendices A and G, shall be used to soften the view of the buildings from the shoreline but shall not block views of the interior natural landscape from the shoreline.

   (h) An open space area shall be reserved in each cove using one of the following methods:

      (i) Structural coverage shall not exceed 70 percent of the developable area of the SAVE zone. Open spaces shall be located to provide for the protection of scenic resources as viewed from the shore and interior public accessways.

      (ii) No buildings shall be built within an open space corridor having a width of 30 percent of the width of the developable area. Such corridor width shall be calculated by measuring the width of the developable area at 100 foot intervals beginning 150 feet from the mean high tide line. The planning director shall approve an open space corridor extending inland from the ocean and located along any of the following lines:

         — The median or center line of the developable area.

         — The middle of a streambed located in the developable area.

— The center of a road or trail traversing the central portion of the developable area.

2. In lieu of the method described in subsection (H)(1) of this section, the developer may prepare an alternate method to protect scenic and other resources in cove areas. Such alternative method shall consist of a master plan approved under Section 22.46.550 (H).

(Ord. 89-0148 § 1 (part), 1989.)

22.46.530 Signs.

A. Signs shall not exceed an area of 10 square feet, with no more than one sign per business permitted.

B. Signs shall be for the purpose of identification of the property or business which the sign is on or for direction.

C. Signs shall not be lighted from within; rather signs shall be lighted indirectly.

D. No roof signs shall be permitted.

E. On ridgelines, maximum sign height shall be three feet.

F. Freestanding signs shall not reach a height more than five feet from ground to top of sign, and freestanding signs shall have an area of no more than three square feet.

G. Signs shall not be sited in such a way as to obstruct views.

H. When possible, signs shall be made of wood and painted.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.540 Variances.

Variances from the development standards contained in this specific plan may be applied for pursuant to the provisions of Part 2 of Chapter 22.56. In addition to the burden of proof contained in Section 22.56.290 of said Part 2, the applicant shall also prove:

A. That the variance is consistent with the local coastal program and the intent of the land use district of the specific plan.

B. That there would be no adverse impact on the environment.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.550 Site design requirements.

A. Architectural Features. Factory built, mobilehome, modular, prefabricated or similar type housing for employee dwelling units shall have an architectural style approved by the planning director. These units shall be screened and

incorporate appropriate design features such as textured or rough wood siding, eaves, natural colors, etc. to integrate them with other development or the existing landscape in the area. Reflective, glossy, polished and/or roll-formed type metal roofing or siding shall not be permitted.

B. Height Limits. Buildings shall not exceed 28 feet maximum height. Within 300 feet of mean high tide line, height will not exceed 14 feet.

C. Lot Area: 5,000 square feet.

D. Lot Coverage: 50 percent.

E. Lot Width: 50 feet.

F. Parking, The number and location of spaces shall be established by the planning director in an amount sufficient to accommodate residents, guests, employees and service vehicles.

G. Yards. The width of yards shall be determined by the planning director to provide sufficient light, air, access and space between adjoining uses.

H. Camp Master Plans. In order to balance the provisions of the public access, coastal recreation and resource protection policies in this specific plan, alternate methods of protection may be approved in a camp master plan. The camp master plan shall be approved through the coastal development permit process, identify all resources and safety constraints in the cove, visual character, the stream bed, the flood plain, known archaeological deposits, the habitat and the existing and logical routes for vertical and lateral access in the cove. The master plan shall provide for protection and enhancement of the natural resources of the camp, and reestablishment of vegetation in other portions of the camp or leasehold, and views and potential accessways to and along the shoreline. No new structures shall be erected and no existing structures shall be expanded unless they are in conformance with an approved master plan and all mitigation measures have been carried out. Approval of the master plan shall be based on the finding that the master plan enhances recreational use of the site and that the master plan provides as well or better for view and resource protection and enhancement than would be achieved by separate application of the resource provisions in Section 22.46.450 through 22.46.520.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.560 Nonconforming uses, buildings and structures.

All nonconforming uses, buildings and structures shall be subject to the provisions of Part 10, Chapter 22.56 except as provided below:

A. Notwithstanding the development criteria relating to scenic resource protection in cove areas, the provision of Title 22 relating to additions,

repairs and maintenance of nonconforming buildings and structures contained in Section 22.56.1510 and the amortization provisions contained in Section 22.56.1540 shall not apply to youth camps and educational facilities so long as the structure conforms to the following:

1. The height of the structure is not increased.
2. The original outside dimension or "footprint" of the structure are not expanded, in the case of a replacement structure.
3. Any additions are located in such a fashion that scenic resources are not impaired.

B. Additions may be made to nonconforming visitor serving structures in the Two Harbors resort village district provided the addition conforms to the following:

1. The height of the structure is not increased.
2. The addition is limited to 25 percent of the existing floor area.
3. The addition shall not be construed to extend the termination of the subject nonconforming structure.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.570 Additional coastal development permit requirements.

In addition to the requirements imposed by Part 17 of Chapter 22.56, all coastal development permits in the Santa Catalina Island coastal zone shall comply with the following:

A. Additional Filing Requirements. In addition to the material required by Section 22.56.2310, an application for a coastal development permit shall contain the following information:

1. The names and addresses of all lessees, sub-lessees or similar persons having the right to use the subject property.
2. The names and addresses of all persons, public agencies, corporations or other similar entities owning an easement over all or a portion of the subject property.
3. Topographic and resource information, including location of all streams, cliffs, mean high tide line, riparian vegetation and other resources identified in the LUP.
4. Evidence that the Southern California Edison Company or other water purveyor is able to supply adequate and sufficient water and meet the requirements of Part IV of the Santa Catalina Island specific plan.

5. Evidence that the applicant has the concurrence of the county of Los Angeles department of parks and recreation for all lands located in the open space easement area.
6. The director may waive the filing of one or more of the above items if he finds the nature of the development is unrelated to the required item.

B. Additional Notice Requirements. In addition to the procedures and requirements of Section 22.56.2400, the applicant shall post and maintain copies of the required notice during the specified time period at the following locations:

1. Along the exterior boundary of the subject property and along roads, trails or other accessways traversing or bordering the subject property. Such notices shall be placed at intervals of no more than 500 feet.
2. In the city of Avalon and the Two Harbors area at places where such notices are commonly posted and would be conspicuous to members of the general public. Such location shall be approved by the planning director.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.580 Access issues.

A. The Santa Catalina Island LUP identifies three public access issues. These include:

1. Access to both harbor and inland areas by all social and economic groups.
2. Specialized access areas for handicapped persons.
3. Protection of environmentally sensitive habitat areas and special use areas from unrestricted access.

B. The following access and circulation requirements are designed to implement the above issues.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.590 Access from the mainland.

Major access to Catalina Island shall remain at Avalon and Two Harbors, while a third future access point may be developed in the Empire Landing area. A specific implementation plan for improved access in this area is to be designed by the Santa Catalina Island Company, working in conjunction with the Santa Catalina Island Conservancy, the department of parks and recreation and the lessee. The plan shall be prepared when access at Avalon and Two Harbors becomes overcrowded or otherwise impaired. This plan shall limit and control public access around the

existing quarry and the employee housing area to protect public safety and to preserve the privacy of the residents. The specific implementation plan and map for the Empire Landing access corridor shall be certified as amendments to the specific plan before any visitor-serving use is permitted in Empire Landing.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.600 Interior access.

A. Inland roads and trails shall be available to the public for recreational, scientific, educational, scenic and other open space purposes to the greatest extent possible consistent with protection of the open space character of the land, including the protection and preservation of the natural habitat of wildlife and plants. This shall be accomplished by the continued use of a permit system or other method which regulates the maximum number of persons allowed in various areas of the island. Persons who have permitted access to interior trails in the easement area shall not be precluded by development from using beaches and trails in the easement area or in other areas which have been opened for public use. This shall apply to persons arriving by boat, at locations other than Avalon or Two Harbors, who want to use inland roads and trails. The department of parks and recreation, the Santa Catalina Island Conservancy and, where applicable, the Santa Catalina Island Company shall base the maximum capacities for specific sites on resource limitations and the quality of visitor experience proposed. These numbers may be adjusted through mutual agreement of these organizations as additional information on resource impacts becomes available.

B. Primary access to inland areas shall be by hiking. Additional access by horses, bicycles, common carrier affording access to the handicapped, shuttle buses and other means of conveyance may be allowed in those areas where such modes are compatible with safety, road or trail condition and resource protection.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.610 Vehicular access.

Authorized vehicles may be allowed into the island interior, on approved roads and subject to a permit system which requires insurance coverage and payment of fees. The total number of such permits may be limited to insure public safety and environmental protection. The Santa Catalina Island Conservancy shall consult in good faith with the department of parks and recreation regarding the imposition of fees and limitations. Any fees or limitations shall be reasonable and shall not have the effect of unduly limiting or impairing the public's right of entry and use of the lands comprising the open space easement.

(Ord. 89-0148 § l (part), 1989.)

22.46.620 Access for handicapped persons.

In order to provide access for handicapped persons, each application for a coastal development permit shall be reviewed for compliance with Title 24 of the California Administrative Code. Specific types of structural improvements will depend upon the specific conditions at a given site and shall be designed on a site specific basis.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.630 Two Harbors access.

A. Public access shall be provided over those areas designated in the LUP as "view corridor" and "conservation/recreation" within the proposed Two Harbors development. Access shall be regulated for the interim development authorized by Section 22.46.220 (A)(4) by either the development agreement procedure described in Section 22.46.220 or on a case-by case basis according to the dedication/reservation criteria contained in Sections 22.46.650 through 22.46.700. After the allowed interim development, access shall be regulated by a bicycle and pedestrian circulation plan, which will be prepared according to the timing and dedication/reservation criteria contained in Sections 22.46.650 through 22.46.700 and Section 22.46.220 (A)(4). The plan will be developed by the major landowner and approved by the departments of parks and recreation and regional planning. In order to assure adequate public access to the open space easement area the plan shall designate certain roadway corridors (see Map #13A and 8, Appendix D) as regulated entry points. The designated corridors listed below shall be available for hiking, but the use of bicycles or other modes of transportation may be restricted to protect public safety and natural resources.

— Banning House Road.

— Silver Peak Trail.

— Two Harbors Road.

— West End Road.

B. The circulation system shall connect with existing and proposed hiking trails with the limitation that, in the shoreline area around the Ballast Point salina, access may be controlled but not restricted, in order to preserve the sensitive habitat area. The methods of controlling the access around the Ballast Point salina shall be identified in the circulation plan for the Two Harbors resort village land use district and shall contain the following features:

1. A monitoring system in which a biologist periodically evaluates the salt marsh habitat to determine that the biotic resources have not been adversely impacted by people visiting the area.
2. If adverse impacts on the habitat resources have been observed the following restrictions to pedestrian use of the area may be imposed:
   - Curtailing the hours of daily use.
   - Reducing the number of people using the site.
   - Restricting access to sensitive areas such as nesting sites or breeding grounds.
   - Limiting access to the use of designated trails.
   - Allowing access under the supervision of a naturalist guide.

C. The bicycle and pedestrian routes shall link with proposed residential areas, lodges, commercial development, piers and the proposed interpretive center. The pedestrian circulation system shall include routes accessible to wheelchairs or other conveyances for handicapped persons and may include the following elements:

- Appropriate lighting.
- Seating areas.
- Trash receptacles.
- Information boards/kiosks.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.640 Limitation on roadway construction.

No new roadways shall be allowed in the open space/conservation land use district. Existing roads may be repaired, improved or realigned to protect public safety; any adverse impacts on the environment associated with such projects shall be fully mitigated. New roads may be constructed in other land use districts where necessary to provide access to authorized developments; such projects shall fully mitigate any adverse environmental impacts.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.650 Review of new development.

New development along the coast shall be assessed during the coastal development permit process to identify the development's impacts and needs associated with the public's right to recreational access to and along the shore. The conditions imposed by the local agency upon such developments shall reasonably relate to the impacts and needs of the affected development and related development. The conditions

shall be those which are necessary to alleviate the impacts and needs identified in the development assessment process. Therefore, the provisions in the land use plan relating to compulsory dedication of shoreline access shall be implemented only on a case-by-case basis, where appropriate written findings supported by substantial evidence may be adopted by the local agency to support such conditions. The conditions shall substantially advance a legitimate state interest, without denying an owner economically viable use of the land. Findings regarding public shoreline access are required even when it is not appropriate to require dedication.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.660 Access findings.

A. In order to make the appropriate findings with regard to vertical or lateral access requirements, the county shall:

1. Base all findings on factual evidence obtained at the public hearing, submitted by the applicant or interested parties, or discovered during the staffs investigation.
2. Evaluate the impact of the proposed development on existing access to public tidelands, submerged lands or to other areas subject to public access rights and easements, or on land now open and in common use by the general public.
3. Identify the access-related problems associated with the development, The following are examples of potential problems: the reduction of available sand supply to replenish beaches, the reduction of sand area, thereby diminishing public access along the shoreline and public recreation along the shoreline, increasing the intensity of use of public tidelands, creating the need for additional public access, reducing the availability and quality of areas currently subject to public access rights.
4. Cite the specific Coastal Act provisions that are impacted by the development and state how the proposed development, as conditioned if applicable, is in conformity with the public access and public recreation policies of Chapter 3 of the act.
5. Explain how the proposed conditions would solve the access problem created by the development.
6. Consider alternate access which is already provided in the vicinity of the development within the cove or area identified in the access chart located in the specific plan following Section 22.46.670, or which, if provided as a condition of this development, would provide the vertical access required in the LUP for this portion of the coastline.

B. The following are examples of situations that could result in the imposition of conditions requiring vertical and/or lateral access:

1. Development of a new facility (e.g., campground, lodge or restaurant) which would generate additional visitors to an area where dedicated access to the beach does not presently exist.
2. Expansion or additional development at a private or semi-public (group) facility which would restrict public access by intensifying the private or semi-public (group) use of the beach or by occupying areas subject to the public trust with a private or semi-public (group) facility such as a pier or dock.
3. Construction or other development on a sandy beach or in an area that would restrict public access to the shoreline.
4. Construction of structures or other improvements, including but not limited to shoreline protective devices, any building, road, pipe, flume, conduit, siphon or aqueduct, on a sandy beach or other area that would adversely affect the local shoreline sand supply or reduce the availability of sand to replenish public beaches.
5. Divisions of land.
6. Development of new hotel or private dwelling units where such development would increase competition for public beaches, burden transportation facilities or otherwise compete with the general public for beach access.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.670 Access conditions.

Where new development is proposed in the areas listed in the chart below and the appropriate findings have been made regarding shoreline access, a condition requiring vertical and/or lateral access shall be imposed with a coastal development permit according to the chart on the following page.

	Vertical Access	Lateral and/or Vertical Access (Pass and Repass)	Lateral Access Passive Recreation	LACA Lot No.
Ben Weston Beach**	X			43
Big Geiger Cove			X	99
Button Shell Beach		X		65
Catalina Harbor	X			89
Cherry Cove	X	X		98
Cottonwood Beach**	X			58
Emerald Bay (East)	X		X	99
Emerald Bay (West)	X	X		99

Empire Landing	X			82-83
Fourth of July Cove	X		X	88
Gallagher's Beach		X		17
Howland's Landing			X	99
Isthmus Cove	X			88
Italian Gardens/				
Goat Harbor*	V		X	65 & 67
Little Fisherman's Cove			X	88
Little Geiger Cove			X	98
Little Gibraltar Harbor		O		67
Little Harbor/				
Shark's Harbor	X			59
Moonstone Beach			X	64
Barson's Landing	X	X		100
Ripper's Cove	X			82
Salta Verde**	V			26
Silver Canyon**	V			23-24
Starlight Beach	V			104
Sullivan's Beach		X		99
Toyon Cove		X		52
White's Cove		X		64
White's Landing	X			64
Willow Cove*	V		X	52

* Boat-in access only due to rugged inland topography.
* * Access by boat may be hazardous.
O—Lateral access only.
V—Vertical access to be developed only if dangerous topographical problems can be mitigated.
NOTES: Significant new development is not contemplated for Santa Verde or Silver Canyon. The use of this chart requires the appropriate findings discussed in Sections 22.46.650 through 22.46.670

(Ord. 89-0148 § 1 (part), 1989.)

22.46.680 Methods of securing access.

The condition requiring lateral or vertical access shall specify that such access be secured by either of the following:

A. The landowner shall execute and record a document, in a form and content acceptable to the executive director of the California Coastal Commission, irrevocably offering to dedicate to a public agency or private association approved by the executive director an easement for lateral public access and passive recreation along the shoreline or for vertical access to the shoreline. The document shall provide that the offer of dedication shall not be used or construed to allow anyone prior to acceptance of the offer, to interfere with

any rights of public access acquired through use which may exist on the property. Such document shall state the precise location and width of the easement. The document shall be recorded free of prior liens which the executive director determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest. The offer shall run with the land in favor of the people of the State of California, binding successors and assignees of the landowner, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

B. An alternate method approved by the planning director, county counsel and Coastal Commission which would provide a similar guarantee of public access as afforded by the irrevocable offer described in subsection A of this section. Such method may be a binding agreement with the underlying property owner and shall be effective for the life of the use for which the access is required.

C. Access agreements and recorded documents shall be reported to Coastal Commission consistent with the provisions of Section 13574 of Title 14 of the California Code of Regulations.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.690 Shoreline accessways.

The following provisions pertain to shoreline accessways which are dedicated or otherwise guaranteed in conformance with the requirements of this specific plan and for which a public agency or private association, approved by the executive director, has accepted the responsibility for construction, maintenance and liability of said accessways:

A. The agency or association which accepts responsibility for a dedicated or guaranteed accessway shall consult with the department of parks and recreation within the open space easement area in the design of all shoreline access improvements.

B. Vertical access easements shall be at least 10 feet in width and shall run from the nearest roadway or trail available for public use to the shoreline. Lateral access easements shall extend to the inland extent of the sandy or rocky beach.

C. In order to protect private property rights and to insure that organized campground activities will not be disrupted, an access easement in a youth camp shall not be located within 20 feet of a residential building or an organized activity area, except that where topography restricts or would limit access, the 20 foot separation may be reduced, but in all cases the access provided shall not be less than 10 feet in width.

D. Access easements shall be posted with identification signs located at the junction of the vertical easement with the shoreline and the connecting roadway or trait and along the inland extent of lateral easements.

E. Access easements in areas of rugged topography, geologic instability or other similar hazardous conditions shall be controlled to protect public safety through the coastal development permit process. Permit conditions may include, but are not limited to, the following:

— Periodic easement maintenance to insure a safe accessway.

— Posting of warning signs which point out possible dangers and advise users on safety concerns.

— Erecting appropriate guard rails or other barriers.

— Limiting access during high fire danger, after heavy rains or following a major landslide or earthquake.

— Other measures deemed necessary by the authority supervising the site.

F. The State of California Department of Fish and Game shall review all new shoreline access locations to avoid conflicts with the reintroduction programs for the endangered bald eagle and peregrine falcon. Access sites must be thoroughly investigated because these birds are coastal cliff nesters and will not generally tolerate human disturbance.

(Ord. 89-0148 § I (part), 1989.)

22.46.700 Access restrictions.

A. Public access may be restricted in the Pebbly Beach industrial area, the Pebbly Beach and Empire Landing quarry operations and the Big Fisherman's Cove helipad and mole areas in order to insure public safety. Necessary restrictions and management may consist of, but are not limited to, the following:

— Construction of fences, guard rails or other barriers to prevent the public from entering areas where hazardous activity is occurring.

— Limiting public access to certain hours of the day or days of the week when hazardous activities are not in operation.

— Posting of warning signs which notify the public of potential safety hazards.

— Relocation of the public access to ensure safety.

B. Any restrictions deemed necessary by the authority supervising the site shall be reviewed for incorporation into the conditions of a coastal development permit for new development in these areas.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.710 Land use plan.

The Santa Catalina Island LUP provides extensive information and policy regarding the existing and proposed distribution, location and extent of utilities and public facilities. These provisions address major components of public and private transportation, sewage, water, solid waste disposal, energy and other essential facilities needed to support the proposed land uses. This background material and policies are incorporated herein by reference.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.720 Sewage.

A. Detailed plans for liquid waste disposal shall be formulated and submitted for review and approval by the Department of Health Services in conjunction with development applications within the unincorporated portions of Santa Catalina Island. Approval of new development is dependent upon the Department of Public Works finding that there will be the satisfactory provision of sufficient liquid waste disposal facilities.

B. Sewer outfalls are specifically prohibited in Catalina Harbor.

C. The wastewater treatment plant for the proposed Two Harbors development shall be located adjacent to the existing wastewater reclamation pond ("Q") as shown on the adopted and certified Two Harbors land use map (see map #138, Appendix D). Approval by the Water Quality Control Board and the Department of Health Services shall be required.

D. The city of Avalon sewage treatment plant, located upland of the Pebbly Beach area, shall be augmented with additional waste disposal capacity as needed.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.730 Water.

A. Adequate water resources shall be proven and delivery plans provided in conjunction with new development applications for Two Harbors and other LUP designated development areas. Approval of new development is dependent upon the satisfactory provision of domestic and fire flow water supplies. Development applications shall not be approved unless sufficient water is available as determined by the water supplier and, if applicable, the California Public Utilities Commission (PUC). In addition, water for new development shall be considered available only in an amount that will not significantly lower the water table or reduce the viability of the riparian vegetation as determined in subsection (E)(2)(a) of this section.

B. Prior to any development which would increase the consumption of fresh water, the developer shall submit data, as part of the coastal development permit process, which shows that there is sufficient freshwater to accommodate the anticipated demand. In preparing this data, the developer shall use the standards contained in subsection (E) of this section to assure that the required water can be supplied without creating adverse impacts on Santa Catalina Island's natural resources. The applicant shall also address what measures will be taken to conserve water. Such measures may include such things as low-flow toilets, drip irrigation, showerhead restrictors, etc., subject to the approval of the county, and shall be made conditions of the coastal development permit for the proposed development.

C. Limited Water Surplus.

1. When existing surplus freshwater available for new development is limited, as determined by the water supplier and defined as less than two acre feet, existing or proposed public recreation and visitor serving land uses shall not be precluded by other development. In such instances, approval of development other than public recreation and visitor serving uses shall be supported by the following findings:

   (a) No visitor serving use has been closed or reduced in operation during the past two years for lack of water;

   (b) No visitor-serving use of the same or lesser water demand as the proposed development has been denied or, if approved, has been unable to develop during the past two years because of lack of water availability;

   (c) That the proposed use is necessary for the protection of public health, safety and general welfare; and

   (d) That the proposed use will substantially benefit island residents and visitors, and will contribute to maximum public use and enjoyment of existing recreation and visitor serving facilities.

2. In the limited water situation described in subsection (C)(1) of this section, where a developer proposes to develop a new water resource to provide water for the development, the inability to make findings (C)(1)(a) or (C)(1)(b) will not preclude the approval of the development if the following occurs:

   (a) Findings (C)(1)(c) and (C)(1)(d) are still made;

   (b) The new water development will be consistent with subsection (E) of Section 22.46.730; and

   (c) The new development will not reduce water available for existing or potential low-cost visitor-serving uses and visitor-support uses, or if it

would reduce water available for such uses, that the effects would be mitigated by appropriate means, including the development of additional water to serve such uses, consistent with subsection (E) of Section 22.46.730 and the water supplier's California PUC tariffs, if any.

3. If PUC tariffs allow consideration of public need and necessity to determine water allocations by the water supplier, the development of publicly owned or operated lower cost visitor facilities shall be considered a public need and necessity and receive due priority.

D. In order to preserve freshwater resources, new development at Two Harbors shall utilize dual plumbing, sea water/freshwater, and/or other water conservation methods (e.g., low-flow toilets) submitted to and approved by the Department of Health Services in order to conserve freshwater resources. This requirement does not exclude the possible use of desalinated water if feasible.

E. Development of New Water Resources.

1. Prior to the development of new water resources, including raising the level of existing reservoirs, constructing dams and new reservoirs, drilling of water wells, constructing cisterns or other water retention devices, etc., the water supplier shall prepare environmental documentation (e.g., initial study, negative declaration or environmental impact report) which addresses the following:

(a) The impact on existing plants and animals.

(b) The impact of decreased downstream water flow of perennial or intermittent streams which support riparian vegetation or habitats.

(c) The impact of a lowered water table on existing springs, streams, vegetation and wildlife.

(d) The impact of damming a stream on the replenishment of beach sand.

(e) The impact of lowering the water table in coastal areas on the intrusion of salt water into the aquifer.

(f) The impact of constructing new pipelines, tunnels, etc. on the biotic environment.

(g) The impact on scenic coastal resources of constructing a desalinization facility.

(h) The impact of the proposed facility on existing wells and water systems.

(i) Any other impacts associated with the development of new water resources which are not specifically listed above.

2. The applicant for a water development facility shall submit the following information in addition to that listed above:

   (a) Detailed data on the existing quality and characteristics of the aquatic, biotic and hydrologic environments that would be affected by the proposed projects, sufficient for the DRP, in consultation with appropriate agencies, to estimate an annual yield of the water facility that will have no adverse environmental effects.

   (b) A periodic monitoring program, based on the data required by subsection (E)(2)(a) above, which would carefully assess the impact of the facility on the existing environment and identify any degradation of the natural resources that may occur when the system is operational. Such program shall also monitor the amount of water removed by the proposed system and other existing systems within the same primary watershed.

   (c) Multi-year projections of water availability shall be of sufficient length to include both wet and dry cycles of precipitation; such projection shall estimate the amount of water expected to be removed in dry years and the impact of that removal on the environment.

   (d) Water availability data from the drilling of test wells on the site.

3. Projects which are shown to have adverse environmental impacts which cannot be mitigated shall be denied. However, projects with any abatable adverse impacts on riparian vegetation, wildlife habitats, aquifers, beach sand replenishment, etc. shall be conditioned with mitigation measures recommended in the environmental documentation and any other measures deemed necessary which are approved by the county, after consultation with appropriate wildlife and range managers, responsible agencies, the water supplier, and the PUC. The mitigation measures adopted shall also include specific measures to be taken in the event that the monitoring program described in subsection (2)(b) above discloses adverse effects, specified in the permit conditions, at a later date. Such measures shall be designed to protect natural resources and allow provision of critical water service. Monitoring and the conditional imposition of mitigation measures based upon the monitoring shall be made conditions of approval of the required coastal development permit and may include but are not limited to the following examples:

   (a) Decreasing the amount of water withdrawn by the project.

   (b) Releasing stored water to replenish the environment.

(c) In the case of a water development project which has not yet commenced service, removing, relocating or discontinuing the water development project.

F. The Los Angeles County department of parks and recreation shall initiate negotiations with the city of Avalon and the Southern California Edison Company to establish a "Fair Share" allocation formula for new water resources developed at county expense. If required, the agreed-to formula shall be submitted to the State Public Utilities Commission for final ratification.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.740 Solid waste.

A. Detailed plans for solid waste disposal shall be formulated by the applicant and submitted in conjunction with new development applications within the unincorporated portion of Santa Catalina Island. Such plan shall include provisions for recycling paper, metals, plastics and other salvageable materials. Approval of new development is dependent upon the satisfactory provision of sufficient solid waste facilities as determined by the county.

B. The plan for solid waste disposal shall be consistent with the "County Solid Waste Management Plan Triennial Review" dated March 1984 and any subsequent revisions.

C. Solid waste disposal shall be concentrated to the maximum extent feasible at the island's two existing solid waste dumps at Pebbly Beach and above Well's Beach in Two Harbors. When a third landfill becomes necessary because of capacity limitations at existing sites, increased solid waste generated by camp-grounds or other visitor-serving uses, or new development at Two Harbors, the owner/operator of the proposed waste facility shall submit an application for a new site located at an abandoned quarry area at Empire Landing in Lot 85 as shown on Map 3 and 4 of Appendix D. The proposed landfill must meet the requirements of Title 23, California Code of Regulations, Subchapter 15 and be submitted to the regional water quality control board to evaluate its suitability as a landfill site.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.750 Energy.

A. Approval of new development is dependent upon the satisfactory provision of sufficient electrical power.

B. Pebbly Beach shall continue to serve as the focus of utility services for Avalon as well as the entire island. Energy facilities, including existing and experimental, shall expand at Pebbly Beach to the maximum extent feasible

before being established elsewhere on the island. Any expansion of an existing electrical generation plant or construction of a new plant shall be consistent with applicable air quality standards.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.755 Appendix

All references to Title 22 are to the version of Title 22 (Planning and Zoning Code) of the County Code in effect at the time of this Specific Plan's adoption by the Board.

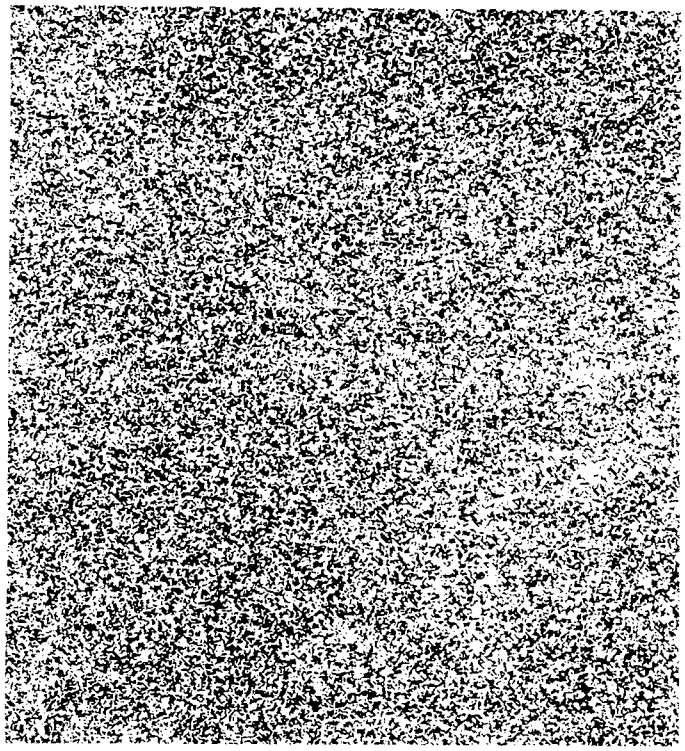
22.46.800 La Vina Specific Plan Introduction

A. The La Vina Specific Plan is located in Section 22.46.810.

B. The La Vina Specific Plan was adopted by the Board of Supervisors on December 26, 1989.

22.46.810 La Vina Specific Plan

SPECIFIC PLAN
NUMBER 2



LAVINA

PREPARED FOR THE
COUNTY OF LOS ANGELES

LA VINA

SPECIFIC PLAN

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December 26, 1989

LA VINA
DRAFT SPECIFIC PLAN

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LA VINA
DRAFT SPECIFIC PLAN

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LA VINA
DRAFT SPECIFIC PLAN

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I. SPECIFIC PLAN SUMMARY

The La Vina Specific Plan establishes comprehensive guidance and regulations for the development of approximately 220 acres located within the community of Altadena, Los Angeles County, California. The Specific Plan establishes the development regulations, policies and programs for the implementation of the approved land use plan. The Specific Plan carries out the land use plan by establishing policies and site development standards. The Specific Plan will be implemented with the appropriate Community Plan and General Plan Amendments. This Specific Plan is regulatory, adopted by ordinance and is consistent with the Altadena Community Plan which is in turn consistent with the County of Los Angeles General Plan.

The La Vina Specific Plan combines the concepts, procedures and regulations of numerous documents into one. The Specific Plan provides for development of a mixture of housing, recreational uses, and a school. The Specific Plan also contains development controls to provide the County with assurances that the project will be built out as planned. To further ensure that design criteria are adhered to, a set of design guidelines accompanies this document. The design guidelines cover project design, landscaping, architecture, signage, lighting and community character.

The authority for preparation of Specific Plans is found in the California Government Code, Section 65450 et. seq. The law allows preparation of Specific Plans based on the General Plan, as may be required for the systematic execution of the General Plan and further allows for their review and adoption.

II. INTRODUCTION

A. PURPOSE AND INTENT

The La Vina Specific Plan allows for a maximum of 272 dwelling units and a school/recreational area on approximately 220 acres located within the community of Altadena in Los Angeles County, California.

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

Responsible planning of the La Vina development has been ensured through the adoption of a development control mechanism that reflects thorough and comprehensive land use planning. A suitable development control mechanism is the Specific Plan, which when adopted by a jurisdiction serves both a planning function and a regulatory function.

The Specific Plan implements the General Plan/Community Plan and is a more detailed version of the General Plan for a focused area. The Specific Plan articulates planning considerations and imposes regulations or controls.

B. PROJECT LOCATION AND DESCRIPTION

La Vina is located in the community of Altadena in Los Angeles County, California. The site is located at the terminus of N. Lincoln Boulevard in the San Gabriel Mountain foothills. This community is north and adjacent to the City of Pasadena (see Regional and Vicinity Maps, Exhibits 1 and 2). The proposed Specific Plan area is an irregularly shaped property comprising one of the few undeveloped areas in the community. The northern portion of the site is located within the boundary of the Angeles National Forest, being classified as a private inholding within the forest.

The project site was initially developed in the early 1900s as a sanatorium and later as an acute care hospital facility and has since been abandoned. The original complex was comprised of approximately seventeen structures. The site's development history dates back to the 1900s when it was known as the Giddings Ranch and was cultivated with vineyards along Millard Canyon. The original hospital/sanatorium was established in 1909 and expanded in several stages during the 1940s and 1950s. The facility's various buildings included an administration building, laboratories, an infirmary, several physician residences, recreation building and library. A reservoir of non-potable water is located northwest of the existing structures and is utilized as a water source for on-site irrigation. A Southern California Edison Company easement transects the northern extension of the site. Two aerial, high-voltage transmission lines run through this right-of-way. An unimproved service road leads to the easement. The Sunset Ridge equestrian/hiking trail traverses the southeast portion of the project site, and loops around above the northern boundary of the site.

The property lies within the Altadena Community Plan (adopted July 10, 1986). As indicated in the Community Plan, the site is designated for a mix of land uses including Estate/ Equestrian Residential, Low Density Residential, Non-Urban, Institutional, and National Forest/National Forest Managed Land. The Community Plan assigns recommended densities to the various designations. These densities range from one dwelling unit (du) per each 20 acres (gross) in extreme hillside areas to 6 du/ac in existing developed areas. The objectives of the Community Plan are to: 1) preserve the existing residential character of the community; 2) intensify, renovate and revitalize commercial and industrial areas by incorporating a planned development concept; and 3) maintain and improve existing community services and facilities. The La Vina Specific Plan creates implementation and regulatory procedures for the Community Plan and replaces the previous zoning with land use designations that are consistent with and properly implement the Altadena Community Plan.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

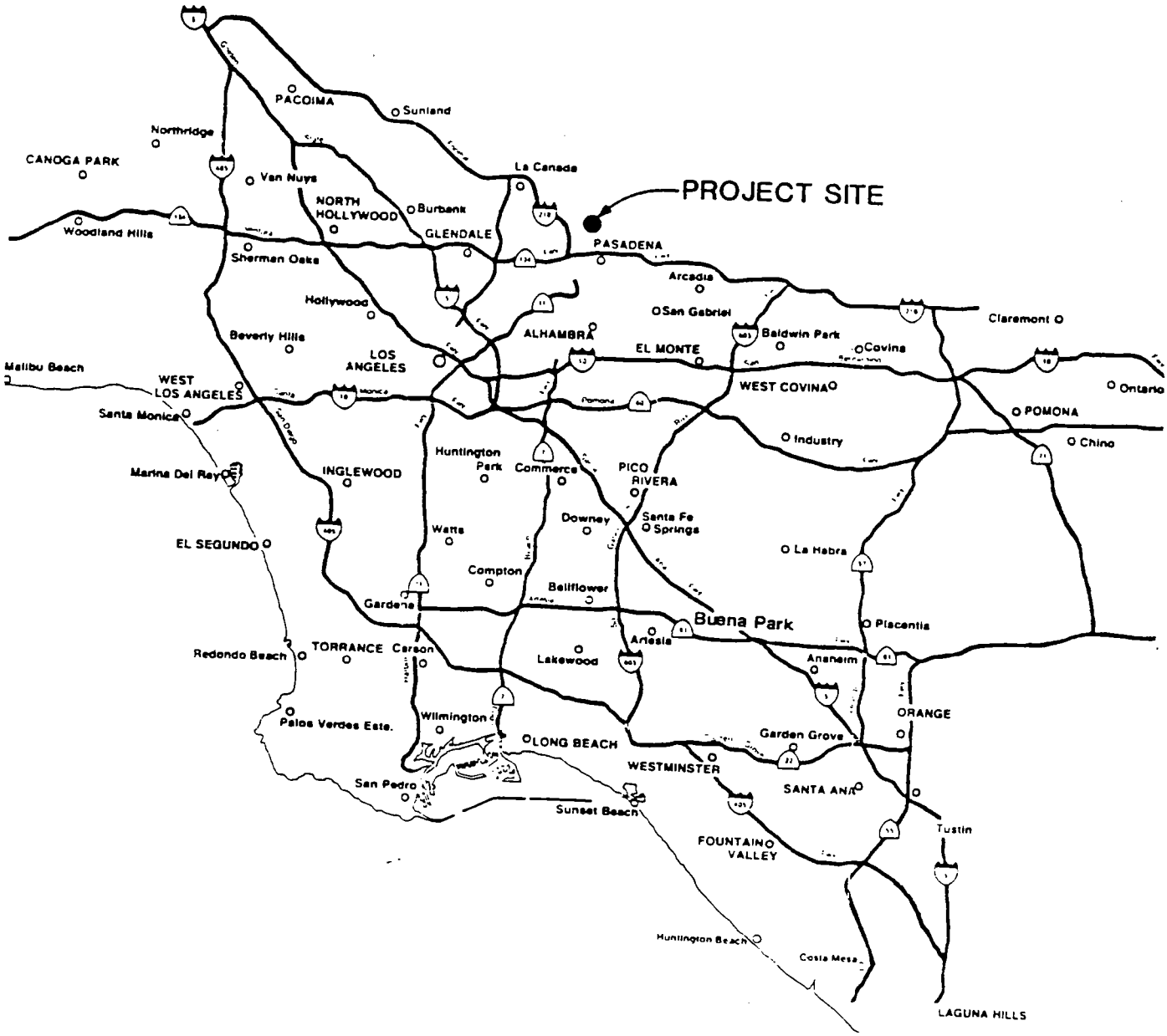
The initial study prepared for Zone Change and General Plan Amendment Case number 87-044 determined that this project could have potential significant impacts. An Environmental Impact Report (EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the County environmental reporting guidelines. The Final Environmental Impact Report was certified by the Board of Supervisors with adoption of the Specific Plan. The EIR serves as the basis on which the environmental effects of implementing the Specific Plan can be ascertained. All subsequent approvals necessary to develop any property within the Specific Plan area must be consistent with the Specific Plan and be within the scope of the EIR. Additional environmental documentation may be required in the future if significant changes are found to have occurred pursuant to Sections 15162 and 15182 of the CEQA guidelines.

D. AUTHORITY AND SCOPE

The La Vina Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The Code authorizes jurisdictions to adopt specific plans by resolution as policy or by ordinance as regulation. In this case, hearings are required by both the Regional Planning Commission and the Board of Supervisors, after which the Board of Supervisors must adopt the Plan before it becomes effective.

The La Vina Specific Plan is a regulatory plan which serves as the zoning ordinance for the subject property. Proposed development plans or agreements, tentative tracts or parcel maps, and any other development approvals must be consistent with the Plan. Projects which are found consistent with the Plan will also be consistent with the County's General Plan/Altadena Community Plan.

This Specific Plan implements the Altadena Community Plan and allows for development within the bounds of the regulations provided herein which are adopted by ordinance. This document, in conjunction with the Specific Plan Design Guidelines, under separate cover, and the EIR, provide all the necessary base data for this project.



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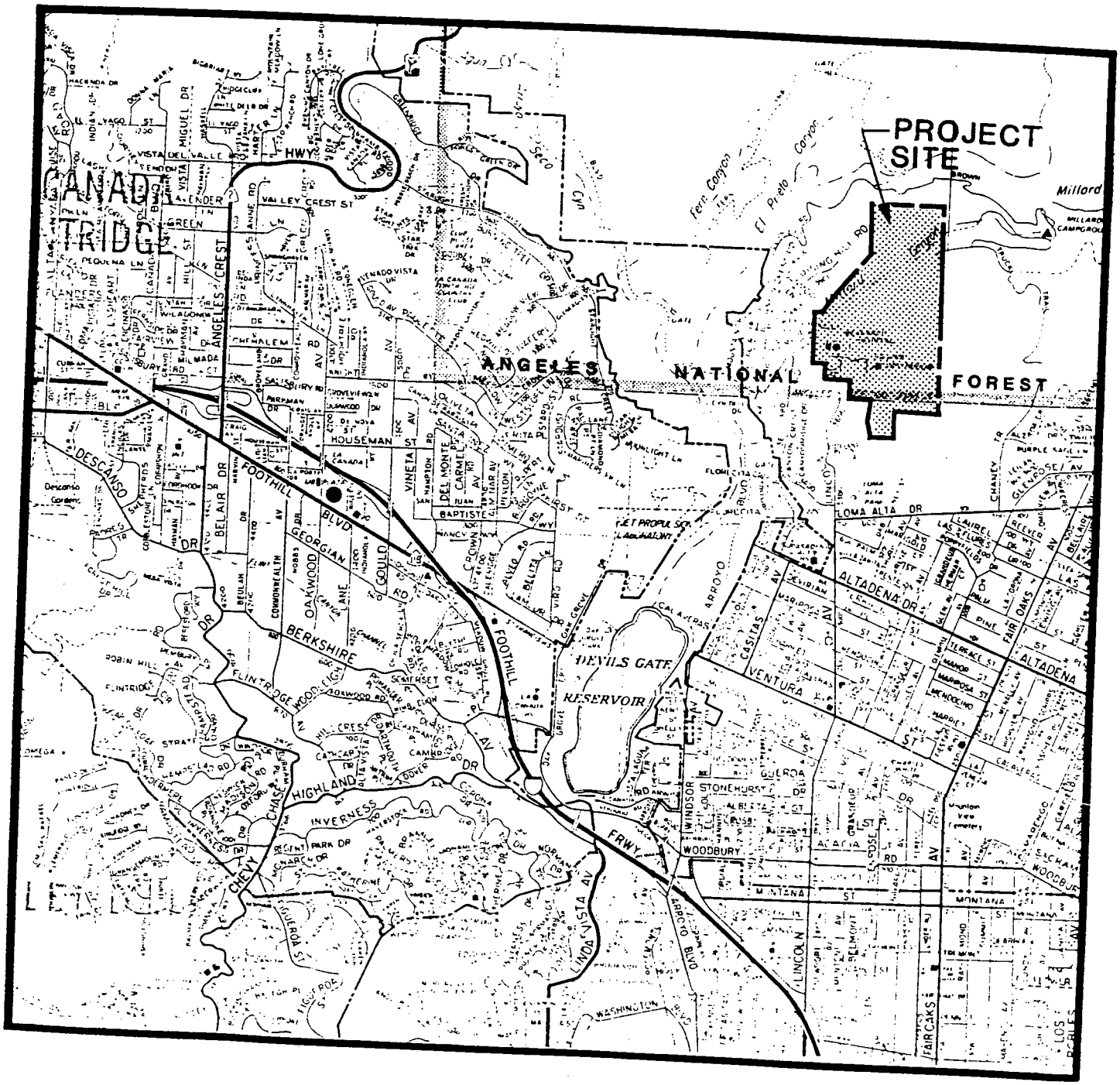
Regional Location Map
LA VINA SPECIFIC PLAN
CANTWELL-ANDERSON ALTADENA, CA.

EXHIBIT 1



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Vicinity Map

LA VINA SPECIFIC PLAN

CANTWELL-ANDERSON ALTADENA, CA.

EXHIBIT 2

III. DEVELOPMENT PLAN

A. PURPOSE AND INTENT

The development plan has been derived from several project alternatives and input from studies prepared by the project Civil Engineer, Biologist, Traffic Engineer, Geologist and Land Planners. As a result, the plan addresses development related issues in the form of proposed physical improvements, guidelines for future development, technical data, implementation procedures and regulations.

In recognizing the major development issues, the landowner's objectives and the County's requirements, it is the intent of this plan to:

1. Implement the goals, objectives and policies of the Altadena Community Plan and the County of Los Angeles General Plan.

2. Provide residential uses that anticipate current and future housing demands.

3. Provide a rural community character consistent with the image of Altadena offering residents an environment featuring open space, educational/recreational uses and single-family housing opportunities.

4. Provide backbone infrastructure systems and public facilities to support development in an efficient and timely manner.

5. Provide an annual monitoring report for the Specific Plan to track the progress of the plan and monitor required infrastructure for the development.

6. Preserve and enhance the integrity of significant landform features.

7. Provide a development phasing plan which is a general and logical estimate of how development will occur.

8. Provide a precise understanding of the future development for the subject property.

B. GOALS, OBJECTIVES AND POLICIES

The La Vina Specific Plan contains goals, objectives and policies that are guided by the Altadena Community Plan.

The primary purpose of the Specific Plan is to serve as the planning tool for the physical development of the project area. The Specific Plan will regulate new development and provide the review mechanisms for implementation. The following contains a reiteration of the land use issues addressed in the Specific Plan. The goals, objectives and policies provide overall guidance for Specific Plan Review and should be considered as the intent behind the more detailed guidelines and regulations contained in subsequent sections.

Goal 1: To develop a planned community that respects the surrounding community of Altadena and offers a diversity of land uses providing living areas and recreational activities.

Objectives

1.1 Design a plan that offers a range of housing opportunities to respond to the needs of the region as well as the Altadena Community.

1.2 Provide within the Specific Plan a community image that mirrors the existing surrounding community of Altadena.

Policies

1.1 Process and adopt the Specific Plan to provide a precise understanding of development parameters and future growth of the subject property.

1.2 Provide an architectural design theme and plan that are sensitive to the character of the surrounding neighborhoods.

1.3 Provide a land use plan that not only respects the adjacent land uses, but will contribute to the overall quality and revitalization of the entire Altadena community.

Goal 2: To achieve the best possible land use pattern for the Specific Plan area with emphasis on preservation of significant environmental features, including open space, Millard Canyon, and significant groupings of trees.

Objectives

2.1 Achieve a project design which provides a balance between open space, development and improvements.

2.2 Design the plan to take advantage of natural resources by preserving the backdrop of hillsides in open space and keeping development out of the Millard Canyon area, and designing planning areas to preserve and integrate where possible significant groupings of trees.

2.3 Provide a land use scenario that places proposed uses within proximity of other compatible uses both on and off-site.

Policies

2.1 Provide development standards for required open space within the plan.

2.2 Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind the development.

Goal 3: a. To achieve a balanced distribution of developable area and open space to meet the needs of residents and contribute to logical development of the urban area.

b. To create a public open space network that satisfies the active and passive needs of the future residents and to enhance it with hiking trails leading to Millard Canyon and equestrian trails leading to Sunset Ridge.

Objectives

3.1 The integration of a school, park, and public and private open space where feasible.

3.2 The provision of open space as an integral part of development along streetscapes and between planning areas.

Policies

3.1 To provide a balance between open space areas and development sites when feasible.

3.2 To provide a park and/or a school primarily on land that is readily usable for active recreational purposes.

3.3 To provide for a range of recreational opportunities to accommodate all potential users.

Goal 4: a. To provide a safe and efficient system for movement of people and goods in the Altadena Community through actions and coordination of all agencies involved in the development of circulation facilities in the region.

b. To increase the mobility of residents through development of an adequate and balanced transportation system that includes automotive and non-automotive transportation considerations.

Objectives

4.1 To provide a circulation system that is well integrated into the current County street system and State freeway network.

4.2 To design an internal road network that will provide for current and future residents' needs and avoid excessive traffic in existing and future residential neighborhoods.

Policies

4.1 To establish a circulation system that conforms to the County's standards and serves both through and local traffic.

4.2 To provide pedestrian access throughout the development which connects the Recreational areas with residential neighborhoods.

4.3 To provide a hiking and equestrian trail system that integrates with existing trails both on- and off-site.

4.4 Provide adequate standards and area to accommodate off-street parking for all proposed uses.

Goal 5:

a. To encourage development of housing to satisfy the needs of existing and future residents.

b. To encourage provisions of a variety of housing types, prices, ownership possibilities and locations.

c. To develop neighborhoods properly related to essential community services.

d. To maintain high quality development standards for residential land development that ensure establishment of neighborhoods with lasting value.

Objectives

5.1 To include in the community a residential environment that provides detached single-family home opportunities.

5.2 A contribution to the housing supply in the Altadena community.

Policies

5.1 To incorporate and implement standards that are economical for the developer and are consistent with County standards and can reasonably be accommodated in the project.

5.2 To provide a sufficient range of single-family housing so that high quality housing with community amenities can be provided.

5.3 To base development regulations on various dwelling types by planning area.

Goal 6:

a. To ensure a quality appearance and "identity" for the La Vina project with consistent design and visual improvements.

b. To integrate the "theme" of the new community with the existing rural character of Altadena.

Objectives

6.1 Design Guidelines covering five topical areas including site planning, architecture, signage, lighting and landscaping will be used to ensure a quality appearance and identity for La Vina.

6.2 Establish a strong identifiable landscaping treatment with recurring elements to unify the development and reinforce the circulation and open space components of the project.

6.3 Establish a rural theme which provides the diversity necessary to integrate with the existing community of Altadena.

Policies

6.1 Provide Design Guidelines which establish parameters for development of architectural styles.

6.2 Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space, and landforms.

6.3 Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.

6.4 Provide guidelines for the creation, implementation and maintenance of a fuel modification zone in areas where high fuel load and open space areas encroach upon development.

Goal 7: Develop a planned community that provides backbone infrastructure systems and public facilities to support development in an effective and timely manner.

Objectives

7.1 Provide a project phasing plan that times development with the provision of needed infrastructure and services.

Policies

7.1 To provide an infrastructure system, including sewer, water and storm drain systems that will adequately serve full build-out of the Specific Plan development.

7.2 To annex to or extend to existing infrastructure facilities in the Altadena community.

7.3 Underground all new or existing infrastructure and utilities as is feasible.

C. LAND USE PLAN

The land uses for La Vina have been divided into planning areas to provide a distinction between uses and to create neighborhoods of individual development. The primary land uses identified for the development of La Vina shall be limited to:

- Single-Family Residential
- Recreational Uses
- School
- Open Space

The La Vina land use plan is depicted in Exhibit 3, and the Land Use allocations are summarized in Table 1. The project site encompasses approximately 220 acres of land and is divided into 6 planning areas plus permanent open space. Each planning area contains a gross acreage figure and land use designation. The acreage of each planning unit includes land devoted to internal local and collector streets (see IV (D), Land Use Plan Summary).

The project is designed as a planned community with all land uses integrated with proper circulation, infrastructure, aesthetics, development standards and design guidelines. The housing types and community amenities have been designed to provide a planned community that is well integrated into the surrounding environment.

The La Vina Specific Plan offers community features and amenities that presently do not exist in the Altadena area. The land use plan places an emphasis on high quality residential uses with rural character, and preservation of significant open space including the Millard Canyon area. The plan also contains equestrian and hiking trails and a network of project open space. Active recreational and visual amenities are integrated around the residential planning areas.

D. CIRCULATION CONCEPT PLAN

The La Vina circulation plan (see Exhibit 4) establishes the layout of circulation and design standards for internal vehicular movement and integration with off-site arterials. It should be noted, that as part of this plan, the width of Lincoln Avenue will decrease to 44 feet along Loma Alta Park. The roadway system is conveniently laid out to provide easy access to all planning areas. The concept has been designed to respond to the needs of the development and takes into consideration drainage patterns, preservation of landform features and adjacent development patterns. The streets are classified according to the land use and traffic volumes they will serve. Proposed roadway widths and rights-of-way reflect these classifications. The circulation system has been designed to plan for convenience and public safety and the streets are designated "Private and Future" by the County Public Works Department. To complete the circulation system, non-vehicular systems have been integrated with the street system and within open space areas. These include hiking and equestrian trails as depicted in Exhibits 5 and 6, respectively.

CONCEPTUAL LAND USE PLAN

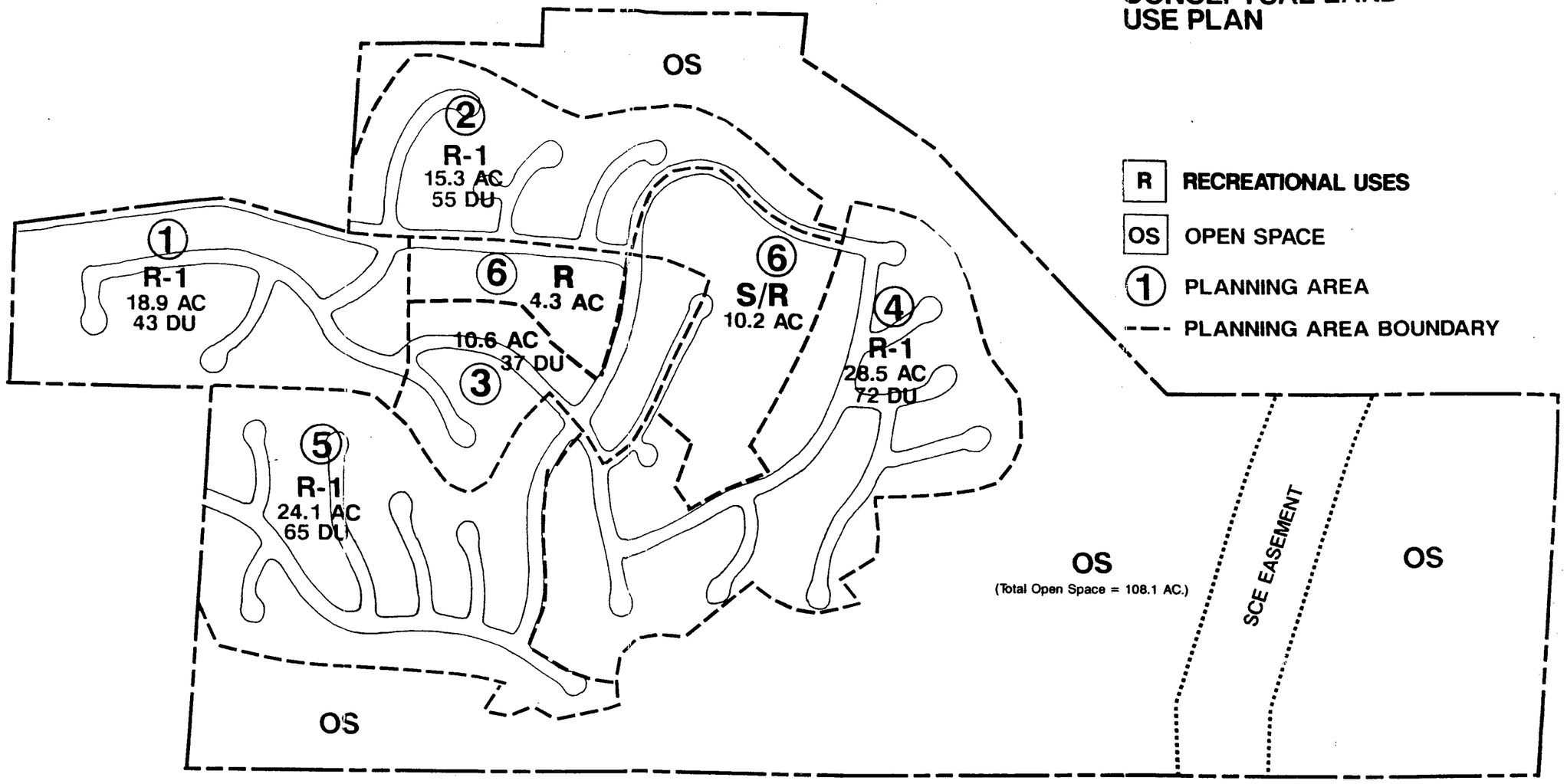

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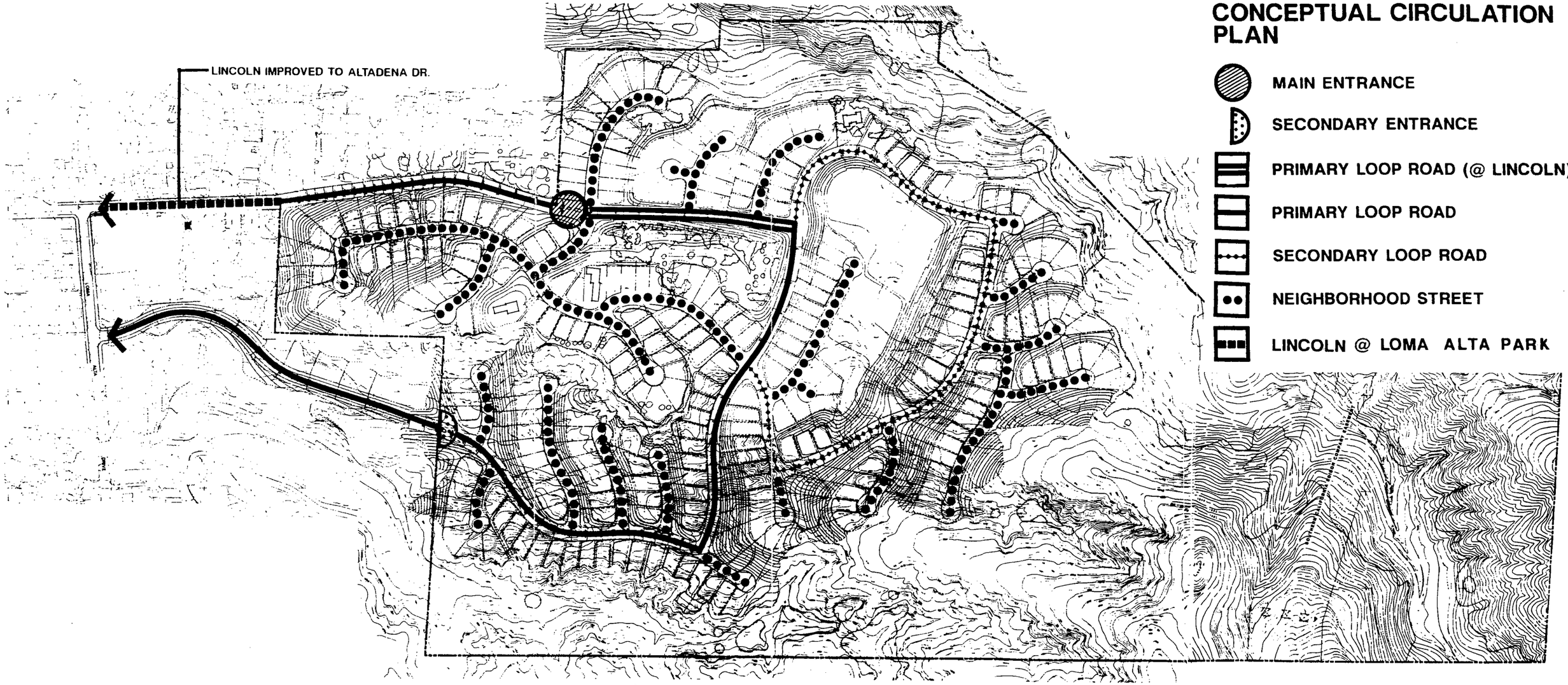
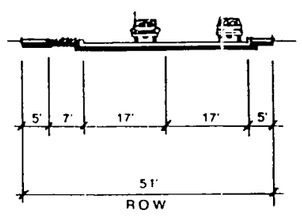
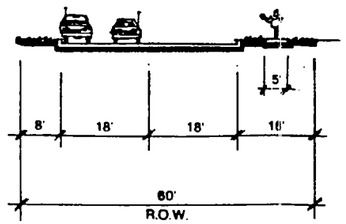
EXHIBIT 3

CONCEPTUAL CIRCULATION PLAN

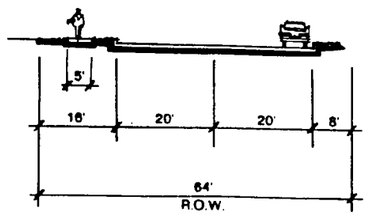




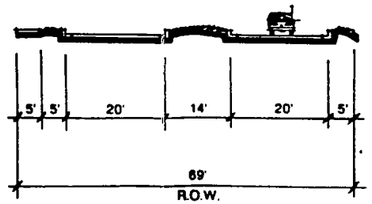
NEIGHBORHOOD STREET



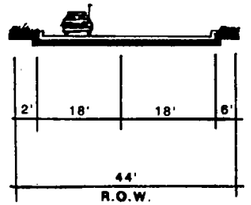
SECONDARY LOOP ROAD



PRIMARY LOOP ROAD



PRIMARY LOOP ROAD
(@ LINCOLN AVE.)
(FROM ENTRY GATE TO SPECIAL INTERSECTION)



LINCOLN AVE. ADJACENT
TO LOMA ALTA PARK

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Newport Beach, California 92660
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EXHIBIT 4

PROPOSED HIKING TRAIL ROUTE*

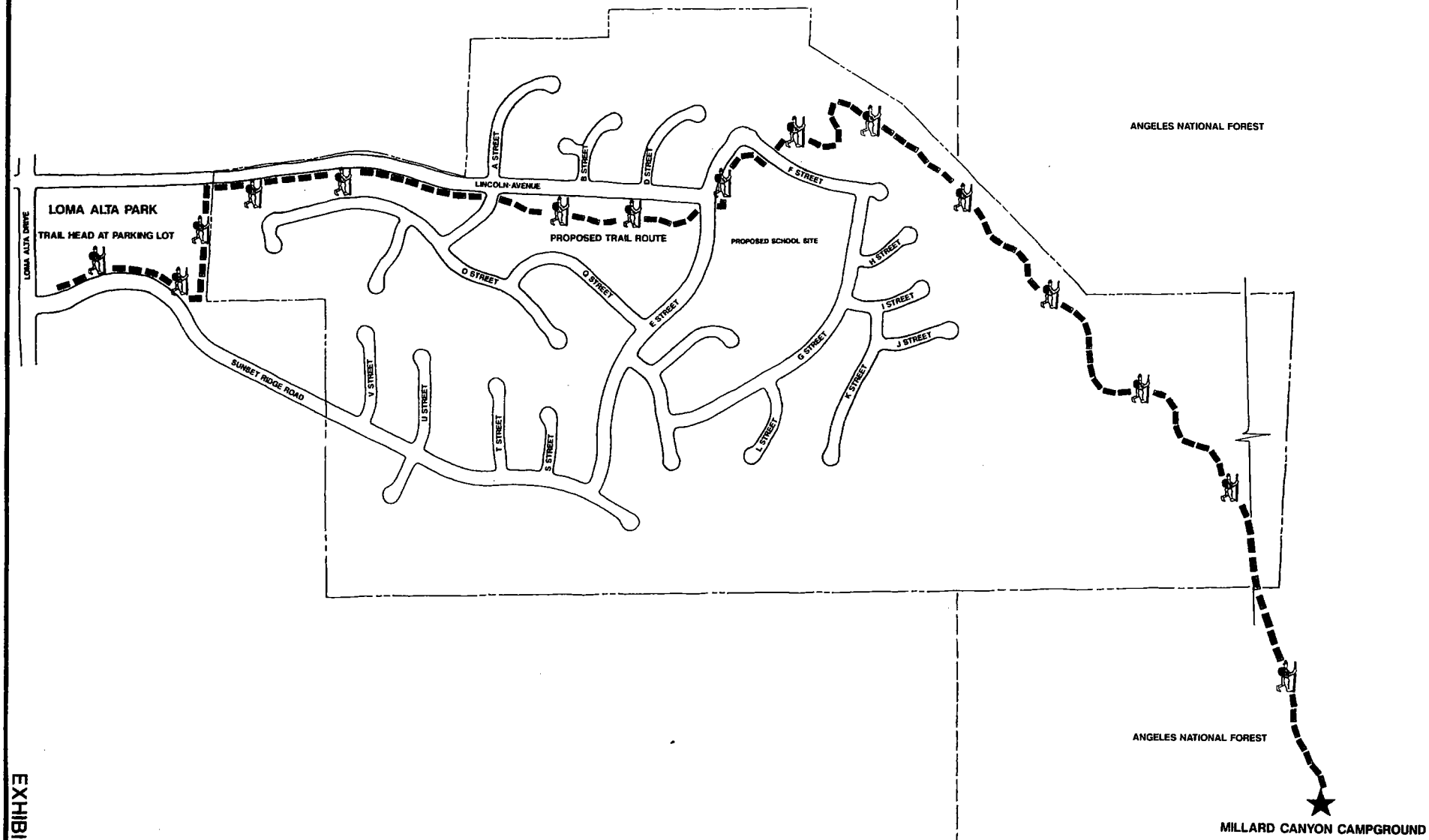

EXHIBIT 5

* NOTE:

ALIGNMENT IS CONCEPTUAL AND MAY VARY SOMEWHAT ONCE IT IS ENGINEERED.

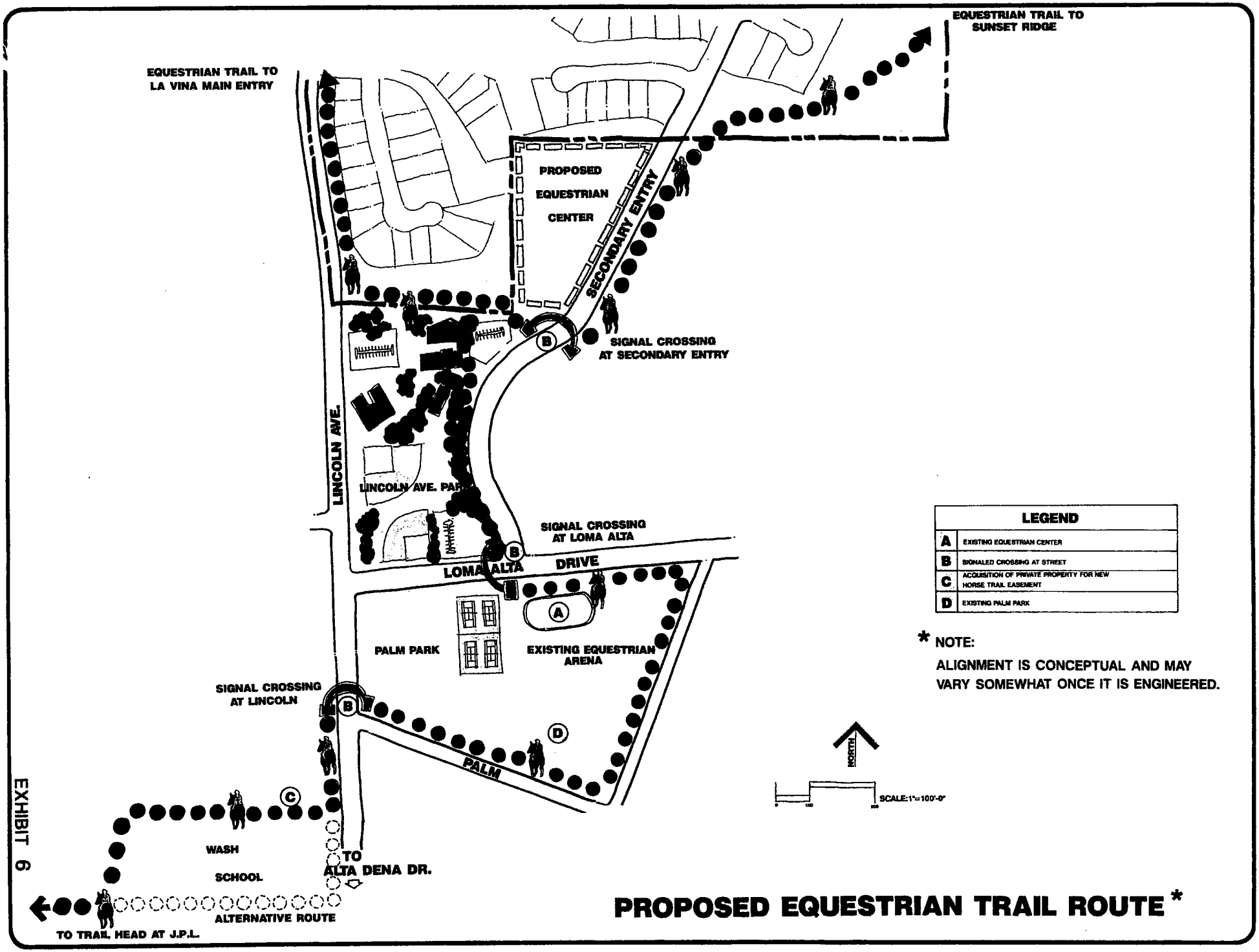
EQUESTRIAN TRAIL TO SUNSET RIDGE
EQUESTRIAN TRAIL TO LA VINA MAIN ENTRY
PROPOSED EQUESTRIAN CENTER
SECONDARY ENTRY
SIGNAL CROSSING AT SECONDARY ENTRY
LINCOLN AVE.
LINCOLN AVE. PARK
SIGNAL CROSSING AT LOMA ALTA
LOMA ALTA DRIVE
PALM PARK
EXISTING EQUESTRIAN ARENA
SIGNAL CROSSING AT LINCOLN
PALM
WASH
SCHOOL
TO ALTA DENA DR.
ALTERNATIVE ROUTE
TO TRAIL HEAD AT J.P.L.
NORTH
SCALE: 1"=100'-0"
LEGEND
A EXISTING EQUESTRIAN CENTER
B SIGNALED CROSSING AT STREET
C ACQUISITION OF PRIVATE PROPERTY FOR NEW HORSE TRAIL EASEMENT
D EXISTING PALM PARK
* NOTE:
ALIGNMENT IS CONCEPTUAL AND MAY VARY SOMEWHAT ONCE IT IS ENGINEERED.
PROPOSED EQUESTRIAN TRAIL ROUTE *

EXHIBIT 6

Precise alignment and engineering of streets will be determined at the time of construction by the County Public Works Department. Adjustments to circulation patterns and alignment may be required based on elevation/gradient changes on final grading plan, and subsequent sightline and radius reconciliations. Roads and road improvements will be provided in a timely manner, as required to serve development according to the conceptual circulation phasing plan. All needed roads and road improvements will be open and available for public use at the time of occupancy of each unit of development.

The phases of road improvements are implemented through the phasing plan which is depicted in Section V.

E. GRADING/CUT AND FILL CONCEPT PLAN

This section describes the overall grading concept for development of the La Vina Specific Plan site. The Conceptual Cut and Fill Plan is depicted in Exhibit 7.

Grading Design Approach

Refer to Grading Design Approach, Exhibit 8. The grading approach for La Vina has been directed toward these goals:

1. To maintain a skyline or backdrop of natural, untouched ridges as the site is viewed from approaching directions. The Environmental Impact Report contains a computer analysis of views on- and off-site of the Specific Plan area.

2. To accommodate an extension of Lincoln Avenue and second access leading from Loma Alta Drive.

3. To mitigate geotechnical hazards on the site.

4. To provide stable areas for housing which take advantage of the view opportunities provided by the terrain.

To satisfy these goals, a grading concept plan as depicted in the Cut and Fill map, Exhibit 7, has been established and must be implemented so that the following occurs:

1. The major ridges which form backdrops and skylines have been identified as viewed from roads and areas on all sides of the subject site. These primary ridgelines will be preserved from all grading activities.

2. A grading concept plan (Exhibit 7) has been prepared in a manner which mitigates the effects of slides or potential slides. Detailed grading plans to be prepared for implementation must follow this grading plan and the recommendations of the geotechnical consultant.

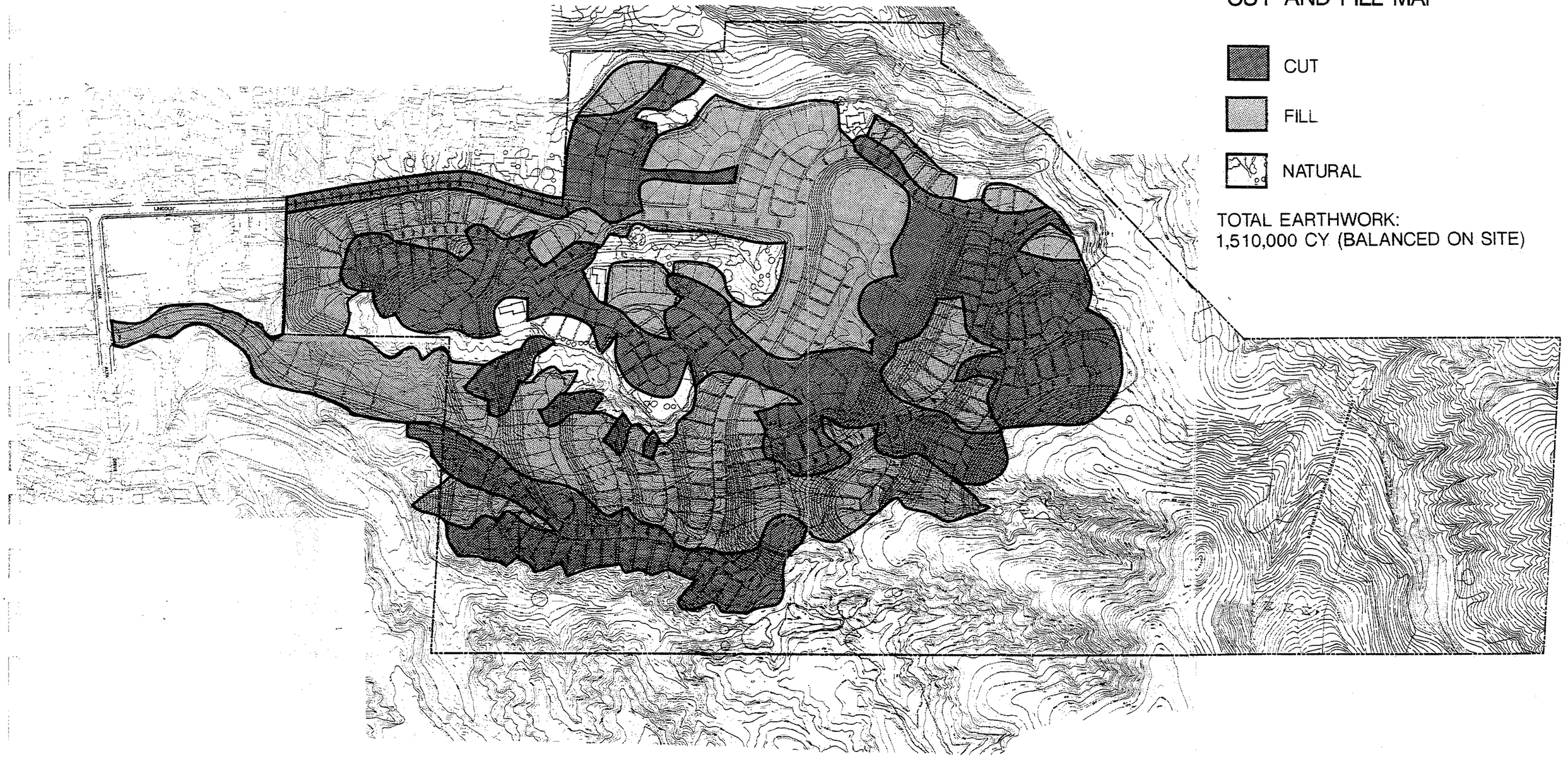

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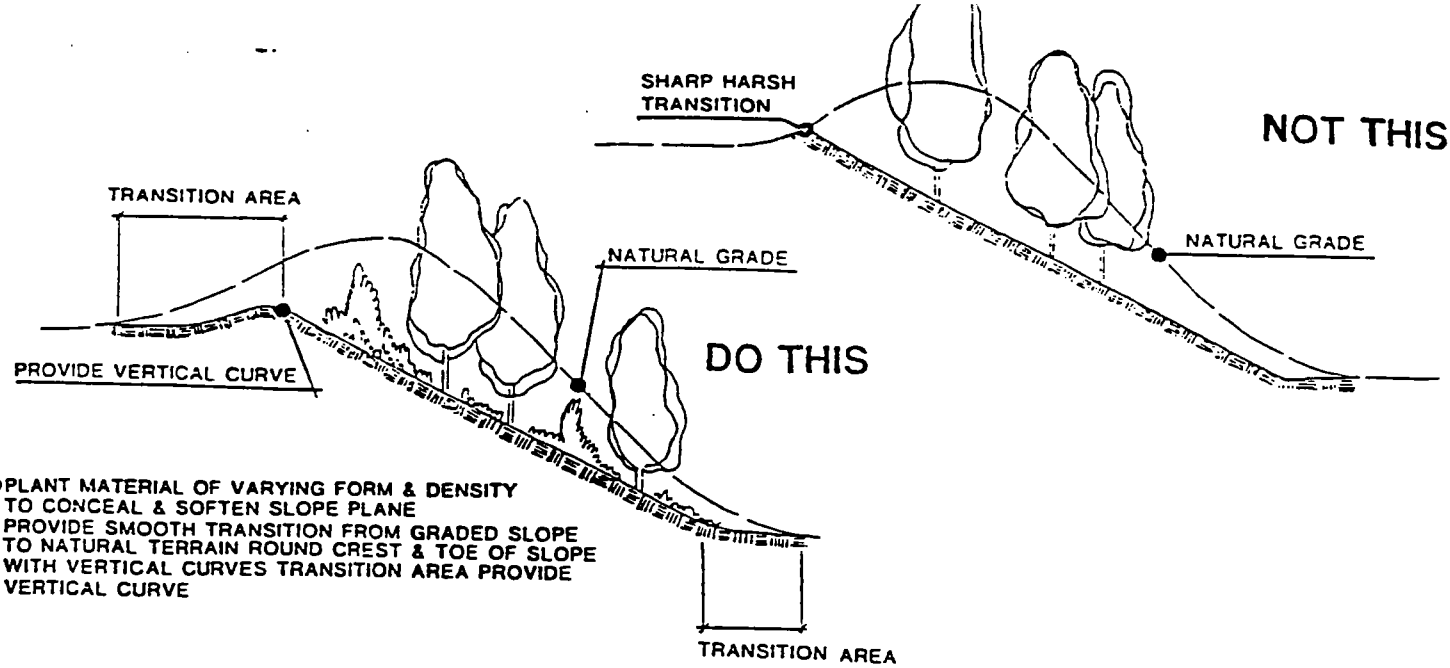
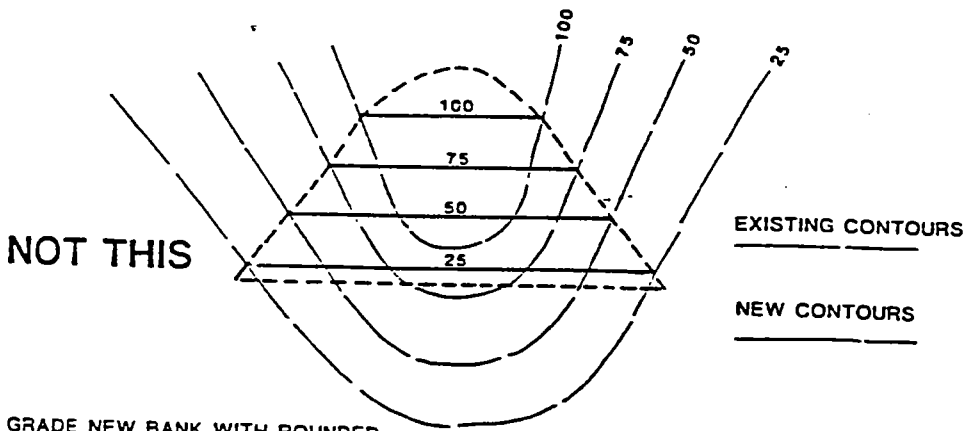
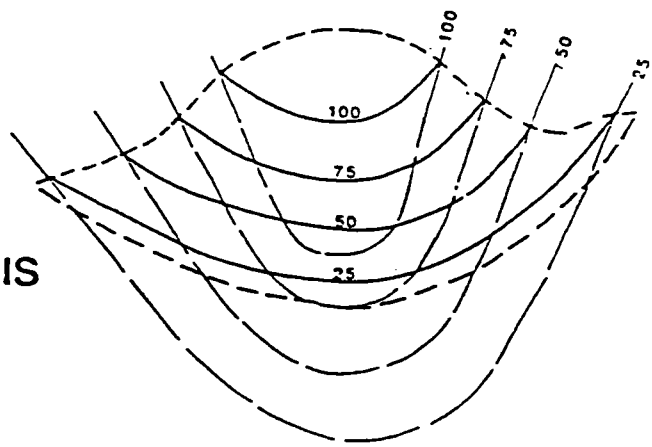
EXHIBIT 7



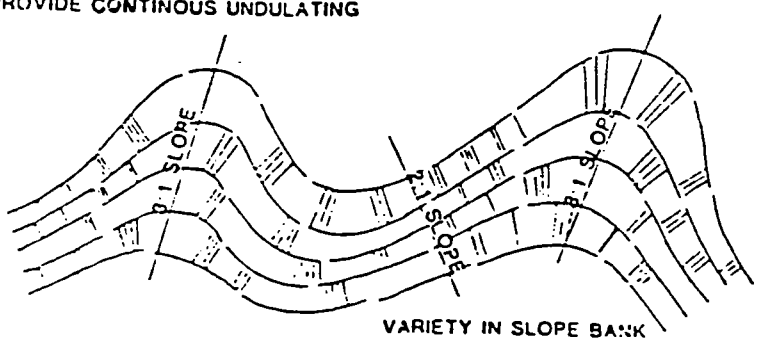
- PLANT MATERIAL OF VARYING FORM & DENSITY TO CONCEAL & SOFTEN SLOPE PLANE PROVIDE SMOOTH TRANSITION FROM GRADED SLOPE TO NATURAL TERRAIN ROUND CREST & TOE OF SLOPE WITH VERTICAL CURVES TRANSITION AREA PROVIDE VERTICAL CURVE



- GRADE NEW BANK WITH ROUNDED FORM TO BLEND WITH NATURAL TERRAIN AVOID STRAIGHT, GEOMETRICAL, UNNATURAL SLOPE EDGES



- PROVIDE FLOWING GRADED EDGES WHICH REFLECT NATURAL ROUNDED TERRAIN AVOID ANGULAR BANKS PROVIDE CONTINOUS UNDULATING EDGES



GRADING DESIGN APPROACH

EXHIBIT 8

3. Long, regular, angular cut and fill banks should be avoided, particularly along major roads. Provide flowing graded banks which reflect natural, rounded terrain, with continuous undulating edges.

4. Provide a transition between manufactured and natural grades. The angle of the manufactured slope of major slope banks shall be gradually adjusted to the angle of the natural terrain.

   a) Where possible, the toe and crest of such cut and fill slopes shall be rounded with vertical curves.

   b) The toe and crest of any slope in excess of ten (10) feet vertical height, which is against natural terrain features shall be rounded with vertical curves of radii no less than five (5) feet and designed in proportion to the total height of the slope.

5. Avoid angular forms on such slopes. The graded form shall reflect the natural rounded terrain where possible.

   a) When it is feasible, where such cut and fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion with varying radii to reflect the natural terrain.

   b) Natural drainage courses shall be maintained wherever possible.

6. Graded slopes shall be concealed by landscaping whenever possible.

7. Size and configuration of new slope banks should be in scale with natural slope banks. The overall shape, height and grade of any cut or fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.

8. Bulk pregrading of planning areas may occur prior to development of units, as it is necessary to assure that proper infrastructure and improvements are provided in a timely manner. This may preclude the order indicated on the conceptual phasing plan for the project (See Exhibit 9). However, pregrading will not be used as a criteria for future design modification of planning areas. Grading will be done in accordance with the County's Grading Ordinance.

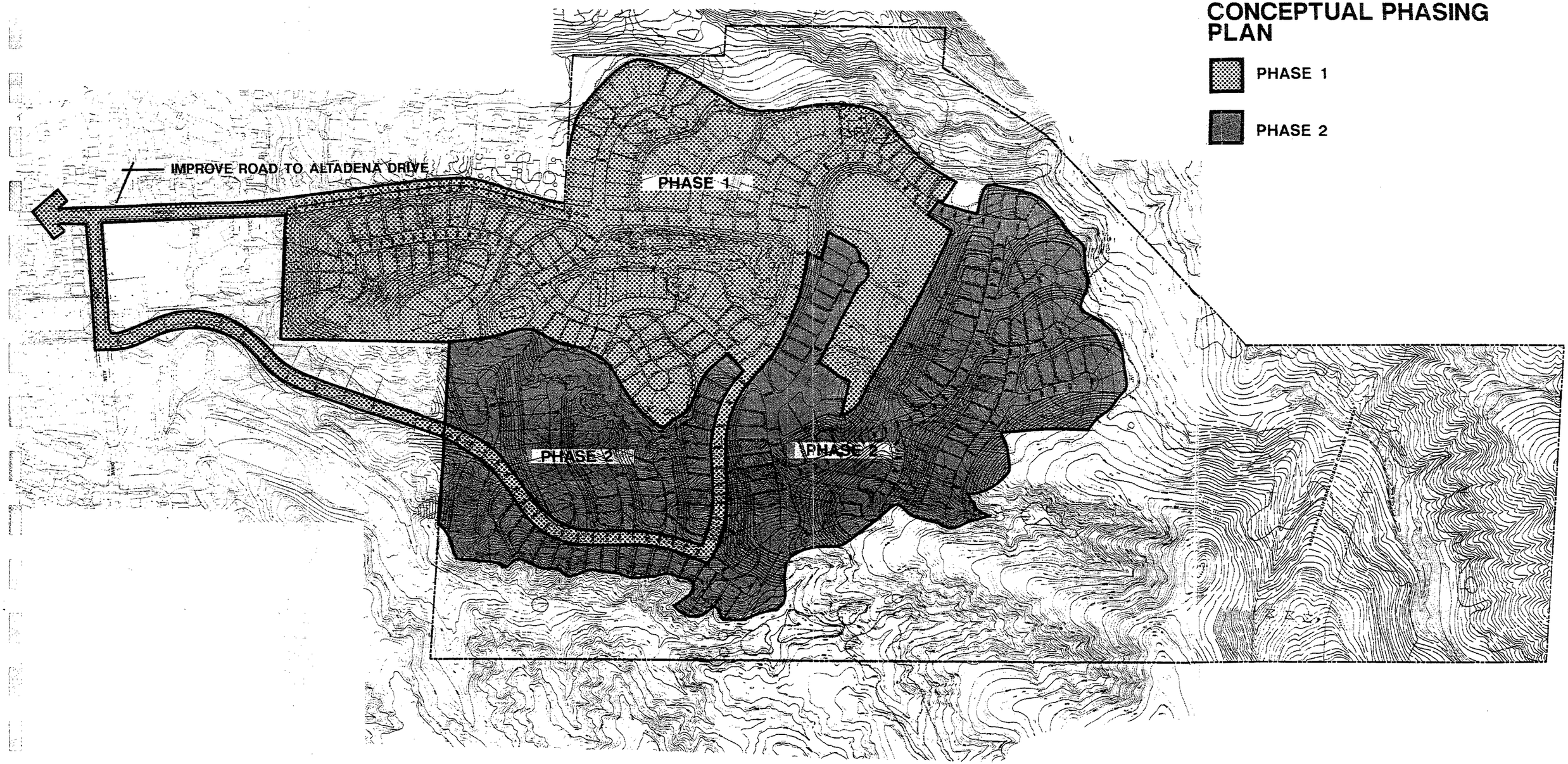
9. Building areas (planning areas) have been designed to vary in size and shape to appear more natural and allow a visual transition from building areas to natural slope. This concept shall be maintained and enhanced throughout implementation.

10. Cut and fill bank planting necessary to prevent surface erosion and to reduce the visual impact of cut and fill banks shall follow the landscaping regulations and guidelines as discussed in Section IV of the Design Guidelines (see Chapter VI).

CONCEPTUAL PHASING PLAN

PHASE 1

PHASE 2



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11-21-88

EXHIBIT 9

Erosion and drainage maintenance during grading and construction:

1. All work shall be in accordance with the Los Angeles County Grading Ordinance and any special requirements of the grading permit.

2. Stock piling of excess material shall be approved by the Building Official prior to excavation.

3. All existing drainage courses through this site shall remain open until facilities to handle stormwater are approved and functional.

4. Approved protective measures and temporary drainage provisions shall be used to protect adjoining properties during grading.

5. Approved dust control measures must be used.

6. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be made available on-site and stock piled at convenient locations to facilitate rapid construction of temporary devices when rain is eminent.

7. Erosion control devices shall not be moved or modified without the approval of the Building Official.

8. All removal erosion protective devices shall be in place at the end of each working day when the 5-day Rain Probability Forecast exceeds 40 percent.

9. After a rainstorm, all silt and debris shall be removed from streets. Berms and basins shall be checked and pumped dry.

10. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage to be directed toward de-silting facilities.

11. The permittee shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.

F. RECREATION/OPEN SPACE CONCEPT

The recreation/open space concept is depicted in Exhibit 10. The intent of this plan is to provide provisions for natural and man-made recreation/open space features in the design of the planned community. These areas are well integrated into the community to provide physical separation, buffer zones and transitions between areas of development. The recreational features of the plan will focus on the School/Recreational Use Areas and active open space. Other recreation/open space features provide linkages between neighborhoods and the recreation areas.

The recreational areas may accommodate organized athletic and recreational programs while offering picnicking, playgrounds and a tot lot. Another important feature of the plan which links the community to the school/recreational use area is an interconnecting pedestrian trail system which parallels roads and provides a "shortcut" off-road alternative through an open space area.

The natural areas designated as Open Space (OS) on the Specific Plan Land Use Plan shall remain natural, undeveloped open space in perpetuity. Implementation of the Specific Plan will contain all development within the six planning areas as designated on the Land Use Plan. The open space designated on this Plan includes preservation of Millard Canyon, a significant riparian habitat.

As the Plan is implemented there will be opportunities to preserve significant Oak Trees, and oak tree permits will be applied for at the time of Site Plan Review. The larger of the areas of preserved oak trees (particularly in Planning Area 2) will be enhanced as recreational areas with such recreational facilities as benches, barbecues, tables and play areas.

Within Area 6 of the project, a school, developed at the discretion of the developer, and recreational uses are permitted. Refer to the School/Recreational Use development standards for a complete list of permitted uses (Section IV-G).

The Developer agrees to negotiate in good faith with the County Department of Parks and Recreation to fulfill park requirements. Prior to the recordation of the Final Map, the following improvements are required to the Loma Alta Park and equestrian/hiking trails, as reiterated in Appendix G.

1. The roadway improvements on Lincoln Avenue will require the developer to extend the existing curb two feet into the street and construct a sidewalk six feet from the new curb which will cut into the park approximately four feet from the existing curb line. The sidewalk will be dedicated to the County Department of Public Works as road right-of-way for Lincoln Avenue. This road widening will allow for one northbound and one southbound lane, as well as parking along the new curb on the park side of the road.

2. The sidewalk along Lincoln Avenue shall attempt to preserve as many existing trees as possible. Tree wells shall be constructed to protect existing root system of any tree endangered by the installation of the sidewalk. Any trees that must be removed shall be replaced at the discretion of the Department of Parks and Recreation. A one-year maintenance agreement will be entered into to replace any trees that die as a result of root damage.

3. Construct a sidewalk along Loma Alta Drive and eliminate access to the existing parking lot from Loma Alta Drive.

4. Raise the parking lot at the south corner of Loma Alta Park to within three feet of the existing park grade to make this lot more visible to park users, allowing the upper portion of vehicles to be seen.

5. Develop an access road to this parking lot from the newly constructed Sunset Ridge Road.

6. Construct a stairway and ramp to connect the raised parking lot to the upper park area with an additional stairway and ramp to the corner of Loma Alta Drive and Sunset Ridge Road to allow for pedestrian use.

7. The development be conditioned to provide appropriate equestrian/pedestrian/traffic control at the intersection of Sunset Ridge Road and Loma Alta Drive to the satisfaction of the Director of Public Works.

8. Construct a vehicular turnaround area at the north end of the park off Sunset Ridge Road.

9. Construct a sidewalk system connecting the improved parking lot and vehicular turnaround to existing recreational facilities.

10. Preserve existing stand of redwood trees adjacent to Sunset Ridge Road.

11. Provide and install new park identification sign on corner of Lincoln Avenue and Loma Alta Drive, as well as corner of Sunset Ridge Road and Loma Alta Drive, wording as directed by the Department of Parks and Recreation.

12. The developer shall prepare all plans for all improvements, subject to approval by the Department of Parks and Recreation prior to actual construction.

13. The developer will obtain required approvals and permits, etc. for all park, equestrian and hiking trail improvements. The Department of Parks and Recreation will assume the responsibility for environmental documentation, the cost of which will be funded separately by Cantwell-Anderson.

14. The Department of Parks and Recreation agrees to the developers proposal for the construction of a hiking and equestrian trail system per their submitted plans in the Specific Plan.

15. All aforementioned park and street improvements and conditions shall be provided as measures mitigating the encroachment on Lincoln Avenue. In addition to these improvements, the developer has accepted a financial obligation inclusive of the Quimby requirements totaling $575,000. The anticipated disbursement of these funds will be as follows:

    a. Acquisition cost of the ±4.5-acre site with an anticipated equestrian stable use and transfer of title of that site to the Los Angeles County Department of Parks and Recreation — $125,000

b. Grading of the ±4.5-acre site as approved by the Department of Parks and Recreation $150,000

c. Cash contribution of the balance paid to the County Department of Parks and Recreation for future park improvements $300,000±

16. Compliance with all terms and conditions of the above will satisfy the Department of Parks and Recreation's mitigation of the impact on Lincoln Avenue for the construction of the sidewalk and Quimby obligation for the La Vina development (Tract No. 45546).

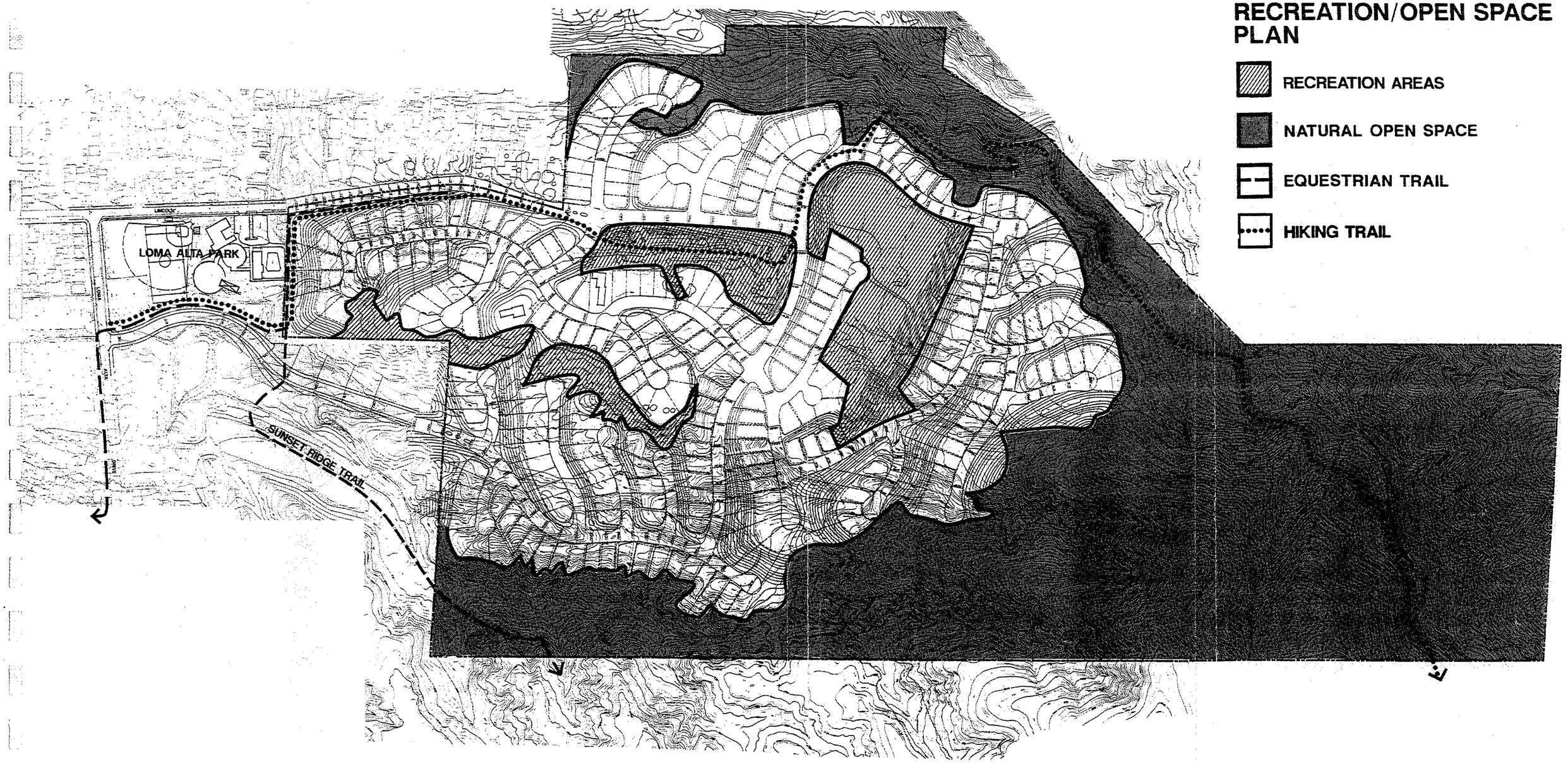

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EXHIBIT 10

LOMA ALTA PARK

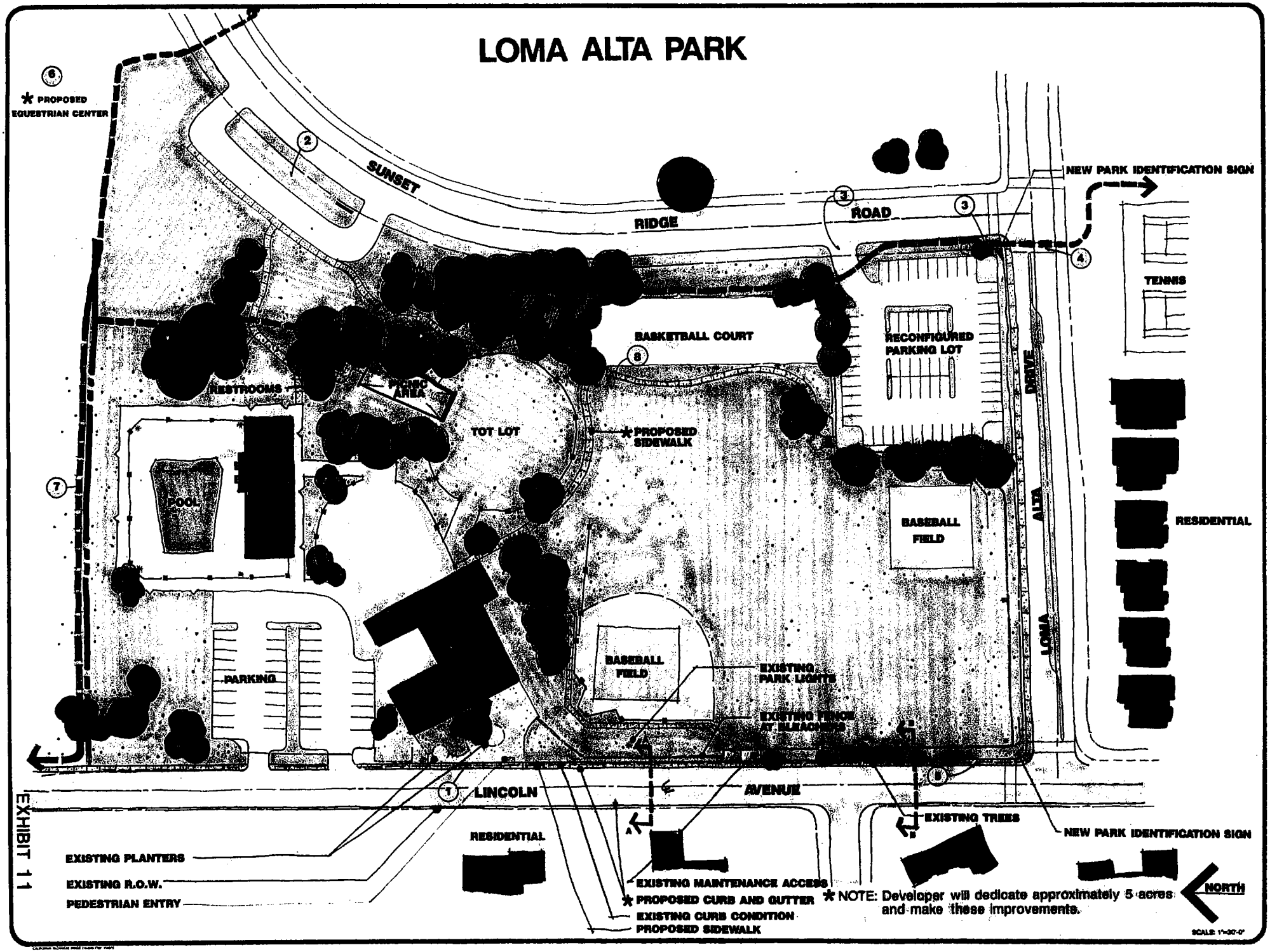


EXHIBIT 11

IV. DEVELOPMENT REGULATIONS

A. PURPOSE AND INTENT

These regulations will serve as the primary mechanism for implementation of the land uses for La Vina Specific Plan. The regulations contained herein provide an appropriate amount of flexibility to anticipate future needs and to achieve compatibility between land uses. Principal land use designations for the Specific Plan shall be as follows:

- Single-Family Residential (5,000 s.f. lots minimum)
- Recreational Uses
- School
- Open Space

The proposed locations of these zoning designations are shown on Exhibit 3 (Land Use Plan).

B. DEFINITIONS

For the purposes of this Specific Plan, the definitions contained in Title 22 Los Angeles County Planning and Zoning Code shall apply.

C. GENERAL PROVISIONS

1. All construction and development within the Specific Plan area shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing and fire codes, water ordinance, grading, excavation and subdivision codes, as currently adopted by the County of Los Angeles.

2. The setback requirements are as specified within the development standards for each zoning designation. If not otherwise specified all setbacks shall be determined as the perpendicular distance from the existing or planned street right-of-way line, or property line, to the foundation point of the closest structure.

3. If an issue, condition or situation arises or occurs that is not sufficiently covered or provided for or is clearly understandable, those regulations of the Los Angeles County Code that are applicable for the most similar issue, condition or situation shall be used by the Planning Director as guidelines to resolve the unclear issue, condition or situation. This provision shall not be used to permit uses or procedures not specifically authorized by this Specific Plan or the Los Angeles County Code.

4. This Specific Plan may be amended by ordinance, the same procedure it was adopted by. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change.

5. Any persons, firm or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the Los Angeles County Planning and Zoning Code pertaining to zoning misdemeanors.

6. Whenever a use has not specifically been listed as being a permitted use in a particular zone classification within the Specific Plan it shall be the duty of the Planning Director to determine if said use is: (1) consistent with the intent of the zone; and (2) the said use is compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the Planning Commission.

7. Automotive vehicles or trailers of any kind or type without current license plates that have been abandoned shall not be parked or stored on any property within the Specific Plan area unless it is in a completely enclosed building.

8. Exceptions to height limitations contained in the District Regulations apply only to antennas, chimneys or other architectural appurtenances required for the screening of rooftop equipment.

9. Non-Conforming Uses of Land - Where, at the time of passage of this Specific Plan, lawful use of land exists which would not be permitted by the regulations imposed by this Specific Plan, such use may be continued so long as it remains otherwise lawful, provided:

   a) No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Specific Plan.

   b) No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Specific Plan.

   c) If any such non-conforming use of land ceases for any reason for a period of more than 180 days, any subsequent use of such land shall conform to the regulations specified by this Specific Plan for the district in which such land is located.

   d) No additional structure not conforming to the requirements of this Specific Plan shall be erected in connection with such non-conforming use of land.

10. Non-conforming Structures - Where a lawful structure exists at the effective date of adoption or amendment of this Specific Plan that could not be built under the terms of these regulations by reason of restrictions on area, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

a) No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease or not affect its non-conformity.

b) Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Specific Plan.

c) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

D. LAND USE PLAN SUMMARY

Land use designations have been assigned to each area identified on the La Vina Specific Plan. The designations include planning area number, land use designation, proposed product type, area in gross acres, dwelling units and density per gross acre and by net acre. These statistics are shown on the Land Use Summary, Table 1.

As defined for this project, gross acres means gross developable acres* which includes major slope banks and interior residential streets, but excludes major highways, secondary highways and collector streets as shown on the Conceptual Land Use Plan, Exhibit 3. Net acres means net developable acres which includes interior residential streets but excludes major slope banks, major highways, secondary highways and collector streets.

E. TRANSFER OF DENSITY/DWELLING UNITS

To ensure the orderly growth of the community, designated planning areas within the La Vina Specific Plan shall be developed at densities consistent with or less than the maximum dwelling count in Table 1, except as provided in a density transfer. Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments specified by the County will occur during technical refinements in the tentative tract map process and shall not require an amendment to the Specific Plan. Maximum dwelling units per cumulative planning area counts will not thereby be affected. The La Vina Specific Plan residential dwelling unit maximum shall be 272 dwelling units.

A transfer of residential dwelling units from one residential planning area to another residential area may be permitted in the Specific Plan area in accordance with the following provisions:

In no case shall transfers of dwelling units result in:

1. Exceeding the overall plan capacity of 272 dwelling units.

2. Allocating excess units outside of the planning areas.

3. A change in the density classification.

TABLE 1

LA VINA LAND USE PLAN SUMMARY

Planning Area	Land Use Designation	Proposed Product Type	Area in Gross Acres	Net Acres	DUs	Gross* Density	Net Density
1	Residential	R-1	18.9	13.3	43	2.3	3.2
2	Residential	R-1	15.3	11.0	55	3.6	5.0
3	Residential	R-1	10.6	7.7	37	3.5	4.8
4	Residential	R-1	28.5	20.5	72	2.5	3.5
5	Residential	R-1	24.1	14.9	65	2.7	4.4
6	School	S/R	10.2	7.0			
6	Recreational Uses	R	4.3	2.8	--	--	--
	Subtotal		**111.9**	**77.2**	**272**		
	Open Space	OS	108.1	108.1			
	Streets and Right of Way			34.7			
	TOTAL:		**220.0**	**220.0**	**272**		

4. Exceeding prescribed planning unit maximums by more than 20 percent.

5. Exceeding the capacity of the circulation system or other public facilities as established for the Specific Plan area.

F. RESIDENTIAL SITE DEVELOPMENT STANDARDS

1. (R-l) Single-Family Residential Zone

Permitted uses. The R-l development standards shall apply to the entire Specific Plan area. Property in the R-1 Zone may be used for:

- Residences, single-family, subject to the standards provided herein.
- Small family day care homes.
- Adult residential facilities.
- Foster family homes.
- Outbuildings used for storage (1 per dwelling unit).
- Model homes, erected on the same premises and used in conjunction with a new subdivision tract offered for sale for the first time, for the duration of subdivision sales:

  a. That such models are on an approved lot in a tentative tract that has been filed and approved by the Commission;

  b. That such models may be used in conjunction with an approved temporary tract office but not a general real estate business; and

  c. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located, except that the Director may, upon a showing of need by the owner of the property, extend the permitted time beyond the close of subdivision sales.

- Real estate tract offices, temporary.

  Real estate tract offices, temporary, for the purpose of conducting the sale of lots within the total project area upon which such tract office is located, for a period not to exceed the duration of subdivision sales, provided:

  a. That such tract office shall not be used for conducting a general real estate business; and

b. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located except that the director may, upon a showing of need by the owner of the property, extend the permitted time beyond two years.

- Community Centers where developed as an integral part of a development, and operated as a non-profit organization for the use of surrounding residents. This provision shall not be interpreted to permit commercial enterprises.

- Parks, playgrounds and recreation centers with all appurtenant facilities customarily found in conjunction therewith.

- Recreation facilities, neighborhood, not accessory to a principal use, including tennis, recreation rooms and swimming, where operated as a non-profit corporation for the use of the surrounding residents. This provision shall not be interpreted to permit commercial enterprises.

- Signs, as provided in Section IV-H herein.

- Subdivision directional signs, subject to the limitations and conditions of Section IV-H herein.

Temporary Activities sponsored by a non-profit organization or charitable use.

Animals

For purposes of this Specific Plan, the County of Los Angeles Planning and Zoning Code, Title 22, regarding animals in residential zones shall apply.

Accessory uses. Property in the R-1 zone may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction with single-family residential.

- Animals, domestic and wild, maintained or kept as pets or for personal use as provided for in this section.

- Building materials, storage of, use in the construction of a building or building project, during the construction and 90 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

- Riding and hiking trails, excluding trails for motor vehicles.

- Signs as provided in Section IV-H herein.

Uses subject to permits. Property in Single-Family Residential (R-l)

The following uses, provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Churches, temples or other places used exclusively for religious worship, including customary, incidental education and social activities in conjunction therewith.
- Group homes, children.
- Adult day care facility.
- Small family homes, children.
- Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare such as fire stations and libraries in addition to those specifically listed in this section.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year.

Development standards for single-family residences.

Single-family residences shall be subject to the following development standards:

- Except as specifically provided herein, every single-family residence shall be not less than 20 feet in width. A single-family residence need only be a minimum of 18 feet wide when it is to be located on a lot or parcel of land less that 26 feet in width. In order to allow for flexibility and creativity of design, a single-family residence may be less than 20 feet wide, but not less than 12 feet, if the floor area, exclusive of appurtenant structures, is at least 900 square feet and the side or sides oriented toward a public street, highway or parkway have a dimension of at least 20 feet. Additions to single-family residences are not restricted as to width.
- Single dwellings built under condominium-ownership in a Planning Area, having more than one building per lot may be permitted. The standard number of units built per lot shall not apply as long as setbacks as specified herein are observed.

Height limits. Every residence and every other building in the R-l zone shall have a height not to exceed two stories or 35 feet including the basement, but excluding the cellar; except that if hillside or other similar topographical conditions create practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this section, and the director so finds, the director may modify this height limit to the extent necessary to eliminate such practical difficulties or unnecessary hardships.

Yard requirements.

- Premises in the R-1 zone shall be subject to the yard requirements provided herein;

  a. Front Yards. Each lot or parcel of land shall have a front yard of not less than 14 feet in depth from the right-of-way. But in no case shall the distance between inside of sidewalk (or face of curb if no sidewalk) and garage door be less than 18 feet.

  b. Corner Side Yards, Each lot or parcel of land shall have corner side yards of not less than:

     1) Ten feet on a reversed corner lot; or
     2) Five feet on other corner lots.

  c. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet or a minimum of ten feet between buildings.

  d. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

Automobile parking. Every dwelling unit in the R-1 zone shall have on the same lot or parcel of land two enclosed parking spaces.

Lot area. Each lot in the R-1 zone shall have a minimum of 5,000 square feet of net area. The maximum density for the R-1 zone shall be 6 units per net acre. Lots used for purposes of open space and easements within the R-1 zone may be less than the 5,000 square foot minimum.

G. SCHOOL AND RECREATIONAL USE (S/R) DEVELOPMENT STANDARDS

Planning Area 6 is planned to provide for a pre-K through 8th grade school, at the discretion of the developer, and provide for outdoor/indoor recreational uses suitable for development without significant impairment to the resources of the area. The school use is subject to the approval of a Conditional Use Permit.

Permitted Uses. Property in the School/Recreational Use Area may be used for:

- Parks and playgrounds, with all appurtenant facilities customarily found in conjunction therewith.

- Athletic fields, excluding stadiums, on a lot or parcel of land having, as a condition of use, an area of not less than one acre. No athletic events drawing a significant number of visitors or spectators are permitted.

- Riding and hiking trails, excluding trails for motor vehicles.

- Riding academies and stables, with the boarding of horses, on a lot or parcel of land having, as a condition of use, an area of not less than three acres.

- Swimming pools.

- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.

- Private arboretums and horticultural gardens.

- Family day care homes.

- Small family homes, children

- Animals. For purposes of this Specific Plan, the County of Los Angeles Planning and Zoning Code, Title 22, regarding animals and residential zones shall apply. However, special uses such as aquaria or museum, may require that animal standards be varied at the discretion of the Hearing Officer or Planning Commission.

Accessory Uses. Property in the School/Recreational Use Area may be used for the following accessory uses:

- Recreational facilities, where no structure is established which requires a building permit.

- Accessory buildings and structures customarily used in conjunction therewith.

- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

- Signs, as provided in the Specific Plan Design Guidelines.

Uses Subject to a Conditional Use Permit. Property in the School/Recreational Use Area may be used for the following uses, provided a conditional use permit has first been obtained:

- Private/public schools. (Pre-K through 8th grade)

- Child care centers.

- Additional structures for classrooms or Child Day Care facilities.

- Cafeterias and eating facilities designed primarily to serve a use lawfully established under Planning Area 6.

- Communication equipment buildings.

- Publicly owned uses necessary to the maintenance of public health, convenience or general welfare in addition to those specifically listed in this section.

- Living quarters for persons employed and deriving a major portion of their income on the premises, if occupied by such persons and their immediate families.

- Private recreation clubs limited to members and their guests, including tennis, polo, swimming, and other appurtenant uses limited to use by members and guests.

School Development Standards: A School shall be subject to the following development standards:

- Except for existing structures adapted for reuse, buildings shall not exceed 30 feet in height and shall be set back not less than 30 feet from the front property line.

- Every building used in whole or in part for the school grades Pre-K through 8th, shall have, within 500 feet thereof, one automobile parking space for each classroom. Every other building used as a school auditorium of a school in which any pupil is in a grade higher than the sixth shall have, within 500 feet thereof, one automobile parking space for each five persons, based on the occupant load of the largest auditorium or room used for public assembly, as determined by the County Engineer.

  Parking for Day Care Facilities shall be as follows: Every child care center and family day care home shall have one parking space for each staff member and any motor vehicle used directly in conducting use. In addition to the parking required above, every family day care home caring for more than six children and each child care center shall have one parking space for each 20 children for whom a license has been issued by the State of California. A specific area shall be designated and marked for off-street drop-off and pickup of the children.

- Screening shall be provided to effectively screen loading platforms and parking areas having more than 10 parking spaces so as not to be visible from any street or highway or property situated in a residential or agricultural zone of equal elevation or within 10 feet thereof. Such screening shall consist of a masonry wall, fence or densely planted compact hedge, or other suitable vegetation not less than five feet nor more than six feet in height.

- All portions of the lot or parcel of land exclusive of structures, parking areas, recreational uses, and access roads shall be landscaped and maintained in a neat, clean and healthful condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings by means of a fixed and permanent water system consisting of piped water lines terminating in an appropriate number of sprinklers and/or hose bibs to ensure a sufficient amount of water for plants within the landscaped area. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the

requirements of this provision shall be spaced to assure complete coverage of the required landscaped area.

- Any existing or proposed use, or portion thereof, shall conform to the following performance standards:

  a. Any use or portion thereof causing noise shall be operated in such a manner so as not to create a nuisance or hazard on any adjacent property.

  b. Any use or portion thereof emitting odorous, toxic or noxious matter shall be controlled in such a manner that no concentration of such matter, at or beyond the lot boundaries, shall be detrimental to the public health, safety or comfort, or cause injury or damage to property.

  c. No smoke or other air pollutant shall be discharged into the atmosphere from any single source of emission for a period or periods aggregating more than three minutes in any one hour which impedes vision with apparent opaqueness equivalent to or greater than the No. 1 designation on the Ringlemann Smoke Chart, as published by the United States Bureau of Mines.

  d. No use or portion thereof shall cause or emit heat or glare which is perceptible at any point beyond the lot boundaries.

  e. No use or portion thereof shall cause or emit vibration which is perceptible, without instruments, at any point beyond the lot boundaries.

Recreational Use Development Standards: Facilities and improvements in the Recreational Use Area shall be subject to the following development standards.

- That there shall be automobile parking space as required by the County of Los Angeles Planning and Zoning Code.

- Parking for Day Care Facilities shall be as follows: Every child care center and family day care home shall have one parking space for each staff member and any motor vehicle used directly in conducting use. In addition to the parking required above, every family day care home caring for more than six children and each child care center shall have one parking space for each 20 children for whom a license has been issued by the State of California. A specific area shall be designated and marked for off-street drop-off and pickup of the children.

- Screening shall be provided to effectively screen loading platforms and parking areas having more than 10 parking spaces so as not to be visible from any street or highway or property situated in a residential or agricultural zone of equal elevation or within 10 feet thereof. Such screening shall consist of a masonry wall, fence or densely planted compact hedge, or other suitable vegetation not less than five feet nor more than six feet in height.

- All portions of the lot or parcel of land exclusive of structures, parking areas, recreational uses, and access roads shall be landscaped and maintained in a neat, clean and healthful condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings by means of a fixed and permanent water system consisting of piped water lines terminating in an appropriate number of sprinklers and/or hose bibs to ensure a sufficient amount of water for plants within the landscaped area. Where the watering system consists of hose bibs, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area.

H. SIGNAGE STANDARDS

1. Purpose and Intent

Signage is an important element within a community and provides a sense of identity and visual linkages. Signage can reflect an image of quality while at the same time provide needed graphic communication for residents and visitors. Signs inform and direct and can achieve this in a consistent manner in both scale and style.

Each development proposal within the Specific Plan area represents a small portion of the community as a whole, but contributes significantly to the visual image that the overall Community projects. The signage regulations contained herein shall be applied to all development within the Specific Plan area. It is intended that the uniform application of these provisions will provide the basis for an integrated visual character and continuity throughout specific plan buildout.

Within the Specific Plan there are several different land use categories, each requiring different signage controls. Those categories can be identified as residential, model home complex/subdivision sales, and other signage such as directional, etc. The signage regulations establish parameters and controls for type, location and site of signage. Sign Design Guidelines are contained in the accompanying Specific Plan Design Guidelines for La Vina.

2. Definitions

For the purposes of this Specific Plan, the definition section contained in Title 22, The County of Los Angeles Zoning Code, shall prevail.

3. Exemptions to Signage Regulations

The provisions contained in this Specific Plan regulating signage shall not apply to the following signs:

- Official notices issued by any court, public body or public officer.

- Notices posted by any public officer in performance of a public duty, or for any person in giving legal notice.

- Traffic, directional, warning or informational signs required or authorized by the public authority having jurisdiction.

- Official signs used for emergency purposes only.

- Permanent memorial historical signs, plaques or markers.

- Public utility signs, provided such signs do not exceed three square feet in area.

4. General Regulations

The following sign regulations will effectively regulate the placement, erection and maintenance of signage within the La Vina Specific Plan. These regulations are intended to provide equitable standards for the protection of property values, visual aesthetics, and the public health, safety and general welfare.

The following general regulations shall apply to all signage in any zone:

- No sign shall be installed or constructed until it has been approved by the Regional Planning Department in accordance with the regulations of this Specific Plan.

- All light sources, either internal or external, provided to illuminate signage shall be placed or directed away from public streets, highways, sidewalks or adjacent premises to not cause glare or reflection that may constitute a traffic hazard or nuisance.

- Any sign located on vacant or unoccupied property, that was erected for a business which no longer exists, or any sign which pertains to a time, event or purpose which no longer exists, shall be removed within 90 days after the use has been abandoned.

- All signage shall be designed free of bracing, guy wires, cables or similar devices.

- The exposed backs of all signs visible to the public shall be suitably covered, finished and properly maintained.

- All signs shall be maintained in good repair, including display surface, which shall be kept neatly painted or posted.

- Any sign which does not conform to the provisions contained herein shall be made to conform or shall be removed.

- The height of all signs shall be measured from the highest point of the sign, exclusive of any part of the sign not included in area calculations.

5. Surface Area Computation

The surface of any sign face shall be computed from the smallest rectangles, circles and/or triangles which will enclose all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated areas, and attention-attracting devices forming an integral part of the overall display, but excluding all support structures, except that:

- Superficial ornamentation and/or symbol-type appendages of a non-message-bearing character which do not exceed the percent of the surface area shall be exempted from computation.

- Wall signs painted on or affixed directly to a building wall or facade, and having no discernible boundary, shall have the areas between letters, words intended to be read together, and any device intended to draw attention to the sign message included in any computation of surface area.

- Signs placed in such a manner, or bearing a text as is require dependence upon each other in order to convey meaning shall be considered one sign and the intervening area between signs included in any computation of surface area.

- Spherical, cylindrical or other three-dimensional signs not having conventional sign faces shall be considered to have two faces and the area of each sign face shall be computed from the smallest three-dimensional geometrical shape or shapes which will best approximate the actual surface area of said faces.

6. Directional Signage

Freestanding and/or wall mounted directional signs are permitted within the Specific Plan area in accordance with the following regulations:

- A site plan shall be submitted to the Regional Planning Department indicating the placement of directional signs within the Specific Plan area. Approval of such signs shall be contingent upon the finding that the geographic location of, or access to the use identified creates a need for directional signs not satisfied by other signs permitted herein.

- Area Permitted. Directional signs shall not exceed 12 square feet per side, excluding base; on a maximum of two sides, with a total sign area of 24 square feet.

- Height Permitted. Directional signs shall not exceed six feet in height, measured vertically from the base of the sign.

- Location. Directional signs may be located on-site and off-site provided they are not located within the public right-of-way. The number of such signs shall be determined on a case-by-case basis for each planning area as submitted for site plan review.

- Lighting. Directional signs may be externally or internally lighted as provided in the design guidelines.

7. **Temporary Signage**

- Real Estate Signs.

  a. Residential. Temporary real estate signs are permitted in all residential zones subject to the following regulations:

     One freestanding real estate sign shall be allowed per each street frontage lot pertaining only to the rent, sale or lease of property where located. Such signage shall not exceed 6 square feet in sign area each side or a total of 12 square feet in area per sign.

     Location. Such signs may be placed in front yards provided such signs are located not less than 10 feet from the street or highway line.

     Height. In all residential zones: six feet measured vertically from ground level at the base of the sign.

- Construction Signs.

  Temporary construction signs are permitted in all zones, subject to the following restrictions:

  a. Area Permitted.

     1) In all residential zones, one wall-mounted or freestanding construction sign shall be permitted for each street or highway frontage, provided;

        That such sign does not exceed six square feet in sign area or 12 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

        That such sign does not exceed 32 square feet in sign area or 64 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

  b. Height Permitted.

     1) Wall-mounted construction signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

     2) Freestanding construction signs shall not exceed the following maximum heights:

In all residential zones eight feet measured vertically from the base of the sign; and

c. Location of Signs.

1) Construction signs shall be maintained only upon the site of the building or structure under construction, alteration or in process or removal.

d. Lighting.

1) Construction signs in residential zones shall be unlighted.

e. Time Limit.

1) All construction signs shall be removed from the premises within 30 days after the completion of construction, alteration or removal of the structure.

- Subdivision Sales Signs.

Temporary subdivision sales and related entry and special-feature signs are permitted in all zones subject to the following restrictions:

a. Area Permitted. One freestanding subdivision sales sign shall be permitted for each street or highway bordering the tract, provided:

1) That such sign does not exceed 32 square feet in sign area or 64 square feet in total sign area where such tract contains 10 lots or less;

2) That such sign does not exceed 64 square feet in sign area or 128 square feet in total area where such tract contains 11 to 19 lots; and

3) That such sign does not exceed 96 square feet in sign area plus an additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 500 feet, to a maximum sign area of 180 square feet, or an amount equal to twice the permitted sign area in total sign area, where such tract contains more than 20 lots.

b. Height Permitted.

1) Subdivision sales signs shall not exceed the following maximum heights:

Eight feet, measured vertically from ground level at the base of the sign where such sign has a sign area of 64 square feet or less.

Sixteen feet, measured vertically from the base of the sign where such sign is 65 square feet or greater in sign area.

Where a wall is required as a condition of approval along the street or highway frontage for which such sign is permitted.

2) Location of Signs. All subdivision sales signs shall be located on the subdivision and shall be oriented to read from the street or highway for which said sign is permitted.

3) Lighting. Subdivision sales signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

4) Time Limit. Subdivision sales signs shall be maintained only until all the property is disposed of, or for the duration of subdivision sales. Any structure used for such purpose shall, at the end of such period, be either removed or restored for a use permitted in the zone where located, except that the director may, upon showing of need by the owner of the property, extend the permitted time beyond three years.

5) Text. All text on such signs shall relate exclusively to the subdivision being offered for sale or lease.

c. Subdivisions Entry and Special-Feature Signs.

1) Director's Review. If a site plan is first submitted to and approved by the director, the following related signs may be permitted in any subdivisions qualifying for subdivision sales signs;

Subdivision entry signs as are necessary to facilitate entry into and movement within the subdivisions; and

Subdivision special-feature signs located in the immediate vicinity of an approved model home and temporary real estate tract office.

2) Area Permitted.

Subdivisions entry signs shall not exceed 12 square feet in sign area or 24 square feet in total sign area.

Special-feature signs shall not exceed six square feet in sign area or 12 square feet in total sign area.

3) Height Permitted. Subdivision entry and special-feature signs shall not exceed a maximum height of eight feet, measured from the base of the sign.

4) Lighting. Subdivisions entry and special-feature signs shall be unlighted.

5) Location of Signs. Subdivision entry and special-feature signs shall be located on said subdivision.

6) Time Limit. Subdivision entry and special feature signs shall have the same time limit as subdivision sales signs approved for the same tract and shall be removed at the end of such period.

7) "Subdivision," as it applies to this section, shall include contiguous units having separate recorded tract numbers developed by the same person.

- Special Purpose Signs.

The following special-purpose signs are permitted as provided in this section:

a. Community Identification Signs. If a site plan is first submitted and approved as part of site plan review, freestanding community identification signs are permitted in any zone at or near the entrance to an unincorporated community or city of the county, subject to the following restrictions:

1) Area Permitted. Such signs shall not exceed 96 square feet in sign area or 192 square feet in total sign area.

2) Height Permitted. Such signs shall not exceed a maximum height of 16 feet, measured vertically from the base of the sign.

3) Lighting. Such signs may be externally lighted only.

4) Design. Such signs will be architecturally related to the area in which they are located.

8. Project Monumentation and Community Facility

Purpose and Intent

Project monumentation and community facility signs may be located at key entry points and intersections within the Specific Plan area. These signs will be integrated into the community design statement and identify individual projects within the overall community. All such permanent monument signage shall be approved as to location and design through site plan review.

Project Monumentation

a. Project monumentation signs are permitted in any planning area at key entry points and intersections and are subject to the following regulations:

b. Area Permitted. Such signs shall not exceed 80 square feet per side, with a maximum of two sides, or a total square footage of 160 square feet.

c. Height Permitted. Such signs shall not exceed a maximum height of 5 feet, measured vertically from the base of the sign to top of wall, excluding pilasters.

Community Facility Signage

a. Community facility signs are permitted to identify facilities such as schools, parks, recreational uses, community centers, etc.

b. Area Permitted. Such sign shall not exceed 45 square feet per side, a maximum of two sides or a total square footage of 90.

c. Height Permitted. Such signs shall not exceed a maximum height of 12 feet, measured vertically from the base of the sign.

d. Lighting. Such signs may be internally or externally lighted in accordance with the sign design guidelines herein.

e. Design. Such signs shall be architecturally related or have a design similar to the area which they are identifying.

9. <u>Prohibited Signage</u>

The following signs shall be prohibited in all zones within the Specific Plan area:

a. Inflatable signs, balloons, animals or symbols.

b. Rooftop signs.

c. Portable signs.

d. Signs on trailers or painted on the sides of disabled or parked vehicles.

e. Rotating, revolving or flashing signs.

f. Signs advertising or displaying any unlawful act, business or purpose.

g. Any signage, notice or advertisement affixed to any street right-of-way, public sidewalk, crosswalk, curb, lamp post, hydrant, tree, telephone pole, or lighting system of upon any fixture of the police or fire alarm system of the County of Los Angeles.

h. Any strings or pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:

   Pennants, banners, or flags used in conjunction with subdivision sales offices and tract entry points.

National, state, local governmental, institutional or corporate flags, properly displayed.

Holiday, decoration, in season, used for an aggregate period of 60 days in any one calendar year.

V. SPECIFIC PLAN IMPLEMENTATION

A. PURPOSE AND INTENT

Development will be implemented in conformance with the regulations and guidance contained within the Specific Plan. This section contains the procedures for administration of the provisions contained herein; and the Phasing Plan for the development of the proposed planning areas which defines the type, location, intensity and timing of development. This section also contains the programs and comprehensive funding for the projected sequence of development. Implementation of the plan will further be carried out by a method of site plan review as outlined in Section E. This chapter also contains a monitoring program so that the County may track the progress of the Specific Plan development area and monitor associated improvements. Other information covered in this chapter pertain to general administration, subdivision, amendment procedures, and the linkage between these elements. In addition to Specific Plan Site Plan review, the La Vina Specific Plan shall be implemented through the subdivision process. Concurrent with Site Plan processing will be submittal of Tentative Tract Maps where properties are to be separately financed, sold, leased or otherwise conveyed. The Subdivision process will allow for the creation of lots as tentative parcel or tentative tract maps which will allow for implementation of the project phasing.

B. PHASING PLAN

The La Vina Specific Plan will generally be developed in two phases as indicated on Exhibit 9. The phasing plan is designed to provide an adequate level of infrastructure to be built to accommodate the development for each phase. Adjustments may be made in the final internal layout of lots based on final engineering, and site amenities, including; views, topographies, preservation of existing vegetation and other factors which could affect the final Site Plan. Other relevant factors considered in the development of the project phasing include market considerations in order to stagger the introduction of units onto the housing market.

In preparing the phasing plan for this development, certain assumptions have been made. These include: 1) the rate of growth for this project will remain consistent and as calculated; and 2) the market need for the proposed residential product type and mix will remain the same throughout the phasing period.

These assumptions are necessary to establish a phasing plan for the proposed development scenario. However, if these assumptions change during the project build-out time, the Phasing Plan must be flexible enough to make adjustments in corresponding infrastructure and service requirements.

To assure that these assumptions have not changed significantly as project build-out progresses, the basis for the assumptions will be checked annually at a time specified by the County in a report (submitted by the developer) as outlined in the Monitoring Program (Section V-D). Additionally, in order to ensure that improvements for the proposed development occur in a timely manner and in a sequence which is beneficial to both the Community of Altadena and the developer, the developer will need to dedicate land for Sunset Ridge Road and

approximately 4.5 acres to the County of Los Angeles for expansion of Loma Alta Park prior to the final map being recorded and the first phase of development being implemented. Also during this time, the developer will also need to bond for improvements to Sunset Ridge Road and Loma Alta Park, as well as the off-site improvements to Lincoln Avenue.

Phase 1, comprised of Planning Areas 1, 2, 3, part of 5 and 6, will consist of the development of 170 single-family detached homes, and a 14.5-acre School/Recreational Use Area consistency of two separate parcels; one totaling 4.3 acres to remain as open space; and one totaling 10.2 acres to be developed as a school and/or recreational use. During the first phase of development, but prior to the issuance of building permits, all preliminary site grading, including Planning Areas 4 and 5, will be completed. This will ensure that cut/fill can be balanced on-site and will allow for a cohesive physical juncture between phases. Infrastructure during this phase of development will include the implementation of water, sewer, and other utilities and services as required to accommodate those Planning Areas; it will also include the completion of an off-site water system upgrades constructed to increase the necessary psi to meet fire flow requirements of this development phase. The extension of Lincoln Avenue improved to Altadena Drive will serve as the main access for the site, and a secondary access from Loma Alta Drive will also be constructed, and Loma Alta Drive will be improved between this access road and Lincoln Avenue. school

In order to ensure visual cohesiveness and consider input from the community regarding the architectural theme to be implemented throughout the development project, an Architectural Advisory Committee, consisting of the project architect, the applicant's representative, and members of the Altadena community, will be appointed by the developer. Formation of the Committee will occur during the first phase of development, but prior to the issuance of building permits, so that an architectural style can be determined prior to any buildings being developed. The Committee will serve as an advisory group to the developer in reviewing architectural styles and establishing a theme. Arch

Also during the first phase of the development but prior to the issuance of building permits for the 67th unit, or eight months following receipt by the developer of the permitted park improvement plans, the developer will implement improvements to Loma Alta Park as per the plans approved by the Los Angeles County Department of Parks and Recreation. Also during this time, the equestrian trails north of Loma Alta Drive will be completed. The Department of Parks and Recreation will be responsible for completing and filing the necessary initial study and environmental documentation for these improvements. Loma

Additionally during this phase of development and prior to the issuance of building permits for the 67th unit, the detention basin, as located in Exhibit 14, will also be constructed. Prior to the issuance of building permits for the 170th unit, the equestrian trails south of Loma Alta Drive and the Millard Canyon Hiking Trail will be completed. As with the other recreational facility improvements, The Department of Parks and Recreation will be responsible for completing and filing the necessary initial study and environmental documentation. Also prior to the issuance of building permits for the 170th unit, the water system improvements for the second phase of development will be constructed.

During the second phase of development, the circulation, water and sewer systems will be completed. Planning Area 4 and the remainder of Area 5 will be developed with 102 single-family detached dwelling units.

Throughout the first and second phases of development, the developer will follow the provisions of the "Neighborhood Construction Impact Mitigation Program" which is designed to minimize the impacts to the surrounding neighborhood which are caused by construction. Additionally, the developer will use the "Employment and Business Development Program" to encourage training and employment opportunities for the La Vina development project.

The Phasing Plan as described above is summarized in Table 2.

It is the primary intention of the phasing plan to relate infrastructure requirements to proposed development. While a sequence is implied, there is nothing in this plan to preclude a different order of development, or even a different combination of sub-phases, so long as the related infrastructure is adequately in place. The Specific Plan provides for this flexibility because the actual sequence of development may be affected by numerous factors not now predictable.

As a part of this Specific Plan, conditions for development phasing were approved by the Board of Supervisors as follows:

1. Prior to the recordation of the final map the developer shall dedicate land and bond for improvements required for Sunset Ridge Road. The acreage necessary for dedication will be based on final engineering drawings, as approved by the County of Los Angeles prior to the issuance of grading permits for Phase I development.

2. Prior to the recordation of the Final Map, the developer shall dedicate approximately five acres of land to Loma Alta Park. The developer will also bond or provide acceptable security for improvements to Loma Alta Park as indicated in Exhibit 9, and as approved by the Los Angeles County Department of Parks and Recreation. The dedication to the County of Los Angeles for expansion of Loma Alta Park of off-site land and park improvements will be a credit towards Quimby Fee obligations as required for the La Vina development. The total amount of improvements inclusive of land dedication shall not exceed $575,000. (Refer to Appendix G, County Department of Parks and Recreation letter)

3. Prior to the recordation for the Final Map, the developer shall bond for proposed off-site improvements to Lincoln Avenue, as indicated in Exhibit 12, section A-A of the Specific Plan Design Guidelines.

4. Prior to the issuance of the first building permit, construction of Phase I off-site water system upgrades to meet fire flow requirements for Phase 1 of development shall be completed.

5. Prior to the issuance of the first building permit, the developer shall appoint an architectural advisory committee to serve as an advisory group to the developer in the

review of architectural style for the development. The Committee will include the project architect, the applicant's representative, and members of the community.

6. During construction, the developer shall follow the provisions of the "Neighborhood Construction Impact Mitigation Program." The developer understands that this program is designed to minimize the impacts to the surrounding neighborhood caused by construction.

7. The "Employment and Business Development Program," as outlined in Appendix VI-E herein will be implemented on a "Best Efforts" basis to encourage training and employment opportunities for the La Vina project development.

8. Prior to the issuance of the building permit for the 67th unit or eight months following receipt by the developer of permitted park improvement plans, the developer shall implement the Loma Alta Park improvements as per plans approved by the Los Angeles County Department of Parks and Recreation. Prior to the implementation of the park improvement plan, the Parks and Recreation Department will be responsible for filing the necessary initial study and completing the environmental documentation.

9. Prior to the issuance of the building permit for the 67th unit, construction of the equestrian trails north of Loma Alta shall be completed. The Department of Parks and Recreation will be responsible for filing the necessary initial study and completing the environmental documentation for that portion of the trail located off-site.

10. Prior to the issuance of the building permit for the 67th unit, construction of the detention basins adjacent to Loma Alta Drive shall be completed.

11. Prior to the issuance of the 170th building permit, construction of the equestrian trails south of Loma Alta shall be completed as indicated on Exhibit 6. The Department of Parks and Recreation will be responsible for filing the necessary initial study and completing the environmental documentation for the trail improvement plan.

12. Prior to the issuance of the 170th building permit, construction of the Millard Canyon Hiking Trail shall be completed as indicated on Exhibit 5. The Department of Parks and Recreation will be responsible for filing the necessary initial study and completing the environmental documentation.

13. Prior to the issuance of the 170th building permit, the construction of the second phase of water system improvements shall be completed.

    - Completed means that the facilities have been built. It does not imply "exoneration" of bonds or issuance of "certificates of completion."

    - The developer is not responsible for delays in improvements requiring environmental documentation by the County Parks and Recreation Department. Any delays caused by environmental processing will not delay the corresponding development for that phase within the La Vina project.

TABLE 2

PHASING PLAN SUMMARY

Planning Area	Gross Acreage	Net Acreage	Dwelling Units	Infrastructure
PRIOR TO PHASE I				Dedication of land for Sunset Ridge Rd. and approximately 4.5 acres to Loma Alta Park; off-site improvements to Lincoln Avenue.
PHASE 1				
				Utilities, water and sewer system.
1	18.9	13.3	43 DUs	All preliminary grading; Lincoln Avenue to Altadena Drive, secondary access to Loma Alta Drive and Loma Alta Drive between Lincoln and second access Improvements to Loma Alta Park; equestrian trails north of Loma Alta Drive; construction of detention basins.
2	15.3	11.0	55 DUs	Construction of internal loop road Equestrian trails south of Loma Alta Drive; Millard Canyon Hiking Trail.

Planning Area	Gross Acreage	Net Acreage	Dwelling Units	Infrastructure
3	10.6	7.7	37 DUs	Water and sewer system
5 (in part)	Approx. 12.0	8.0	35 DUs	Area 5 water and sewer
6	10.2	7.0	School/Recreational Uses	
6	4.3	2.8	Recreational Uses	
Subtotal:			170 dwelling units 14.5 acres Recreational Uses/Park	
PHASE 2				
4	28.5	20.5	72 DUs	Completion of internal circulation and sewer and water systems
5 (in part)	Approx. 12.0	8.0	30 DUs	
Subtotal:			102 dwelling units	
PHASE 1 & 2 TOTALS				**272 DUs**

C. PUBLIC SERVICES/FACILITIES ANALYSIS

Water Supply

The Lincoln Avenue Water Company (LAWC) currently provides water service for existing development in the vicinity of the proposed project site. Water supplies for the company are obtained from the Foothill Municipal Water District and are treated at the Waymouth Filtration Plant in San Dimas, California. In 1986, the LAWC delivered approximately 2,210 acre-feet of water to its users. The LAWC has available water supply and is capable of meeting project requirements and has indicated that the water supply needs of the proposed project can be accommodated.

Water Demand

Water demand for the proposed La Vina development was projected for 272 dwelling units plus a school using demand factors of 0.5 acre-feet/year. The project will result in an estimated water consumption of 165.4 acre-feet per year which reflects a daily consumption of approximately 140,000 gallons.

Cumulative water supply impacts were also analyzed for the proposed project and other related projects within the LAWC. This analysis utilized the Los Angeles County Land Development Management Agency District Activity Report (March, 1987). Cumulative demand at the time of project buildout was estimated to be approximately 2,400 acre feet per year (this includes the current water demand/usage levels). The chart below summarizes the cumulative analysis. The Lincoln Avenue Water Company has indicated that its current allocation from FMWD is 4,054 acre-feet per year and will be able to meet cumulative water demand requirements.

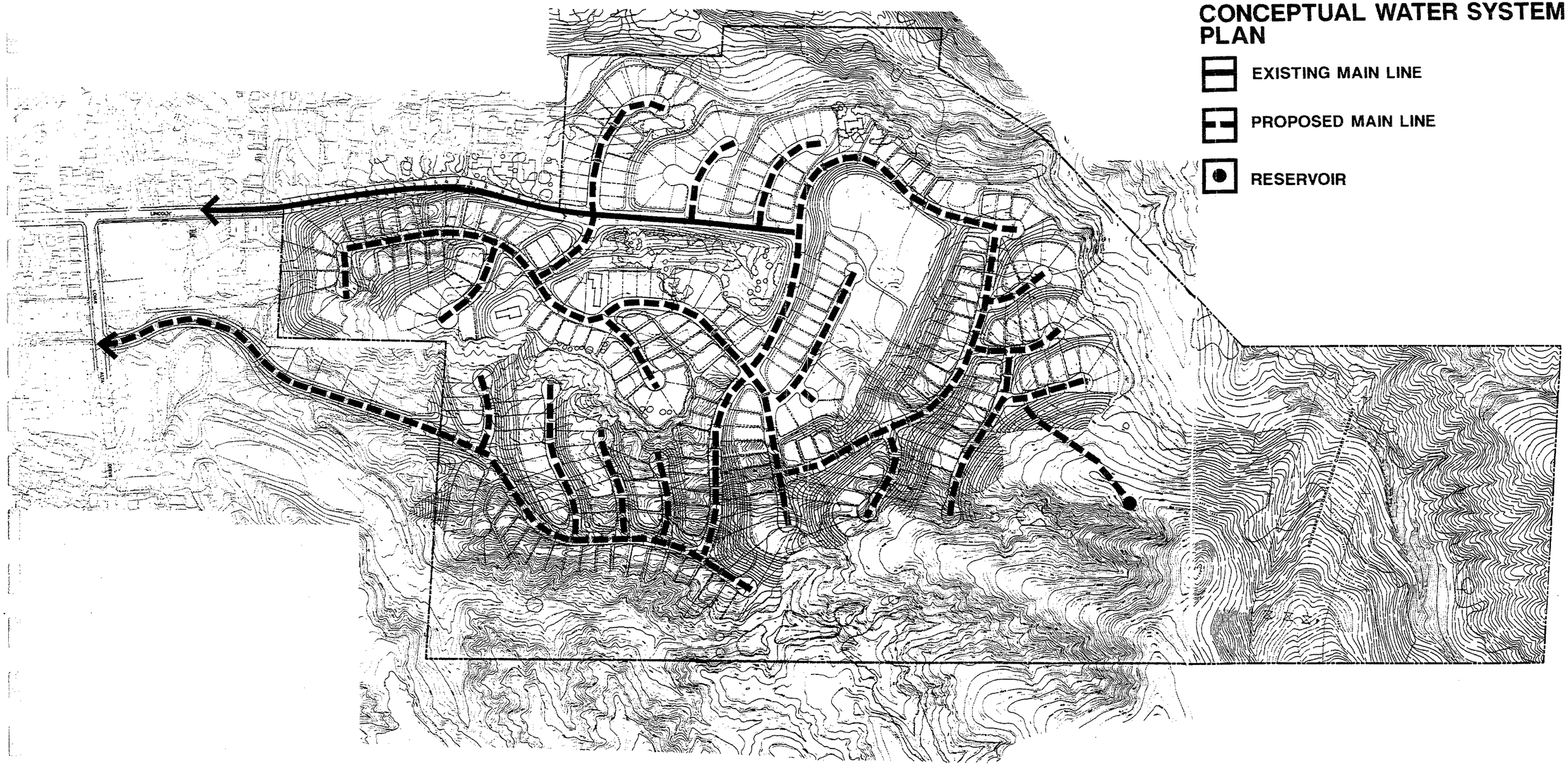
CUMULATIVE WATER DEMAND
(In Acre-Feet Per Year)

1986 Demand	Project Related	Related Project	Cumulative Demand	Existing And Cumulative Project
2,210	165.4	11.5	176.9	2,386.9

Proposed Water Supply System

An existing water system extends onto the project site to the institution facility. This line is an 6-inch water main in Lincoln Avenue that expands to 10 inches south of Loma Alta Drive.

The proposed water system, as shown in Exhibit 12, will tie into the existing main in Lincoln Avenue. An additional main will be added to the secondary access road paralleling Lincoln and extending to Loma Alta Drive.



LA VINA
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SOUTHWEST DIVERSIFIED, INC.
CANTWELL-ANDERSON

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EXHIBIT 12

The water system will be implemented as per the direction of the Lincoln Avenue Water Company. The final system will include all required reservoirs, lines, laterals and meters. Water supply mitigation measures are detailed in the Draft EIR for this project.

Sewage Disposal

Los Angeles County Sanitation District No. 17 serves the Altadena area and has a current sewage flow of approximately 1.8 million gallons per day (MGD). Sewage from this district, along with several other districts, is treated at the San Jose Creek Water Reclamation Plant in Whittier. The WTF is operating at a capacity level of 62.5 MGD. Excess sewage is diverted through joint outfall lines to the Carson WTF which has an available remaining capacity of 20 MGD.

Sewage Treatment Demand

The La Vina Specific Plan, at buildout, is estimated to generate 0.1 MGD of wastewater. At the San Jose Creek WTF is currently at capacity, sewer will be taken to the Carson WTF via San Jose Creek WTF. The proposed project sewer generation will represent less than 1 percent of the remaining WTF capacity in Carson.

Cumulative sewer disposal impacts were analyzed for the proposed project and other related projects within the LAC Sanitation District No. 17 using the Los Angeles County Land Development Management Agency District Activity Report (March, 1987). Total cumulative demand at the time of project buildout was estimated to be 1.88 MGD (this includes the current sewer demand/generation levels). The chart below summarizes the cumulative analysis. With a maximum remaining available capacity of 20 MGD, the Carson WTF can accommodate the proposed project and other related projects within its overall service area.

CUMULATIVE MGD WASTEWATER DEMAND

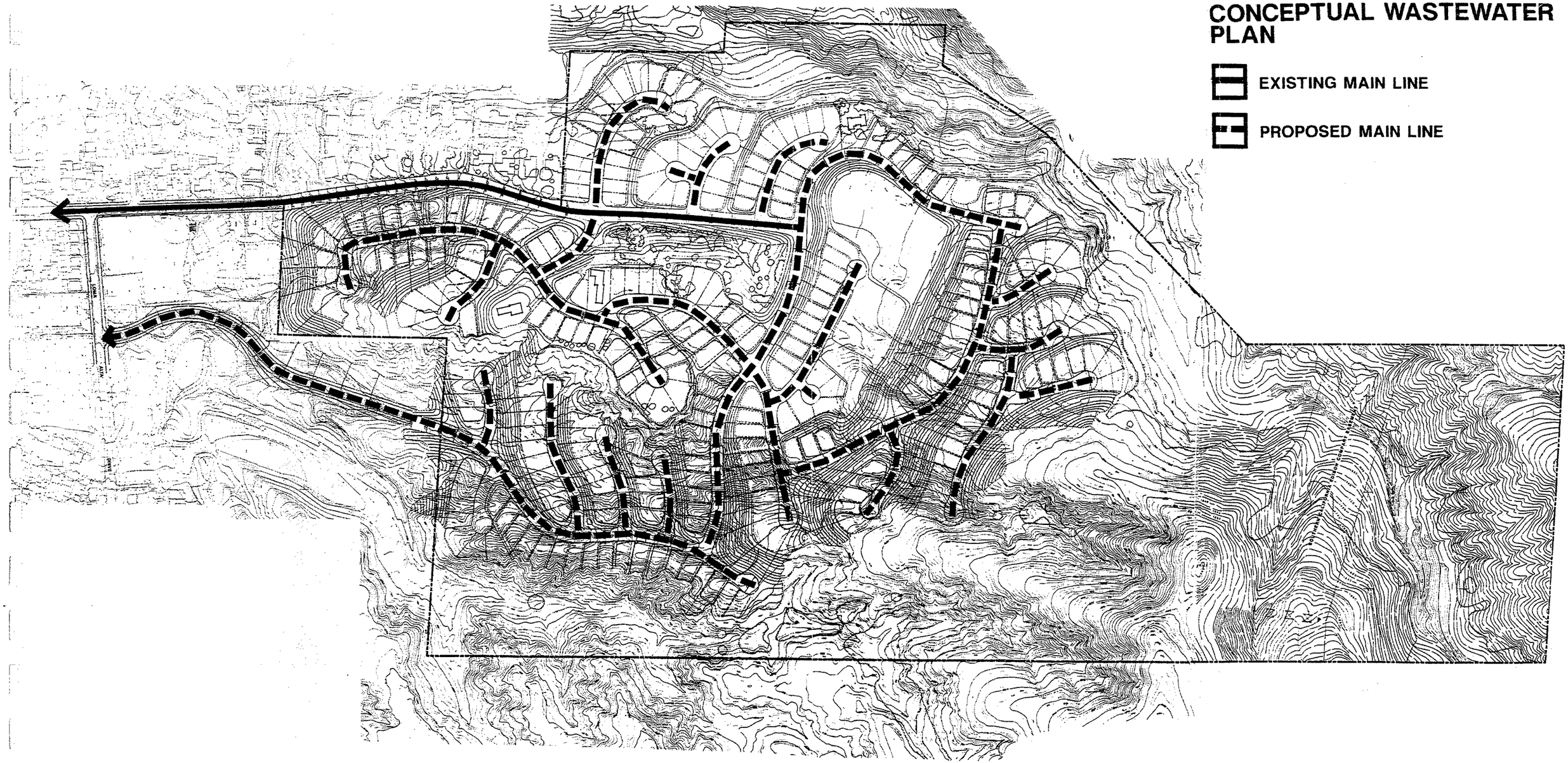
Existing Flows	Project Flows	Related Project	Cumulative Flows	Existing And Cumulative Flow
1.8	0.07	0.006	0.08	1.88

Proposed Sewer System

An 8-inch sewer main exists in Lincoln Avenue, extending 3,000 feet north of Loma Alta Drive. This line was implemented to serve the hospital/sanatorium which is now vacant.

The La Vina Specific Plan provides for a connecting sewer collection system which will follow the main roads layout. The system will also continue down the secondary access to Loma Alta Drive as depicted in the Conceptual Wastewater Plan (see Exhibit 13).

The applicant will participate in any assessment districts or programs developed to implement an appropriate sewer collection system.



LA VINA
ALTADENA, CA.
SOUTHWEST DIVERSIFIED, INC.
CANTWELL-ANDERSON

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EXHIBIT 13

Drainage Concept

The community is drained by a combination of natural drainage courses and a dated storm drain system operated by the County. Site elevations range from 2,000 feet in the northeast portion of the site to 1,200 feet at the southeast, resulting in a southerly runoff flow.

The site is currently drained by five natural drainage areas. During a 25-year storm, approximately 7,385 cfs of runoff drains off-site and into the Arroyo Seco Canyon.

Proposed drainage improvements will divert water within the planning areas to a storm drain collection system. Undeveloped open space will continue to drain to natural existing drainage. The net result will be a decrease in the volume of storm run-off to Arroyo Seco Canyon.

Exhibit 14 shows the conceptual drainage plan. A network of storm drains, debris basins and inlets will direct runoff around the developed area.

Circulation Phasing Concept Plan

The Conceptual Circulation Phasing Plan, shown on Exhibit 15, has been developed to accommodate the transportation needs of the proposed development. The circulation phasing corresponds to the level and location of development for each phase as well as responding to emergency access requirements.

Phase 1 improvements will include:

1. Construction of Lincoln Avenue to a 64-foot right-of-way from Loma Alta Drive to the project entrance in conformance with Los Angeles County standards.

2. Construction of the internal circulation system within planning areas 1, 2, 3 and 6.

3. Construction of secondary access road through planning areas 4 and 5 and extending to Loma Alta Drive.

Phase 2 improvements will involve the construction and completion of the internal circulation system as shown in Exhibit 15.

CONCEPTUAL DRAINAGE PLAN

DIRECTION OF FLOW

DETENTION BASIN

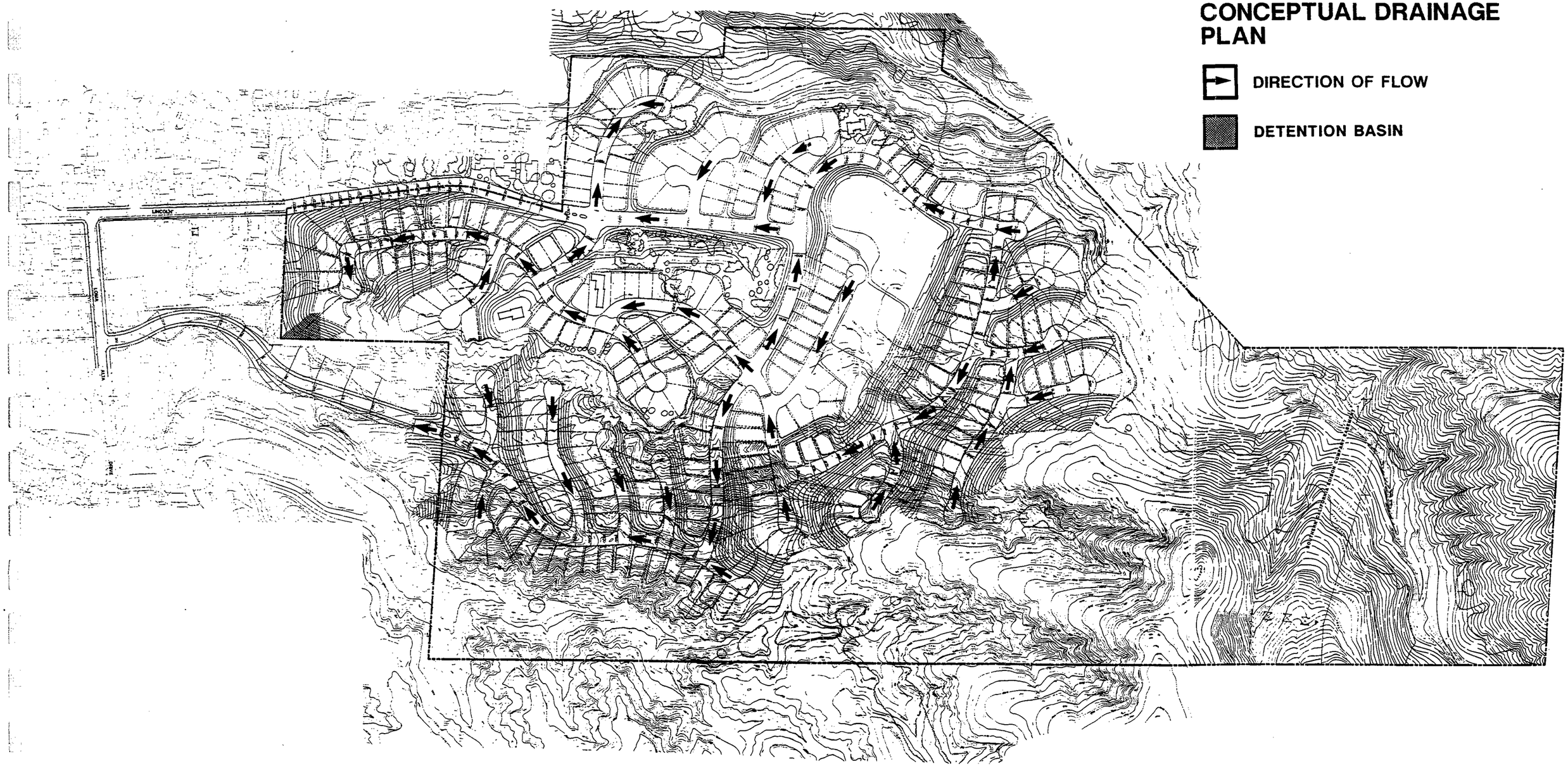

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EXHIBIT 14

CONCEPTUAL CIRCULATION PHASING PLAN

PHASE ONE ROADWAYS

PHASE TWO ROADWAYS

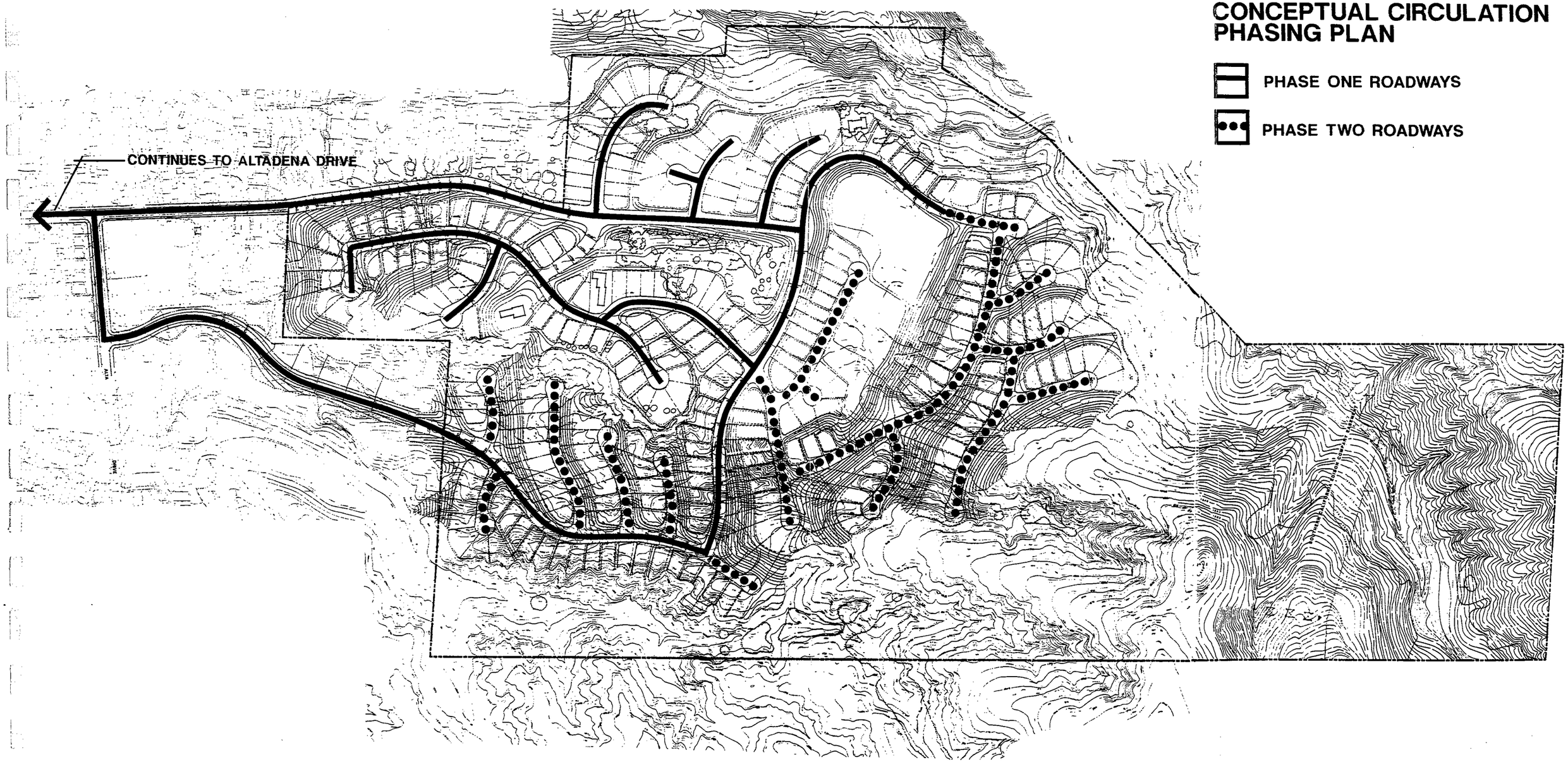

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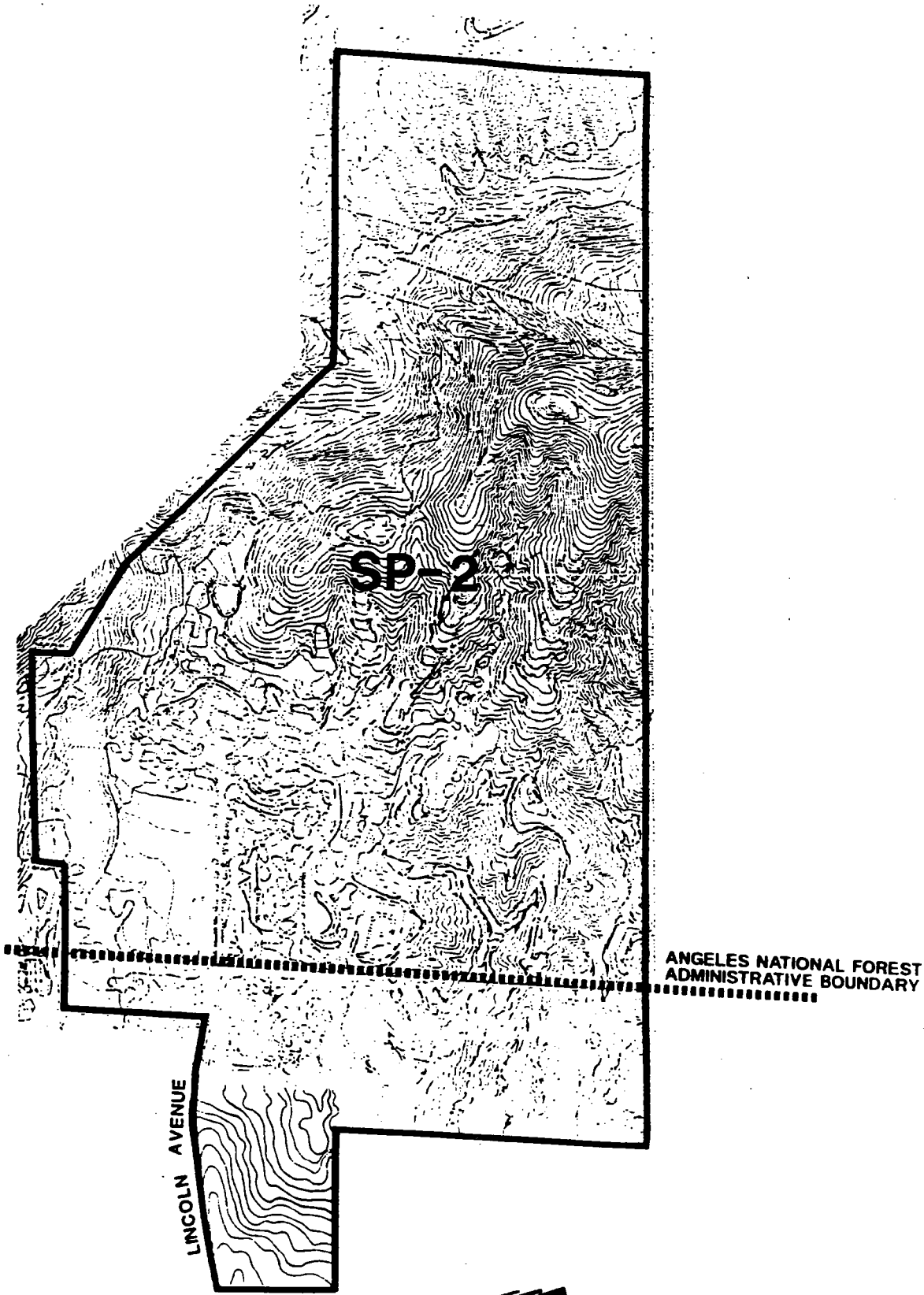
EXHIBIT 15



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PROPOSED GENERAL PLAN DESIGNATION

LA VINA SPECIFIC PLAN

CANTWELL-ANDERSON PASADENA, CA.

EXHIBIT 16

D. MONITORING PROGRAM

The purpose of the Specific Plan Monitoring program is to provide assurances to the County and developer that the Specific Plan is developed in a manner which is consistent with the provisions of this plan. The monitoring program for this specific plan will serve two functions: 1) the primary function is to establish a system to monitor the phasing of development and the implementation of corresponding required infrastructure, 2) the secondary function of the monitoring program is to establish a system whereby periodic adjustments in density and dwelling unit types within the project planning area may be accomplished and documented. The monitoring program effectively establishes an accounting system to insure that all changes, upon approval, are properly recorded at the scale of the total project and each planning area reflected in this Specific Plan. Table 3 provides the format for the monitoring data.

The first phase of project monitoring deals with phasing of development and the implementation of corresponding required infrastructure. This program will ensure that the required infrastructure is in place at the completion of each phase. The phasing plan is responsive to the needed facilities and services for each level of development. Each phase will be monitored using the annual growth rate report (see Table 4).

Since the required infrastructure for each phase has been predicated on two assumptions regarding rate of growth and market demand, the basis for these assumptions must be periodically checked, and a report filed with the County. The assumptions are:

1. The rate of growth for this project will remain reasonably consistent and as calculated.

2. The market demand for proposed residential product type and mix will remain reasonably the same throughout the phasing period.

The report will be filed annually (at a set time to be determined by the County) and will serve as current base ~~data for all~~ tentative tract maps filed in the following 12 months. The report will contain the following:

1. Data Regarding Project Growth Rate

    a. An inventory of the number of dwelling units currently developed on-site.
    b. A calculation of the number of dwelling units assumed for this Specific Plan for that point in time according to the phasing plan.
    c. The project-wide difference between a. and b.

The results of the above tabulation will be evaluated by the developer and County staff to determine if the changes are significant enough to merit preparation of any additional environmental analysis.

The secondary phase of the Monitoring program deals with transfer of density and shall be maintained in accordance with the following guidelines.

TABLE 3

LA VINA SPECIFIC PLAN
MONITORING REPORT

DATE _____
ACTION _____
RES/ORD NO. _____

1 PHASE NO.	2 PLANNING AREA	3 LAND USE DISTRICT	4 ACRES	5 PREVIOUSLY AUTHORIZED DU	6 DU GAINED/ LOST	7 TRANSFERRED FROM/TO (PLANNING UNIT)	8 CURRENTLY AUTHORIZED DU	9 ORIGINALLY AUTHORIZED DU + 20%	10 MAXIMUM ADDED DU ACCEPTABLE
	1			0			212		
	2								
	3								

Sample Form

Date: _____
Action: _____

TABLE 4

ANNUAL GROWTH RATE REPORT
LA VINA SPECIFIC PLAN

		Phase I	Phase II	
A.	Number of on-site DUs currently developed			
B.	Number of DUs assumed during this phase	170 DU	102 DU	
C.	Difference between A & B (indicate plus or minus)			
TOTALS:				**272 DU**

Sample Form

In order to accommodate possible changes and to ensure conformance with adopted County Code, the following provisions shall guide and govern incremental allocation and provision of residential dwelling units within the project area.

1. The overall assigned dwelling unit yield of 272 residential dwelling units on 220 acres shall not be exceeded.

2. A site plan application shall be submitted to the County for review and approval prior to development occurring in any planning area. Such plans shall be consistent with this specific plan and are subject to conditions of approval set forth by the County.

3. Within prescribed limits, density variations or changes in numbers of dwelling units that constitute significant deviations from the Phasing Plan shall be subject to approval by the Planning Commission.

4. The Site Plan process may result in dwelling units being shifted from one planning area to another within limits defined in the plan, called out under transfer of density/dwelling units.

5. Any approved planning area maximum dwelling unit refinement shall be accompanied by a revised statistical table in all text and map locations where unit counts are reflected. Said table shall show new dwelling unit totals for each planning area in which a change is made. All drafts of such tables and the final approved version shall be identified by a revision date located in the title block. Said table shall be a part of the adopting resolution or ordinance.

6. The Planning Director shall cause to be established and maintained an official project file which contains an original and certified copy of every revision to the La Vina planning area summary, including a record of dwelling unit potential remaining in each planning unit. The format depicted on Table 4 or its equivalent shall be used for this purpose.

Program Requirements

Most of the plan implementation can be accomplished by simply integrating it into the County's existing development review process. Certain additional actions, however, are either desirable or essential in properly carrying out the La Vina Specific Plan.

1. Application Forms. Specific Plan Site Plan application forms are not yet available. Until the County adopts a Specific Plan Site Plan Review procedure, a conditional use permit form should be used and modified to reflect information requirements as specified in the section entitled Requirements for Specific Plan Site Plan (See "E" below). A supplemental form for Preliminary Plan review would also be desirable.

2. Documentation File. A monitoring system information file should be set up in the planning department to insure that sequential density transfers and/or plan amendments are accurately recorded and maintained.

F. SPECIFIC PLAN SITE PLAN REVIEW

The Specific Plan shall be implemented through a method of site plan review. The Site Plan Review will be a Conditional Use Permit, as modified herein, until such time as the County adopts a Specific Plan Review Procedure. A site plan review shall be required for all development within the Specific Plan area requiring a building permit. Specific Plan site plans shall also include reviews for Oak Tree Permits within the Specific Plan area. Tentative parcel and tract maps may be processed independent of the site plan review procedures, in accordance with the Los Angeles County Subdivision code, Title 21. Site plan review will not be required for interior alterations where there is no square footage increase or use intensification.

All proposed projects within the Specific Plan area shall be required to have an approved site plan prior to issuance of building permits or concurrent with subdivisions, conditional use permits or any other permit for the property. The site plan review procedure is necessary for the following reasons:

1. To ensure consistency with the Specific Plan, the General Plan, the Altadena Community Plan and all implementing ordinances.

2. To promote the highest contemporary standards of site design.

3. To adapt to specific or special development conditions that occur from time to time while continuing to implement the Specific Plan and conform development to the General Plan, Altadena Community Plan and implementing ordinances.

4. To facilitate complete documentation of land use entitlements authorized and conditions pertinent thereto.

5. To adapt to changes that may occur with respect to the circumstances under which the project is undertaken.

<u>Exemptions</u>

Following is a list of activities which are exempt from the Site Plan Review process. This list is not all-inclusive. The Planning Director may exempt other special activities not covered by this example listing.

- All interior changes, alterations, construction
- Repainting
- Reglazing, new mullions
- Re-landscaping of existing structure
- Re-roofing with similar style roofing materials
- Minor exterior repairs
- Demolition
- Exterior mechanical (heating, air conditioning, water heater, etc.)

Procedures

Site Plans, which contain plans, drawings, illustrations, designs, reports and other detailed information as required herein, shall be submitted to the County staff for review and comment. Applicants are encouraged to submit preliminary plans for review and comment by the Planning Department prior to the final preparation of a Site plan. Comment from other County departments and service agencies shall be sought by the staff prior to preparing a recommendation on the finalized Specific Plan Site Plan.

Applicants should ensure that they have obtained a copy of the design guidelines accompanying the Specific Plan. This will assist the developer in achieving consistency with the Specific Plan and generally facilitate a quality project.

Upon determination that the Specific Plan Site Plan complies with the provisions of the Specific Plan and the review factors described in the design guidelines, the County Staff shall prepare a staff report with recommendations which shall be submitted along with the Specific Plan Site Plan to the Hearing Officer and/or the Planning Commission at the earliest possible duly noticed meeting. A public hearing shall be held on all site plan applications in accordance with the provisions of Section VI of the Specific Plan. The Regional Planning Commission or Hearing Officer may approve, conditionally approve, modify or deny said application. The Hearing Officer or the Planning Commission shall approve, conditionally approve, or if not consistent with the Specific Plan modify or deny the Specific Plan Site Plan.

site plan to HO

Environmental Determination

Discretionary Site Plan Review will be subject to an environmental analysis as set forth in Section II-C herein.

Time Limitation

Specific Plan Site Plan approval in accordance with this policy, shall be valid for a period that is concurrent with the life of the tentative parcel or tentative tract map pursuant to the County Subdivision Code Title 21. If a tentative tract or tentative parcel map is not required, then the Specific Plan site plan shall be valid as established under site plan review herein. If construction of a project does not commence within that period and proceed with due diligence thereafter, the approval of the Specific Plan Site Plan shall terminate and an additional submittal, review and approval will be required.

Revisions

Revisions that are minor in nature or reasonable extensions other than those applied as a condition of approval shall be submitted for review and approval administratively by the Planning Director. Significant changes, additions or omissions shall be submitted for review and approval by the Planning Commission.

Requirements for Specific Plan Site Plan

A Specific Plan Site Plan shall consist of plans, drawings, illustrations, and designs, and any other detailed information as required to determine compliance with the provisions of the Specific Plan and responsiveness to design guidelines. The following list of plans and information is required:

1. Assessor's parcel(s) numbers.

2. Area and dimensions of the property.

3. Vicinity map indicting project location.

4. North Arrow/scale.

5. All applicable tentative tract maps or tentative parcel maps.

6. A physical description of the site, including boundaries, easements, existing topography, natural features, existing buildings, structures and utilities.

7. Location, grades widths and types of improvements proposed for all streets.

8. A fully-dimensioned site plan showing location of all structures, landscape and hardscape areas, parking areas, walks, internal circulation, access, adjacent streets, sign type and placement and fence/wall type and placement.

9. Building elevations.

10. Description of the extent to which design guidelines have been used in the plan and a statement documenting Specific Plan consistency.

11. A tabulation of square footage, area devoted to parking, parking spaces, landscape coverage, building coverage and heights.

12. Such applications and environmental assessment forms as are provided by the County staff.

Mandatory Findings for Approval of a Specific Plan Site Plan

The Planning Commission or Hearing Officer shall make the following written findings before approving or conditionally approving any Specific Plan Site Plan.

1. The proposed project is compatible with other projects within the Specific Plan area.

2. The plan will not have an adverse impact on the public health, safety, interest, convenience or general welfare. In the event there is a significant adverse impact,

the site plan may be approved if a Statement of Overriding Considerations is made pursuant to Section 15093 of the CEQA Guidelines, following completion of appropriate CEQA documentation.

3. The Specific Plan Site Plan is compatible with the regulations and design guidelines of the La Vina Specific Plan and the site plan conforms to the General Plan and implementing ordinances.

G. GENERAL ADMINISTRATION

The La Vina Specific Plan shall be administered and enforced by the County of Los Angeles Regional Planning Department in accordance with the provisions of the Los Angeles County Code. The developer shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this Specific Plan and any subsequent discretionary land use approval obtained in furtherance of the Specific Plan, which action is brought within the applicable statutory limitation period(s). The County shall promptly notify developer of any such action and shall cooperate fully in the defense.

Certain changes to explicit provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and, subsequently, the Board of Supervisors.

1. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.

2. Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the Specific Plan area, nor change the concepts of the Plan.

3. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

H. SUBDIVISION

The County of Los Angeles subdivision ordinance shall apply to all development within the Specific Plan area required to obtain approval of subdivision maps where properties are to be separately financed, sold, leased or otherwise conveyed. The subdivision process will allow for the creation of lots as tentative parcel or tentative tract maps which will allow for implementation of the phasing plan. Further division of parcels for such development as condominium offices, are also subject to the provisions of the County's Subdivision Ordinance. The review and approval of subdivision maps would set forth the various conditions necessary to ensure the improvement of streets, utilities, drainage features, and other service requirements specified by the County.

I. AMENDMENT PROCEDURES

In accordance with the California Government Code Sections 65453-65454, Specific Plans shall be prepared, adopted and amended in the same manner as general plans, except that specific plans may be adopted by resolution or by ordinance. This plan may be amended as necessary in the same manner it was adopted, by ordinance. Said amendment or amendments shall not require a concurrent general plan amendment unless, it is determined by County Staff that the proposed amendment would substantively affect the General Plan Goals, objectives, policies or programs. An environmental assessment form shall accompany the proposed amendment, but it is presumed that the master EIR approved for the project area includes all future development for the Specific Plan. If further environmental documentation were required, in special cases, it would be a focused analysis and action as documented in Section 15162 and 15182 of the CEQA guidelines.

Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments specified by the County will occur during technical refinements in the tentative tract map process and shall not require an amendment to the Specific Plan.

J. SPECIFIC PLAN PROGRAMS/COMPREHENSIVE FUNDING PLAN

The ability to fund public facilities necessary for support of development is one of the most challenging aspects of the planning and development process. The overall approach proposed in La Vina Specific Plan is to use one or more of the basic funding approaches to phase logical and affordable increments of the Public Facilities and Services in conjunction with appropriate components of development. The widest possible array of funding methods is suggested because of the scale of improvements needed and the desire to avoid unreasonably escalating the cost of housing as to slow market absorption to a point at which development simply isn't feasible.

1. Basic Funding Approaches

a. Assessment Districts

The Municipal Improvement Act of 1913 (Streets and Highways Code Section 10000 et seq) is a procedural act which provides for the formation of a special assessment district, the levy of an assessment and the creation of a lien against the property, but does not, in itself, contain provisions for the issuance of bonds. (For this reason, bonds are issued under the 1911 Act or 1915 Act discussed below.) An assessment district is created for construction of acquisition of a wide variety of public improvements.

Under the 1913 Act, a proposed assessment and assessment diagram are prepared before any construction work is done. The amount of the assessment levied against each property is based upon an engineer's report and notices are sent to property owners. A public hearing is held, both upon the project and the amount of the proposed assessment to be levied. At the conclusion of the public hearing the governing body may confirm the assessments. If confirmed, a lien is created against each assessed parcel and the assessments are properly

recorded. The property owners are mailed notices of each parcel's exact confirmed assessments and they have 30 days to pay a part or all of the assessment in cash. Upon conclusion of the cash collection period, all unpaid assessments are accumulated, a bond issue is structured and bonds are sold. The bonds may be issued pursuant to either the Improvement Act of 1911 (Streets and Highways Code Section 5000 et seq) or the Improvement Bond Act of 1915 (Streets and Highways Code Section 8500 et seq).

Each bond issued under the 1911 Act constitutes a direct lien against a specific piece of property. This lien is on a parity with general taxes and takes priority over any private lien such as a deed of trust, mortgage or attachment. In the event the property owner fails to pay an installment on or prior to its delinquency date, penalties accrue against the delinquent amount, and such penalties are paid to the bondholder upon redemption of the delinquent installment or installments. If redemption of a delinquency is not made, the bondholder may institute the foreclosure action.

Under the 1915 Act individual bonds are not issued to represent individual assessments. Bonds equaling the total unpaid assessment are issued in even denominations and a portion of the bonds are due each ear for the life of the issue which will result in approximately equal annual principal and interest payments. The assessment liens securing the bonds are payable in installments, which in the aggregate conform to the principal and interest payments on the bonds. Assessment installments appearing on the regular property tax bill are collected in the same time and in the same manner as property taxes, and bear the same penalties for delinquency including the sale of the property at public auction. A special reserve fund is available from which to make payment to the bondholder of any delinquent assessments which might occur, and foreclosure proceedings, similar to those in the 1911 Act, are also available. These liens are also superior to other deeds of trust and similar liens.

b. Conventional Financing

Conventional financing has historically been the norm in California development. This has involved developers, landowners, and homebuyers paying for the facilities through exactions and fees. The overall purpose was to make development pay for itself.

Proposition 13 changed that. It removed a big piece of the property tax that used to produce local revenues from new developments. This money had been used to service the City's facilities and provide protective services. Interest rates on conventional loans for facilities have become too high to make it feasible in many cases. Due to current interest rates and the amount of money that must be financed, the main investors who can afford to install the needed infrastructure are those with access to large assets, such as banks, savings and loans and insurance companies. Cities now must find ways to finance the facilities and services, due to the limitations on property tax revenue. These costs, which are increasing all the time, are frequently too great for the developer or jurisdiction. Therefore, other creative financing mechanisms may come into play.

In the past, bond issues were the simplest and most often utilized method of raising large amounts of capital. Because of changing conditions in the financial marketplace, and increased legislation limiting the bonding power of many local governments, the role of the traditional

general obligation bond has been very substantially reduced. Other bonding alternatives include:

- Revenue Bond
- Lease-Revenue Bond
- Zero Coupon Bond
- Stepped Coupon Bond

These techniques have historically been used for redevelopment and therefore would probably have limited application in the Specific Plan development.

Leasing is another financing mechanism that has been used by cities in the past. A few leasing techniques are listed below:

- Leveraged Lease
- Operating Lease
  Lease-Purchase Agreement

Leasing is used primarily for purchasing equipment and not for providing services, but it could be used for public buildings in conjunction with other development projects.

c. Community Facilities Districts

The Mello-Roos Community Facilities Act of 1982, commencing with Section 53311 of the Government Code, allows a local public agency to form a "community facilities district" within its boundaries to provide certain specified public improvements and services for the benefit of the present and future residents within the community facilities district. Proceedings for the formation of a community facilities district may be instituted by the governing body of a public agency on its own initiation, and shall be instituted when the requisite number of registered voters or landowners within the proposed community facilities district's boundaries file a petition requesting the institution of such proceedings with the clerk of the governing body.

Proceedings will commence with the public agency's adoption of a Resolution of Intention to form a community facilities district and levy a "special tax," and, where applicable, a Resolution of Intention to incur bonded indebtedness. The public agency then holds a duly noticed public hearing on the proposed formation of the community facilities district to consider the facilities to be constructed and the services to be provided, the incurring of bonded indebtedness and the levy of a "special tax" to pay the debt service on any bonds subsequently issued.

At the hearing the governing body of the public agency receives testimony from the staff and from all interested persons of taxpayers, including the petitioning landowner, receiving testimony, if the governing body determines to proceed with forming the district and calling for an election on the propositions of authorizing the indebtedness and levying the special tax within the boundaries of the community facilities district.

A duly noticed election is then held within the community facilities district on the propositions of authorizing bonded indebtedness and levying the special tax. If the propositions are approved by two-thirds of the voters, the governing body may adopt resolutions relative to issuing the bonds, approving the Official Statement and approving the other miscellaneous matters required to sell the bonds.

The special tax, which is levied subsequent to any bond issuance for the purpose of paying debt service on such bonds, is not in the nature of an assessment, it is not capable of being prepaid and there is not a fixed, determinable amount against each parcel. The actual amount of the special tax against each parcel will require minor adjustments each year depending upon the extent to which interest earned on the construction fund or the bond reserve fund is applied towards debt service, the extent to which State funding is received and changes in the plan for development of the property. The special tax will be collected on the tax rules of the County as any other tax of a special district. The special tax levied for each fiscal year becomes a lien for taxes against a particular parcel and is on a parity with the other tax liens and assessments.

The Act authorizes the public agency to collect delinquencies in the payment of the special tax in the same manner as delinquencies in the payment of ad valorem taxes. However, the Act also authorizes the public agency to adopt an alternative for the collection of any such delinquencies. Such a procedure could include a judicial foreclosure.

The Act is particularly appropriate for providing a means of financing certain regional improvements which may be necessary for the development of a particular property, as well as traditional local facilities.

VI. APPENDICES

A. GENERAL PLAN CONSISTENCY

The Altadena Community Plan (adopted July 10, 1987) is a component of the Los Angeles County General Plan and is the applicable plan for the La Vina Specific Plan site, as depicted in Exhibit 16. Section 65454 of the California Administrative Code requires that the Specific Plan be consistent with and implement the provisions of the General Plan. The following discusses the relationship between the policies and provisions of the Specific Plan and the General Plan/Altadena Community Plan (ACP). The discussion is keyed around each relevant policy of the ACP which is presented first, followed by relevant policies of the La Vina Specific Plan (as presented in Section III), and finally, a discussion of the Specific Plan provisions and characteristics to illustrate how those policies will be implemented. It should be noted that many policies of the ACP are not applicable to the La Vina Specific Plan (LVSP) either because the subject is not related to the proposed development or because the geographic location of the Specific Plan property does not correspond to the Community Plan policy. Non-applicable policies are listed at the end of this section.

Land Use Policies

LVSP POLICY: Provide, through the Specific Plan, a community image that mirrors the surrounding community of Altadena. To provide a design theme and planning densities that are sensitive to the surrounding neighborhoods. Provide Design Guidelines which establish parameters for development of a diverse range of rural architectural styles. Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space landforms.

PLAN PROVISION: The proposed residential uses will be compatible with surrounding residential areas in that densities will be similar (i.e., low density) and proposed housing types are all single-family as are homes in adjacent neighborhoods.

ACP POLICY: Allow the intensification of land uses only as it does not adversely impact existing uses, neighborhoods, and the prevailing low density character of the Altadena Community.

LVSP POLICY: To provide a design theme and planning densities that are sensitive to the surrounding neighborhoods. To provide a sufficient range of densities so that high quality housing with community amenities can be provided. Provide Design Guidelines which establish parameters for development of a diverse range of rural architectural styles. Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space and landforms.

PLAN PROVISION: The proposed density within the development area will be 2.6 units per acre which is compatible to the 1.0 to 6.0 du/acre density designated in the ACP for surrounding properties. The design guidelines will emphasize maintenance of the prevailing rural character. The integration of significant trees and other important landform features presented against a backdrop of open space will further enhance and ensure the rural character of the specific plan development.

ACP POLICY: Promote accessibility to housing opportunities by all households, regardless of income, race, color, religion, sex, marital status, age, household size, or physical disability.

LVSP POLICY: To provide a range of high quality housing with community amenities. To base development regulations on various dwelling types by planning areas.

PLAN PROVISION: The Specific Plan provides a range of housing types and costs which can accommodate the varied requirements of future inhabitants. A mix of housing types is anticipated to afford greater housing opportunities to all types of households or household needs.

ACP POLICY: Ensure that residential neighborhoods are supported by adequate open spaces, community facilities, and amenities.

LVSP POLICY: Provide development standards for required open space within the plan. Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind development. To provide a balance between open space areas and development sites when feasible. To provide a recreational use area on land that is readily usable for active recreation purposes.

PLAN PROVISION: The Plan provides for over 50% of the site in open space and recreational use areas. Other on-site amenities will include passive recreational uses such as equestrian and hiking trails.

Circulation Policies

ACP POLICY: Establish a landscape maintenance district for the maintenance of all landscaped medians.

LVSP POLICY: Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space and landforms.

PLAN PROVISION: The Design Guidelines specify requirements for design and landscaping throughout the specific plan development, including medians if devel-

oped. The implementation program of the Specific Plan specifies maintenance responsibilities of all landscaped areas.

Infrastructure Policies

ACP POLICY: Develop a program to encourage residential connection to the County sewer system.

LVSP POLICY: To provide an infrastructure system, including sewer, water, and storm drain systems, that will adequately serve full build-out of the specific plan development. To annex to or extend to existing infrastructure facilities in the Altadena community.

PLAN PROVISION: The wastewater plan provides for the extension of the County sewer system so that all on-site development will be serviced by the County.

ACP POLICY: Provide new underground storm drainage facilities.

LVSP POLICY: To provide an infrastructure system, including sewer, water, and storm drain systems, that will adequately serve full build-out of the specific plan development. Underground all new or existing infrastructure and utilities as is feasible.

PLAN PROVISION: The storm drainage plan indicates the proposed location and size of storm drainage facilities to be incorporated with the project development.

ACP POLICY: Improve the water system pressure where feasible to a minimum of 40 psi.

LVSP POLICY: To provide an infrastructure system, including sewer, water, and storm drain systems, that will adequately serve full build-out of the specific plan development.

PLAN PROVISION: The water system plan indicates the proposed water system. The plan will be checked by County Engineers to ensure that the water plan is in accordance with applicable standards and will provide a minimum of psi if this is determined to be required.

Public Services Policies

ACP POLICY: Improve personal and property security measures in the residential and commercial/industrial areas of Altadena.

LVSP POLICY: Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.

PLAN PROVISION: The Specific Plan proposes a gated residential community that will contribute toward a secure community atmosphere. The community concept will facilitate a sense of community which will encourage watching out for ones neighbors.

ACP POLICY: Enhance security for all of Altadena's land uses through the introduction of "Defensible Space" techniques including, but not limited to controlled and visible access, exterior lighting, property maintenance, and neighborhood watch groups.

LVSP POLICY: Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.

PLAN PROVISION: The gated community concept will provide a means for controlling vehicular access to the community. The design guidelines provide recommended exterior lighting and landscape placement patterns which encourage public safety. The community concept will create distinct neighborhoods which may encourage the development of neighborhood watch groups.

ACP POLICY: Maintain brush clearance standards and require new construction to incorporate fire-retardant materials to reduce the risks of fire hazard.

LVSP POLICY: Provide guidelines for the creation, implementation and maintenance of a fuel-modification zone in areas where high-fuel load and open space areas encroach upon development.

PLAN PROVISION: The specific plan design guidelines offer a section specifically relating to fuel-modification zones which are intended to buffer development areas from potential high-fire hazard areas and provide for a means of long-term maintenance.

ACP POLICY: Provide a balanced recreational program to effectively serve a population with varied ages, characteristics, needs and interests.

LVSP POLICY: To provide a balance between open space areas and development sites when feasible. To provide a recreation area on land that is readily usable for active recreation purposes. To provide pedestrian access throughout the development which connects the recreational areas with residential neighborhoods.

PLAN PROVISION: The plan provides a variety of recreational opportunities to appeal to a range of individuals. Access to recreational areas will be provided from all residential planning areas to facilitate use of these areas. The Plan provides for over 50% of the site in open space. On-site amenities will include passive recreational uses such as equestrian and hiking trails and more active recreational uses.

ACP POLICY: Preserve and extend the present riding and hiking trails system into a continuous loop system connecting the community with external trail systems.

LVSP POLICY: To provide a hiking and equestrian trail system that integrates with existing trails both on- and off-site.

PLAN PROVISION: The Recreation and Open Space Plan of the Specific Plan provides for the extension of the Sunset Ridge trail through the project site.

ACP POLICY: Provide open space for both active and passive recreational uses.

LVSP POLICY: Provide development standards for required open space within the plan. To provide for a range of recreational opportunities to accommodate all potential users.

PLAN PROVISION: The Plan provides for passive and active recreational opportunities. An equestrian/hiking trail will be maintained. It will also serve as a community recreation center. The project provides 103 acres of natural open space for passive recreational uses.

ACP POLICY: Provide adequate parking at public parks without adversely impacting park facilities and amenities.

LVSP POLICY: Provide adequate standards and area to accommodate off-street parking for all proposed uses.

PLAN PROVISION: Parking will be provided as required by code and set forth in the development standards. Many of the recreational facilities will be accessible through the pedestrian network, thus reducing the need for parking.

ACP POLICY: Provide adequate lighting and security at the community parks.

LVSP POLICY: Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.

PLAN PROVISION: The design guidelines set forth recommendations for lighting in the recreational areas that are sensitive to both public safety and aesthetics.

Environmental Resources Policies

ACP POLICY: Pursue an aggressive program of code and zoning enforcement for the maintenance and upgrading of existing structures.

LVSP POLICY: Process and adopt the Specific Plan to provide a precise understanding of development parameters and future growth of the subject property. To incorporate and implement standards that are economical for the developer and are consistent with County standards and can reasonably be accommodated in the project.

PLAN PROVISION: This ACP policy is not directly applicable; however, the upgrading of existing reuse structures is proposed. The Specific Plan directs the maintenance and upgrading of existing structures to be incorporated into the development plan.

ACP POLICY: Provide that new development must be compatible with adjacent land uses and environmental resources.

LVSP POLICY: Process and adopt the Specific Plan to provide a precise understanding of development parameters and future growth of the subject property. To provide a design theme and planning densities that are sensitive to the surrounding neighborhoods. Provide, through the Specific Plan, an community image that mirrors the surrounding community of Altadena. Provide a land use scenario that places proposed uses within proximity of other compatible uses both on- and off-site. Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind development.

PLAN PROVISION: The Specific Plan sets forth a mechanism for implementing policies and guidelines to ensure that new development will be compatible with adjacent land uses and the environment. The land use configuration respects the existing development and is sensitive to the placement of proposed uses. Lower density residential planning areas are located adjacent to existing low density neighborhoods. Open space and roadways buffer proposed higher density areas. Planning areas shown in the Land Use Plan are placed to avoid key environmental amenities (i.e., Millard Canyon, the slopes and ridges). The Plan guidelines ensure that the development will be compatible with adjacent land uses and environmental resources.

ACP POLICY: Provide adequate setbacks, landscaping, walls, and other buffers between residential, commercial, industrial and public uses.

LVSP POLICY: Provide a land use scenario that places proposed uses within proximity of other compatible uses both on- and off-site.

PLAN PROVISION: The Specific Plan guidelines provide the requirements on setbacks, landscaping, walls, etc. to ensure that adjacent land uses will not impact one another and will be adequately screened and or buffered if necessary.

ACP POLICY: Require adequate vehicular access to all parcels and the mitigation of any adverse traffic impacts on adjacent uses.

LVSP POLICY: To establish a circulation system that conforms to the County's standards and serves both through and local traffic.

PLAN PROVISION: The Circulation Plan provides the framework for vehicular access to all parcels. The EIR which has been prepared in conjunction with the Specific Plan, recommends mitigation measures to minimize impacts associated with project-related traffic that will be incorporated into the Plan.

ACP POLICY: Provide that new development incorporate sufficient open space to serve the needs of the tenants(s) and a compatible relationship with adjacent uses.

LVSP POLICY: Provide development standards for required open space within the plan. To provide a balance between open space areas and development sites when feasible. To provide recreational areas on land that is readily usable for active recreation purposes. Provide a land use scenario that places proposed uses within proximity of other compatible uses both on- and off-site.

PLAN PROVISION: Over 50% of the site is designated for quality open space for both active and passive recreational use. The open space provides a buffer between the residential land uses and the National Forest designated property.

ACP POLICY: Prevent adverse light and glare effects of a land use on adjacent properties.

LVSP POLICY: Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space and landforms.

PLAN PROVISION: The Specific Plan design guidelines recommend lighting guidelines that minimize excessive lighting and nighttime illumination.

ACP POLICY: Prohibit the disruption of riparian habitats in the San Gabriel Mountain foothills.

LVSP POLICY: Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind development.

PLAN PROVISION: Important environmental features, including riparian habitats found in canyons on-site, are preserved in the land use plan.

ACP POLICY: Continue standards which minimize grading in foothill areas.

LVSP POLICY: Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind development.

PLAN PROVISION: The proposed development will follow grading design standards and guidelines which will result in natural appearing cut and fill banks. The identified areas of visual importance will remain untouched by earthwork operations.

ACP POLICY: Require new development in foothill areas to minimize siltation of streams and canyons.

LVSP POLICY: Provide within the Specific Plan a set of regulations to control erosion and drainage during grading and construction.

PLAN PROVISION: Require new development to provide temporary and permanent construction and maintenance measures for controlling drainage and preventing soils erosion during and after construction of the project.

ACP POLICY: Maintain view corridors of the San Gabriel Mountains and Los Angeles basin by controlling the siting, height and density of new development.

LVSP POLICY: Based on a computerized 3-D modeling analysis of the site and San Gabriel Mountains, provide within the Specific Plan and Design Guidelines provisions to preserve and enhance the existing visual quality of the project as viewed from off-site. In any case where development is visible, provide mitigation measures.

PLAN PROVISION: Development impact is minimally visible or not visible from off-site points. Heights are limited to 35 feet or 2-story and are sited to reduce visual impact.

ACP POLICY: Recognize all policies and standards contained in the County's Seismic Safety Element.

LVSP POLICY: Provide adequate geotechnical analysis to assure compliance with the County's Seismic Safety Element.

PLAN PROVISION: Based on geotechnical studies prepared for the La Vina EIR, the project development occurs in appropriate areas and with adequate setbacks to comply with the County's Seismic Safety Element.

The following policies of the ACP are not applicable to the proposed La Vina Specific Plan:

Provide for the strengthening of existing corridors and clusters of commercial, industrial, and public uses as principal activity centers of the Altadena community.

Provide for the evolution of Lake Avenue, between Calaveras Street and Altadena Drive, as the principal core of the Altadena community, containing retail and office commercial, restaurants, entertainment, moderate density residential, and community facilities.

Preserve and maintain existing residential units which are structurally sound.

Provide opportunities for new moderate density residential units to serve senior citizen needs in proximity to local-serving commercial uses, community facilities, and public transit.

Attract new commercial uses to the Altadena community which are necessary to support the needs of the residents and are now unavailable.

Encourage commercial areas to develop desirably distinctive qualities in their design, appearance, and operation.

Modify existing commercial districts, where necessary, to make them functionally more efficient and attractive to users by improving pedestrian, automobile, and truck access, separating pedestrian and vehicular access, grouping structures around common open spaces, providing customer amenities, and establishing attractive and unifying architectural elements and themes.

Accommodate new liquor stores and bars only if it can be demonstrated that they will benefit the community and not have adverse impacts.

Provide for the expansion of commercial areas on Lake Avenue, Lincoln Avenue, and Woodbury Road which are marginally viable due to parcel size and depth constraints.

Use redevelopment techniques as provided for by State law to facilitate the revitalization of blighted commercial districts.

Expand the Lake Avenue commercial core west to El Molino Avenue, between Mariposa and Calaveras Streets.

Improve the existing pattern and character of development to establish a "village-like" environment for the Lake Avenue commercial core.

Provide that all structures, except those in large scale (multi-parcel) "Planned" developments, be sited on the property line, abutting sidewalks, promoting pedestrian continuity.

Restrict the ground elevation of structures in the Lake Avenue core to retail commercial, restaurants, and other high turnover, pedestrian-active uses.

Provide for mixed-use structures in the Lake Avenue core, incorporating retail uses on the ground level and office or residential uses on the second and higher levels.

Encourage the establishment of a diversity of community-oriented uses and community-oriented service and cultural uses in the Lake Avenue "core."

Maintain and enhance Lincoln Avenue-Woodbury Road, Lincoln Avenue-Altadena Drive, Fair Oaks Avenue-Woodbury Road, Woodbury Road-Santa Anita Avenue, East Washington Boulevard, and new York Drive-Allen Avenue as secondary neighborhood commercial districts.

Provide for the establishment of a new neighborhood-serving commercial center in the western portion of Altadena (Lincoln Avenue) containing a grocery store, drug store, and supporting shops.

Provide for the establishment of a unified district for research and development, light manufacturing, and related uses along West Woodbury Road, west of Lincoln Avenue.

Improve the physical appearance of the West Woodbury industrial corridor by the introduction of a unifying and distinctive signage and streetscape improvements program with architectural design guidelines.

Use redevelopment as a mechanism to upgrade and provide incentives for new development in the West Woodbury corridor.

Require that industrial uses be adequately buffered from adjacent residential uses.

Remove Altadena Drive north of New York Drive from the County Plan of Highways (CPH). Remove New York Drive west of Altadena Drive from the CPH. Remove Allen Avenue north of New York Drive from the CPH. Designate the above as collector streets.

Reclassify Allen Avenue south of New York Drive as a secondary highway.

Widen and improve Lincoln Avenue to secondary highway standards as shown on the Plan of Highways to 64 feet of roadway within an 80-foot right-of-way from Ventura Street south to the Pasadena City Limits.

Pavement of Altadena Drive will be widened only where necessary for traffic safety, for example at intersections and/or where sight distances are impaired. Improvements and supplemental landscaping shall be designed and constructed so as to respect and enhance the beauty and integrity of the adjoining environment. To maintain the character of the neighborhood, the present setback distance will remain.

Pavement of New York Dr. will be widened only where necessary for traffic safety. Improvements and landscaping shall be designed and constructed so as to respect and enhance the beauty and integrity of the adjoining environment. The Dept. of Public Works shall conduct a new survey of the road to establish an alignment which will minimize possible impacts to the community. To maintain the character of the neighborhood the present setback distance will remain.

No additional right-of-way will be required for Allen Avenue. Any improvements and supplemental landscaping within the existing right-of-way shall be designed and constructed

so as to respect and enhance the beauty and integrity of the adjoining environment. To maintain the character of the neighborhood, the present setback distance will remain.

Consider the establishment of a parking assessment district to supplement existing parking in the Lake Avenue commercial area with additional parking spaces and/or structure. Such district to be subject to approval of business owners.

Develop a program for installation of curbs and gutters for improved drainage in the West Altadena drainage systems, Altadena Channel, and other areas where specific problems exist as identified by the Public Works Department.

Pursue redevelopment efforts in the West Altadena commercial corridor. Other deteriorated commercial areas should be the subject of further study with full public participation.

Encourage the formation of merchant/business associations and assist existing organizations with the active marketing and promotion of commercial districts throughout the Altadena community.
Identify and access available federal and state economic development resources to enhance and sustain economic growth in Altadena.

Pursue the development of industrial incubators in the Woodbury industrial area to provide entrepreneurs and new small businesses with flexible and affordable space and support services.

Encourage the use of Economic Development Corporation Industrial Development Bonds (IDBs) and Small Business Development Center programs and resources to assist new industrial and commercial businesses to locate facilities in Altadena.

Maintain specialized recreational facilities and cultural programs for senior citizens.

Encourage the development of cultural facilities such as theaters, museums and art galleries.

Establish a principal community center in proximity to Lake Avenue providing facilities for administration, health services, and youth services, community meetings, educational services and other related uses. This does not preclude the establishment of facilities for cultural or related purposes at other sites.

Establish a County Health Department facility in Altadena to provide public health services to the community.

Restrict the development of residential, schools, health facilities and other noise sensitive uses in areas exposed to noise levels exceeding 65 dBA (Ldn) unless adequate mitigation measures can be implemented.

Require that all obnoxious odors and smoke be contained to the site where they are generated.

B. LIST OF EXHIBITS AND TABLES

EXHIBITS

1 Regional Location Map
2 Vicinity Map
3 Conceptual Land Use Plan
4 Circulation Plan
5 Proposed Hiking Trail
6 Proposed Equestrian Trail
7 Conceptual Cut and Fill Plan
8 Grading Design Approach
9 Conceptual Phasing Plan
10 Recreation/Open Space Concept
11 Loma Alta Park Improvements
12 Conceptual Water System Plan
13 Conceptual Wastewater Plan
14 Conceptual Drainage Plan
15 Conceptual Circulation Phasing Plan
16 General Plan Designation

TABLES

1 Land Use Plan Summary
2 Phasing Plan Summary
3 Monitoring Report
4 Annual Growth Rate Report

C. FINDINGS

1. The proposed Planned Development is consistent in intensity and character with the County's adopted General Plan.

2. Reasonable alternatives to the plan and their implications have been considered.

3. The scope and depth of environmental and policy analysis are commensurate with the level of detail contained in the plan and the specificity of land use entitlement its adoption authorizes.

4. Implementation of the Specific Plan, ensures that concerns identified at this level of planning are resolved as part of the more detailed Site Plan review, which must be completed before private development may proceed.

5. Administration of the plan is thoroughly integrated into the County's development processing system.

6. All subjects required in a Specific Plan by the California Government Code and applicable County ordinances are appropriately and adequately covered.

7. Adequate time and opportunities have been afforded interested organizations and members of the public to comment on, or propose changes to, the plan if they so desired.

8. The plan and its policies will be used to guide development in the County and shape all subsequent land use entitlements for the Specific Plan area.

D. LEGAL DESCRIPTION FOR LA VINA SPECIFIC PLAN

PARCEL 1:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL FLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID SOUTHEAST QUARTER OF SECTION 32; THENCE SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION, 794.62 FEET; THENCE NORTH 0 DEGREES 35 MINUTES 34 SECONDS EAST, 708.00 FEET; THENCE NORTH 78 DEGREES 58 MINUTES 46 SECONDS WEST, TO THE WESTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WESTERLY LINE, SOUTH 0 DEGREES 57 MINUTES 05 SECONDS EAST, TO THE POINT OF BEGINNING. EXCEPT THEREFROM THE WESTERLY 125 FEET; MEASURED ALONG THE SOUTHERLY LINE, OF THE SOUTHERLY 405 FEET, MEASURED ALONG THE WESTERLY LINE OF SAID LAND.

PARCEL 2:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID SOUTHEAST QUARTER OF SECTION 32; THENCE SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 794.62 FEET; THENCE NORTH 0 DEGREES 35 MINUTES 34 SECONDS EAST, 708.00 FEET; THENCE NORTH 78 DEGREES 58 MINUTES 46 SECONDS WEST, TO THE WESTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WESTERLY LINE, SOUTH 0 DEGREES 57 MINUTES 05 SECONDS EAST, TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 32 THAT PORTION LYING NORTHWESTERLY OF A LINE DRAWN FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32.

ALSO EXCEPT FROM SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 THAT PORTION THEREOF FRONTING ABOUT 600 FEET ON THE EASTERLY SIDE OF THE ABOVE MENTIONED LINE, MEASURED FROM THE SOUTHERLY END THEREOF AND LYING WESTERLY OF A CREEK RUNNING THROUGH SAID SECTION 32 AND INTERSECTING SAID LINE ABOUT 600 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32.

ALSO EXCEPT THEREFROM THAT PORTION OF THE SOUTHEAST QUARTER OF SAID SECTION 32 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID SECTION 32 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION SHOWN AS THE SOUTHEAST CORNER OF LOT J, LAS DASITAS DE LA SIERRA, AS PER MAP RECORDED IN BOOK 60 PAGE 77 OF MISCELLANEOUS RECORDS OF SAID COUNTY AND THE NORTHEAST CORNER OF LOT 1 CHIPMANS MOUNTAIN RETREAT AS PER MAP RECORDED IN BOOK 12 PAGE 167 OF MAPS RECORDS OF SAID COUNTY ON LICENSED SURVEYORS MAP FILED IN BOOK 20 PAGE 41 OF SAID RECORD OF SURVEYS, BEARS NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 821.94 FEET; THENCE NORTH 0 DEGREES 51 MINUTES 0 SECONDS EAST 798.12 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES

0 SECONDS EAST 153.13 FEET; THENCE NORTH 11 DEGREES 51 MINUTES 0 SECONDS EAST 264.94 FEET; THENCE SOUTH 75 DEGREES 33 MINUTES 50 SECONDS EAST 229.27 FEET; THENCE NORTH 73 DEGREES 31 MINUTES 46 SECONDS EAST 242.18 FEET; TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING, NORTH 17 DEGREES 20 MINUTES 42 SECONDS EAST 219.17 FEET; THENCE SOUTH 86 DEGREES 36 MINUTES 32 SECONDS EAST 47.40 FEET; THENCE NORTH 17 DEGREES 20 MINUTES 42 SECONDS EAST 150 FEET; THENCE SOUTH 86 DEGREES 36 MINUTES 32 SECONDS EAST 86.55 FEET; THENCE SOUTH 17 DEGREES 20 MINUTES 42 SECONDS WEST 401.47 FEET; THENCE NORTH 72 DEGREES 39 MINUTES 18 SECONDS WEST 130 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3

LOT 1 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE NORTH 1 DEGREES 02 MINUTES 30 SECONDS WEST 660.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 86 DEGREES 37 MINUTES 15 SECONDS WEST 1,317.59 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 1, DISTANT NORTH 0 DEGREES 52 MINUTES 30 SECONDS WEST 660.00 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 52 MINUTES 30 SECONDS EAST, 660.00 FEET TO SAID SOUTHWESTERLY CORNER; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

PARCEL 4

THAT PORTION OF LOT 2, SECTION 5, TOWNSHIP 1 NORTH, RANGE 12 WEST, S.B.B.& M., IN THE COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

THE NORTH 200 FEET OF LOT 2 IN SECTION 5, TOWNSHIP 1 NORTH RANGE 12 WEST S.B.B.& M., BEING BOUNDED ON THE SOUTH BY A LINE DRAWN PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, AND 200 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES THEREFROM.

EXCEPTED THEREFROM ALL THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 2, SAID POINT BEING 484.31 FEET DISTANT NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST FROM THE NORTHEAST CORNER OF SAID LOT, SAID POINT BEING ALSO SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 831.31 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 3 DEGREES 28 MINUTES 30 SECONDS WEST 82.70 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST TO A POINT ON A LINE DRAWN PARALLEL TO AND 200 FEET DISTANT FROM AND MEASURED AT RIGHT ANGLES THERETO, THE NORTHERLY LINE OF SAID LOT 2.

ALSO EXCEPTING THAT PORTION INCLUDED WITHIN THE BOUNDARIES OF TRACT 1854, AS PER MAP RECORDED IN BOOK 21 PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5

THAT PORTION OF LOT TWO (2) SECTION FIVE (5) TOWNSHIP 1 NORTH, RANGE, 12 WEST SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 2, SAID NORTH EASTERLY CORNER BEING NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 1,315.62 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, NORTH 86

DEGREES 38 MINUTES 10 SECONDS WEST 484.31 FEET TO A POINT, SAID POINT BEING SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 831.31 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTH 3 DEGREES 28 MINUTES 30 SECONDS WEST 82.70 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 120.63 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 527.46 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT AS SHOWN ON MAP FILED IN BOOK 20 PAGE 41 RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 0 DEGREES 53 MINUTES WEST 200.55 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

PARCEL 6

THAT PORTION OF LOT TWO (2) SECTION FIVE (5) TOWNSHIP 1 NORTH, RANGE, 12 WEST SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 2, SAID NORTH EASTERLY CORNER BEING NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 1,315.62 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 484.31 FEET TO A POINT, SAID POINT BEING SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 831.31 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTH 3 DEGREES 28 MINUTES 30 SECONDS WEST 82.70 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 120.63 FEET; TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 133.69 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 568.31 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT, AS SHOWN ON MAP FILED IN BOOK 20 PAGE 41 RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 0 DEGREES 53 MINUTES WEST 130.36 FEET ALONG SAID EASTERLY LINE; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 527.46 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 7

THAT PORTION OF LOT TWO (2) SECTION FIVE (5) TOWNSHIP 1 NORTH, RANGE, 12 WEST SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 2, SAID NORTH EASTERLY CORNER BEING NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 1,315.62 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 484.31 FEET TO A POINT, SAID POINT BEING SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 831.31 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTH 3 DEGREES 28 MINUTES 30 SECONDS WEST 82.70 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 254.32 FEET; TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 113.12 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 602.88 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT, AS SHOWN ON MAP FILED IN BOOK 20 PAGE 41 RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 0 DEGREES 53 MINUTES WEST 110.30 FEET ALONG SAID EASTERLY LINE; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 568.31 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 8

SAID LAND IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 TO 19, INCLUSIVE OF TRACT NO. 33961 AS PER MAP RECORDED IN BOOK 1004 PAGE(S) 52 TO 55 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Employment and Business Development Program

Background Summary

La Vina is a planned community of approximately 300 single-family homes in the northwest portion of Altadena situated in the Foothills of the San Gabriel Mountains. Construction is anticipated to commence during 1990 with an investment in excess of one hundred million dollars. The developers of this community are Altadena based Cantwell-Anderson, Inc. and Irvine based Southwest Diversified, Inc. Realizing the employment and business opportunities that a project of this magnitude will have, the developers looked for a vehicle that would share the benefits of the La Vina development with the community. This consideration gave rise to the La Vina Employment and Business Development Committee. While the creation of this program happened as a direct result of the proposed La Vina project it is not intended that the program will be limited to the benefit of this project. The labor pool resulting from various proposed training programs will be available to other area builders as well as to this specific project.

Business Development Committee

The La Vina Employment and Business Development Committee was assembled with representatives from a broad cross-section of the Altadena/Pasadena community. It was through this committee that the goals of this program were created. Specific emphasis is placed on utilizing the existing subcontracting and labor resources in the community. This committee consists of representatives of the followings organizations: Building Industry Association, Altadena Chamber of Commerce, Pasadena and Altadena NAACP, Foothill Area Community Services, Pasadena Skills Center, Pasadena City College, Family Savings Bank, The Urban League, Altadena Handy Workers, West Altadena Merchants Association, the Blank Businessmen Association, Cantwell-Anderson, Inc. and Southwest Diversified, Inc.

1. **Registration Center:**

Potential employees will be recruited for positions of skilled and unskilled labor. After recruitment, each applicant will be processed as follows:

a. Application Screening: An application will be taken. Information relating to the employment history and qualifications of the applicant as well as their possible need for training and counseling will be sought.

b. Evaluation: An interview, with an employment counselor and the applicant, will be held to determine qualification and levels of experiences in the building trade. During the evaluation process, counselors will be seeking to identify areas is which employment related counseling might be required. If a determination is made that employment related counseling is needed to insure a healthy employment future, then the applicant will be referred to additional counseling.

c. Referral: The applicant will either be referred to educational training, counseling, placement, or any combination of the three. The need for additional counseling will not disqualify an applicant from participating in the project, but if it is needed it will become a condition of participation.

2. **Training Center:**

Pasadena City College and the Pasadena Skills Center will provide a vocational training curriculum of construction related trades to prepare interested applicants for employment in the construction industry.

a. Classes are being designed with emphasis placed on developing skills with the highest probability for employment.

b. The curriculum is being designed with consultation from the trade groups to insure that training techniques and trade vocabulary will be compatible to the working environment.

Goals

The goals of the Employment and Business Development Program are:

1. To provide a broad range of career employment opportunities for local citizens.

2. To encourage local merchants and vendors to participate in the development.

3. To re-invest a significant percentage of the financial resources of the La Vina project into the local economy.

Benefits

The benefits in meeting the goals of the Employment and Business Development Program are:

1. To address unemployment issues and related economic needs for the developing Altadena community.

2. To provide and Equal Employment Opportunity Program for the community.

3. To utilize the impetus from the La Vina Development as a catalyst for the West Altadena Redevelopment and economic revitalization program.

4. To encourage career development within the construction industry.

5. To recycle wages and income between local businesses and the economy.

The program is divided into two divisions; one phase relates to employment of skilled and unskilled labor and the other phase relates to promoting participation by local businesses and subcontractors.

Skilled and Unskilled Employment

The committee selected three areas in which specific expertise would be needed and assigned the program around these needs. (See Illustration #1)

c. When training is complete, the student will be certified as having received sufficient training, in a specific craft, to be considered for construction employment within a particular sub-contractors' trades.

d. Following the successful completion of a training course, the student will then be referred to placement. Placement will occur either at the La Vina site or at any of the other participating construction related projects within the San Gabriel Valley.

e. Pasadena City College and the Skill Center will provide certification of successful completion of all courses offered.

3. **Placement Center**:

A data bank of potential employers and employees will be developed and maintained. The tracking systems and the data bank will be implemented as follows:

a. Maintain a roster of skilled applicants interested in employment by crafts, experiences, training and references.

b. Identify other construction contractors in the area and explain the nature and benefits of the employment training program.

c. Provide subcontractors at La Vina, and other contractors in the area with a weekly listing of eligible and interested employees.

d. Maintain a roster of unskilled laborers interested in construction employment opportunities. This roster should consist of Altadena residents only. The unskilled labor pool would be set aside exclusively for Altadena unemployed with the hopes of addressing the immediate problem of the unskilled unemployed in the Altadena community.

e. When an applicant has successfully completed the training program and is referred back to the placement, he will then be classified based on his skill level. That determination will be made by the La Vina Business Development Evaluation Committee. This committee shall consist of representatives from Pasadena City

College and the Board of Directors of the La Vina Employment Project.

f. Provide a tracking system of all participants and generate information necessary to determine if there is a need for additional training or evaluation.

Local Business and Subcontractors Participation

This phase of the La Vina business and employment program places emphasis on stimulating the Altadena business economy and seeking local subcontractors to participate in the La Vina development. To accomplish this the Business Development Committee will send invitations to local businesses and subcontractors inviting them to participate in the bidding (see Exhibits 2 and 3).

Subcontractors:

1. Subcontractors who register to participate in the program will be notified of the start up of new construction projects in the area. These subcontractors will be invited to an awareness seminar in which the scope of the La Vina development will be made public and the bidding process will be explained. Interested subcontractors, particularly local and minorities, will be given access to historical information as it relates to contracting of a development by Cantwell-Anderson and Southwest Diversified. This information is designed to give an insight on the contracting process of a project of this magnitude.

2. During the bidding process, subcontractors will be made aware of the "employee data bank" and encouraged to utilize this employment source. They will be made aware of the existence of the La Vina program and it's intent to utilize the resources of this community.

3. A directory of local merchants and suppliers, that have been registered with the La Vina development, will be made available to the subcontractors. Subcontractors will be encouraged to purchase supplies locally and to patronize local merchants.

4. The developers of the La Vina project will seek to plan it's construction schedule around smaller subcontractors thus making economically possible for locals to participate. That is to say emphasis will be placed on

letting out smaller contracts and utilizing more subcontractors thus creating an opportunity for broader participation.

5. This program is an equal opportunity program which will exercise a variety of innovative options that will bring local and minority subcontractors into the bidding process. However, the final determination of all contracts to be let will be based on a competitive process and the proven ability of the subcontractor as a quality performer.

Local Business:

1. Local businesses who indicate an interest in providing goods or services to the development will be placed in the data bank and classified according to the products or services they offer.

2. Local businesses who offer a competitive product and/or service will be considered as a potential supplier to the development.

3. The La Vina developers will create a directory of the local businesses and make that directory available to all subcontractors during the entire construction phase of the La Vina project. At the conclusion of the La Vina project and during the state of occupancy, the La Vina developers will make available this business directory to all of it's new home owners.

4. The La Vina developers will organize a series of business seminars for the local business community. These seminars will be designed around contemporary business practices and a marketing analysis of the community needs. Businesses who wish to participate in the La Vina development will be encouraged to participate in these business seminars.

5. Outside services such as food, concessions, rental equipment, security services and other necessary support mechanisms will be given an opportunity to compete for project related business. Whenever possible, these areas will be reserved for local participants who offer these services based on their ability to participate on a competitive market.

Neighborhood Construction Impact Mitigation Program

LANDSCAPED BUFFER

In the widening of Lincoln Avenue a buffer will be created on the west side of the street from the residents property line to the beginning of the new ROW. The developers will landscape and plant this buffer with drought tolerant plants. The residents will be permitted to chose between several variety of plants that will be submitted by the Developments Landscape Architect. This buffer will extend from the entrance to the development south to the northern boundary of Loma Alta Park.

WORKING HOURS

In order to minimize construction noise impacts, all engine-driven construction vehicles, equipment and pneumatic tools shall be required to use effective intake and exhaust mufflers in accordance with OSHA standards.
Construction activities shall be limited to the hours of 7:30 a.m. - 5:30 p.m. on weekdays unless deviations from this schedule are approved in advance by the County. Non-construction activities may take place between the hours of 7:00 a.m. - 7:30 a.m. on weekdays and 9:00 a.m. - 4:00 p.m on Saturdays, but must be limited to quiet activities and shall not include the use of engine-driven machinery unless prior approval is obtained from County. No actual construction activities may take place between 7:00 a.m. - 8:00 a.m. except when post tension slab foundations are being poured - - the concrete pumper may be set up, but no concrete may be poured. Forklifts shall be allowed to additionally operate on site between the hours of 5:00 p.m. - 6:00 p.m. pm weekdays.

SECONDARY ACCESS ROAD

The secondary access road shall be graded concurrently with Phase I, grading plans and shall be provided with an all-weather surface until such time as the final paving is placed. Upon completion of the grading and all-weather surface, construction traffic shall be directed to access the site through the secondary access road as much as practical, except for those times that the roadway is closed for utility construction within the roadway. Every effort shall be made to restrict construction traffic from using Lincoln Avenue for site access except those times when the secondary access road is closed related construction work.

GRADING-WATER SUPPLY

To minimize the possible impact on the water pressure to local residents the developer will install a construction temporary water tank. This tank will be filled and maintained during the off peak hours with the use of a low volume intake line that will have little or no impact on the existing water pressure.

EQUESTRIAN COMMUNITY

The following items have not progressed to a final decision due to the complexity in obtaining property rights and the need for county assistance in finalizing the connection of the trail system. However, sufficient progress has been made and to that end this report is given.

PROTECTIVE HORSE RAIL:

At all areas where the planned dedicated trail parallel the streets the developers will install a split rail fence to protect horse and rider from vehicular traffic. This does not apply to that portion of the trail that extends westward along Altadena Drive to the trail head.

PERMANENT DEDICATED TRAIL:

There is a study underway to create a permanent trail that will go south on Lincoln from the entrance to La Vina to north of Loma Alta Park, then east above the swimming pool to the present trail near the La Vina secondary access road then south across Loma Alta (with control light) to existing exercise ring, west along the north side of Palm Street to Lincoln Avenue, cross Lincoln Avenue (with control street light) south on Lincoln Avenue to bridge (from this point please see attached diagram). The progress that has been made to this point will be discussed today and questions taken.

CONNECT BROKEN TRAIL:

Research and several meetings with the trail manager have shown that it is possible to make the connection of Sunset Trail to Eaton Canyon and other trails in the system. To do this requires the repair of a broken link between Echo Mountain and Altadena Crest Trail or Echo Mountain to Eaton Falls (see diagram). A request has been made to the Parks Department to repair this broken link.

Cantwell-Anderson and Southwest Diversified will continue the necessary negotiations with the County Parks and Recreation staff until these improvements have been accomplished.

Improvements to Loma Alta Park and Equestrian/Hiking Trails

COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

NORTHERN REGIONAL OFFICE

31320 North Castaic Road - Castaic, California 91384 - 2538 - (805) 257-3500

John F. Weber III, Assistant Director

November 14, 1989

COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS

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Gloria Heer

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Los Angeles, Calif 90020

(213) 738-2961

Rodney E. Cooper, Director

PARKS ARE FOR PEOPLE

Mr. Tim Cantwell
CANTWELL-ANDERSON
3900 N. Lincoln Avenue
Altadena, CA 91001

Dear Mr. Cantwell:

RE: LA VINA DEVELOPMENT AND IMPROVEMENTS TO LOMA ALTA PARK AND EQUESTRIAN/HIKING TRAILS

In response to your communication of September 28, 1989, this Department has reviewed your proposal as it relates to the impact upon Loma Alta Park and would offer the following response:

1. The roadway improvements on Lincoln Avenue will require Cantwell-Anderson to extend the existing curb 2' into the street and construct a sidewalk 6' from the new curb which will cut into the park approximately 4' from the existing curb line. The sidewalk will be dedicated to the County Department of Public Works as road right-of-way for Lincoln Avenue.

   It is our understanding that this road widening will allow for one northbound and one southbound lane as well as parking along the new curb on the park side of the road. Cantwell-Anderson has agreed to complete the following as a mitigation for this road-widening project:

   a. The sidewalk along Lincoln Avenue shall attempt to preserve as many existing trees as possible. Tree wells shall be constructed to protect existing root system of any tree endangered by the installation of the sidewalk. Any trees that must be removed shall be replaced at the discretion of the Department of Parks and Recreation. A one-year maintenance agreement will be entered into to replace any trees that die as a result of root damage.

b. Construct a sidewalk along Loma Alta Drive and eliminate access to the existing parking lot from Loma Alta Drive.

c. Raise the parking lot at the south corner of Loma Alta Park to within 3' of the existing park grade to make this lot more visible to park users, allowing the upper portion of vehicles to be seen.

d. Develop an access road to this parking lot from the newly constructed Sunset Ridge road.

e. Construct a stairway and ramp to connect the raised parking lot to the upper park area with an additional stairway and ramp to the corner of Loma Alta Drive and Sunset Ridge road to allow for pedestrian use.

f. The development be conditioned to provide appropriate equestrian/pedestrian/traffic control at the intersection of Sunset Ridge Road and Loma Alta Drive to the satisfaction of the Director of Public Works.

g. Construct a vehicular turnaround area at the north end of the park off Sunset Ridge Road.

h. Construct a sidewalk system connecting the improved parking lot and vehicular turnaround to existing recreational facilities.

i. Preserve existing stand of redwood trees adjacent to Sunset Ridge Road.

j. Provide and install new park identification sign on corner of Lincoln Avenue and Loma Alta Drive as well as corner of Sunset Ridge Road and Loma Alta Drive, wording as directed by the Department of Parks and Recreation.

2. Cantwell-Anderson shall prepare all plans for all improvements, subject to approval by the Department of Parks and Recreation prior to actual construction.

3. Cantwell-Anderson will obtain required approvals and permits, etc. for all park, equestrian and hiking trail improvements. The Department of Parks and Recreation will assume the responsibility for environmental documentation, the cost of which will be funded separately by Cantwell-Anderson.

4. The Department of Parks and Recreation agrees to Cantwell-Anderson's proposal for the construction a of hiking and equestrian trail system per their submitted attachments.

5. All aforementioned park and street improvements and conditions shall be provided as measures mitigating the encroachment on Lincoln Avenue. In addition to these improvements, Cantwell-Anderson has accepted a financial obligation inclusive of the Quimby requirements totaling $575,000. The anticipated disbursement of these funds will be as follows:

   a. Acquisition cost of the ± 4.5-acre site with an anticipated equestrian stable use and transfer of title of that site to the Los Angeles County Department of Parks and Recreation - - - - - - - - - - $125,000

   b. Grading of the ± 4.5-acre site as approved by the Department of Parks and Recreation - - - - - - - - $150,000

   c. Cash contribution of the balance paid to the County Department of Parks and Recreation for future park improvements - - - - - - - - - - - - - - - ± $300,000

Compliance with all terms and conditions of the above will satisfy the Department of Parks and Recreation's mitigation of the impact on Lincoln Avenue for the construction of the sidewalk and Quimby obligation for the La Vina development (Tract #45546).

Sincerely,

John F. Weber III
Assistant Director

JFW:ra

H. PROJECT CONSULTANT TEAM

Engineering Service Corporation
6017 Bristol Parkway
Culver City, CA 90230

Lifescapes
4930 Campus Drive
Newport Beach, CA 92660

John L. Chapman
Land Planning
4 Corporate Plaza Drive, Suite 202
Newport Beach, CA 92660

22.46.820 Appendix

A. **References.** Unless where specified otherwise, all references to Title 22 are to the current version of Title 22 (Planning and Zoning Code) of the County Code.

B. **Terms.** Table 22.304.020-A, below, identifies terms used in the La Vina Specific Plan and the following equivalent terms in this Title 22.

TABLE 22.56.820-A:TERMS		
Page	***Term in Specific Plan***	***Equivalent Term in Title 22***
Multiple (Section IV)	Los Angeles County Planning and Zoning Code, Title 22	Title 22 (Planning and Zoning) of the County Code
Multiple (Section IV)	Parcel of land	lot
V-18, V-19	Los Angeles County Subdivision code, Title 21	Title 21 (Subdivisions) of the County Code
V-20, V-22	County staff	The Department
V-21	Los Angeles County Subdivision ordinance	Title 21 (Subdivisions) of the County Code

22.46.890 Marina Del Rey Specific Plan Introduction

A. The Marina del Rey Specific Plan is located in Section 22.46.900 (Purpose) through Section 22.46.1970 (Coastal improvement fund fee).

B. The Marina del Rey Specific Plan, as amended, was certified by the California Coastal Commission on February 8, 2012, and adopted by the Board of Supervisors on March 20, 2012.

C. The original Marina del Rey Specific Plan was certified by the California Coastal Commission on February 8, 1996.

Part 3

Marina Del Rey Specific Plan

Sections:

22.46.900 Title for citation.
22.46.1000 Purpose.
22.46.1010 Reserved.
22.46.1020 Relationship to the Los Angeles County General Plan.
22.46.1030 Relationship to the Los Angeles County Land Use Regulations.
22.46.1040 Urban design concept.
22.46.1050 Community identity elements.
22.46.1060 Communitywide design guidelines.
22.46.1070 Variance procedures.
22.46.1080 Land Use Plan.
22.46.1090 Land use monitoring and phasing.
22.46.1100 Circulation system.
22.46.1110 Review of new development.
22.46.1120 Access—Findings.
22.46.1130 Access—Conditions.
22.46.1140 Methods of securing access.
22.46.1150 Shoreline accessways.
22.46.1160 Access restrictions.
22.46.1170 Infrastructure.
22.46.1180 Filing requirements.
22.46.1190 Conditions of approval.
22.46.1200 Land use category use restrictions and development standards—Purpose.
22.46.1210 Organization.
22.46.1220 Residential III—Intent.
22.46.1230 Residential III—Permitted uses.
22.46.1240 Residential III—Uses subject to additional permits.
22.46.1250 Residential III—Development standards.
22.46.1260 Residential IV—Intent.
22.46.1270 Residential IV—Permitted uses.
22.46.1280 Residential IV—Uses subject to additional permits.
22.46.1290 Residential IV—Development standards.
22.46.1300 Residential V—Intent.
22.46.1310 Residential V—Permitted uses.
22.46.1320 Residential V—Uses subject to additional permits.
22.46.1330 Residential V—Development standards.

22.46.1335 Senior Accommodations—Intent.
22.46.1336 Senior Accommodations—Permitted uses.
22.46.1337 Senior Accommodations—Uses subject to additional permits.
22.46.1338 Senior Accommodations—Development standards.
22.46.1340 Hotel—Intent.
22.46.1350 Hotel—Permitted uses.
22.46.1360 Hotel—Uses subject to additional permits.
22.46.1370 Hotel—Development standards.
22.46.1380 Visitor-Serving/Convenience Commercial—Intent.
22.46.1390 Visitor-Serving/Convenience Commercial—Permitted uses.
22.46.1400 Visitor-Serving/Convenience Commercial—Uses subject to additional permits.
22.46.1410 Visitor-Serving/Convenience Commercial—Development standards.
22.46.1420 Marine Commercial—Intent.
22.46.1430 Marine Commercial—Permitted uses.
22.46.1440 Marine Commercial—Uses subject to additional permits.
22.46.1450 Marine Commercial—Development standards.
22.46.1460 Boat Storage—Intent.
22.46.1470 Boat Storage—Permitted uses.
22.46.1480 Boat Storage—Uses subject to additional permits.
22.46.1490 Boat Storage—Development standards.
22.46.1500 Office—Intent.
22.46.1510 Office—Permitted uses.
22.46.1520 Office—Uses subject to additional permits.
22.46.1530 Office—Development standards.
22.46.1540 Parking—Intent.
22.46.1550 Parking—Permitted uses.
22.46.1560 Parking—Uses subject to additional permits.
22.46.1570 Parking—Development standards.
22.46.1580 Public Facilities—Intent.
22.46.1590 Public Facilities—Permitted uses.
22.46.1600 Public Facilities—Uses subject to additional permits.
22.46.1610 Public Facilities—Development standards.
22.46.1620 Open Space—Intent.
22.46.1630 Open Space—Permitted uses.
22.46.1640 Open Space—Uses subject to additional permits.
22.46.1650 Open Space—Development standards.
22.46.1660 Water—Intent.
22.46.1670 Water—Permitted uses.
22.46.1680 Water—Uses subject to additional permits.
22.46.1690 Water—Development standards.
22.46.1700 Waterfront Overlay Zone—Intent.
22.46.1710 Waterfront Overlay Zone—Permitted uses.

22.46.1720 Waterfront Overlay Zone—Uses subject to additional permits.
22.46.1730 Waterfront Overlay Zone—Development standards.
22.46.1740 Mixed Use Overlay Zone—Intent.
22.46.1750 Mixed Use Overlay Zone—Permitted Uses.
22.46.1760 Mixed Use Overlay Zone—Uses subject to additional permits.
22.46.1770 Mixed Use Overlay Zone—Development standards.
22.46.1780 Site-Specific Development Guidelines—Purpose.
22.46.1785 Major development zones with associated areas and parcels.
22.46.1789 Major development zones with associated development potential.
22.46.1790 Site-Specific Development Guidelines—By Area.
22.46.1800 Bora Bora Area (Map 11).
22.46.1810 Tahiti Area (Map 11).
22.46.1820 Marquesas Area (Map 11).
22.46.1830 Panay Area (Map 11).
22.46.1835 Via Marina Area (Map 11).
22.46.1840 Palawan/Beach Area (Map 12).
22.46.1850 Oxford Area (Map 12).
22.46.1860 Admiralty Area (Map 13).
22.46.1870 Bali Area (Map 13).
22.46.1880 Mindanao Area (Map 13).
22.46.1890 Fisherman's Village Area (Map 13).
22.46.1900 Harbor Gateway Area (Map 13).
22.46.1910 Reserved.
22.46.1920 North Shore Area (Map 13).
22.46.1930 Fiji Way Area (Map 13).
22.46.1940 Reserved.
22.46.1950 Coastal improvement fund.
22.46.1960 Youth hostel fund.
22.46.1970 Coastal improvement fund fee.

22.46.900 Title for citation.

The provisions of this Part 3 of Chapter 22.46 shall be known as, and may be cited as, the "Marina del Rey Specific Plan."

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1000 Purpose.

A. This Specific Plan constitutes the primary implementation mechanism for the Marina del Rey Land Use Plan as first certified by the California Coastal Commission in December 1986, and last certified, as amended, in February 2012.

B. The objectives of the Specific Plan are fourfold:

— First, the plan documents various development, preservation and reconstruction strategies set forth in the certified Land Use Plan;

— Second, the plan establishes development standards and guidelines which are the regulatory basis for future development, preservation and reconstruction efforts in Marina del Rey;

— Third, the plan requires design concepts to guide reconstruction on individual parcels, to aid in the development of vacant land and to help preserve significant resources;

— Fourth, the plan establishes the governmental review process for new development proposals in Marina del Rey and describes the long-term implementation efforts necessary to accommodate future development.

C. The Specific Plan may be summarized as follows:

— Communitywide Plan and Design Standards. These standards consist of area-wide design guidelines. Urban design, land use, circulation, parking, access, and infrastructure are discussed.

— Use Restrictions and Development Standards by Land Use Category. These sections contain the uses allowed and the development standards for each land use category in the Specific Plan. The use restrictions and development standards are comparable in form and purpose to the section of a zoning ordinance which defines uses allowed in a development zone, development standards, etc. The development potential for each development zone is also stated in these sections.

— Site-Specific Development Guidelines. The guidelines detail the development potential, development considerations, and required public improvements for each parcel, organized geographically by planning unit. On occasion, parcels are shown in more than one category, or several uses may be permitted on a particular parcel.

— Coastal Improvement Fund. This section describes the basis and funding mechanism for the coastal improvement fund.

(Ord. 2012-0016 § 2, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1010 Reserved.

(Ord. 95-0042 § 1 (part), 1995: Ord. 91-0004 § 1, 1991: Ord. 90-0158 § 1 (part), 1990.)

22.46.1020 Relationship to the Los Angeles County General Plan.

A. The Los Angeles County General Plan was adopted on November 25, 1980. It consists of those countywide chapters and elements mandated by the

California Government Code, as well as a series of communitywide plans which set forth more detailed growth and development policies for specific unincorporated communities.

B. The Countywide General Plan establishes, in a broad perspective, future land use, development and conservation policies for the Marina del Rey area. The Plan further calls for the completion of the Marina Local Coastal Program (LCP), consisting of both a Land Use Plan and Local Implementation Program. The Marina LCP is integrated with the General Plan as a component of the Countywide Coastal Element.

C. The Marina del Rey Land Use Plan was approved by the Los Angeles County Board of Supervisors on September 13, 1984, and was subsequently certified by the California Coastal Commission on October 11, 1984. The Plan was recertified in December 1986, after Areas B and C were annexed by the City of Los Angeles. An amendment to the Plan was approved by the Board of Supervisors on August 22, 1995 and subsequently certified by the California Coastal Commission on February 8, 1996. A further amendment to the Plan was approved by the Board of Supervisors on March 15, 2011 and subsequently certified by the California Coastal Commission on February 8, 2012. It now serves as the community plan for the Marina del Rey area. This Plan constitutes a refinement of General Plan Policy and provides a basis for its implementation.

D. This Specific Plan is a key component of the Local Implementation Program for Marina del Rey. It is designed to implement the Marina del Rey Land Use Plan through the application of site-specific development standards and guidelines. The Specific Plan constitutes the most detailed interpretation of General Plan Policy.

(Ord. 2012-0016 § 3, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1030 Relationship to the Los Angeles County Land Use Regulations.

A. Where provisions of this Specific Plan are in conflict with other provisions of this Title 22, this Specific Plan shall prevail. For matters on which this Specific Plan is silent, other applicable provisions of Title 22 shall control.

B. Notwithstanding the provisions of Section 22.46.030 of this Title 22, amendments to the County Code that affect sections cited in this Specific Plan shall not apply to this Specific Plan until certified as amendments to the LCP by the California Coastal Commission. Until such changes are certified, only the versions of the County Code previously certified by the Commission shall apply.

C. Regulation of development in Marina del Rey will be accomplished by zoning the entire Marina as Specific Plan (SP), shown on Map 1. Development in the SP Zone will be guided by the certified Land Use Plan, as implemented by the development zones, land use categories and parcel-specific development standards and guidelines in the Marina del Rey Specific Plan. One zoning document, the Specific Plan, will be referred to for all development potential within each development zone, and for land use regulations and development standards for each parcel in Marina del Rey.

D. Height and land use limitations found on pages 16 through 26 of the Specifications and Minimum Standards of Architectural Treatment and Construction (see Appendix C of this Specific Plan) shall not apply to new development approved under this LCP. Amendments to the Specifications and Minimum Standards of Architectural Treatment and Construction (hereafter known as the Manual of Architectural Standards) shall not apply to this Specific Plan until certified as an amendment to the LCP. Until such changes are certified, only the version of the Manual of Architectural Standards (October, 1989) in effect at the time of adoption of this Specific Plan, other than the above-identified height and land use limitations, shall apply.

(Ord. 2012-0016 § 4, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1995.)

22.46.1040 Urban design concept.

The urban design concept for Marina del Rey embodies a three-dimensional option that will give the study area a strong, definitive physical image and identity. Key features of the urban design concept include:

— A modified "bowl concept" consisting of a skyline of taller buildings around the outer and northern edges of the Marina, with lower buildings on the moles. The concept will enhance the image of the Marina and will ensure adequate sunlight and wind circulation over the water basin;

— A framework of "community identity elements" to provide a sense of place and establish the character of the area. Such identity elements serve to orient Marina visitors and provide a logical, coherent, unified network of movement, land use and activity;

— Design guidelines to coordinate the visual character of the Marina through the application of Marina-wide guidelines pertaining to landscaping, hardscape and street furniture, signs, quality site design and architectural treatment.

— View corridors to maintain and enhance public views of the harbor are a priority of this plan. Enhancing the ability of the public to experience and view the Marina waters shall be implemented by requiring view corridors in the design of all new or renovated development. Increased view corridors are called for when basic

height standards are exceeded. This goal shall be achieved by placing conditions on permits for new development to enhance public viewing, to allow for greater public access, and to create view corridors to and along the waterfront.

(Ord. 2012-0016 § 5, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1(part), 1990.)

22.46.1050 Community identity elements.

A. The identity and image of an area is established by many elements, including buildings, landscaping, signs and in the case of the Marina, by its water-related activities. Except for its marine-oriented activities, the Marina does not have a strong image or identity. Some of the physical elements in the Marina area such as fences, gates and signs inadvertently discourage public use and access. The prospect of reconstruction on certain moles, however, brings the potential for establishing a more unified visual environment and identity in Marina del Rey.

B. Key community identity elements include:

— Marina Gateways and Entrances. These important entry points into the existing Marina from Lincoln, Culver Boulevard and Washington Street are where most people get their first orientation to the area. A combination of landscaping, signs and lighting orients motorists, bicycle riders and pedestrians to the Marina and specific destinations within it;

— The Parkway Edge. This is a heavily landscaped strip around the edge of the Marina to the north jetty of the Main Channel which creates a strong identity for the Marina;

— The Loop Road. Most allowable new high-rise and midrise development will be along Admiralty Way and Via Marina. This loop road has its own landscaped character, with signs, lighting, the pedestrian promenade and bicycle trail;

— Mole Roads and Intersections. Mole roads and intersections have special identity features, including signs identifying visitor-serving facilities or other attractions on each mole;

— Pedestrian Walkways and Bicycle Trails. The walkways and bicycle trails are a primary means for access to activities in the Marina. Design of these elements with safety and compatibility in mind is of utmost importance in facilitating public use and enjoyment of the Marina. All walkways must be accessible to the physically impaired. Outdoor eating patios are encouraged along the bicycle and pedestrian trails;

— View Areas. A view area shall be defined as a point for observation of boats, docks, Marina waters and regional surroundings. Facilities may

include benches and telescopes. Other park-like facilities are not standard in view areas;

— View Corridors. A view corridor is an area located between the water and the first public road open to the sky and allowing uninterrupted views of the harbor from the road to the waterside, at ground level. The corridor may be combined with fire roads and public accessways.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1060 Communitywide design guidelines.

Communitywide design guidelines concern several areas. These areas include landscaping, signs, site planning, and architectural treatment. These guidelines are considered to be mandatory when the word "shall" is used and are permissive when the word "may" is used. Developments shall be analyzed for conformance with this Specific Plan and with the identity and accessibility of the Marina as a public boating and recreational facility through the coastal development permit process. The analysis shall address, at a minimum, public access, height, circulation, massing, visual impact, views and view corridors, compatibility of uses in a mixed use project, and the visibility and convenience of public spaces as they pertain to the policies of this LCP. During the coastal development permit process, the regional planning commission or hearing officer shall require modifications to development proposals where necessary to achieve consistency with the LCP.

A. Landscaping. Landscaping shall include trees and shrubbery, with adequate ground cover to protect the soil. Landscaped borders used to shield obtrusive uses shall have a minimum width of eight feet and shall consist of vegetation of sufficient density to hide the use. Landscaping along site perimeters shall have a minimum width of eight feet and shall allow visual access into the lot, except where the landscaping is being used to screen an obtrusive use. These standards shall be implemented in a manner consistent with all other provisions of the certified LCP to encourage unique site design. Layout, components, and quantity of landscaping for development in the existing Marina shall be subject to approval by the design control board.

B. Lot Coverage. Lot coverage by buildings, shall be limited as otherwise restricted in the Specific Plan, and shall not exceed 90 percent of the net

C. Parking.

1. Parking standards in Marina del Rey shall be as set forth in Part 11, Chapter 22.52 and Appendix 3 of this Title 22.

2. Applicants for office and commercial development are required to consult with the department of beaches and harbors to determine how to locate and manage multiuse parking facilities. The director must find that the multiuse facilities are consistent with the LCP, and that all uses will

receive adequate parking. The intent of multiuse, otherwise known as dual or shared use, parking is to provide additional parking for shoreline access and recreational uses during peak visitation periods which coincide with nonpeak office/commercial working hours. All calculations for shared parking demand shall provide spaces for public access parking. Procedures for multiuse parking, deviation from the aforementioned parking requirements, including provisions for off-site parking, or any other parking variance shall be as set forth in Part 7 of Chapter 22.56 of this Title 22.

D. Signs.

1. Signs shall be as detailed as possible without becoming unreadable. The design control board specifically regulates signs in the existing Marina through the application of standards set forth in the Board's Revised Permanent Sign Controls and Regulations, a section of the Manual for Architectural Standards, certified in 1990 as Appendix C.

2. Signs shall also be regulated by the provisions of Part 10 of Chapter 22.52 of this Title 22 and the design control board's Revised Permanent Sign Controls and Regulations of September 16, 1971 (Appendix C). In the event of a conflict between the design control board's requirements and Title 22, the most restrictive standard shall prevail. Each land use category set out in this Specific Plan shall be subject to the sign standards for a comparable zone designated in Section 22.12.010 of this Title 22. Comparable zones shall be assigned according to the following chart, except that off-premises or outdoor advertising signs shall be prohibited:

Land Use Category	Chapter 22.52, Part 10 Zones
Residential III	R-3
Residential IV	R-4
Residential V	R-4
Senior Accommodations	R-4
Hotel	C-3
Visitor-Serving/Convenience Commercial	C-3
Marine Commercial	C-M
Boat Storage	C-M
Office	C-3
Parking	P-R
Public Facilities	C-1
Open Space	O-S
Water	O-S

E. Site Planning and Architectural Design. Site planning and architectural design include such elements as structural height, bulk, spacing, on-site open space, facade design, materials, and colors.

1. Site Planning. Planes of the exterior building walls should vary in depth and/or direction to avoid bulk and monotony, and should relate closely to the pedestrian promenade. Building placement and design shall avoid long, continuous blocking of water views.

2. View Corridor Requirements. Parcels located between the water and the first public road shall provide a view corridor allowing uninterrupted views of the harbor from the road to the waterside, at ground level. The design, location and feasibility of view corridors shall be determined by the director and shall be based on the distance from the first public road to the bulkhead, the parcel's land use category, configuration and the intensity of development allowed by the Specific Plan.

    a. Where a view corridor is physically feasible, the optimum width of such a view corridor shall be a minimum of 20 percent of the water frontage of the site.

    b. Where the director finds an alternate method for providing a view corridor, the director may apply credit toward the view corridor percentage standards.

    c. Where the director finds that a view corridor cannot be physically located anywhere on the parcel to provide a view of the harbor from the road, the director may waive the requirement.

3. View Corridor Standards. View corridors shall be maintained so as to provide an unobstructed view of the bulkhead edge, masts and horizon for pedestrians and passing motorists. Unobstructed views are defined as views with no inhibition of visual access to the water. Parking lots may be depressed below grade such that views are possible over parked vehicles; the Director shall determine whether a parking lot designed as such warrants credit toward the view corridor requirement. A depression of two feet below grade shall be the minimum considered for view corridor credit through a parking lot. Additionally, landscaping shall be placed and maintained so as not to obstruct water views. Where the director finds that such combination is appropriate, view corridors shall be combined with vertical accessways.

4. Architectural Design. Among other important objectives, good architectural design is essential in maintaining compatibility among adjacent land uses and preserving important public amenities such as view corridors and scenic vistas. Balconies, terraces, and patios are encouraged. Outdoor dining facilities which do not interfere with public

accessways are also encouraged to take advantage of water views and scenic vistas throughout Marina del Rey in those areas where restaurants are allowed by this Specific Plan; such facilities shall comply with the public view and public access provisions of this Specific Plan and the provisions of subsection G of Section 22.28.070

5. Building Height Standards. Unique site design with respect to height and setbacks is encouraged on all parcels in Marina del Rey. Heights shall be limited according to the following standards: the development standards of each land use category and the Site-Specific Development Guidelines. Where the land use category height standards found in Section 22.46.1690 differ from the site-specific standards found in Sections 22.46.1790 through 22.46.1940, such site-specific standards noted in the applicable portion of Sections 22.46.1200 through 22.46.1690 shall control. Maximum heights may be reduced during the coastal development permit process to preserve public recreation, solar access to the beaches, parks and boat basins and wind for sailing or as otherwise required in all other policies of the certified Land Use Plan and this Specific Plan. In certain categories, the maximum height permitted is dependent on the size of the view corridor provided. Building heights in the Marina shall be restricted according to the following seven categories:

   a. Category 1: one story, 25 feet maximum;

   b. Category 2: 45 feet maximum;

   c. Category 3: 45 feet maximum when a 20 percent view corridor is provided ranging to 75 feet maximum when a 40 percent view corridor is provided. Height above 45 feet shall be permitted at the ratio of 1.5 feet in height for every one percent view corridor exceeding the 20 percent;

   d. Category 4: 140 feet maximum;

   e. Category 5: 140 feet maximum when a 20 percent view corridor is provided ranging to 225 feet maximum when a 40 percent view corridor is provided. Height above 140 feet shall be permitted at the ratio of 4.25 feet in height for every one percent view corridor exceeding the 20 percent standard;

   f. Category 6: 225 feet maximum;

   g. Category 7: other site-specific maximums;

6. Communitywide design guidelines shall be followed by the regional planning commission and hearing officer during the coastal development permit process. The design control board shall continue to review architectural designs and site plans, and may make recommendations to

the regional planning commission and hearing officer for development projects in the existing Marina pursuant to Section 22.46.1110.

F. Fire Safety Standards. The following standards shall apply to all new development and renovation or expansion of existing development, where applicable.

1. Sprinklers. All new development shall be required to provide fire sprinklers consistent with the specifications of the Fire Department. Further, remodeling or expansion projects involving 50 percent or more of the existing floor area of said project shall be subject to review by the Fire Department for sprinkler requirements.

2. Multi-story Buildings. Where a new building exceeds three stories or 35 feet in height, the following site design standards shall apply:

   a. Emergency access (or clear zones) on the lateral sides of all multi-story buildings shall be required to be a width of 28 feet, subject to Fire Department determination. A lesser width may be approved where the Fire Department finds such width provides sufficient emergency access; a greater width may be approved where the Fire Department finds such width to be necessary for the provision of adequate emergency access. This emergency access requirement may concurrently apply to 20-foot-wide pedestrian promenades consistent with subsection F.2.b of this section. Where a building is not more than 10 feet from the edge of a road, the roadway may serve as the required access area for that side of the building. Clear zones provided on the sides of buildings may count toward any linear view corridor requirements for buildings located between the first public road and the sea; and

   b. The pedestrian promenade and Fire Department access road may be used for dual functions provided that the Fire Department maintains unimpeded access on no less than 20 feet of all pedestrian promenades at all times. These promenades shall be no less than 28 feet wide to allow benches, trash containers, shade structures, and other pedestrian amenities on the seaward-most eight feet of the promenade. The remainder of the promenade shall conform to fire access road requirements and shall be a minimum of 20 feet wide clear to the sky, with no benches, planters, or fixed objects. As an alternate configuration, the Director, in conjunction with the Fire Department, may approve a 20-foot-wide clear pedestrian/fire access road with a series of 10-foot-wide improved viewpoints no less than 150 feet apart. These viewpoints shall be located adjacent to the bulkhead line. In either configuration, turn radii shall be approved by the Fire Department.

G. Residential Mitigation requirements.

1. New residential development shall provide compensatory recreational facilities to offset local residential uses of existing Marina park and recreational facilities. Where feasible, such facilities, as identified in subsection G.3 of this section, shall be provided on site as a means of meeting this requirement. Alternatively, where an applicant demonstrates that it is not feasible to locate all, or only a portion of recreational facilities on site, then the applicant shall contribute, on a fair and equitable basis, to a Coastal Improvement Fund. Senior congregate care housing is exempt from this requirement.

2. Residential Mitigation Standard. The public park land area requirement shall be based upon providing three acres of public park land for every 1,000 new residents, or portion thereof. Alternatively, a mitigation fee may satisfy the requirement. The fee shall be based upon the estimated cost of improving an equivalent amount of public park land on a public parcel within the Marina. An applicant may choose to meet the requirement by providing a combination of land area and fee.

3. Mitigation Credit. On-site land area credits toward this requirement shall be given for the following facilities: clearly defined and exclusively reserved internal land area devoted to private recreation of the residents, public park land, that portion of the pedestrian promenade or view corridor not designated as a fire access road, and viewing parks at the end of the mole roads, or adjacent to the main channel.

(Ord. 2012-0016 § 6, 2012; Ord. 2009-0004 § 1, 2009; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1070 Variance procedures.

Variances from the development standards contained in this Specific Plan may be applied for pursuant to the provisions of Part 2 of Chapter 22.56. In addition to the burden of proof contained in Section 22.56.290 of said Part 2, the applicant shall also prove:

A. That the variance is consistent with the Local Coastal Program including the land use category of the Specific Plan and the public access and recreation policies of the Coastal Act; and

B. That there would be no adverse impact on the environment.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1080 Land Use Plan.

The type, intensity, and distribution of existing and future land uses within Marina del Rey are shown on the Specific Plan Land Use Map (see Map 8 set out at the end of this Part 3). The land use categories delineated include:

- Residential III: Medium density, up to 35 dwelling units per net acre;
- Residential IV: Medium-high density, up to 45 dwelling units per net acre;
- Residential V: High-density, up to 75 dwelling units per net acre;
- Senior Facilities:
  - A. Senior accommodations: Housing for persons age 62 or older who may or may not be retired, subject to the development standards set forth in section 22.46.1338. A senior accommodations facility shall not be considered a residential use for purposes of allocating dwelling units when calculating density or for assessing affordable housing requirements or assessing transient occupancy taxes or fees; and
  - B. Congregate care for seniors:
    - Hotel: Hotels, motels, and youth hostels to provide overnight accommodations and attendant services for visitors to the Marina and nearby beaches;
    - Visitor-Serving/Convenience Commercial: Dining facilities, retail, and personal services for visitors to the Marina and nearby beaches, as well as residents and employees of Marina del Rey;
    - Offices: General offices, government offices, professional offices, and financial institutions;
    - Marine Commercial: Coastal-related or coastal-dependent uses associated with operation, sales storage, and repair of boats and marine support facilities including wet slips, boating schools, dry storage and launch facilities, boat repair yards, yacht brokerages, and marine associated retail and office uses;
    - Boat Storage: Storage of boats in wet slips, dry storage, boat repair, ancillary retail uses;
    - Parking: Parking lots and structures open to the public, in most cases multi-use and fee-charging. Multi-use includes commercial and office parking lots made available during non-business hours, and also landscaped park areas improved to be also usable for parking during those weekends when parking demand for the Marina is at its peak;

— Public Facilities: Public infrastructural land uses other than roads, including libraries, harbor administration, public utilities, police, and fire facilities;

— Open Space: Recreational uses including open viewing areas, promenades, bikeways, beaches, parks, and water bodies for recreational use;

— Water: A category for recreational use, wet boat slips, dry stack storage facilities attached to a land side structure, launching, docking and fueling of boats, flood control and water quality, and light marine commercial;

— Mixed Use Overlay Zone: An overlay category applied to selected parcels in addition to the site's primary land use category. Permits the combination of above land use categories on a parcel and mixing of uses within a structure;

— Waterfront Overlay Zone (WOZ): An overlay category applied to all waterfront parcels in addition to the site's primary land use category. Encourages coastal-oriented and coastal-dependent uses on the waterfront, permits the combination of Hotel, Visitor-Serving Convenience/Commercial/Retail, Marine Commercial, and the site's primary land use, as well as mixing of uses within a structure.

(Ord. 2012-0016 § 7, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1090 Land use monitoring and phasing.

A. The monitoring program implements the development limitations and phasing policies as established by the certified Marina del Rey Land Use Plan. Cumulative development and peak hour trips will be monitored and totaled for each development zone as projects are approved.

B. Development in the existing Marina is classified as Phase II* (see Table 1 set out at the end of this Part 3). All new development in the existing Marina will be subject to the build-out limitations of each development zone, phasing restrictions, land use category, and the site-specific standards of this Specific Plan.

C. Development Limitations and Phasing. Specific monitoring criteria for development phasing are described as follows:

1. Development Monitoring. Additional development is limited to the buildout identified in Table 1 for each of the three Major Development Zones (MDZ). The total potential for additional units and amount of commercial and residential development allocated under this LCP will generate traffic which can be accommodated by the improvements listed in the Revised

Set of Intersection Improvement Projects, as set forth in section 22.46.1100.C of this Specific Plan.

Except for Parcel 9, all development in Major Development Zones 1 through 3 will involve redevelopment or remodeling of existing developed lots. A parcel may apply for development contained within the development zone where the parcel resides; the development applied for must be consistent with the land use category, overlay zone (if any), and site-specific standards of the parcel. Development will be monitored by development zone such that after a redevelopment project receives approval, the additional development granted as part of the approval over and above the level of existing development on the site shall be deducted from the development available in the parcel's zone. The balance will be the development available for future redevelopment projects in the zone. A zero development balance in a zone indicates that additional development has been exhausted in that zone; future development in the zone at that time is limited to recycling of uses with no expansions or increased trip generation.

2. Residential Development. As residential development occurs, the total number of dwelling units shall be monitored and the net increase in any development zone shall not exceed the number of residential units allocated to that zone, less the number of units converted to a visitor-serving or coastal-oriented use, if any. Residential densities on mixed use parcels, where the floor area of the nonresidential use exceeds 10 percent of the total floor area, shall be figured using only the residential buildable area, not the buildable area for the entire parcel. The buildable area for the entire parcel may be used in residential density calculations where the floor area of the nonresidential use is 10 percent or less of the total floor area. The residential buildable area shall be determined by taking the parcel's buildable area, less the area devoted to all other land uses. Existing boat storage, public access, public parking, and boating support uses in residentially zoned areas in the WOZ shall be preserved, except as otherwise described in this subsection. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, as part of the application, these boating facilities may be relocated on the same parcel or to another parcel within the Marina, as long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use. The trips generated by such a use shall not be

considered as additional development when calculating allowable new trips in the WOZ.

Subject to these limitations, residential projects in the WOZ may use land area devoted to visitor-serving, marine commercial, and other coastal-oriented uses in calculating the residential buildable area. In mixed-use developments involving several uses on different floors in a building, the residential area shall be determined on an overall percentage basis. Density may be transferred from one parcel to another as long as the parcels are adjacent, in the same development zone, under the same ownership, designated with the same land use category and consistent with the buildout allocations of each applicable development zone.

3. Transportation Improvements. Expanded transportation facilities should accompany additional development in Marina del Rey and, approval of development projects in the Marina will be contingent upon the developers' fair share payment of trip fees to fund the improvements. Said trip fees will be dependent upon the number of additional p.m. peak-hour trips generated by the project and the established cost per trip.

4. Applicants for any development project shall produce a traffic study to evaluate the traffic capacity in both the Marina del Rey internal system and the subregional highway system serving the Marina.

    a. The traffic study shall indicate the project's significant adverse traffic impacts, if any, on the internal Marina del Rey routes. The applicant shall pay a proportional fair share of necessary internal traffic improvements before a coastal development permit for the development is issued. The Department of Public Works shall establish the payment per p.m. peak-hour trips for these traffic impacts in the Marina.

    b. The traffic study shall also indicate the project's cumulative impacts, if any, on the major State highways and routes leading to the coast in the Marina area and provide information regarding the capacity of such routes. The applicant shall pay a proportional fair share of necessary subregional traffic improvements, resulting from such cumulative impacts, if any. The Department of Public Works shall determine the payment per p.m. peak-hour trips for these subregional traffic improvements.

5. Recycling of Parcels. Parcels in the existing Marina may recycle existing uses, where allowed by the Specific Plan, as long as there is no net increase in vehicle trips in the applicable Development Zone. For purposes of this section, "recycling" is defined as the renovation, demolition, or removal of existing structures and the subsequent

reconstruction, construction, or replacement of new structures consistent with the other requirements of this section. Recycling of parcels which does not involve a net increase in vehicle trips is development, but is not dependent on the phasing program described in subsection 4 of this section. No change of use or Phase II development will be allowed under this scheme.

6. Conversion.

   a. WOZ. Existing and allocated residential and office development in Development Zones with the Waterfront Overlay may be converted to visitor-serving, hotel, open space, marine commercial, or other coastal-oriented development. Boat storage, public access, public parking, and boating support uses, including boater parking, shall be preserved, but as part of an application, these uses may be relocated on the same parcel or to another parcel within the Marina, as long as the size, ability to carry out the purpose of the facility, water access, and capacity of the facility remains the same. Subject to these limitations, existing and allocated visitor-serving, marine commercial, and coastal-oriented development may also be converted to other visitor-serving, marine commercial, and coastal-dependent uses. Conversion of development shall be consistent with subsection C.6.c of this section.

   b. Mixed Use Overlay Zone. Existing and allocated residential and office development in Development Zones with the Mixed Use Overlay may be converted to visitor-serving, marine commercial, or other coastal-oriented development. Conversion of allocated uses shall be limited to 10 percent of the residential units or office square footage allocated in the zone where the conversion occurs. Boat storage, public access, public parking, and boating support uses shall be preserved, but as part of an application, these uses may be relocated on the same parcel or to another parcel within the Marina, as long as the size, ability to carry out the use, and capacity of the facility remains the same. Subject to these limitations, existing visitor-serving, marine commercial, and coastal-oriented development may also be converted to other visitor-serving, marine commercial, and coastal uses. Conversion of development shall be consistent with subsection C.6.c of this section.

   c. The conversion units shall be p.m. peak-hour trip generation such that the number of p.m. peak-hour trips generated by the added development of the recipient use does not exceed the p.m. peak-hour trip generation of the donor use. Conversion of allocated development shall be monitored such that the development converted is deducted

from the zone balance for the donor use and added to the zone balance for the recipient use. Conversion of existing development shall be similarly monitored to ensure no increase in trip generation occurs as a result of the conversion. Conversion is limited to development within a respective Development Zone; conversion shall not be construed to allow transfer of development between Development Zones.

d. The site plans of converted or mixed uses shall be reviewed during the coastal development permit process to assure that the design will enhance compatibility of the uses with each other and with adjoining uses. The site plans shall show massing, public access and views, pedestrian and automobile traffic patterns, convenience of loading and trash hauling, and the separation of public and residential routes and entrances of the building as they relate to the project's consistency with the LCP. Design changes necessary to assure compliance with the access, visual quality, recreation, and other policies of this LCP shall be incorporated into the coastal development permit as conditions of development.

(Ord. 2012-0016 § 8, 2012; Ord. 2009-0004 § 2, 2009; Ord. 2001-0010 § 3, 2001; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

* Phase I constitutes the existing level of development. Phase II represents the redevelopment of the Marina at greater densities; the numbers noted represent the additional residential units and other new development within each development zone.

22.46.1100 Circulation system.

A. The circulation system is the single most important infrastructure component in the Specific Plan Area. It is comprised of the following:

— Region-serving transportation facilities;

— Local roadway system (Map 16—Regional Circulation System Map);

— Local and regional bikeway network;

— Pedestrian promenades and walkways;

— Local and regional public transit services.

B. An important component of the circulation system is the Transportation Demand Management (TDM) program which maximizes system-operating efficiency and thereby enhances access to and travel within the Marina area.

1. Roadway System. Special roadway sections are anticipated to accommodate bikeways, non-vehicular circulation components, and landscaped areas.

2. Pedestrian and Bicycle System.

   a. The pedestrian and bicycle system is an important component of the overall circulation system. The pedestrian promenade and bicycle path enhance shoreline access and implement a number of policies in the land use plan. The pedestrian promenade is illustrated on the Existing Shoreline Access Map (Map 4) (see Map 4, set out at the end of this Part 3).

   b. Pedestrian system physical features include:

      — Identification striping, markers, and signs;

      — Lighting;

      — Smooth, continuous paving (handicap accessible);

      — Directories, benches, and drinking fountains.

   c. Bicycle system features include:

      — Connections to the Marvin Braude Bicycle Trail;

      — Access around the entire Marina area, to all land uses, including visitor-serving facilities and beaches;

      — Identification striping, markers, and signs;

      — Smooth, continuous paving;

      — Directories, bike racks, benches, drinking fountains, and storage lockers at all land uses;

      — Connections to other travel modes (bus stops, park and ride, transit stations, bus transportability).

   d. The bicycle system should maximize access without compromising safety. Separate right-of-way, minimizing driveways that interfere with the route and compatible intersection design are desirable in a bicycle system.

C. Proposed Circulation Improvements. The circulation system improvements in this LCP include the Revised Set of Intersection Improvement Projects for the Marina's internal roadways set forth in this subsection C, and are expected to provide sufficient capacity in Marina del Rey to accommodate future development in the Marina as envisioned by this Specific Plan.

1. The Revised Set of Intersection Improvement Projects within the Marina that would provide sufficient capacity for the Pipeline Projects, as defined in the Marina del Rey Land Use Plan, and for the Marina build-out, are as follows:

   — Via Marina/Admiralty Way Intersection Alternatives:

a. Alternative A - Providing a third westbound left-turn lane on Admiralty Way and a second southbound left-turn lane on Via Marina.

b. Alternative B - Realigning this intersection to make Admiralty Way and the Via Marina Way segment south of Admiralty Way become a continuous east-west roadway and realigning Via Marina north of Admiralty Way to "T" intersect this roadway.

— Palawan Way/Admiralty Way Intersection. Providing a third through lane in the westbound direction of Admiralty Way.

— Admiralty Way/Bali Way Intersection. Providing a second southbound left-turn lane on Admiralty Way.

— Admiralty Way/Mindanao Way Intersection. Providing a second southbound left-turn lane on Admiralty Way and an additional lane on the eastbound approach of Mindanao Way.

The required internal improvements and final striping configuration at these intersections will be determined by the Department of Public Works. With respect to external improvements to the Regional Transportation System, such improvements are listed under Category 3 in Figure 11 of the Marina del Rey Land Use Plan. Moreover, the Department of Public Works may add other coastal access or public transportation improvements to this list of external improvements to mitigate significant adverse cumulative impacts of development on the Regional Transportation System.

2. A water taxi and shuttle bus now operate during the summer months, and the water taxi makes stops at seven different locations in the Marina. Expansion of the summer shuttle bus to a year-round shuttle bus system would enhance public access to the Marina area and reduce impacts of residential, commercial, and hotel development on access facilities, including impacts on both Marina facilities and nearby beaches attributable to the growing Marina/Playa Vista population. When there is sufficient ridership demand, a year-round shuttle system would be most efficient and cost-effective if implemented in conjunction with a light rail transit system. A year-round shuttle system is not required for traffic mitigation but can be established in conjunction with developments in and around the Marina. 3. No development shall be contingent on transportation improvements that must occur outside the County jurisdiction until such improvements have been adopted, cost estimates prepared, and the routes chosen by the agencies which have jurisdiction over the route. Any required mitigation of cumulative impacts may constitute contribution of a fair percentage share of traffic increases

toward the total cost of completing the mitigation measure(s), based on the applicant's share of traffic increases in the subregional system. The County's ability to require such mitigation as a condition of development is contingent upon demonstration of a nexus between the proposed development's impact and the mitigation measure required, and that the required mitigation compensates for the impact warranting such mitigation.

(Ord. 2012-0016 § 9, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 91-0004 § 2, 1991; Ord. 90-0158 § 1 (part), 1990.)

22.46.1110 Review of new development.

All development in Marina del Rey shall require a coastal development permit, processed in accordance with Part 17 of Chapter 22.56 of this Title 22. At the public hearing conducted by the regional planning commission or hearing officer, any recommendations submitted by the design control board pursuant to subsection D shall be considered. Development shall be approved if a finding is made that the development conforms to the certified LCP, and for projects between the first public road and the sea, also conforms to the access and recreation policies of the California Coastal Act.

A. Development in Marina del Rey shall be assessed during the coastal development permit process to identify the development's impacts and needs associated with the public's right to recreational access to and along the waterfront, including how on-site open space and project features facilitate public uses. The conditions imposed by the county upon such developments shall reasonably relate to the impacts and needs of the affected development and related development. The conditions shall be those which are necessary to alleviate all significant adverse direct and cumulative impacts including those needs identified in the development assessment process. Therefore, the provisions in the Specific Plan relating to compulsory dedication of shoreline access shall be implemented on a case-by-case basis, and appropriate findings supported by substantial evidence shall be adopted by the local agency to support such conditions. The conditions shall substantially advance a legitimate state interest, without denying a lessee or owner economically viable use of the land.

B. In Marina del Rey, all land is owned by the County of Los Angeles and all leaseholders hold leases subject to an obligation to provide for active public use, and maximum public enjoyment of the public recreational land. Private rights have been granted by contracts, which in some cases limit public use of the parcels. Existing public accessways are identified in Existing Shoreline Access Map (Map 4) of this Specific Plan (see Map 4 at the end of Part 3 of this chapter), and it is the policy of the County that all development preserve existing access to the Marina, to its bulkhead walkways, and to its waters.

Where development will increase the numbers of residents or guests on the parcel, this Specific Plan identifies additional bulkhead access and identifies that a public access corridor or other public accommodations in that location would benefit the public, said additional access, including vertical access, shall be guaranteed by the leaseholder of that parcel pursuant to subsection A of this section.

C. Lease Extension. In the county-owned Marina del Rey, when lease extensions and/or changes in lease provisions are granted, the leases shall incorporate and be consistent with all requirements of this Specific Plan, including, but not limited to public access, view corridors, parking, impact fees, maintenance of view corridors and parks, protection of existing uses and design review.

D. Design Control Board. The design control board, appointed by the board of supervisors, shall review all new development proposals, including renovations, for consistency with the Specifications and Minimum Standards of Architectural Treatment and Construction, as amended on October 17, 1989; the Statement of Aims and Policies, dated February 17, 1987; and the Revised Permanent Sign Controls and Regulations, dated September 1971, found in Appendix C of the certified LIP.

1. The design control board shall conduct a conceptual review of all new development proposals, including renovations, concurrently with the coastal development permit process. The conceptual review shall analyze the architectural design (i.e., building and facade design) and site planning of the proposed development. Any recommendations, including a written report and/or marked plans, to illustrate its conclusions relating to the project's architectural design (i.e., building and facade design) and site planning shall be submitted by the design control board to the regional planning commission or hearing officer within 120 days of the filing of a coastal development permit application.

2. Following the regional planning commission's or hearing officer's action on coastal development permits, the design control board will have final review of architectural design (i.e., building and facade design, materials, colors), landscaping, and signs based on the site plan approved by the regional planning commission or hearing officer.

(Ord. 2012-0016 § 10, 2012; Ord. 2009-0004 § 3, 2009; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1120 Access—Findings.

In order to make the appropriate findings to impose vertical or lateral access requirements, the county shall:

A. Base all findings on factual evidence obtained at the public hearing, submitted by the applicant or interested parties, or discovered during the staff's investigation;

B. Evaluate the individual and cumulative impacts of the proposed development on public access and recreation opportunities;

C. Identify the access-related problems associated with the development;

D. Cite the specific Coastal Act provisions that are impacted by the development;

E. Explain how the proposed conditions would solve the access problem created by the development and are related in the nature and extent to the impacts of the development on the public's right to access the Marina.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1130 Access—Conditions.

Where development is allowed by the Specific Plan, and access is required by the Site-Specific Development Guidelines for the parcel or is found to be necessary to provide access to and along the water, a condition requiring said access will be imposed with a coastal development permit if appropriate findings supporting the nature and extent of such access conditions have been made. Other open space or public access improvements required to ensure compliance with this Specific Plan shall also be made conditions of the project.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1140 Methods of securing access.

The condition requiring lateral or vertical access shall specify that such access be secured by either of the following:

A. The landowner shall execute and record a document, in a form and content acceptable to the Executive Director of the California Coastal Commission, irrevocably offering to dedicate to a public agency or private association approved by the Executive Director an easement for lateral public access and passive recreation along the shoreline or for vertical access to the shoreline. The document shall provide that the offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property. Such document shall state the precise location and width of the easement. The document shall be recorded free of prior liens which the Executive Director determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest. The offer shall run with the land in favor of the people of the state of

California, binding successors and assignees of the landowner, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

B. Lease Provisions. Lease provisions shall explicitly require provisions for access for the general public including promenades, view and open space areas, and access corridors consistent with the requirements of Chapter 3 of the Coastal Act and the certified LCP.

C. When no changed lease provision is required, an alternate method approved by the Planning Director, County Counsel, and the California Coastal Commission which would provide a similar guarantee of public access as afforded by the irrevocable offer described in subsection A of this section. Such method may be a binding agreement with the underlying leaseholder or property owner and shall be effective for the life of the use for which the access is required. In no event shall any party withhold its approval to feasible alternate methods.

(Ord. 2012-0016 § 11, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1150 Shoreline accessways.

The following provisions pertain to shoreline accessways which are dedicated or otherwise guaranteed in conformance with the requirements of this Specific Plan and for which a public agency or private association, approved by the Executive Director, has accepted the responsibility for construction, maintenance and liability of said accessways:

A. Vertical access easements shall be combined with the fire department required vertical access and shall be at least 28 feet in width and shall run from the shoreline to the nearest roadway available for public use. Lateral access easements shall extend as required for the individual parcel in this Specific Plan. No development shall reduce existing access, formal or informal.

B. Leaseholds developed with access easements shall provide, where feasible, for public recreation, public open space and improved public seating and viewing areas.

C. Access easements shall be posted with identification signs located at the junction of the vertical easement with the shoreline and the connecting roadway and along the inland extent of lateral easements.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1160 Access restrictions.

A. Public access may be restricted in certain locations around the Marina, such as in front of the Sheriff's station, U.S. Coast Guard facilities, and near boat yards, launch hoists, and dry stack storage areas in the interest of pedestrian safety. Necessary restrictions and management may consist of, but are not limited to, the following:

— Construction of fences, guard rails or other barriers to prevent the public from entering areas where hazardous activity is occurring;

— Limiting public access to certain hours of the day or days of the week when hazardous activities are not in operation;

— Posting of warning signs which notify the public of potential safety hazards;

— Relocation of the public access to ensure pedestrian safety.

B. Any restrictions deemed necessary by the authority supervising a site determined to be hazardous shall be reviewed for incorporation into the conditions of a coastal development permit for new development in these areas.

C. Where access standards of a different width or location are necessary to avoid demolition of existing structures, to set access ways back from existing development, or to avoid hoists and staging areas, the applicant may provide access ways of a different width or location that are sensitive to the development if such access provides continuous connection to other bulkhead access ways, as well as maximum public benefit. In no event shall access provided be less than ten feet in width.

(Ord. 2012-0016 § 12, 2012; Ord. 95-0058 § 1, 1995: Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1170 Infrastructure.

Beyond the circulation system, other major infrastructure systems serving the Specific Plan Area include sewer, water, storm drains, and utilities.

A. Sewer. The County of Los Angeles maintains a contractual agreement with the City of Los Angeles to provide sewer services for the Marina area. The purchase of flow rights includes the use of the sewers and pumping system as well as treatment at the Hyperion Plant near Imperial Highway. Maintenance of the sanitary sewers within the Marina is the responsibility of the Department of Public Works, Waterworks and Sewer Maintenance Division. There is currently sufficient sewage capacity to handle only a portion of the development permitted by this Specific Plan.

Appropriate phasing of new development may be necessary because of capacity limitations at the Hyperion Plant. Proof of adequate sewer and waste treatment capacity for new development will be required per the provisions of subsection A.13 of section 22.46.1180.

B. Water. The Marina purchases its water from the Los Angeles County Waterworks District No. 29. Current water supplies may be adequate for existing and proposed developments in the existing Marina. As part of the application for development, the applicant shall provide evidence of compliance with all requirements of the Department of Public Works, including payment of all required fees and participation in all districts required at the time the application is filed. The required improvements will be determined when applications for development or subdivision are submitted to the Department of Regional Planning and reviewed by the Department of Public Works and the Fire Department. The application for the coastal development permit shall include a method of funding and schedule of construction of any facilities required by the Department of Public Works and/or the Fire Department to serve the proposed development.

Water service may alternatively be provided by connection to facilities operated and maintained by the City of Los Angeles, Department of Water and Power. Proof of adequate water capacity for new development will be required in subsection A.13 of section 22.46.1180.

C. Storm Drains.

1. The existing Marina is served by storm drains which deposit flows into the Marina basin. The drains are expected to be adequate to accommodate future development. To reduce the amount of pollutants entering the Marina from Ballona Creek, the department of public works will implement appropriate best management practices within the Ballona Creek watershed, as required by the county NPDES municipal stormwater permit.

2. Unless otherwise required by the Regional Water Quality Control Board and the County Flood Control District, the storm drain emptying into Basin H will be capped and diverted into Ballona Creek or another area of the Marina.

D. Solid Waste. Lessees in the existing Marina contract with five private companies for solid waste disposal. These companies use existing commercial landfills as available.

E. Utilities.

1. Electricity in the Marina area is provided by Southern California Edison. The present substation, located on Fiji Way, can accommodate moderate

additional load. If development generates demand beyond capacity, a new substation will be required.

2. Natural gas for the Marina is supplied by the Gas Company. Supplies for existing and future development are expected to be adequate.

3. General Telephone and Electronics provides telephone service to the Marina. Central office lines are currently in place to serve the area, and they have sufficient capacity to serve future needs.

F. Fire Safety Services. A new fire station and support facilities may be required in conjunction with development anticipated in this LCP. The size and location of new fire facilities shall be determined after fire department study and evaluation for optimal response and service. As part of the application for development, the applicant shall provide evidence of compliance with all design requirements of the fire department and evidence of participation in any special district established for fire protection.

(Ord. 2012-0016 § 13, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1180 Filing requirements.

A. An application for new development shall contain the following information. In the case of an application for a coastal development permit, the information shall be in addition to the material required in section 22.56.2310 relating to coastal development permits.

1. Protection and Enhancement of Shoreline Access and Views. New development located between the first public roadway and both the existing and proposed bulkheads shall protect existing public access and views to the Marina. New development shall provide accessways, promenades, view parks and view corridors consistent with Chapter 3 of the Coastal Act and all requirements of the certified LCP. Minimum requirements for the protection and enhancement of shoreline access and views are found in the Site-Specific Development Guidelines in this Specific Plan. Development applications shall include information, including changes in the provisions of the lease, if the underlying project requires any changes in lease provisions, adequate to demonstrate compliance with these access/view requirements.

2. A report prepared by a biologist subject to the criteria set forth in the Marina del Rey Land Use Plan, and approved by the Department of Regional Planning, must be submitted. The report shall discuss the proposed development's impact on the biological productivity of the terrestrial and marine resources within and adjacent to Marina del Rey, and if any Sensitive Biological Resources, as defined in the Land Use Plan, are affected, the report shall set forth the precautionary measures to

be taken for the protection of these resources, both during construction and for the long term. Mitigation measures must be proposed for any negative impacts. The following items must be considered when assessing impact:

— Effects of any additional pollutants due to increased runoff caused by new development;

— Potential changes in water temperature and biological productivity caused by outfalls, runoff, or decrease in light entering the water due to shadowing (new buildings);

— Effects of any new structures placed in the water;

— Effects, if any, on Sensitive Biological Resources, as defined in the Marina del Rey Land Use Plan;

— Construction effects from any development; and

— Wetland Delineation. Wetland shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity, or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats. (14 CCR section 13577.)

3. All new development shall fully mitigate significant adverse wind impacts on marina boating. Accordingly, a detailed wind study must be submitted with all applications for development for structures over 45 feet in height. The report must discuss the effects of the proposed construction and/or building placement on wind patterns within the Marina, loss of surface winds used by birds and sailboats and general air circulation. The wind study must include the following components:

— Analysis of available historical wind speed and direction data to establish a wind speed/direction relationship for the site;

— Performance and analysis of wind tunnel testing for the project using a model of proposed building(s) and surrounding structures. Wind tunnel testing shall be done for winds blowing from all predominant wind directions as established in analysis of historical data;

— Cumulative wind analysis, including evaluation of wind impacts attributable to existing structures and potential future development

projects, including detailed data on the cumulative impacts of existing, proposed and expected development on winds in marina basin closest to the proposed development;

- Summary of findings identifying the project's wind impacts, if any;
- Summary of mitigation measures available to mitigate the project's adverse impacts on wind, including alternative massing, height and site design.

4. Avoidance and Mitigation of Geologic/Geotechnical Hazards. Applicants and their engineers are responsible for determining and following all current requirements and recommendations of the Los Angeles County Department of Public Works, the California Division of Mines and Geology, and the California Seismic Safety Board. New development shall utilize earthquake-resistant construction and engineering practices. All new development over three stories in height shall be designed to withstand a seismic event with a ground acceleration of no less than 0.5g. Accordingly, all development applications shall include a detailed geotechnical report completed by a certified engineering geologist and a registered civil engineer experienced in the field of soil mechanics, and approved by the Department of Public Works. A copy of the report, and its approval, shall be submitted. The report must include, but not be limited to:

   - A comprehensive geologic/soils analysis showing underlying geology, soil type, and structure;
   - Delineation and evaluation of areas prone to fault rupture, secondary effects of seismic shaking, such as lateral spreading, settlement, liquefaction, etc., and excessive ground motion, due to seismic wave amplification;
   - Delineation of low-lying areas which may be inundated by tsunamis, floods or unusually high tides, sea level rise, or damaged by excessive wave action;
   - Recommendations for development in geologically stable areas, and restriction of development in unstable or unmitigated areas.

   Note: Additional requirements may be imposed in areas determined to be under the jurisdiction of the State of California Seismic Safety Board or the Division of Mines and Geology.

5. Protection of Cultural Heritage Resources. Cultural resources located shall be identified and protected. All applications that include disturbance of native soils or vegetation, including but not limited to excavation, pile driving, and grading shall include:

a. Report by a qualified archaeologist. The archaeology report shall comply with the guidelines of the State Office of Historical Preservation. Mitigation measures suggested in the report, and approved by the department of regional planning, shall be undertaken. For the purpose of this report, a "qualified archaeologist" is a person who has been certified by the Society of Professional Archaeologists and who has a minimum of three years experience investigating and interpreting sites in Southern California. A copy of the report, signed by said qualified archaeologist, shall be submitted with the application. In accordance with the findings set forth in the archaeology report submitted with the development application, cultural resources shall be collected and maintained at the Los Angeles County Natural History Museum or other site acceptable to the State Historic Preservation Officer. The department of regional planning shall be notified if any resource is discovered during any phase of development.

b. Notification of the Office of State Historic Preservation and the Native American Heritage Commission of the location of any proposed disturbance of native soils or vegetation. The notification shall include the proposed extent of the grading and dates on which the work is expected to take place.

c. Acknowledgement of receipt of section 7050.5 of the California Health and Safety Code, and sections 5097.94, 5097.98, and 5097.99 of the California Public Resources Code. The applicant shall place a note on the project plans summarizing the procedures that apply in the event of discovery of Native American remains or grave goods.

The County shall approve archaeological recovery programs as permit amendments. The standard of review is the archaeological recovery program's consistency with this Specific Plan and with other provisions of State law.

6. Avoidance and Mitigation of Flood Control Hazards and Control of Surface Runoff. Flood hazard and runoff management standards shall apply to all new development. To protect marine resources within the existing Marina, to manage runoff associated with proposed development, all development proposals shall assure that:

— The flood hazard due to new development is mitigated;

— Upstream and downstream property owners are not adversely affected;

— The drainage proposal complies with all county, state and federal statutes and ordinances;

— The drainage of roofs and parking lots conform to the best management practices contained in the County's nonpoint source NPDES permit, and the Santa Monica Bay Plan's requirements regarding new or marina development;

— Containment, safe storage and management of all paints, solvents and other toxic and potentially polluting substances used during construction, repair or maintenance of buildings or of boats and floats;

— Accessible pump out facilities, waste disposal, and rest rooms for all parks and anchorages.

The department of public works shall be consulted for full flood-control requirements.

7. Protection of the Gas Company Facilities. Land use decisions and permitted new development shall not interfere with the Gas Company's ability to continue operation of its storage facilities. Prior to any new development over a used or abandoned gas well the developer must submit proof of certification from the California Division of Oil and Gas showing that wells were abandoned according to current standards.

8. Applicants for any proposed office and commercial development shall consult with the county department of beaches and harbors to determine if multiuse parking facilities are appropriate. The applicant shall provide the department with the number of proposed spaces, the number available during weekends and holidays, and methods for control of the parking that would enhance public access to bulkheads, walkways and commercial attractions. The results of the consultation shall be submitted with the application.

9. Direct Traffic Mitigation Payments. All developments shall pay fair-share fees to mitigate their impacts at intersections within the Marina and for other internal and regional circulation improvements. No development may commence without payment of a fair and proportionate share of the costs of the Revised Set of Intersection Improvement Projects, as set forth in section 22.46.1100.C of this Specific Plan, and improvements to the Regional Transportation System, as shown on Map 16 of the Marina del Rey Land Use Plan. The applicant shall also demonstrate that funding of the necessary traffic improvements has been guaranteed.

10. Mitigation of Cumulative Impacts on the Subregional Traffic System—Traffic Analysis and Mitigation Requirements. An applicant for development shall provide the following information regarding the project's anticipated traffic impacts on major highways leading into and around the Marina del Rey Specific Plan area:

a. Exemptions Based on Initial Trip Evaluation. The applicant shall submit an accurate and detailed project description with an initial estimate of the number of the daily trips that will be generated by the project to the Department of Public Works. Subject to the approval of the Department of Public Works, the applicant may, in lieu of preparing a traffic report, pay its fair-share contribution of trip fees for the Revised Set of Intersection Improvement Projects within the Marina and for improvements to the Regional Transportation System.

b. Traffic Impact Analysis Report. A detailed traffic impact analysis report, based on the Department of Public Works' Traffic Impact Analysis Report Guidelines, shall be submitted to the Department of Public Works at the time of the application for the coastal development permit which addresses the project's traffic impacts on various highway intersections that could experience significant impact as described in subsection A.10.e of this section. The study shall document: (1) the number of daily, a.m., and p.m. peak-hour trips which would be generated by the project, (2) the distribution of the trips upon the road system, (3) how specific transportation improvements would mitigate the impact of the project, and (4) such additional information as the Department of Public Works may require to properly evaluate the project's proportionate traffic impacts on the study intersections. The study shall compare levels of service for existing, ambient growth and with and without construction of the project, and cumulative traffic impacts with other known developments.

c. Highway Intersections Required to be Studied. The study area shall include arterial highways, freeways, and intersections generally within a one-mile radius of the project site. These shall include, at a minimum, the Washington Boulevard/Lincoln Boulevard intersection, and the Route 90/Lincoln Boulevard intersections.

d. Consultation. The applicant shall consult with the Department of Public Works on the preparation of the traffic study. The Department of Public Works will coordinate with the City of Los Angeles Department of Transportation (LADOT), and the California Department of Transportation (Caltrans), for their input and requirements. The Department of Public Works shall determine the types of mitigation measures and traffic improvements most appropriate to the project.

e. Threshold. A determination of a significant impact shall be based on the Department of Public Works' Traffic Impact Analysis Guidelines, which are as follows: At LOS C, a development project causing a volume to capacity (V/C) increase of 0.04 or more shall be considered a significant impact. At LOS D, a V/C increase of 0.02 or more shall be

considered a significant impact, and at LOS E/F, a V/C increase of 0.01 or more shall be considered a significant impact.

f. Recommendations on Mitigation Requirements. All lessees within the Marina which propose new development pursuant to the LCP shall pay their fair-share of developer fees based on the number of trips the development generates to fund the Revised Set of Intersection Improvement Projects, and the transportation improvements to the Regional Transportation System. These mitigation measures are needed to address traffic demands by future development inside and outside the Marina. The Revised Set of Intersection Improvement Projects within the Marina and future improvements to the Regional Transportation System shall be developed in accordance with a schedule determined by the Director of Public Works in coordination with other jurisdictions or agencies, as needed. The Los Angeles County Metropolitan Transportation Authority (Metro), as part of its new Congestion Management Plan (CMP), is expected to develop County-wide developer trip fees by 2012. As it relates to the Marina, these trip fees will be used for improvements to help mitigate the impact of development on the Regional Transportation System. It is expected that the Metro-determined CMP trip fees will replace the Marina regional transportation trip fees. The trip fees for the Revised Set of Intersection Improvement Projects will remain separate fees. The types of mitigation measures available to satisfy these requirements are listed in subsection A.10.g of this section.

g. Traffic mitigation measures:

— The Revised Set of Intersection Improvement Projects;

— Improvements to the Regional Transportation System;

— Reduction of traffic trips as may be accomplished through participation in transportation system management (TSM) and transportation demand management (TDM) programs;

— Reduction of traffic trips as may be accomplished through reduction in project size;

— Payment of an in lieu fee or "fair share" amount of a mitigation project where a fair share amount of the mitigation requirement has been determined, the project has been scheduled for construction, and the cost and benefits of the project have been determined;

— Other mitigation measure(s) mutually acceptable to the Department of Public Works, LADOT, and Caltrans.

h. Timely Submittal of Required Studies and Evaluations. The studies, analyses, and evaluations required by this subsection 10 shall be completed before filing a coastal development permit application with the Department of Regional Planning. If the applicant requests that the traffic study be evaluated during the environmental review process, the applicant's coastal development permit shall not be filed or accepted until such time as the traffic study has been completed to the satisfaction of the Department of Public Works.

11. Site Plans. All applications for development in the existing Marina shall include accurate, scaled site plans, and elevations, showing gross square footage of existing and proposed development, parking, and parking requirements, as well as access and view corridors required by this certified LCP.

    a. The Design Control Board shall receive site plans for its review pursuant to the provisions of section 22.46.1110.

    b. Any applicant who is requesting a height incentive under the provisions of subsection E.5 of section 22.46.1060, or whose proposed development includes demolition of existing structures or whose development is located on an existing parking lot or other open area shall provide clear and accurate site plans and elevations that identify the view corridor, show accurately all adjacent development, and show the width and location of the view corridor and the length of the bulkhead frontage of the parcel.

12. Documentation shall be submitted which shows that the proposed new development will not detract from or interfere with the use of existing or planned boating facilities or support facilities. Information shall include, but not be limited to:

    — Number of boat slips lost or gained due to development (if any);

    — The impact of the development in terms of competition for boating facility space, parking, etc.;

    — Number of dry boat storage slots displaced or provided;

    — Design and methods to preserve the availability of boating services such as loading and parking areas serving the slips, preservation of convenient distance from loading areas to gangway, slip rest room access, routes to docks, and boat security;

    — Effects on boat rentals, fishing docks, beach or other lower-cost water-dependent facilities;

    — Provision of adequate land area and/or parking spaces to provide parking for future slips allocated to the leasehold in this Specific Plan.

13. Documentation shall be submitted which shows that sufficient water system, sewer system, and waste treatment capacity exists or will exist prior to occupancy of any new development.

14. Fire Safety Plan.

    a. Applicants for new structures shall submit documentation in the form of a fire safety plan which verifies that the proposed project satisfies fire department safety standards including, but not limited to, fire flow, sprinklers, emergency access and evacuation plans;

    b. Applicants for new multistory buildings shall include in the fire safety plan how they are complying with the requirements of subsection F of Section 22.46.1060 and, for multistory buildings on mole roads, applicants shall designate in their plan a safe refuge area for their occupants on an adjacent boat dock area;

    c. Applicants who choose to provide 10-foot by 10-foot square viewing nodes in place of an eight-foot-wide landscaped strip adjacent to the water way, shall provide evidence that they have provided nodes no less than 150 feet apart and that these nodes will not obstruct fire access.

15. Evidence of the protection of existing recreational uses, and of the incorporation of lower cost overnight uses into any hotel project.

    a. Applicants for office, general commercial, or residential use shall provide evidence that existing boat storage, public access, public parking and boating support uses, including boat owner parking and parking required for any Marina expansion allowed in this LCP, in residentially and commercially designated areas have been preserved consistent with all provisions of the certified LCP. As part of any application to relocate these uses consistent with the certified LCP, the applicant shall provide a plan to relocate any such uses on the same parcel or to another parcel within the Marina, such that the intended use can continue to be carried out, the size and capacity of the accommodation remains the same, and necessary access to the water and boat slips is provided. The uses shall be replaced before commencement of the development project.

    b. Applicants for a hotel use shall designate no less than 25 percent of the land area of the site proposed for new hotel development for a lower cost overnight facility and provide plans and agree to construct the facility as part of the project. Such area may be reduced if a facility containing one-tenth of the number of beds as the hotel contains rooms can feasibly be provided is proposed on site. Such a facility

may include a youth hostel, lower cost conference facility with overnight accommodations, or campground.

i. Applicants for hotel or other overnight accommodations shall indicate on their site plan the land to be reserved for a lower cost overnight accommodation.

ii. In lieu fee option—supporting material required. If the applicant believes that development of a lower cost facility on site is not feasible, and petitions in writing to pay a fee in lieu of providing an on-site provision for lower cost accommodation, the applicant shall provide evidence of the infeasibility of on-site provision of a lower cost facility and information regarding the applicant's calculation of the fair and reasonable share or the cost of acquisition and construction of a lower cost overnight facility.

iii. Because of the fluctuating land market and cost of materials, the applicant's demonstration shall include evidence concerning the current cost of off-site provision of lower cost accommodations, and the manner in which the provisions of these off-site accommodations comply with the obligation to provide lower cost accommodations on-site in terms of affording access to the Marina and nearby beaches. The calculation shall include the prorated cost of necessary support, including parking, lobbies, sanitary facilities and food service areas.

iv. The applicant shall contribute the one-tenth of the cost of one bed and appurtenant improvements in a lower cost accommodation for each market rate room provided. The amount of the fee shall be adjusted annually to reflect the consumer price index and current construction costs.

v. Exemption. If the applicant demonstrates that a proposed hotel project of the same or lesser size on the same parcel paid said fee, or its equivalent, within 20 years of the date of application, the applicant shall be exempt from this obligation.

16. Materials relating to review by the Design Control Board. The applicant must provide documentation that a complete application for the proposed development, consisting of schematic plans, drawings, fees, etc., as required by the Specifications and Minimum Standards of Architectural Treatment and Construction, has been submitted to the Department of Beaches and Harbors for expeditious delivery to, and conceptual review by, the Design Control Board.

B. Any applicant who demonstrates that the impacts of his or her project on winds, archaeological resources, marine resources, public works, or geologic

safety is not significant may not be required to submit the material required in subsections A.2, A.3, A.4, or A.5 of this section, as part of the application. The applicant must demonstrate how the proposed development is insignificant with regard to subsections A.2, A.3, A.4, or A.5 of this section and/or how the nature of the development is unrelated to the requirement imposed, or how the requirement has been previously addressed in a system-wide or area-wide development plan review such as a subdivision. As part of such request, the applicant shall agree to provide supplemental information in a timely manner if additional information is necessary to review the impacts of the proposed development on coastal access and/or resources.

(Ord. 2012-0016 § 14, 2012; Ord. 2009-0004 § 4, 2009; Ord. 95-0058 § 2, 1995; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1190 Conditions of approval.

A. The following conditions shall be imposed, where applicable, for development in Marina del Rey.

1. In accordance with the geologic information submitted with the application for development, development shall occur in geologically safe areas. Any structure affecting personal safety (e.g., gas lines) shall not transect geologically unstable areas.

2. In accordance with the archaeology report submitted with the application for development, resources found in the area planned for development shall be collected and maintained at the nature center planned at the wetland preserve (Area D), or at the Los Angeles County Natural History Museum or as otherwise required by State law.

   a. The applicant shall notify the Office of State Historic Preservation and the Native American Heritage Commission of the location of the grading proposed, the proposed extent of the grading and the dates on which the work is expected to take place.

   b. The applicant shall notify the State Historic Preservation Office, and the Department of Regional Planning if any resource is discovered during any phase of development, and the applicant shall submit a recovery program as an amendment to the permit.

   c. In the event of discovery of Native American remains or of grave goods, section 7050.5 of the California Health and Safety Code, and sections 5097.94, 5097.98, and 5097.99 of the California Public Resources Code apply.

3. To fully mitigate traffic impacts, new developments may be required to establish a functional Transportation Demand Management (TDM)

program, or to participate in an existing TDM program. Consolidation of numerous TDM programs is highly desirable. Viable TDM possibilities include, but shall not be limited to:

— Carpools;

— Ridesharing;

— Vanpools;

— Modified work schedules/flex time;

— Increase use of bicycles for transportation;

— Bicycle racks, lockers at places of employment;

— Preferential parking for TDM participants;

— Incentives for TDM participants; and

— Disincentives.

— Shared use programs shall be implemented for bicycles and vehicles (e.g., on site provision of bicycles and zipcars for tenant and employee use).

— Commercial property owners shall be encouraged to participate in the South Coast Air Quality Management District's Commute Reduction Program.

If required, an annual report on the effectiveness of the TDM program shall be submitted to the Department of Regional Planning.

4. Mitigation of All Direct Traffic Impacts. All lessees within the Marina which propose new development pursuant to the LCP shall pay their fair-share of developer fees based on the number of trips the development generates to fund the Revised Set of Intersection Improvement Projects, as set forth in section 22.46.1100.C of this Specific Plan, and the transportation improvements to the Regional Transportation System, as shown on Map 16 of the Marina del Rey Land Use Plan. These mitigation measures are needed to address traffic demands by future development inside and outside the Marina. The Revised Set of Intersection Improvement Projects and future improvements to the Regional Transportation System shall be developed in accordance with a schedule determined by the Director of Public Works in coordination with other jurisdictions or agencies, as needed. The Los Angeles County Metropolitan Transportation Authority (Metro), as part of its new Congestion Management Plan (CMP), is expected to develop County-wide developer trip fees by 2012. As it relates to the Marina, these trip fees will be used for improvements to help mitigate the impact of development on the Regional Transportation System. It is expected that

the Metro-determined CMP trip fees will replace Marina regional transportation trip fees. The trip fees for the Revised Set of Intersection Improvement Projects will remain separate fees. The Department of Public Works will establish and administer developer fees.

The fees shall be calculated for every development project based on the number of additional p.m. peak-hour trips generated by the project. Additional trips are defined as the p.m. peak-hour trips attributable to buildout of the new development allocated in the Specific Plan. All applicants shall pay the determined fees prior to obtaining any building permit for their development to mitigate all of the development's direct traffic impacts in the Marina and to pay for their fair-share improvements to the Regional Transportation System. That is, no development shall begin pursuant to a coastal development permit until all required developer fees have been paid.

5. All proposed mitigation measures including, but not limited to, providing public access, establishing view or wind corridors, preserving of sunlight on the beaches, parks and boat slip areas, and participating in the funding of park improvements or of traffic mitigation measures shall be made conditions of approval. The applicant shall modify the design of the development to the extent necessary to comply with such conditions.

6. All development shall participate in and contribute its fair share to funding of the mitigation measures described in the coastal improvement fund as specified in section 22.46.1950 of this Specific Plan. The fees shall be calculated based on the improvement fund fee, and the number of additional residential units approved for the project.

7. Lower cost visitor-serving facilities shall be protected and, to the extent feasible, new lower cost visitor-serving uses shall be encouraged and provided within the existing Marina.

    a. At a minimum, every new hotel development shall reserve and develop no less than 25 percent of the site as a lower cost overnight accommodation. A lower cost overnight accommodation includes a dormitory type accommodation such as a lower cost conference facility, or youth hostel, a campground, or other use that by its design and nature can be operated at low or moderate cost and that is accessible for individuals of less than the median income.

    b. If the applicant demonstrates that development of a lower cost accommodation on-site is not feasible, the applicant may instead contribute the cost of acquisition and construction of a lower cost overnight facility, including the prorated share of necessary support facilities including lounges, sanitary facilities and dining halls. The

applicant shall contribute the one-tenth of the cost of one bed and the prorated share of appurtenant improvements of a lower cost accommodation for each market-rate room provided on the hotel site. The amount of the fee shall be adjusted annually to reflect the consumer price index and current construction costs.

i. Because of the fluctuating market and cost of materials, the applicant's demonstration shall include evidence of the infeasibility of on-site provision of a lower cost facility, the current cost of off-site provision of lower cost accommodations alternatives, the manner in which the provision of these off-site accommodations complies with the obligation to provide lower cost accommodations on-site in terms of affording access to the marina and nearby beaches.

ii. The amount of the fee shall be adjusted annually to reflect the consumer price index and current construction costs. If the applicant demonstrates that a hotel project proposed on the parcel paid said fee, or its equivalent, within 20 years of the date of application, the applicant shall be exempt from this obligation.

iii. Said fee shall be placed in separate restricted interest-bearing trust account by the county that is identified only for use in developing lower cost overnight accommodations open to the public in Marina del Rey. Possible sites include parcels OT and 94. All monies shall be expended within five years of collection to build, subsidize or otherwise facilitate construction of a lower cost overnight facility such as youth hostels, low-cost motel, campground, or affordable conference center with overnight accommodations in the marina, or within two miles of its boundaries. If at the end of five years the fees have not been expended, an LCP amendment shall be processed to determine options of using the funds for lower cost overnight accommodations.

8. New roads and infrastructure shall be designed and constructed in an environmentally sensitive manner, and shall follow the design and recreation policies of the certified LCP.

9. The requirements for storm drain design and construction stated in this Specific Plan shall be followed.

10. Developers shall pay their fare share for any additional mitigation measure necessary for the complete mitigation of significant adverse traffic impacts or of other significant adverse impacts caused by the development, including cumulative impacts. Said mitigation may include

funding for subregional traffic improvements to be carried out in concert with other agencies.

11. Based upon information provided in the fire safety plan, the Fire Department may review all applications for multi-story buildings and, at its discretion, may recommend an alternative height for the proposed multi-story buildings based upon their review and supported by factual findings. Such recommendations shall be considered in determining conditions of approval for the project.

12. The applicant will be required to preserve coastal-dependent boating or boating support uses on site. If the essential functions of the Marina will not be harmed by temporarily closing the use, the project may, instead of preserving the facility, replace the facility with a similar facility of the same size and capacity within the Marina. If approved, such replacement shall occur before development of the use which displaces it may commence. Boating support uses include, but are not limited to: boat launch ramps, boat hoists, mast-up boat storage, gasoline docks and pump-out stations, small boat rentals, boating schools, personal watercraft launch areas and, in anchorages, passenger and equipment loading zones, dinghy docks, and navigational information centers.

13. Residential and mixed use projects shall not reduce the amount of land area devoted to coastal-dependent boating uses in the development zone. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be located within the development zone at a location that affords equal operational efficiency for the use. Construction of the replacement use shall be phased so that said use is replaced before development of the use which displaces it.

14. All development shall contribute its fair and proportionate share of necessary mitigation of the development's impacts on the subregional transportation program as determined in subsection A.9 of section 22.46.1180.

    a. Thresholds. A determination of a significant impact shall be based on the Department of Public Works' Traffic Impact Analysis Report Guidelines, which are as follows: At LOS C, a development project causing a V/C increase of 0.04 or more shall be considered in a significant impact. At LOS D, a V/C increase of 0.02 or more shall be considered a significant impact, and at LOS E/F, a V/C increase of 0.01 or more shall be considered a significant impact.

    b. Recommendations on Mitigation Requirements. If the Department of Public Works determines that mitigation is required, the Department

shall determine the type of mitigation measures most appropriate to the specific project. For mitigation measures outside the Marina, the Department of Public Works will coordinate with the other involved jurisdictions and/or agencies. The Department shall specifically determine how much an appropriate or projected mitigation measure would reduce the impacts of the project's peak-hour trips on the subregional transportation system, and shall submit a recommendation on a preferred mitigation measure or mitigation requirement. If a "fair share amount contribution" is determined to be appropriate, the Department shall determine the applicant's proportionate fair share of the project to which the mitigation will apply, and the construction schedule of the suggested improvement, and shall submit a recommendation on a preferred mitigation requirement. The types of mitigation measures available to satisfy this requirement are listed in subsection A.14.c of this section.

c. Available traffic mitigation measures:

— Revised Set of Intersection Improvement Projects;

— Transportation improvements to the Regional Transportation System;

— Reduction of traffic trips as may be accomplished through participation in Transportation Demand Management (TDM) programs; — Reduction of traffic trips as may be accomplished through reduction in project size;

— Payment of an in lieu fee or "fair share" amount of a mitigation project where a fair share amount of the mitigation requirement has been determined, the project has been scheduled for construction and the cost and benefits of the project have been determined; and

— Other mitigation measure(s) mutually acceptable to the Department of Public Works, LADOT, and Caltrans.

d. Timely Submittal of Required Traffic Impact Analysis Studies and Evaluations. The studies, analysis, and evaluations required by this subsection 14 shall be required to be completed before filing a coastal development permit application with the Department of Regional Planning. If the applicant requests that the traffic study be evaluated during the environmental review process, the applicant's coastal development permit shall not be filed or accepted until such time as the traffic study has been completed to the satisfaction of the Department of Public Works.

e. Mitigation. Fees must be paid for all development to fully mitigate all significant peak-hour adverse traffic impacts.

15. The Design Control Board will have final review of the architectural design (i.e., building and facade design, materials, colors), landscaping, and signs based on the site plan approved by the Regional Planning Commission or Hearing Officer.

16. Bird-Safe Building Standards. All new buildings, and major renovations of existing buildings, shall be required to provide bird-safe building treatments for the facade, landscaping, and lighting consistent with the guidelines provided below:

    Glazing treatments:

    — Fritting, permanent stencils, frosted, non-reflective or angled glass, exterior screens, decorative latticework or grills, physical grids placed on the exterior of glazing, or UV patterns visible to birds shall be used to reduce the amount of untreated glass or glazing to less then 35 percent of the building facade.

    — Where applicable vertical elements within the treatment pattern should be at least one-quarter inch (1/4") wide at a maximum of spacing of four inches (4") and horizontal elements should be at least one-eighth inch (1/8") wide at a maximum spacing of two inches (2").

    — No glazing shall have a "Reflectivity Out" co-efficient exceeding 30 percent. That is, the fraction of radiant energy that is reflected from glass or glazed surfaces shall not exceed 30 percent.

    — Equivalent treatments recommended by a qualified biologist may be used if approved by the County and/or the Coastal Commission.

    Lighting Design:

    — Nighttime lighting shall be minimized to levels necessary to provide pedestrian security.

    — Buildings shall be designed to minimize light spillage and maximize light shielding to the maximum feasible extent.

    — Building lighting shall be shielded and directed downward. Up-lighting is prohibited. Use of "event" searchlights or spotlights shall be prohibited.

    — Landscape lighting shall be limited to low-intensity and low-wattage lights.

    — Red lights shall be limited to only that necessary for security and safety warning purposes.

    Landscaping:

— Trees and other vegetation shall be sited so that the plants are not reflected on building surfaces.

— In order to obscure reflections, trees and other vegetation planted adjacent to a reflective wall or window shall be planted close to (no further than three feet from) the reflective surface.

— For exterior courtyards and recessed areas, building edges shall be clearly defined by using opaque materials or non-reflective glass.

— Walkways constructed of clear glass shall be avoided.

Building Interiors:

— Light pollution from interior lighting shall be minimized through the utilization of automated on/off systems and motion detectors.

Lights Out for Birds:

— The County shall encourage building owners and operators to participate in "Lights Out for Birds" programs or similar initiatives by turning off lighting at night, particularly during bird migration periods.

B. The conditions imposed pursuant to this section 22.46.1190 shall run with the land and shall be binding on all lessees and sublessees of the parcel.

(Ord. 2012-0016 § 15, 2012; Ord. 2009-0004 § 5, 2009; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1200 Land use category use restrictions and development standards—Purpose.

A. The following use restrictions and development standards shall apply to land use categories in this Specific Plan area. All land use categories are subject to the design guidelines and phasing requirements provided for in Sections 22.46.1060 and 22.46.1090 of this Specific Plan. Land use categories extend beyond the parcel boundary line to the centerline of the street(s) bordering the parcel. Development on a parcel must also conform to the Site-Specific Development Guidelines of this Specific Plan. As used in these Land Use Restrictions and in the site-specific guidelines, the word "shall" means a requirement is mandatory whereas the word "may" means the standards are encouraged but not imperative. Where site-specific guidelines found in Section 22.46.1790 or the conditions of development found in Section 22.46.1190 differ from the regulations of these Land Use Restrictions and Development Standards, such site-specific standards and conditions of development shall supersede the land use category regulations listed below. If there is a conflict among these development standards, the more restrictive document shall control.

B. Legal descriptions for parcels according to land use category may be found in Appendix A. Modifications of development standards for land use categories in Marina del Rey shall comply with the variance procedures found in Part 2, Chapter 22.56 of Title 22 and any findings required by the project's coastal development permit.

(Ord. 2009-0004 § 6, 2009; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1210 Organization.

Each of the following land use categories contain restrictions and standards which shall apply on all parcels designated for that category. There are two types of land use categories: (1) primary land use category and (2) overlay land use category. All parcels have designated a primary land use category; selected parcels are assigned an overlay land use category as well. The standards and requirements for an overlay category shall be considered in conjunction with the requirements of the primary land use category. Land use categories are organized in the following fashion:

A. Intent. This is a statement of purpose of the category with regard to the development and resource protection policies that are to be carried out in the particular category.

B. Principal Permitted Uses. This is a listing of the uses which clearly implement the designated land uses and policies of the category. These uses require approval of a coastal development permit unless they are specifically exempted or categorically excluded. Each principal permitted uses section is divided into primary uses, which may stand alone, and uses allowed only in conjunction with a primary or conditionally permitted use. The principal permitted use is generally not appealable to the Coastal Commission unless it is located in one of the areas listed in Section 22.56.2450 where the Coastal Commission retains appeal jurisdiction. Secondary uses are uses which do not require a conditional use permit, but which are appealable to the Coastal Commission. Coastal development permits for uses which are appealable to the Coastal Commission shall have a public hearing in accordance with Section 22.56.2380.

C. Uses Subject to Additional Permits. This is a listing of uses which may implement the intent of the category but only under certain circumstances or conditions. These uses may require the approval of conditional use, temporary use or other permits in addition to a coastal development permit or other development approval. The uses in this section are appealable to the Coastal Commission. Coastal development permits for uses which are appealable to the Coastal Commission shall have a public hearing in accordance with Section 22.56.2380.

D. Development Standards. This is a listing of regulations that apply to development within a particular land use category. These regulations relate

to height limits, setbacks, lot coverages and densities. The development standards, including height, identified for each land use category are the maximums permitted in the land use category; standards are further restricted, where stated, on a parcel-specific basis according to Sections 22.46.1790 through 22.46.1940. Compliance with these standards will be substantiated through the issuance of coastal development permits. Where a range of height standards are given, the height over the minimum may be approved only if allowed on the site and under the conditions set forth in subsection E of Section 22.46.1060, and only if allowed on the site by Sections 22.46.1790 through 22.46.1940.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1220 Residential III—Intent.

Residential III is intended as a medium-density residential category permitting up to 35 dwelling units per net acre.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1230 Residential III—Permitted uses.

Property in the Residential III category may be used for:

A. The following principal permitted use:

— Multiple-family structures no more than 35 units per net acre.

B. The following permitted uses:

— Apartment houses;

— Bicycle and pedestrian path rights-of-way;

— Public parks and picnic areas;

— Townhouses.

C. The following uses only when in conjunction with a primary use listed in subsection A, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1240 below:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Animals, domestic and wild, maintained or kept as pets for personal use as provided in Part 3 of Chapter 22.52;

— Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so

used shall be a part of the building project, or on property adjoining the construction site;

— Grading projects, off-site transport, where not more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1240 Residential III—Uses subject to additional permits.

Property in the Residential III category may be used for:

A. The following uses provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in Residential III, provided no other practical access to such property is available, and such access will not alter the character of the premises in respect to permitted uses in the Residential III category;

— Visitor- and neighborhood-serving commercial development not exceeding 1,000 square feet, cumulative, for the site, provided:

1. That parking shall be provided for all uses in excess of 500 square feet,
2. That such uses shall be open to the public and accessible from public roads, view corridors and/or walkways,
3. That signage and hours of operation enhance compatibility with the residential development;

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, on-site;

— Oil or gas wells and observation facilities;

— Parking for boating-related uses;

— Parking lots, but excluding commercial parking lots where greater than 50 percent of the leasehold's income is from parking fees;

— Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;

— Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the site-specific development guidelines of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Congregate care facilities;

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 2012-0016 § 16, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1250 Residential III—Development standards.

These standards shall apply for all uses in the Residential III category:

— Building height is limited to a maximum of 75 feet;

— Dwelling unit density shall not exceed 35 units per net acre;

— Front and rear yard setbacks shall be a minimum of 10 feet, in addition to the required highway and promenade setback;

— Side yard setbacks shall be a minimum of five feet;

— View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;

— The County shall encourage alternative forms of transportation in new or remodeled residential projects by considering the use of Zip Cars, and other similar non-personal automobile strategies when evaluating requests for parking permits.

— Residential and mixed use shall not reduce the amount of land area devoted to existing visitor-serving, boating, or marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the

use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on LUP Map 5, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment; and

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on LUP Map 5 may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 17, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1260 Residential IV—Intent.

Residential IV is intended as a medium-high density residential category permitting up to 45 dwelling units per net acre.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1270 Residential IV—Permitted uses.

Property in the residential IV category may be used for:

A. The following principal permitted use:

— Multiple-family structures no more than 45 dwelling units per net acre.

B. The following permitted uses:

— Apartment houses;

— Bicycle and pedestrian path rights-of-way;

— Public parks and picnic areas;

— Townhouses.

C. The following uses only when in conjunction with a primary use listed in subsection A, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1280 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Animals, domestic and wild, maintained or kept as pets or for personal use as provided in Part 3 of Chapter 22.52;

— Building materials, storage of;

— Grading projects, off-site transport;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1280 Residential IV—Uses subject to additional permits.

Property in the Residential IV category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Residential IV category;

— Congregate care facilities;

— Visitor- and neighborhood-serving commercial development not exceeding 1,000 square feet, cumulative, for the site, provided:

1. That parking shall be provided for all uses in excess of 500 square feet;
2. That such uses shall be open to the public and accessible from public roads, view corridors, and/or walkways;
3. That signage and hours of operation enhance compatibility with the residential development:

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, on-site;

— Oil or gas wells and observation facilities;

— Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith;

— Parking for boating-related uses;

— Parking lots, but excluding commercial parking lots;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;

— Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the Site-Specific Development Guidelines of this Specific Plan;

— Youth hostels.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 2012-0016 § 18, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1290 Residential IV—Development standards.

These standards shall apply for all uses in the Residential IV category:

— Building height is limited to a maximum of 140 feet;

— Dwelling unit density shall not exceed 45 units per net acre;

— Front and rear yard setbacks shall be a minimum of 10 feet, in addition to the required highway and promenade setbacks;

— Side yard setbacks shall be a minimum of five feet;

— View corridors, public open space areas, and/or accessways and emergency access corridors required in this Specific Plan may be designed and integrated with the required front, side, and rear-yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;

— The County shall encourage alternative forms of transportation in new or remodeled residential projects by considering the use of Zip Cars and other similar non-personal automobile strategies when evaluating requests for parking permits.

— Residential and mixed use shall not reduce the amount of land area devoted to existing visitor-serving, boating, or marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is

economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on LUP Map 5, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment; and

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on LUP Map 5 may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 19, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1300 Residential V—Intent.

Residential V is intended as a high-density residential category permitting up to 75 dwelling units per net acre.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1310 Residential V—Permitted uses.

Property in the Residential V category may be used for:

A. The following principal permitted use:

— Multiple-family dwellings no more than 75 dwelling units per net acre.

B. The following permitted uses:

— Apartment houses;

— Bicycle and pedestrian path rights-of-way;

— Public parks and picnic areas;

— Townhouses;

— Youth hostels.

C. The following uses only when in conjunction with a primary use listed in subsection A above, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1320 below, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Animals, domestic and wild, maintained or kept as pets for personal use as provided in Part 3 of Chapter 22.52;
- Building materials, storage of;
- Grading projects, off-site transport;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1320 Residential V—Uses subject to additional permits.

Property in the Residential V category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Residential V category;
- Congregate care facilities;
- Visitor- and neighborhood-serving commercial development not exceeding 1,000 square feet, cumulative, for the site, provided:
    1. That parking shall be provided for all uses in excess of 500 square feet;
    2. That such uses shall be open to the public and accessible from public roads, view corridors and/or walkways;
    3. That signage and hours of operation enhance compatibility with the residential development.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Oil or gas wells and observation facilities;
- Parking for boating-related uses;
- Parking lots, but excluding commercial parking lots;
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;

— Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the Site-Specific Development Guidelines of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 2012-0016 § 20, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1330 Residential V—Development standards.

These standards shall apply for all uses in the Residential V category:

— Building height is limited to a maximum of 225 feet;

— Dwelling unit density shall not exceed 75 units per net acre;

— Front and rear yard setbacks shall be a minimum of 10 feet, in addition to the required highway and promenade setback;

— Side yard setbacks shall be a minimum of five feet;

— View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;

— The County shall encourage alternative forms of transportation in new or remodeled residential projects by considering the use of Zip Cars and other similar non-personal automobile strategies when evaluating requests for parking permits.

— Residential and mixed use shall not reduce the amount of land area devoted to existing visitor-serving, boating, or marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the

use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on LUP Map 5, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment; and

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on LUP Map 5 may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 21, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1335 Senior Accommodations—Intent.

Senior Accommodations is intended to provide housing for persons age 62 or older who may or may not be retired, subject to the development standards set forth in section 22.46.1338. Units within a senior accommodations facility shall not be considered a residential use for purposes of allocating dwelling units when calculating density, or for assessing affordable housing requirements or assessing transient occupancy taxes or fees.

(Ord. 2012-0016 § 22, 2012)

22.46.1336 Senior Accommodations—Permitted uses.

Property in the Senior Accommodations category may be used for:

A. The following principal use:

— Senior accommodations facilities.

B. The following permitted uses:

— Reserved.

(Ord. 2012-0016 § 23, 2012)

22.46.1337 Senior Accommodations—Uses subject to additional permits.

Property in the Senior Accommodations category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Congregate care facilities for seniors.

(Ord. 2012-0016 § 24, 2012)

22.46.1338 Senior Accommodations—Development standards.

These standards apply for all uses in the Senior Accommodations category:

— Each senior unit shall contain no more than two bedrooms and shall not provide a kitchen;

— Communal dining facilities shall be available on site;

— Services and/or facilities provided for residents on site may include, but not be limited to, concierge, dry cleaner, laundry, hair and beauty salon, spa (excluding massage), recreation room, lounge, shuttle/limousine, travel, maid, linen, and other similar personal services;

— Senior units in this category shall not be considered a residential use for purposes of allocating dwelling units, assessing affordable housing requirements, or assessing transient occupancy taxes or fees; and

— Building height is limited to 75 feet from finished floor, not including rooftop appurtenances.

(Ord. 2012-0016 § 25, 2012)

22.46.1340 Hotel—Intent.

Hotel is intended as an overnight accommodations/attendant services category.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1350 Hotel—Permitted uses.

Property in the Hotel category may be used for:

A. The following principal permitted use:

— Hotel.

B. The following permitted uses:

— Bicycle and pedestrian path rights-of-way;

— Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan;

— Hotels;

— Public parks and picnic areas;

— Motels;

— Youth hostels.

C. The following uses only when in conjunction with a primary use listed in subsection A above, a permitted use in subsection B above, or with a use listed in Section 22.46.1360 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Bars and cocktail lounges, excluding cabarets;

— Building materials, storage of;

— Commercial service concessions offering newspapers, notions, grocery, bookstores, gift shops, florist shops, clothing stores or similar facilities in hotels or motels, where allowed by the Site-Specific Development Guidelines of this Specific Plan, provided:

1. That such facilities are designed and operated for the convenience of the hotel and conference guests and visitors to the Marina and are no more extensive than is necessary to service such development, but in no event totaling more than 1,000 square feet cumulatively;

2. That such uses shall be open to the public and accessible from public roads, plazas, view corridors, and/or walkways;

3. That public entrances to such facilities are visible from public promenades, view corridors, plazas, and streets;

4. That any such facilities that include more than 16 restaurant or fast food seats are considered when calculating the hotel's relationship to the phasing policies in Section 22.46.1090 and/or its parking requirements;

5. That all signs, advertising or identifying such facilities, visible from the street or promenade outside the building shall be approved by the design control board;

6. That any commercial ice cream, coffee or food service development more than 750 square feet be considered when calculating the hotel's parking and/or phasing requirements;

— Conference, banquet and meeting rooms;

— Grading projects, off-site transport;

— Recreation services intended to serve hotel guests, including, but not limited to, pools, saunas, exercise rooms, tennis courts, etc.;

— Restaurants and other eating establishments, where allowed by the site-specific development standards of this Specific Plan;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 2012-0016 § 26, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1360 Hotel—Uses subject to additional permits.

Property in the Hotel category may be used for:

A. The following uses provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Hotel category;

— Cabarets, provided that, as a condition of use, such use shall not be located within a 1,000-foot radius of any other adult business, and subject to the provisions of Section 22.56.190;

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, on-site;

— Nightclubs;

— Oil or gas wells and observation facilities;

— Parking for boating-related uses;

— Parking lots and parking buildings;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Restaurants not operating in conjunction with a separate hotel or motel on the same parcel;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;

— Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the Site-Specific Development Guidelines of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1370 Hotel—Development standards.

These standards shall apply for all uses in the Hotel category:

— Building height is limited to a maximum of 225 feet;

— Front, rear, and side-yard setbacks shall be a minimum of 10 feet, in addition to the required highway and promenade setback. View corridors, public open space areas, and/or accessways or emergency access corridors required in this Specific Plan may be designed and integrated with the required front, side, and rear- yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;

— Hotels shall establish a shuttle program to and from Los Angeles International Airport for guests. Hotels shall also provide, on demand, transit passes for those employees requesting the use of public transportation;

— Hotels shall not reduce the amount of land area devoted to existing public parks, boating, or coastal-dependent marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on LUP Map 5, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment; and

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on LUP Map 5 may be relocated in conjunction with

development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 27, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1380 Visitor-Serving/Convenience Commercial—Intent.

Visitor-Serving/Convenience Commercial is intended as a service-oriented category providing dining facilities, retail sales and personal services for visitors, residents and employees of Marina del Rey.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1390 Visitor-Serving/Convenience Commercial—Permitted uses.

Property in the Visitor-Serving/Convenience Commercial category may be used for:

A. The following principal permitted use:

— Visitor-serving and convenience retail stores as further defined in subsection 1 below.

1. Visitor-serving uses:

— Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period,

— Aquariums,

— Arboretums and horticultural gardens,

— Arcades,

— Art galleries,

— Automobile rental and leasing agencies,

— Bait and tackle sales and rental,

— Bakeries,

— Bar and cocktail lounges, excluding cabarets,

— Bicycle and motor scooter rentals,

— Bicycle and pedestrian path rights-of-way,

— Boat charters,

— Boat rentals,

— Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan,

— Comfort stations,

— Gift shops,

— Ice cream shops,

— Museums,

— Movable snack and souvenir carts,

— Parking lots and parking buildings,

— Parking for boating-related uses,

— Post office,

— Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith,

— Restaurants and other eating establishments, including food takeout. Existing restaurant seats may be recycled according to subsection C.5 of section 22.46.1090. New restaurant seats may be constructed only where stated in the Site-Specific Development Guidelines; — Skate sales and rentals,

— Stations, bus, railroad and taxi,

— Swimming pools,

— Tourist information centers,

— Youth hostels;

2. Convenience commercial uses:

— Antique shops,

— Automobile service stations, including incidental repair, washing and rental of utility trailers subject to the provisions of subsection B of Section 22.28.090,

— Bakery shops, including baking only when incidental to retail sales from the premises,

— Banks, savings and loans, credit unions and finance companies,

— Barbershops,

— Beauty shops,

— Bicycle shops,

— Bookstores,

— Ceramic shops, including manufacturing incidental to retail sales from the premises, provided the total volume of kiln space does not exceed eight cubic feet,

— Child care centers,

— Clothing stores,

— Community centers,

— Confectionery or candy stores, including making only when incidental to retail sales from the premises,

— Delicatessens,

— Dental clinics, including laboratories in conjunction therewith,

— Dress shops,

— Drugstores,

— Dry cleaning establishments, excluding wholesale dry cleaning plants, provided that the building is so constructed and the equipment is so conducted that all noise, vibration, dust, odor and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity,

— Florist shops,

— Health food stores,

— Hobby supply stores,

— Jewelry stores,

— Laundries, hand,

— Laundries, self-service,

— Leather goods stores,

— Liquor stores,

— Locksmith shops,

— Markets,

— Medical clinics, including laboratories in conjunction therewith,

— Music stores,

— Newsstands,

— Notion or novelty stores,

— Nurseries, including the growing of nursery stock,

— Pharmacies,

- Photographic equipment and supply stores,
- Photography studios,
- Public parks and picnic areas,
- Real estate offices,
- Retail stores,
- Shoe stores,
- Silver shops,
- Sporting goods stores,
- Stationery stores,
- Tailor shops,
- Tobacco shops,
- Toy stores,
- Yarn and yardage stores.

B. The following uses only when in conjunction with a primary use listed in subsection A above or with a use listed in Section 22.46.1400, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Building materials, storage of;
- Grading projects, off-site transport;
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754;
- On-premises or directional signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan, and as approved by the design control board.

(Ord. 2012-0016 § 28, 2012; Ord. 95-0058 § 3, 1995; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1400 Visitor-Serving/Convenience Commercial—Uses subject to additional permits.

Property in the Visitor-Serving/Convenience Commercial category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Visitor-Serving/Convenience Commercial category;
- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment for longer than seven days;
- Cabarets, provided that, as a condition of use, such use shall not be located within a 1,000-foot radius of any other adult business, and subject to the provisions of Section 22.56.190;
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith;
- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or recognized accrediting agency, but excluding trade or commercial schools;
- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Health clubs or centers;
- Hospitals;
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people where the conditions of Section 22.56.1754 have not or cannot be met. This provision shall not be construed to authorize the modification of development standards required for establishment of such bar, cocktail lounge or restaurant, except as otherwise provided by Part 2 of Chapter 22.56;
- Nightclubs;
- Oil or gas wells and observation facilities;
- Outdoor display, sales and storage;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Schools, through Grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the state of California, in which no pupil is physically restrained, but excluding trade schools;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;

— Storage of personal and household items where allowed by the Site-Specific Development Guidelines of this Specific Plan;

— Theaters and other auditoriums.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1410 Visitor-Serving/Convenience Commercial— Development standards.

These standards shall apply for all uses in the Visitor-Serving/Convenience Commercial category:

— Building height is limited to a maximum of 45 feet;

— Front, rear and side yard setbacks shall be a minimum of 10 feet in addition to the required highway setback. View corridors, public open space areas and/or accessways or emergency accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;

— Visitor-Serving/Convenience Commercial uses shall not reduce the amount of land area devoted to existing visitor-serving, boating, or coastal-dependent marine commercial uses, and visitor-serving uses may be integrated vertically with recreational boating uses where possible:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment;

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence;

E. With respect to Parcel 49, any redevelopment which increases the visitor-serving area shall include urban open space, the amount of which shall depend on whether the launch ramp remains on Parcel 49 or is moved to another location in the harbor. If the launch ramp remains on Parcel 49, a minimum of one acre of urban open space shall be provided; if the launch ramp is moved to another location, a minimum of 2 acres of urban open space shall be provided. The urban open space may consist of hardscape and/or landscape, and may be located above ground level to maximize views. Any project proposed for Parcel 49 shall demonstrate how such urban open space will be used by the public, and that such urban open space will not be displaced by a commercial use, such as outdoor dining; and

F. With respect to the launch ramp on Parcel 49, if visitor-serving development is undertaken on that parcel, the launch facility must remain in operation on site or be transferred to another site. At no time may the launch ramp be closed except in times of national emergency, to provide staging for a local emergency, or in connection with other safety considerations.

(Ord. 2012-0016 § 29, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1420 Marine Commercial—Intent.

Marine Commercial is intended as a category which will allow coastal-related and coastal-dependent land and water uses, including storage and repair of boats.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1430 Marine Commercial—Permitted uses.

Property in the Marine Commercial category may be used for:

A. The following principal permitted use:

— Boat launching and open storage.

B. The following permitted uses:

— Bait and tackle sales and rental;

— Bicycle and pedestrian path rights-of-way;

— Boat and marine sales and service;

— Boat launching;

— Boat operation, rental, charter and moorage;

— Boat repair, minor, including rigging, sanding, and tuneups but excluding spray painting and major engine overhauls;

— Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan;

— Dry boat storage within racks or structures less than 45 feet high;

— Ferries, water taxis, harbor cruises, and other scenic boating;

— Launch hoists;

— Marine gas sales and accessory retail;

— Moorage;

— Parking for boating-related uses;

— Public parks and fishing areas;

— Sales, rental and repair of marine supplies;

— Sale of food, beverages and sundries as a convenience to boaters;

— Schools for teaching boating, sailing and other marine-related activities;

— Transient boating visitor facilities, including docks, showers, restrooms and laundry, but excluding overnight accommodations;

— Wet slips.

C. The following uses only when in conjunction with a primary use listed in subsection A, a permitted use listed in subsection B above or with a use listed in Section 22.46.1440 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Building materials, storage of;

— Grading projects, off-site transport;

— Office uses related to on-site boating activities, including yacht brokerage, marine insurance, marine engineering and design services, provided that the area devoted to such use does not exceed 2,000 square feet, the business conducted in the building is marine or boating-related and accessory to the principal use on the parcel;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the design control board.

(Ord. 2012-0016 § 30, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1440 Marine Commercial—Uses subject to additional permits.

Property in the Marine Commercial category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Marine Commercial category;

— Boat repair, painting and limited manufacturing;

— Boathouses, rowing clubs and facilities associated with crew racing;

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, on-site;

— Office uses related to boating activities, including yacht brokerage, marine insurance, admiralty law, marine accountancy, marine engineering and design services, provided that no more than 25 percent of the site is devoted to such uses;

— Oil and gas wells and observation facilities;

— Parking lots and parking buildings;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the design control board;

— Yacht clubs.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1450 Marine Commercial—Development standards.

These standards shall apply for all uses in the Marine Commercial category:

— Building height is limited to a maximum of 45 feet, except that dry stack storage uses may be allowed a maximum of 75 feet when allowed by the Site-Specific Development Guidelines;

— Front, rear and side yard setbacks shall be a minimum of five feet, in addition to the required highway and promenade setbacks;

— View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if the director finds that such design will enhance visual and physical access to the shoreline;

— Marine Commercial uses shall not reduce the amount of land area devoted to existing visitor-serving, boating or coastal-dependent marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment;

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence;

— Parcels developed with yacht clubs shall reserve a minimum of 50 percent of the land area for boat storage uses.

(Ord. 2012-0016 § 31, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1460 Boat Storage—Intent.

Boat Storage is intended as a category allowing storage and repair of boats.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1470 Boat Storage—Permitted uses.

Property in the Boat Storage category may be used for:

A. The following principal permitted use:

— Boat launching and open or enclosed storage of boats.

B. The following permitted uses:

— Bicycle and pedestrian path rights-of-way;

— Boat repair, minor, including rigging, sanding, and tuneups but excluding spray painting and major engine overhauls;

— Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan;

— Launch hoist;

— Moorage;

— Parking for boating-related uses;

— Transient boating visitor facilities, including docks and showers;

— Wet slips.

C. The following uses only when in conjunction with a primary use listed in subsection A above, a permitted use listed in subsection B above or with a use listed in Section 22.46.1480 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property not exceeding a total of 1,000 square feet or 10 percent of the area of the property, whichever is lesser;

— Bait and tackle sales and rental not exceeding 500 square feet or 10 percent of the area of the property, whichever is lesser;

— Building materials, storage of;

— Grading projects, off-site transport;

— Sale of food, beverages and sundries as a convenience to boaters, not exceeding 500 square feet or 10 percent of the area of the property, whichever is lesser;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan, and approved by the design control board.

(Ord. 2012-0016 § 32, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1480 Boat Storage—Uses subject to additional permits.

Property in the Boat Storage category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Boat Storage category;

— Boathouses, rowing clubs, and facilities associated with crew racing;

— Dry stack storage buildings;

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, on-site;

— Oil or gas wells and observation facilities;

— Parking lots and parking buildings;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1490 Boat Storage—Development standards.

These standards shall apply for all uses in the Boat Storage category:

— Building height is limited to a maximum of 25 feet, except that dry stack storage uses may be allowed a maximum of 75 feet when allowed by Site-Specific Development Guidelines;

— Front, rear and side yard setbacks shall be a minimum of five feet, in addition to the required highway setback;

— View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if the director finds that such design will enhance visual and physical access to the shoreline;

— Boat Storage uses shall not reduce the amount of land area devoted to the existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and public access:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment; and

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 33, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1500 Office—Intent.

The Office category is intended to authorize a variety of generalized offices.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1510 Office—Permitted uses.

Property in the Office category may be used for:

A. The following principal permitted use:

— Office buildings.

B. The following permitted uses:

— Banks, savings, and loans;

— Bicycle and pedestrian path rights-of-way;

— Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan;

— Offices, business or professional;

— Public parks and picnic areas;

— Youth hostels.

C. The following uses only when in conjunction with a primary use listed in subsection A above, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1520 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Building materials, storage of;

— Grading projects, off-site transport;

— Public parks and picnic areas;

— Retail commercial, restaurant, personal and business services located on the ground floor only;

— On-site signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the design control board.

(Ord. 2012-0016 § 34, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1520 Office—Uses subject to additional permits.

Property in Office category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Office category;

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, on-site;

— Oil or gas wells and observation facilities;

— Parking for boating-related uses;

— Parking lots and parking buildings;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1530 Office—Development standards.

These standards shall apply for all uses in the Office category:

— Building height is limited to a maximum of 45 feet seaward of the loop roads and a maximum of 225 feet on all other parcels;

— Front, rear and side yard setbacks shall be a minimum of 10 feet in addition to the required highway, emergency access and promenade setback;

— View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;

— Office project uses shall not reduce the amount of land area devoted to the existing visitor-serving, boating or marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment;

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 35, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1540 Parking—Intent.

Parking is intended as a category which will provide areas for public motor vehicle parking, particularly for visitors to Marina del Rey, and for special events for the benefit of the public.

(Ord. 2012-0016 § 36, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1550 Parking—Permitted uses.

Property in the Parking category may be used for:

A. The following principal permitted use:

— Surface public parking lots.

B. The following primary uses:

— Bicycle and pedestrian path rights-of-way;

— Boathouses, boat racks, and oarboxes for Parcel NR and IR;

— Certified farmers' markets (temporary), as defined in the Marina del Rey Land Use Plan;

— Information directories;

— Parking lots and parking buildings up to 45 feet high;

— Parking for boating-related uses;

— Public parks and picnic areas.

C. The following uses only when in conjunction with a primary use listed in subsection A, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1560 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Building materials, storage of;

— Grading projects, off-site transport;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the design control board;

— Structures used for fee collection.

(Ord. 2012-0016 § 37, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1560 Parking—Uses subject to additional permits.

Property in the Parking category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Parking category;

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, on-site;

— Oil or gas wells and observation facilities;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the design control board;

— Youth hostels.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1570 Parking—Development standards.

These standards shall apply for all uses in the Parking category:

- Heights shall be limited according to parcel specific standards in Section 22.46.1780, in the Site-Specific Development Guidelines of this Specific Plan, but at a maximum, no more than 45 feet in height on moles and seaward of loop roads, and no more than 90 feet in height north of Admiralty Way or adjacent to Lincoln Boulevard;
- Standards shall be as set forth in Part 11, Chapter 22.52 of this Title 22;
- Parking lots shall not reduce the amount of land area devoted to the existing visitor-serving, boating, or marine commercial uses:

  A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

  B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

  C. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment; and

  D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 38, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1580 Public Facilities—Intent.

The Public Facilities category is intended to provide areas for public services and facilities other than public right-of-way, parking and open space.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1590 Public Facilities—Permitted uses.

Property in the Public Facilities category may be used for:

A. The following principal permitted use:

- Publicly owned facilities.

B. The following permitted uses:

— Administrative and government offices;

— Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan;

— Fire stations;

— Libraries;

— Police stations;

— Public utility facilities;

— Public parks and picnic areas;

— Rights-of-way for bicycle and pedestrian paths.

C. The following uses only when in conjunction with a primary use listed in subsection A above, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1600 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Building materials, storage of;

— Grading projects, off-site transport;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 2012-0016 § 39, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1600 Public Facilities—Uses subject to additional permits.

Property in the Public Facilities category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Public Facilities category;

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, on-site;

— Oil or gas wells and observation facilities;

- Parking for boating-related uses;
- Parking lots and parking buildings;
- Publicly owned uses necessary to the maintenance of the public health, convenience, or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;
- Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the Site-Specific Development Guidelines of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1610 Public Facilities—Development standards.

These standards shall apply for all uses in the Public Facilities category:

- Building height is limited to a maximum of 45 feet except that theme towers may extend to a maximum of 140 feet unless otherwise restricted by the site-specific guidelines;
- Front, rear and side yard setbacks shall be a minimum of 10 feet in addition to the required highway and promenade setback.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1620 Open Space—Intent.

The Open Space category is intended to provide urban, passive, and active recreational opportunities.

(Ord. 2012-0016 § 40, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1630 Open Space—Permitted uses.

Property in the Open Space category may be used for:

A. The following principal permitted use:

- Public parks, public plazas, and picnic areas.

B. The following permitted uses:

- Bicycle and pedestrian path rights-of-way;

— Campgrounds, on a lot or parcel of land having not less than one acre;

— Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan;

— Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith;

— Public promenades;

— Riding and hiking trails, excluding trails for motor vehicles;

— View parks and view areas;

— Visitor-serving concession operations, limited to no more than 500 square feet.

C. The following uses only when in conjunction with a primary use listed in subsection A above or with a use listed in Section 22.46.1640 below, subject to the same limitations and conditions provided in Section 22.46.1230

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Building materials, storage of;

— Grading projects, off-site transport;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 2012-0016 § 41, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1640 Open Space—Uses subject to additional permits.

Property in the Open Space category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Open Space category;

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, on-site;

— Oil or gas wells and observation facilities;

— Parking for boating-related uses;

— Parking lots, but excluding commercial parking lots;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;

— Special events (temporary) of the type described in Part 14 of Chapter 22.56 of this Title 22 related to temporary use permits, without the sponsorship requirements or frequency limitations of such Part 14; however, no temporary use permit shall be required;

— Youth hostels, where permitted by Site-Specific Development Guidelines.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 2012-0016 § 42, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1650 Open Space—Development standards.

These standards shall apply for all uses in the Open Space category.

— No structure over 25 feet in height shall be constructed, except that public facilities and buildings supportive of Chace Park and Marina Beach are allowed with a maximum height limit of 45 feet.

(Ord. 2012-0016 § 43, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1660 Water—Intent.

Water is intended as a category for recreational use, docking and fueling of boats, flood control, and light marine commercial.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1670 Water—Permitted uses.

Property in the Water category may be used for:

A. The following principal permitted use:

— Water-oriented recreational activities, including boating, fishing, rowing, sightseeing, wind surfing.

B. The following permitted uses:

— Bicycle and pedestrian path rights-of-way;

— Boat docks, piers;

— Boating-related equipment storage;

— Dry stack storage facilities attached to a land side structure;

— Public view areas;

— Schools for boating, sailing and other marine-related activities in which teaching is done on the water;

— Wet slips.

C. The following uses only when in conjunction with a primary use listed in subsection A above, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1680 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 2012-0016 § 44, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1680 Water—Uses subject to additional permits.

Property in the Water category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Water category;

— Boat fuel docks;

— Boat-launching facilities;

— Boat repair docks;

— Boathouses, rowing clubs and facilities associated with crew racing;

— Docking facilities for charter boats, sightseeing tours, party boats, etc.;

— Oil and gas wells and observation facilities;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 2012-0016 § 45, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1690 Water—Development standards.

These standards shall apply for all uses in the Water category:

— Building height is limited to a maximum of 15 feet, except that dry stack storage facilities connected to a land side structure shall be allowed at the height permitted by the land use category on the land side of the parcel;

— Development of new boat slips must be accompanied by adequate parking and land-side facilities, including boater restrooms.

(Ord. 2012-0016 § 46, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1700 Waterfront Overlay Zone—Intent.

Waterfront Overlay is intended as an overlay land use category applied as a permitted use to residentially and commercially designated waterfront parcels in addition to the other permitted land use category of the site. The overlay is designed to encourage coastal-related and coastal-dependent land uses while increasing development flexibility. The Waterfront Overlay permits the combination of Hotel, Visitor-Serving Convenience Commercial, and Marine Commercial land uses with the primary land use category of a site; mixing of these uses within a structure is also permitted.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1710 Waterfront Overlay Zone—Permitted uses.

Property in the Waterfront Overlay Zone may be used for:

A. The following principal permitted use:

— The use identified as the principal permitted use on the parcel, subject to the application as designated in the Site-Specific Development Guidelines for that parcel.

B. The following permitted uses: Hotel, Visitor-Serving Convenience Commercial, Boat Storage, or Marine Commercial, or any use identified as a permitted use on the parcel, subject to the application of permitted land use categories which are designated in the Site-Specific Development Guidelines for that parcel.

C. Any accessory use listed in subsection C of permitted uses for any of the primary land use categories which are designated in the Site-Specific Development Guidelines for that parcel, provided the use is developed in conjunction with an allowed principal permitted use or permitted use, or an accessory use to a use allowed by Section 22.46.1720 below for which a conditional use permit has been granted.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1720 Waterfront Overlay Zone—Uses subject to additional permits.

Property in the Waterfront Overlay Zone may be used for:

A. Any use listed as a principal permitted use, permitted use, or uses subject to additional permits in the Hotel, Visitor-Serving/Convenience Commercial and Marine Commercial land use categories, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1730 Waterfront Overlay Zone—Development standards.

A. Development standards in the Waterfront Overlay Zone shall be equivalent to the standards of the respective primary land use categories in this chapter. Development permitted by the Waterfront Overlay Zone must be consistent with the development standards of the primary land use category which permits the use. The Site-Specific Development Guidelines shall also apply and shall supersede the land use category standards when the standards differ.

B. A detailed plot plan shall be submitted which accurately shows the location and dimensions of all improvements including streets, walkways, water areas, buildings, parcel lines, landscaped areas, buildings, etc. Multistory buildings and areas of mixed uses shall be indicated. Where applicable, the plans shall indicate the boundary lines of the land use categories located on the subject property; the land area for each category shall be calculated and shown on the plan. A tentative map shall be filed when required by Title 21 of this code. Information shall be submitted which indicates how the proposed development is consistent with the allocation of development in the Development Zone where the parcel resides, as specified in the Site-Specific Development Guidelines.

C. All development shall be carried out consistent with a plot plan submitted with the initial application on the property. The plot plan shall be consistent with the Specific Plan. The plot plan shall cover the entire parcel, and if there is phasing of the project, shall show phasing consistent with the provisions of the Specific Plan.

— Approval of waterfront overlay zone projects shall be based on the findings that a proposed project will provide improved public shoreline access, public recreational use, public views and day use by the general public, without detracting from public recreation facilities, including boat slips;

— Mixed Use projects permitted by the Waterfront Overlay Zone shall not reduce the amount of land area devoted to existing visitor-serving, boating or marine commercial uses:

1. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

2. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

3. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment;

4. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 47, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1740 Mixed Use Overlay Zone—Intent.

Mixed Use Overlay is intended as an overlay land use category applied to selected parcels in addition to the primary land use category of the site. The overlay is designed to encourage mixed use projects and increase overall development

flexibility. The Mixed Use Overlay permits the combination of any land use category with the primary land use category of a site; mixing of uses within a structure is also permitted.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1750 Mixed Use Overlay Zone—Permitted Uses.

Property in the Mixed Use Overlay Zone may be used for:

A. The following principal permitted use:

— The use identified as the principal permitted use on the parcel subject to the application as designated in the Site-Specific Development Guidelines for that parcel.

B. The following permitted uses:

— Any use identified as a permitted use on the parcel, subject to the application permitted land use categories which are designated in the Site-Specific Development Guidelines for that parcel.

C. Any accessory use listed in subsection B of permitted uses for any of the primary land use categories which are designated in the Site-Specific Development Guidelines for that parcel, provided the use is developed in conjunction with an allowed principal permitted use or permitted use, or an accessory use to a use allowed by Section 22.46.1760 below for which a conditional use permit has been granted.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1760 Mixed Use Overlay Zone—Uses subject to additional permits.

Property in the Mixed Use Overlay Zone may be used for:

A. Any use listed as a principal permitted use, permitted use or uses subject to additional permits in any land use category, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1770 Mixed Use Overlay Zone—Development standards.

A. Development standards in the Mixed Use Overlay Zone shall be equivalent to the standards of the respective primary land use categories in this chapter. Development permitted by the Mixed Use Overlay Zone must be consistent with the development standards of the primary land use category which permits the use. The Site-Specific Development Guidelines shall also apply and shall supersede the land use category standards when the standards differ.

B. A detailed plot plan shall be submitted which accurately shows the location and dimensions of all improvements including streets, walkways, water areas, buildings, parcel lines, landscaped areas, buildings, etc. Multistory buildings and areas of mixed uses shall be indicated. Where applicable, the plans shall indicate the boundary lines of the land use categories located on the subject property; the land area for each category shall be calculated and shown on the plan. A tentative map shall be filed when required by Title 21 of this code. Information shall be submitted which indicates how the proposed development is consistent with the allocation of development in the development zone where the parcel resides, as specified in the Site-Specific Development Guidelines.

C. All development shall be carried out consistent with a plot plan submitted with the initial application on the property. The plot plan shall be consistent with the Specific Plan. The plot plan shall cover the entire parcel, and if there is phasing of the project, shall show phasing consistent with the provisions of the Specific Plan.

— Mixed Use projects permitted by the WOZ shall not reduce the amount of land area devoted to existing visitor-serving, boating, or marine commercial uses:

1. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

2. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced

within the Marina before the development which displaces it may commence;

3. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment;

4. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 48, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1780 Site-Specific Development Guidelines—Purpose.

A. These guidelines set forth site-specific development standards and guidelines for parcels within the existing Marina. As used in these site-specific guidelines, the word "shall" means a requirement is mandatory whereas the word "may" means the standards are encouraged but not imperative. Development Zones are identified in Map 10, Marina Development Zones (see Map 10 at the end of this Part 3). Maps 11 through 13 illustrate the various parcels within each development zone (see Maps 11 through 13 set out at the end of this Part 3). Parcel numbers for the existing Marina are those used in lease parcel identification by Los Angeles County. Category boundaries for parcels containing more than one category may be found on the maps included in these site-specific guidelines.

B. Maximum buildouts and land uses are identified for each Development Zone. Certain existing or allocated development may be converted to other uses in the same development zone, consistent with subsection C.6 of section 22.46.1090 of this Specific Plan and the land use category(ies) of the affected parcel(s).

C. Each parcel has an identified primary land use category, required public improvements (if any) and special development considerations. With the exception of Parcel 9, which is under the control of the Los Angeles County Department of Beaches and Harbors, all parcels in Marina del Rey are now developed, and their present use is indicated on pages 21 through 25 of Appendix C, Specifications and Minimum Standards of Architectural Treatment and Construction, of the certified LCP. The additional development potential of a parcel is dependent upon the land use category(ies) of the parcel and the development allocated to the zone in which the parcel resides. Development monitoring shall continuously track the amount of development available in every zone; after an expansion project is approved, the additional development granted as part of the

approval shall be deducted from the development available in a project's development zone. The balance will be the development available for future projects in the zone. Once the buildout allocated to a development zone is depleted to a zero development balance, future development in the zone is limited to recycling of uses with no expansions or increased trip generation. Existing uses shall be maintained on parcels residing in zones with a zero development balance, except for development consistent with the conversion provisions of subsection C.6 of section 22.46.1090.

D. Records. The Department of Regional Planning shall maintain a public record, open for public review and inspection, of (1) the amount of redevelopment granted in each development zone, (2) the amount of redevelopment remaining in each zone, and (3) the amount of redevelopment proposed in pending applications in each zone. Copies of this public log shall be forwarded semiannually to the department of beaches and harbors and the California Coastal Commission.

E. Definitions. Maintenance of a use means the existing or similar use, height, floor area or intensity and peak-hour trip generation of a parcel shall remain the same. Required public improvements are those improvements the parcel lessee will be required to make when new development or recycling of uses on the leasehold occurs. Special development considerations refer to special circumstances or conditions which shall be observed at the time of development.

F. All parcels are subject to the phasing requirements outlined in Section 22.46.1090 of this Specific Plan. In addition, all parcels must conform to the Use Restrictions and Development Standards and to these site-specific guidelines. As used in these land use restrictions and in the site-specific guidelines, the word "shall" means a requirement is mandatory whereas the word "may" means the standards are encouraged but not imperative. Where site-specific guidelines found in Sections 22.46.1790 through 22.46.1940, or the conditions of approval found in Section 22.46.1190 differ from the land use category regulations and development standards listed in Section 22.46.1200, above, such site-specific standards and conditions of development shall supersede the land use category regulations. If there is a conflict among these development standards, the more restrictive document shall control.

G. It is the intent of this Specific Plan to allow the development of public facility uses as needed to serve the visitors and residents of Marina del Rey. Such uses shall include, but are not limited to, parking, fire, sheriff, beach, library, park, public transportation and other emergency and nonemergency services required for the day-to-day operation of the Marina.

(Ord. 2012-0016 § 49, 2012; Ord. 2009-0004 § 7, 2009; Ord. 95-0042 § 1 (part), 1995: Ord. 91-0004 § 5, 1991; Ord. 90-0158 § 1 (part), 1990.)

22.46.1785 Major development zones with associated areas and parcels.

Development Zone No.	Associated Areas	Parcels Within Development Zone
1	Bora Bora, Tahiti, Marquesas, Panay, Via Marina	1, 3, 7, 8, 9, 10, 12, 13, 14, 15, 18, 20, 95, 100, 101, 102, 103, 104, 111, 112, 113, AL-1, BR, DS, K-6, LLS
2	Palawan/Beach, Oxford	21, 22, 27, 28, 30, 33, 91, 97, 125, 128, 129, 140, 141, 145, 147, GR, HS, IR, JS, NR, P, Q, RR
3	Admiralty, Bali, Mindanao, Fisherman's Village, Harbor Gateway, North Shore, Fiji Way	40T, 41, 42, 43, 44, 47, 48, 49M, 49R, 49S, 50, 51, 52, 53, 54, 55, 56, 61, 62, 64, 65, 75, 76, 77, 94, 130, 131, 132, 133, 134, 200, BB, EE, UR, SS, W, XT

(Ord. 2012-0016 § 50, 2012.)

22.46.1789 Major development zones with associated development potential.

Development Zone No. 1	
Residential	1,498 units
Hotel	288 rooms
Retail	53,000 square feet
Restaurant	340 seats
Congregate Care	15 units
Development Zone No. 2	
Residential	72 units
Hotel	217 rooms
Office	32,000 square feet
Retail	42,000 square feet
Restaurant	410 seats
Seniors Accommodations	114 units
Development Zone No. 3*	
Residential	255 units
Retail	178,741 square feet
Restaurant	573 seats
Office	26,000 square feet
Dry Stack	345 spaces
Library	3,000 square feet

* Notwithstanding any other provision to the contrary, these dwelling units may only be used on Parcel 64 in Development Zone 3, converted to a higher priority use in Development Zone 3, or transferred to another Development Zone via LCP amendment.

(Ord. 2012-0016 § 51, 2012.)

22.46.1790 Site-Specific Development Guidelines—By Area.

The following site-specific guidelines shall apply to each respective area in Marina del Rey.

(Ord. 2012-0016 § 52, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 91-0004 § 6, 1991; Ord. 90-0158 § 1 (part), 1990.)

22.46.1800 Bora Bora Area (Map 11).

Parcels 1, 3, 112, 113, BR

Parcel 1	
Categories:	Marine Commercial
	Water
	Waterfront Overlay
Parcel 3	
Categories:	Parking
	Open Space
Parcel 112	
Categories:	Residential V
	Water
	Waterfront Overlay
Parcel 113	
Categories:	Residential V
	Waterfront Overlay
Parcel BR	
Category:	Open Space

Required public improvements:

— Development shall provide waterfront public pedestrian access consistent with Section 22.46.1150 of this Specific Plan.

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan. New development or intensification on Parcels 112 and 113 shall require reservation of public open space and the construction of a public pedestrian promenade consistent with the 28-foot-wide standard.

— Public vehicular access shall be maintained along Bora Bora Way. No fewer than 10 public parking spaces shall be provided in a landscaped parking area adjacent to the gas dock.

— A small waterfront viewing park not less than 500 square feet in area shall be provided on Parcel 112 in conjunction with Phase II development.

— A small waterfront viewing park not less than 500 square feet in area shall be provided on Parcel 113 on a platform over the bulkhead, in conjunction with Phase II development.

— Park and picnic facilities, including a restroom shall be installed in Parcel 3 in conjunction with new development in the Bora Bora development zone.

Special development considerations:

— New building construction on Parcel 112 shall relate to Bora Bora Way and landscaping shall be enhanced.

— Parcel 1, Parcel 3—Height category 1: building height not to exceed 25 feet.

— Parcel 112, Parcel 113—Height category 6: building height not to exceed 225 feet.

(Ord. 2012-0016 § 53, 2012; Ord. 2001-0010 § 1, 2001: Ord. 95-0042 § 1 (part), 1995.)

22.46.1810 Tahiti Area (Map 11).

Parcels 7, 8, 9, 111

Parcel 7	
Categories:	Residential III
	Water
	Waterfront Overlay
Parcel 8	
Categories:	Residential III
	Water
	Waterfront Overlay
Parcel 9	
Categories:	Hotel
	Open Space
	Water
	Waterfront Overlay
Parcel 111	
Categories:	Residential III (mole portion)
	Residential V (non-mole western portion)
	Water
	Waterfront Overlay

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

Special development considerations:

— Parcel 7—Height category 2: Building height not to exceed 45 feet.

— Parcel 8, Parcel 111 (mole portion)—Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.

— Parcel 9, Parcel 111 (western portion)—Height category 5: Building height not to exceed 140 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 225 feet.

— Parcel 9 wetland park—In order to maximize wildlife values, no trails or gathering areas (such as picnic tables, pavilions, etc.) shall be allowed in the wetland park between the Parcel 8 parking lot and the wetland, or on the marina side of the wetland.

— The developer (or responsible lessee) of Parcel FF(14) shall pay 50 percent of the cost for the restoration of the wetland and creation of an approximately 1.5 acre wetland park on Parcel 9, as well as transient slip accommodations on Parcel 9 for 9-11 boats.

(Ord. 2012-0016 § 54, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1820 Marquesas Area (Map 11).

Parcels 10, 12, 13, 14

Parcel 10	
Categories:	Residential III and V (density averaged over all of parcel)
	Water
	Waterfront Overlay
Parcel 12	
Categories:	Residential IV
	Water
	Waterfront Overlay
Parcel 13	
Categories:	Residential III
	Water
	Waterfront Overlay
Parcel 14	
Categories:	Residential III - (for the 0.67 acre "mole" portion of the parcel)
	Residential V - (for the 1.38-acre "non-mole" portion of the parcel) and
	Waterfront Overlay

Prior to issuance of a building permit for the project, the permittee shall, to the satisfaction of the Directors of Regional Planning and Beaches & Harbors, pay monies into the coastal improvement fund (specified in section 22.46.1950 of the County Code) in the amount necessary to fund 50 percent of the design, permitting, and construction of a public wetland and upland park on the southerly approximately 1.46-acres of Marina Parcel 9U. The first to obtain a building permit of the permittees of the subject project and the hotel resort project on Parcel 9U shall construct such public wetland and upland park and shall be entitled to reimbursement of 50 percent of the design, permitting, and construction cost by the County. If such park is not developed by the permittee of the hotel resort, the subject permittee may enter onto Parcel 9U to perform such construction work. Development of said public wetland and upland park on the southerly portion of Parcel 9U shall be completed and the park shall be open to the public in advance of issuance of a Final Certificate of Occupancy for the subject approved apartment building on Parcel FF(14).

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with section 22.46.1060 of this Specific Plan.

Special development considerations:

— Parcel 12 (mole terminus portion)—Height category 2: Building height not to exceed 45 feet.

— Parcel 10 (mole portion), Parcel 12 (western portion on mole), Parcel 13 (mole portion), Parcel 14 (mole portion)—Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.

— Parcel 10 (non-mole portion). Building height not to exceed a maximum of 75 feet.

— Parcel 14—Height category 3.

— Parcel 14—Developer shall deposit into an account designated by the County an amount equal to the cost of replacing 101 parking spaces at Chace Park or at Marina Beach, amount to be determined by the County. The replacement parking spaces shall be available for public use within five (5) years of the issuance of the Certificate of Occupancy for redevelopment of Parcel 14.

— The developer (or responsible lessee) of Parcel 14 shall pay 50 percent of the cost of the restoration of the wetland and creation of an approximately 1.5 acre wetland park on Parcel 9, and shall also construct at no cost to the

County transient docks at Parcel 9 accommodating 9-11 vessels. If Parcel 14 development commences prior to Parcel 9 development, Parcel 14 shall absorb 100 percent of the costs of the wetland park construction, subject to 50 percent reimbursement if Parcel 9 develops. The wetland park shall be constructed and open prior to the issuance of the Certificate of Occupancy for Parcel 14.

(Ord. 2012-0016 § 55, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1830 Panay Area (Map 11).

Parcels 15, 18, and 20

Parcel 15	
Categories:	Residential IV
	Water
	Waterfront Overlay
Parcel 18	
Categories:	Residential III (mole terminus)
	Residential IV (south side of mole road)
	Water
	Waterfront Overlay
Parcel 20	
Categories:	Residential IV
	Water
	Waterfront Overlay

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with section 22.46.1060 of this Specific Plan.

Special development considerations:

— Parcel 18 (mole terminus portion), Parcel GR—Height category 2: Building height not to exceed 45 feet.

— Parcel 15, Parcel 18 (western portion along mole), Parcel 20—Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.

— Deck parking structures may be provided on Parcel GR, limited to 45 feet maximum, consistent with the view and site design standards and requirements of this Specific Plan, including the requirement that any development provide shadow studies indicating the proposed development

will not shadow the public beach on Parcel H between the hours of 9:00 a.m. and 5:00 p.m. after April 15th and before September 15th.

(Ord. 2012-0016 § 56, 2012; Ord. 2001-0010 § 2, 2001: Ord. 95-0042 § 1 (part), 1995.)

22.46.1835 Via Marina Area (Map 11).

Parcels 95, 100, 101, 102, 103, 104, DS, LLS, AL-1, and K-6

Parcel 95	
Categories:	Visitor-Service Commercial
	Mixed Use Overlay
Parcel 100	
Category:	Residential V
Parcel 101	
Category:	Residential V
Parcel 102	
Category:	Residential V
Parcel 103	
Category:	Residential V
Parcel 104	
Category:	Visitor-Serving/Convenience Commercial
Parcel DS	
Category:	Open Space
Parcel LLS	
Category:	Public Facilities
Parcel AL-1	
Category:	Public Facilities
Parcel K-6	
Category:	Residential V

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with section 22.46.1060 of this Specific Plan.

Special development considerations:

— Parcel DS—Height category 1: Building height not to exceed 25 feet.

— Parcels AL-1, LLS—Height category 2: Building height not to exceed 45 feet.

— Parcels 100, 101, 102, 103, 104, and K-6—Height category 6: Building height not to exceed 225 feet.

— Parcel 95—Height category 7: Building height with Visitor-Serving/Convenience Commercial not to exceed 45 feet; with the Mixed Use Overlay Zone option, building height not to exceed 140 feet.

— Any development on Parcel 95 exceeding 45 feet in height shall include street level entrances on Washington Boulevard, open space in the interior of the Parcel, and commercial facilities.

— Any development on Parcel LLS shall include landscaping along Via Marina.

(Ord. 2012-0016 § 57, 2012)

22.46.1840 Palawan/Beach Area (Map 12).

Parcels 21, 22, 27, 28, 30, 33, 91, 97, 140, 141, 145, GR, HS, IR, JS, NR

Parcel 21	
Categories:	Marine Commercial/Public Parking
	Waterfront Overlay
Parcel 22	
Categories:	Hotel
	Waterfront Overlay
Parcel 27	
Categories:	Hotel
	Waterfront Overlay
Parcel 28	
Categories:	Residential III
	Water
	Waterfront Overlay
Parcel 30	
Categories:	Marine Commercial
	Water
	Waterfront Overlay
Parcel 33	
Categories:	Visitor-Serving/Convenience Commercial
	Water
	Waterfront Overlay
Parcel 91	
Categories:	Boat Storage
	Water
	Waterfront Overlay
Parcel 97	
Categories:	Visitor-Serving/Convenience Commercial
	Mixed Use Overlay
Parcel 140	

Categories:	Residential V
	Mixed Use Overlay
Parcel 141	
Category:	Hotel
Parcel 145	
Category:	Hotel
Parcel GR	
Category:	Parking
Parcel HS	
Category:	Open Space
Parcel IR	
Categories:	Parking
	Open Space
Parcel JS	
Category:	Open Space
Parcel NR	
Category:	Parking

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan. On Parcel 30, any expansion less than or equal to 10 percent of the floor area existing at the time of the certification of the LCP in 1990 shall require the construction of a public pedestrian promenade, consistent with the 28-foot wide standard, along 50 percent of the length of the bulkhead; any expansion greater than 10 percent of the floor area existing at the time of the certification of the LCP in 1990 shall require the construction of a public pedestrian promenade, consistent with the 28-foot wide standard, along 100 percent of the length of the bulkhead.

Special development considerations:

— Parcels 27, 28, 30, 33, 91, HS, IR, JS and N—Height category 2: Building height not to exceed 45 feet.

— Parcel 140—Height category 4: Building height not to exceed 140 feet.

— Parcels 141, 145—Height category 6: Building height not to exceed 225 feet.

— Parcel 97—Height category 7: Building height with Visitor-Serving/Convenience Commercial not to exceed 45 feet; with the Mixed Use Overlay Zone option, building height not to exceed 140 feet.

— New development shall preserve water views and avoid walling in the public beach. Redevelopment of the public beach parcels shall provide new views to the water from Admiralty Way and Via Marina.

— Parcels 97 and 140 may be developed together as a design unit. In lieu of view corridors, any development on these Parcels 97 and 140 that exceeds 45 feet in height shall provide articulation, landscaping and design details that (1) provide a gateway to the Marina, (2) step back heights adjacent to Washington Street to provide a softened edge next to Venice, and (3) provide street level commercial development adjacent to Washington Street.

— Development shall provide significant landscaping at ground level, particularly at the intersections of Admiralty Way with Palawan Way and Via Marina, to provide a park-like entry character to this high-intensity public use area.

— In no event shall the total area devoted to boat storage, including mast-up storage and dry-stack storage, be decreased within the Palawan/Beach development zone.

(Ord. 2012-0016 § 58, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1850 Oxford Area (Map 12).

Parcels 125, 128, 129, 147, P, Q, RR

Parcel 125	
Categories:	Residential V (western portion)
	Hotel (eastern portion)
	Water
	Waterfront Overlay
Parcel 128	
Category:	Water
Parcel 129	
Categories:	Public Fire Station
	Water
Parcel 147	
Categories:	Senior Accommodations
	Mixed Use Overlay
Parcel P	
Category:	Open Space
Parcel Q	
Category:	Open Space
Parcel RR	
Category:	Open Space

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

— The regional bicycle trail shall be retained or reconstructed as part of any redevelopment affecting these parcels.

Special development considerations:

— Parcel 125 (western portion)—Height category 6: Building height not to exceed 225 feet.

— Parcels 125 (easternmost 300 feet), 129, P, Q, RR—Height category 7: Building height not to exceed 40 feet.

— Parcel 147—Building Height not to exceed 75 feet on Admiralty and 85 feet on Washington Boulevard.

— A public walkway with a minimum width of 20 feet shall be constructed consistent with County design requirements on Parcel 147 to connect Washington Boulevard and Admiralty Way at the sole expense of the developer of Parcel 147.

— In order to ensure the relocation of the existing public parking spaces from Parcel 147 to Parcel 21, prior to the commencement of development of Parcel 147, the lessee of Parcel 21 shall execute necessary documentation acceptable to the County of Los Angeles surrendering approximately 206 linear feet of leasehold, as measured along the water frontage, starting from the northwest corner of Parcel 21, and including the entire depth of the parcel, for the total of approximately 30,900 square feet, to be joined with Parcel GR.

(Ord. 2012-0016 § 59, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1860 Admiralty Area (Map 13).

Parcels 40T, 94, 130, 131, 132, 133, 134, SS

Parcel 40T	
Category:	Public Facilities
Parcel 94	
Category:	Parking
Parcel 130	
Categories:	Visitor-Serving/Convenience Commercial
	Waterfront Overlay
Parcel 131	
Categories:	Visitor-Serving/Convenience Commercial

	Waterfront Overlay
Parcel 132	
Categories:	Marine Commercial (mole portion)
	Hotel (Admiralty Way portion)
	Water
	Waterfront Overlay
Parcel 133	
Categories:	Visitor-Serving/Convenience Commercial
	Waterfront Overlay
Parcel 134	
Categories:	Office
	Waterfront Overlay
Parcel SS	
Category:	Open Space

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

— On Parcel 132, any redevelopment or expansion in excess of 10 percent of the floor area existing at the time of the certification of the LCP in 1990 shall require the construction of a pedestrian promenade, consistent with the 28-foot-wide standard, along 50 percent of the length of the bulkhead; expansion in excess of 20 percent of the floor area existing at the time of the certification of the LCP in 1990 shall require the construction of a public pedestrian promenade, consistent with the 28-foot-wide standard, along 100 percent of the length of the bulkhead.

— The regional bicycle trail shall be retained or reconstructed as part of any redevelopment affecting these parcels.

Special development considerations:

— Parcels 40T, 132 (mole portion)—Height category 2: Building height not to exceed 45 feet.

— Parcel 134—Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.

— Parcels 132 (nonmole, nonpanhandle portion), 133—Height category 4: Building height not to exceed 140 feet.

— Parcels 130, 131, 132 (panhandle portion), SS—Height category 7: Building height not to exceed 40 feet.

(Ord. 2012-0016 § 60, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1870 Bali Area (Map 13).

Parcels 41, 42, 43, 44, 75, 76, 150, UR

Parcel 41	
Categories:	Marine Commercial
	Water
	Waterfront Overlay
Parcel 42	
Categories:	Hotel
	Water
	Waterfront Overlay
Parcel 43	
Categories:	Visitor-Serving/Convenience Commercial
	Water
	Waterfront Overlay
Parcel 44	
Categories:	Boat Storage (southernmost portion adjacent to Admiralty Way)
	Marine Commercial (adjacent to Admiralty Way)
	Visitor-Serving/Convenience Commercial (mole)
	Water
	Waterfront Overlay
Parcel 75	
Categories:	Visitor-Serving/Convenience Commercial
	Mixed Use Overlay
Parcel 76	
Category:	Office
Parcel 150	
Category:	Office
Parcel UR	
Category:	Parking

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

— The regional bicycle trail shall be retained or reconstructed as part of any redevelopment affecting these parcels.

Special development considerations:

— Parcels 42, 43 (mole terminus portion)—Height category 2: Building height not to exceed 45 feet.

— Parcels 41, 43 (mole road portion), 44, UR—Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.

— Parcels 75, 76, 150—Height category 6: Building height not to exceed 225 feet.

— On Parcel UR, development of uses other than public parking shall be conditioned to provide replacement public parking on-site or elsewhere in the Marina on a one-to-one basis such that there is no net reduction in public parking spaces. Turf block on-site can be considered for a portion of these spaces.

(Ord. 2012-0016 § 61, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1880 Mindanao Area (Map 13).

Parcels 47, 48, 49M, 49R, 49S, 50, 52, 53, 54, 77, EE

Parcel 47	
Categories:	Open Space
	Water
Parcel 48	
Category:	Water
Parcel 49M	
Categories:	Parking/Public Facilities
	Water
	Waterfront Overlay
Parcel 49R	
Categories:	Boat Storage/Visitor-Serving Commercial
	Water
	Waterfront Overlay
Parcel 49S	
Categories:	Boat Storage/Visitor-Serving Commercial
	Water
	Waterfront Overlay
Parcel 50	
Category:	Visitor-Serving/Convenience Commercial
Parcel 52	
Categories:	Boat Storage
	Water
	Waterfront Overlay

Parcel 53	
Categories:	Marine Commercial
	Water
	Waterfront Overlay
Parcel 54	
Categories:	Marine Commercial
	Water
	Waterfront Overlay
Parcel 77	
Categories:	Open Space/Public Facilities
	Water
	Waterfront Overlay
Parcel EE	
Categories:	Open Space
	Water

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads.

— On Parcels 52, 53, and 54, said promenade shall only be constructed along the water if determined to be safe, and access to the waterfront shall be provided along the property line between Parcels 52 and 53. A view park shall be constructed in lieu of the promenade when it is determined that a promenade along the water is unsafe at that location. Seating and landscaping shall be provided along the bulkheads consistent with section 22.46.1060 of this Specific Plan.

— In the event a dry stack boat storage facility is not constructed on Parcel 52, no other use may be established on the parcel until such time as a new site for a dry stack facility is designated in Marina del Rey.

— The regional bicycle trail shall be retained or reconstructed as part of any redevelopment affecting these parcels.

— Redevelopment on Parcel 47 shall be conditioned to require pedestrian access from Mindanao Way to the pedestrian promenade.

Special development considerations:

— Parcel EE—Height category 1: Building height not to exceed 25 feet.

— Parcels 47, 49M, 49R, 49S, 50, and 77—Height category 2: Building height not to exceed 45 feet.

— Parcels 49M, 49R, and 49S may be developed as a unit, with a blending of uses within and between the parcels. The launch ramp must be incorporated

into any proposed project for these parcels. The current capacity of the launch ramp shall be protected and ramp and support facilities shall not be combined with other uses that would reduce the capacity or usability of the ramp by the boating public. Any proposal which adds Visitor-Serving/Convenience Commercial uses to these parcels must also add urban open space as required by section 22.46.1410.E.

— Parcels 52, 53, and 54—Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet, except that boat hoists may exceed this height.

— In no event shall the total area devoted to boat storage, including mast-up storage and dry-stack storage, be decreased within the Mindanao Area.

— Parcel 52—Development of a dry stack storage facility shall not extend more then 100 feet seaward of the bulkhead and all associated docks shall not exceed the water lease line.

(Ord. 2012-0016 § 62, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1890 Fisherman's Village Area (Map 13).

Parcels 55, 56, 61, BB, W

Parcel 55	
Categories:	Marine Commercial
	Water
	Waterfront Overlay
Parcel 56	
Categories:	Visitor-Serving/Convenience Commercial
	Water
	Waterfront Overlay
Parcel 61	
Categories:	Visitor-Serving/Convenience Commercial
	Water
	Waterfront Overlay
Parcel BB	
Category:	Water
Parcel W	
Category:	Parking

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

— Development adjacent to the new channel entrance for the Area A boat basin shall provide view areas of the main channel and new Marina basin.

Special development considerations:

— Parcels 55, 61—Height category 2: Building height not to exceed 45 feet.

— Parcels 56, W—Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.

— Parcels 56 and W may be developed as one unit, provided that public views are maintained and equivalent public parking is reserved and provided in addition to commercial parking.

(Ord. 2012-0016 § 63, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1900 Harbor Gateway Area (Map 13).

Parcels 62, 64, 65

Parcel 62	
Categories:	Open Space
	Public Facilities
	Water
Parcel 64	
Categories:	Residential V
	Water
	Waterfront Overlay
Parcel 65	
Categories:	Boat Storage
	Water

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads, except Parcel 62 for safety reasons where the accessway shall be routed inland of the Sheriff's station and boat hoists. Seating and landscaping shall be provided along the bulkheads consistent with section 22.46.1060 of this Specific Plan.

Special development considerations:

— Parcels 62, 65—Height category 2: Building height not to exceed 45 feet.

— Parcel 64—Height category 4: Building height not to exceed 140 feet.

— Docking facilities may be provided as needed on Parcel 62 for harbor patrol and Coast Guard uses.

(Ord. 2012-0016 § 64, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1910 Reserved.

(Ord. 2012-0016 §§ 65, 66, 2012.)

22.46.1920 North Shore Area (Map 13).

Parcel XT

Parcel XT	
Category:	Open Space

(Ord. 2012-0016 § 67, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1930 Fiji Way Area (Map 13).

Parcels 51, 200

Parcel 51	
Category:	Open Space
Parcel 200	
Category:	Public Facilities

Special development considerations:

— Parcels 51, 200—Height category 2: Building height not to exceed 45 feet.

(Ord. 2012-0016 § 68, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1940 Reserved.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1950 Coastal improvement fund.

A. A coastal improvement fund is established to finance construction of local park facilities and non-motorized public boating facilities in the Marina del Rey area. New park and non-motorized public boating facilities will mitigate the impacts of new residential development on the regional recreational resources of the Marina and adjacent beaches. The fund will be generated by charging a fee per unit for new residential units in the existing Marina. Notwithstanding the application of this fee to residential units only, Senior Accommodations projects shall be required to pay this fee.

   Each subsequent development application to construct new residential units in Marina del Rey shall contribute its calculated share to the coastal improvement fund to provide funds for construction of local park and non-motorized public boating facilities in Marina del Rey. The coastal improvement fund may be used for projects identified in subsection C of this section.

B. Discussion. Additional residential development will place a burden on the regional recreational resources of the Marina and adjacent areas as new residents utilize these resources to fulfill local recreation needs. Creation and improvement of new park lands, public access areas, and non-motorized public boating facilities to serve the new residential population will mitigate the adverse impacts of additional residential development on regional facilities. The coastal improvement fund will provide a mechanism to collect fees to be used for the development of new park, public access, and non-motorized public boating facilities in the existing Marina.

The Specific Plan allocates a total of 2,420 additional dwelling units for the existing Marina. The average occupancy for apartment dwelling units in the Marina del Rey area is 1.5 residents per unit, according to the 1990 Census. Based on these figures, residential development is expected to add 3,630 residents to the existing Marina.

The Los Angeles County General Plan establishes a local park standard of four acres per 1,000 population. Application of this standard against the increased population results in a local park need of 14.5 acres in the existing Marina. These acreages are attributed to the new development only and do not include acreages which are part of the local park space deficit for existing development.

Improvement of Parcel P as a 10.27-acre open space area with public access will create 10.7 acres of new open space and public amenities in the existing Marina. Additionally, the County intends to add 7.1 acres to Chace Park, bringing the total added open space acreage to 17.8 acres.

Improvement of land for local park space will cost $100,000.00 per acre (adjust per CPI). This cost includes the improvements identified in subsection C.1 of this section. The cost of improvements, therefore, is calculated at the rate of $100,000.00 (adjust per CPI) per acre, yielding a total cost of $1,450,000.00 for improvement of 14.5 acres in the existing Marina.

The coastal improvement fund fee is determined as follows: $1,450,000.00 total funds needed spread over 2,420 residential units results in a cost of $600.00 per dwelling unit. The coastal improvement fund shall be adjusted annually for inflation based on the United States Bureau of Labor Statistics Consumer Price Index (CPI).

C. Use of the Fund. The following uses of the coastal improvement fund will be allowed:

1. Park and public access facilities, including, but not limited to:

   — Bicycle paths;

- Community buildings;
- Drinking fountains;
- Interpretive displays;
- Irrigation;
- Jogging paths;
- Landscaping;
- Non-motorized low-cost boating;
- Non-motorized public boating facilities;
- Parking lots;
- Pedestrian promenades;
- Picnic tables and benches;
- Playgrounds;
- Recreation centers;
- Recreational fields;
- Restroom facilities;
- Turf;
- View decks and areas;
- Walkways.

2. Acreage. Funds accumulated by payment of the coastal improvement fund fee from development in the existing Marina shall be used to construct any of the facilities identified in subsection C.1 of this section on 12.7 acres of local park land and public access area in the existing Marina identified in this Specific Plan respectively as Parcel FF and Parcel P.

D. Project Credit. Development projects may be credited from payment of the calculated coastal improvement fund fee at the rate of $2.30 credit for every square foot of improved public open space provided on site. Improvements qualifying for credit shall be only those identified in section C.1 of this section. A contiguous 500 square feet shall be the minimum size open space area to receive credit under this project credit option. No credit shall be given for the walkway required pursuant to section 22.46.1850 on Parcel 147.

E. Reimbursement. Fee payments made at the rate established herein shall be subject to partial reimbursement, on a pro rata basis, in the event that ultimate park improvement costs fall below those presently calculated.

F. The coastal improvement fund shall require the applicant to pay $1,200 per residential unit in such cases where a public parking lot is being replaced by a non-priority use such as an apartment complex or senior accommodations facility.

G. An annual report on the amount and expenditures of the funds in the coastal improvement fund shall be submitted to the Department of Regional Planning and a copy submitted to the Executive Director.

(Ord. 2012-0016 § 69, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1960 Youth hostel fund.

A. A youth hostel fund will be established to encourage new low-cost overnight accommodations in the Marina del Rey area. The fund will be generated by charging a fee per unit for new hotel units in the existing Marina (Phase II).

Each subsequent development application to construct new hotel rooms in Marina del Rey shall participate in and contribute its fair calculated share to an appropriate financing program to provide funds for youth hostel construction in the Marina area. The youth hostel fund may be used for projects identified in subsection E of this section.

B. Discussion. Low-cost visitor-serving accommodations in Marina del Rey are highly outnumbered by high-cost hotels, condominiums, and apartments. The certified LUP determined that these high-cost accommodations can be mitigated by providing funds to be used for creation of new, lower-cost overnight accommodations in the Marina area. The youth hostel fund responds to the LUP's recreation and visitor-serving facilities policy to provide these accommodations.

Hotel development allowed by Phase I in the existing Marina has already provided approximately $1,000,000.00 in funds for youth hostel accommodations, including contributions toward a youth hostel under construction in Santa Monica. However, the burden of mitigating high-cost accommodations should not be limited to Phase I development; Phase II hotels, therefore, are required to contribute to the youth hostel fund.

C. Assessment. Each developer who opts to contribute to a youth hostel fund, in lieu of provision of low and moderate-cost overnight accommodations on-site, shall contribute the prorated share of the acquisition and construction of a moderate-cost facility. Said contribution shall be at a rate of one-tenth of the current cost of acquisition and construction of one bed and one bed's share of appurtenant supporting facilities including bathrooms and kitchens) per every 10 market rate hotel rooms constructed.

D. Limitations. The fund shall be deposited in a separate interest-bearing account and shall be spent only for the purposes outlined in subsection E of

this section. If after a period of five years, the monies have not been spent, the county shall return for an LCP amendment to determine alternative low and moderate cost accommodations.

E. Use of the Fund. The fund shall be expended only on lower-cost overnight accommodations in the Marina del Rey area such as:

— Youth hostels;

— Elder hostels;

— Lower-cost group conference accommodations;

— Campgrounds.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1970 Coastal improvement fund fee.

A. Purpose. The Los Angeles County coastal improvement fund and fee is hereby established to finance construction of local park facilities in existing Marina del Rey. The fund implements recreation and visitor-serving facilities policies set forth in the Marina del Rey Land Use Plan. Implementation of the fund will mitigate the impacts of new residential development on coastal access, visitor-serving and coastal-dependent uses.

B. Coastal Improvement Programs Specified. The Marina del Rey Specific Plan identifies specific facilities which may be financed through the coastal improvement fund to mitigate the impacts of residential development in the existing Marina. The facilities include:

1. Park and public access facilities, including, but not limited to:

— Bicycle paths;

— Boathouses;

— Boat racks and oarboxes;

— Community buildings;

— Docks for low cost, non-motorized boating;

— Drinking fountains;

— Interpretive displays;

— Irrigation;

— Jogging paths;

— Landscaping;

— Parking lots;

— Pedestrian promenades;

— Picnic tables and benches;

— Playgrounds;

— Recreation centers;

— Recreational fields;

— Restroom facilities;

— Turf;

— View decks and areas;

— Walkways.

2. Acreage. Funds accumulated by payment of the coastal improvement fund fee from development in the existing Marina shall be used to construct any of the facilities identified in subsection A of this section of local park land and public access area in the existing Marina.

C. Establishment of Fund. The coastal improvement fund shall be established based upon fees charged for the construction of new residential units anywhere in existing Marina del Rey. Said fees shall be required as a condition of approval for development in the areas specified above; fees shall be collected prior to the issuance of building permits.

D. Calculation of Fee. The coastal improvement fund fee shall be based on the calculation of the net increase in residential units. The fee in dollars shall be figured as follows:

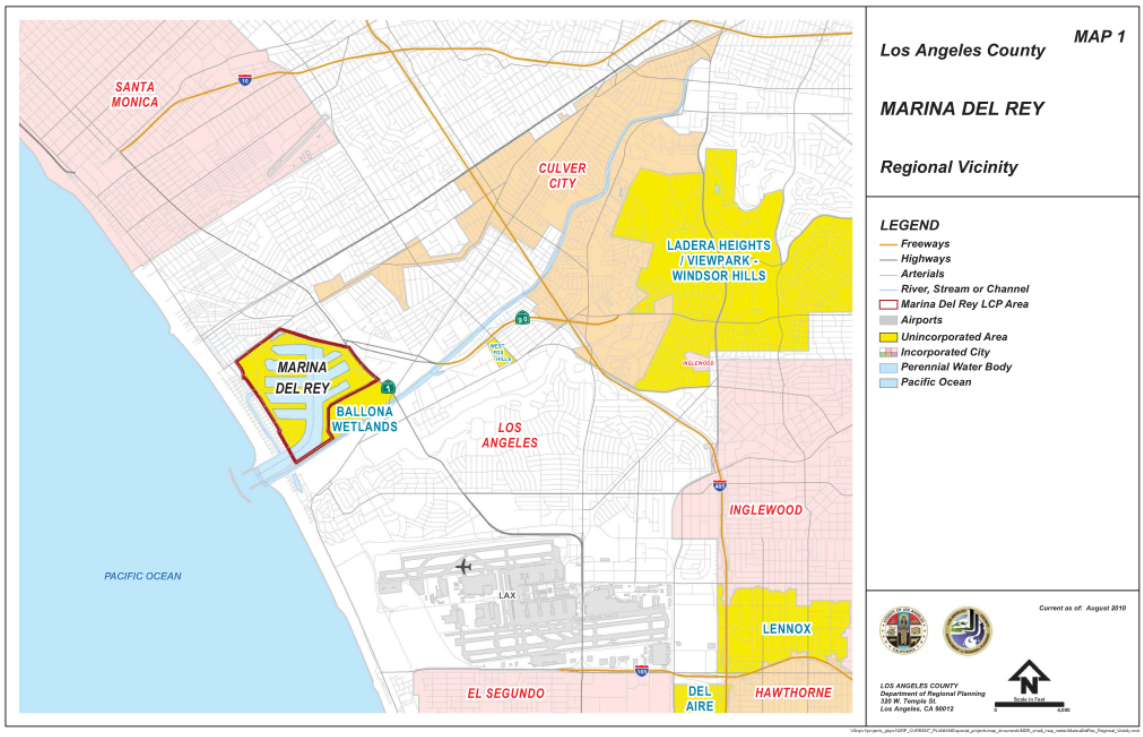
Fee = Number of new residential units multiplied by 600.

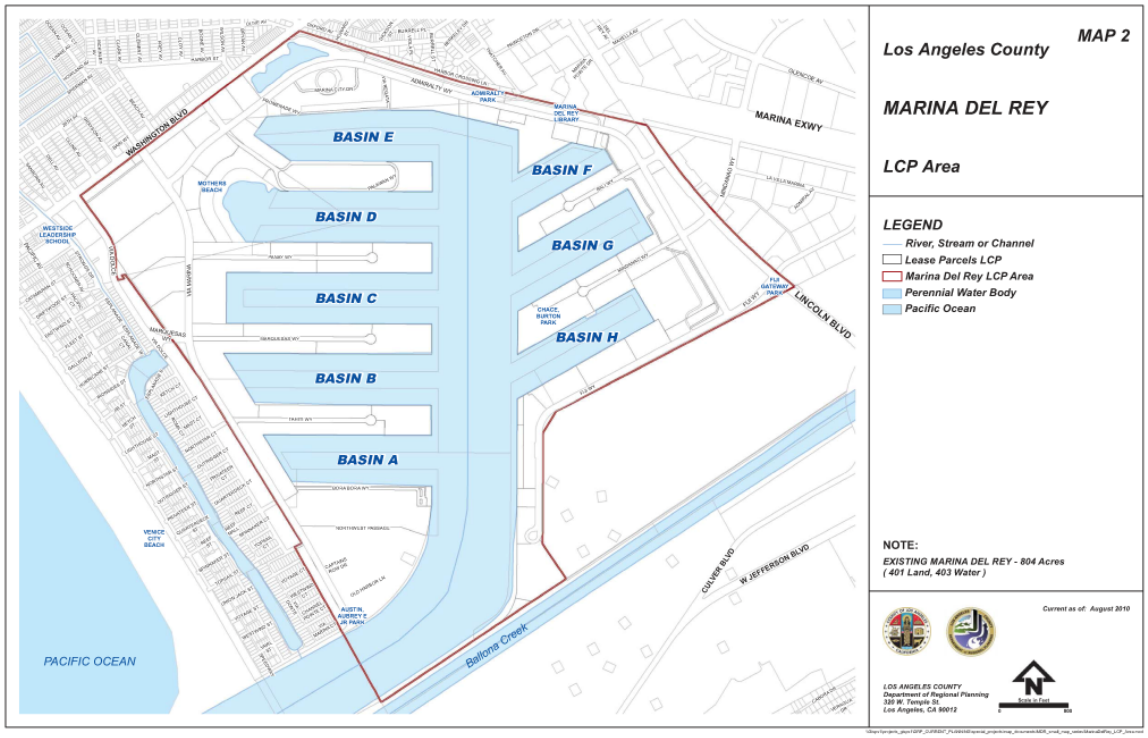
E. Use of the Fund. The fees collected shall be deposited in a separate, interest-bearing account constituting the Los Angeles County coastal improvement fund. Other money which may accrue to the fund from sources other than the fee will similarly be deposited in the Los Angeles County coastal improvement fund. The fund will be administered jointly by the directors of the department of beaches and harbors and regional planning. The fund will be utilized exclusively for financing improvements listed in Section 2.

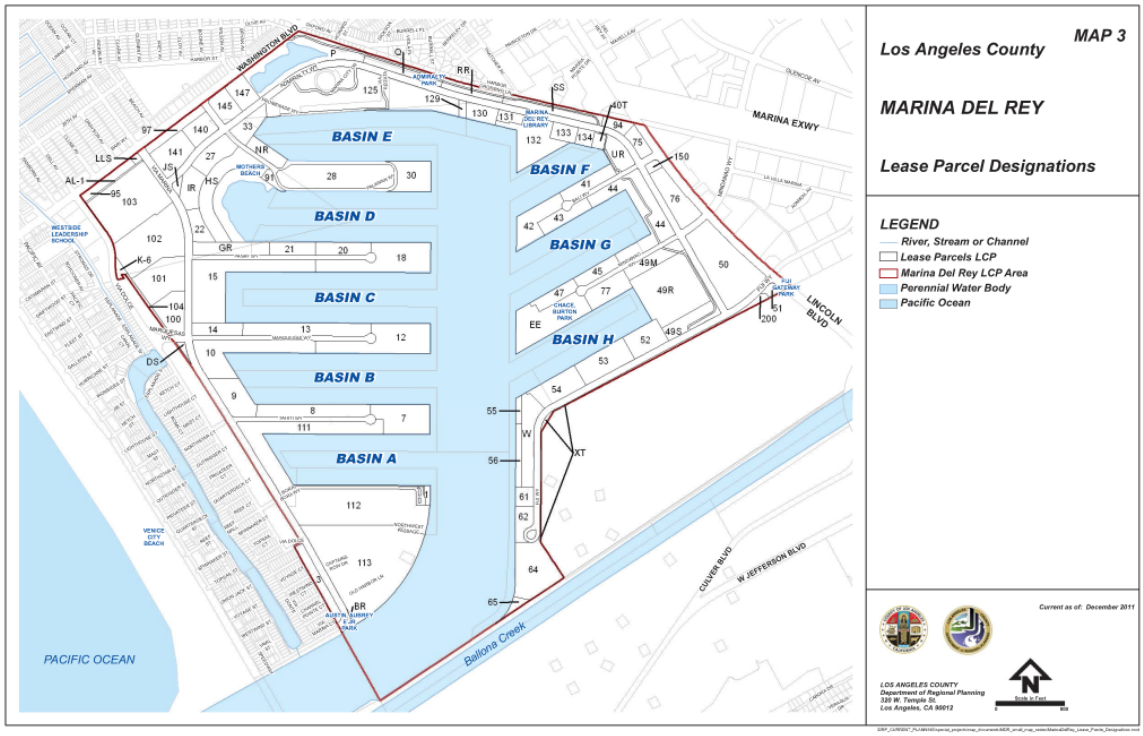
F. Project Credit. Development projects may be credited from payment of the calculated coastal improvement fund fee at the rate of $2.30 credit for every square foot of improved public open space provided on-site. Improvements qualifying for credit shall be only those identified in subsection A of Section 2. A contiguous 500 square feet shall be the minimum size open space area to receive credit under this project credit option.

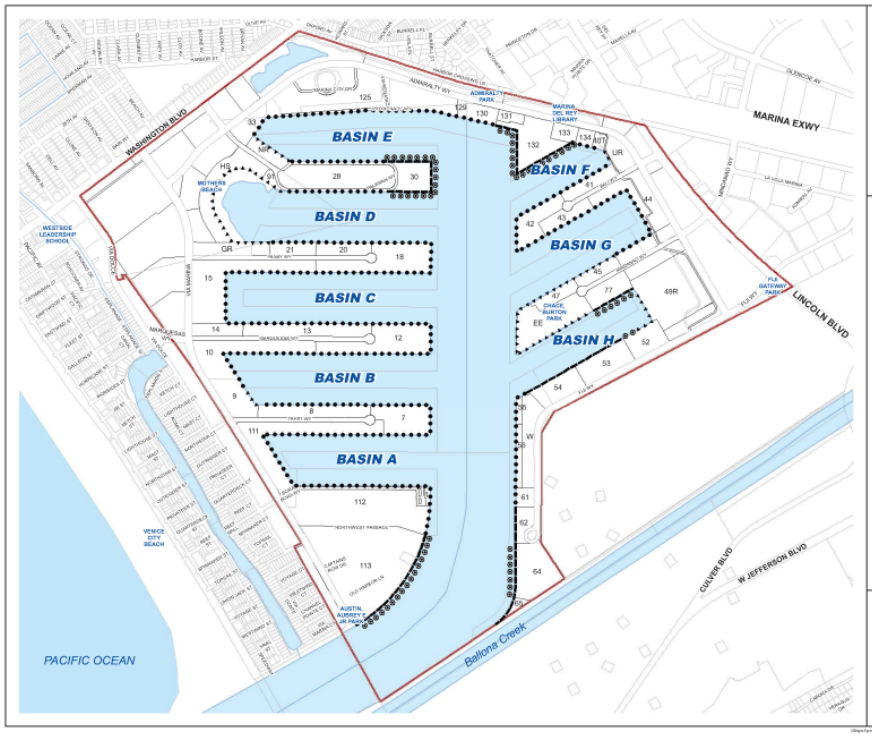
G. Reimbursement. Fee payments made at the rates established herein shall be subject to partial reimbursement, on a pro rata basis, in the event that ultimate park improvement costs fall below those presently calculated.

(Ord. 2012-0016 § 70, 2012; Ord. 95-0042 § 1 (part), 1995.)




MAP 2
Los Angeles County
MARINA DEL REY
LCP Area
LEGEND
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
NOTE:
EXISTING MARINA DEL REY - 804 Acres
(401 Land, 403 Water)
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
BASIN E
BASIN F
BASIN D
BASIN G
BASIN C
BASIN H
BASIN B
BASIN A
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN
MOTHERS BEACH
WESTSIDE LEADERSHIP SCHOOL
VENICE CITY BEACH
ADMIRALTY PARK
MARINA DEL REY LIBRARY
FIJI GATEWAY PARK
CHACE, BURTON PARK
AUSTIN, AUDREY C. JR PARK


MAP 3
Los Angeles County
MARINA DEL REY
Lease Parcel Designations
LEGEND
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
BASIN E
BASIN F
BASIN D
BASIN G
BASIN C
BASIN H
BASIN B
BASIN A
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN
MOTHERS BEACH
WESTSIDE LEADERSHIP SCHOOL
VENICE CITY BEACH
ADMIRALTY PARK
MARINA DEL REY LIBRARY
FIJI GATEWAY PARK
CHACE, BURTON PARK
AUSTIN, AUDREY C. JR PARK



MAP 4

Los Angeles County

MARINA DEL REY

Existing and Potential Shoreline Access

LEGEND

Shoreline Access

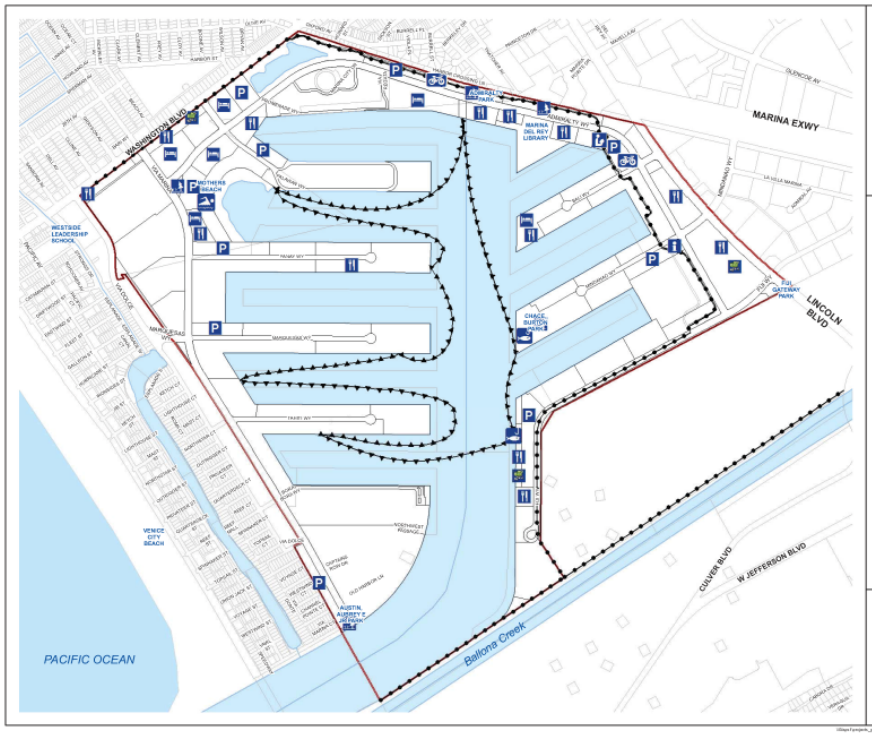
- Open To Public (Private Leasehold)
- Open To Public (County Controlled)
- Restricted Access
- Potential Access

- River, Stream or Channel
- Lease Parcels LCP
- Marina Del Rey LCP Area
- Perennial Water Body
- Pacific Ocean

Current as of: August 2010

LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Scale in Feet



MAP 5

Los Angeles County

MARINA DEL REY

Existing Visitor-Serving Facilities

LEGEND

- Public Parking
- Hotel
- Restaurant
- Shopping
- Public Park
- Public Beach
- Marina Information Center
- Public Library
- Bike Lockers
- Fishing Docks
- WaterBus Route (Seasonal)
- Bike Path
- River, Stream or Channel
- Lease Parcels LCP
- Marina Del Rey LCP Area
- Perennial Water Body
- Pacific Ocean

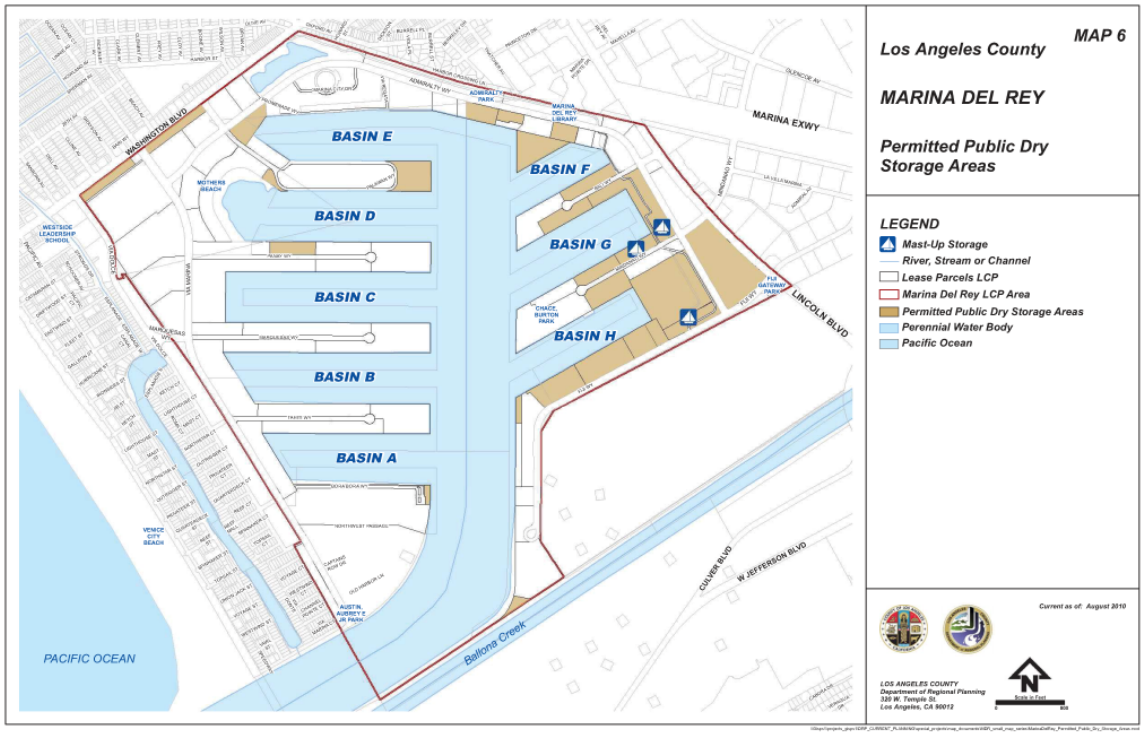
NOTE:

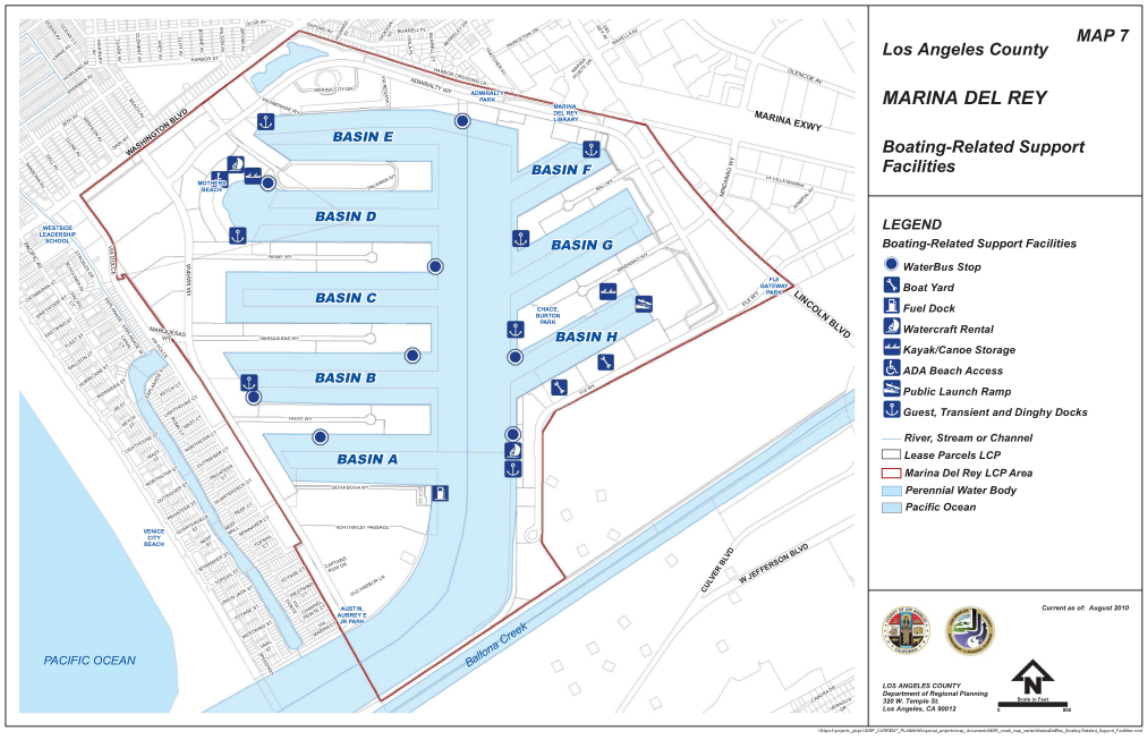
Check with the Marina Del Rey Visitor Center for a list of current facilities and locations

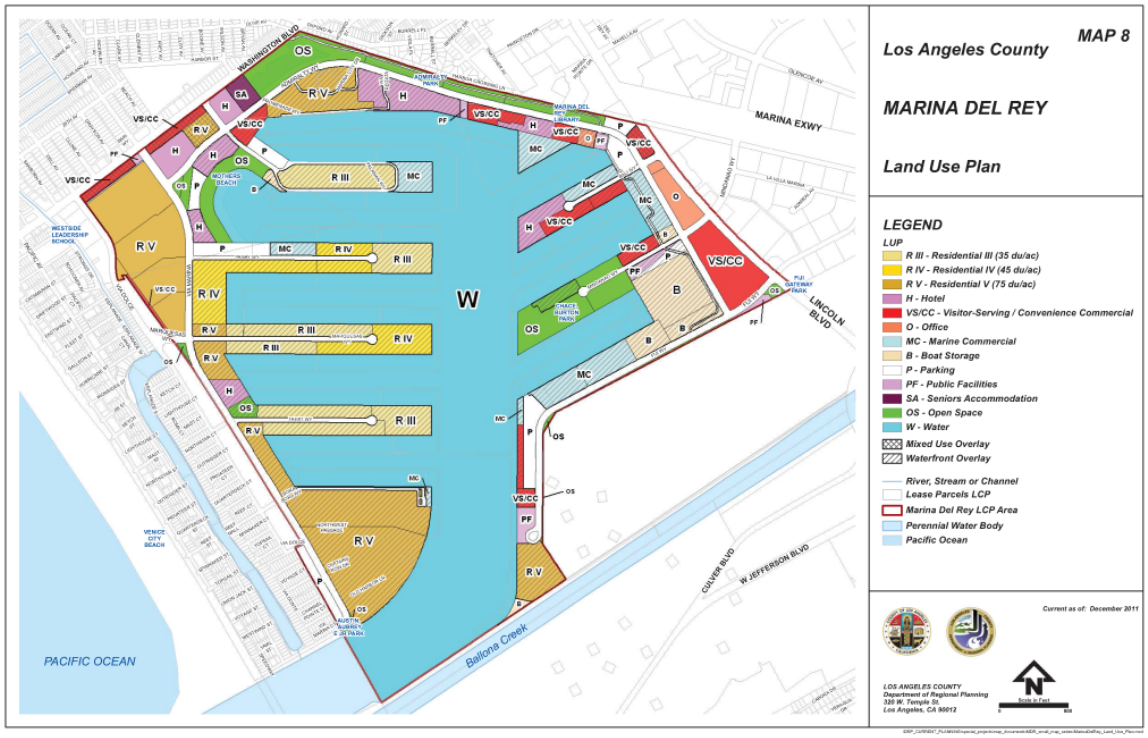
Current as of: August 2010

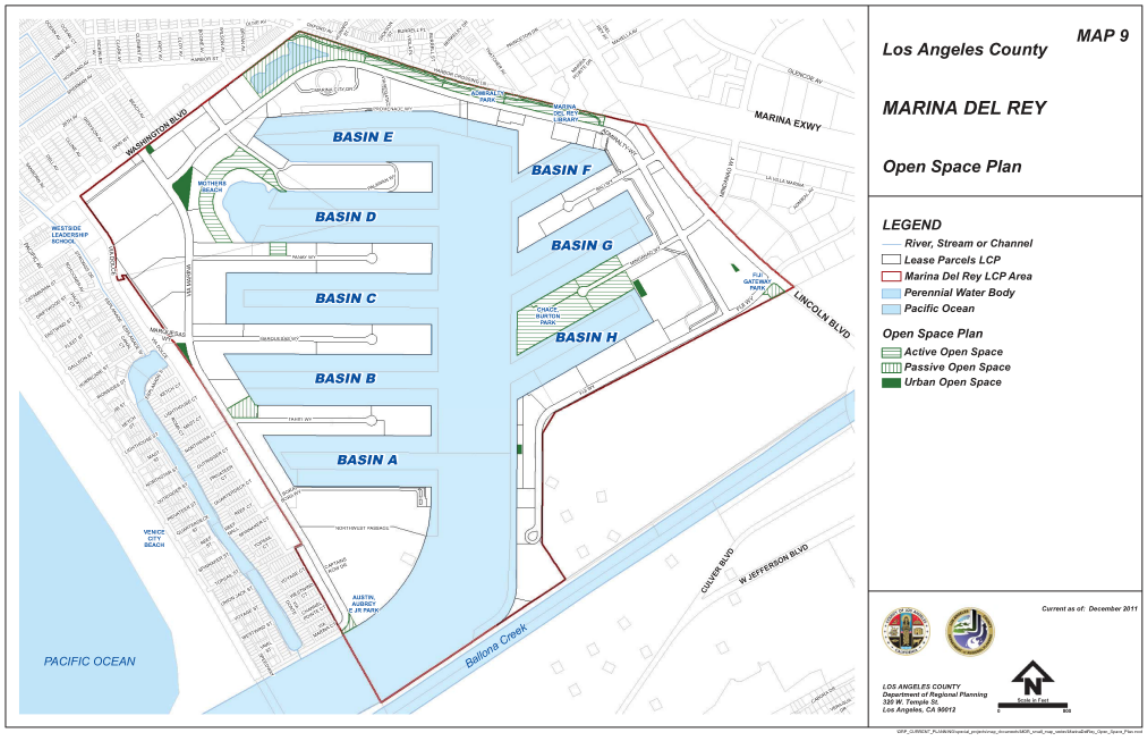
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

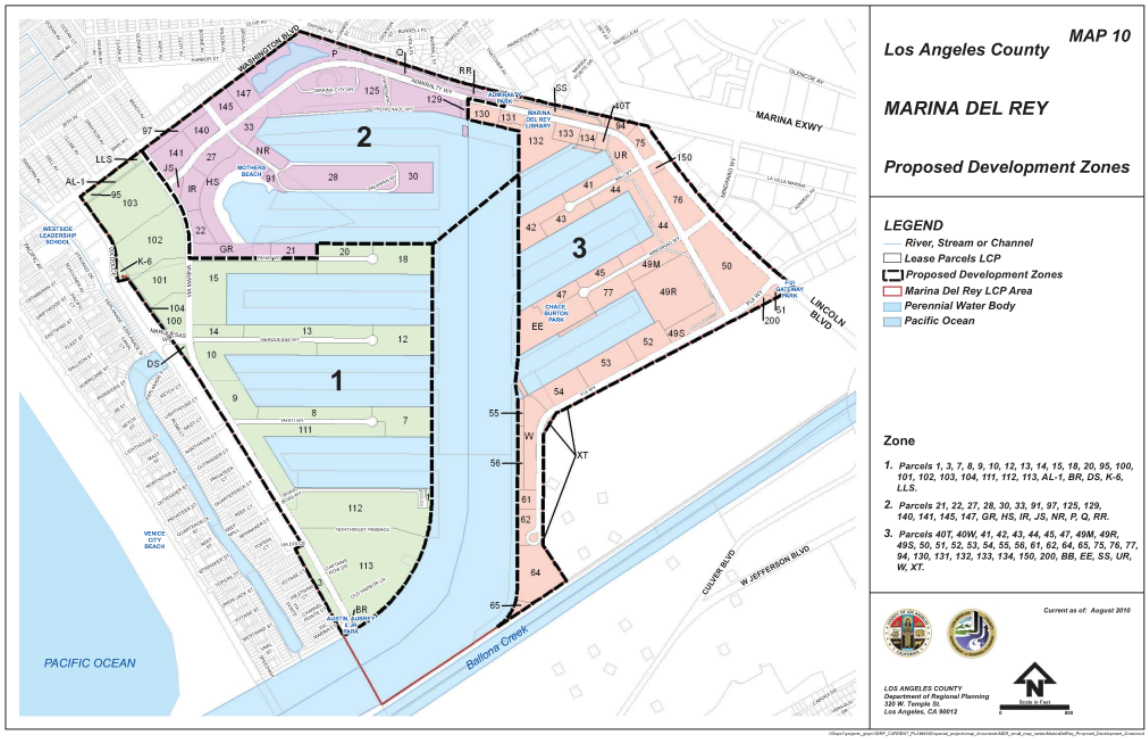
Scale in Feet

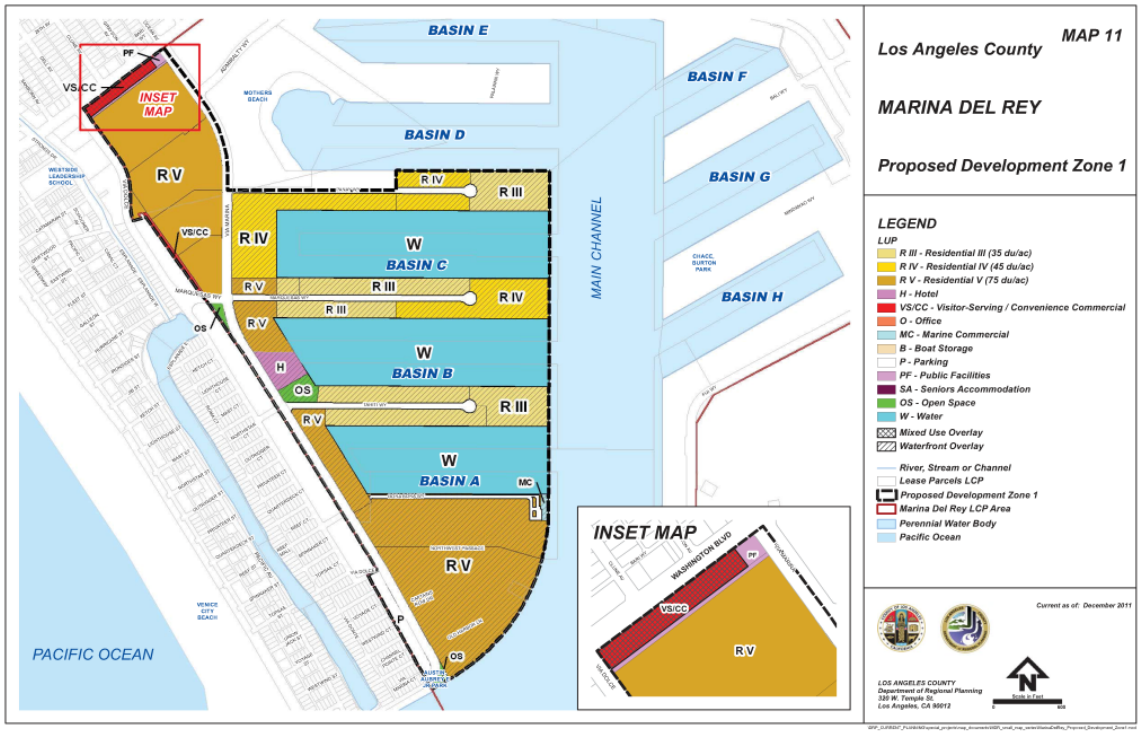

MAP 6
Los Angeles County
MARINA DEL REY
Permitted Public Dry Storage Areas
LEGEND
Mast-Up Storage
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Permitted Public Dry Storage Areas
Perennial Water Body
Pacific Ocean
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
BASIN E
BASIN F
BASIN D
BASIN G
BASIN C
BASIN H
BASIN B
BASIN A
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN
VENICE CITY BEACH
WEST SIDE LEADERSHIP SCHOOL
MOTHERS BEACH
ADMIRALTY PARK
MARINA DEL REY LIBRARY
FIJI GATEWAY PARKWAY
CHACE, BURTON PARK
AUSTIN, AUDREY Z JR PARK

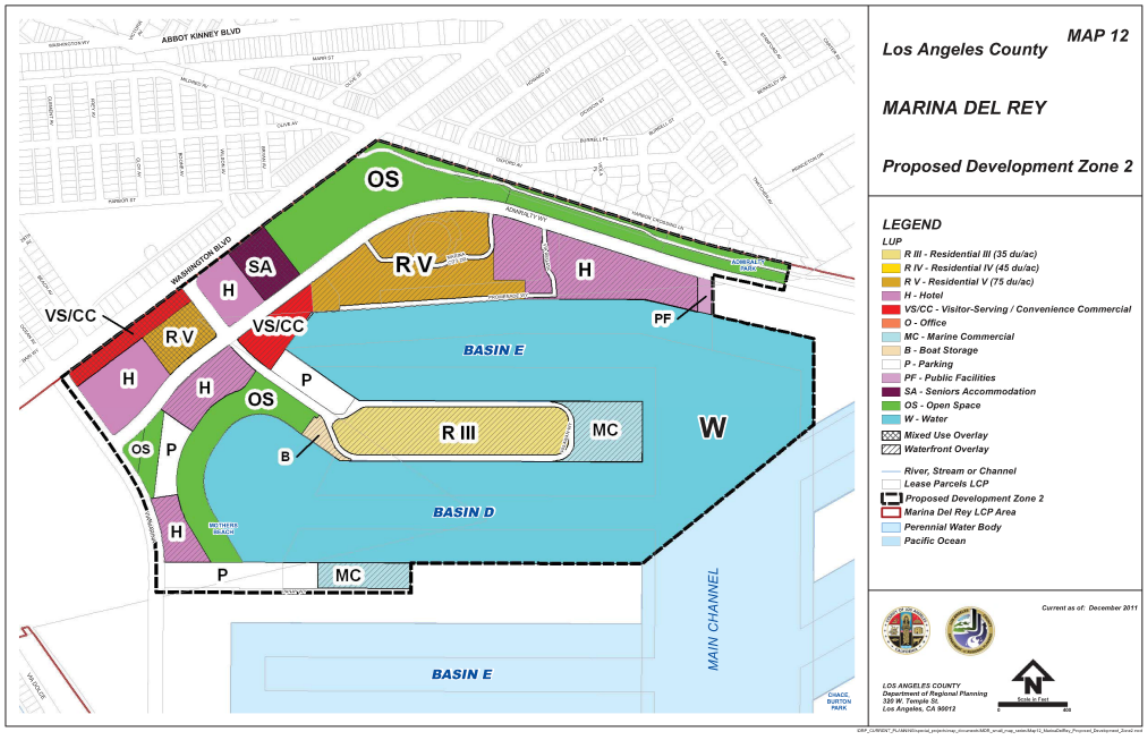

MAP 7
Los Angeles County
MARINA DEL REY
Boating-Related Support Facilities
LEGEND
Boating-Related Support Facilities
WaterBus Stop
Boat Yard
Fuel Dock
Watercraft Rental
Kayak/Canoe Storage
ADA Beach Access
Public Launch Ramp
Guest, Transient and Dinghy Docks
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
BASIN E
BASIN F
BASIN D
BASIN G
BASIN C
BASIN H
BASIN B
BASIN A
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN
VENICE CITY BEACH
WEST SIDE LEADERSHIP SCHOOL
MOTHERS BEACH
ADMIRALTY PARK
MARINA DEL REY LIBRARY
FIJI GATEWAY PARKWAY
CHACE, BURTON PARK
AUSTIN, AUDREY Z JR PARK

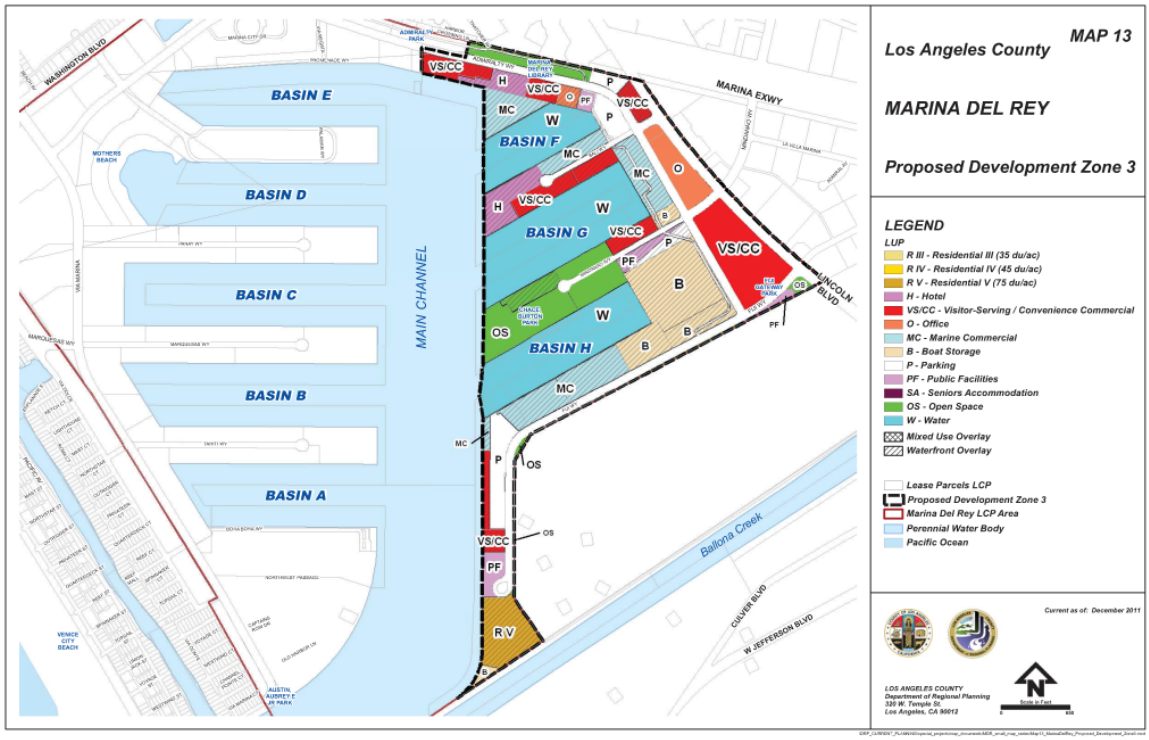

MAP 8
Los Angeles County
MARINA DEL REY
Land Use Plan
LEGEND
LUP
R III - Residential III (35 du/ac)
R IV - Residential IV (45 du/ac)
R V - Residential V (75 du/ac)
H - Hotel
VS/CC - Visitor-Serving / Convenience Commercial
O - Office
MC - Marine Commercial
B - Boat Storage
P - Parking
PF - Public Facilities
SA - Seniors Accommodation
OS - Open Space
W - Water
Mixed Use Overlay
Waterfront Overlay
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
PACIFIC OCEAN
Ballona Creek
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
WESTSIDE LEADERSHIP SCHOOL
VENICE CITY BEACH
MOTHERS BEACH
AUSTIN, AUBREY F. JR PARK
FIJI GATEWAY PARK
CHACE, BURTON PARK
MARINA DEL REY LIBRARY
ADMIRAL'S PARK
W

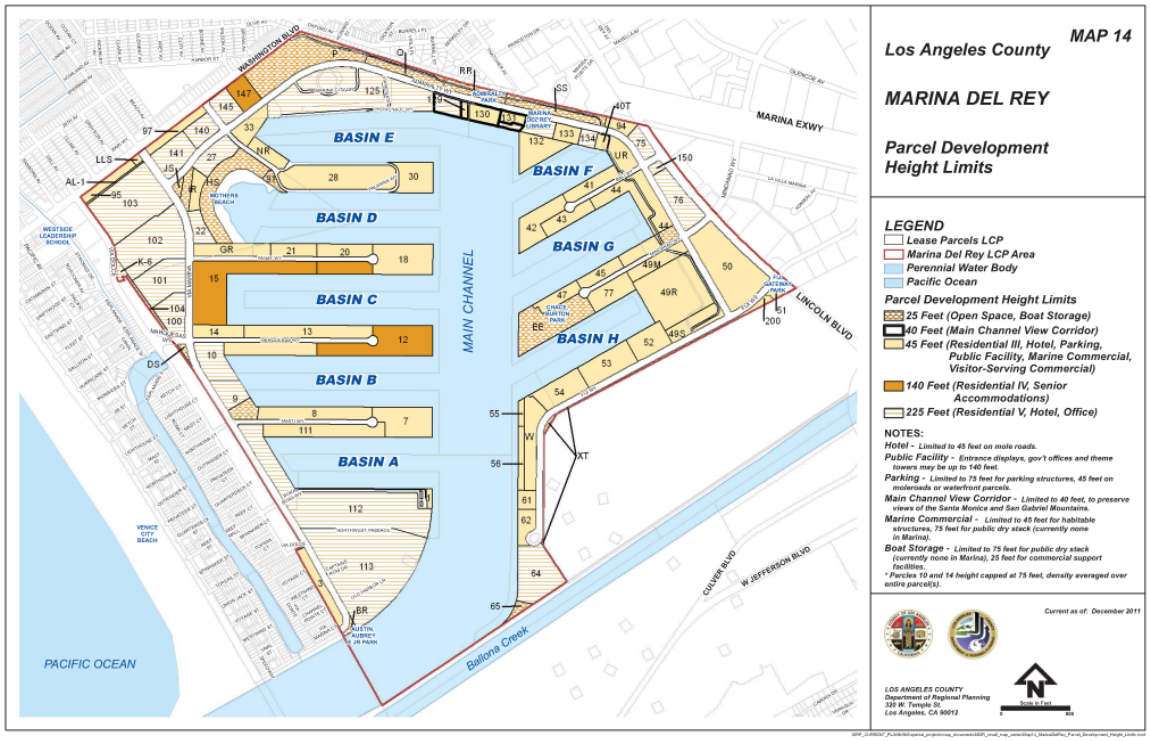

MAP 9
Los Angeles County
MARINA DEL REY
Open Space Plan
LEGEND
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Open Space Plan
Active Open Space
Passive Open Space
Urban Open Space
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
BASIN E
BASIN D
BASIN C
BASIN B
BASIN A
BASIN F
BASIN G
BASIN H
PACIFIC OCEAN
Ballona Creek
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
WESTSIDE LEADERSHIP SCHOOL
VENICE CITY BEACH
MOTHERS BEACH
AUSTIN, AUBREY F. JR PARK
FIJI GATEWAY PARK
CHACE, BURTON PARK
MARINA DEL REY LIBRARY
ADMIRAL'S PARK

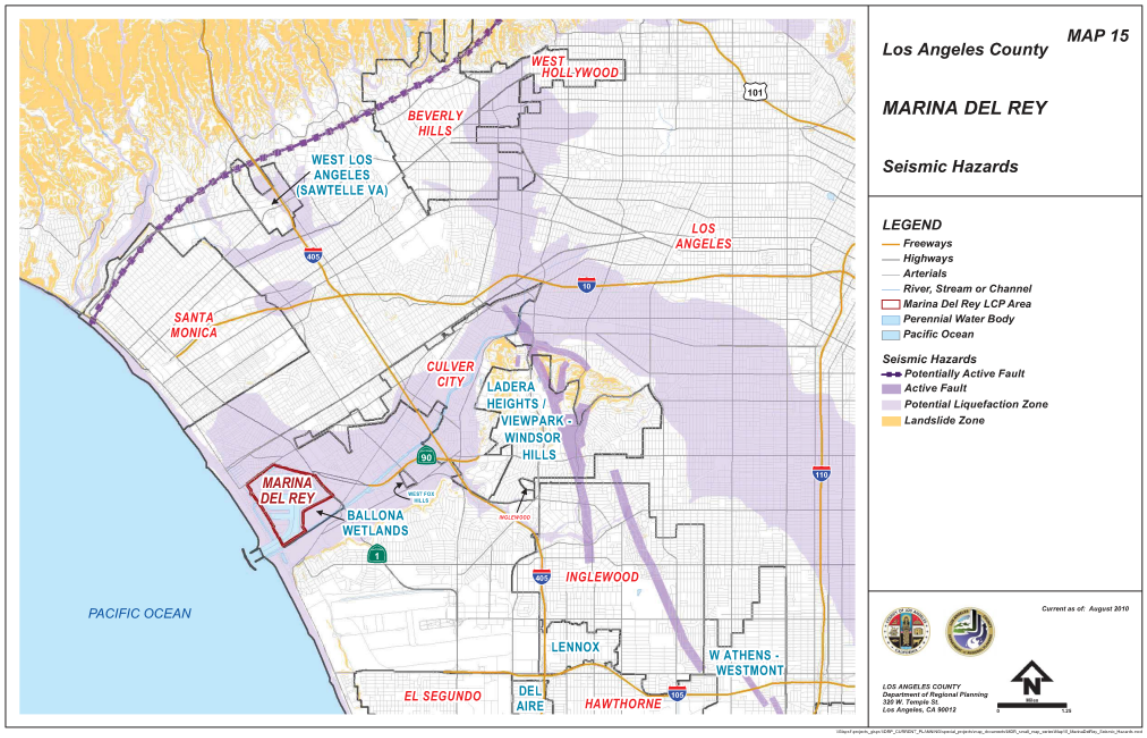

MAP 10
Los Angeles County
MARINA DEL REY
Proposed Development Zones
LEGEND
River, Stream or Channel
Lease Parcels LCP
Proposed Development Zones
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Zone
1. Parcels 1, 3, 7, 8, 9, 10, 12, 13, 14, 15, 18, 20, 95, 100, 101, 102, 103, 104, 111, 112, 113, AL-1, BR, DS, K-6, LLS.
2. Parcels 21, 22, 27, 28, 30, 33, 91, 97, 125, 129, 140, 141, 145, 147, GR, HS, IR, JS, NR, P, Q, RR.
3. Parcels 40T, 40W, 41, 42, 43, 44, 45, 47, 49M, 49R, 49S, 50, 51, 52, 53, 54, 55, 56, 61, 62, 64, 65, 75, 76, 77, 94, 130, 131, 132, 133, 134, 150, 200, BB, EE, SS, UR, W, XT.
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN
1
2
3

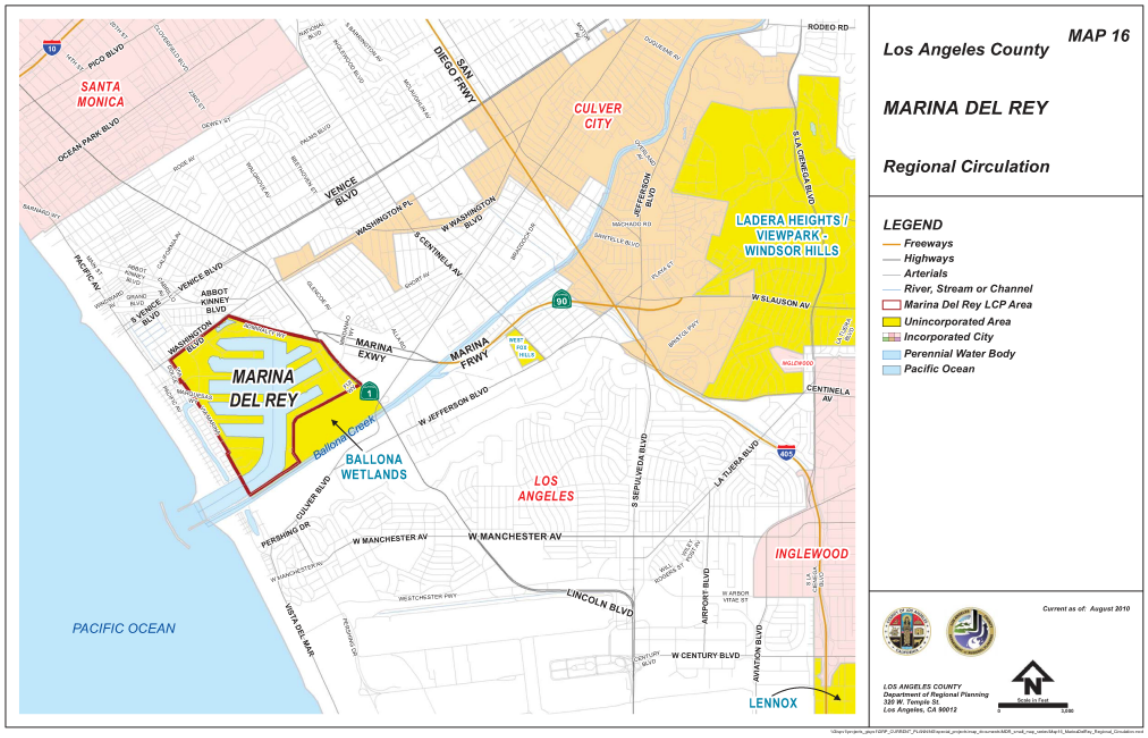

MAP 11
Los Angeles County
MARINA DEL REY
Proposed Development Zone 1
LEGEND
LUP
R III - Residential III (35 du/ac)
R IV - Residential IV (45 du/ac)
R V - Residential V (75 du/ac)
H - Hotel
VS/CC - Visitor-Serving / Convenience Commercial
O - Office
MC - Marine Commercial
B - Boat Storage
P - Parking
PF - Public Facilities
SA - Seniors Accommodation
OS - Open Space
W - Water
Mixed Use Overlay
Waterfront Overlay
River, Stream or Channel
Lease Parcels LCP
Proposed Development Zone 1
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
INSET MAP
BASIN E
BASIN D
BASIN F
BASIN G
BASIN H
BASIN C
BASIN B
BASIN A
MAIN CHANNEL
PACIFIC OCEAN
WASHINGTON BLVD

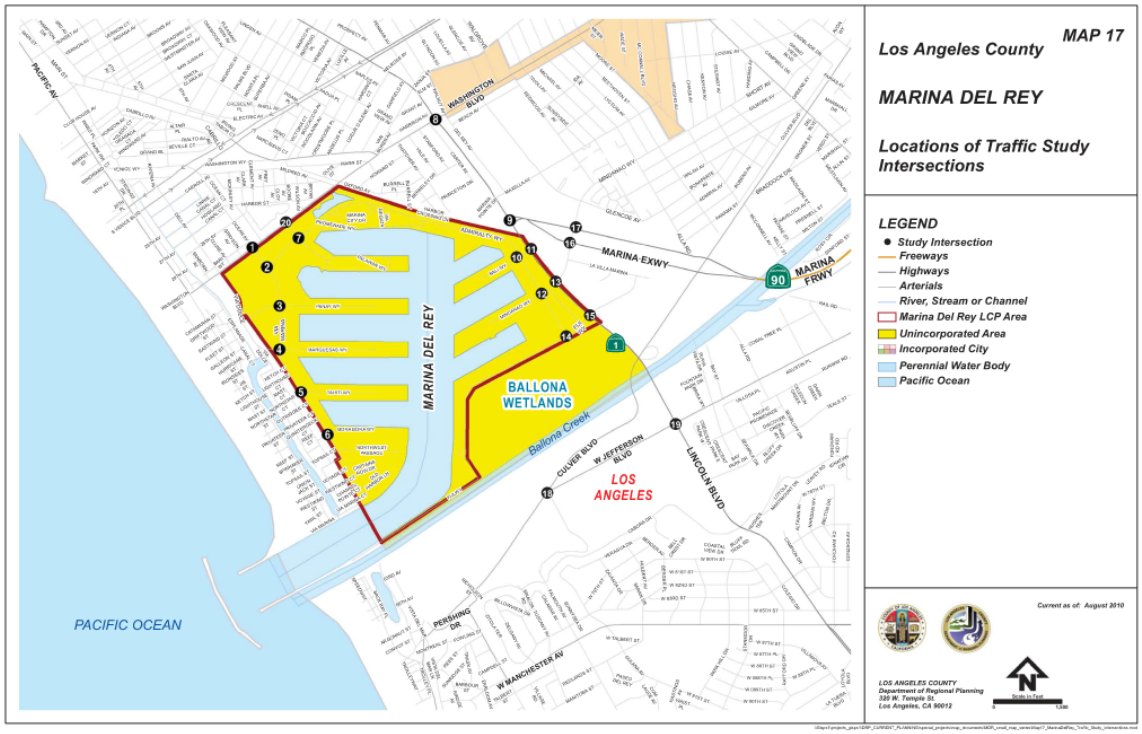

MAP 12
Los Angeles County
MARINA DEL REY
Proposed Development Zone 2
LEGEND
LUP
R III - Residential III (35 du/ac)
R IV - Residential IV (45 du/ac)
R V - Residential V (75 du/ac)
H - Hotel
VS/CC - Visitor-Serving / Convenience Commercial
O - Office
MC - Marine Commercial
B - Boat Storage
P - Parking
PF - Public Facilities
SA - Seniors Accommodation
OS - Open Space
W - Water
Mixed Use Overlay
Waterfront Overlay
River, Stream or Channel
Lease Parcels LCP
Proposed Development Zone 2
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
ABBOT KINNEY BLVD
WASHINGTON BLVD
BASIN E
BASIN D
R III
MAIN CHANNEL
OS
SA
R V
H
VS/CC
P
B
MC
W
PF


MAP 13
Los Angeles County
MARINA DEL REY
Proposed Development Zone 3
LEGEND
LUP
R III - Residential III (35 du/ac)
R IV - Residential IV (45 du/ac)
R V - Residential V (75 du/ac)
H - Hotel
VS/CC - Visitor-Serving / Convenience Commercial
O - Office
MC - Marine Commercial
B - Boat Storage
P - Parking
PF - Public Facilities
SA - Seniors Accommodation
OS - Open Space
W - Water
Mixed Use Overlay
Waterfront Overlay
Lease Parcels LCP
Proposed Development Zone 3
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W. JEFFERSON BLVD
Ballona Creek
BASIN E
BASIN D
BASIN C
BASIN B
BASIN A
BASIN F
BASIN G
BASIN H
MAIN CHANNEL
VS/CC
H
MC
W
P
O
PF
B
OS
R V


MAP 14
Los Angeles County
MARINA DEL REY
Parcel Development Height Limits
LEGEND
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Parcel Development Height Limits
25 Feet (Open Space, Boat Storage)
40 Feet (Main Channel View Corridor)
45 Feet (Residential III, Hotel, Parking, Public Facility, Marine Commercial, Visitor-Serving Commercial)
140 Feet (Residential IV, Senior Accommodations)
225 Feet (Residential V, Hotel, Office)
NOTES:
Hotel - Limited to 45 feet on mole roads.
Public Facility - Entrance displays, gov't offices and theme towers may be up to 140 feet.
Parking - Limited to 75 feet for parking structures, 45 feet on moleroads or waterfront parcels.
Main Channel View Corridor - Limited to 40 feet, to preserve views of the Santa Monica and San Gabriel Mountains.
Marine Commercial - Limited to 45 feet for habitable structures, 75 feet for public dry stack (currently none in Marina).
Boat Storage - Limited to 75 feet for public dry stack (currently none in Marina), 25 feet for commercial support facilities.
* Parcles 10 and 14 height capped at 75 feet, density averaged over entire parcel(s).
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
BASIN E
BASIN D
BASIN C
BASIN B
BASIN A
BASIN F
BASIN G
BASIN H
MAIN CHANNEL
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN
VENICE CITY BEACH
WESTSIDE LEADERSHIP SCHOOL
MOTHERS BEACH
CHASE BURTON PARK
PUBLIC GATEWAY PARK
AUSTIN "AUBREY" JR PARK


MAP 15
Los Angeles County
MARINA DEL REY
Seismic Hazards
LEGEND
Freeways
Highways
Arterials
River, Stream or Channel
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Seismic Hazards
Potentially Active Fault
Active Fault
Potential Liquefaction Zone
Landslide Zone
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Miles
WEST HOLLYWOOD
BEVERLY HILLS
WEST LOS ANGELES (SAWTELLE VA)
LOS ANGELES
SANTA MONICA
CULVER CITY
LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
MARINA DEL REY
BALLONA WETLANDS
INGLEWOOD
LENNOX
W ATHENS - WESTMONT
EL SEGUNDO
DEL AIRE
HAWTHORNE
PACIFIC OCEAN


MAP 16
Los Angeles County
MARINA DEL REY
Regional Circulation
LEGEND
Freeways
Highways
Arterials
River, Stream or Channel
Marina Del Rey LCP Area
Unincorporated Area
Incorporated City
Perennial Water Body
Pacific Ocean
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
SANTA MONICA
CULVER CITY
LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
LOS ANGELES
INGLEWOOD
LENNOX
PACIFIC OCEAN
MARINA DEL REY
BALLONA WETLANDS
Ballona Creek
MARINA EXWY
MARINA FRWY
SAN DIEGO FRWY
PICO BLVD
OCEAN PARK BLVD
VENICE BLVD
WASHINGTON BLVD
W WASHINGTON BLVD
S CENTINELA AV
ABBOT KINNEY BLVD
S VENICE BLVD
PACIFIC AV
W JEFFERSON BLVD
CULVER BLVD
PERSHING DR
W MANCHESTER AV
VISTA DEL MAR
LINCOLN BLVD
W CENTURY BLVD
AVIATION BLVD
AIRPORT BLVD
S SEPULVEDA BLVD
LA TIJERA BLVD
JEFFERSON BLVD
S LA CIENEGA BLVD
W SLAUSON AV
CENTINELA AV
RODEO RD


MAP 17
Los Angeles County
MARINA DEL REY
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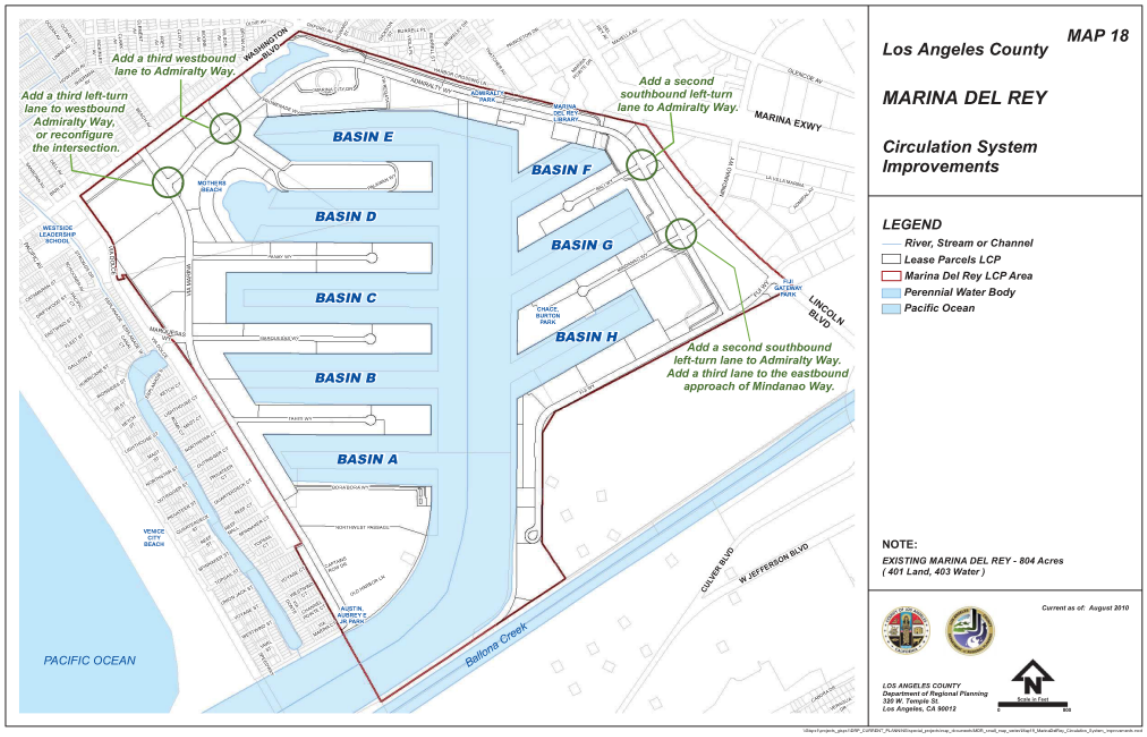
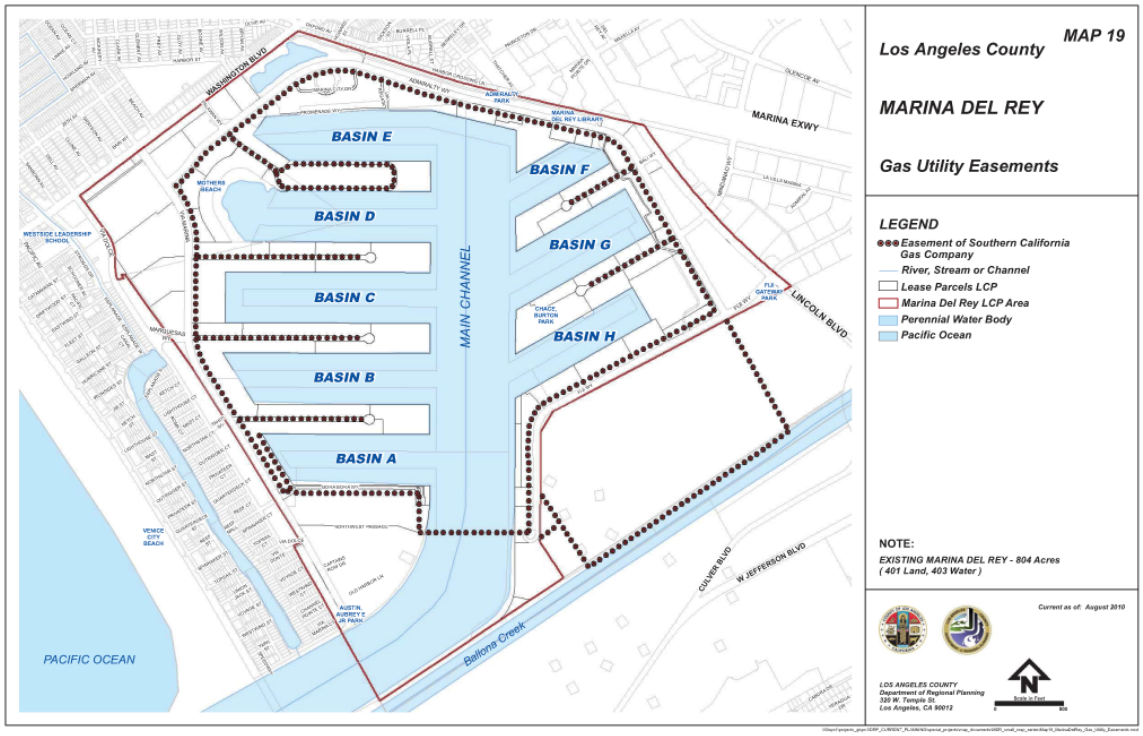
LEGEND
Study Intersection
Freeways
Highways
Arterials
River, Stream or Channel
Marina Del Rey LCP Area
Unincorporated Area
Incorporated City
Perennial Water Body
Pacific Ocean
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
PACIFIC AV
WASHINGTON BLVD
MARINA EXWY
MARINA FRWY
MARINA DEL REY
BALLONA WETLANDS
Ballona Creek
CULVER BLVD
W JEFFERSON BLVD
LINCOLN BLVD
LOS ANGELES
PERSHING DR
W MANCHESTER AV
PACIFIC OCEAN


MAP 18
Los Angeles County
MARINA DEL REY
Circulation System Improvements
Add a third westbound lane to Admiralty Way.
Add a third left-turn lane to westbound Admiralty Way, or reconfigure the intersection.
Add a second southbound left-turn lane to Admiralty Way.
Add a second southbound left-turn lane to Admiralty Way. Add a third lane to the eastbound approach of Mindanao Way.
BASIN E
BASIN F
BASIN D
BASIN G
BASIN C
BASIN H
BASIN B
BASIN A
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN
LEGEND
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
NOTE:
EXISTING MARINA DEL REY - 804 Acres
(401 Land, 403 Water)
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012


MAP 19
Los Angeles County
MARINA DEL REY
Gas Utility Easements
BASIN E
BASIN F
BASIN D
BASIN G
BASIN C
BASIN H
BASIN B
BASIN A
MAIN CHANNEL
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN
LEGEND
Easement of Southern California Gas Company
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
NOTE:
EXISTING MARINA DEL REY - 804 Acres
(401 Land, 403 Water)
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

22.46.1975 Appendix

All references to Title 22 are to the version of Title 22 (Planning and Zoning Code) of the County Code in effect at the time of this Specific Plan's certification by the Coastal Commission. All amended sections shall refer to Title 22 in effect as of February 8, 2012 and all other sections shall refer to Title 22 in effect as of February 8, 1996.

22.46.1980 Northlake Specific Plan Introduction

A. The Northlake Specific Plan is located in Section 22.46.1981 (Northlake Specific Plan).

B. The Northlake Specific Plan was adopted by the Board of Supervisors on February 9, 1993.

22.46.1981 Northlake Specific Plan

SPECIFIC PLAN

NorthLake

COUNTY OF LOS ANGELES DEPARTMENT OF REGIONAL PLANNING

COUNTY CASE NUMBER 87-172

June 1992

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I. INTRODUCTION

A. AUTHORITY

The NorthLake Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65451 through 65457. The California Government Code authorizes jurisdictions to adopt specific plans by resolution as policy or by ordinance as regulation. Hearings are required by both the Regional Planning Commission and the Board of Supervisors after which the specific plan is affected by adoption of the Los Angeles County Board of Supervisors.

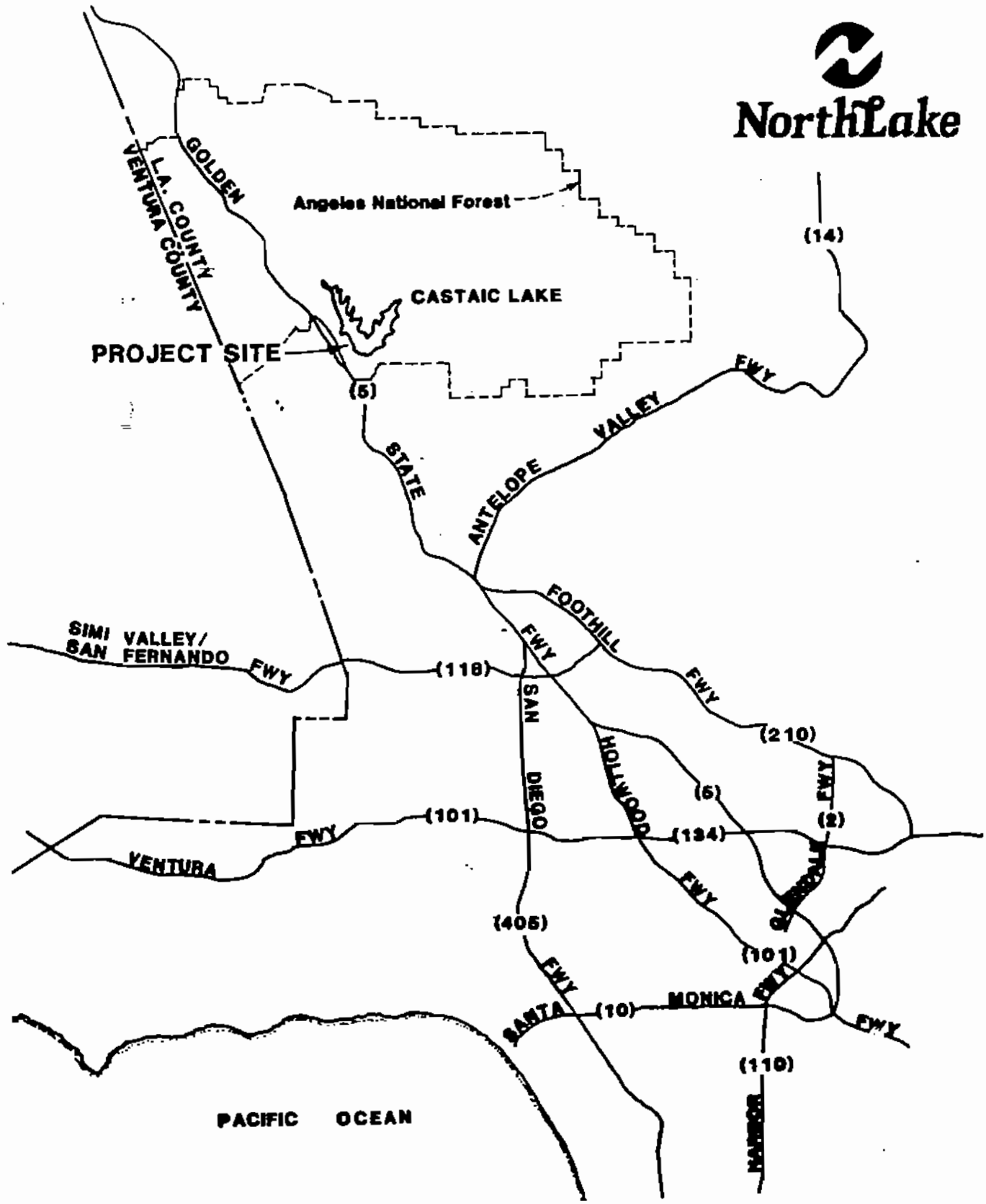
The NorthLake Specific Plan is a regulatory plan which will serve as the land use and zoning guidelines for the subject property. Subsequent development plans, development agreements, tentative tracts, parcel maps and other development approvals must be consistent with the Specific Plan.

B. SUMMARY

1. Proposal Description

The NorthLake Specific Plan establishes comprehensive guidance and regulations for the development of approximately 1,330 acres located north of Castaic, California, east of Interstate 5 and west of Castaic Lake in Los Angeles County (see Exhibit I-1, Regional Location Map, and Exhibit I-2, Vicinity Map). The Specific Plan establishes the development regulations, policies and programs for the implementation of the land use plan when approved which provides the following types and intensities of land use: 2,337 single-family dwellings on 504.8 acres;[1] 1,286 multi-family units on

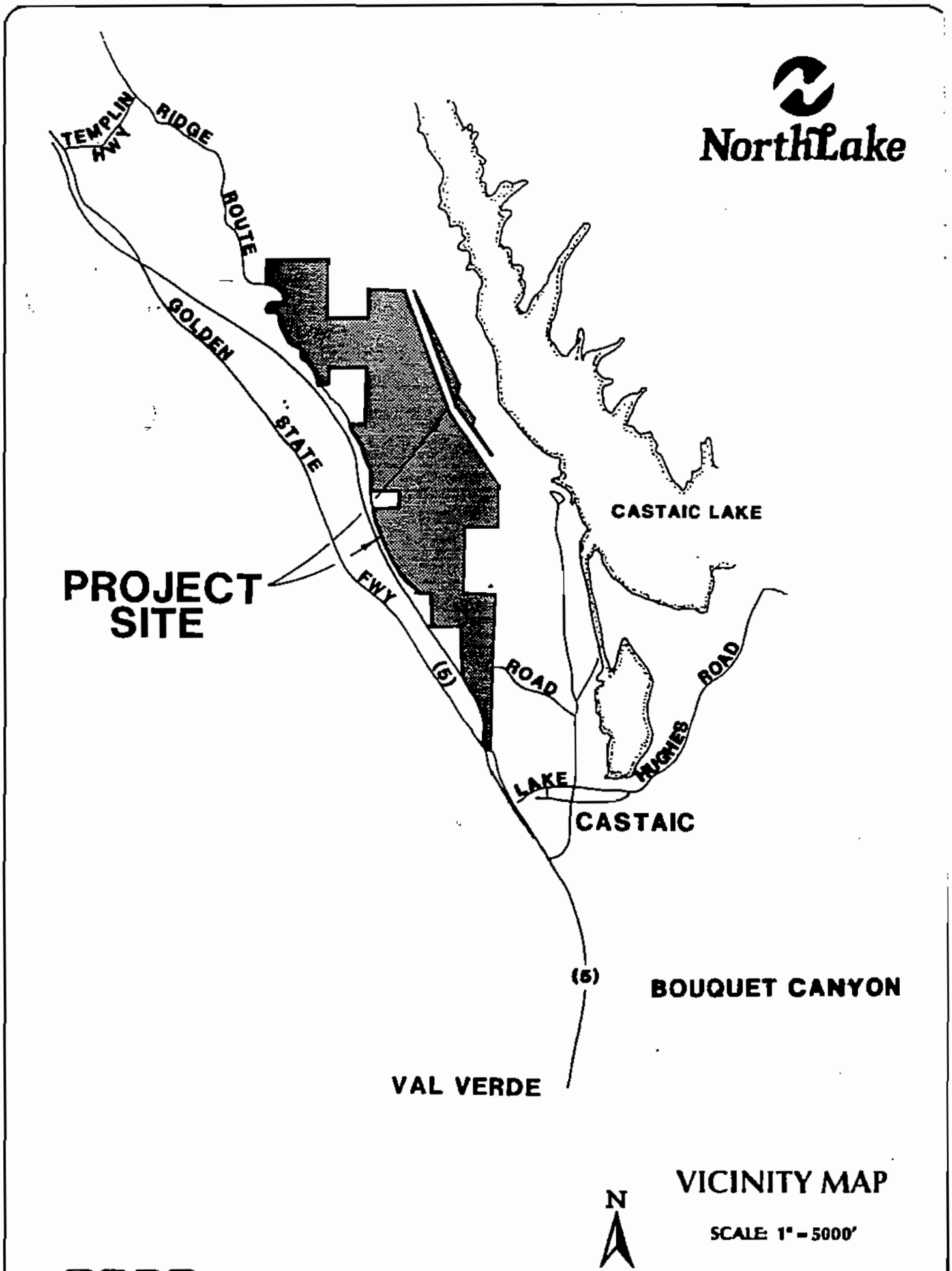
1 All acreage specifications contained within the Specific Plan reflect gross acres. As defined for the Specific Plan, gross acres means gross developable acres which includes dedicated easements, some major slope banks and interior residential streets but excludes major highways.



REGIONAL LOCATION MAP

ESCO

EXHIBIT I-1



ESCO

EXHIBIT I-2

95.5 acres; an 18-hole, 166.9-acre championship golf course; a total of 169,884 square feet of commercial uses on 13.2 acres including 100,188 square feet of community commercial uses and 69,696 square feet of highway commercial area; 545,589 square feet of light industrial uses on 50.1 acres; a fire station site; a public library site; two school/park sites and 476.4 acres of open space. The Specific Plan will carry out the land use plan by establishing policies and site development regulations which are in conformance with the County of Los Angeles General Plan. This Specific Plan is regulatory, adopted by ordinance and will also be consistent with the Santa Clarita Valley Area Plan.

The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 et. seq. The law allows preparation of Specific Plans based on the General Plan as may be required for the systematic execution of the General Plan and further allows for their review and adoption.

2. Design Objectives

Design objectives of the NorthLake Specific Plan are as follows:

- Provide a land use design that protects landform features and natural resources and provides higher intensity uses near arterial roadways;
- Provide a phasing plan that incorporates services in a logical, economical and environmentally sensitive manner;
- Provide a variety of residential densities and housing types for the consumer;
- Provide both highway commercial and neighborhood commercial as well as light industrial uses;
- Provide a fire station site, two school/park sites and a public library site; and

- Provide recreational opportunities including an 18-hole golf course, the two park sites, a tennis facility and a network of biking, jogging and equestrian trails.

3. Phasing Plan

The NorthLake Specific Plan will generally be developed in four phases:

Phase 1 provides 664 single-family and 236 multi-family units, an 11.9 school/park site and the 166.9 acre championship golf course and recreational facility by the end of 1994.

Phase 2 provides 794 single-family and 249 multi-family units, a public library site and 14.1 acres of industrial uses by the end of 1996.

Phase 3 provides 560 single-family units, 407 multi-family units, an 11.2 acre school/park site, 19.7 acres of industrial uses, 4 acres of highway commercial and a fire station site by the end of 1998.

Phase 4 provides 339 single-family units, 394 multi-family units, 16.3 acres of industrial uses and 9.2 acres of community commercial uses by the end of 2000.

4. Permit Filings

Following adoption of the NorthLake Specific Plan, all subsequent development permits such as building permits, public works projects, subdivision filings, land use permits and/or zoning changes must comply with the Specific Plan regulations and provisions.

The NorthLake Specific Plan shall be implemented through a method of site plan review. The site plan review will be a Conditional Use Permit, as modified herein, until such time as the County adopts a Specific Plan review procedure. A site plan review shall be required for all development within the Specific Plan area requiring a building permit. Tentative parcel and tract maps may be processed independent of the site plan

review procedures in accordance with the Los Angeles County Subdivision Code, Title 21. Site plan review will not be required for interior alterations where there is no square footage increase or use intensification.

Consistency determination for all subsequent development on the NorthLake site shall be made during the application approval process. Although all onsite development shall be regulated by the specific policies adopted for NorthLake, consistency determination and permit approval shall be based on the provisions and procedures of the Los Angeles County Subdivision Code and/or Los Angeles County Zoning Code, as applicable.

Section V of this document provides more information on implementation procedures for the NorthLake Specific Plan.

Furthermore, should a Development Agreement between the County of Los Angeles and the project applicant, Cook Ranch Associates, be adopted, future onsite development would be further controlled by the specific requirements contained as part of the conditions of the Development Agreement.

5. Findings

- The NorthLake Specific Plan Land Use Plan is consistent with the goals and policies of the County's General Plan and the Santa Clarita Valley Area Plan.

- The Specific Plan achieves a balanced community that promotes health, safety and general welfare.

- The Specific Plan provides development characteristics which are compatible with existing and proposed development in the surrounding community.

- The Specific Plan provides a balance of land uses in order that local residents may work and have available services and goods in the larger community setting.
- The Specific Plan addresses the environmental and aesthetic assets of the community.
- The Specific Plan demonstrates long- and short-term availability of services necessary to serve the development.
- The Specific Plan provides a design and allows for implementation superior to that which could be attained through the conventional permit processes.

6. Summary of Environmental Impacts

The following is a summary of the environmental impacts and mitigation measures for the NorthLake Specific Plan.

Geotechnical

Impacts

Implementation of the proposed project may expose the residents and employees of NorthLake to the geological hazards in the area of the project site such as earthquakes, landslides or man-made slope failure.

Mitigation Measures

No known active or potentially active faults cross the project site. All grading operations will be conducted in conformance with the Los Angeles County Grading Ordinance in mitigation of landslides, earthquakes and slope failures. All grading activities will adhere to the recommendations included in current and subsequent geotechnical reports. Cut and fill slopes will be stabilized to the satisfaction of the County Engineer.

Flood Hazard

Impacts

In general, the proposed installation of debris basins, storm drains, streets and catch basins over the developed project site will reduce existing drainage flows. Drainage facilities will reduce site runoff contributions to Castaic Lagoon by removal of sediment and debris. This reduction would not significantly impact the lagoon as a groundwater recharge reservoir.

Mitigation Measures

A Drainage Concept Plan will be submitted to the Los Angeles County Department of Public Works for approval. Improvements proposed in the Drainage Concept Plan will reduce flood hazards to a level of insignificance, including:

- the drainage course along Grasshopper Canyon will be confined to a box culvert;
- implement County-approved onsite drainage improvements of inlet/outlet structures and storm drains;
- install debris basins, as required;
- cut and fill slopes will be landscaped with drought-tolerant, low-fuel volume vegetation in order to reduce potential increases in runoff and erosion;
- increased vegetative cover in areas landscaped with reclaimed water will effectively reduce erosion potential and reduced debris loading of site runoff;
- inlet structures, debris basins and street maintenance will reduce impacts of sediment and runoff contaminants discharge; and

- drainage facility removal of debris and sediment reduces these constituents in Castaic Lagoon.

Fire Hazard –

Impacts

The proposed project is located in Fire Zone 4. Additional personnel, equipment and facilities will be needed to service the project site. The dedication of a fire station on the NorthLake site will reduce project-related impacts to fire services. The project site lies outside the Consolidated Fire District and will require annexation.

Mitigation Measures

A fire station site has been incorporated into the Specific Plan (Phase 3) that will be deeded to the County of Los Angeles Fire Department. The applicant will pay development fees to the fire department in the amount of $0.1784 per square foot of building space.

The proposed project will comply with applicable requirements of Fire Code Standard No. 13.208 including fire hydrant spacing, adequate water main capacities and fire flows for residential, commercial and industrial uses.

Emergency vehicle access will be provided in accordance with the requirements of the County of Los Angeles.

Landscaping will emphasize vegetation with a low fuel potential. Vacant graded lots located within the tract will be cleared of brush to reduce fire hazard.

Application for annexation to the Consolidated Fire Protection District of Los Angeles County for the project site will be made upon approval.

Water Quality

Impacts

A project site drainage runoff reduction will result from project development. Development will eliminate the chronic effects of cattle grazing and associated eutrophication of natural streambeds. No significant effects to area groundwater recharge will result from the proposed project.

Mitigation Measures

Development will eliminate cattle grazing and associated onsite pollution of streams as well as limit fecal coliform contributions downstream to Castaic Lagoon. Proposed drainage improvements reduce sediment from the site entering Castaic Lagoon.

Air Quality

Impacts

Project occupation will generate approximately 9,938 pounds per day of carbon monoxide, 3,393 pounds per day of nitrogen oxides, 11 pounds per day of sulfur oxides, 801 pounds per day of particulates and 835 pounds per day of reactive organic gases from mobile and stationary sources. Cumulative air pollutant emissions in the area will contribute to the degradation of local and regional air quality.

Mitigation Measures

Control of construction emissions would include watering to control dust, proper equipment engine maintenance and construction activity scheduling in accordance with Air Quality Management District directives. The Applicant will comply with Title 24 of the California State Energy Commission to minimize stationary source air pollutants. A commuter ride-share program shall be developed to reduce project-related commuter trips.

Biota

Impacts

Grading for the proposed project will result in the removal of approximately 64 percent of the site's existing vegetation. These vegetation losses will result in loss of some faunal individuals and species. Existing riparian scrub will be removed by drainage improvements. No oak trees exist on the property.

Mitigation Measures

Approximately 476.4 acres of the project site will be left as open space. Non-irrigation landscaping will emphasize native species, while lusher, denser vegetation will be developed in the areas landscaped with reclaimed water.

Scenic Quality

Impacts

Grading of approximately 64 percent of the project site will remove natural vegetation from the view shed for homesites. Due to the proposed project's canyon location, no impacts to scenic I-5 or Castaic Lake occur.

Mitigation Measures

Approximately 476.4 acres of open space, site landscaping and compatible architectural designs create a new scenic element in the Castaic area. No mitigation is required because the proposed project does not impact the I-5 or Castaic Lake view sheds.

Traffic/Access (Pending Information From Barton-Aschman Associates, Inc.)

Impacts

The roadway network in the study area is currently affected to a significant degree due to traffic generated by the Castaic Lake Recreation Area. The NorthLake project is estimated to be completed in four phases, beginning in the

year 1994 and expected to be completed by the year 2000. The estimated future traffic for the year corresponding with the completion of each phase consists of the growth in existing traffic at the rate of 1 percent per year and the traffic generated by other planned/related projects in the vicinity of this area.

Traffic impact analyses show all intersections to currently be operating at highly acceptable levels of service. However, with the project-generated traffic six of the nine intersections analyzed were projected to operate at Level of Service "D" or worse during one of the four phases of project completion. Future traffic (background, related projects, proposed project) in the area will result in adverse impacts on the nine intersections and on the road network in the study area; however, with the implementation of the proposed mitigation recommendations, all intersections will operate at acceptable levels of service.

Mitigation Measures

Improvements will be required to the roadway network in order to mitigate the adverse impacts of estimated future traffic from the proposed project and other related area projects. Traffic analysis will be conducted at each phase of project development to determine appropriate mitigation measures. It is anticipated that mitigations required will consist of roadway widenings, signalizations, turn restrictions and major highway improvements to the existing roadway network, and possibly construction of new access roads.

Sewage Disposal

Impacts

Project sewage flows of approximately 0.96 million gallons per day will be treated to tertiary quality under one of two alternatives and utilized as irrigation water over the project golf course, slopes, parks and open space.

Mitigation Measures

Installation of wastewater reduction devices (low-volume appliances, low-flush toilets, etc.) will minimize the amount of sewage generated by the proposed development.

Education

Impacts

The Specific Plan area, when fully developed, will generate 1,592 additional students in the Castaic Union School District, grades K-8, and 580 additional students in the William S. Hart Union High School District, grades 9-12, exceeding current capacities in these districts.

Mitigation Measures

As shown in Exhibit II-1, Conceptual Land Use Plan, two school/park sites, one of 11.9 acres and one of 11.2 acres, are designated to be donated to the Castaic Union School District. The Applicant is negotiating with local school districts to arrange land dedication and graded sites for needed facilities. Development fees will be paid as required under existing funding mechanisms, including:

- Mello-Roos special taxes
- State lease-purchase funds
- Temporary interim school facility fees
- California School Facilities Authority fund
- Funds appropriated for emergency classrooms
- Lease revenues

The newly adopted fee of $2.50 per square foot of building space within the William S. Hart Union District will help offset the existing and projected future shortage of facilities within this district.

The State legislation does not preclude the implementation of alternative mitigation measures or combination of measures to provide equivalent mitigation for a specific development. The applicant is working with the school districts to solve the facilities underfunding crisis. Formal agreements will be executed prior to the submittal of development plans.

Fire and Sheriff Services

Impacts

The proposed project will necessitate the expansion of fire and sheriff services north of the Castaic area. These services would require additional manpower and equipment.

Mitigation Measures

The Specific Plan provides for the dedication of a fire station site at one of two potential locations. Provision of requisite fire flows, use of low fuel potential landscaping materials and debris and vegetation removal during construction will minimize impacts to fire services. Irrigation of vacant wildland fire areas reduces fire risk.

Standard design features to enhance and facilitate project security, such as adequate lighting, street accesses and perimeter walls adjacent to secondary highways, will be implemented where feasible. These features will minimize impacts to sheriff services.

Water Supply

Impacts

The proposed project will require approximately 1,821 acre-feet per year of potable water supply from the Newhall County Water District (NCWD). Portions of the project site would require annexation to the NCWD. Water supply lines and storage facilities currently exist onsite. Facilities upgrading/expansion would be required to accommodate the anticipated development of NorthLake.

Mitigation Measures

Water efficiency devices such as low-flow appliances and low-flush toilets will be installed to reduce project-related water demand. The use of reclaimed water for irrigation will reduce project-related demand by approximately 1,029 acre-feet per year.

Solid Waste

Impacts

Development associated with the NorthLake Specific Plan would generate an estimated 82,616 pounds of solid waste per day, or 15,077 tons per year. This additional solid waste generation would contribute to diminishing landfill capacity and would impact existing and future solid waste collection and disposal systems in the north county area. Generation of limited quantities of hazardous materials, both household and commercial/light industrial, would also occur.

Mitigation Measures

The applicant will support and facilitate waste reduction methods including both neighborhood and commercial recycling and composting of organic waste products. Collection facilities for recyclables shall be incorporated into all commercial building designs and/or a conveniently located recycling area shall

be provided and developed on the project site for use by all occupants of the commercial/light industrial uses. Any and all non-household hazardous materials shall be stored in specific locations, clearly marked as to contents and disposed of only by registered waste haulers in accordance with all applicable rules and regulations.

Library

Impacts

Upon buildout of all phases, the NorthLake residents would create a demand for additional library space that would amount to approximately 60 percent of 7500 square feet, the minimum size required for a new facility.

Mitigation Measures

The NorthLake Specific Plan provides for the donation of a library site to be deeded to the County of Los Angeles Department Public Library in Phase 2.

II. DEVELOPMENT PLAN

A. PURPOSE AND INTENT OF SPECIFIC PLAN

The NorthLake Specific Plan has been prepared in order to establish planning guidelines and mechanisms for the control of the development of 1,330 acres of currently vacant land located in the Castaic area of northwestern Los Angeles County. Upon its adoption by the County of Los Angeles, the Specific Plan will be a refinement of, will be in conformance with, and will serve to implement both the Santa Clarita Valley Area Plan and the County General Plan.

The NorthLake Specific Plan, when adopted by ordinance, will serve both a planning function and a regulatory function. It is intended that the Specific Plan, through its text and maps will incorporate nearly all of the regulations and development standards affecting the use of land within the Plan area while reflecting the interests and concerns of the local community. The Specific Plan establishes the type, location, intensity and character of development within 31 planning areas as well as the required infrastructure to support such development. The Specific Plan also shapes development to respond to the physical constraints of the site, coordinates the mix of residential density and product types and provides for adequate circulation, recreation and other public uses.

The NorthLake Specific Plan proposes a balanced community consisting of 3,623 single- and multi-family residential units at varying densities, 169,884 square feet of community and highway commercial uses, 545,589 square feet of light industrial uses, two elementary school/park sites, a fire station site, a library site and a 166.9-acre championship golf course with a clubhouse and a tennis/swimming facility. In addition, 476.4 acres of recreational open space will be accessible through a network of hiking, jogging and equestrian trails.

B. PROJECT LOCATION AND DESCRIPTION

1. Site History

The project site consisting of approximately 1,330 acres in the area northeast of the community of Castaic, California lies along a United States Geological Survey (U.S.G.S.) designated feature known as Grasshopper Canyon. The area of the site is known to have been inhabited by an aboriginal (pre-historic) cultural group known as the "Tatavian." This group was completely assimilated into the San Fernando Mission in the early nineteenth century, and no evidence of their culture was observed on the site during an inspection and survey by R.W. Robinson, Archaeologist, in June and July 1987.

The site has been used as open cattle range since the early 1800s with occasional permanent settlement by "homesteaders" in the latter 1800s and early 1900s. Approximately 600 acres of the site was acquired by legal homesteading in the name of William Cook in 1916 and is still known in the area as the Cook Ranch. Smaller portions of the site have changed hands over the years through property tax default and subsequent "state tax sales." Several hundred acres in the north and west of the project site were acquired in speculation around the Castaic Lake construction in the late nineteen-sixties.

2. Existing Uses and Designations

The NorthLake site is currently being used as grazing land for cattle. The land use element of the County of Los Angeles General Plan designates the project site as Commercial, Industrial, Urban One, Urban Two, Urban Three, Non-Urban Two and Hillside Management.

The Santa Clarita Valley Area Plan (SCVAP) is a refinement of the County General Plan for this area. On December 6, 1990, the County Board of Supervisors adopted a comprehensive update to the SCVAP. The Land Use Policy Map included the recommendations of the Regional Planning Commission as well as additional adjustments based on new testimony provided during the Board's hearing process.

Land use policies for the proposed NorthLake Specific Plan site were included in the SCVAP amendment. With approval of the SCVAP amendments, land use designations for the project site under the County-wide General Plan were adjusted for consistency with the SCVAP in land use types and densities for the NorthLake property. Thus, the proposed land use concepts of the NorthLake Specific Plan are in conformance with the County's General Plan and no further amendment would be required. Under the amended plan the allowable number of residential units would range between 2,088 dwelling units (low threshold) to 4,594 dwelling units (high threshold).

The existing zoning at the project site is A-2-2 (Light Agriculture).

3. Surrounding Uses and Designations

Surrounding land use designations of the Los Angeles County General Plan include "R," Rural use, north and south of the site. Easterly, the County General Plan includes an "O," Open Space designation. Westerly and southerly of the site are Industrial, Commercial and "2," Residential (Urban, 6.1—12 dwelling units/acre).

The surrounding land use designation of the Santa Clarita Valley Area Plan contiguous to the north is HM (Hillside Management). To the west of Interstate 5, the Area Plan designations are U1 and U2 (Urban), M (Industrial), N1 (Non Urban), C (Commercial) and HM. Local Plan designations to the south and southeast are HM, M (Industrial), N1, U1 and U2.

Zoning designations surrounding the Specific Plan site are A-2-2 (Light Agriculture), M-1 (Light Manufacturing—brickyard), C3/C4 (Commercial), OS (Open Space) and W (Watershed).

C. CEQA COMPLIANCE

A Program Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA Section 15168) to examine the potential environmental consequences associated with implementation of the

NorthLake Specific Plan. The Program EIR provides an assessment of the cumulative impacts associated with complete build-out of the land use concept prescribed by the NorthLake Specific Plan. The Draft EIR (April 1988), Response to Agency Comments (December 1989) and revised Draft EIR (April 1992) are available for review at the County of Los Angeles Department of Regional Planning.

D. PROJECT GOALS, OBJECTIVES AND POLICIES

The NorthLake Specific Plan contains goals and policies that are in conformance with those outlined both generally in the Los Angeles County General Plan and specifically for the area north of Castaic (Grasshopper Canyon) in the Santa Clarita Valley Area Plan. The Specific Plan goals and policies listed below reflect both these planning documents.

1. Land Use

Goal i: To encourage high quality design in all development projects compatible with and sensitive to the natural and man-made environment.

Policy ia: Assure that new development is compatible with the natural and man-made environment by implementing appropriate locational controls and high quality design standards.

Policy ib: Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing and traffic.

Policy ic: Promote planned industrial development in order to avoid land use conflicts with neighboring activities.

Policy id: Establish and implement regulatory controls that ensure compatibility of development adjacent to major public open space

and recreation areas including the Angeles National Forest and Castaic Lake.

Goal ii: To provide commercial and industrial lands to accommodate a portion of the projected labor force.

Policy ii: Provision of light industrial uses and both neighborhood and highway commercial uses within the Specific Plan area.

Goal iii: To foster compatible land use arrangements that contribute to reduced energy consumption and improved air quality.

Policy iii: To design land use arrangements that will maximize energy conservation, i.e. provide a balance of land use types within the Specific Plan area which would reduce dependence on the private automobile.

Goal iv: To encourage conservation, protection and enhancement of natural ecological, scenic, cultural and open space resources for the benefit and enjoyment of the current and future residential population in the region.

Policy iva: Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.

Policy ivb: To achieve consistency with the SCVAP by maintaining steep ridges and hillsides as hillside management areas where feasible and provide building pads that are compatible with basic landforms.

Goal v: To coordinate land use with existing and proposed transportation networks.

Policy v: Well-designed, highway-oriented commercial facilities in appropriate and conveniently spaced locations.

2. Circulation

Goal i: To achieve a local transportation system that is consistent with the comprehensive objectives of the General Plan and the needs of the Castaic area residents.

Policy ia: Provide transportation planning services and facilities that are coordinated with and which support the circulation element of the County of Los Angeles General Plan.

Goal ii: To achieve a transportation system that is responsive to economic, environmental, energy conservation and social needs at the local community and areawide level.

Policy iia: Coordinate land use with a circulation system that conforms to the County's standards and serves both through and local traffic.

Policy iib: Provide a roadway network that provides for the needs of future residents and that avoids traffic conflicts in existing and future residential neighborhoods.

Policy iic: Plan and develop a network of bicycle routes and facilities (including racks and lockers at parks) as well as pedestrian walkways within the Specific Plan area and, where possible, that interconnect with other bicycle routes and transportation modes.

Policy iid: Provide transportation facilities that will improve the safety, security and dependability of all transportation modes and provide for seismic safety and effectiveness in emergency situations.

Policy iie: Encourage alternative transportation systems and procedures which will effectively reduce vehicle miles traveled by automobiles.

Policy iif: Provide road improvements in a timely manner as required to service development. All required roads and road improvements

will be open and available for public use at the time of occupancy of each phase of development. Roads shall be provided in accordance with requirements and scheduling of the County Department of Public Works.

Goal iii: Preservation and enhancement of aesthetic resources within Interstate Route 5 (I-5) scenic corridor.

Policy iii: The Specific Plan site will be situated so as to be behind a major ridgeline and will not be visible from the I-5 second priority scenic highway corridor to the west.

3. Housing

Goal i: To develop housing that satisfies the needs of the present and future residents of the NorthLake community.

Policy ia: To provide a variety of housing types, prices, ownership possibilities and locations.

Policy ib: To base development regulations on various dwelling types by planning areas. Goal ii: New construction that reflects concern for durability, resource conservation and prevention of premature deterioration.

Policy ii: To maintain quality project standards for residential land development, thus insuring the establishment of neighborhoods with lasting value.

4. Open Space/Recreation Area

Goal i: To improve opportunities for a variety of outdoor recreational experiences.

Policy ia: Develop local parks easily accessible to local residents and workers.

Policy ib: Develop a system of bikeways and riding and hiking trails; link recreational facilities where possible.

Goal ii: To preserve and protect sites with scenic and/or recreational value.

Policy ii: Designate substantial open space within the Specific Plan area to meet the public's active and passive, scenic, recreational and conservation needs while achieving a balanced distribution of developable area to open space.

Goal iii: To reduce the risk to life and property from seismic occurrences, flooding, erosion, wildland fires and landslides.

Policy iiia: Restrict development in areas subject to seismic and geologic hazards.

Policy iiib: Restrict urban-type development in flood prone areas, thus avoiding major new flood control works.

Policy iiic: Design to encourage the multiple use of flood prone areas for recreation and wildlife habitat.

Policy iiid: Manage development in hillside area to protect their natural and scenic character and to reduce risks from fire, flood, mudslides, erosion and landslides.

Goal iv: To promote a fire management system to assist project developers and residents in constructing and maintaining a fire-safe environment.

Policy iv: Protection of property and services through a concerted fire management program.

5. Community Design And Scenic Highways

Goal i: To develop an environment that is visually attractive while being efficiently and effectively organized and maintained.

Policy ia: Provide and implement design guidelines for architecture, signage, landscaping to enhance project identity and develop a sense of community.

Policy ib: To apply design guidelines to major entry points, major street intersections and parkways.

Policy ic: To provide design and maintenance standards for transition areas between urban development and open space.

Goal ii: To preserve and enhance the visual aspects of the County's circulation system for aesthetic purposes.

Policy ii: To apply special design considerations regarding the views along important corridors within the planning area, including key intersections and vista points.

6. Noise

Goal i: To maintain consistency with the County's Noise Element by establishing compatible land use adjacent to transportation facilities and other significant sources of noise and by properly mitigating noise-generating uses that cause exceedance of maximum suggested noise levels.

Policy i: To avoid locating noise sensitive facilities, including schools, parks and the library site within areas designated in excess of 65 dBA (dBA is an "A-weighted" system of measuring decibels that is adjusted to match frequencies audible to humans).

Policy ii: The placement of commercial uses on major intersections and adjacent to the arterial highways.

Policy iii: The separation of low-density residential uses from arterial highways.

Policy iv: To provide adequate noise mitigation measures for those uses located within areas designated in excess of 65 dBA on the County's Noise Level Map.

7. Safety

Goal i: Protection of life and property.

Policy ia: To require all future development within the Specific Plan area to comply with standards and criteria to reduce or eliminate unacceptable levels of fire and geologic risk.

Policy ib: To work closely with the County Forester and Fire Warden to ensure that state-of-the-art fire safety procedures and precautions are implemented in all developments within the planning area.

Policy ic: To stress only low-fuel volume plants in landscaping within the NorthLake Specific Plan area.

Goal ii: Reduction of adverse economic, environmental and social conditions resulting from fires and geologic hazards.

Policy iia: Revegetate all artificial slopes at the earliest feasible opportunity subsequent to grading in order to reduce erosion potential.

Policy iib: Provide adequate emergency access to all areas within the Specific Plan site.

E. LAND USE PLAN

1. Proposed Uses and Intensities

The NorthLake Specific Plan proposes construction of 3,623 dwelling units including single- and multi-family units as well as a total of 13.2 acres of commercial uses, 50.1 acres of light industrial uses, an 18-hole championship golf course and tennis facility with a pro shop, 23.1 acres for school/park uses, a fire station site and a public library site. The project site encompasses approximately 1,330 acres of currently undeveloped land.

Thirty-one planning areas have been designated to accommodate the envisioned development of the NorthLake Specific Plan site. A breakdown of proposed land uses by planning area is provided in Table II-1 along with gross acres and planned number of residential units or square footage of commercial/industrial uses per planning area. The land uses proposed under the NorthLake Specific Plan are shown on Exhibit II-1, Conceptual Use Plan.

Table II-1

PROPOSED LAND USE

Planning Area	Land Use	Acres[a]	Planned Units	Planned Square Feet (F.A.R.)
1	Highway Commercial	4.0	—	69,696 (0.50)
2	Light Industrial	14.1	—	153,549 (0.35)
3	Light Industrial	3.4	—	37,026 (0.35)
4	Light Industrial	10.7	—	116,523 (0.35)
5	Light Industrial	3.1	—	33,759 (0.35)
6	Light Industrial	2.5	—	27,225 (0.35)
7	Light Industrial	6.4	—	69,696 (0.35)
8	Light Industrial	9.9	—	107,811 (0.35)
9	Community Commercial	9.2	—	100,188 (0.35)
10	Multi-Family	15.5	223	—
11	Multi-Family/Golf	33.0	184	—
12	Multi-Family/Golf	55.6	249	—
13	Multi-Family/Golf	26.4	394	—

(Cont.)

Table II-1, Cont.

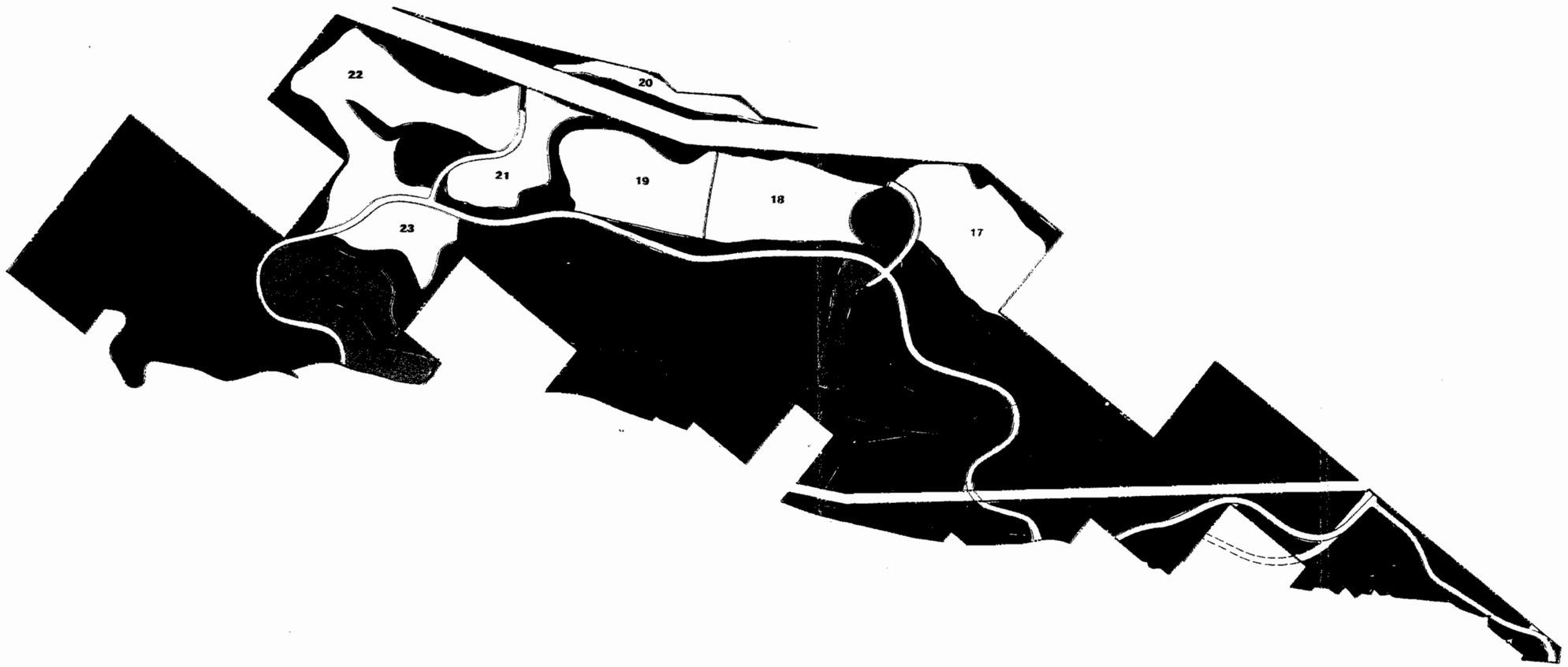
PROPOSED LAND USE

Planning Area	Land Use	Acres[a]	Planned Units	Planned Square Feet (F.A.R.)
14	Golf Clubhouse/Tennis Facility	13.2	—	—
15	Multi-Family/Golf	25.1	236	—
16	Single-Family/Golf	195.3	644	—
17	Single Family	49.5	274	—
18	Single Family	45.5	209	—
19	Single Family	48.9	224	—
20	Single Family	13.5	64	—
21	Single Family	26.0	147	—
22	Single Family	71.8	413	—
23	Single Family	21.3	167	—
24	School/Park Site	11.9	—	—
25	School/Park Site	11.2	—	—
26	Single-Family Low Density	23.1	66	—
27	Single-Family Low Density	16.5	42	—
28	Estate	48.0	48	—
29	Estate	16.0	16	—
30	Estate	12.0	12	—
31	Estate	11.0	11	—
Summary				
Single-Family		504.8	2,337	—
Multi-Family		95.5	1,286	—
Commercial		13.2	—	169,884 (0.42)[b]
Industrial		50.1	—	545,589 (0.35)
Recreation/Open Space		643.3[c]		
School/Park Facilities		23.1		
Total		1,330.0		

a. Represents gross acres.
b. Indicates an average F.A.R. (floor-area ratio) for commercial uses.
c. Includes 166.9 acres of golf course, club house and tennis/swimming facility.

The land use concept of the Specific Plan presents a balanced urban community. All of the land use elements are integrated for circulation, infrastructure, aesthetic and visual setting, development standards and guidelines. The proposed residential uses

NorthLake



LEGEND

SF-1		SINGLE FAMILY	MF-G		MULTIPLE FAMILY - GOLF	I		LIGHT INDUSTRIAL
SF-2		SINGLE FAMILY - LOW DENSITY	SF-E		ESTATE	OSR		OPEN SPACE
SF-G		SINGLE FAMILY - GOLF	C-C		COMMUNITY COMMERCIAL	SCH		SCHOOL/PARK
MF		MULTIPLE FAMILY	C-H		HIGHWAY COMMERCIAL	GF		GOLF FACILITIES

CONCEPTUAL LAND USE PLAN

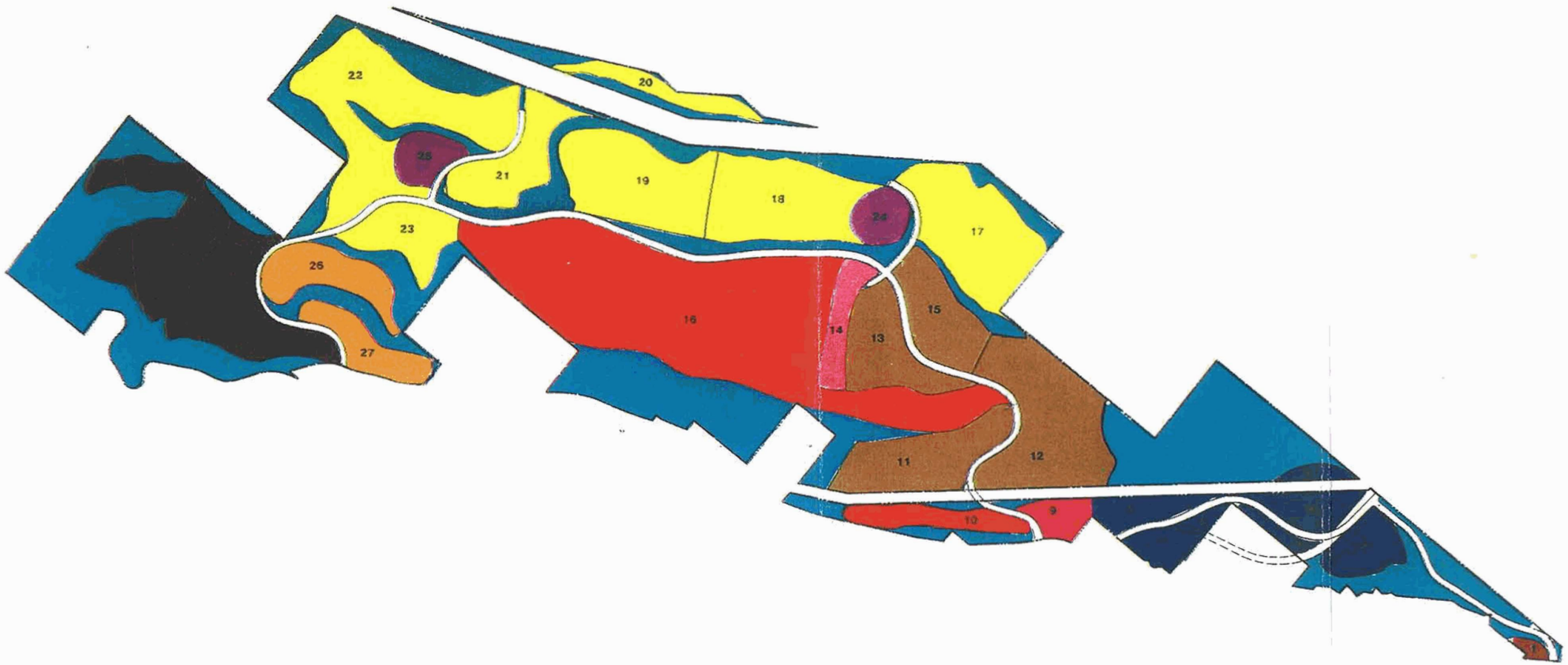
N

SCALE: 1" = 1500'

ESCO

EXHIBIT II-1

NorthLake



LEGEND

SF-1		SINGLE FAMILY	MF-G		MULTIPLE FAMILY - GOLF	I		LIGHT INDUSTRIAL
SF-2		SINGLE FAMILY - LOW DENSITY	SF-E		ESTATE	OSR		OPEN SPACE
SF-G		SINGLE FAMILY - GOLF	C-C		COMMUNITY COMMERCIAL	SCH		SCHOOL/PARK
MF		MULTIPLE FAMILY	C-H		HIGHWAY COMMERCIAL	GF		GOLF FACILITIES

CONCEPTUAL LAND USE PLAN

N

SCALE: 1" = 1500'

ESCO

EXHIBIT II-1

have been designed to provide a broad range of housing types meeting current and projected future housing needs.

The commercial use area will serve the NorthLake community needs with retail and convenience establishments. These commercial uses along with the 50-acre industrial use area potentially will provide local employment opportunities as well as tax base revenues. The importance of recreational opportunities and public service facilities is reflected in the NorthLake Specific Plan.

2. Phasing Program

The NorthLake Specific Plan will generally be developed in four phases. A summary of the proposed phasing sequence by planning area is provided on Table II-2 and shown on Exhibit II-2, Conceptual Phasing Plan.

Table II-2

PHASING PLAN

Planning Area	Land Use	Acres[a]	Planned Units	Planned Square Feet (F.A.R.)
PHASE 1				
14	Golf Clubhouse/Tennis Facity	13.2	—	—
15	Multi-Family/Golf	25.1	236	—
16	Single-Family/Golf	195.3	644	—
24	School/Park Site	11.9	—	—
Subtotal		245.5	880	
PHASE 2				
2	Light Industrial	14.1	—	153,549 (0.35)
12	Multi-Family/Golf	55.6	249	—
17	Single-Family	49.5	274	—
18	Single-Family	45.5	209	—
19	Single-Family	48.9	224	—
28	Estate	48.0	48	—

(Cont.)

Table II-2, Cont.

PHASING PLAN

Planning Area	Land Use	Acres[a]	Planned Units	Planned Square Feet (F.A.R.)
29	Estate	16.0	16	—
30	Estate	12.0	12	—
31	Estate	11.0	11	—
Subtotal		300.6	1,043	153,549
PHASE 3				
1	Highway Commercial	4.0	—	69,696 (0.50)
3	Light Industrial	3.4	—	37,026 (0.35)
4	Light Industrial	10.7	—	116,523 (0.35)
5	Light Industrial	3.1	—	33,759 (0.35)
6	Light Industrial	2.5	—	27,225 (0.35)
10	Multi-Family	15.5	223	—
11	Multi-Family/Golf	33.0	184	—
21	Single Family	26.0	147	—
22	Single Family	71.8	413	—
25	School/Park Site	11.2	—	—
Subtotal		181.2	967	284,229
PHASE 4				
7	Light Industrial	6.4	—	69,696 (0.35)
8	Light Industrial	9.9	—	107,811 (0.35)
9	Community Commercial	9.2	—	100,188 (0.35)
13	Multi-Family/Golf	26.4	394	—
20	Single-Family	13.5	64	—
23	Single-Family	21.3	167	—
26	Single-Family Low	23.1	66	—
27	Single-Family Low	16.5	42	—
Subtotal		126.3	733	277,695
SUMMARY				
Single-Family		504.8	2,337	—
Multi-Family		95.5	1,286	—

(Cont.)

Table II-2, Cont.

			PHASING PLAN
Commercial	13.2	—	169,884 (0.42)[b]
Industrial	50.1	—	545,589 (0.35)
Recreation/Open Space	643.3[c]		
School/Park Facilities	23.1		
Total	1,330.0		

a. Represents gross acres.
b. Indicates an average F.A.R. (floor-area ratio) for commercial uses.
c. Includes 166.9 acres of golf course, club house and tennis/swimming facility.

Phase 1 provides 644 single-family units, 236 multi-family units, an 11.9-acre school/park site and the 166.9-acre golf course by the end of 1994. Also included in phase one is a golf clubhouse.

Phase 2 provides 794 single-family units, 249 multi-family units, a public library site and 14.1 acres for industrial uses by the end of 1996.

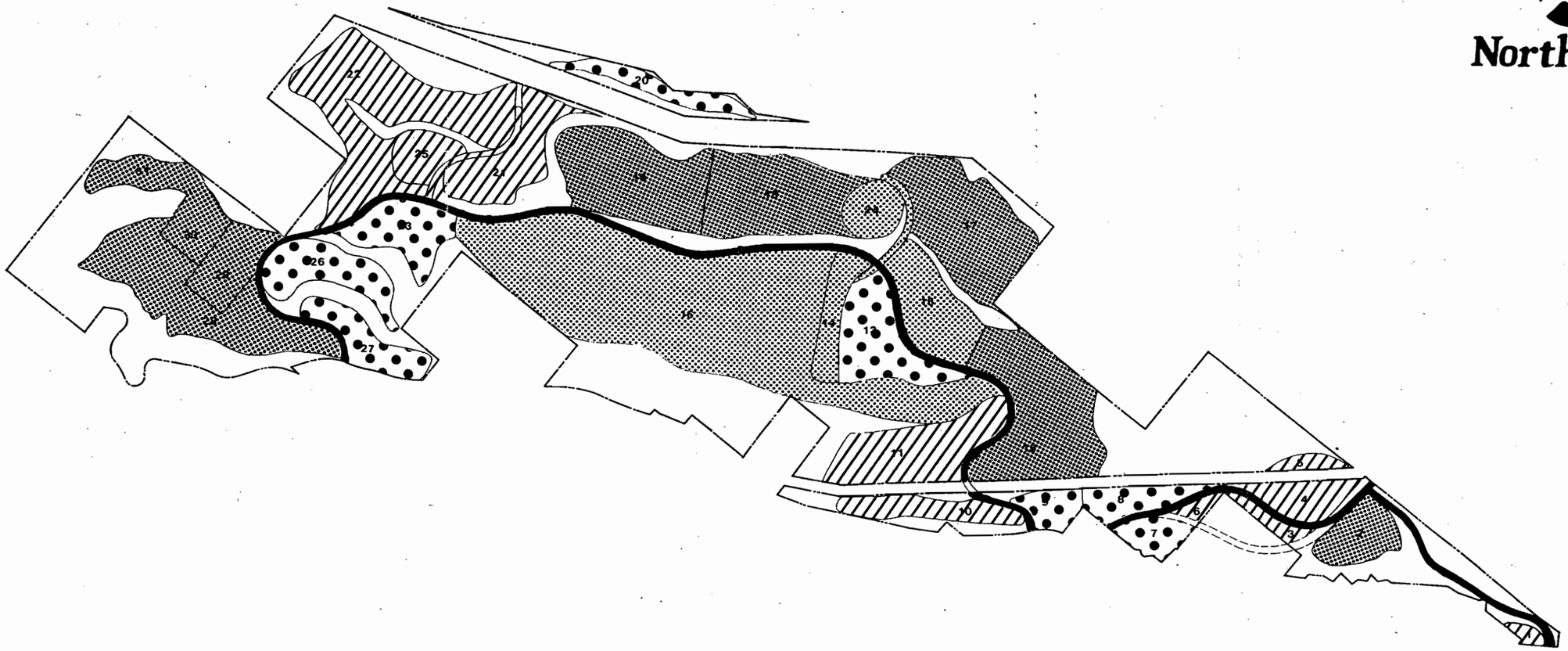
Phase 3 provides 560 single-family units, 407 multi-family units, an 11.2 acre school/park site, 19.7 acres for industrial uses, 4 acres of highway commercial and a fire station site by the end of 1998.

Phase 4 provides 416 single-family units, 561 multi-family units, 16.3 acres for industrial uses and 9.2 acres of community commercial uses by the end of 2000.

In preparing the phasing plan, certain assumptions have been made. These include: 1) the rate of growth for the project will remain constant and as calculated; (2) the rate of growth of other regional projects which were used in assessing cumulative impacts on phased infrastructure and services will remain constant and as calculated; and (3) the market demand for proposed residential product type and mix will remain constant throughout the phasing intervals.

These assumptions are necessary to establish a phasing plan for the Land Use Plan. However, should these assumptions become obsolete or invalid due to area growth dynamics during the buildout of NorthLake, the Phasing Plan provides the flexibility to accommodate such growth dynamics. If, for example, the build-out rate in surrounding projects accelerates, key infrastructural components may be re-phased.

NorthLake



LEGEND

- PHASE 1: 245.5 ACRES
- PHASE 2: 213.6 ACRES
- PHASE 3: 181.2 ACRES
- PHASE 4: 213.3 ACRES

CONCEPTUAL PHASING PLAN

N

SCALE: 1" = 1500'

ESCO

EXHIBIT II-2

Changes to the phased development can be accomplished by approval of the Planning Director; no Specific Plan amendment would be required, provided overall development is consistent with land use policies contained herein.

It is the primary function of the Phasing Plan to relate infrastructure requirements to progressive levels of development. While a development sequence is implied, there is nothing in this plan to preclude a different order of development or development intensity. The NorthLake Specific Plan provides the flexibility to accommodate growth dynamics or proposal modifications.

3. Urban Design Concept

The following concepts of access, amenities and activities for urban planning and design are the basis for the NorthLake Specific Plan.

Access

Regional access to the development is provided via the Golden State Freeway (I-5) as it runs north to south through west-central Los Angeles County. Primary site access is provided off I-5 from two freeway interchanges. From the Parker Road exit residents will travel up the Ridge Route Road to the southerly end of NorthLake Boulevard. From the Lake Hughes interchange residents will access the site on a new four-lane road from Castaic Road directly to NorthLake Boulevard. Northerly access to NorthLake is provided off I-5 via Templin Highway east to Ridge Route Road and then south to the northerly intersection of NorthLake Boulevard and Ridge Route Road. Internal circulation will be provided by streets off Ridge Route Road and NorthLake Boulevard to single-family units, multi-family units, schools/parks and commercial use. These roadways will be constructed or improved in accordance with County of Los Angeles standards and with the circulation element of the County General Plan.

Amenities

Amenities provided in NorthLake include an 18-hole championship golf course, two school sites with parks, a fire station site, two commercial use areas and approximately

476 acres of natural recreation open space. The 166.9-acre golf course covers the central portion of the site for approximately one mile, north to south. This 18-hole championship golf course provides recreation for NorthLake residents and the surrounding community, as well as providing an extensive "greenbelt" through the project site.

Two school/park sites consisting of 11.2 acres and 11.9 acres and a public library site are provided in NorthLake. These school sites are large enough to provide parks and playground areas and are phased to accommodate NorthLake and related area projects' student generation (see Section II.J.6., Schools and Libraries).

The neighborhood commercial use area of approximately 9.2 acres, located in the southern portion of the site, will provide essential neighborhood retail and convenience establishments at a scale to serve the internal needs of the NorthLake community. Additionally, four acres of highway commercial are planned adjacent to Castaic Road. Light industrial uses are planned on 50.1 acres in the southern portion of the site.

The NorthLake Land Use Plan provides a total of approximately 643.3 acres of recreation and open space including the proposed 166.9-acre golf course in and around residential use areas. These open space areas provide recreational activities and wildlife habitat while also functioning as natural buffers between surrounding transportation corridors and public recreation areas. Recreational activities envisioned for NorthLake are outlined below.

A cohesive community character is an important element in the urban design goals of the NorthLake Specific Plan. Residential, commercial and industrial development will be regulated through design standards, the NorthLake Architectural Control Committee and the project's Covenants, Conditions and Restrictions (CC&R). The adoption of a comprehensive landscape plan and design standards for ancillary features such as signs, streetscapes, entryways, etc., will further promote a unifying compatible theme throughout the NorthLake development. Through these

mechanisms a consistent community character will be assured throughout each phase and land use type developed on the NorthLake site.

Activities

Activities provided in NorthLake are residential community activities, neighborhood commercial activities and recreation activities. NorthLake is designed as a recreation activity-based, self-contained, neighborhood residential community. Single- and multi-family housing distributions and ratios are designed to accommodate dwelling units among the golf course, open space and access roadways.

Neighborhood commercial activity is limited to a scale accommodating the internal retail and convenience needs of the NorthLake community.

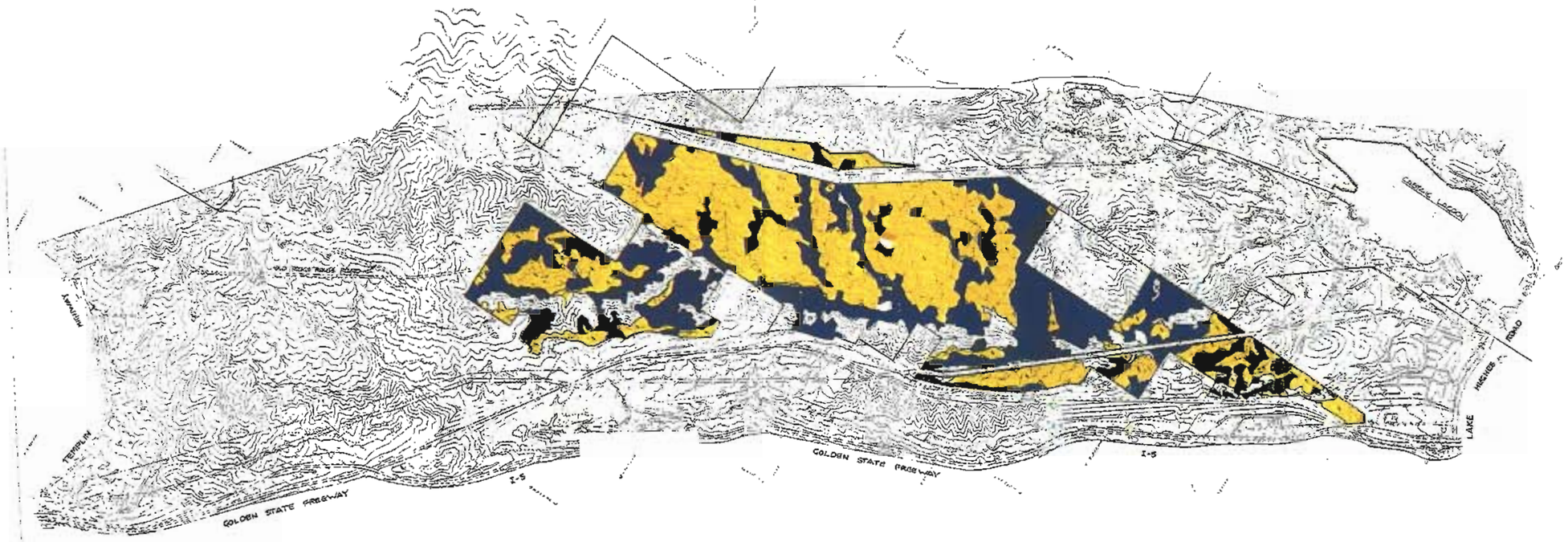
Recreational activities focus on the centrally-located, 166.9-acre, 18-hole championship golf course. Additional recreational opportunities will include a tennis facility, a swimming facility and a network of trails for bicycling, jogging and horseback riding. Parks located within the two designated school sites will provide active recreation opportunities for NorthLake residents, and the planned 476.4 acres of open space interspersed over the project site will provide passive recreation opportunities.

F. HILLSIDE PRESERVATION AND GRADING CONCEPT PLAN

Exhibit II-3 shows the Slope Analysis Map for the site, while Existing Site Topography is shown on Exhibit II-4. An overall grading concept shall be used during construction of the Specific Plan area to ensure a quality development. The Conceptual Cut and Fill Plan, and the Conceptual Grading Plan found in Exhibits II-5 and II-6, respectively, illustrate the overall grading concept. The Grading Phasing Plan is shown in Exhibit II-7.

The majority of earthwork is confined to Grasshopper Canyon, which trends north to south through the center of the project area. The objective of the grading plan is to create secluded, recreation-oriented parcels within the valley and view parcels along

NorthLake



LEGEND

0 - 25%	1	667.0 AC.
25 - 50%	2	558.0 AC.
> 50%	3	105.0 AC.
		1330.0 AC.

SLOPE ANALYSIS MAP

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ESCO

EXHIBIT II-3

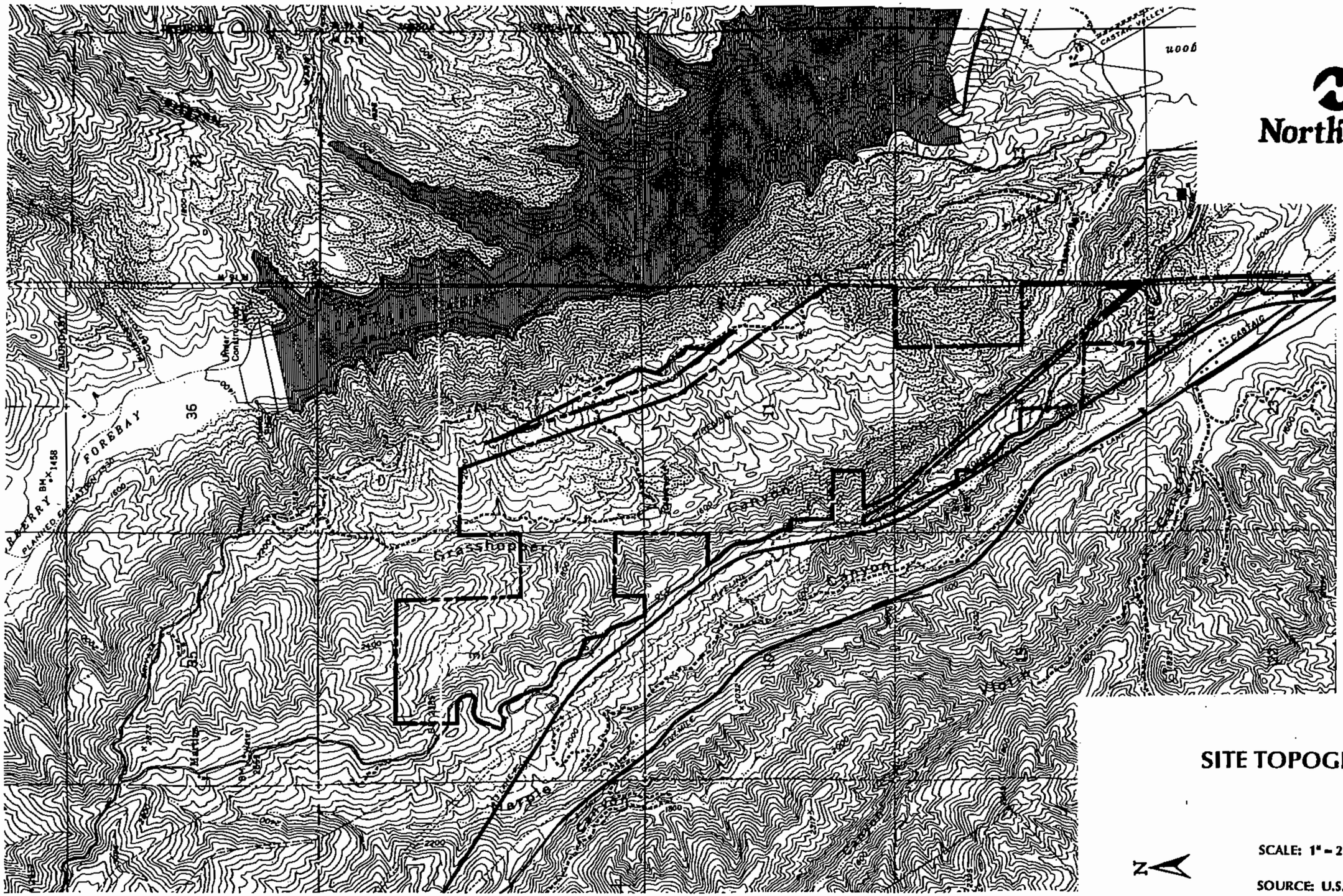

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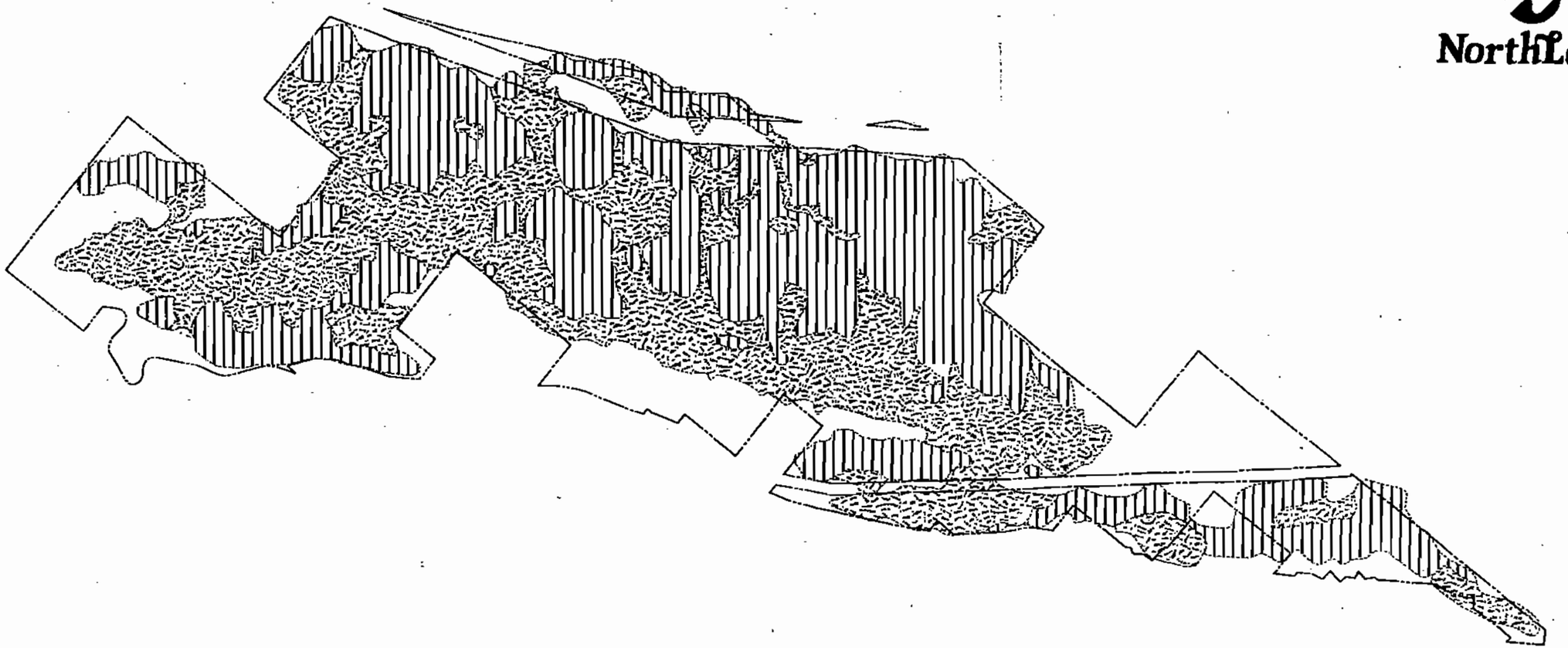
EXHIBIT II-4



NorthLake

LEGEND

CUT

FILL

CONCEPTUAL CUT AND FILL

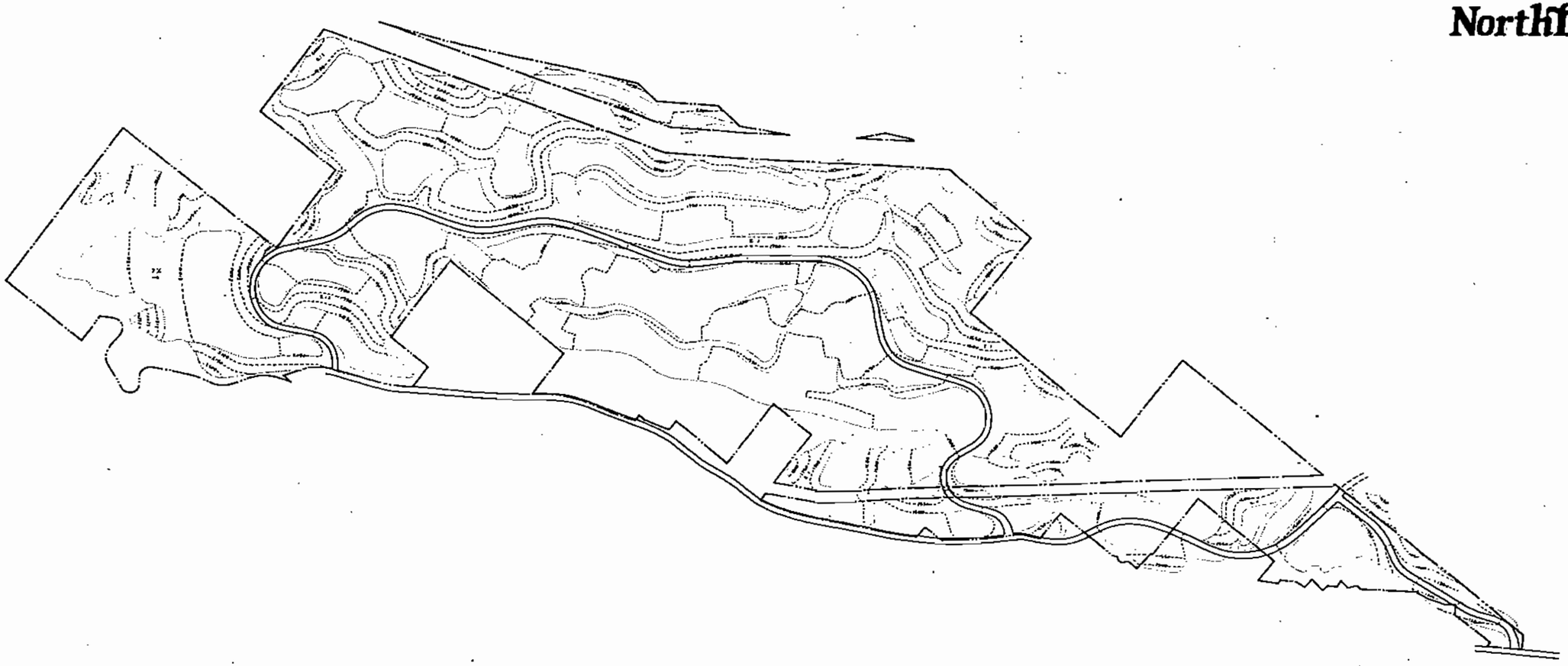
N

SCALE: 1" = 1500'

ESCO

EXHIBIT II-5

NorthLake



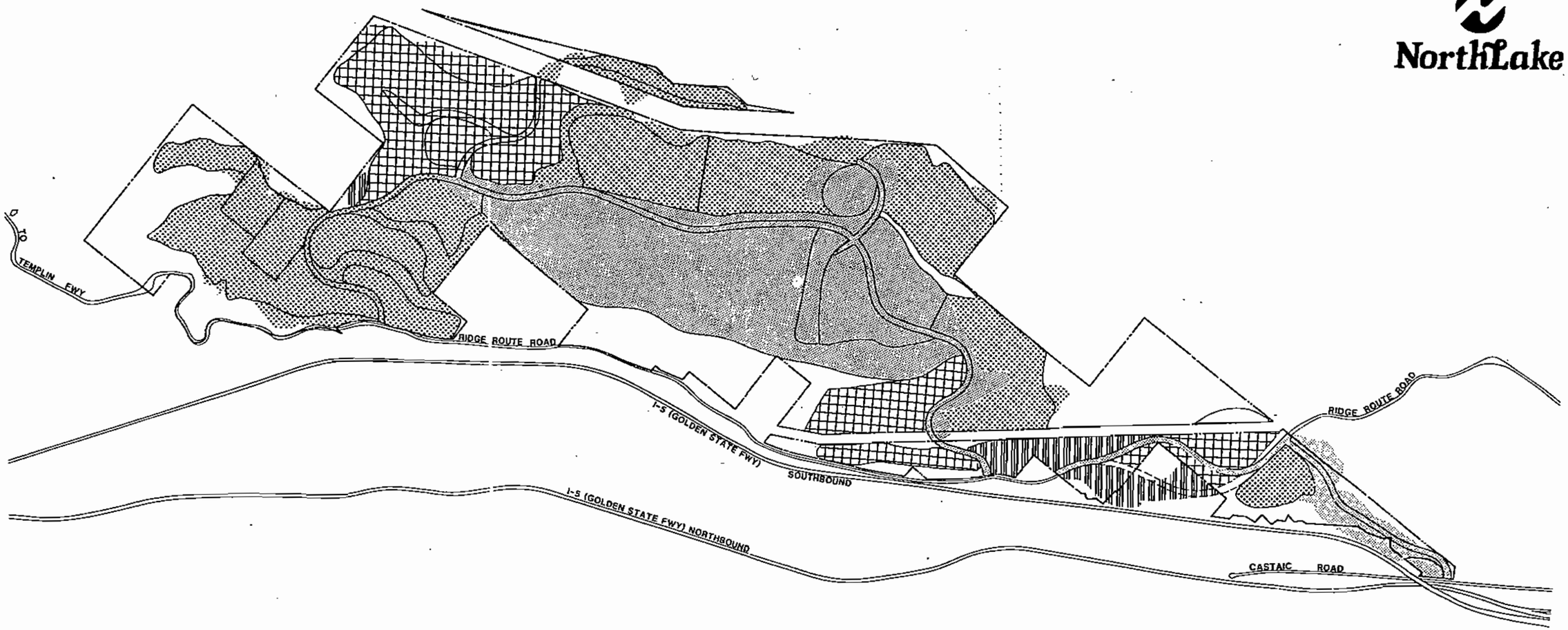
CONCEPTUAL GRADING

N

SCALE: 1" = 1500'

esco

EXHIBIT II-6



NorthLake

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

GRADING PHASING

N

SCALE: 1" = 1500'

ESCO

EXHIBIT II-7

the eastern rim. Grading along the western rim is minimal in order to preserve existing site lines from Interstate 5, to prevent intrusive views and to downplay residential development and noise conflicts. Slope stabilization that takes place within the open space areas will conform to the Grading Ordinance of Los Angeles County.

It is the intent to balance cut and fill onsite; cut and fill is balanced incrementally to the opening of a new project phase (see Section IV.B., Grading Design). Bulk pregrading of planning areas may occur prior to development of units to assure that sufficient infrastructure improvements are provided. Situations of this nature would preclude the order indicated on the grading phasing plan. However, pregrading shall not be used as a criteria for future design modification of planning areas. Grading shall take place in accordance with the County of Los Angeles' Grading Ordinance.

G. ACCESS AND CIRCULATION PLAN

Circulation and design standards for the layout arterial highways and local collector streets in support of the NorthLake land use plan have been established as shown on Exhibit II-8. The proposed arterial system responds to and exceeds future traffic needs, providing easy freeway access for residential, industrial and commercial uses and local internal access within this planned community. The land use patterns are laid out to conveniently access the internal loop roadway system of NorthLake Boulevard and Ridge Route Road. The Specific Plan street pattern is designed to respond to development requirements and takes into consideration drainage patterns, preservation of significant natural features and adjacent development patterns. The streets will be designed at different widths according to land uses and traffic volumes which they will serve. Further, the circulation system is designed for the convenience and the safety of the user. The street pattern, wherever possible, incorporates the opportunity for view areas. To complete the circulation system, non-vehicular uses are integrated with the street system to include cross-community access to schools and park facilities.

Precise alignment and engineering of streets will be determined at the time of construction in conjunction with the County Public Works Department. Roads and road improvements will be provided in a timely manner as required to serve planned development areas according to the Conceptual Circulation Plan, Exhibit II-8. Whenever possible, all needed roads and road improvements will be open and available for public use at the time of occupancy of each unit of development. Roads will be dedicated, when feasible, to the local authority for maintenance and service considerations.

Streets infeasible for dedication are to be maintained by the community homeowners' association or the proposed NorthLake Community Facilities District.

H. PUBLIC SERVICES/FACILITIES AND INFRASTRUCTURE PLAN

1. Water

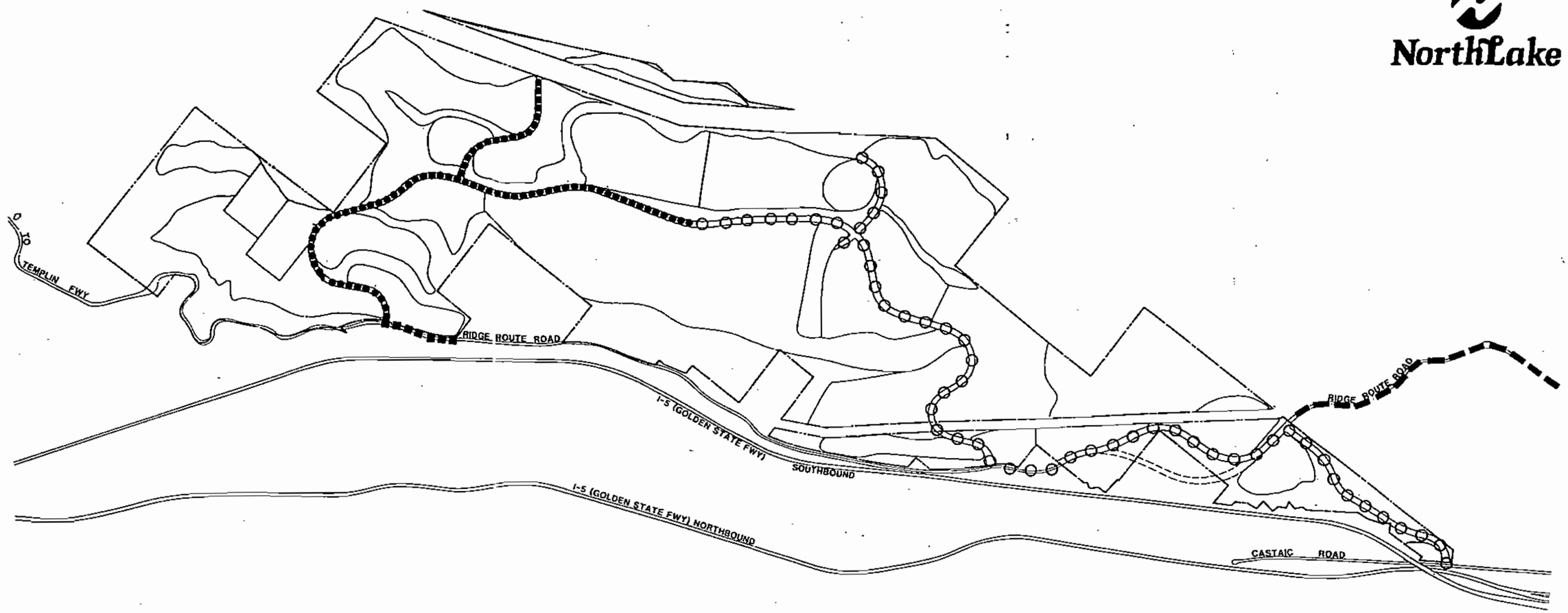
Supply and Demand

The project will be served by the Newhall County Water District (NCWD). The District has indicated that it does not anticipate any major problems expanding its service area and in meeting the water needs of the proposed development. A portion of the site is presently within the District's service area.

A detailed discussion of existing and future water supplies for the District is included in the Draft Environmental Impact Report (DEIR) and Supplemental DEIR which has been prepared for this project. The following section summarizes information from the DEIR.

Water Supply

The NCWD currently serves its Castaic customers solely with local groundwater. Well water is drawn from the alluvial aquifer. The proposed development is located within the NCWD's Castaic area, one of three service sub-areas for the district. Presently, the maximum available groundwater for use within the area is estimated to be 3,480



LEGEND

NEW R.O.W. IMPROVEMENTS:

- PHASE 1 IMPROVEMENTS
- PHASE 2 IMPROVEMENTS

EXISTING R.O.W. IMPROVEMENTS:

- PHASE 2 IMPROVEMENTS
- PHASE 4 IMPROVEMENTS

CONCEPTUAL CIRCULATION PLAN

N

SCALE: 1" = 1500'

ESCO

EXHIBIT II-8

acre-feet per year (AF/yr). In addition to groundwater supplies, NCWD has a contract with Castaic Lake Water Agency (CLWA) for delivery of 200 AF/yr. of imported water.

Table II-3 summarizes a conservative estimate of NCWD's water supply.

Table II-3

WATER SUPPLY—NEWHALL COUNTY WATER DISTRICT (AF/YR)

	Annual Groundwater Supplies	Existing Contracted Import Deliveries	Future Projected Import Deliveries (1993)	Total Future
Castaic Area	3,480	0	200	3,680
Entire District	13,080	200	200	13,480

AF/YR = Acre-feet per year

Source: County of Los Angeles Development Monitoring System (DMS) Data, May 10, 1991.

Water Demand

Water demand for the proposed NorthLake Specific Plan was estimated based on consumption factors provided to the County of Los Angeles Department of Regional Planning (DRP) by the Newhall County Water District.[1] Total project water demand at buildout, excluding golf course and other project landscape irrigation requirements, is estimated to be 1,817 AF/yr. (see Table II-4).

As outlined in Section II.H.4., Irrigation, approximately 481 project acres of the NorthLake project site will be landscaped and irrigated with reclaimed water. Resultant savings of potable water are estimated to be 1,029 AF/yr.

1 County of Los Angeles Department of Regional Planning, Development Monitoring System (DMS).

Table II-4

ESTIMATED PROJECT WATER DEMAND

Land Use	Units	Est. Floor Area (Acres)	Demand Factors	Demand (AF/yr)
Residential				
Single-Family[a]	2,337		0.64 AF/unit/yr	1,495.68
Multi-Family[a]	1,286		0.12 AF/unit/yr	154.32
Commercial[b]		3.9	4.55 AF/AC/yr	17.75
Industrial[b]		12.5	2.58 AF/AC/yr	32.25
Institutional[a]		23.1	4.37 AF/AC/yr	100.95
Pro/Shop[a]		1.4	0.269 AF/0.2 AC/yr	16.4
Total	3,623			1,817.35 AF/yr 1,622,669.5 gpd

AC = acre
SF = square feet
AF/yr = acre-feet per year
gpd = gallons per day

a. Demand factors provided by County of Los Angeles Department of Regional Planning, Development Monitoring System (DMS).
b. Demand factors provided by Kishore Manandhar, RPA to D. Kahane, ESCO, November 1990.

Estimated water demand for the proposed development and other planned projects within NCWD's Castaic area by project phase is shown in Table II-5. Related project information was compiled through cooperation with the County of Los Angeles Department of Regional Planning. A list of related projects used in the cumulative analyses is provided in Appendix 1. Total demand for all related projects at buildout of NorthLake (2000) is estimated to be 649 AF/yr.

As outlined previously, a conservative estimate of NCWD's Castaic area existing water supply is 3680 AF/yr.

Water supply mitigation measures are detailed in the DEIR prepared for this project. Because water supply and delivery system capacities are expanded as required to

serve near-term planned growth within the District, existing committed NCWD supplies are not reflective of total potential water availability for the future.

Table II-5

TOTAL WATER DEMAND FOR ALL RELATED PROJECTS AT BUILDOUT OF NORTHLAKE (2000)

Land Use	Units	Est. Floor Area (Acres)	Demand Factors	Demand (AF/yr)
Residential				
Single-Family[a]	813		0.64 AF/unit/yr	520.32
Multi-Family[a]	645		0.12 AF/unit/yr	77.4
Retail/Commercial[b]		6.28	4.55 AF/AC/yr	28.58
Hotel	100 (rooms)		0.17 AF/room/yr	17
Restaurant		0.12	31.7 AF/AC/yr	3.8
Post Office		0.62	3.7 AF/AC/yr	2.3
Total	3,623			649.4 AF/yr

AC = acre
SF = square feet
AF/yr = acre-feet per year
gpd = gallons per day

a. Demand factors provided by County of Los Angeles Department of Regional Planning, Development Monitoring System (DMS).
b. Demand factors provided by Kishore Manandhar, RPA to D. Kahane, ESCO, November 1990.

A 21-inch water transmission line was constructed by CLWA to meet the expected demand for water in the Castaic area. This line is only being partially used at this time. It is anticipated that future water supplies will be available to meet the maximum capacity of this transmission line and projected growth in the area.

Conceptual Water Storage and Distribution System

Two separate water systems will be developed for the NorthLake project. Domestic water needs will be served by the NCWD. Reclaimed wastewater will be used to

satisfy the water demand associated with the golf course and project landscaped areas. A discussion on the proposed irrigation system is provided in Section II.H.4.

A conceptual plan for existing and future domestic water facilities for the project is shown on Exhibit II-9, Conceptual Water Plan. Primary considerations for the water system will be adequacy of storage capacities, geologic stability of water tank locations and elevation of tank sites to meet pressure requirements, including fire flow standards.

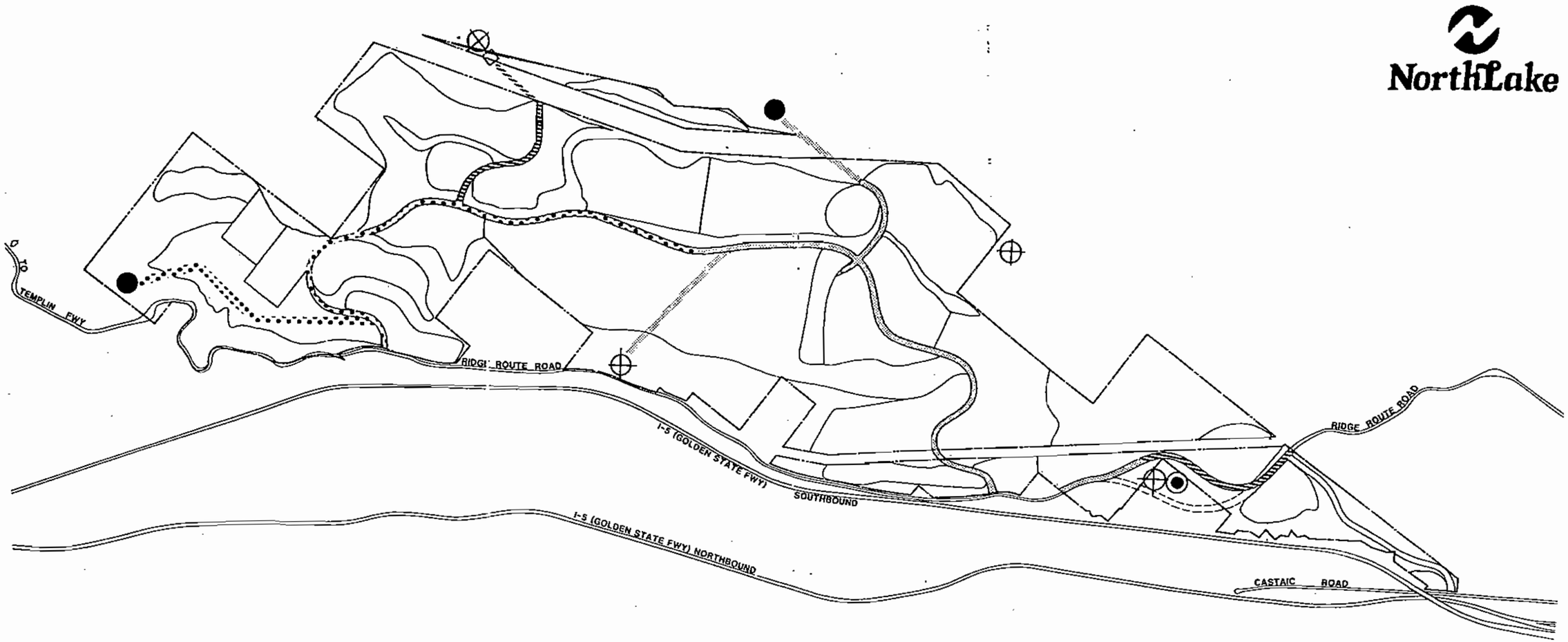
An onsite storage of 5.5 million gallons is estimated for the project (excluding golf course irrigation) based on anticipated fire flow requirements. Specific design and locations of future storage tanks will occur in conformance with NCWD requirements.

An existing 1.5-million-gallon storage tank at an elevation of 1,640 feet is located near the southwestern boundary of the property. A 16-inch water transmission main connects this tank to the NCWD System. In light of commitments to potential future area developments, only limited long-term supplies to the NorthLake Specific Plan site from the existing water tank are anticipated.

Potential future storage tank locations and phasing for improvements are shown on the Conceptual Water Plan, Exhibit II-9. Tanks will be located a minimum of 100 feet above the highest pad elevation to be served by the tank.

It is estimated that three water pressure zones will be required for the project site. The preliminary plan proposes two booster pumping stations. Water will be pumped in a series between the tanks, beginning at the existing tank as shown on the Exhibit II-9.

Water improvements and service capabilities will be phased with construction of the project, subject to the requirements of the NCWD. Tentative phased improvements are shown on the Conceptual Water Plan. The sizes of distribution mains will be determined during a future, more detailed stage of project design.



LEGEND

- PHASE 1 WATER MAINLINE
- PHASE 2 WATER MAINLINE
- PHASE 3 WATER MAINLINE
- STORAGE TANK
- ALTERNATE STORAGE TANK SITE
- BOOSTER PUMP
- EXISTING STORAGE TANK

CONCEPTUAL WATER PLAN

N

SCALE: 1" = 1500'

ESCO

EXHIBIT II-9

2. Wastewater

Disposal

Two options for sewage treatment and disposal are considered for the NorthLake Specific Plan site. The first option would involve tying into the County of Los Angeles Sanitation District No. 32 facilities for conveyance and treatment. The second option would include the construction and operation of an onsite water reclamation plant. Both options are further discussed below.

Project-related sewage generation was estimated based on the factors used for the County of Los Angeles Development Monitoring System. Estimated generation for each project phase is shown in Table II-6. As shown, at buildout the project is estimated to generate a total of 0.96 million gallons of sewage per day.

Table II-6

PROJECT WASTEWATER GENERATION—PHASED ANALYSIS (GPD)

Project Phase	Single-Family	Multi-Family	Comm.	Industr.	Instit.	Recr.	Total Generation
1	167,440	42,480	0	0	6,000	24,000	239,920
Cumulative	167,440	42,480			6,000	24,000	239,920
2	206,440	44,820	0	14,434	0	0	265,693.61
Cumulative	373,880	87,300		14,434	6,000	24,000	505,613.61
3	145,600	73,260	14,218	20,166	6,000	0	259,244.09
Cumulative	519,480	160,560	14,218	34,600	12,000	24,000	764,857.69
4	88,140	70,920	20,438	16,685	0	0	196,184.01
Cumulative	607,620	231,480	34,656	51,285	12,000	24,000	961,041.7
Total GPD	607,620	231,480	34,656	51,285	12,000	24,000	961,041.7

Factors:

Single-Family = 260 gpd per unit
Multi-Family = 180 gpd per unit
Industrial = 94 gpd per 1000 sq.ft.
Commercial = 204 gpd per 1000 sq.ft.
Recreational = 400 gpd per 1000 sq.ft.
Institutional = 10 gpd per student; assume 600 students per school (two schools)

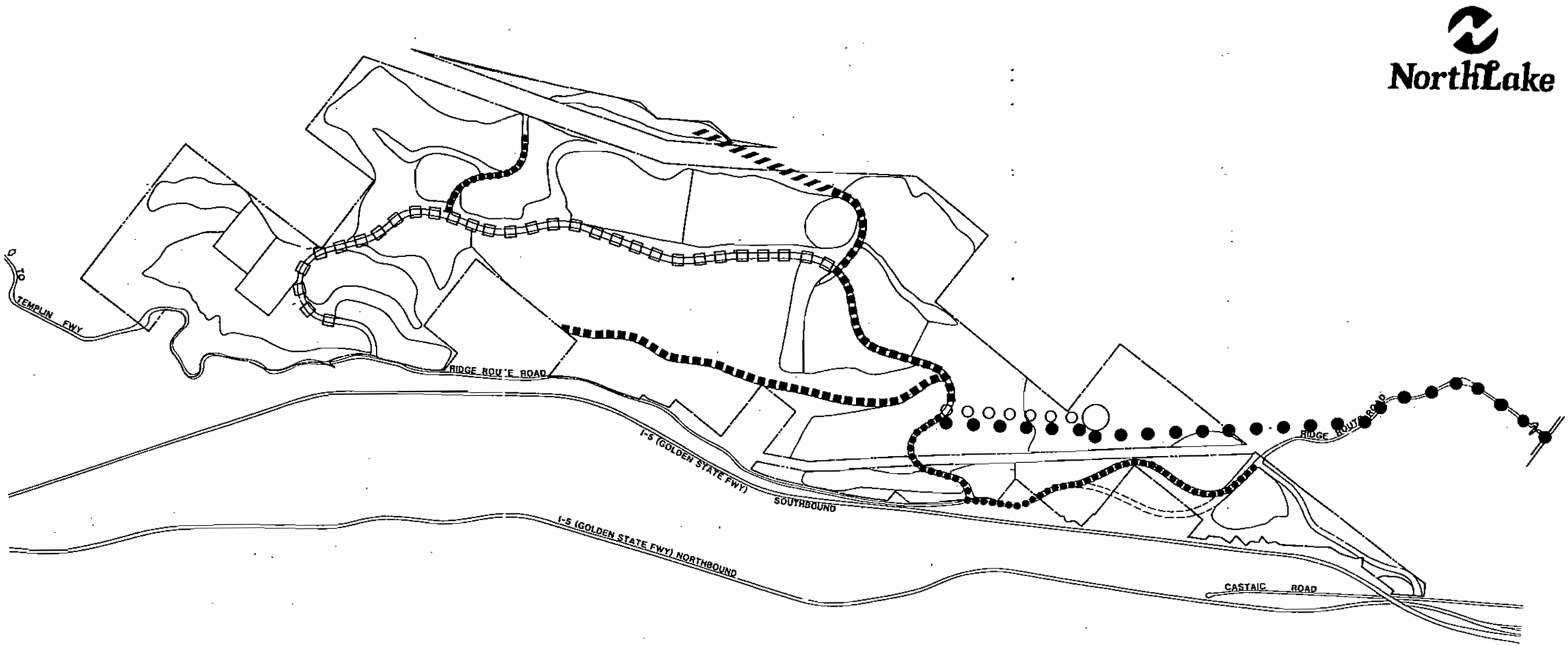
Conceptual Wastewater Plan

A conceptual plan for future wastewater collection and treatment facilities is shown in Exhibit II-10, Conceptual Wastewater Plan. Proposed sewer collection mains required for each project phase are as shown on the plan. Mainline sizing will be determined at a more detailed stage of the project design. As discussed above, two options for wastewater treatment and disposal are under consideration for the NorthLake Specific project. The first option proposes connection to the County of Los Angeles Sanitation District No. 32 conveyance and treatment facilities. Under this proposal a series of sewers would be constructed for each phase of the site development to collect project-generated wastewater. This onsite system would connect to the existing 18-inch sewer trunk line terminating near the intersection of Lake Hughes Road and Ridge Route. Project wastes would be conveyed to the Valencia Water Reclamation Plan (VWRP) located approximately six miles south of the NorthLake site. The wastewater option selected for the NorthLake development will be determined during the tentative tract approval stage or prior to final engineering. The wastewater disposal method will be selected through mutual agreement with the Los Angeles County Sanitation Districts based on project need and overall system capacities.

The VWRP is tied with the Saugus Water Reclamation Plant to provide a regional wastewater system for the Santa Clarita Valley. The VWRP currently processes an average flow of 7.4 million gallons per day (mgd) and has an existing capacity of 7.5 mgd, leaving a projected available capacity of 0.1 mgd or 100,000 gallons per day (gpd).

In order to process more sewage, the Sanitation District is planning flow equalization projects at both regional WRPs. The flow equalization project will add 1.5 mgd of capacity to the Valencia WRP by 1992. Additionally, the proposed hydraulic expansion of the Valencia WRP will add 6.0 mgd. Total future regional wastewater treatment capacity (including the Saugus WRP) is projected to be 28.1 mgd.[2]

2 County of Los Angeles Department of Regional Planning, *DMS Inventory Information for Sewer Service*, June 5, 1991.



LEGEND

- ONSITE WATER RECLAMATION PLANT
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- OPTION 1: CONNECT TO EXISTING SEWER TRUNK LINE (COUNTY SANITATION DISTRICT NO. 32)
- OPTION 2: CONNECT TO ONSITE WATER RECLAMATION PLANT

CONCEPTUAL WASTEWATER PLAN

N

SCALE: 1" = 1500'

ESCO

EXHIBIT II-10

Under the second option, an onsite Water Reclamation System (WRS) would be located in the southeastern portion of the project site and would be fed by gravity flow, sewage collection piping. Project-generated sewage flows would be treated by the following unit processes: mechanical bar screen, flow equalization, flow measurement, biological, aerobic secondary treatment, filtration and chlorination. Effluent would be treated to meet California Regional Water Quality Control Board and California Department of Health Services standards, stored in tanks and applied according to the project's irrigation program. Sludges and sediment would be stored in tanks and hauled to a sanitary landfill for disposal on a regular basis or treated and disposed of onsite.

The WRS would be designed to treat an average daily project sewage flow of 0.96 mgd generated by the proposed project. Onsite storage capacity for three average days flow or 2.8 mgd and storage capacity in the distribution network would allow a balancing of network sewage generation flows with irrigation demands. The WRS would be designed with a "100 percent backup" power generator and redundancy in major mechanical components. The WRS Operation and Maintenance Manual would provide Emergency Operating Procedures as well as catastrophic event contingencies in accordance with state and county regulations.

If this option is selected as the preferred method of wastewater treatment and disposal, the treatment plant would be required to become operational early within the first phase of the project. A temporary "package plant" or tie-in to the Los Angeles County Sanitation District may be implemented to treat wastewater during the initial phase until a minimum threshold for economic operation of the full plant is feasible.

3. Drainage

Existing Drainage

Natural drainage over the project site runs off the hillsides, lateral to Grasshopper Canyon and southerly along a natural streambed within Grasshopper Canyon exiting the project site, and ultimately into Castaic Lagoon some 4,000 feet to the southeast. A northerly, adjacent offsite drainage area of approximately 1,149 acres contributes to

project site drainage flows. The total drainage area both on- and offsite is approximately 2,171 acres. Existing Q_{25} bulked drainage flows exiting the project site are approximately 10,724 cubic feet/second (cfs). These flows ultimately enter Castaic Lagoon downstream.

Conceptual Drainage Plan

The proposed drainage improvements for the NorthLake development are shown on Exhibit II-11, Conceptual Drainage Plan. Drainage improvements for the site include debris basins, storm drains, street basins and catch basins. Drainage improvements will be constructed as needed for each phase of project development. As shown on Exhibit II-11, temporary facilities will be constructed as required and will be removed or relocated as necessary for the final drainage system at project buildout.

Installation of the proposed debris structures (two to be included as part of the final drainage improvements system) will remove sediment and debris for site runoff resulting in decreased amount of discharge volumes as a result of post-development conditions. The debris basins, inlet structures and storm drains will be sized during final site engineering of each phase to accommodate project-related runoff.

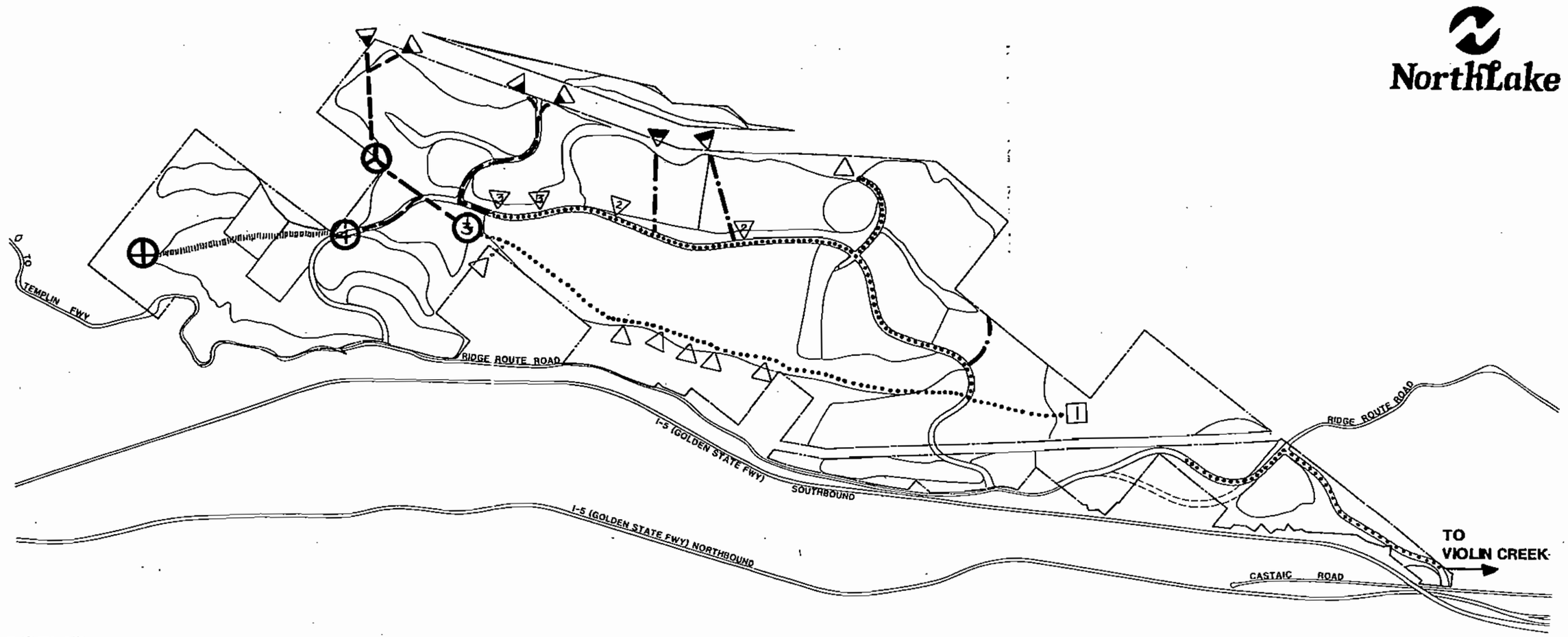
4. Irrigation

Irrigation Requirements

Landscape irrigation requirements were estimated for the proposed 166.9-acre golf course and 314 acres of landscape area within the Specific Plan development. As shown in Table II-7, the average daily water requirement for landscape irrigation is 1,029 AF/yr or 918,770 gpd. In the summer months dry weather irrigation demands may be two times the average day, or approximately 1.8 mgd. Supplemental dry weather requirements will be obtained from storage or from the NCWD if necessary.

Conceptual Irrigation Plan

Reclaimed water will be used to meet the irrigation requirements of the proposed golf course and landscaped areas of the NorthLake development. The source of reclaimed



LEGEND

- PHASE 1 STORM DRAIN
- PHASE 2 STORM DRAIN
- PHASE 3 STORM DRAIN
- PHASE 4 STORM DRAIN
- (3) PHASE 3 DEBRIS BASIN/INLET (TO BE REMOVED IN PHASE 3)
- PHASE 3 DEBRIS BASIN/INLET
- (4) PHASE 3 DEBRIS BASIN/INLET (TO BE REMOVED IN PHASE 4)
- PHASE 4 DEBRIS BASIN/INLET
- PHASE 1 INLET STRUCTURE
- PHASE 2 INLET STRCTURE
- PHASE 3 INLET STRUCTURE
- PHASE 1 OUTLET STRUCTURE
- (2) REMOVE IN PHASE 2
- (3) REMOVE IN PHASE 3

CONCEPTUAL DRAINAGE PLAN

N

SCALE: 1" = 1500'

ESCO

EXHIBIT II-11

water to be used for onsite landscape irrigation will depend on the selected option for wastewater treatment and disposal discussed previously in Section II.H.2, Wastewater.

Table II-7

LANDSCAPE IRRIGATION NEEDS

Use	Gross Acres	Consumption Factor (AF/AC/yr)	Irrigation Demand (AF/yr)
Landscape Areas	314	2.0	628
Golf Course	166.9	2.4	401
Total	480.9		1029

AF = acre-feet
1 AF = 325,900 gallons
AC = acre
yr = year

If the NorthLake development ties into the existing County Sanitation District No. 32 facilities for sewage treatment, then a system would be installed to convey water from the Valencia WRP to the project site. Under this scenario a transmission line and pumping systems to convey reclaimed municipal wastewater from the Valencia WRP to the Castaic Lake Afterbay would be constructed. The system as now envisioned will be designed to convey 4 mgd or 4,480 AF/yr. Reclaimed water to be used will be diverted directly from the conveyance pipeline.

Should the second option be selected for sewage treatment, an onsite Water Reclamation Plant will be constructed to meet the project-related need for sewage treatment and irrigation water. Under this scenario the landscape irrigation system will tie directly into the treated water storage areas. During the preliminary stages of site development, irrigation needs of the golf course and project landscaping may exceed the generation of onsite reclaimed water, and supplemental irrigation water may be required.

Exhibit II-12, Conceptual Irrigation Plan, illustrates the proposed options for onsite irrigation systems. Irrigation system improvements will be phased to meet the needs of the development. The primary transmission system either from the onsite Water Reclamation Plant or from the Valencia WRP conveyance pipe will be required with the completion of the golf course, which is scheduled in Phase 1 of the project. Required storage capacity for golf course irrigation and the associated distribution system will also occur in Phase 1. The water distribution network for the landscaped slopes will be improved, as needed, in conjunction with each development phase.

5. Fire and Sheriff Services

Fire Services

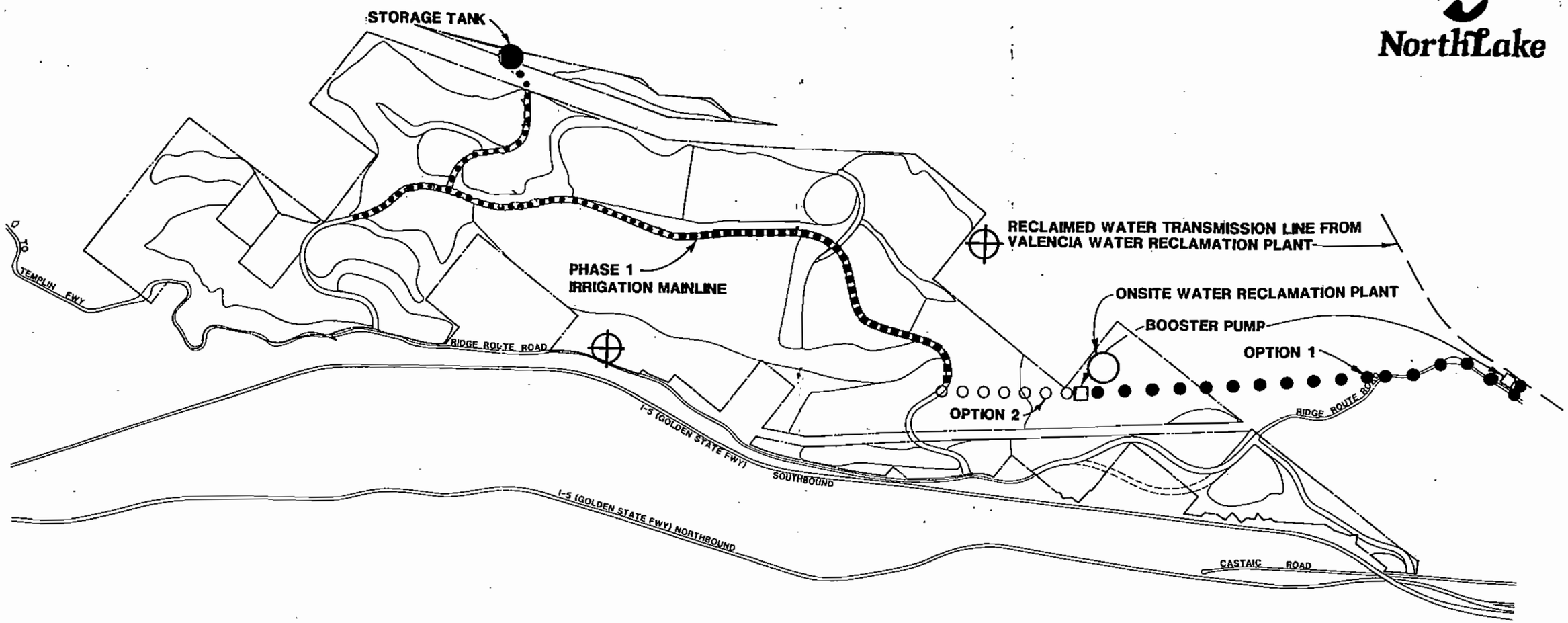
The Los Angeles County Fire Department provides fire protection services in the project area. Fire Station 149, located at 31770 Ridge Route, Castaic, California 91384-3329, is the jurisdictional engine company for the NorthLake Specific Plan site. Station 149 has the following equipment, response times and personnel to service the proposed development.

Table II-8

FIRE SERVICES

Equipment	Distance (miles)	Response Time (minutes)	Staff
Engine 149	2.7	14	4
Engine 76	7.2	20	3
Engine 273	13.1	28	4
Squad 111	12.5	24	3

The adequacy of fire protection services is assessed according to standards of response distance from a fire station. Desired response distance for multi-family to single-family residential densities ranges from 1.5 miles to 5 miles, respectively. The donation of a fire station site is an amenity of the NorthLake project. Potential fire



NorthLake

LEGEND

- BOOSTER PUMP
- ONSITE WATER RECLAMATION PLANT
- STORAGE TANK
- ALTERNATE STORAGE TANK SITE
- PHASE 1 IRRIGATION MAINLINE
- OPTION 1: CONNECT TO RECLAIMED WATER TRANSMISSION LINE FROM VALENCIA WATER RECLAMATION PLANT
- OPTION 2: CONNECT TO ONSITE WATER RECLAMATION PLANT
- PHASE 2 IRRIGATION MAINLINE

CONCEPTUAL IRRIGATION PLAN

N

SCALE: 1" = 1500'

ESCO

EXHIBIT II-12

station sites within the NorthLake development have been identified and are shown on Exhibit II-13. The inclusion of a fire station within the Specific Plan site will provide adequate response distance/times for protection of the proposed land uses.

Additional staff, equipment, and facilities will be needed for the proposed onsite fire station. The Fire Department has developed general plans for upgrading services in this area. Implementation of the plans will require specific provisions for the necessary staff, equipment and facilities. The applicant will pay development fees to the fire department in the amount of $0.1784 per square foot of building space.

The proposed project is outside the boundaries of the Consolidated Fire Protection District of Los Angeles County and, upon County approval, will require annexation to the District.

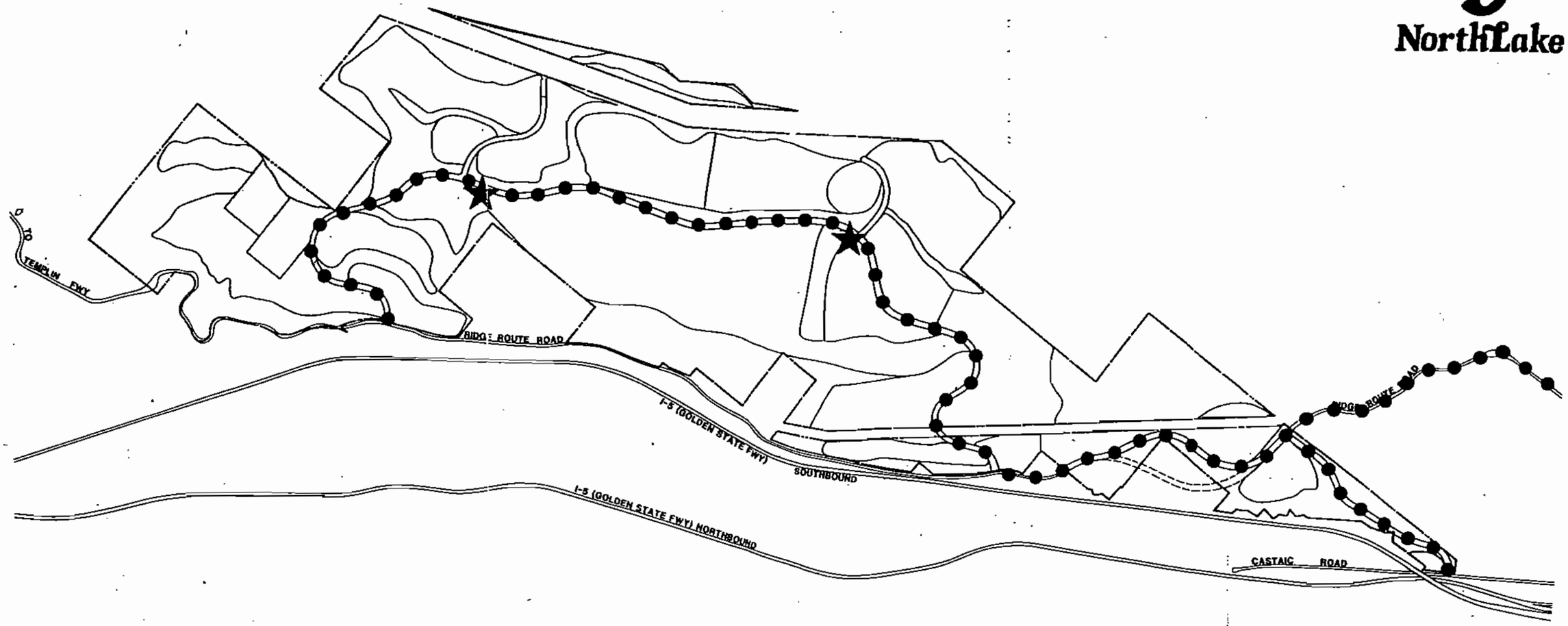
The property is located within an area designated as Fire Zone 4 and will comply with all applicable code and ordinance requirements for construction, access, water mains, fire hydrants and brush clearance. Requirements will be addressed in conjunction with the review and approval process for individual tentative subdivision maps.

Sheriff Services

The Castaic area is served by the Santa Clarita Valley Station of the Los Angeles County Sheriff Department, located at 23740 West Magic Mountain Parkway in Valencia. The station has a jurisdiction of 656 square miles and a total of 140 sworn officers.[3]

The rapid development within the Santa Clarita Valley has resulted in an increase in service demand of the County Sheriff Station. With the increase in demand generated by existing, approved and pending projects such as NorthLake and other related areawide developments, additional sheriff personnel and facilities may be required. Funding for new facilities and support staff would be included in the Sheriff

3 Sisneros, Sgt. Greg, Los Angeles County Sheriffs Department, Santa Clarita Valley Station, conversation with R. Snow, ESCO, September 1991.



LEGEND

PRIMARY EMERGENCY ACCESS

POTENTIAL SITES

POTENTIAL FIRE STATION SITES

N

SCALE: 1" = 1500'

ESCO

EXHIBIT II-13

Department's requested annual budget to be appropriated by the Board of Supervisors from the County General Fund.

6. Schools and Libraries

Schools

The project will be served by the Castaic Union School District ("Castaic District"), which serves grades K through 8, and the William S. Hart Union School District ("Hart District"), which will serve students in grades 9 through 12.

Castaic District. The Castaic District currently consists of the Castaic Elementary School, which houses grades K through 8 in an elementary (K through 5) and middle (6 through 8) school arrangement, and Live Oak Elementary School. Castaic Elementary School is located closest to the NorthLake site at a distance of approximately 2.75 miles.

Students that would be added to the Castaic District as a result of development of the NorthLake site are calculated in Table II-9 by project phase for levels K through 6 and 7 through 8. As shown on Table II-9, it is estimated that 1,181 students would be generated at the elementary level while an additional 411 students, grades 7 and 8, would be added to existing schools.

Table II-9

PROJECT STUDENT GENERATION, CASTAIC UNION SCHOOL DISTRICT, GRADES K-8—PHASE ANALYSIS

Project Phase	Year	Land Use	Units	Level	Factor[a]	Students	Subtotal By Level
1	1994	Single-Family	644	K-6	0.43	276.9	
		Multi-Family	236		0.13	30.6	307.5
				7-8	0.13	83.7	
					0.09	21.2	104.9
Subtotal Phase 1						412.4	

(Cont.)

Table II-9, Cont.

PROJECT STUDENT GENERATION, CASTAIC UNION SCHOOL DISTRICT, GRADES K-8—PHASE ANALYSIS

Project Phase	Year	Land Use	Units	Level	Factor[a]	Students	Subtotal By Level
2	1996	Single-Family	794	K-6	0.43	341.4	
		Multi-Family	249		0.13	32.3	373.7
				7-8	0.13	103.2	
					0.09	22.4	125.6
Subtotal Phase 2						499.3	
3	1998	Single-Family	560	K-6	0.43	240.8	
		Multi-Family	407		0.13	52.9	293.7
				7-8	0.13	72.8	
					0.09	36.6	109.4
Subtotal Phase 3						403.1	
4	2000	Single-Family	339	K-6	0.43	145.7	
		Multi-Family	394		0.13	51.2	196.9
				7-8	0.13	44.0	
					0.09	36.6	80.6
Subtotal Phase 4						277.5	
Total						1,592.3	

a. Generation factors provided by Jim Bauler, Business Manager, Castaic Union School District, September 1991.

Under the Specific Plan concept elementary students generated by the NorthLake project would be accommodated in the elementary schools envisioned for Planning Area Nos. 24 and 25. The locations of these sites are shown on the Conceptual Land Use Plan, Exhibit II-1. As currently envisioned, the school sited would be included as part of Phases 1 and 3. Both sites include five-acre parks.

Hart District. High School students within the Hart District attend school at the Saugus High School. Currently, the Saugus High School is operating at over capacity conditions. The district has future plans for another high school in the Valencia area;

however, at this time funding is not available for new facilities. Student generation by project phase for grades 9 through 12 are shown in Table II-10. As shown in Table II-10, it is estimated that the NorthLake development would generate 580 students at the high school level.

Table II-10

PROJECT STUDENT GENERATION, WILLIAM S. HART UNION HIGH SCHOOL DISTRICT, GRADES 9-12—PHASE ANALYSIS

Project Phase	Years	Single-Family Units	Multi-Family Units	Students[a] Generated
1	1994	644	236	141
2	1996	794	249	167
3	1998	560	407	155
4	2000	339	394	117
Total		2,337	1,286	580

a. Based on County of Los Angeles Department of Regional Planning, Development Monitoring System, April 30, 1991, generation factor of 0.16 student per dwelling unit.

In addition to the dedication of the two school/park sites, the school fees shall be paid to offset school capacity shortfalls. Developments within the William S. Hart District are assessed development fees of $2.50 per square foot.

Libraries

The Castaic area is served by two Santa Clarita Valley libraries and one mobile branch library all operated by the Los Angeles County Public Library System. The Valencia Library is located at 23743 West Valencia Boulevard, Valencia. The Newhall Library is located at 22704 West Ninth Street, Newhall. The Santa Clarita Valley Bookmobile (based at the Newhall branch) makes two stops per month at three locations within the Castaic vicinity:

- Hidden Lake—alternate Tuesdays
- Lake Hills Mobile Home Park, 27700 Parker Road
- Val Verde, 30009 Hunstock, Val Verde—alternate Fridays

The NorthLake Specific Plan provides for a library site that will be deeded to the County Library Department, which will encourage development of a permanent library facility in Castaic. The library site will be located in or near Planning Area Nos. 2-9 of the Specific Plan. The library site will be at least 0.5 acre to meet the current design criteria for a library sized to accommodate the requirements of NorthLake.

7. Traffic

Regional access to the project site is provided from Interstate 5 (I-5), the Golden State Freeway, via interchanges at Parker Road and Lake Hughes Road and Templin Highway. Traffic circulation within NorthLake is shown in Exhibit II-8, Conceptual Circulation Plan.

Golden State Freeway. The Golden State Freeway provides regional access to the study area via interchanges at Lake Hughes Road, Parker Road and The Old Road. This freeway carries an annual Average Daily Traffic (ADT) volume of 48,000 vehicles.

Lake Hughes Road. Lake Hughes Road has an east-west orientation and is designated as a major highway in the Los Angeles County Highway Plan. Lake Hughes Road provides primary access to the Castaic Lake Recreation Area through its interchange with I-5 North. Lake Hughes Road carries an ADT volume of 5,500 vehicles over the Section between I-5 and Castaic Road and an ADT volume of 2,800 vehicles between Castaic Road and Ridge Route Road.

The Old Road. The Old Road has a north-south orientation and is designated as a secondary highway. The section of The Old Road between Lake Hughes Road and Parker Road carries an ADT volume of 1,400 vehicles. Between Lake Hughes Road and I-5 southbound ramps The Old Road has been widened to its full capacity.

Ridge Route Road. Ridge Route Road has a north-south orientation and is classified as a secondary highway in the Los Angeles County Highway Plan. Between Parker Road and Lake Hughes Road, Ridge Route Road carries an ADT volume of 3,500 vehicles. North of Lake Hughes Road, Ridge Route Road carries 1,350 vehicles per day during the weekday and 4,000 vehicles per day during weekends.

Parker Road. Parker Road is classified as a secondary road to be widened to 80 feet. Parker Road becomes Ridge Route Road east of Castaic Road. Between I-5 and Castaic Road, Parker Road carries an ADT volume of 6,500 vehicles, and west of the freeway it carries 1,900 vehicles per day.

Castaic Road. Castaic Road is unclassified in the Los Angeles County Highway Plan. Castaic Road has a north-south orientation and runs parallel to the freeway. Between Parker Road and Lake Hughes Road, Castaic Road carries an ADT volume of 3,400 vehicles (mainly trucks), and north of Lake Hughes Road the volume drops to 1,400 vehicles per day.

Future Traffic Impacts

Impacts of future traffic were analyzed to identify incremental impacts of traffic generated by the proposed NorthLake project over cumulative background traffic levels at the completion of each phase of development. The analyses show that, with the cumulative background traffic, all key intersections would continue to operate at acceptable levels of service until the year 1998. With the exception of Parker Road/I-5 (northbound ramps), all other study intersections continue to operate at acceptable levels of service until the year 2000. The impact to the Parker Road/I-5 intersection is primarily associated with trips to the Castaic Lake Recreation Area. However, with the addition of the proposed project-generated traffic, volume-to-capacity ratios at six of the nine intersections analyzed were projected to operated at decreased capacity.

Mitigations

Improvements will be required to the roadway network in order to mitigate the adverse impacts of estimated future traffic from this project and other related area projects. Each phase of the Specific Plan development shall be evaluated to determine the improvements that would be needed to upgrade the circulation system to provide adequate capacity for this phase of the project and other nearby related projects. The phase specific traffic analysis shall determine the timing of improvements, upgrades and buildout configuration requirements, and, if necessary, environmental considerations (right-of-way acquisition, construction impacts, etc.) associated with required roadway improvements. The County of Los Angeles Department of Public Works has identified the following roadway improvements as likely to be required to accommodate projected future area traffic (Letter from D. Wolfe, Deputy Director, Department of Public Works, to J. Hartl, Director, Department of Regional Planning, May 28, 1992, Appendix B).

- Modernize the Lake Hughes Road/Interstate 5 Freeway interchange.
- Modernize the Parker Road/Interstate 5 Freway interchange.
- Construct a new access road from this project to Castaic Road with a minimum of two lanes in each direction and upgrade and improve Ridge Route Road to Secondary highway standards from the project to Lake Hughes Road.
- Improve Castaic Road from the new project access road to Lake Hughes Road with a minimum of two lanes in each direction.
- If a new access road (previous mitigation) cannot be constructed, then Ridge Route Road shall be upgraded and improved to Major highway standards from the project to Lake Hughes Road.
- Improve Ridge Route Road/Park Road to Secondary highway standards from Lake Hughes Road to the Parker Road/Interstate 5 Freeway

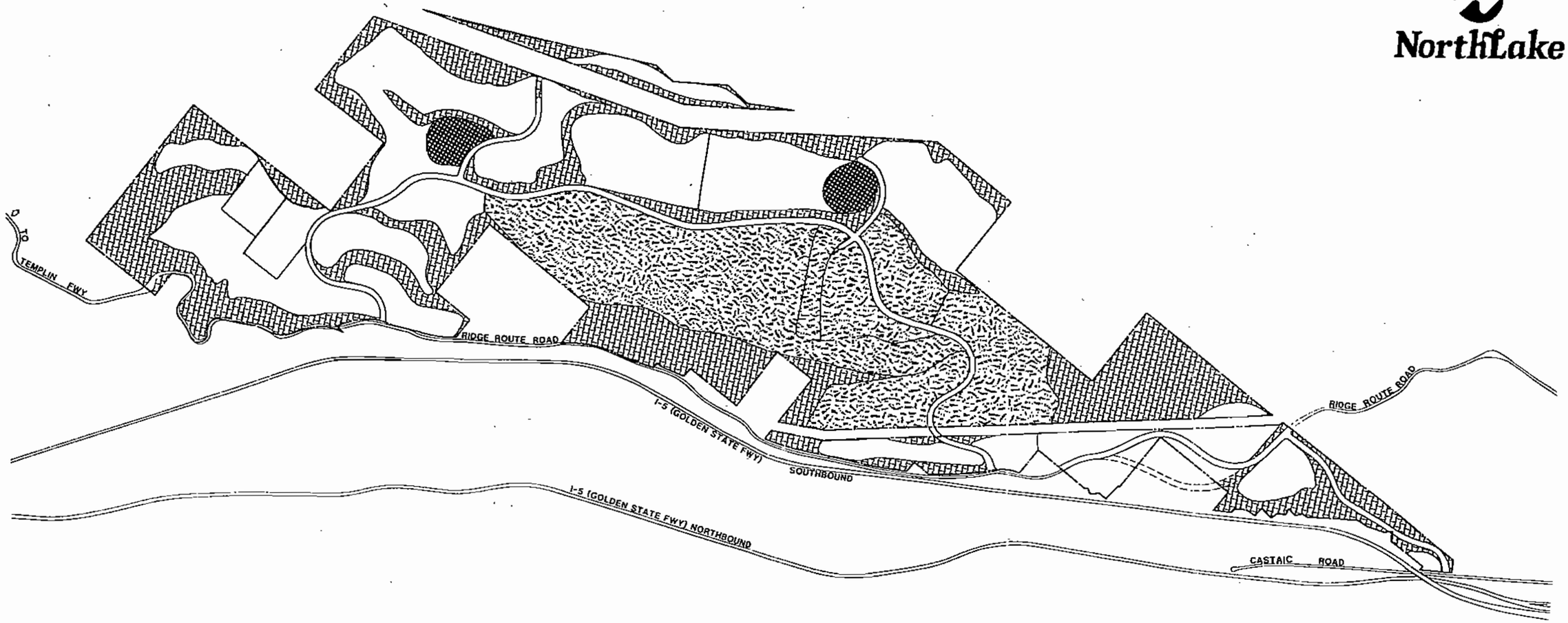
interchange. This improvement would require widening the bridge over Violin Creek.

- Contribute to the Park Road/Interstate 5 Freeway interchange improvements.

Signal warrant analysis was conducted at the key intersection to identify the need for signalizing intersections. The results of the analysis indicates that eight of the nine intersections would require signalization even without the NorthLake project-generated traffic, whereas the remaining intersection would have to be signalized with the addition of the NorthLake traffic.

I. OPEN SPACE/RECREATION PLAN

The NorthLake project is in a unique location that will provide residents with a quality environment as well as a range of self-contained recreational activities. The intent of the Open Space/Recreation Plan is to provide future residents with a variety of recreational opportunities. A variety of active recreational facilities will be developed, ranging from small neighborhood pocket parks to larger local or regional parks. School playgrounds and athletic fields, when not servicing education needs, will be available to community residents for passive or organized use. Initially, the golf course will be open to local as well as regional residents. Recreation areas will provide linkages between communities, school/parks and commercial and industrial services through pedestrian and bicycle corridors. The recreation and open space areas, besides providing areas of human interaction, will provide physical separation, buffer zones and transition between areas of urbanization. The undeveloped open space portions of the project are preserved to provide the community with "passive" recreational opportunities and maintain a visual separation from adjacent uses. Exhibit II-14, Conceptual Recreation/Open Space Plan, illustrates some of the planned recreational opportunities on the NorthLake site.



LEGEND

- OPEN SPACE
- GOLF/HOUSING
- SCHOOL/PARK

CONCEPTUAL RECREATION/OPEN SPACE PLAN

N

SCALE: 1" = 1500'

ESCO

EXHIBIT II-14

J. RELATION OF SPECIFIC PLAN TO COUNTY GENERAL PLAN

California State Law requires all Specific Plans and Zoning Ordinances to be consistent with the local jurisdiction's adopted General Plan. This project is located in unincorporated Los Angeles County in the Santa Clarita Valley. The Government Code Section 65451 indicates that Specific Plans must contain measures to implement all policies required in a general plan that pertain to the area covered by the Specific Plan. This section documents the consistency of the NorthLake Specific Plan with both the Santa Clarita Valley Areawide General Plan and the Los Angeles County General Plan.

1. Santa Clarita Valley Area Plan Policies

Plan Policies Relating to Specific Communities

Policy

Castaic—The Castaic Reservoir and recreation project presents new challenges and opportunities. The Plan recognizes the traffic problems and impacts as well as the opportunity for future recreation-induced growth. The area west of the freeway is set aside for development of residential uses. The east side of the freeway will be primarily oriented to a combination of residential, commercial and resort/recreational uses.

Consistency

The NorthLake development will be a diverse, master-planned community providing residential, commercial, industrial and resort/recreational uses. It is designed to be well-integrated into the Castaic community and planned to maximize the potential of the existing amenities and recreational opportunities unique to the area.

Land Use Element

Policy

Accommodate the year 2010 population and land use demand as projected for the Santa Clarita Valley designating sufficient area for appropriate use and a reasonable excess to provide adequate flexibility.

Consistency

The NorthLake Specific Plan meets this anticipated growth by providing residential units in various price ranges along with associated commercial and industrial uses.

Policy

Closely monitor growth in the Santa Clarita Valley so that growth does not exceed the capacity of the existing or planned infrastructure nor result in significant negative environmental impacts.

Consistency

Project-related infrastructure requirements, including utilities, sewer service and water service, will not be significantly impacted according to the affected public agencies. An environmental impact report has been prepared to assess any significant environmental impacts associated with the proposed plan. A phasing plan has been prepared to tie the project build-out phasing with infrastructure improvements.

Policy

Provide for development in the study area which is consistent with the plan and encourage other governmental and private agencies to do the same.

Consistency

This Specific Plan is designed to implement the policies of the SCVAP and the County's General Plan and to be consistent with current policies for the area.

Policy

Promote a balanced, autonomous community with a full range of public and commercial services and a wide variety of housing and employment opportunities.

Consistency

The land use plan provides a balanced, self-sufficient community with a full range of residential product types, neighborhood and community commercial, light industrial and recreational uses.

Policy

Accommodate population and land use growth in a concentrated, rather than dispersed, pattern providing for a broad range of densities and types of uses.

Consistency

The NorthLake Specific Plan accommodates projected population and land use growth in a concentrated, self-sufficient community offering a broad range of housing densities. Development will be limited to valley floors and moderate slopes, creating a centralized community surrounded by open space.

Policy

Determinations for future land use growth in the Santa Clarita Valley shall consider the following criteria:

- Sensitivities of natural environmental systems;
- Hazards or constraints of natural environmental systems of land use;

- Infrastructure and service capacities; and
- Need for project.

Consistency

The NorthLake project has been designed with sensitivity to the existing natural environmental systems and potential geologic and flood hazards. The majority of onsite Hillside Management areas will be preserved in open space to reduce habitat loss and eliminate exposure of residents to geological hazards. Infrastructure and service capacities will not be significantly impacted or mitigated to offset the impact. The NorthLake development will provide housing to help accommodate the projected population growth in the Santa Clarita Valley and Southern California region.

Policy

Concentrate land use growth in and adjacent to existing urban, suburban and rural communities. Within these areas undeveloped areas designated for growth that have been by-passed should be developed.

Consistency

The project site is adjacent to residential uses in the Castaic area. The land use designations of the site (U3, U2, U1, C and M) allow for the development of residential, commercial and industrial uses. This area is also classified as developable due to the majority of the site's natural slope being less than 25 percent.

Policy

Consider residential densities as averages to allow for the clustering of development and/or transfer of unit credit as provided for in the General Plan.

Consistency

The density now proposed under the Specific Plan reflects a mid-density value between the allowable number of units in the amended SCVAP which range between 2,088.5 (low threshold) and 4,594.8 (high threshold).

Policy

Allow for density transfer (the rearrangement of allowed residential units among various land use classifications on a project site) as a means to attain plan goals such as preservation of hillsides and to promote superior design and allow flexibility to respond to changing housing needs.

Consistency

The majority of the hillside management area within the project will be preserved in open space through the clustering of residential uses in areas of less potentially significant impacts.

Policy

Encourage and support a mix of housing types in the urban areas.

Consistency

A diverse mixture of residential land uses and product types will be developed to meet the diverse needs of the NorthLake community.

Policy

Ensure that costs of population and urban growth are borne by those who benefit.

Consistency

Project-related infrastructure and service improvements will be financed through project-specific Assessment Districts and developer contributions where appropriate.

Policy

Designate areas of excessive slope (exceeding 25 percent) as "Hillside Management Areas," with performance standards applied to development to minimize potential hazards such as landslides, erosion, excessive run-off and flooding. (Reference is made to the Countywide Chapters of the General Plan.)

Consistency

The majority of the onsite Hillside Management areas will remain in open space to minimize potential hazards including landslides, erosion and flooding. All potential hazards within those portions of the Hillside Management area which are proposed for development will be mitigated to a level of insignificance.

Policy

Direct future growth away from areas exhibiting high environmental sensitivity to development unless appropriate mitigation measures can be implemented.

Consistency

No portion of the site has been designated as a Significant Ecological Area (SEA) on the Areawide or Countywide Plans. No threatened or endangered species are known to inhabit the Specific Plan site, and no oak trees are present.

Policy

Minimize disruption and degradation of the environmental as development occurs, working with nature in the design of land uses so that they are compatible with natural environmental systems.

Consistency

The Land Use Plan has been prepared in conjunction with environmental studies to reduce the impact of development and to integrate proposed urban uses with compatible natural resources.

Policy

Encourage the appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, recreational and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community.

Consistency

The mix of uses in the Land Use Plan have been integrated to create a balanced, cohesive community.

Policy

Encourage joint use of school playgrounds for community recreation.

Consistency

Proposed elementary school sites include five-acre park sites.

Policy

Minimize travel time by concentrating community facilities, intensifying land use densities and establishing central shopping and industrial facilities.

Consistency

The proposed community has been designed to centralize neighborhood commercial space and industrial facilities to minimize travel time.

Policy

Encourage development of access throughout the Santa Clarita Valley:

- As development occurs in each community, appropriate links should be provided from residential areas to major destination points, e.g., employment, shopping, public facilities and services, recreation and entertainment.
- Support public transportation within communities and from outlying low-density communities to urban area services and functions as feasible. Emphasis will be placed on service to those of highest need (e.g., the low-income and elderly, who are dependent on public services).

Consistency

The circulation plan provides appropriate access links to community services as well as regional access to the Castaic area, Santa Clarita Valley and Los Angeles County. Existing park and ride facilities and community public transportation needs will be re-evaluated and expanded as demand warrants.

Policy

Encourage development of transportation systems consistent with the plan.

Consistency

The Circulation Plan in the NorthLake Specific Plan is designed to utilize existing circulation routes and provide additional improvements where necessary.

Policy

Encourage development of distinct neighborhoods. Residents should be able to identify themselves as part of a specific neighborhood or community within the greater Santa Clarita Valley.

Consistency

One of the proposed concepts of the NorthLake Specific Plan is the development of distinct neighborhoods or subcommunities. This will be accomplished through the variation of land use types and planning areas, phased development and community development standards.

Policy

Encourage appropriate aesthetic (landscaping, signage, street furniture, design themes, etc.) measures so that each community can be clearly distinguished from neighboring ones.

Consistency

Appropriate landscaping and theme signage will be utilized to separate different residential densities from commercial and industrial uses. Guidelines are included in this Specific Plan.

Housing Element

Policy

Encourage the development of socially and economically diverse communities.

Consistency

The NorthLake Specific Plan provides a socio-economically diverse range of housing, commercial and employment opportunities. The diversification provides housing opportunities in a wide variety of price ranges.

Community Design Element

Policy

Mitigate where possible undesirable impacts of development on adjacent land uses through utilization of appropriate buffers, building codes and standards.

Consistency

A comprehensive layout of proposed land uses has been developed to ensure consistency in use patterns and incompatible adjacent land uses.

Policy

Carefully integrate physical development in rural areas into the natural environmental setting.

Consistency

Environmental, geological and topographic constraints have determined the development pattern of the specific plan area.

Policy

Establish standards on appearance and design issues within the Santa Clarita Valley when appropriate.

Consistency

This Specific Plan contains community design features and standards to provide a visually attractive and cohesive community.

Policy

Identify and use landmarks, topographic features and other dominant physical characteristics of each community as a focus for developing a community image.

Consistency

The physical characteristics of the site have been utilized in the community design features of NorthLake Specific Plan.

Economic Development Element

Policy

Promote a strong and diversified economy and the growth of job opportunities in the Santa Clarita Valley.

Consistency

The presently expanding economic base of the Santa Clarita Valley will be supplemented by the introduction of project site residents' spending power. Proposed residential and commercial use will generate significant increases in County revenue through expansion of the tax base. The commercial and industrial uses will provide new job opportunities for area residents.

Policy

Encourage development of clean industries, a broad range of retail and service commercial uses, medical, entertainment facilities in appropriate locations.

Consistency

The proposed neighborhood commercial uses have been designed to support the proposed development. Highway commercial and light industrial uses are also included in the Land Use Concept of the Specific Plan.

Policy

Support infrastructure improvements in appropriate locations which contribute to development or expansion of employment producing uses.

Consistency

Project-related infrastructure improvement requirements will be implemented to ensure expansion of onsite employment producing uses, including project commercial and industrial uses as well as increased demand for offsite service.

Circulation Element

Policy

Implement an arterial network that will adequately serve the rural to urban, recreational, emergency and every day circulation needs of the Santa Clarita Valley.

Consistency

The circulation plan will provide adequate access to areas within the proposed community and throughout the North Castaic area. Regional access is provided via the Golden State Freeway.

Policy

A major criterion for selection of proposed scenic highways was that a candidate highway pass through areas shown as predominately non-urban on the Santa Clarita Valley Land Use Policy Map. Designation of these routes is not intended to preclude urban development.

Consistency

There are very limited views of the project site from scenic highways. Land uses adjacent to scenic highways are to be preserved non-urban open space.

Public Services and Facilities Element

Policy

Develop and use groundwater sources to their safe limits but not to the extent that degradation of the groundwater basins occurs.

Consistency

Water supply will be primarily provided by the Newhall County Water District. Groundwater degradation or overdraft will not occur as a result of the proposed project.

Policy

Require a public or private sewerage treatment system for development which, if left unsewered, would threaten nitrate pollution of groundwater or where otherwise required by County regulation.

Consistency

Sewage generated by the proposed community will be treated by either the County Sanitation District No . 32 facilities or by the onsite Water Reclamation System. Reclaimed wastewater will be utilized in the Landscape Irrigation Plan onsite. This system will not significantly impact groundwater.

Environmental Resources Management Element

Policy

Protect identified resources in Significant Ecological Areas by appropriate measures including preservation, mitigation and enhancement.

Consistency

The NorthLake project does not impact any Significant Ecological Areas.

Safety Element

Policy

Restrict urban development in areas with known slope stability problems unless appropriate mitigation measures are provided. Prohibit development in these areas until a geologic site investigation has been conducted and mitigating measures have been taken that satisfy the County Engineer.

Consistency

Geologic hazard areas have been identified and will be mitigated to safe levels in accordance with County of Los Angeles requirements. No active faults have been identified on the project site.

Energy Conservation Element

Policy

Encourage development of self-sufficient communities, providing housing, employment and other opportunities.

Consistency

The proposed project has been designed to be a separate, self-sufficient community, providing a variety of housing, support commercial, industrial and recreational opportunities.

2. Los Angeles County General Plan Policies

Area Development Priorities — Santa Clarita Valley

Priority

Focus new urban growth in a compact pattern on suitable land in and around the existing communities of Newhall, Saugus, Valencia, Canyon Country and Castaic.

Consistency

This project is located in the Castaic area and follows the growth pattern developing in the area.

Priority

Maintain non-urban hillside areas in open space and low density non-urban areas.

Consistency

Development of the site is planned primarily in areas of the site exhibiting slope of less than 25 percent and urban designated areas.

Open Space and Conservation Element

Policy

Preserve significant ecological areas and habitat management areas by appropriate measures, including preservation, mitigation and enhancement.

Consistency

No significant ecological areas or habitat management areas are impacted by the NorthLake project.

Policy

Protect the visual quality of scenic areas including ridgelines and scenic views from public roads, trails and key vantage points.

Consistency

Project development will be primarily limited to the canyon area and moderate slopes to reduce potential visual quality impacts. Existing major ridgelines will remain intact, thus retaining the visual quality of the area.

Policy

Restrict urban development in areas subject to seismic and geologic hazards.

Consistency

Development is focused within the site in areas which are not subject to geological hazards. Residential and commercial areas will be setback an appropriate distance from geologic hazard areas. There are no known fault lines transecting the site.

Policy

Restrict urban development in flood prone areas and thus avoid major new flood control works. Maintain natural watershed processes by regulating development in tributary watersheds. Minimize increased runoff, erosion and siltation of streambeds that would limit the uses of streams and water-bodies for recreation and other beneficial water-related uses.

Consistency

Required flood control improvements provided by the NorthLake Drainage Plan will reduce existing drainage flows. Drainage facilities will reduce site runoff contributions to Castaic Lagoon by removal of sediment and debris. Increased runoff, erosion and siltation will be controlled by required project-related drainage improvements.

Policy

Manage development in hillside areas to protect their natural and scenic character and to reduce risks of fire, flood, mudslides, erosion and landslides.

Consistency

The majority of the hillsides will be left in their natural state to preserve the scenic character and reduce risks.

Policy

Provide low intensity outdoor recreation in areas of scenic and ecological value compatible with protection of these natural resources.

Consistency

Passive open space recreational uses are provided in open space areas.

Policy

Develop a system of bikeways, scenic highways and riding and hiking trails to line recreational facilities where possible.

Consistency

Open space areas throughout the site are linked by residential streets and sidewalks. A network of hiking and bicycling trails as well as equestrian trails are provided.

Policy

Support preservation of heritage trees. Encourage tree planting programs to enhance the beauty of urban landscaping.

Consistency

No oak trees exist on the project site. The Landscaping Plan emphasizes the use of native species. Installation of irrigation systems using reclaimed water will allow the growth of a greater abundance and variety of tree and landscape planting.

Land Use Element

Policy

Concentrate well-designed, high-density housing in and adjacent to centers to provide convenient access to jobs and services without sacrificing livability or environmental quality.

Consistency

Community and highway commercial uses have been incorporated into the Specific Plan design to provide convenience shopping and services to future NorthLake residents. Jobs created at these commercial centers along with the light industrial facilities will provide employment opportunities within the NorthLake community.

Policy

Place major emphasis on channeling new intensive commercial development into multi-purpose centers.

Consistency

The NorthLake Development Plan provides neighborhood commercial uses which are conveniently located in the project. These commercial uses will effectively reduce the commuter dependence on other areas of the Santa Clarita Valley.

Policy

Assure that new development is compatible with the natural and man-made environment by implementing appropriate locational controls and high quality design standards.

Consistency

A community design element is included in the Specific Plan to assure architectural compatibility with the surrounding natural and man-made environment.

Policy

Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing and traffic.

Consistency

The residential uses are separated from the non-residential uses to protect the residential character of each neighborhood.

Policy

Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls.

Consistency

Neighborhood commercial facilities are proposed at appropriate scale, design and location in the project.

Policy

Encourage the clustering of well-designed, highway-oriented commercial facilities in appropriate and conveniently spaced locations.

Consistency

The commercial area proposed near the entrance to the NorthLake project provide services to travellers and Castaic area residents. This area along with the proposed community commercial uses will also service the project site residents.

Policy

Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards and in areas where essential services and facilities do not exist and are not planned.

Consistency

Project design has placed areas of natural hazards into open space uses. Essential support services and facilities are located near the proposed development as well as within the proposed community.

Policy

Require that new developments in non-urban areas have adequate accessibility to paved roads and water lines of sufficient capacity.

Consistency

Regional access is provided to the project site via the Golden State Freeway and several major highways. Local access will be provided by the proposed circulation system discussed in the Circulation element of the Specific Plan. The NCWD will provide water to the project site and has water lines and storage tanks existing on the site.

Policy

Establish land use controls that afford effective protection for significant ecological and habitat resources and lands of major scenic value.

Consistency

No significant ecological or habitat resources are impacted by the NorthLake Development Plan.

Policy

Provide a land use mix at countywide, areawide and community levels based on projected need and support by evaluation of social, economic and environmental impacts.

Consistency

NorthLake has been designed as a master-planned community providing a balance of residential, commercial, light industrial, institutional and recreational land uses. Environmental and fiscal reports have been prepared for this project.

Housing Element

Policy

Encourage a wide range of housing types, prices and ownership forms in new housing developments, particularly housing for low- and moderate-income persons.

Consistency

The project will offer a diverse housing product including single-family, zero sideyard, multi-family, etc.

Consistency

A wide range of housing prices are provided within the Specific Plan area.

Policy

Provide for new urban residential development principally in those areas that are in close proximity to existing community services and facilities.

Consistency

The project site is in an area of logical urban expansion with close proximity to required infrastructure and services. Additional community services and facilities will be provided within the project.

Policy

Encourage design of residential developments that will foster security and safety and be sensitive to the natural environment.

Consistency

Standard engineering practices have been utilized to ensure elimination of potential geological and environmental hazards. Project security will be consistent with areawide policy and is addressed within this Specific Plan.

Policy

Prevent or minimize environmental hazards such as noise, noxious fumes and heavy traffic in residential neighborhoods.

Consistency

Land uses have been designed to minimize environmental hazards and provide safe residential neighborhoods.

Transportation Element

Policy

Plan and develop bicycle routes and pedestrian walkways.

Consistency

Pedestrian walkways are planned for all residential streets. Bicycle routes will be planned where applicable due to terrain constraints.

Policy

Stress environmental compatibility (including air quality, noise, ecology, aesthetics, health and safety) in developing transportation systems.

Consistency

The proposed Conceptual Circulation Plan has been designed with sensitivity to environmental consideration.

Waste and Waste Management Element

Policy

Program water and sewer service extensions to be consistent with General Plan policies and to mitigate situations that pose immediate health and safety hazards.

Consistency

The project site will be included within the NCWD. This agency has indicated the availability of future service capacity to meet proposed community demands. The extension of water service to the project site will not impose any health or safety hazards to project site residents.

Policy

Continue to recover offsite costs for capital improvements necessitated by development, including required additional plant capacity as well as other water and waste management facilities.

Consistency

A portion of future water capacity expansion shall be funded by a per unit assessment to reduce agency capital improvement expenses. Offsite water lines should be financed through assessment of project's share contribution to system-wide capacities.

Economic Development Element

Policy

Establish procedures to enable the County to use cost/benefit/revenue studies or other appropriate methods to evaluate new developments on a community-wide level in order to ensure that the benefits or new development exceed its costs and risks.

Consistency

Project-related, community-wide benefit has been demonstrated through increased housing, commercial and industrial opportunities, proposed parks and circulation and infrastructure improvements.

Scenic Highway Element

Policy

Protect and enhance aesthetic resources within corridors of designated scenic highways.

Consistency

With few exceptions, viewsheds from the Golden State Freeway of the ridgelines and steeper slopes will be maintained as open space.

III. DEVELOPMENT REGULATIONS

A. PURPOSE AND INTENT

The development regulations serve as the primary mechanism for implementation of the land uses for NorthLake Specific Plan. The regulations contained herein provide an appropriate amount of flexibility to anticipate future needs and compatibility between land uses. Principal land use designations for the Specific Plan shall be as follows:

- Single-Family
- Single-Family Low Density
- Estate
- Single-Family/Golf
- Multi-Family
- Multi-Family/Golf
- Community Commercial
- Highway Commercial
- Light Industrial
- School/Park
- Open Space/Recreation
- Golf Facilities

B. DEFINITIONS

For the purposes of this Specific Plan, the definitions contained in Title 22, Los Angeles County Planning and Zoning Code shall apply for each Section except:

- Residential Zero Side Yard Overlay
- Residential Z-Lot Overlay

- Paired Single-Family Overlay

C. GENERAL PROVISIONS

1. All construction and development within the Specific Plan area shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing codes, fire code, grading and excavation code and the subdivisions codes as currently adopted by the County of Los Angeles.

2. If specific development standards are not established or if an issue, condition or situation arises or occurs that is not clearly understandable in the Specific Plan, then those regulations and standards of the Los Angeles County Planning and Zoning Code that are applicable for the most similar issue, condition or situation shall apply as determined by the Planning Director.

3. This Specific Plan may be amended by the same procedure as it was adopted, by ordinance. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change.

4. Any persons, firm or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the Los Angeles County Planning and Zoning Code pertaining to zoning misdemeanors.

5. Whenever a use has not specifically been listed as being a permitted use in a particular zone classification within the Specific Plan, it shall be the duty of the Planning Director to determine if said use is: (1) consistent with the intent of the zone; and (2) compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the Planning Commission.

6. The setback requirements are as specified within the development standards for each land use designation. If not otherwise specified, all setbacks are to be determined as the perpendicular distance from the existing or planned public street right-of-way line, or property line, to the foundation point of the closest structure.

7. "Height" of a building is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the average height of a pitched, hipped or mansard roof computed by adding the height of the lowest point of the roof to the height of the highest point of the roof and dividing that summation by two. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

    1. The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance or the exterior wall of the building when such sidewalk or ground surface is not more than ten feet above the lowest grade.

    2. An elevation ten feet higher than the lowest grade when the sidewalk or ground surface described in Item 1 above is more than ten feet above lowest grade.

    The height of a stepped or terraced building is the maximum height of any segment of the building.

8. Exceptions to height limitations contained in the District Regulations apply only to antennas, chimneys or other architectural appurtenances required for the screening of rooftop equipment.

9. Automotive vehicles or trailers of any kind or type that have been abandoned shall not be parked or stored on any property within the Specific Plan area unless it is in a completely enclosed building.

10. Non-Conforming Uses of Land—Where, at the time of passage of this Specific Plan, lawful use of land exists which would not be permitted by the regulations imposed by this Specific Plan, such use may be continued so long as it remains otherwise lawful provided:

    - No such non-conforming use shall be enlarged or increased nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Specific Plan.

    - No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Specific Plan.

    - If any such non-conforming use of land ceases for any reason for a period of more than 180 days, any subsequent use of such land shall conform to the regulations specified by this Specific Plan for the district in which such land is located.

    - No additional structure not conforming to the requirements of this Specific Plan shall be erected in connection with such non-conforming use of land.

11. Non-Conforming Structures—Where a lawful structure exists at the effective date of adoption or amendment of this Specific Plan that could not be built under the terms of these regulations by reason of restrictions on area, height, yards, its location on the lot or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

    - No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease or not affect is non-conformity.

- Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Specific Plan;

- Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

12. At the time of site plan review, all developments shall submit a plan detailing fencing, walls, landscaping, building placement and other details which must be in conformance with the Specific Plan design guidelines for residential and commercial structures.

13. Land Use Plan Provisions—Land use designations have been assigned to each area identified on the Specific Plan (see Exhibit II-1). Land use provisions for the areas designated for development include planning area number, land use designation, proposed product type area in gross acres, dwelling units or square footage and density per gross acre.

    As defined for this project, gross acres means gross developable acres which include some slope banks and interior residential streets but excludes major highways and secondary highways.

    To ensure the orderly growth of the community, designated planning areas within the Specific Plan shall be developed at densities consistent with or less than the maximum dwelling count allowed for each land use designation except as provided in a density transfer. Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments or grading/geotechnical hazards specified by the County will occur during technical refinements in the tentative tract map process and shall not require an amendment to the Specific Plan. Maximum dwelling units per cumulative planning area counts will not thereby be

affected. The Specific Plan residential dwelling unit maximum shall be 3,983 dwelling units.

A transfer of residential dwelling units from one residential planning area to another residential area may be permitted in the Specific Plan area in accordance with the following provisions:

In no case shall transfers of dwelling units result in:

- Exceeding the overall plan capacity of 3,983 dwelling units;
- Allocation of excess units outside of the planning areas;
- A change in the density classification, except for a reduction;
- Exceeding prescribed planning area maximums by more than 20 percent; or
- Exceeding the capacity of the circulation system or other public infrastructure systems as established for the Specific Plan area.

At the time of approval of the respective tentative maps by the Planning Commission, a revised Specific Plan Map and Planning Area Summary shall be submitted for all transfers of dwelling units. Said map and table shall also indicate the remaining number of units, if any, that may be accommodated without exceeding the 20 percent limitation. Said exhibit and table shall be dated accordingly. Transfers of density will be reviewed for conformance with this Specific Plan.

14. NorthLake Architectural Control Committee (N.A.C.C.)—The developer will establish the NorthLake Architectural Control Committee to be implemented through the project's Covenants, Conditions and Restrictions (C.C.&R.).

    All proposed land uses requiring a Conditional Use Permit shall be subject to review and approval by the N.A.C.C. The Committee's purpose shall be to

ensure conformance to the Specific Plan Development Standards, Design Guidelines and General Objectives. The Committee shall have the authority to interpret the Guidelines and Standards and make discretionary approvals as deemed necessary.

15. Drillsites—Drilling, mining or exploration for any minerals, oil, gas or other hydrocarbon substances shall be prohibited in the Specific Plan area.

D. RESIDENTIAL DEVELOPMENT STANDARDS

1. Single-Family

Permitted Uses

Property designated in the Specific Plan as Single-Family Residential (Planning Area Nos. 17 through 23), SF-1 zone, may be used for:

- Residences, single-family, subject to the standards provided herein;
- Small family homes, children (facility in licensee's family residence providing 24-hour-per-day care for six or fewer mentally or physically disabled children);
- Adult residential facilities, limited to six or fewer persons (facility which provides 24-hour-per-day nonmedical care and supervision to adults);
- Foster family homes (residential facility providing 24-hour-per-day care for six or fewer foster children);
- Outbuildings used for storage (one per dwelling unit);
- Communication equipment buildings;
- Earth stations;

- Model homes, erected on the same premises and used in conjunction with a new subdivision tract offered for sale for the first time for the duration of subdivision sales provided:

    1. That such models are on an approved lot in a tentative tract that has been filed and approved by the Commission;

    2. That such models may be used in conjunction with an approved temporary tract office but not a general real estate business; and

    3. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located, except that the NorthLake Architectural Control Committee may, upon a showing of need by the owner of the property, extend the permitted time beyond the close of subdivision sales.

- NorthLake Information Center;

- Real estate tract offices, temporary, for the purpose of conducting the sale of lots within the total project area upon which such tract office is located for a period not to exceed the duration of subdivision sales, provided:

    1. That such tract office shall not be used for conducting a general real estate business; and

    2. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located, except that the NorthLake Architectural Control Committee may, upon a showing of need by the owner of the property, extend the permitted time up to but not exceeding two years.

- Parks and playgrounds with all appurtenant facilities customarily found in conjunction therewith;

- Recreation facilities, planned neighborhood areas, not accessory to a principal use, including pool, jacuzzi and comfort stations, where operated as a non-profit corporation for the use of the community residents. This provision shall not be interpreted to permit commercial enterprises.

- Temporary activities sponsored by a non-profit organization or charitable use.

- Multi-use bike/pedestrian ways

- Access to property lawfully used for a purpose not permitted in the SF-1 zone.

Animals

Domestic animals, per household, within the SF-1 residential planning areas shall be limited to the following:

- Three weaned cats and/or
- Three weaned dogs

The following animals shall be permitted but in no event more than three such animals in any combination:

- Tropical fish
- White mice and rats
- Canaries
- Chipmunks
- Finches
- Guinea pigs

Similar to section 22.20.040 of L.A. County Code except more restrictions apply:

- Hamsters
- Hawks (feathered)
- King snakes
- Mynah birds
- Parrots, parakeets, amazons, cockateels, cockatoos, lories, lorikeets, love birds, Macaws and similar birds of the psittacine family
- Pigeons
- Ravens
- Toucans
- Turtles
- White doves

Also permitted are other similar animals which, in the opinion of the Department of Regional Planning, are neither more obnoxious nor detrimental to the public welfare than the animals enumerated in this section.

Accessory Uses

Property in the SF-1 zone may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction with residences. Location and design of residential accessory buildings shall be subject to review and approval by the NorthLake Architectural Control Committee.

- Storage of building materials used in the construction of a residence or residences, during construction and 90 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project or on property adjoining the construction site. Contractor shall be responsible for properly securing and screening storage area.

- Riding and hiking trails, excluding trails for motor vehicles. Equestrian trails for thoroughfare only; no direct access from SF-1 areas.

Uses Subject to Permits

Property in the Single-Family Residential (SF-1) zone may be used for the following uses, provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Churches, temples or other places used exclusively for religious worship, including customary, incidental education and social activities in conjunction therewith;
- Grading projects, offsite transport;
- Group homes, children (facility which provides 24-hour-per-day nonmedical care and supervision to children in a structured environment);
- Adult day care facility (provides nonmedical care and supervision to adults on a less than 24-hour-per-day basis);
- Small family homes, children (facility in licensee's family residence providing 24-hour-per-day care for six or fewer mentally or physically disabled children);
- Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare such as fire stations and libraries in addition to those specifically listed in this section;
- Temporary storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses to be fenced and screened for a period not to exceed one year.

Development Standards for Single-Family Residences

Development in the Single-Family SF-1 zone shall be in conformance with the development standards set forth in the Specific Plan. A conceptual layout of land use in the SF-1 zone is depicted in Exhibit III-1.

Height Limits

Every residence and every other building in the SF-1 zone shall have a height not to exceed 35 feet (as defined in Section III.C.7.).

Yard Requirements

Premises in the SF-1 zone shall be subject to the yard requirements provided herein:

1. Setbacks—Each lot or parcel of land on public streets shall have a front yard of not less than 14 feet in depth from the right-of-way (see definition Section III.C.6.). However, in no case shall the setback be less than 18 feet from the lot-side edge of the sidewalk. Increased building setback requirements (as defined in Section III.C.6.) shall apply as follows:

   - A minimum setback of 25 feet shall be required for all lots or parcels of land with frontages on NorthLake Boulevard within the project boundary.

   - A minimum setback of 25 feet shall be required along that portion of NorthLake Boulevard which is outside of the project site boundary. (A portion of the existing Ridge Route Road will be renamed NorthLake Boulevard, as shown in Exhibit II-8, Conceptual Circulation Plan.)

   - A minimum setback of 20 feet shall be required for all lots or portions thereof with frontages on local collectors which intersect with NorthLake Boulevard. This 20 foot setback shall apply for a

NorthLake

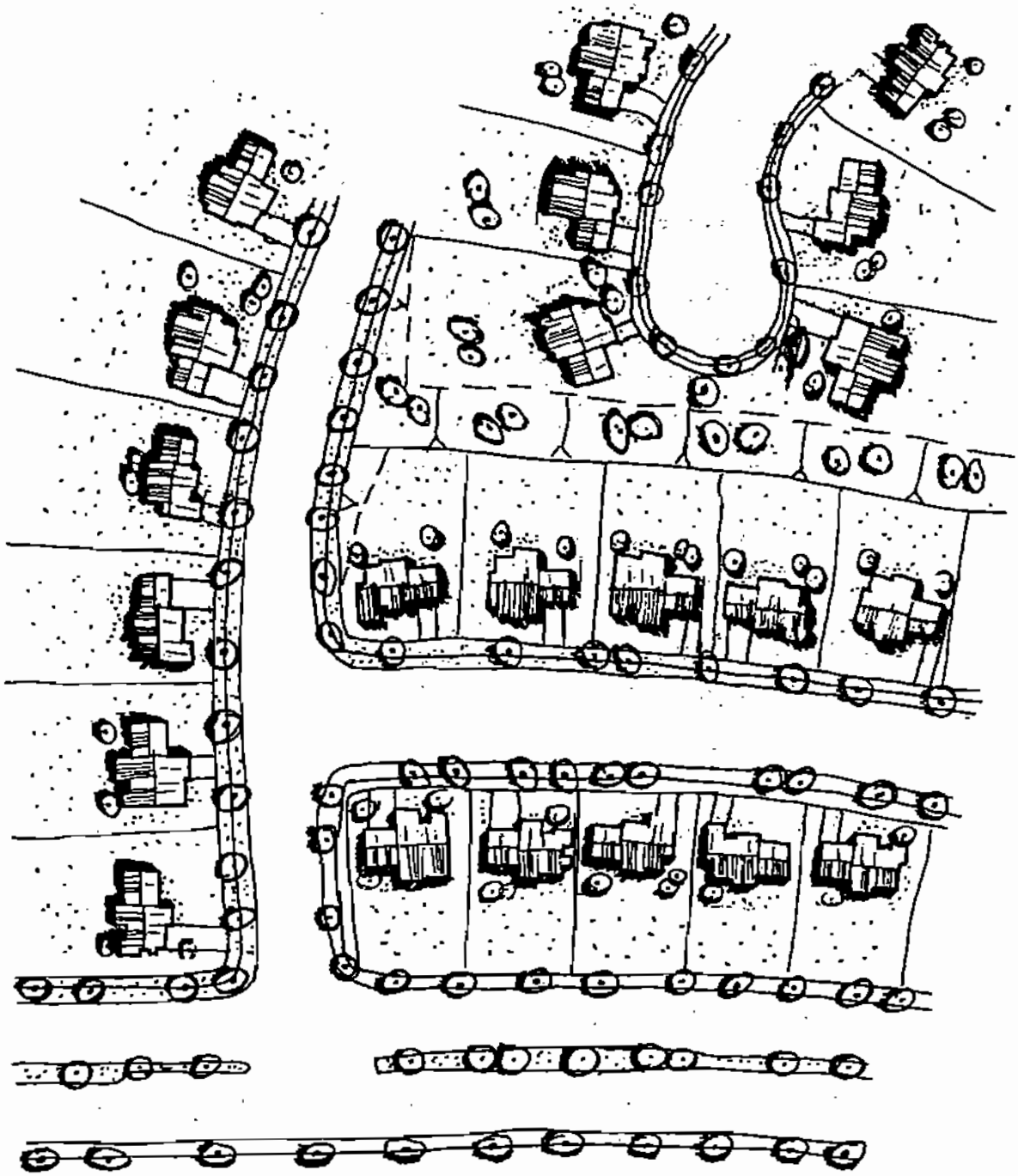


ILLUSTRATION OF SF-1 ZONE

NOT TO SCALE

ESCO

EXHIBIT III-1

distance of 300 feet from the centerline intersections of the local collector and NorthLake Boulevard.

2. Corner Side Yards—Each lot or parcel of land shall have corner side yards of not less than:
   - Ten feet on a reversed corner lot; or
   - Five feet on other corner lots.

3. Interior Side Yards—Each lot or parcel of land shall have interior side yards of not less than five feet from parcel boundary or a minimum of ten feet between buildings. (This minimum side yard requirement does not apply in the Zero Side Yard, Z-Lot and Paired Single-Family Overlays as described in the following sections.)

4. Rear Yards—Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

5. Setbacks and yard requirements may be modified through a Conditional Use Permit and approval of the N.A.C.C.

Automobile Parking

Every dwelling unit in the SF-1 zone shall have on the same lot or parcel of land a minimum two-car garage.

Lot Area

Each lot in the SF-1 zone within Planning Area Nos. 17 through 23 as designated on the Conceptual Land Use Plan, Exhibit II-1, shall have a minimum of 3,500 square feet of area. Lots used for purposes of open space and easements within the SF-1 zone may be less than the 3,500 square foot minimum.

Recreation Lots

Recreation lots for the use as "pocket parks" shall be dedicated in all SF-1 zones except for Planning Area No. 20. The dedication of land for recreation lots shall be determined based on the following criteria:

a. Two hundred square feet shall be set required for each lot with a level pad area of 5,000 square feet of less;

b. Each pocket park shall be a minimum of 10,000 square feet in size; and

c. Pocket parks shall be developed at a ratio of 1 park per every 100 homes.

d. All pocket parks shall be fully improved as the houses in the planning area are occupied. A schematic plan and phasing schedule shall be submitted as part of each tentative tract map.

Street Frontage

Each lot in the SF-1 zone within Planning Area Nos. 17 through 23 (see Exhibit II-1, Conceptual Land Use Plan) shall have a minimum frontage and lot width of 30 feet provided, however, that for lots on cul-de-sacs and curved streets the minimum frontage shall not be less than 20 feet. Flag lots shall have a minimum width of 15 feet on the frontage, except where two or more flag stems are adjacent, in which case the minimum total frontage shall be 20 feet.

Special Planning Overlay Designations

Three special planning overlay designations have been developed for use within the Single-Family (SF-1) zones. The special planning overlay designations include:

- Residential Zero Side Yard Overlay
- Z-Lot Side Yard Overlay

– Paired Single-Family Overlay

These special planning overlays have been developed to provide flexibility in meeting the residential housing needs within the Castaic area. Under the guidelines of this Specific Plan, development of special planning overlay designations shall be limited to not more than 60 percent of the SF-1 areas. In addition, special planning overlay designations shall not be interspersed within the standard SF-1 zone within any single planning area.

Residential Zero Side Yard Overlay

The following regulations shall apply in the SF-1 zone and referred to as a Residential Zero Side Yard Overlay:

A. Purpose. The regulations set forth in this section are to provide for greater flexibility in design with the use of zero-foot side yard, single-family residential lots.

B. Permitted Uses. Any use permitted in the SF-1 zone under the same limitations and conditions, including accessory and uses subject to permit.

C. Area. No building or structure shall be erected or maintained nor shall any building or structure be enlarged unless the following yards and lot areas are provided and maintained in connection with such building, structure or enlargement:

Development Standards for Residential Zero Side Yard Overlay

Yard Requirements

1. Setbacks. Each lot or parcel of land on public streets shall have a front yard of not less than 14 feet in depth from the right-of-way (see definition Section III.C.6.). However, in no case shall the setback be less than 18 feet from the lot-side edge of the sidewalk.

2. Side Yard. There shall be a side yard of not less than five feet in width on one side of a main building of not more than two stories; the other side yard shall have a "blank wall" within the structure and shall be zero where the building wall is placed on the property line. In no event shall any part of the building cross the lot line except for a maximum roof overhang of 18 inches (see Exhibit III-2, Zero Side Yard Overlay). A three-foot exclusive maintenance easement shall be established in the side yard of the property adjacent to the building on the zero-lot line.

3. Rear Yard. There shall be a rear yard of not less than 15 feet in depth.

4. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:

   - Ten feet on a reversed corner lot, or
   - Five feet on other corner lots.

   (See Exhibit III-3, Zero Side Yard Corner Lot Overlay.)

5. Setbacks and yard requirements may be modified through a Conditional Use Permit and approval of the N.A.C.C.

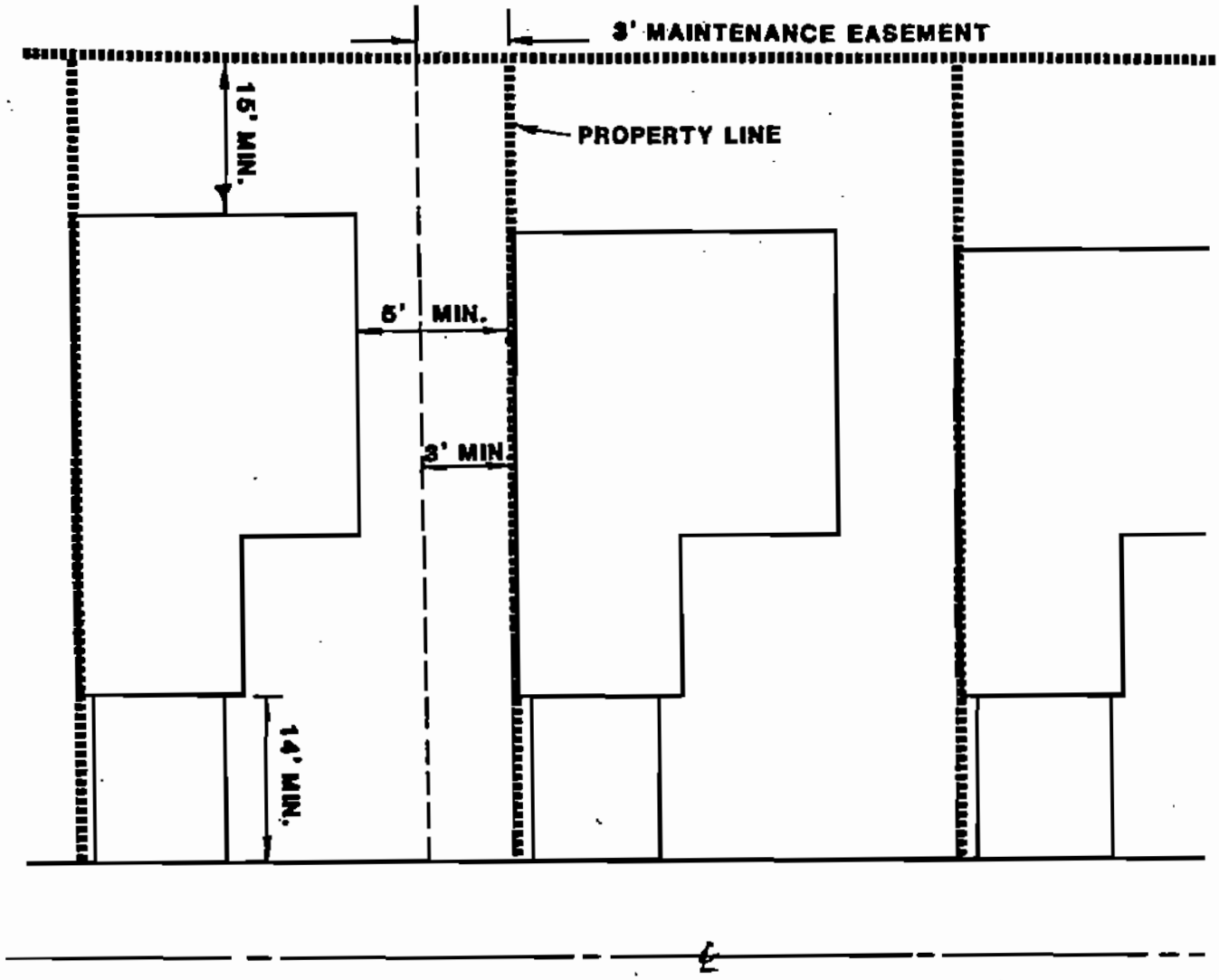
Lot Area

The same lot area provisions for the standard SF-1 zone shall apply to the Zero Side Yard Overlay.

Lot Frontage

The same lot area provisions for the standard SF-1 zone shall apply to the Zero Side Yard Overlay.

NorthLake



ZERO SIDE YARD OVERLAY

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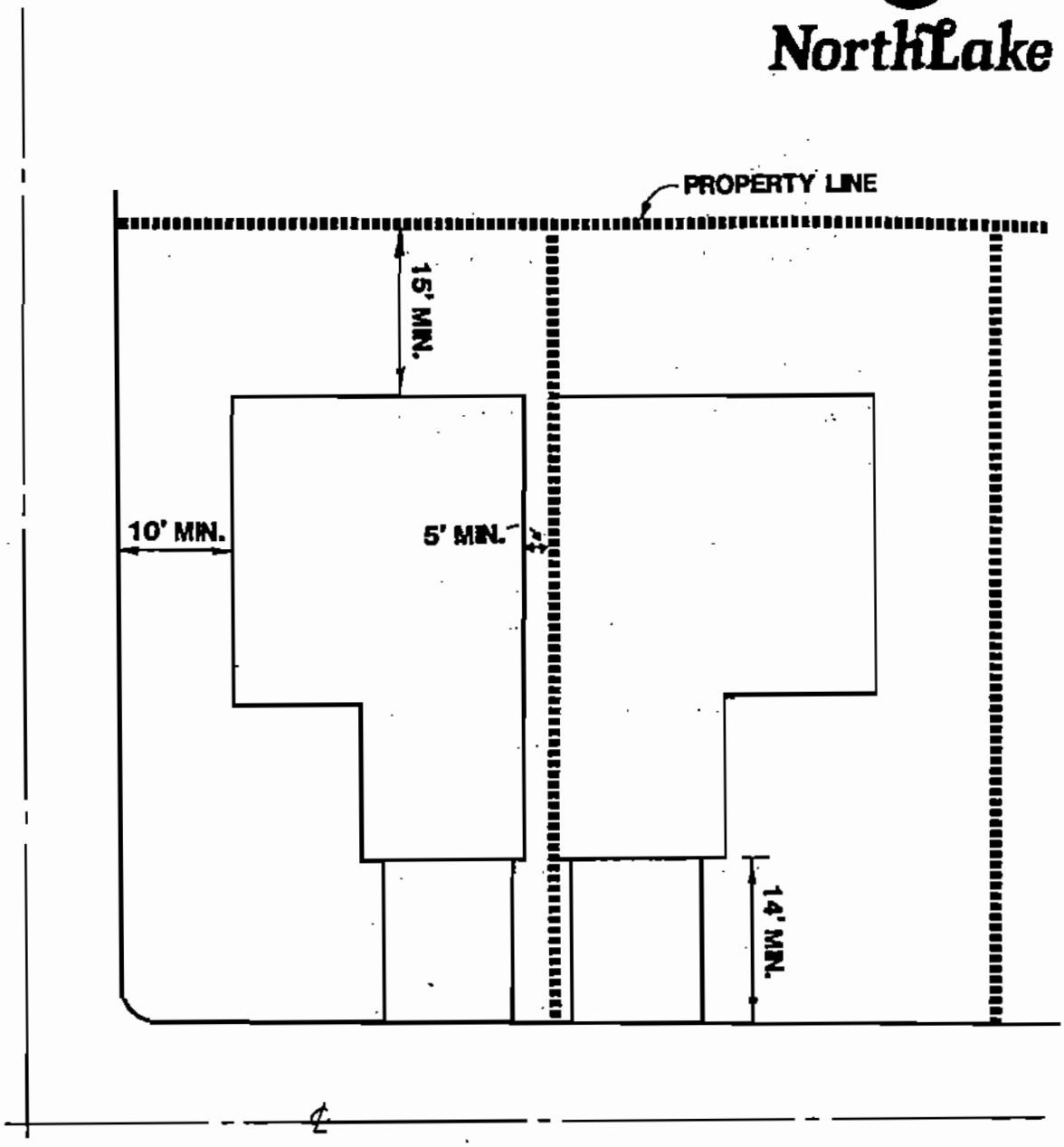
EXHIBIT III-2

NorthLake



ZERO SIDE YARD CORNER LOT OVERLAY

NOT TO SCALE

ESCO

EXHIBIT III-3

Application

In no case shall this overlay be interspersed within the standard SF-1 zone, Z-Lot Overlay or Paired Single-Family Overlay. The overlay use shall be designed so as to be autonomous in its affect on the overall neighborhood design to promote good planning order in the community.

Z-Lot Side Yard Overlay

The following regulations shall apply in the SF-1 Zone and referred to as a Residential Z-Lot Overlay:

A. Purpose. The regulations set forth in this section are to provide for greater flexibility in design with the use of zero side yard, single-family residential lots.

B. Permitted Uses. Any use permitted in the SF-1 zone under the same limitations and conditions, including accessory and uses subject to permit.

C. Area. No building or structure shall be erected or maintained nor shall any building or structure be enlarged unless the following yards and lot areas are provided and maintained in connection with such building, structure, or enlargement:

Development Standards for Z-Lot Side Yard Overlay

Yard Requirements

1. Setbacks. Each lot or parcel of land on public streets shall have a front yard of not less than 14 feet in depth from the right-of-way (see definition Section III.C.6). However, in no case shall the setback be less than 18 feet from the lot-side edge of the sidewalk.

2. Side Yard. One side of the building shall be placed on property line under the Z-Lot configuration as illustrated in Exhibit III-4. For that portion of the structure placed on the property line, an exclusive use easement of three feet for maintenance shall be granted over the adjacent lot. In no event shall any part of the building cross the lot line except for a maximum roof overhang of 18 inches.

3. Rear Yard. There shall be a rear yard of not less than 15 feet in depth.

4. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than ten feet as shown on Exhibit III-5.

Lot Area

The same lot area provisions for the standard SF-1 zone shall apply to the Z-Lot Overlay.

Lot Frontage

The same lot area provisions for the standard SF-1 zone shall apply to the Z-Lot Overlay.

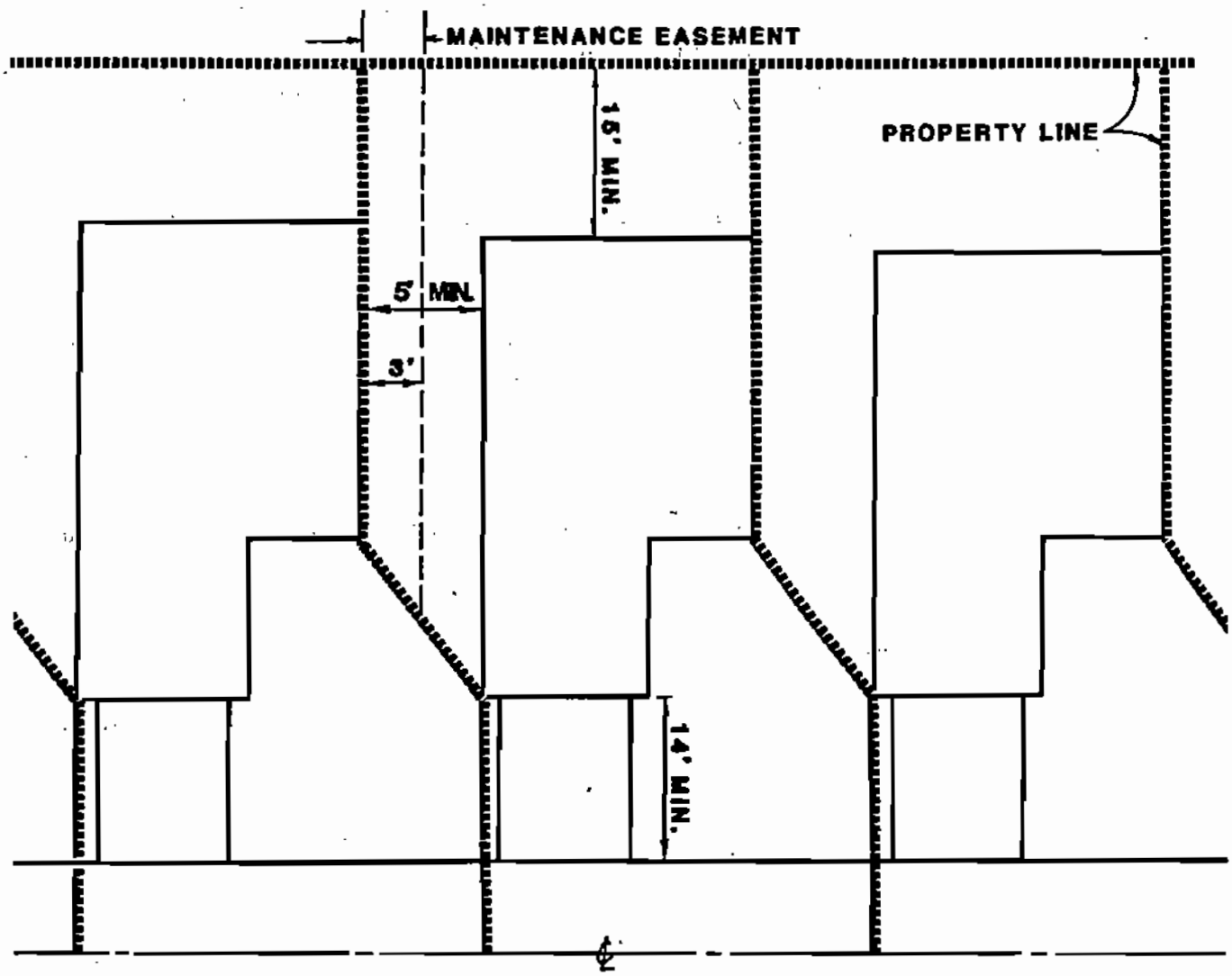
Application

In no case shall this overlay be interspersed within the standard SF-1 zone, Zero Side Yard Overlay or Paired Single-Family Overlay. The overlay use shall be designed so as to be autonomous in its affect on the overall neighborhood design to promote good planning order in the community.

Paired Single-Family Overlay

The following regulations shall apply in the SF-1 zone and shall be referred to as the Paired Single-Family Overlay:

NorthLake



Z-LOT OVERLAY

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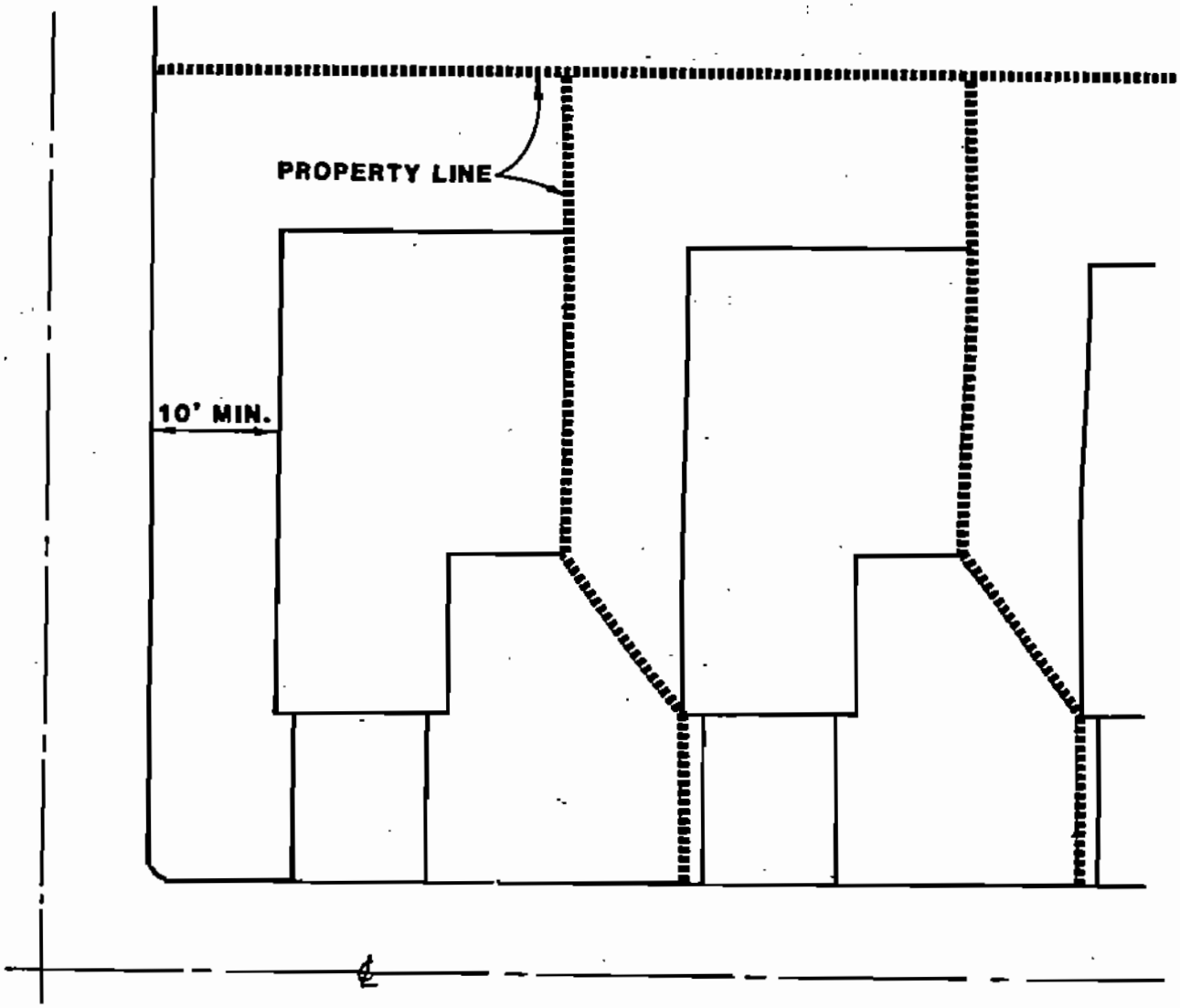
EXHIBIT III-4

NorthLake



Z-LOT CORNER OVERLAY

NOT TO SCALE

ESCO

EXHIBIT III-5

A. Purpose. The regulations set forth in this section are to provide for greater flexibility in design to implement such design concepts as the "cluster" concept where grading in the natural hillsides would be minimized while still providing a "single-family" type community (see Exhibit III-6, Paired Single-Family Overlay).

B. Permitted Uses. Any use permitted in the SF-1 zone under the same limitations and conditions, including accessory and uses subject to permit.

C. Area. No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following yards and lot areas are provided and maintained in connection with such building structure or enlargement:

Development Standards for Paired Single-Family Overlay

Yard Requirements

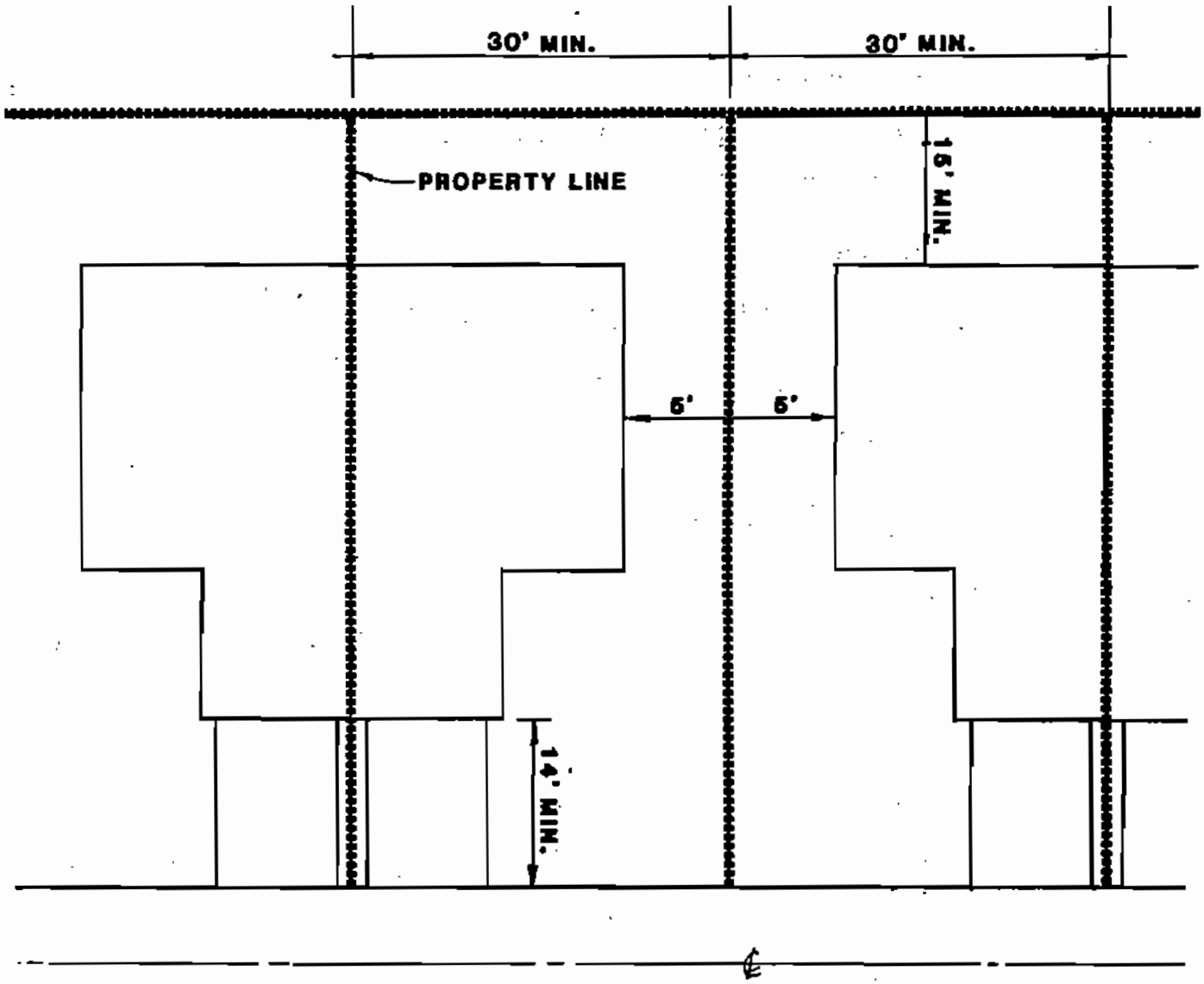
1. Front Yards. Each lot or parcel of land on public streets shall have a front yards of not less than 14 feet in depth from the right-of-way.

2. Interior Side Yards. Each lot or parcel of land shall have an interior side yard of not less than five feet from the property line.

3. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

4. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than ten feet.

NorthLake



PAIRED SINGLE-FAMILY OVERLAY

NOT TO SCALE

ESCO

EXHIBIT III-6

Lot Area

Each lot in the Paired Single-Family Overlay shall have a minimum of area of 3,500 square feet and a minimum width of 30 feet.

Street Frontage

The same lot area provisions for the standard SF-1 zone shall apply to the Paired Single-Family Overlay.

Application

In no case shall this overlay be interspersed within the standard SF-1 zone, the Zero Side Yard Overlay or the Z-Lot Overlay. This overlay shall be designed so as to be autonomous in it effect on the overall neighborhood design to promote good planning order in the community.

2. Single-Family Low Density

Permitted Uses

Property identified in the Specific Plan as Single-Family Low Density (Planning Area Nos. 26 and 27), SF-2 zone, may be used for any use permitted in the SF-1 zone under the same limitations and condition.

Animals

The provisions for animals within the SF-1 zone shall also apply to the SF-2 zone.

Accessory Uses

Permitted accessory uses for property in the SF-2 zone shall be the same as specified accessory uses for the SF-1 zone.

Uses Subject to Permits

Uses subject to permit in the SF-1 zone, except those in non-compliance with other provisions of this section.

Development Standards for the SF-2 Zone

Height limits

Every residence and every other building in the SF-2 zone shall have a height not to exceed 35 feet (as defined in Section III.C.7.).

Yard Requirements

Premises in the SF-2 zone shall be subject to the yard requirements provided herein:

1. Setbacks. Each lot or parcel of land shall have a front yard of not less than 14 feet in depth from the right-of-way (see definition Section III.C.6.). However, in no case shall the setback be less than 18 feet from the lot-side edge of the sidewalk. Increased building setback requirements (as defined in Section III.C.6) shall apply as follows:

   - A minimum setback of 25 feet shall be required for all lots or parcels of land with frontages on NorthLake Boulevard within the project boundary.

   - A minimum setback of 25 feet shall be required along that portion of NorthLake Boulevard which is outside of the project site boundary. (A portion of the existing Ridge Route Road will be renamed NorthLake Boulevard.)

2. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet from parcel boundary or a minimum of ten feet between buildings.

3. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

4. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:

   - Ten feet on a reversed corner lot, or
   - Five feet on other corner lots.

Automobile Parking

Every dwelling unit in the SF-2 zone shall have on the same lot or parcel of land a minimum three-car garage.

Lot Area

Each lot in the SF-2 zone within the Planning Area Nos. 26 and 27 as designated on the Conceptual Land Use Plan, Exhibit II-1, shall have a minimum of 8,000 square feet of area. Lots used for purposes of open space and easements within the SF-2 zone may be less than the 8,000 square foot minimum.

Street Frontage

Each lot in the SF-2 zone within Planning Area Nos. 26 and 27 shall have a minimum frontage and lot width of 50 feet provided, however, that for lots on cul-de-sacs and curved streets the minimum frontage shall not be less than 25 feet. Flag lots shall have a minimum width of 15 feet on the frontage except where two or more flag stems are adjacent, in which case the minimum frontage shall be 20 feet.

3. Single Family - Estate

Permitted Uses

Property identified in the Specific Plan as Single-Family Estates (Planning Area Nos. 28 through 31), SF-E zone, may be used for any use permitted in the SF-2 zone under the same limitations and condition.

Animals

The provisions for animals within the SF-1 zone shall also apply to the SF-E zone with the addition of horses and other equine.

Accessory Uses

Permitted accessory uses for property in the SF-E zone shall be the same as specified accessory uses for the SF-1 zone as well as:

- Detached living quarters on the same premise for the use of temporary guests or domestic help of the occupants of such residence provided that such quarters are not rented or otherwise used as a separate dwelling;

- Riding, hiking and equestrian trails but excluding trails for motor vehicles.

Uses Subject to Permits

Uses subject to permit in the SF-1 zone and the following use provided a permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for the raising of horses and other equine, including the breeding and training of such animals, on a lot or parcel of land having as a condition of use an area of not less than one-half acre provided that such use conforms to the standards to be established by the County of Los Angeles and the NorthLake Architectural Control Committee.

Development Standards for the SF-E Zone

Height limits

Every residence and every other building in the SF-E zone shall have a height not to exceed 35 feet (as defined in Section III.C.7.).

Yard Requirements

Premises in the SF-E zone shall be subject to the yard requirements specified herein:

1. Setbacks. Each lot or parcel of land shall have a front yard of not less than 20 feet in depth from the right-of-way (see definition Section III.C.6.). However, in no case shall the setback be less than 25 feet from the lot-side edge of the sidewalk. Increased building setback requirements (as defined in Section III.C.6) shall apply as follows:

   - A minimum setback of 25 feet shall be required for all lots or parcels of land with frontages on NorthLake Boulevard within the project boundary.

   - A minimum setback of 25 feet shall be required along that portion of NorthLake Boulevard which is outside of the project site boundary. (A portion of the existing Ridge Route Road will be renamed NorthLake Boulevard.)

2. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet from parcel boundary or a minimum of ten feet between buildings.

3. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

4. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:

   - Ten feet on a reversed corner lot, or
   - Five feet on other corner lots.

Automobile Parking

Every dwelling unit in the SF-E zone shall have on the same lot or parcel of land a minimum three-car garage.

Lot Area

Each lot in the SF-E zone within the Planning Area Nos. 28 through 31 as designated on the Conceptual Land Use Plan, Exhibit II-1, shall have a minimum of 20,000 square feet of area. Lots used for purposes of open space and easements within the SF-2 zone may be less than the 20,000-square-foot minimum.

Street Frontage

Each lot in the SF-E zone within Planning Area Nos. 28 through 31 shall have a minimum frontage and lot width of 100 feet provided, however, that for lots on cul-de-sacs and curved streets the minimum frontage shall not be less than 50 feet.

4. Single Family/Golf

Permitted Uses

Property identified in the Specific Plan as Single-Family/Golf (Planning Area No. 16), SF-G zone, may be used for any use permitted in the SF-1 zone under the same limitations and conditions and shall also include the following uses:

- Golf courses, including the customary clubhouse and appurtenant facilities, on a lot or parcel of land having as a condition of use an area of not less than one acre;
- Golf driving ranges, on a lot or parcel of land having as a condition of use an area of not less than one acre;
- Public swimming facilities;

- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts on a lot or parcel of land having as a condition of use an area of not less than one acre.

Animals

The provisions for animals within the SF-1 zone shall also apply to the SF-G zone.

Accessory Uses

Permitted accessory uses for property in the SF-G zone shall be the same as specified accessory uses for the SF-1 zone.

Uses Subject to Permits

Uses subject to permit in the SF-1 zone.

Development Standards for the SF-G Zone

Height limits

Every residence and every other building in the SF-G zone shall have a height not to exceed 35 feet (as defined in Section III.C.7.).

Yard Requirements

Residential lots in the SF-G zone shall be subject to the same yard requirements and conditions as specified for the SF-1 zone.

Automobile Parking

Every dwelling unit in the SF-G zone shall have on the same lot or parcel of land a minimum two-car garage.

Lot Area

Each lot in the SF-G zone within the Planning Area No. 16, as designated on the Conceptual Land Use Plan, Exhibit II-1, shall have a minimum of 4000 square feet of area. Lots used for purposes of open space and easements within the SF-R zone may be less than the 4,000-square-foot minimum. Approximately 93.6 acres within this area shall be used for the golf course or other associated recreational uses.

Street Frontage

Street frontage requirements for the SF-R zone shall be the same as for the SF-1 zone.

5. Multi-Family

Permitted Uses

Property as defined in the Specific Plan as Multi-Family, Planning Area No. 10, or MF zone may be used for any use permitted in the SF-1 zone under the same limitations and conditions and for the following additional permitted uses:

- Townhomes, apartment houses and condominium units.
- Churches, temples and other places used exclusively for religious worship, including customary incidental education and social activities in conjunction therewith. Such provision shall not be deemed to authorize activities otherwise specifically classified in this zone.
- Convents and monasteries.
- Temporary activities sponsored by a non-profit organization or charitable use.

Animals

The provisions for animals within the SF-1 zone shall also apply to the MF zone.

Accessory Uses

Permitted accessory uses for property in the MF zone shall be the same as specified accessory uses for the SF-1 zone.

Uses Subject to Permits

Property in the MF zone may be used for the following uses provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Senior citizen resident facilities;
- Congregate care housing (group housing facility providing special amenities, services or organized activities for senior citizen residents);
- Convalescent care housing (group senior citizen housing providing 24-hour-per-day medical care and supervision);
- Access to property lawfully used for a purpose not permitted in the MF zone;
- Family day care homes (facility within caregiver's own home, providing care and supervision to a maximum of 12 children for periods of less than 24 hours per day;
- Day care centers;
- Parking lots as a temporary use;
- Uses subject to permit in the SF-1 zone, except those specifically listed as permitted or accessory uses within this section.

Development Standards for the MF Zone

Conceptual layouts of land use in the MF zone are shown in Exhibits III-7 and III-8.

Height limits

No building in zone MF shall exceed four stories. A maximum of three stories shall be allowed for building frontages located along public streets or greenbelts.

Yard requirements

Premises in the MF zone shall be subject to the setback requirements provided herein. Yards required by this zone are also subject to the general provisions and exceptions contained in chapter 22.48 (Los Angeles County Planning and Zoning Codes) which shall apply as specified.

1. Setbacks—Each lot or parcel of land on public streets shall have a front yard of not less than 10 feet in depth from the right-of-way (see definition Section III.C.6.).

   - A minimum setback of 25 feet shall be required for all lots or parcels of land with frontages on NorthLake Boulevard within the project boundary.

   - A minimum setback of 25 feet shall be required along that portion of NorthLake Boulevard which is outside of the project site boundary. (A portion of the existing Ridge Route Road will be renamed NorthLake Boulevard, as shown in Exhibit II-8, Conceptual Circulation Plan.)

   - A minimum setback of 20 feet shall be required for all lots or portions thereof with frontages on local collectors which intersect with NorthLake Boulevard. This 20 foot setback shall apply for a distance of 300 feet from the centerline intersections of the local collector and NorthLake Boulevard.

NorthLake

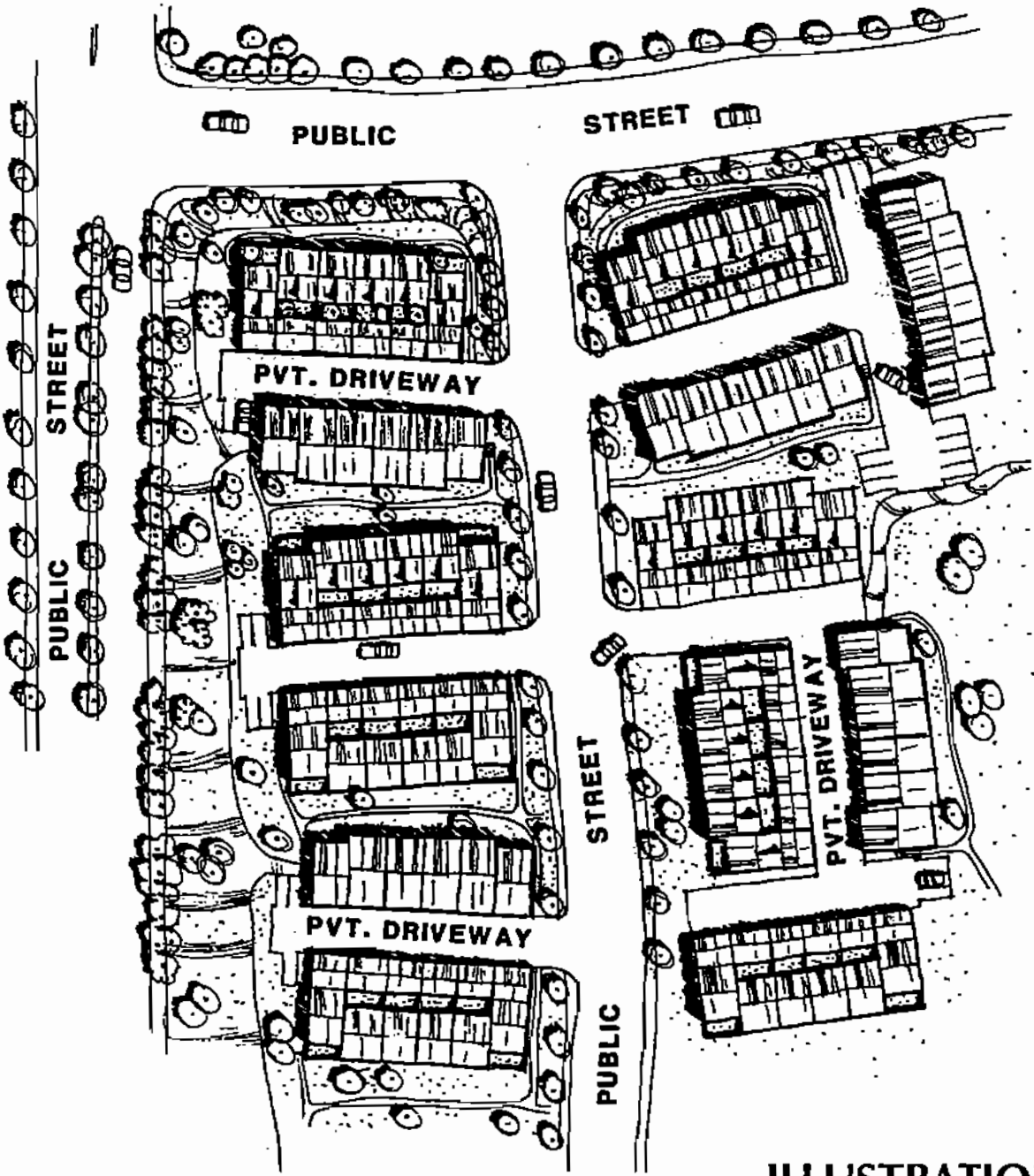


ILLUSTRATION OF MULTI-FAMILY ZONE: TOWNHOME

NOT TO SCALE

NorthLake

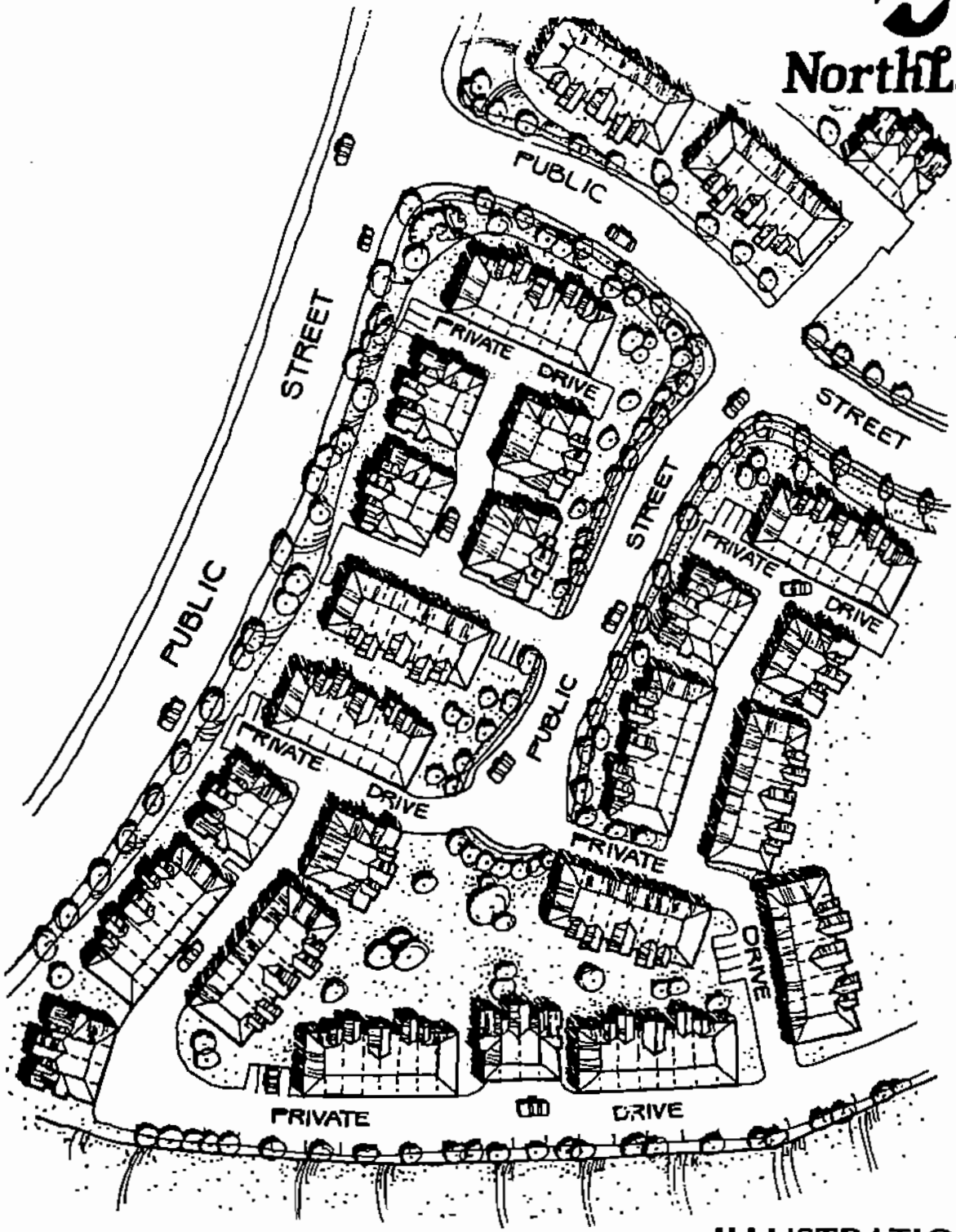


ILLUSTRATION OF MULTI-FAMILY ZONE: APARTMENTS

NOT TO SCALE

ESCO

EXHIBIT III-8

2. Interior Setbacks. There shall be a separation of not less than 10 feet between buildings.

Automobile Parking

Covered automobile parking shall be provided based on a standard of one parking space per bedroom but not less than one and a half spaces per unit. Guest parking (uncovered) shall be provided at a ratio of 1/4 parking space per dwelling unit. Parking shall be permitted in tandem if designated and only for units of two or more bedrooms. On-street parking shall be permitted on those public streets that are non-through streets such as cul-de-sacs. No automobile parking shall be allowed within the front setback. Senior citizen housing shall be exempt from these parking requirements through the approval of a Conditional Use Permit (CUP).

6. Multi-Family/Golf

Permitted Uses

Property identified in the Specific Plan as Multi-Family/Golf (Planning Area Nos. 11, 12, 13, 15), MF-G Zone, may be used for any use permitted in the MF zone under the same limitations and condition and shall also include the following uses:

- Golf courses, including the customary clubhouse and appurtenant facilities, on a lot or parcel of land having as a condition of use an area of not less than one acre. Approximately 60.1 acres of the area designated as MF-G shall be used for golf and other related recreation facilities

- Golf driving ranges on a lot or parcel of land having as a condition of use an area of not less than one acre;

- Public swimming facilities;

- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts on a lot or parcel of land having as a condition of use an area of not less than one acre;

Animals

The provisions for animals within the SF-1 zone shall also apply to the MF-G zone.

Accessory Uses

Permitted accessory uses for property in the MF-G zone shall be the same as specified accessory uses for the MF zone.

Uses Subject to Permits

Uses subject to permit in the MG-G zone are the same as outlined for the MF-1 zone.

Development Standards for the MF-G Zone

Height limits

Every dwelling unit and other residence related building in the MF-G zone shall comply with the height provisions as set forth for the MF zone. All recreation related facilities shall be restricted in height to the standards specified for the SF-1 zone.

Yard Requirements

Residential lots in the MF-G zone shall be subject to the same yard requirements and conditions as specified for the MF zone.

Automobile Parking

Automobile parking associated with residential uses in the MF-G zone shall comply with the provisions as set forth in the MF zone.

Street Frontage

Street frontage requirements for the MF-G zone shall be the same as for the MF zone.

E. COMMUNITY DEVELOPMENT STANDARDS

1. Community Commercial

The Community Commercial land use category, C-C zone, is intended to serve the needs of the immediate residential community. The C-C zone corresponds to Planning Area No. 9 on Exhibit II-1, Conceptual Land Use Plan.

Permitted Uses

This land use category is similar in nature to the County of Los Angeles C-2 Neighborhood Business zone but is limited to the following uses:

Sales

- Antique shops, genuine antiques only
- Appliance stores, household
- Art galleries
- Art supply stores
- Bakery shops, including baking only when incidental to retail sales from the premises
- Bicycle shops
- Book stores
- Ceramic shops, including manufacturing incidental to retail sales from the premises provided the total volume of kiln space does not exceed eight cubic feet

- Clothing stores
- Confectionery or candy stores, including making only when incidental to retail sales from the premises
- Delicatessens
- Department stores
- Dress shops
- Drug stores
- Florist shops
- Furniture stores
- Furrier shops
- Gift shops
- Glass and mirror sales, including automobile glass installation only when conducted within an enclosed building
- Grocery stores
- Hardware stores
- Health food stores
- Hobby supply stores
- Ice cream shops
- Jewelry shops
- Leather goods stores
- Liquor stores
- Mail order houses
- Meat markets, excluding slaughtering
- Millinery shops

- Music stores
- Notions or novelty stores
- Nurseries, including the growing of nursery stock
- Office machines and equipment sales
- Paint and wallpaper stores
- Pet supply stores, excluding the sale of pets other than tropical fish or goldfish
- Photographic equipment and supply stores
- Radio and television stores
- Shoe stores
- Silver shops
- Sporting goods stores
- Stamp redemption centers
- Stationery stores
- Tobacco shops
- Toy stores
- Video sales and rentals
- Yarn and yardage stores

Services

- Automobile rental and leasing agencies
- Automobile service stations, including incidental repair, washing and rental of utility trailers subject to the provisions of Subsection B. of Section 22.28-80 (zone C-1) Los Angeles County Planning and Zoning Code

- Banks, savings and loans, credit unions and finance companies
- Barber shops
- Beauty shops
- Bicycle rental
- Child care centers
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith
- Colleges and universities, including appurtenant facilities giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency but excluding trade schools
- Comfort stations
- Communication equipment buildings
- Crops, field, tree, bush, berry and row, including the growing of nursery stock
- Day care for children, family homes
- Day care for children, special homes
- Day nurseries, children
- Dental clinics, laboratories in conjunction therewith
- Dry cleaning, self service
- Dry cleaning agencies, including incidental spotting, sponging and pressing only
- Earth stations
- Employment agencies

- Fire Stations
- Greenhouses
- Interior decorating studios
- Laundries, hand
- Laundries, self-service
- Laundry agencies
- Libraries
- Locksmith shops
- Medical clinics, including laboratories in conjunction therewith
- Offices, business or professional
- Parking lots and parking buildings
- Photography studios
- Post offices
- Real estate offices
- Rental services limited to the following provided a commercial appearance is maintained by office or window display space or both, across all the street or highway frontage of the building or buildings to a depth of not less than ten feet:
- Furniture and appliance rentals
- Party equipment rentals
- Tools rentals, including rototillers, power mowers, sanders and saws, cement mixers and other similar equipment but excluding heavy machinery or trucks
- Restaurants and other eating establishments including food take-out

- Riding, bikeways and hiking trails, excluding trails for motor vehicles
- Schools, business and professional, including art, barber, beauty, dance, drama and music but not including any school specializing in manual training, shop work or in the repair and maintenance of machinery or mechanical equipment
- Shoe repair shops
- Shoeshine stands
- Stations, bus and taxi
- Tailor shops
- Tourist information centers
- Union halls
- Watch repair shops

Accessory Uses

The following accessory uses shall be permitted, subject to the same limitations and conditions provided in Section 22.28-040 (Zone C-H) Los Angeles County Planning and Zoning Code.

- Accessory buildings and structures
- Building materials, storage of, used in the construction of a building or building project during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be part of the building project or on property adjoining the construction site

The following accessory uses subject to the same limitations and conditions provided in Section 22.28-090 (zone C-1) Los Angeles County Planning and Zoning Code.

- Automobile repair and installation when incidental to the sale of new automobiles, automobile service stations and automobile supply stores
- Automobile washing, waxing and polishing
- Rental, leasing and repair of articles sold on the premises
- Signs, as provided in Section IV.E. herein
- Used merchandise, retail sale of, taken as trade-in

Uses Subject to Use Permits

The following uses provided a conditional use permit has first been obtained as provided in Part 1, Chapter 22.56 Los Angeles County Planning and Zoning Code and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Specific Plan
- Arcades, penny or movie
- Bars and cocktail lounges, including piano bars
- Billiard halls
- Carnivals, temporary
- Christmas trees and wreaths, the sale of
- Hospitals
- Ice sales, excluding ice plants
- Miniature golf course
- Pet grooming, excluding boarding
- Pet stores, within an enclosed building only
- Pool halls

- Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare, such as fire stations and libraries, in addition to those specifically listed in this Section
- Radio and television stations, but excluding studios
- Recording studios
- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities together with appurtenant clubhouse
- Steam or sauna baths
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipe lines and similar uses for a period not to exceed one year
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts
- Theaters and other auditoriums
- Veterinary clinics, small animal
- Temporary activities sponsored by a non-profit organization or charitable use

Community Commercial Development Standards

Premises in the Community Commercial zone shall be subject to the following development standards:

Parking

The design layout, landscaping and allotment of automobile parking space as required by Chapter 22.52, Part 11 of the Los Angeles County Planning and

Zoning Code. (Note handicapped parking requirements as detailed in section 22.52.1070.)

Landscaping

In all commercial zoning districts landscaping shall be provided within off-street parking areas in accordance with the following:

- A minimum of fifteen percent of the total planning area shall be landscaped; and
- All landscaped areas shall be uniformly distributed throughout the parking areas, shall be perpetually maintained and shall conform to the design guidelines established in Section IV.C. herein.

Building Site Coverage

The ratio of the internal floor area of all structures constructed within the C-C zone to the total site area shall not exceed .35 (F.A.R.). This ratio shall apply to the Community Commercial planning area. Each lot shall have a minimum of 10,000 square feet.

Building Heights

The maximum height limit shall be three stories excluding the basement for all structures.

No outside storage is allowed within the Community Commercial zones.

2. Highway Commercial

The Highway Commercial Planning Area, C-H zone, corresponds to Planning Area No. 1 as shown on Exhibit II-1, Conceptual Planning Area.

Permitted Uses

Uses permitted in the C-H zone include all uses allowed in the C-C zone plus:

- Family day care homes
- Museums, publicly-owned
- Riding and hiking trails, excluding trails for motor vehicles

Accessory Uses

Accessory uses for the C-H zone will be the same as allowed under the C-C zone.

Uses Subject to Permit

Premises in zone C-H may be used for any use subject to permit in the C-C zone and for the following uses, provided a use permit has first been obtained and such permit is in full force and effect in conformity with the conditions of such permit for:

- Adult day care facilities
- Adult residential facilities
- Air pollution sampling stations
- Arboretums and horticultural gardens
- Bowling alleys
- Car washes, coin-operated hand wash
- Convents and monasteries
- Crops—field, tree, bush, berry and row, including nursery stock. This subdivision shall not be construed to permit roadside stands, retail sale from the premises or signs advertising products produced on the premises.

- Dental clinics, including laboratories in conjunction therewith
- Fraternity and sorority houses
- Gas metering and control stations, public utility
- Grading projects, onsite, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project
- Group homes, children
- Heliport
- Helistops
- Hotels
- Medical clinics, including laboratories and prescription pharmacies in conjunction therewith
- Motels
- Park and ride lots
- Park and ride lots
- Parking lots and parking buildings
- Public utility service centers
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in the section
- Restaurants and other eating establishments, including food take-out and outdoor dining
- Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery and similar items

- Rooming and boarding houses
- Storage, temporary, of materials and construction equipment used in construction or maintenance of street and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year
- Trailer rentals, box and utility only, accessory only to automobile service stations
- Telephone repeater stations
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use of normal and appurtenant to the storage and distribution of water
- Youth hostels

Highway Commercial Development Standards

Uses in the C-H zone shall be subject to the following development standards:

Parking

The design layout, landscaping and allotment of automobile parking space as required by Chapter 22.52, Part 11 of the Los Angeles County Planning and Zoning Code. (Note handicapped parking requirements as detailed in Section 22.52.1070.)

Landscaping

In all commercial zoning districts landscaping shall be provided within off-street parking areas in accordance with the following:

- A minimum of 15 percent of the total planning area shall be landscaped; and

- All landscaped areas shall be uniformly distributed throughout the parking areas, shall be perpetually maintained and shall conform to the design guidelines established in Section IV.C. herein.

Building Site Coverage

The ratio of the internal floor area of all structures constructed within the C-H zone to the total site shall not exceed .50 F.A.R. This ratio shall apply to the Highway Commercial planning area. Each lot within the C-H zone shall have a minimum of 10,000 square feet.

Building Heights

The maximum height limit shall be four stories excluding the basement for all structures.

No outside storage is allowed within the highway commercial zones.

F. INDUSTRIAL DEVELOPMENT STANDARDS

1. Light Industrial

The Light Industrial Planning Area (Nos. 2 through 8), I zone, is similar in nature to the County of Los Angeles Light Manufacturing (M-1) zone but is limited to the following uses:

Permitted Uses

Zone M-1 may be used for:

- Adult day care facilities
- Adult residential facilities
- Agricultural contractor equipment, sale or rental or both
- Animal hospitals

- Assembly plants
- Automobile body and fender repair shops, if all operations are conducted inside of a building
- Automobile painting and upholstering
- Bags, manufacture of
- Barrels, storage of empty barrels
- Baseball park
- Batteries; the manufacture and rebuilding of batteries
- Beds; the manufacture of bedspreads and bedsprings
- Billboards; the manufacture of billboards
- Blacksmith shops
- Boat building
- Bone products; the manufacture of bone products
- Book bindery
- Bottling plant
- Box factory
- Breweries
- Brushes, the manufacture of
- Building materials, storage of
- Bus storage
- Cabinetmaking
- Candles, the manufacture of
- Cannery, except meat or fish
- Canvas; the manufacture of canvas and products of canvas

- Car barns for buses and streetcars
- Carnivals, commercial or otherwise
- Carpenter shops
- Carpet cleaning
- Casein; the manufacture of casein products, except glue
- Cellophane; the manufacture of cellophane products
- Ceramics; the manufacture of ceramics
- Cesspool pumping, cleaning and draining
- Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Los Angeles County department of animal control
- Child care
- Clay products; the manufacture or storage, or both, of clay products, including clay statuary
- Cleaning and dyeing establishments, wholesale
- Clocks, manufacture of
- Cloth; the manufacture of cloth and cloth products, including clothing of all kinds, but not tanning
- Coffee roasting
- Coffins, the manufacture of
- Cold-storage plants
- Communication stations
- Concrete batching, provided that the mixer is limited to one cubic yard capacity

- Colleges
- Contractor's equipment yards, including farm equipment and all equipment used in building trades
- Cork, the manufacture of cork products
- Cosmetics; the packaging and distribution of pharmaceutical and cosmetic items
- Cotton storage
- Creameries
- Curtain cleaning plants
- Dairy products depots and manufacture of dairy products
- Disability rehabilitation and training centers, except that dormitories and similar structures used for living or sleeping accommodations are prohibited, and dwelling units are permitted only as provided in subsection A of this section
- Distributing plants
- Dog breeding, commercial dog kennels, dog training schools
- Draying yards or terminals
- Drugs; the manufacture of, and sale at wholesale of drugs
- Drygoods; the manufacture of, sale at wholesale of and storage of drygoods
- Dyeing and cleaning, wholesale
- Earth stations
- Electric appliance assembly
- Electrical parts; the manufacture of, sale at wholesale of or the storage of small electrical parts
- Electric signs, the manufacture of

- Electrical transformer substations
- Emery cloth, the manufacture of
- Engines; the manufacture of internal combustion or steam engines; this paragraph does not permit a foundry
- Engraving; machine metal engraving
- Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise
- Feathers; the manufacture or renovation of feather products, or both
- Felt; the manufacture of felt
- Fiber products, including fiberglass, the manufacture of
- Fire stations
- Fixtures, the manufacture of gas or electrical fixtures, or both
- Food products, the manufacture, processing, storage and sale of, except lard, pickles, sausage, sauerkraut or vinegar
- Fruit packing plants
- Fuel yard
- Fumigating contractors
- Furniture, the manufacture of
- Generators; the manufacture of electrical generators
- Glass; the production by hand of crystal glass art novelties within a closed building of fire-resistant construction
- Glass, the storage of
- Gloves, the manufacture of

- Granite, the grinding, cutting and dressing of granite
- Group homes, children
- Hair products, the manufacture of
- Harnesses, the manufacture of
- Heating equipment, the manufacture of
- Hemp storage
- Horn products, the manufacture of
- Hospitals
- Hotels
- Humane societies
- Ice, the manufacture, distribution and storage of
- Incinerators, the manufacture of
- Ink, the manufacture of
- Iron; ornamental iron works, but not including a foundry
- Jewelry, the manufacture of
- Knitting mills
- Laboratories for testing experimental motion picture film
- Laundries
- Leather products, the manufacture of
- Libraries
- Linen and towel supply
- Liquor storage
- Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored aboveground at any one time

- Lumberyards, except the storage of boxes or crates
- Machine shops
- Machinery storage yards
- Machinery; the repair of farm machinery
- Malt products, the manufacture of
- Marble, the grinding, cutting and dressing of
- Mattresses, the manufacture and renovation of
- Medicines, the manufacture of
- Metals:
    1. Manufacture of products of precious metals
    2. Manufacture of metal, steel and brass stamps, including hand and machine engraving
    3. Metal fabricating
    4. Metal spinning
    5. Metal storage
    6. Metal working shops
    7. Plating and finishing or metals, provided no perchloric acid is used
- Motels
- Motors; the manufacture of electric motors
- Moving van storage or operating yards
- Musical instruments, the manufacture of
- NorthLake Information Center
- Novelties, the manufacture of

- Oil; the manufacture of vegetable oil
- Oleomargarine, the manufacture of
- Optical goods, the manufacture of
- Paint mixing, except the mixing of lacquers and synthetic enamels
- Park and ride lots
- Paper mache statuary, the manufacture of
- Paper products, the manufacture of, but not including the manufacture of paper itself
- Perfume, the manufacture of
- Pest control service, including residential termite control
- Pharmaceuticals, the manufacture and packaging of
- Plaster, the storage of
- Plastics, the molding of plastics, including the light manufacture of products thereof, provided all grinding operations are conducted within an interior room
- Plumbing shops and plumbing contractor's shops
- Polish, the manufacture of
- Pottery, the manufacture of
- Presses; hydraulic presses for the molding of plastics
- Produce yards or terminals
- Putty, the manufacture of
- Radios, the assembly of
- Refrigeration plants
- Religious facilities

- Riding trails, bikeways and hiking trails, excluding trails for motor vehicles
- Roofing contractor's establishments
- Rope, the manufacture and storage of
- Rubber, the processing of raw rubber if:
    1. The rubber is not melted
    2. Where a banbury mixer is used, the dust resulting therefrom is washed
- Rug cleaning plant
- Rugs, the manufacture of
- Saddles, the manufacture of
- Sand; the washing of sand to be used in sandblasting
- Sandpaper, the manufacture of
- Sash and door manufacturing
- Schools
- Self-service storage facilities, subject to the provisions of Part 12 in Chapter 22.52 of the Los Angeles Zoning Code
- Sheet metal shops
- Shell products, the manufacture of
- Shoes, the manufacture of
- Shoe polish, the manufacture of
- Shooting gallery
- Skating rinks and dance pavilions, if such rinks and pavilions are as a condition of use not within 500 feet of any residential zone
- Signs, the manufacture of

- Sodium glutamate, the manufacture of
- Soft drinks, the manufacture and bottling of
- Springs, the manufacture of
- Starch, the mixing and bottling of starch
- Statuary; the manufacture of clay, paper mache and stone statuary and monuments
- Stencils, the manufacture of
- Stone, marble and granite, and grinding, cutting and dressing of
- Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building
- Stove polish, the manufacture of
- Textiles; the manufacture of textiles, including clothing and upholstery
- Tire retreading
- Tools, the manufacture of
- Toys, the manufacture of
- Trailers, the manufacture of
- Truck storage or rental
- Type; the manufacture of printer's type
- Valves; the storage and repair of oil well valves
- Venetian blinds, the manufacture of
- Ventilating ducts, the manufacture of
- Veterinary; the consulting office and hospital of a veterinary
- Vitamin tablets, the manufacture of

- Wallboard, the manufacture of
- Warehouses; storage warehouses
- Watches, the manufacture of
- Welding
- Window shades, the manufacture of
- Wine storage and manufacture
- Wood; the manufacture of wood products. This section does not permit a planing mill.
- Wood yards
- Woolen goods; the manufacture and storage of
- Yarn; the dyeing of yarn and manufacture of yarn products

G. SCHOOL/PARK

The locations of the School/Park Zones, Planning Area Nos. 24 and 25, were determined by projected student generation by phase and growth patterns within the Specific Plan area.

Permitted Uses

This land use category is intended to serve the needs of the immediate residential community. The following permitted uses shall apply:

- Parks, playgrounds and multi-use fields with all appurtenant facilities customarily found in conjunction therewith;
- Accredited schools, kindergarten through grade 6 including appurtenant facilities which offer instruction required to be taught in the public

schools by the Education Code of the State of California in which no pupil is physically restrained but excluding trade or commercial schools;

- Temporary activities sponsored by a non-profit organization or charitable use and approved by school authorities.

Relocation, expansion or removal of the School/Park Zones shall be accomplished through direct negotiations between the developer and the Castaic Union Elementary School District and/or the County of Los Angeles, whichever is applicable. If the relocation of a school/park site is deemed necessary, it should be located within an established SF-1 Zone. The previously designated location shall revert to an SF-1 Single-Family Residential Zone with all accompanying uses and restrictions. Relocation, expansion or removal of a School/Park Zone shall be allowed within this Specific Plan and shall not require a Specific Plan amendment.

Accessory Uses

The School/Park Zone may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction with school facilities.

- Building materials, storage of, used in the construction of a building or building project provided that the land so used shall be a part of the school facilities project.

Development Standards

The developer, working in conjunction with the Castaic Union Elementary School District, the State of California Department of Education, and, if applicable, the Los Angeles County Department of Parks and Recreation, will develop appropriate standards to determine a final layout and site plan for the school site. Architectural and landscape themes appropriate to the Specific Plan development will be addressed in this preliminary site plan review process. Other issues to be addressed include:

parking requirements, landscaped transition areas, height limitations and residential and circulation setback requirements. The design of the school/park site structures shall be consistent with the design guidelines as developed by the N.A.C.C.

H. OPEN SPACE/RECREATION (OSR)

This land use category is intended to accommodate open space and recreation uses to serve the community and region. Zone OSR is established to provide for a comprehensive range of entertainment and amusement. Provisions of this zone also provide for other commercial uses that may be necessary in such an area. The following commercial uses shall apply, provided that all sales are retail only and all goods sold except reconditioned sporting goods are new. This land use category is similar in nature to the County of Los Angeles (CR) Commercial Recreation zone but is limited to the following uses:

Permitted Uses

Zone OSR may be used for:

- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period
- Athletic fields, excluding stadiums
- Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period
- Comfort stations
- Communications equipment buildings
- Earth stations
- Fire stations

- Gas metering and control stations, public utility
- Golf courses, including customary clubhouse and appurtenant facilities (temporary and permanent)
- Golf driving ranges
- Gymnasiums
- Parks, playgrounds and playfields with all appurtenant facilities customarily found in conjunction therewith
- Polo fields
- Riding academies and stables with the boarding of horses on a lot or parcel of land having as a condition of use an area of not less than five acres
- Riding trails, bikeways and hiking trails, excluding trails for motor vehicles
- Swimming pools
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts

Accessory Uses

The following accessory uses, subject to the same limitations and conditions provided in Section 22.28.040 (zone C-H), Los Angeles County Planning and Zoning Code:

- Access to property lawfully used for a purpose not permitted in the CR zone
- Accessory buildings and structures
- Debris basins
- Easements for utility lines, public or private
- Grading projects, offsite transport
- Offsite grading

- Refreshment stands operated in conjunction with and intended to serve the patrons of a use permitted in the Commercial Recreation zone but not as a separate enterprise
- Signs, as provided in Section IV.E. of the Design Guidelines herein
- Maintenance and storage areas necessary for permitted use

Uses Subject to Use Permits

The following uses, provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Amphitheaters
- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, slides, rebound-tumbling and similar equipment for longer than seven days in any six month period
- Archery ranges
- First aid stations
- Health clubs or centers
- Menageries, zoos, animal exhibitions or other facilities for the keeping or maintaining of wild animals
- Outdoor festivals
- Park and ride lots
- Parking lots
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section

- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities together with appurtenant clubhouses
- Riding trails, bikeways and hiking trails, excluding trails for motor vehicles
- Schools, accredited, including appurtenant facilities which offer instruction required to be taught in the public schools by the Education Code of the State of California in which no pupil is physically restrained
- Sewage treatment plants, pumping stations, tanks and any use normal and appurtenant to the collection, treatment and disposal of sewage
- Skating rinks, ice or roller
- Stations, bus and taxi
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water

OSR/Recreation Development Standards

Premises in zone C-R shall be subject to the following development standards:

A. That there be parking facilities as required by Part 11 of Section 22.52, Los Angeles County Planning and Zoning Code.

B. Application. This zone shall be designed as to be autonomous in its affect on the overall neighborhood design to promote good planning and order in the community.

I. GOLF FACILITIES (GF)

This land use category has been developed to accommodate the golf-related non-residential uses proposed under the NorthLake Specific Plan. The GF zone corresponds to Planning Area No. 14.

Permitted Uses

The GF zone may be used for:

- Earth stations
- Fire stations
- Gas metering and control stations, public utility
- Golf courses, including customary clubhouse and appurtenant facilities (temporary and permanent)
- Golf driving ranges
- Gymnasiums
- Parks, playgrounds and playfields with all appurtenant facilities customarily found in conjunction therewith
- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities together with appurtenant clubhouses
- Riding trails, bikeways and hiking trails, excluding trails for motor vehicles
- Swimming pools
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts

Accessory Uses

The following accessory uses may be constructed within the GF zone areas:

- Access to property lawfully used for a purpose not permitted in the CR zone
- Accessory buildings and structures
- Debris basins
- Easements for utility lines, public or private
- Grading projects, offsite transport
- Offsite grading
- Refreshment stands operated in conjunction with and intended to serve the patrons of a use permitted in the Commercial Recreation zone but not as a separate enterprise
- Signs, as provided in Section IV.E. of the Design Guidelines herein
- Maintenance and storage areas necessary for permitted use

Uses Subject to Use Permits

The following uses, provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Archery ranges
- Health clubs or centers
- Parking lots
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section
- Sewage treatment plants, pumping stations, tanks and any use normal and appurtenant to the collection, treatment and disposal of sewage

- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water

IV. DESIGN GUIDELINES

A. PURPOSE

The NorthLake Specific Plan design guidelines are statements expressing the desired character of future development within the project area. The guidelines are the design criteria to be used to plan each development proposal within the Specific Plan area. The criteria apply to five main topical issues: grading, circulation, landscape, architecture and signage. The developer and designers of each planning area and land use designation will draw from and expand upon these concepts to maximize the success of the development. The development will be designed to be consistent with market needs, aesthetic satisfaction and community goals.

The design guidelines are intended to be implemented at two levels. First, establish general design statements and guidelines which are applied project-wide to achieve consistent quality development. Included in this level are design standards for community features, streetscapes, appropriate building mass and scale and parameters for architectural design of residential and commercial structures. Second, differences exist between Planning Areas as a result of land use, access and location. The project Design Guidelines are to be used to analyze individual planning areas within the Specific Plan, focusing on the special design considerations of each area. The final selection of product types and materials will be determined at Specific Plan Site Plan Review based on the parameters set forth in the Specific Plan.

The purposes of the Design Guidelines are as follows:

- To provide the County of Los Angeles with the necessary assurance that the Specific Plan area will develop in accordance with the quality and character proposed herein;

- To provide guidance to County staff, Planning Commission and the Board of Supervisors in the review of future development projects in the Specific Plan area; and

- To include cost considerations and marketability effects in design guideline applications.

Under the authority of the CC&Rs established for the NorthLake development, the NorthLake Architectural Control Committee (NACC) will be empowered to develop the Design Guidelines and to ensure that all future site development complies with the adopted guidelines. The NorthLake Design Guidelines will be formulated prior to the approval of any specific land development application on the NorthLake site. The Design Guidelines will be reviewed by the County of Los Angeles and approved by the County Planning Commission. As appropriate, the Specific Plan will be amended to incorporate the Design Guidelines at the time they are adopted by the County.

The guidelines contained in this document reflect the design concepts currently envisioned for the NorthLake site. These design concepts are general in nature and are provided as an outline of what is envisioned for the Design Guidelines to be formulated by the NACC.

1. Areas Affected by Highway Corridors

Treatment for the planning areas along the major access roads (i.e., NorthLake Boulevard, Ridge Route Road) will be different than the treatment within residential planning areas. To achieve an aesthetically acceptable view of circulation adjacent areas, circulation corridors will be uniformly established with regards to plant materials, earth berming and fencing treatments. Parking prohibitions within these corridors shall be, when feasible, located on the side or rear of the structures closest to the circulation side of the planning areas. This will serve as a noise buffer while maintaining visual interest along the circulation corridor.

Commercial areas and parking zones will be screened by the use of fencing and landscaping as required in the Commercial Development Standards. The commercial structures, in accordance with the Specific Plan commercial regulations will have varied height limits and building envelopes in order to provide visual relief from otherwise unbroken facades and roof lines. The heights of the residential structures adjacent to the major circulation corridors are varied to create offsets in height by requiring a maximum of 70 percent of the structures in this zone to be the permitted

maximum height. Those structures within this zone also have setbacks as measured from the road right-of-way.

2. Areas Affected by Project Entries

Entrances to the project site and communities will be designed with accent plant material, groupings of plants and enhanced paving treatments to create major entry statements. To maintain the design integrity of the major entry zones, the placement of structures at these key community entrances should be carefully designed. This can be achieved by creative use of landscaping, walls and fences to screen parking and service areas from street view. Landscaping compatible with entry statement plant materials is encouraged. Illustrative concepts for the main entry, secondary entry and community entry are provided in Exhibits IV-1 through IV-3, respectively.

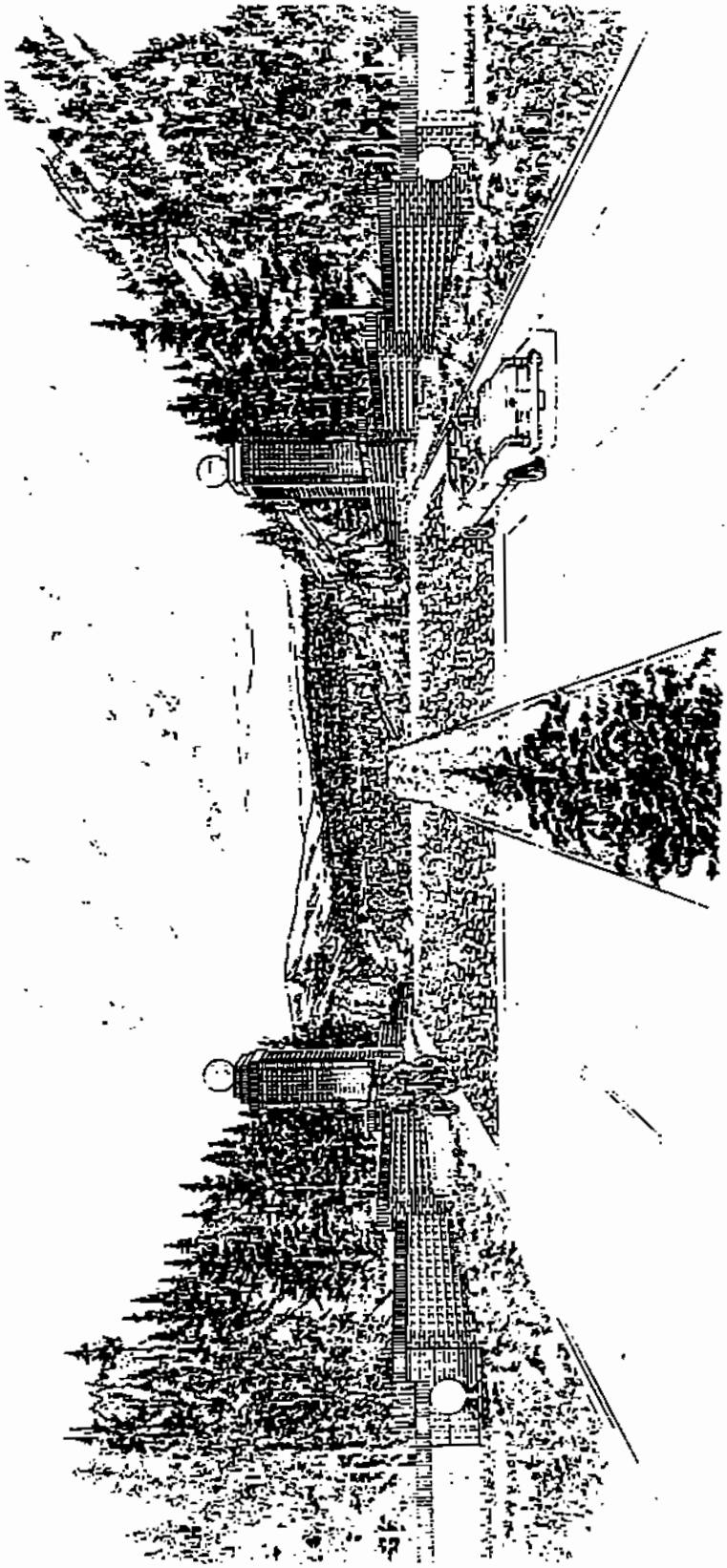
3. Areas Affected by Special Grading and Slope Planting Requirements

To assure that manufactured slopes, which result from earthwork in each planning area, transition smoothly into natural grades, certain grading and planting design requirements are specified. The grading design considerations deal with scale, slope angles, forms and contours. The primary intent is to have some of the more visual manufactured slopes appear to be natural as they blend with existing natural slopes.

The slope planting considerations have been developed to deal primarily with fuel modification, erosion, softening the visual impact of drainage improvements and visual compatibility with natural vegetation and landform.

B. GRADING DESIGN

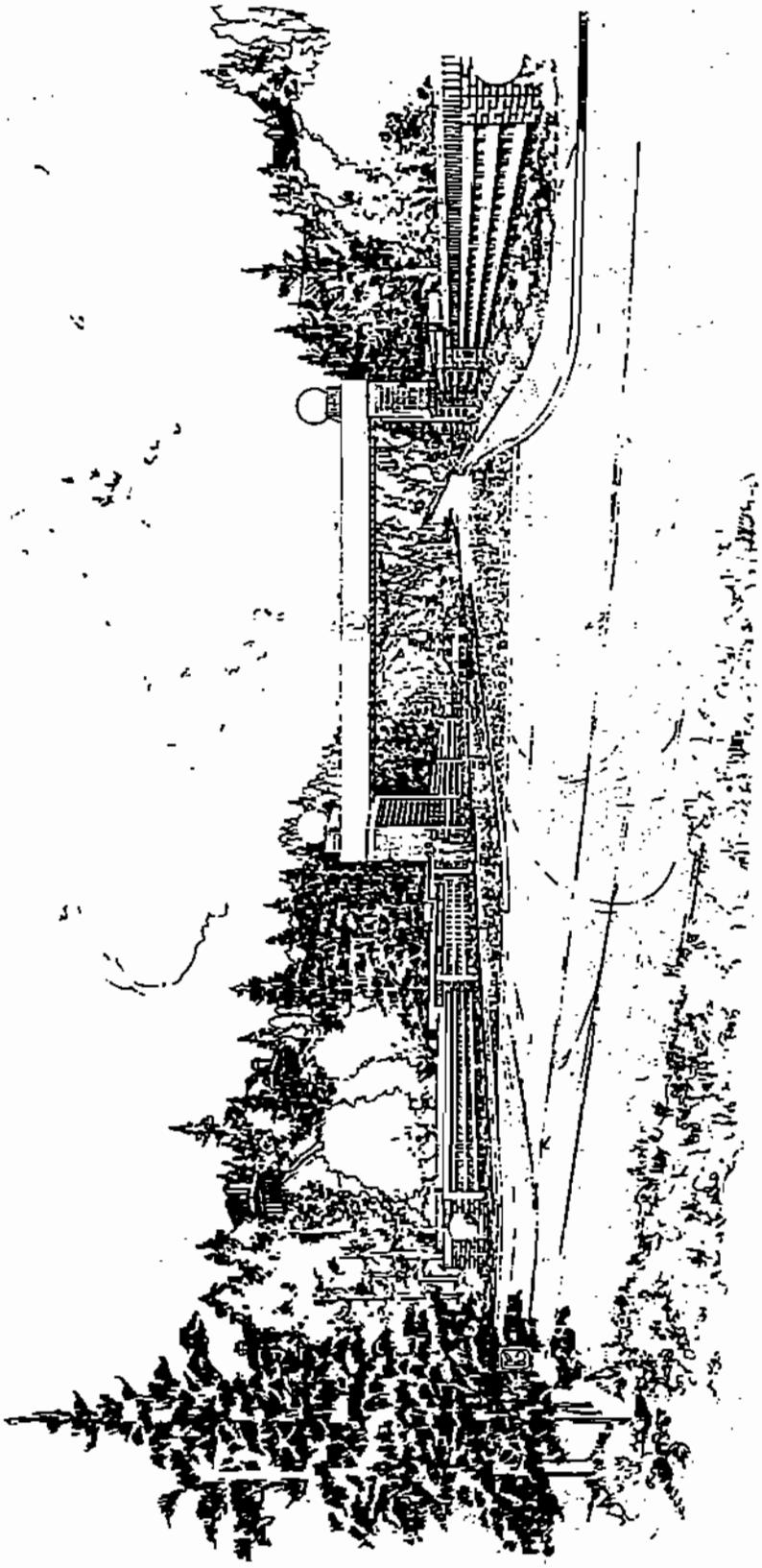
The grading guidelines are structured to aid the developer in the construction of hillside residential communities. Areas within the project site determined to be of topographic and scenic quality are considered sensitive to development, thus preserved for the benefit of community residents. Residential projects are graded to minimize conflict within the constraints of existing topography while allowing for livable, attractive areas.



NorthLake

MAIN PROJECT ENTRY

Source: The L.A. Group, Inc.



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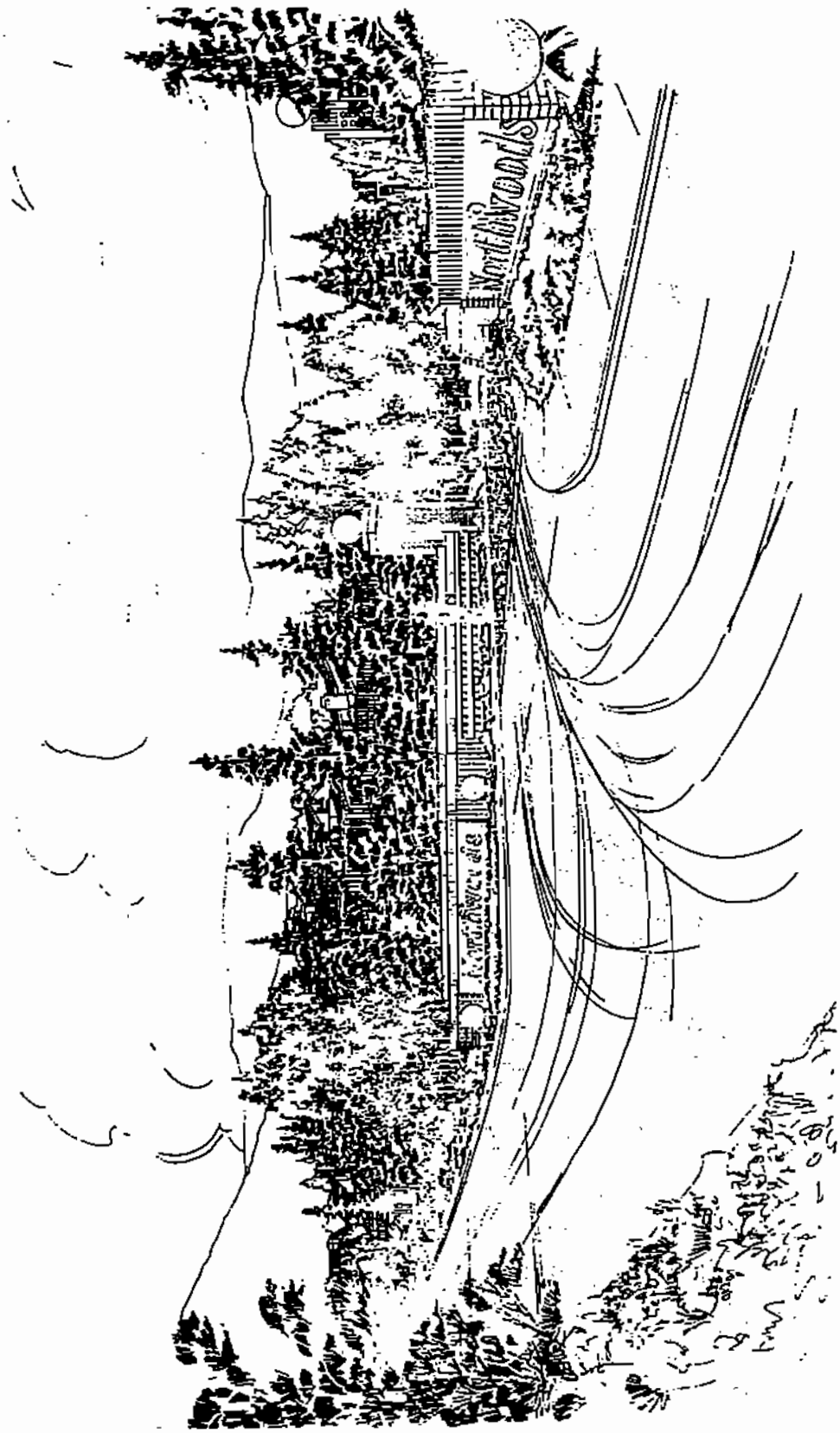
SECONDARY ENTRY

Source: The L.A. Group, Inc.

ESCO

EXHIBIT IV-2



NorthLake

COMMUNITY ENTRY

Source: The L.A. Group, Inc.

The intent of the grading concept is to balance cut and fill operations across the Specific Plan site as illustrated on Exhibit II-5, Conceptual Cut and Fill. Grading will be phased as envisioned on Exhibit II-7. Grading phases will generally correspond to planning phases. However, some areas may be graded in advance of planning area construction phases to accommodate required infrastructure, circulation network or to meet the earthwork needs of other phases.

1. Slope Contour and Scale. Contour grading shall be applicable on any major slopes which are highly visible and:

   - along NorthLake Boulevard;
   - along Ridge Route Road; and
   - slope-up from either roadway.

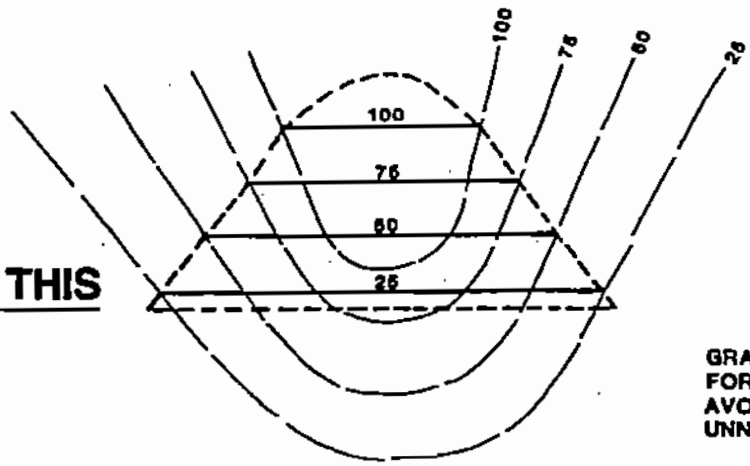
   The overall shape, height and grade of these cut or fill slopes shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site (see Exhibit IV-4, Grading Design: Contour Slopes). Angular forms generally should be avoided on such slopes. The graded form shall reflect the natural rounded terrain where possible (see Exhibit IV-5, Grading Design).

2. Transitional Design. The angle of the graded slope on major slope banks shall be gradually adjusted to the angle of the natural terrain (see Exhibit IV-2, Grading Design: Transition Slopes).

   - Where possible, the toe and crest of such cut and fill slopes shall be rounded with vertical curves.
   - The toe and top of any slope in excess of 25 feet vertical height, which is against natural terrain features, shall be rounded with vertical curves of radii no less than five feet and designed in proportion to the total height of the slope.

NorthLake

NOT THIS



GRADE NEW BANK WITH ROUNDED FORM TO BLEND WITH NATURAL TERRAIN AVOID STRAIGHT, GEOMETRICAL, UNNATURAL SLOPE EDGES

EXISTING CONTOURS

NEW CONTOURS

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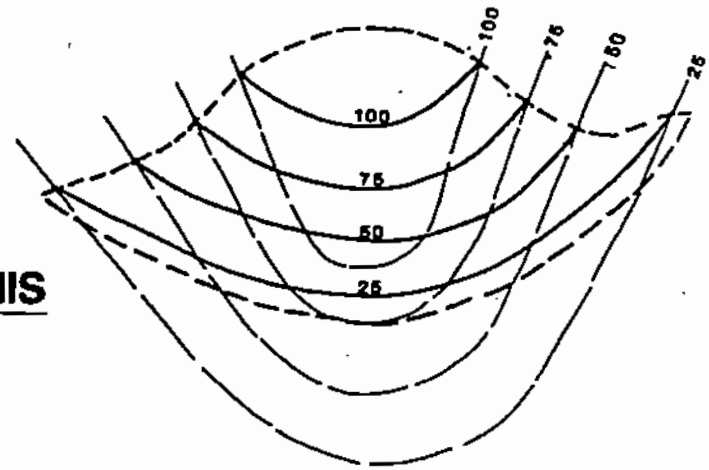
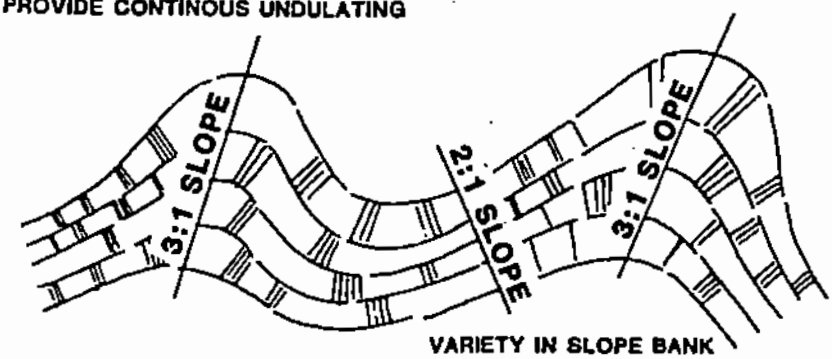


PROVIDE FLOWING GRADED EDGES WHICH REFLECT NATURAL ROUNDED TERRAIN AVOID ANGULAR BANKS PROVIDE CONTINOUS UNDULATING EDGES

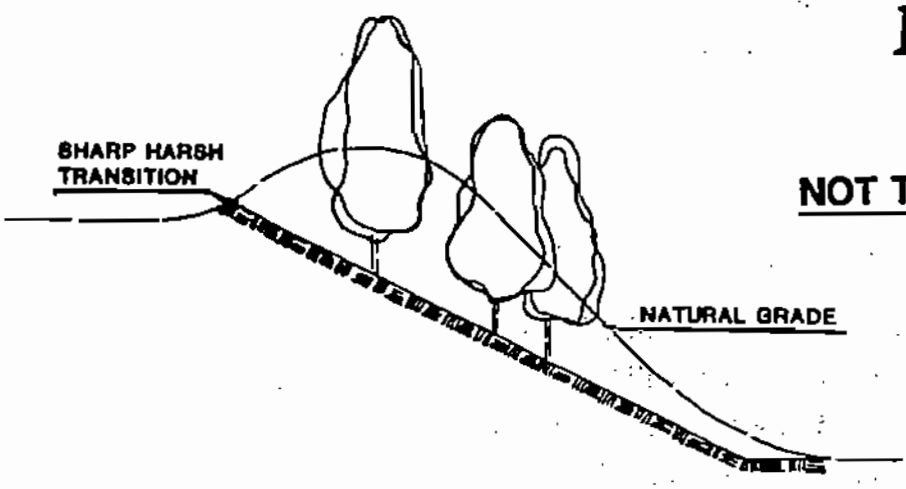


VARIETY IN SLOPE BANK

GRADING DESIGN: CONTOUR SLOPES

NOT TO SCALE

NorthLake



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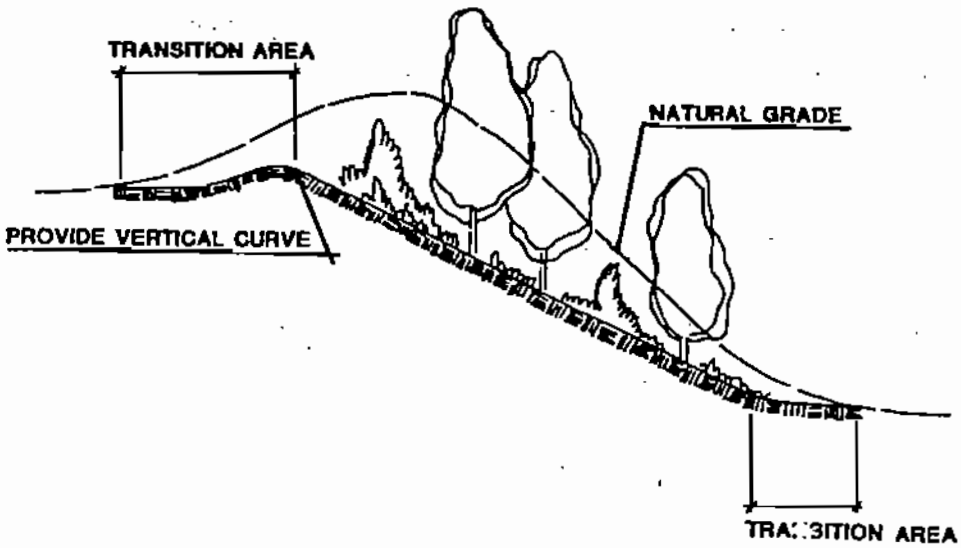


PLANT MATERIAL OF VARYING FORM & DENSITY
TO CONCEAL & SOFTEN SLOPE PLANE
PROVIDE SMOOTH TRANSITION FROM GRADED SLOPE
TO NATURAL TERRAIN. ROUND CREST & TOE OF SLOPE
WITH VERTICAL CURVES TRANSITION AREA PROVIDE
VERTICAL CURVE

GRADING DESIGN: TRANSITION SLOPES

NOT TO SCALE

ESCO

EXHIBIT IV-5

3. Exposed Slopes. Graded slopes shall be revegetated whenever possible using the listing of drought-tolerant erosion control plant materials or, if watered with reclaimed water, planted according to the landscape plan.

C. LANDSCAPE CONCEPT PLAN

A formal landscape plan will be included in the Design Guidelines. The purpose of the landscape concept plan will be to provide planning criteria and guidelines to insure the establishment of a safe and aesthetically appealing environment. The landscape concept strengthens the overall community theme and provides for a controlled transition between planned and indigenous open space areas.

The landscape guidelines are to be used by the County of Los Angeles and developers as a means of achieving the following project goals:

- Ensure that landscape design considerations include reclaimed water consumption, fire/fuel modification and erosion control measures.
- Re-establish natural conditions where terrain is modified for circulation and development when possible.
- Enhance site improvement within view corridors on- and offsite.
- Define specific plant materials in varying combinations to achieve a community identity.
- Utilize plant materials to visually identify and separate development areas while blending them into the overall visual environment.

The landscape concept elements are transition/fuel modification, circulation elements, open space/recreation and design guidelines relating to residential and commercial landscape applications and implementation.

1. Fire Management Program

The program covers guidelines for three potential fire hazard zones—the physical separation between development and open space, slope embankments within development zones and open space, and residential development areas. The transition zone is the physical separation between development and open space. This zone serves two purposes—to provide a fire resistant zone and to incorporate a visual transition area.

Existing native shrubbery shall be removed to a distance of 100 feet from the limits of development in accordance with California Resource Code 4219 and the Los Angeles County Fire Department Development Standards. Plant materials used within this zone are to be fire retardant and comply with the low-combustion plant list acknowledged by the Los Angeles County Fire Department.

The following plant materials list is recognized to be low-combustible and good for the stabilization of manufactured slope areas in the prevention of erosion damage.

TREES:

Acacia baileyana - mimosa
Heteromeles arbutifolia - toyon
Platanus racemose - California sycamore
Popolus fremontii - western cottonwood
Quercus agrifolia - California live oak
Schinus molle - California pepper tree

SHRUBS:

Atriplex canescens - saltbush
Photinia fraseri - photinia
Rhus lancea - African sumac
Cistus crispus - descanso rockrose

GROUND COVERS:

Arctotheca calendula - capeweed
Achillea lanulosa - yarrow

Convolvulus creorum - bush morning glory
Encelia farinosa - bush sunflower
Ira hayesiana - ira
Lupinus spp. - lupine

Note: Plant material equaling or surpassing the listed varieties in performance characteristics may be added by the Los Angeles County Fire Department, Forestry Division, or by inclusion in the Design Guidelines.

Where slope embankments interface with open space, provide landscape planting on the manufactured slope to comply with soil type, exposure and other requirements necessary to stabilize the earth, prevent erosion and visually blend the manufactured slope with natural grades and landscapes.

Where drainage devices such as terrace drains and other improvements are pronounced on the manufactured slope, soften the appearance of such improvements by landscape planting. Extend the limits of the landscape planting beyond the manufactured slope so as not to call attention to the manufactured slopes.

Select plant material for manufactured embankments on the basis of drought tolerance, non-permanent irrigation (except within immediate proximity to structures) and visual compatibility with the adjacent open space.

Plant material on manufactured slopes are to be maintained by the applicable authority (i.e., Los Angeles County, Homeowners Assoc., homeowner, Community Facilities District). Maintenance procedures to include pruning of trees and shrubbery, clearing of annual ground cover and bench drains cleared of fallen debris. Preventive maintenance shall take place annually prior to the start of the fire season (the date to be posted by Los Angeles County Fire Department).

Developers and residents should undertake certain precautions to protect residential property:

- Use approved roofing materials.
- Construct eaves according to architectural design guidelines.

- Allow no trees, shrubs or other vegetation to grow within ten feet of the outlet of any chimney. Screen the chimney to prevent sparks from igniting the roof or brush. Use half-inch wire mesh.

- Keep all trees, shrubs or other vegetation adjacent to or overhanging any structure free of dead limbs, branches and other combustible matter.

- Keep the roof and rain gutters free of dead leaves, twigs and other combustible matter.

- Keep all combustible rubbish in non-combustible rubbish containers with tight-fitting lids.

- Stack woodpiles neatly and compactly in a location remote from the house and garage.

2. Circulation System

The layout of traffic corridors within the Specific Plan area is specifically designed to unite residential, recreational and commercial areas into a coherent system. This system is planned to enhance visual continuity while allowing for aesthetic diversity.

NorthLake Boulevard will be the primary access route connecting Lake Hughes Road and Interstate 5 to the project area. What is presently the Ridge Route Road right-of-way 4000 feet north of Lake Hughes Road will be expanded, redesigned and improved to become NorthLake Boulevard, ensuring the safe and efficient flow of traffic from the Specific Plan area (see Exhibit II-8, Conceptual Circulation Plan).

The portion of NorthLake Boulevard between Lake Hughes Road and the connection to Ridge Route Road is an important area of arrival and transition. The context and stature of the NorthLake development evolves from the driver within this entry segment. Highlighting natural features and vegetation and reconditioning areas disturbed by grading and construction exemplifies the level of quality within the design and development process.

Approach and entry need to be effectively designed to announce the transition into the project residential zones. Points of entry need to break the linear disparity of

streetscape planting announcing to the homeowner and visitor alike the beginning of a familiar or new experience. By using a variety of materials, accentive plantings and accentive masonry and by combining placement and scale, a fresh entry expression is projected.

The major arterial corridors within the project area are reinforced by the incorporation of a variety of plant palettes, offering a balanced sense of continuity while maintaining a clear diversity. The specified plant palettes for the NorthLake project area are separated by circulation routes and entry points, and by level of importance within the project.

Streetscapes

Streetscape 1 (Principal Highway) (see Exhibit IV-6)

- Plant materials interface with the visual edge and primary entry feature.
- A single tree type should be selected as the primary variety to be used along the street; some variations in tree types should be used behind the street tree edge and adjacent to open space areas to provide a subtle transition.
- A minimum of one tree for each 50 linear feet ensures that growth will occur evenly, eventually producing a shaded canopy.
- Plant material should interface with secondary level entries starting 500 feet from intersection.

Street Trees:

Platanus acerifolia - European sycamore
Pinus pinea - Italian stone pine

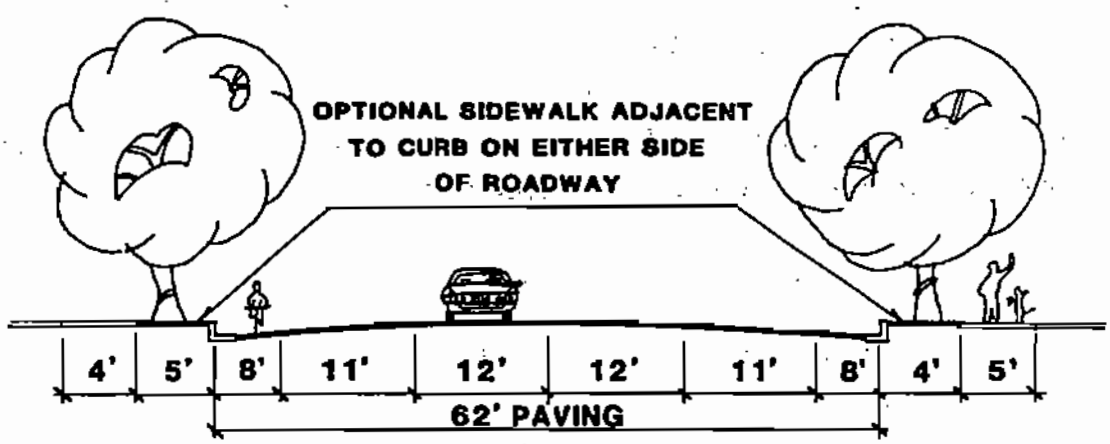
Accent Tree:

Ginkgo Biloba - maidenhair tree
Liquidambar Styraciflua - liquidambar

Shrubs:

Rapholepis indica - Indian hawthorne

NorthLake



80' TOTAL R.O.W.

SECTIONS
A-A'/B-B'

SEE CONCEPTUAL CIRCULATION PLAN
FOR SECTION LOCATIONS.

DEVELOPER RESERVES THE OPTION TO ADD
A 10' MIN. LANDSCAPED MEDIAN IN NORTHLAKE BLVD.

Source: The L.A. Group, Inc.

CIRCULATION DESIGN GUIDELINES: PRINCIPAL HIGHWAY

Nerium oleander "dwarf" - dwarf oleander
Xylosma congestum - shiny xylosma
(cluster groupings high to low 30 feet o.c.)

Ground Cover:

Rosemarinus officinalis - rosemary
Drought-resistant turf
(Plant flowering ground cover at base of shrub mass. Fill areas in between with turf.)

Note: Plant material equaling or surpassing the listed varieties performance characteristics may be added upon approval by the NACC.

Streetscape 2 (Major Streets) (see Exhibit IV-5)

- Plant materials reinforce project identity and interface with secondary entry features.
- The plant groupings become less highly structured, formal.

Street Tree:

Cedrus deodara - deodar cedar
Alnus rhombifolia - white alder

Accent Tree:

Populus sp. - poplars

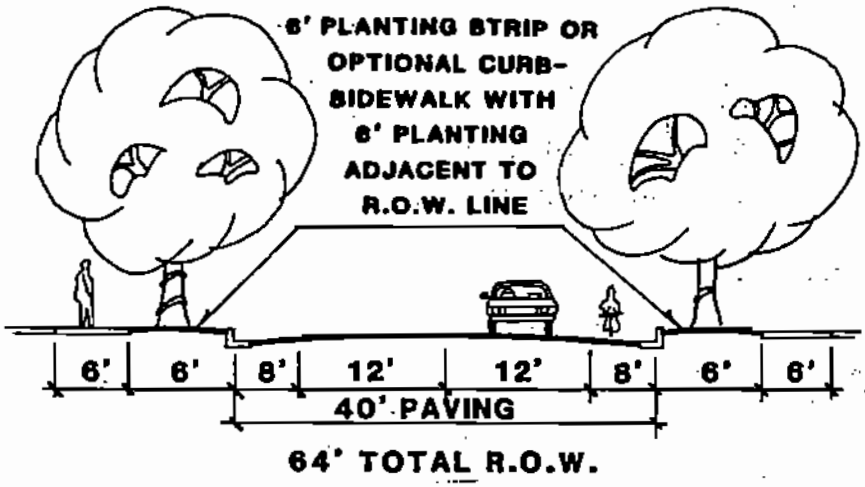
Shrubs:

Rapheolepis indica - Indian hawthorne
Pittosporum tobira - mock orange
Xylosma congestum - shiny xylosma
(cluster grouping high to low - 30 feet o.c.)

Ground Cover:

Gazania spp. - "yellow" liazania
Drought-resistant turf

NorthLake



CIRCULATION DESIGN GUIDELINES: MAJOR STREETS

Source: The L.A. Group, Inc.

(Plant flowering ground cover at base of shrub masses. Fill areas between tree and shrub masses with turf.)

Note: Plant material equaling or surpassing the listed varieties performance characteristics may be added upon approval by the NACC.

Streetscape 3 (Local Streets)

- Plant material interfaces with tertiary entry features.
- Random spacing and clustering creates an informal appearance.
- A transition from off-circulation corridor to neighborhood scale is completed.

Street Tree:

Magnolia sp. - magnolia
Albizzia julibrissa - silk tree

Accent Tree:

Pistacia - pistache

Shrubs:

Pittosporum tobira - mock orange
Rapheolepis indica "Bill Evans" - Indian hawthorne
Xylosma congestum - shiny xylosma

Ground Cover:

Myroporum parvifolium
Drought-resistant turf
(Plant myoporum at base of shrub masses. Fill in areas between trees and shrubs with turf.)

Note: Plant material equaling or surpassing the listed varieties performance characteristics may be added upon approval by the NACC.

Entry Statements

Main Project Entry (see Exhibit IV-6)

- Entry monuments and walls combined with accent trees and shrubs create a clear arrival point.
- Textured paving and concrete banding highlight driving surface.
- Final selection of paving materials regarding the coefficient of friction, sound roughness effect and the final type and location of trees in median shall be subject to approval by the Los Angeles County Public Works Department, Roads Section.

Background Tree:

Cedrus sp. - cedar
Pinus sp. - pines
Sequoia sp. - redwood

Accent Tree:

Populus nigra - lombardey poplar
Pistacia chinensis - pistache

Shrubs:

Nerium oleander "dwarf" - dwarf oleander
Rapheolepis indica - Indian hawthorne
Xylosma coryestum - shiny xylosma

Ground Cover:

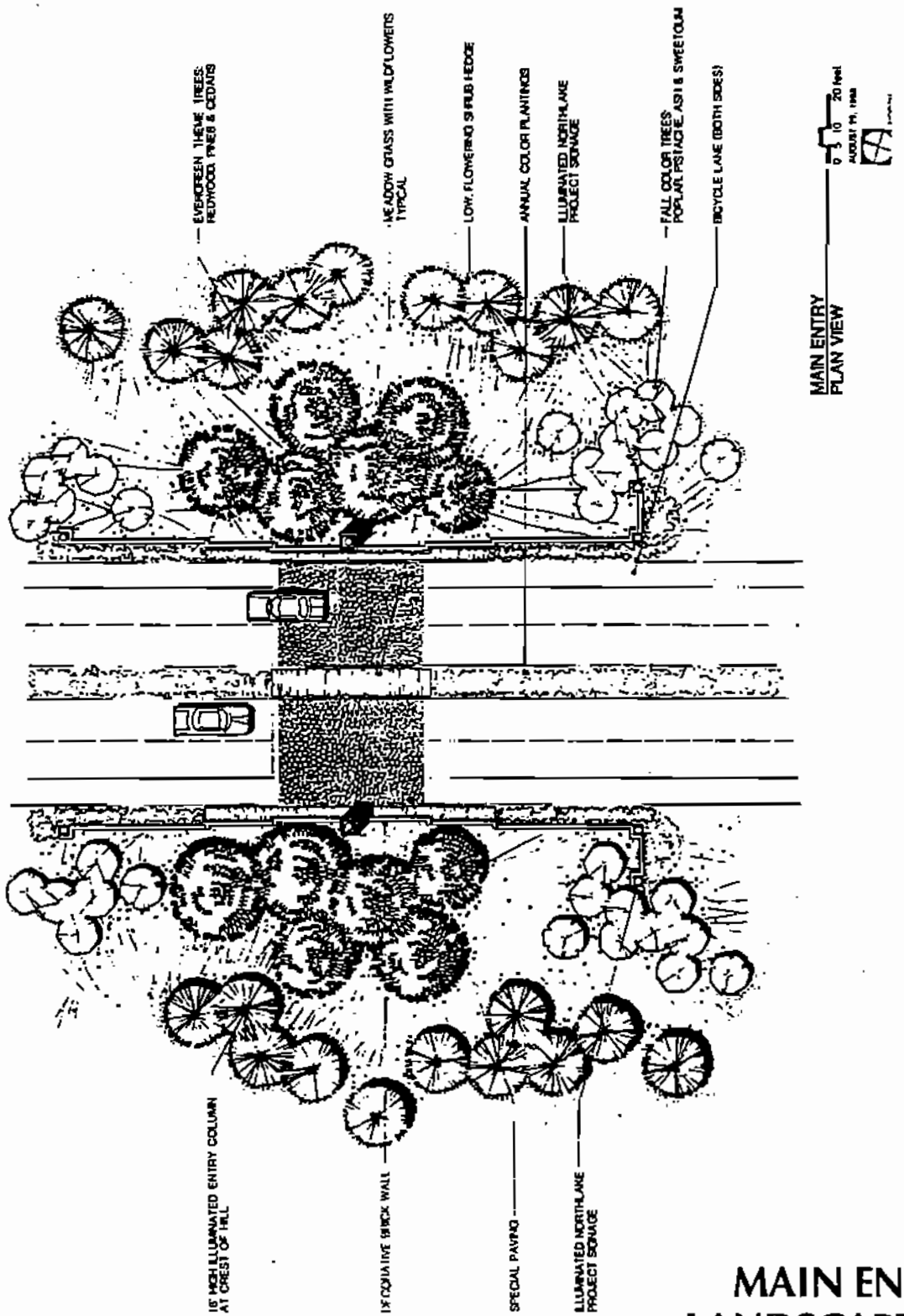
Gazania spp. "Yellow" - gazania

Note: Plant material equaling or surpassing the listed varieties in performance characteristics may be added upon approval by the NACC.

Secondary Entry (see Exhibit IV-7, Secondary Entry Landscape Plan)

- Decorative walls and pilasters identify these major intersections
- Medians carry flowering shrubs and ground cover

NorthLake



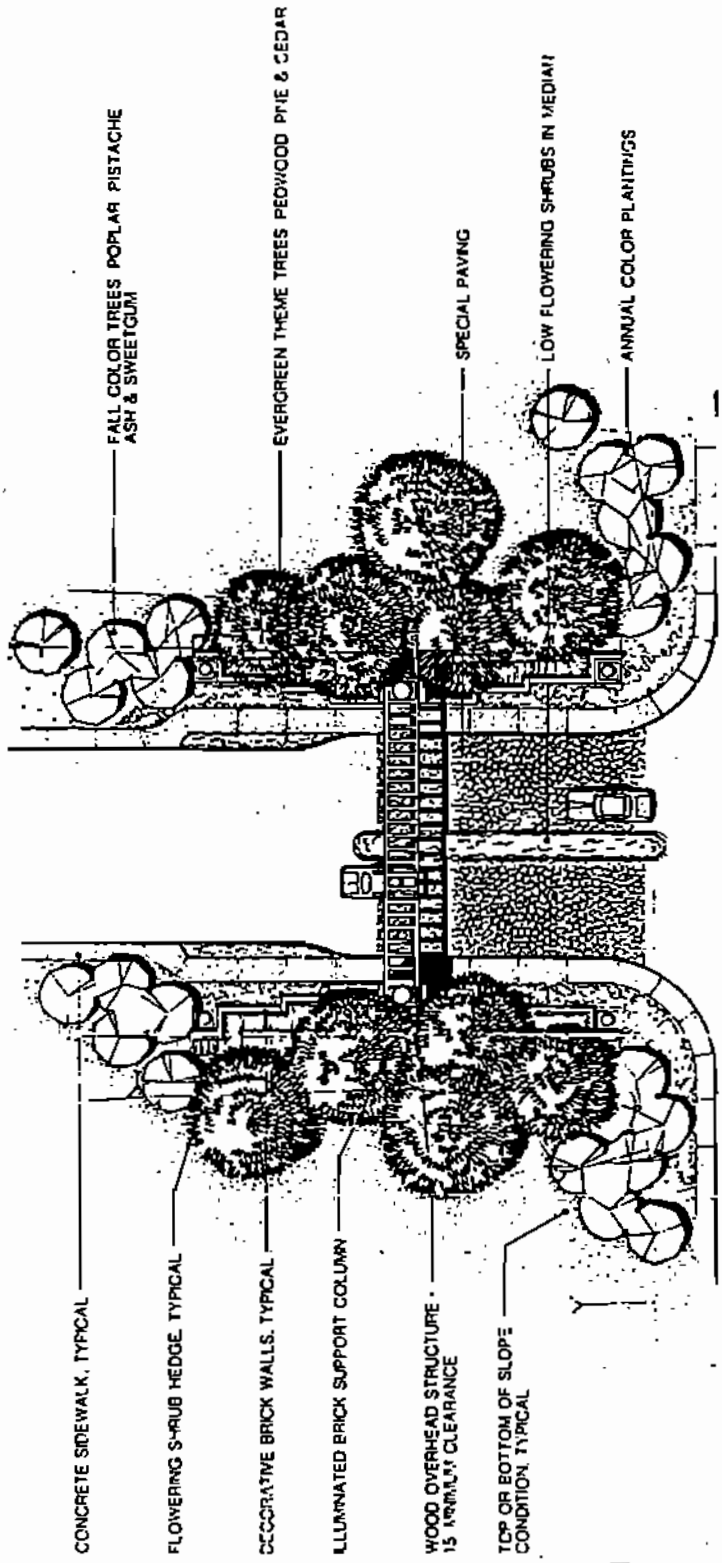
MAIN ENTRY LANDSCAPE PLAN

Source: The L.A. Group, Inc.

ESCO

EXHIBIT IV-8

NorthLake



Source: The L.A. Group, Inc.

SECONDARY ENTRY LANDSCAPE PLAN

- Textured paving materials

- Final selection of paving materials subject to Los Angeles County Public Works Department, Road Section (see principle entry)

Background Tree:

Cedrus sp. - cedar
Pinus sp. - pine
Sequoia sp. - redwood

Accent Trees:

Liquidambar styraciflua - liquidambar
Fraxinus sp. - ash

Shrubs:

Rapheolepis indica - Indian hawthorne
Piltosporum tobira - mock orange
Tecomaria capensis - cape honeysuckle
Xylosma congestum - shiny xylosma

Ground Cover:

Gazania sp. - "yellow" gazania

Note: Plant material equaling or surpassing the listed varieties in performance characteristics may be added upon approval by the NACC.

Community Entry (see Exhibit IV-8, Community Entry Landscape Plan)

- Low walls and signage

- Coniferous trees create a backdrop for the signage

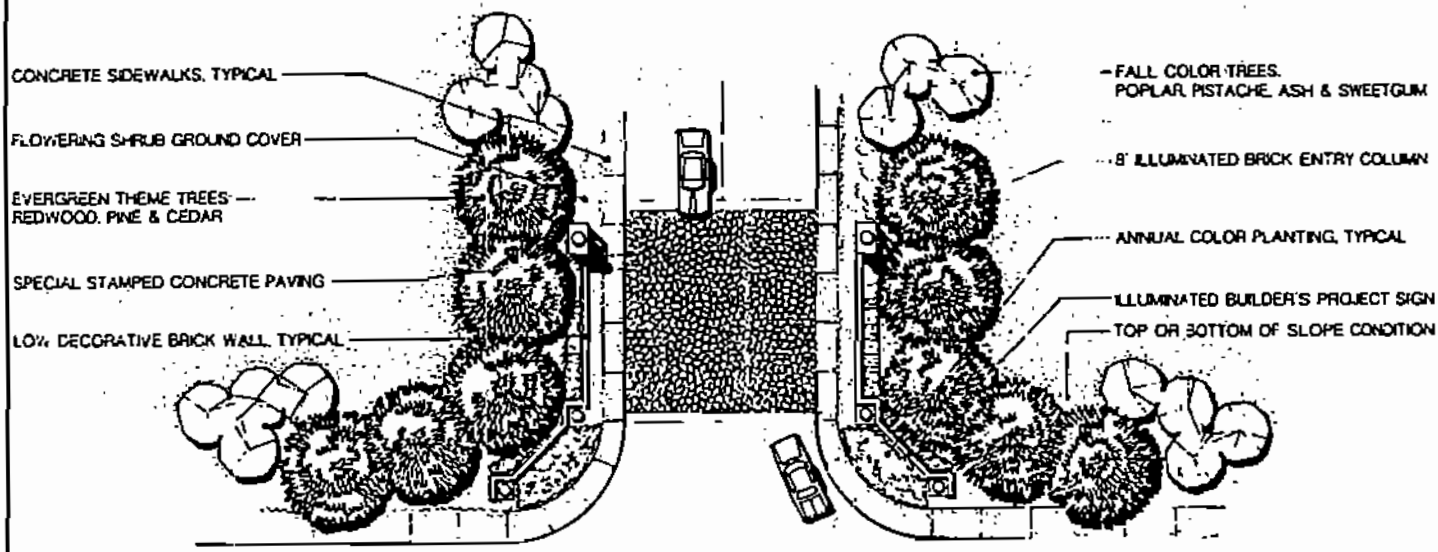
Background Tree:

Cedrus sp. - cedar

Accent Trees:

Populus sp. - poplars
Liquidambar styraciflua - liquidambar

NorthLake



Source: The L.A. Group, Inc.

COMMUNITY ENTRY LANDSCAPE PLAN

ESCO

EXHIBIT IV-10

Shrubs:

Rapheolepis indica "Jack Evans" - Indian hawthorne
Piltosporum tobira - mock orange
Xylosma congestum - shiny xylosma
Myoporum parvifolium - myoporum

Ground Cover:

Landscape plans shall be consistent with the aforementioned design concepts. Plant material shall conform to these listed in this section to ensure that maintenance and aesthetic issues are negligible.

Note: Plant material equaling or surpassing the listed varieties in performance characteristics may be added upon approval by the NACC.

3. Landscape Development Guidelines

To achieve a distinctive quality within the project environment, landscape concept plans for each planning area shall be required for the site plan review process. Single-family residential landscape concepts shall be aesthetically compatible with the Specific Plan landscape concept in design and materials.

Landscape designs for street frontage areas shall be compatible with Specific Plan streetscape improvements, indigenous growth conditions and offering opportunities for informal landscape treatments.

Landscape designs should recognize the importance of pedestrian and bicycle use areas and incorporate treatments to enhance these particular experiences. Higher density zones, residential, commercial and industrial, acknowledging a greater user intensity, require landscape concepts structured for durability and maintenance but should retain aesthetic appeal.

Designs for common residential situations need to address the problems of public gathering areas and recreation facilities. Pedestrian circulation systems should be laid out in such a manner as to permit free and safe access for all residents to amenities within the Specific Plan areas. To insure a well-designed, high-quality project, the developer and homeowner should adhere to the following guidelines for selecting and

installing essential landscape elements: plant materials, walls/fences, hardscape, surfaces irrigation equipment, lighting systems and outdoor furniture.

Plant Materials

To maintain the Specific Plan theme of "High Country," the plant materials list of trees, shrubs and ground covers should be adhered to by homeowners, school/park developers, multi-family parcel developers and commercial property developers.

This plant materials list is professionally selected for performance under the climatic conditions existing within the Specific Plan area. This list provides ample opportunities for landscaping parcels within those limits.

Each species on the list is available on the market in numerous varieties. Each variety will have a select habit, (size, shape) color and climatic requirements; those plant materials from "tropical" and "extreme desert" conditions should be excluded.

Recommended plant materials list:

TREE LIST:

Albizia julibrissens
Alnus rhombiflolia
Alnus sp.
Betula sp.
Cedrus seodara
Ceratonia sp.
Cinnamomum sp.
Cupressus sp.
Eucalyptus polyanthemus
Eucalyptus sideroxylon
Eucalyptus rudis
Fraxinus sp.
Fraxinus vetulina ' modesto
Ginkgo bilboa
Juglans sp.
Magnolia grandiflora
Olea sp.
Pinus pinea
Pinus canariensis
Pinus halapensis
Pistacia chinensis
Pistacia
Plantus sp.
Populus nigra
Populus sp.
Prunus ceracifera
Pyrus kawakamii
Pyrus calleryana
Quercus lobata
Quercus agrifolia

Lagerstroemia indica
Liquidambar styraciflua
Ulmus parvifolia
Robinia Pseudoacacia
Schinus sp.
Sequoia sp.

SOD:

Blue grass mixes
"Marathon"
Hybrid bermudas

SHRUBS:

Abelia grandiflora
Abutilon hydridum (1/2 sun)
Acacia baileyana
Agapanthus africanus (1/2 sun)
Arbutus unedo
Azalea indica
Berberus thun. atropurpurea
Camellia sasanqua
Ceanothus griseus "horizontalis"
Chaenomeles sp.
Clytostoma callisteoides
Convolvulus cneorum
Cotoneaster franchetii
Dietes vegeta
Dodoonaea viscosa
Eleagnus pungens
Euonymus japonica
Forsythia intermedia
Gamolepis crysanthemoides
Gardenia jasminoides
Grewia occidenalis
Hebe sp. (1/2 sun)
Hemerocallis sp.
Heteromeles arbutifolia
Heuchera sanguinea
Hypericum calycinum
Leptospermum scoparuim
Ligustrum japonica
Lonicera japonica
Mahonia aqualigium
Myrthus communis
Nandina domestica
Nerium oleander "petite"
Osmanthus fragrans
Photinia fraserei
Pittosporum tobria "var"
Punica granatum
Pyrancantha coccinea
Raphiolepis indica
Rosa rugosa
Rosa "meidland"
Rosemarinus offianales
Spiraea
Trachelospermum
Jasminoides
Tulbaghia violacea
Viburnum sp.
Wisteria sp.
Xylosma congestum

GROUND COVERS/PERENNIALS:

Ajuga reptans
Baccharis pilularis
Campanula (shade) *porscharskyana*
Drosanthemum hispidum
Drosanthemum floribundum
Duchesnea indica
Gazania sp.
Geranium sanguinieum
Lampranthus spectabilis
Lampranthus productus
Myoporum parvifolium
Phyla nodiflora
Polygonum capitatum

ANNUALS:

All annuals that will grow in site area.

Note: Plant material equaling or surpassing the materials list in performance characteristics may be incorporated upon the approval of the NACC.

Wall/Fences

Walls and fences within the Specific Plan area shall be consistent with the architectural theme of the planned area and reflected in materials and design. The following are wall and fence height limits set for the project site:

- Within residential areas—six feet maximum (not within street setback requirements)
- Commercial and industrial areas—six feet maximum
- Walls along the freeway and within NorthLake property shall have straight segments not to exceed 100 feet in length without a right angle transition of not less than 6 feet in length and parallel segment of not more than 16 feet in length. These requirements shall be used where screen walls become visible from travel lanes. In non-specific areas fences may be used.

- Walls constructed at major community entry points and along community streets shall be consistent with the Specific Plan theme area in materials and design.

- Project fencing within the separate planning areas shall reflect the architectural theme through consistent materials and design.

- Screen walls fronting on a street shall be designed using similar materials to appear as an integral part of the screened building. Said screen wall shall return back away from the street for a distance of not less than three feet at intersections.

- Screen walls or fences of sheet or corrugated iron, steel, aluminum, asbestos or security chain-link fencing are specifically prohibited.

Hardscape (Paving)

The hardscape materials available for the paving of special activity areas, vehicular and pedestrian, are numerous in their choice of colors, patterns and textures. The use of interlocking brick pavers or textured concrete surfaces is encouraged. The appropriate selection of materials shall be based on the established architectural theme of the Specific Plan area. Final approval regarding materials and consistency of these elements in accordance with the Specific Plan shall be decided within the site plan review process.

Irrigation Equipment

The NorthLake project will progressively develop the potential of reclaimed water for landscape irrigation. Irrigation of parks, playgrounds, schoolyards, golf course, streetscapes and manufactured slopes with reclaimed wastewater reduces the overall demand on potable water supplies.

A supply system separate from the domestic supply system will transport reclaimed water through most of the Specific Plan area. Reclaimed water is available for landscaped open areas, recreation sites and public facilities from valve connections at sidewalk. Within developed areas the valve box is adjacent to domestic supply

connections, each marked accordingly. Standardized requirements for irrigation application equipment ensures the economical disbursement of water to all landscaped areas, safety from casual injury and the elimination of aesthetically disruptive elements.

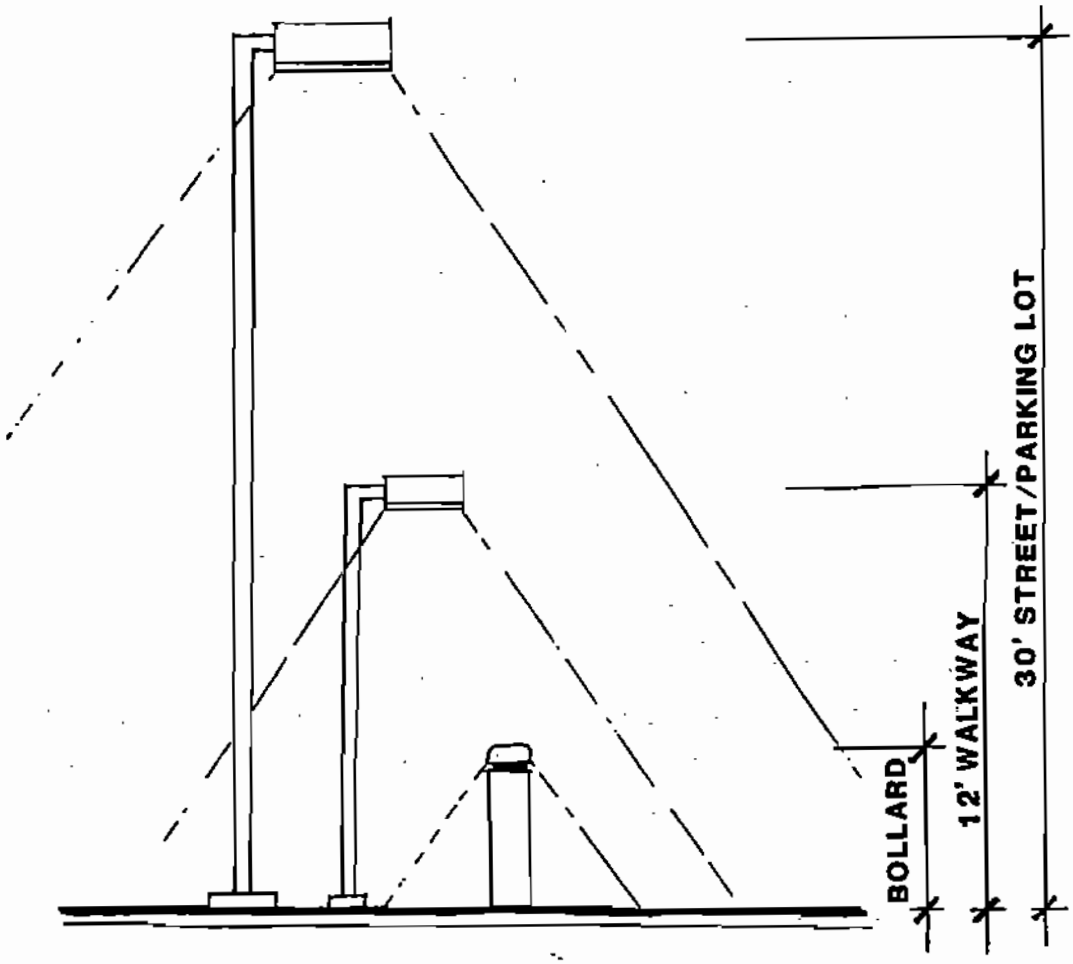
- Irrigation elements, when adjacent to areas accessible and visible by pedestrians, and/or vehicular traffic shall be of a self-sealing, at-grade canister design.
  - Irrigation elements shall be of a non-reflective hardened plastic material.
  - Irrigation elements shall be dark brown, black or green in color to decrease visibility.
- Irrigation elements for transitional and manufactured slope areas shall be assembled to maintain the designed use.
- Temporary irrigation for the maintenance of natural and manufactured slopes shall be specified as "brownline" construction for durability against severe ultraviolet degradation and to encourage visual blending of colors with slope vegetation.

Lighting

Street lighting will be used to unify the NorthLake development. The goal of the Lighting Design Guidelines is to respond to the requirements of a variety of land uses and environmental conditions created by this development. Street, parking lot and structural lighting fixtures shall provide adequate illumination for the safety and comfort of vehicular and pedestrian traffic (see Exhibit IV-9, Lighting Design Guideline).

The type of lighting elements may vary from one zone to the next, but levels of illumination should remain consistent in quality and clarity. The use of special lighting elements (i.e., accent and uplighting) is encouraged.

NorthLake



BOLLARD:

MAX. 3'4"
MIN. 1'4"

LIGHTING FOR PATHWAYS SHALL BE ADEQUATE FOR THE SAFETY AND COMFORT OF PEDESTRIAN.

LIGHTING DESIGN GUIDELINES

NOT TO SCALE

ESCO

EXHIBIT IV-11

- Architectural lighting should be used to articulate structural design elements (i.e., uplighting, wall washing, etc.) and emphasize community focal points such as the club house.

- Pedestrian lighting should be used along walks, neighborhood parks and golf course when independent of streets.

- The design of light fixtures should remain constant throughout the NorthLake area and link the golf course and open space areas with the development zone.

The following applications of lighting elements are permitted:

- Onsite street/parking lot light standards

- Pedestrian sidewalks/transition zones (bollard/walkway lights)

- Landscape accent, spot or flood lights (concealed to reduce glare)

- Lighting for signage and monumentation (concealed to reduce glare—commercial and industrial zones)

- Architectural facade accent, spot or flood lights (concealed to reduce glare—commercial and industrial zones)

The developer/owner shall submit plans of all exterior light features, specifying location and design, for review by the Department of Public Works. The following are standard requirements established to help resolve issues of safety and aesthetic lighting implementation:

- Height maximums for Specific Plan light standards:
  - Parking lot fixtures, 30 feet
  - Walkway lighting, 12 feet.

- Lights shall not be placed or directed in a manner causing glare or excessive light to fall on adjacent sites.

- Bollards in pedestrian walkways shall be a minimum of 18 inches and a maximum of 3 feet 4 inches in height.

- A uniform light color, preferably high pressure sodium, for security and energy savings shall be used within Specific Plan areas.

  - Levels of illumination should remain consistent throughout the Specific Plan area.

  - Incandescent lighting is permitted for residential applications only.

  - The use of color lenses is prohibited (i.e. blue, green).

- The design of free-standing light standards and their accompanying structural supports shall be architecturally compatible with surrounding structures.

- Security lighting:

  - Security lighting fixtures shall not project above the fascia and/or roof line of the attached structure.

  - Fixtures will have shields that are painted and designed to be compatible with attached structure.

- All parking lot and driveway lighting shall provide uniform illumination.

- Electrical connections or junction boxes shall be concealed either within the structure of the light or in a below-grade structure.

- Accent illumination is recommended to be located at key positions within each Specific Plan area such as entrances, exits, drives and loading zones.

  - Accent lights shall be positioned to be hidden from pedestrian view using plant material and a dark color scheme (dark brown or black).

- The position of light thrown by accent lights shall be adjusted at regularly maintained intervals to reduce glare thrown on adjacent traffic.

Furniture (Outdoor)

Street furniture can include trash receptacles, benches, bus shelters, planters, bicycle racks, bollards and information displays.

- The security, safety, comfort and convenience of the user, including the handicapped, should be considered.
- Street furniture should be conservative in use of sidewalk space and where possible locate to the edge or off the sidewalk to maintain a clear width adequate to accommodate pedestrian flows.
- To the greatest extent possible street furniture should be incorporated in park areas or landscape spaces and off-street areas.
- Street furniture should be constructed of long-wearing, vandal-resistant materials.
- It should be cost efficient in terms of initial cost, expected lifetime and maintenance requirements.
- It should be simple in function and the design should reflect the character of the Specific Plan area.
- Single-family mailboxes shall be clustered in a wall or pilaster in accordance with USPS regulations. Exposed mailboxes are discouraged. Multi-family developments shall have group mailboxes. In such cases common mailbox structures shall be located near major entry or recreation areas. The structure should be of a design similar to the planning area in which it exists. Mailboxes and their standards shall be uniform in design, shape, size, color and address identification.

- Trash receptacles in attached housing areas shall be screened by an approved enclosure or landscaping and concealed from view of adjoining lots. Receptacles shall not be placed along street rights-of-way except for collection day.

- Above-ground trash receptacles in attached housing project areas must be fully enclosed with masonry and stucco walls with wood doors on metal frames with landscape on at least two sides.

- The purpose of bollards is to physically separate pedestrian and vehicular/traffic conflict areas. Their use should be limited to public gathering areas or commercial areas to safeguard children and adults as well as to protect street furnishings or other elements within the streetscape.

- Any bollards for use adjacent to public streets should meet placement and design conventions of regulatory agencies.

- The bollards should be constructed of concrete or masonry with a smooth stucco finish to match the color of any adjacent walls or architecture.

- The design of the bollards must be consistent within each planning area or in two or more areas if there is a connection of bollard use. Along major streets one bollard style is recommended.

- Proportions should be heavy or massive and suitable for the material used rather than tall and thin. Height should be adjusted to a level always visible to automobile drivers at the closes distance they will approach the bollards. In all cases, 18 inches is a minimum height, and 3 feet 4 inches is the maximum height (see Lighting Plan).

The final selection of street furniture shall be based on appropriate materials and design and their consistency with adjacent architectural features. Approval regarding materials and consistency of these elements in accordance with the Specific Plan shall be deferred to the Site Plan review process.

D. ARCHITECTURE

The purpose of establishing Architectural Design Guidelines is to provide a reference for the planning and designing of residential, commercial, industrial, recreational and facility structures within the Specific Plan area. The intent of these guidelines is to guide the development of a specified architectural context and to help in the selection of materials and colors. More correctly, the guidelines are to be used to achieve project continuity and a standard of quality throughout the planned project and establish a greater visual identity. These guidelines are divided into residential and commercial/industrial criteria for the planned project area.

1. Residential Design Guidelines

Layout

- The Specific Plan development area affords numerous viewshed opportunities. Long-term development should capitalize on viewshed corridors where possible, orienting development towards areas of natural scenic beauty and project landscape improvements.
- A clear distinction shall be maintained between private, residential, commercial properties, schools and recreational areas.
- An emphasis should be given to creating units with a strong indoor/outdoor relationship.
- All mechanical equipment shall be screened from view of major streets and pedestrian areas using walls similar in design to the project architecture or a planting space adequate in size for proper screening height and depth.
- Chimneys shall be compatible in materials to the accompanying structure.
- All antennas within residential areas shall be restricted to the attic or interior of the residence. Satellite "dish" antennas are specifically prohibited.
- All trash containers shall be screened from street view.

- Wherever possible within the Specific Plan, area utilities will be located underground rather than overhead.

Design

- Each residential project area should convey its own blend of building forms.

- A particular style should not dominate the entire Specific Plan area, but rather a cultivated theme should result in integrating building designs and project areas, each with their own character.

- The architectural character of each planning area should be visually perceived from the street. The aim of the guidelines is to create interest through constancy in the use of architectural elements such as windows, doors, balconies and roofs.

- Residential structures and community features shall be coordinated in architectural materials, details and quality. Community features include bus stops, outdoor gathering places, recreation facilities and pedestrian access features.

- Building mass is probably the most prominent design feature of a project. The design of a multi-family residential unit should avoid long, unbroken building faces without the use of offsets as an integral part of the facade design (see Exhibits IV-12, Residential Setback Plan, and IV-13, Residential Setback Illustration).

- Interesting building massing can be achieved without superficial design elements through use of the following features: two- and three-story structures can be combined with one-story structures with the use of projecting balconies, recessed porches, entries and enclosures.

- The pitch and form of roofs are a very visible community feature. A range of roof forms and roof pitch adds an appealing visual context to the community/street-scape. An all- flat roof is unacceptable.

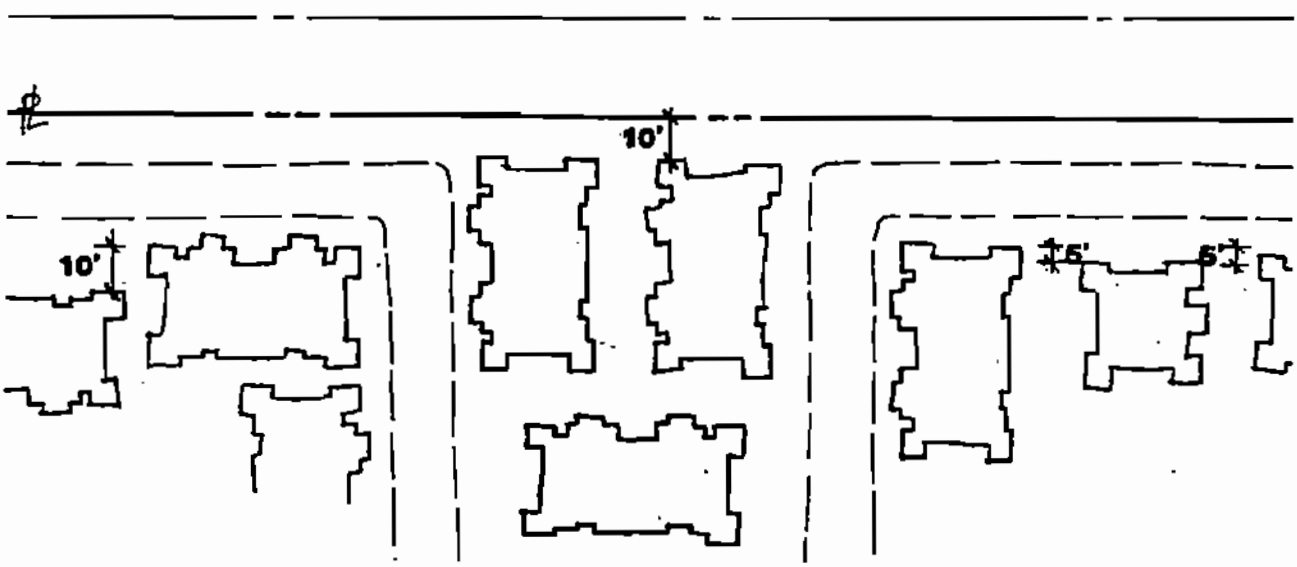
NorthLake

BUILDINGS SHALL BE SETBACK FROM PROPERTY LINE A MINIMUM OF 10'.

NO MORE THAN 2 BUILDINGS THAT ARE SETBACK THE SAME DISTANCE SHALL BE ADJACENT TO ONE ANOTHER.

SETBACKS FROM ADJACENT BUILDINGS SHALL BE A MINIMUM OF 5' OR MORE.

CONCEPTUAL LAYOUT ONLY.



MULTI-FAMILY RESIDENTIAL SETBACK PLAN

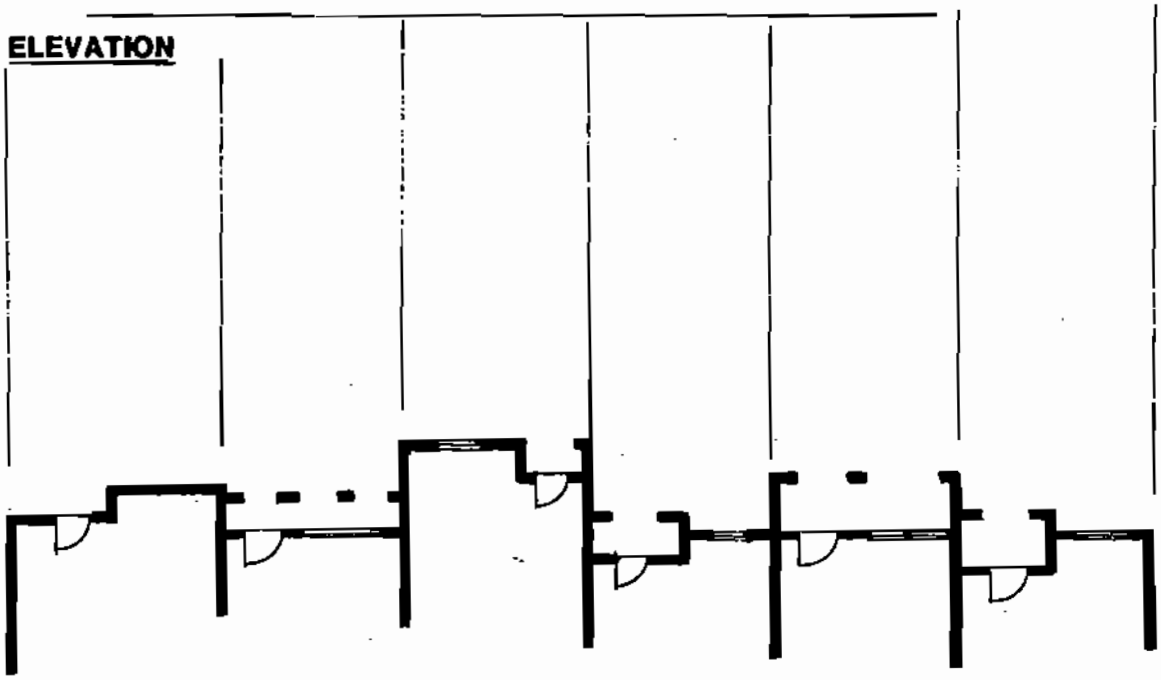
NOT TO SCALE

ESCO

EXHIBIT IV-12

NorthLake

ELEVATION



PLAN

RESIDENTIAL UNITS SHOULD INCORPORATE A VARIETY OF SETBACKS TO AVOID LONG EXPANSES OF SHEER , BLANK WALL.

MULTI-FAMILY RESIDENTIAL SETBACK ILLUSTRATION

NOT TO SCALE

- Enclosed roof overhangs are encouraged as a response to climatic conditions, especially when used in combination with porch enclosures, balconies and recesses to decrease summer sun angles and reduce interior temperature fluctuations.

- All parking structures/decks, either free-standing or attached, shall incorporate the same design elements as the accompanying structure or dwelling.

Materials

- The roofing materials used for all residential structures shall be of a fire-retardant material certified by the County of Los Angeles Fire Department.

- Every single-family residence shall have a roof constructed of tile, concrete tile or an asphalt composition in compliance with the Fire Safety Section of the Uniform Building Code.

- Every single-family residence shall have an exterior siding of brick, stucco, concrete or other similar material to lessen fire potential in accordance with the Design Guidelines to be established.

2. Commercial Design Guidelines

The purpose of establishing architectural design guidelines within commercial areas is to ensure quality development that reinforces a consistency throughout the Specific Plan area. Recurring elements combine to create a visual and spatial expression that identify the area and give it a special character. All architecture is intended to appear as an integrated part of the overall site design concept. Buildings will be of a contemporary style and materials, employing appropriate massing, scale and proportion for design implementation. Designs for individual projects will be submitted as part of the Site Plan review procedures as set forth in Sections III and IV herein.

After study of different architectural elements, the features selected for the Specific Plan area are judged to provide the highest probability of economic success, aesthetic satisfaction and flexibility in design for the life of buildout. The qualities and design elements for commercial buildings that are most actively encouraged are:

- Richness of surface and texture
- Play of light (shapes, shadows)
- Equal void to solid building wall ratios
- Multi-planed roofs
- High degree of varying wall articulation

Conventional (contemporary) commercial architecture can be characterized by simple multi-story, geometric floor plate-type structures typically faced with materials as listed below. These relatively low-profile, simple shapes can comprise a strong element of continuity throughout the area, and it is the materials, variations and fenestration details which provide the necessary variety. The major varietal elements to be addressed when designing structures are:

- Wall surfaces (textures, patterns)
- Openings (windows, balconies, pedestrian entrances)
- Graphics (colors, letter styles, clarity)

There is an overwhelming diversity of architectural products available for use by the project designer. The most desirable applications for the Specific Plan area are:

Building Materials

- Masonry (concrete, glass or brick)
- Stucco
- Textured or exposed aggregate
- Pre-cast or tiltup concrete

Stone

- Openings
- Recessed or projected entries
- Windows

- Landscape planters
- Arcades

Color

- Subtle, warm tones
- White
- Glass, dark with standard tints (not spandrel)
- Graphics
- Informative signage
- Building address
- Directionals/location
- Company names/logo

The following design elements should be consulted when reviewing commercial architecture for the Specific Plan area:

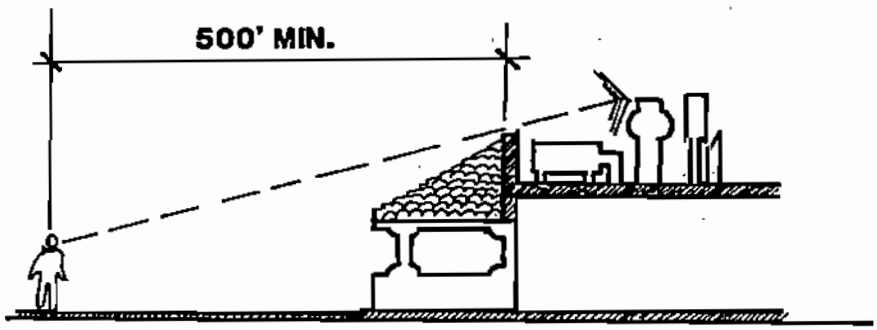
Layout

1. Exterior components of plumbing, processing, heating, cooling and ventilating systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling and ventilating equipment fans, blowers, duct-work, vents, louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be visible to an individual standing on the ground or ground-floor elevation from a distance of 500 feet as illustrated on Exhibit IV-14.

2. Exterior junction receptacles for electrical or irrigation purposes use should be located in shrub bed areas and landscaped to screen from view as shown on Exhibit IV-15, Commercial Landscape Screening Illustration.

3. Conceal all service areas and storage areas within the building, or screen those exterior areas with solid masonry or stucco stud walls of single color or with architecturally-coordinating trim (see Exhibit IV-13).

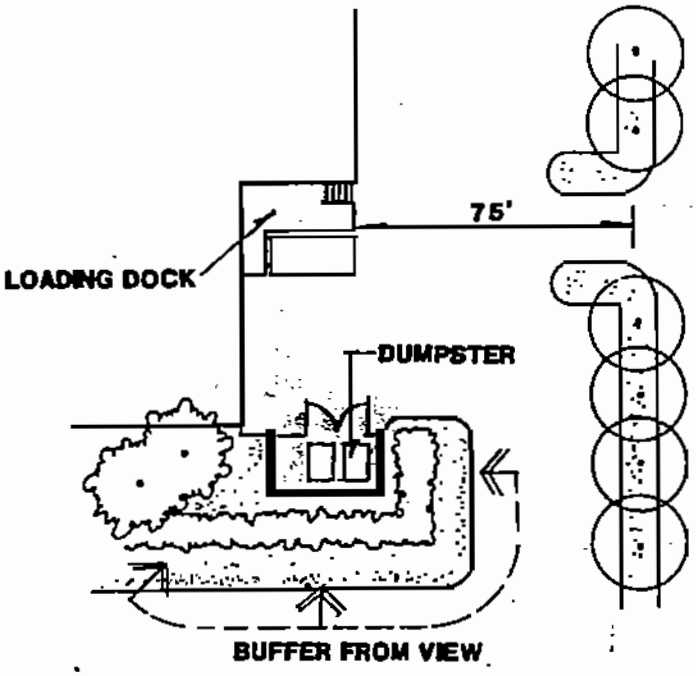
NorthLake



SCREEN ALL ROOFTOP SERVICE EQUIPMENT TO A MINIMUM 500' FROM ENTRY LEVEL.

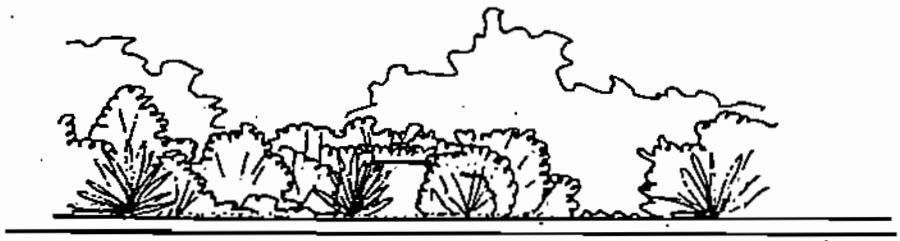
COMMERCIAL UTILITES SCREENING ILLUSTRATION

NOT TO SCALE



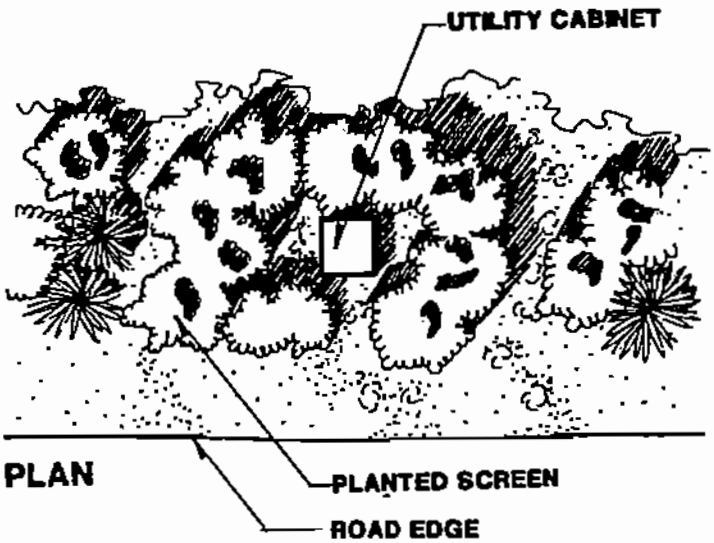
NorthLake

CONCEAL SERVICE AREAS FROM DIRECT VIEW.



ELEVATION

SCREEN MECHANICAL EQUIPMENT TO REDUCE VISUAL DISRUPTION OF LANDSCAPE THEME.



PLAN

COMMERCIAL LANDSCAPE SCREENING ILLUSTRATION

NOT TO SCALE

ESCO

EXHIBIT IV-15

4. Whenever possible, do not place employee parking in the front setback. Parking should be located to the side or rear portion of the site. Walls and/or landscaping are encouraged to screen parking areas from street side views (see Exhibit IV-16, Commercial Design Guidelines).

5. Buildings should be sited in a manner that will complement the adjacent buildings and landscape. Look to the existing development around the subject site to establish a context in which to design. Building sites should be developed in a coordinated manner to provide order and diversity and avoid a confused street scene.

Design

1. Avoid long, unarticulated building facades. Buildings with varietal front setbacks are strongly encouraged.

2. Commercial developments should incorporate street furniture and pedestrian spaces where appropriate (see Exhibit IV-16, Commercial Design Guidelines). Pedestrian amenities incorporate the overall commercial design scheme and are compatible in scale, form, materials and color with architectural elements. Street furnishing should be simple in design and functional and be placed so as not to obstruct entrances, exits or pedestrian paths (see Exhibit IV-17, Commercial Design Concept).

Materials

1. The use of prefab, all-metal steel for sheathing of buildings is prohibited. This is not to preclude the use of finished metal details within architecturally designed structures.

2. Service utilities will be located underground within the Specific Plan area, except for major power sources and connections with possible future substation facilities.

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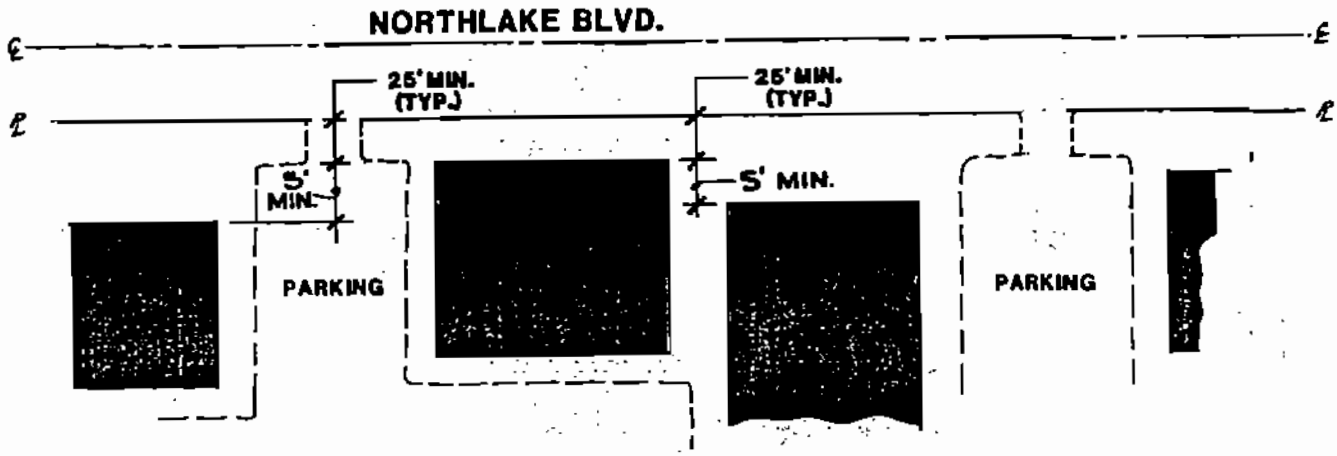
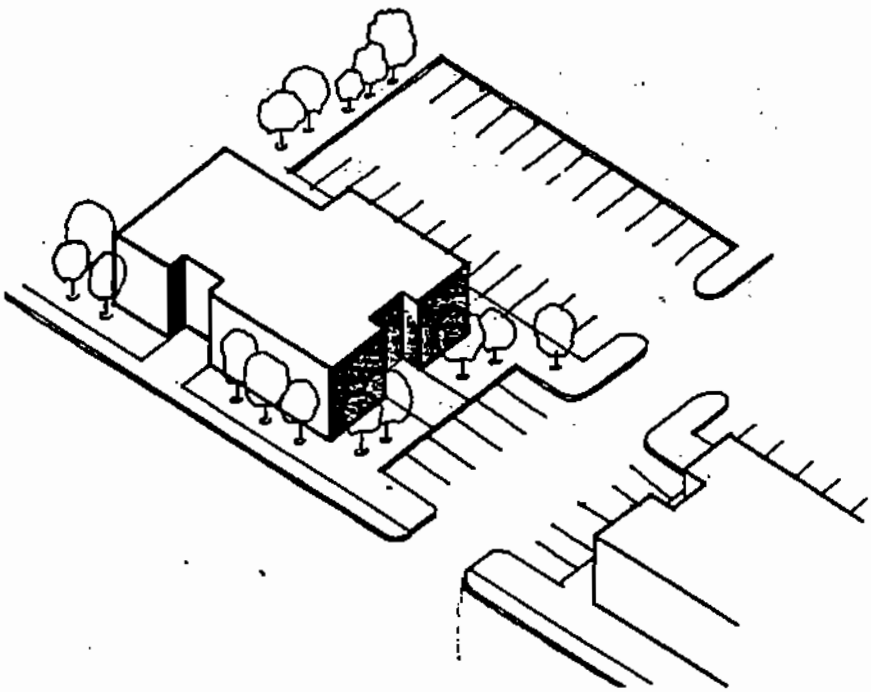


VARIED SETBACKS WITH PARKING LOCATED TO THE SIDE AND REAR OF THE COMMERCIAL STRUCTURES.



LOCATE PARKING TO SIDE AND REAR OF STRUCTURE TO PROVIDE A LANDSCAPED BUFFER FROM STREET.

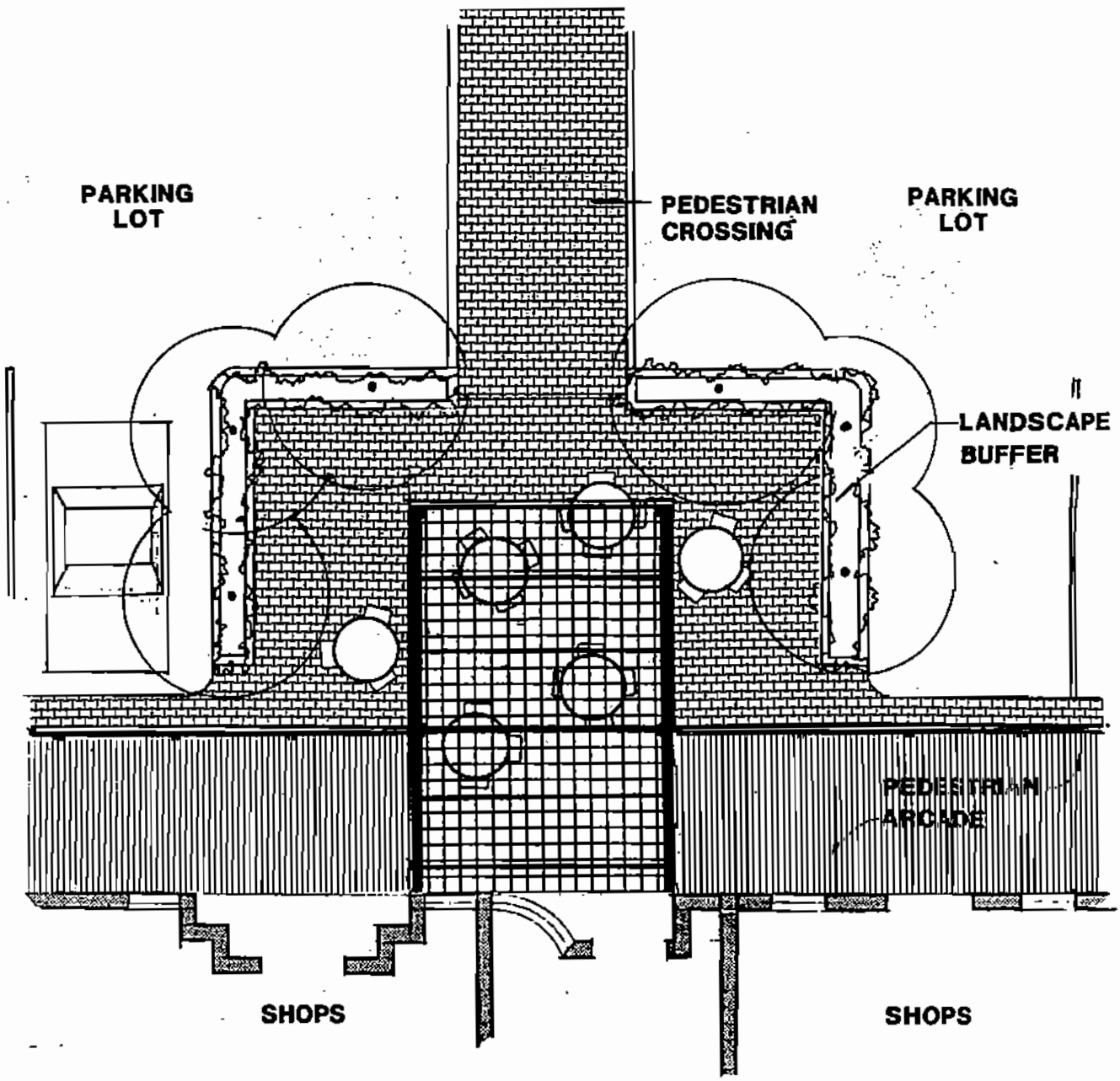
COMMERCIAL DESIGN GUIDELINES

NOT TO SCALE

ESCO

EXHIBIT IV-16

NorthLake



COMMERCIAL DESIGN CONCEPT

CREATE FLEXIBLE OUTDOOR ACTIVITY AREAS WITHIN COMMERCIAL ENVIRONMENTS.

NOT TO SCALE

ESCO

EXHIBIT IV-17

3. Industrial Design Guidelines

The purpose of establishing architectural design guidelines for light industrial areas is to ensure consistency in design and compatibility of adjacent land uses within the Specific Plan area. Architectural elements of design, utilization of space and materials shall be in conformance with the theme of either adjacent non-residential uses to achieve a visual impression of continuity. Designs for individual projects will be submitted as part of the Site Plan review procedures as set forth in Section III and IV herein. To the extent possible the qualities and design elements of building materials, openings and colors encouraged for commercial designs apply to industrial designs.

The following design elements should be consulted when reviewing industrial architecture for the Specific Plan area:

Layout

1. Exterior components of plumbing, processing, heating, cooling and ventilating systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling and ventilating equipment fans, blowers, duct-work, vents, louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be visible to an individual standing on the ground or ground-floor elevation from a distance of 500 feet as illustrated on Exhibit IV-14.

2. Exterior junction receptacles for electrical or irrigation purposes use should be located in shrub bed areas and landscaped to screen from view as shown on Exhibit IV-15, Commercial Landscape Screening Illustration.

3. Conceal all manufacturing processes, loading and shipping docks, service areas and storage of raw materials from the general public by keeping these activities within the buildings or in the rear. Screen the exterior areas with solid masonry walls of coordinating color or landscaping (see Exhibit IV-18).

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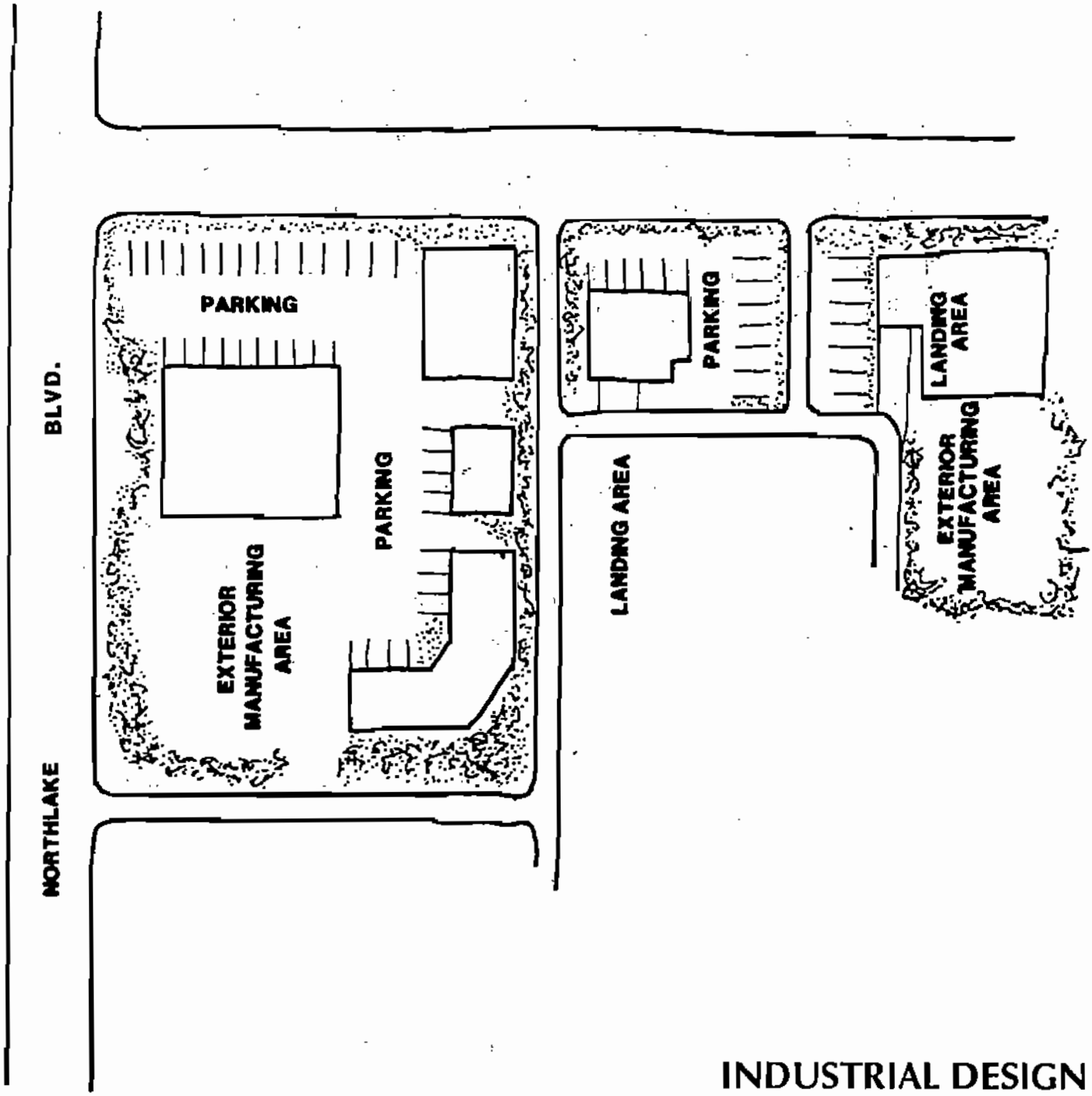

INDUSTRIAL DESIGN CONCEPT

NOT TO SCALE

ESCO

EXHIBIT IV-18

4. Parking along the front setback shall be avoided. Parking should be located to the side or rear portion of the site.

5. If possible, industrial site design shall classify uses which are similar in nature with respect to the activities and its impacts to adjacent areas. Those uses which require frequent freight shipping and loading shall be grouped together and isolated in one area. Access to these areas shall not be provided through other areas of lighter use. The same approach should be applied for uses which create noise, exhaust, etc. The resulting industrial design should be one of "clusters" of building areas where each "cluster" contains compatible uses and one "cluster's" activities does not adversely impact the ability of another.

Design

1. Avoid long, unarticulated building facades. Buildings with varietal front setbacks are strongly encouraged. Buildings with the same frontal setback shall be limited to two maximum. The variation of adjacent buildings shall be five feet minimum.

2. Industrial developments should incorporate landscaped areas with outdoor furniture and water fountains for employee and customer relaxation. These areas should be placed at appropriate locations to influence social interaction among other employees, salespersons and customers.

3. Pedestrian and bicycle paths and parking area are encouraged to provide the opportunity of local employees' alternatives of driving to and from work.

4. Amenities shall be consistent overall and compatible with the industrial buildings. Outdoor furnishings should be simple, functional and low-maintenance and placed in architecturally-defined areas.

Materials

1. The use of prefab, all-metal steel for sheathing of buildings is prohibited. This is not to preclude the use of finished metal details within architecturally designed structures.

2. Wherever possible within the Specific Plan, area service utilities will be located underground.

3. Building materials and landscaping should be consistent with adjacent, non-residential buildings to create a sense of unity of overall design.

E. SIGNAGE

1. Purpose and Intent

Signage is an essential design element within the structure of a planned community and provides a sense of identity and visual orientation. Signage reflects an image of cohesive quality while providing graphic communication for residents and visitors. Signs should inform and direct but in addition should be designed to remain consistent in both scale and style within the project area.

Each development proposal within the Specific Plan area represents a small portion of a greater planned community contributing significantly to the visual image of the overall community project. The signage guidelines and regulations contained herein shall apply to all developments within the Specific Plan area. It is intended that the uniform application of these provisions provide the basis for an integrated visual character and continuity through all Specific Plan phases.

Within the Specific Plan there are several different land use categories, each requiring different signage controls. Those categories can be identified as residential, commercial model home complex/subdivision sales and other signage such as directional, etc.

For the purposes of this Specific Plan, the definition section contained in Title 22, the County of Los Angeles Zoning Code shall apply.

Regulations

The provisions contained in this Specific Plan regulating signage shall not apply to the following signs:

- Official notices issued by any court, public body or public officer
- Notices posted by any public officer in performance of a public duty or for any person in giving legal notice
- Traffic, directional, warning or information signs required or authorized by the public authority having jurisdiction
- Mounts and stands made compatible with project signage with approval of the Planning Director
- Official signs used for emergency purposes only
- Permanent memorial historical signs, plaques or markers, provided that materials are compatible with similar structures in the area
- Public utility signs, provided such signs do not exceed three square feet in area

General Regulations

The following sign regulations will effectively regulate the placement, erection and maintenance of signage within the Specific Plan. These regulations are intended to provide equitable standards for the protection of property values, visual aesthetics and the public health, safety and general welfare.

The following general regulations shall apply to all signage in any zone:

- All light sources, either internal or external, provided to illuminate signage shall be placed or directed away from public streets, highways sidewalks or adjacent premises to not cause glare or reflection that may constitute a traffic hazard or nuisance.

- Any sign located on vacant or unoccupied property that was erected for a business which no longer exists or any sign which pertains to a time, event or purpose which no longer exists shall be removed within 90 days after the use has been abandoned.

- All signage shall be designed free of bracing, angle-iron, guy wires, cables or similar devices.

- The exposed backs of all signs visible to the public shall be suitably covered, finished and properly maintained.

- All signs shall be maintained in good repair including display surfaces, which shall be kept neatly painted or posted.

- Any sign which does not conform to the provisions contained herein shall be made to conform or shall be removed.

- The height of all signs shall be measured from the highest point of the sign, exclusive of any part of the sign not included in area calculations.

Prohibited Signage

The following signs shall be prohibited in all zones within the Specific Plan area:

- Inflatable signs, balloons, symbols of animals

- Rooftop signs

- Portable signs

- Signs on trailers or painted on the sides of disabled or parked vehicles

- Rotating, revolving or flashing signs

- Signs advertising or displaying any unlawful act, business or purpose

- Any signage, notice or advertisement affixed to any street right-of-way, public sidewalk, crosswalk, curb, lamp post, hydrant, tree, telephone pole,

lighting system, upon any fixture of the fire or police alarm system of the County of Los Angeles

- Any strings or pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons and similar attention-getting devices, including noise-emitting devices, with the exception of the following:

  - Pennants, banners or flags used in conjunction with subdivision sales offices and tract entry points

  - National, state, local governmental, institutional or corporate flags properly displayed

  - Holiday decoration, in season, used for an aggregate period of 60 days in any one calendar year

2. Design Guidelines

The overall goal for the Specific Plan sign program is to achieve compatibility throughout the community. The sign regulations establish maximum type and location in permitted area. The signage guidelines are designed specifically for this project to establish standard criteria to contribute to a well-integrated, high-quality project character. These standards provide a basis for the developer and the jurisdiction to design, pattern and regulate a consistent signage program.

Business Signage Within Commercial and Industrial Zones

- Function—Signs for current places of business for the purpose of advertising and identification.

- Description—Individual business signage may be either freestanding, monument, wall signs, ground signs, projecting signs, awnings, attached signs or a combination of the above. Typography may include a business park theme or style and should be consistent with the general vicinity or individual "Business Parks."

- Attached Signs—Fascia signs may be used in addition to other types of signage. When several businesses are located within one building or when a certain theme is established for multi-tenants, the framing, lighting and positioning should be the same. Grouping such signs into a directory is encouraged.

- Projecting Signs—Projecting signs should be used when there is limited visibility or to add interest to a building. The support structure for such signage should compliment the architectural style of the building.

- Awnings—Creative applications of awnings can be used as signage. All such awnings should complement the architectural theme and be of a consistent color and style for each building.

- Wall Signs—Wall signs may be used to complement a building or where other types of signage are not appropriate. Wall signs have the opportunity of adding visual interest to an expanse of wall. Wall signage utilizing individual letters mounted to a wall is encouraged. Support structures for attaching other wall signs should be made inconspicuous. Wall signs typically require more maintenance than other types of signage, so an effort should be made to keep their appearance clean and attractive.

- Monument Signs—Monument signs typically display messages at or below eye level and have a direct relationship to pedestrians and vehicles; therefore, the placement of monument signs are crucial. Monument signage projects a feeling of permanency and may be made from a variety of materials that are consistent with the structures they are identifying.

Exhibits IV-19a-c illustrates typical examples of appropriate signage for the Specific Plan business zones.

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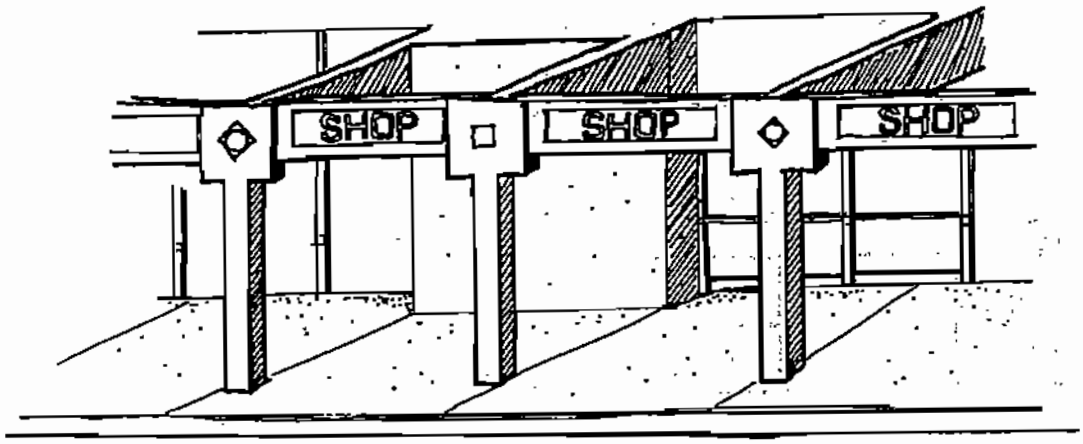
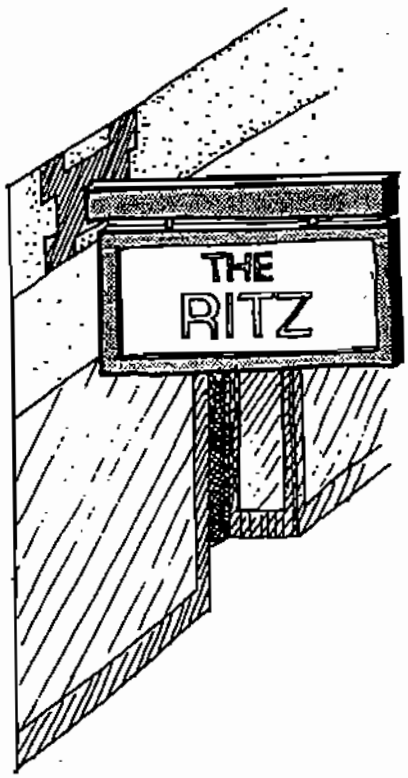


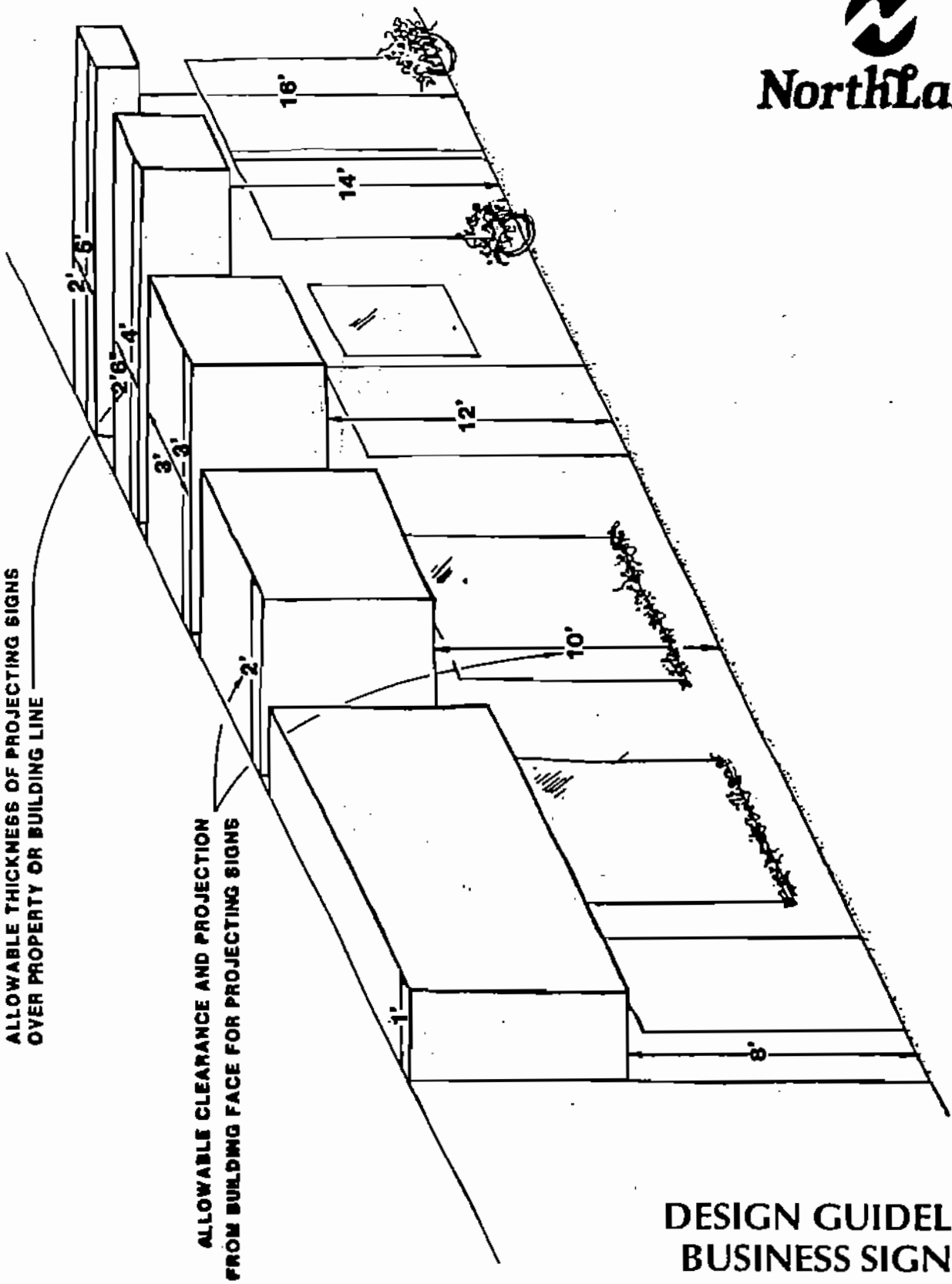
ATTACHED SIGNAGE EXAMPLE



PROJECTING SIGNAGE EXAMPLE

DESIGN GUIDELINES: BUSINESS SIGNAGE

NOT TO SCALE



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DESIGN GUIDELINES: BUSINESS SIGNAGE

NOT TO SCALE

ESCO

EXHIBIT IV-19B

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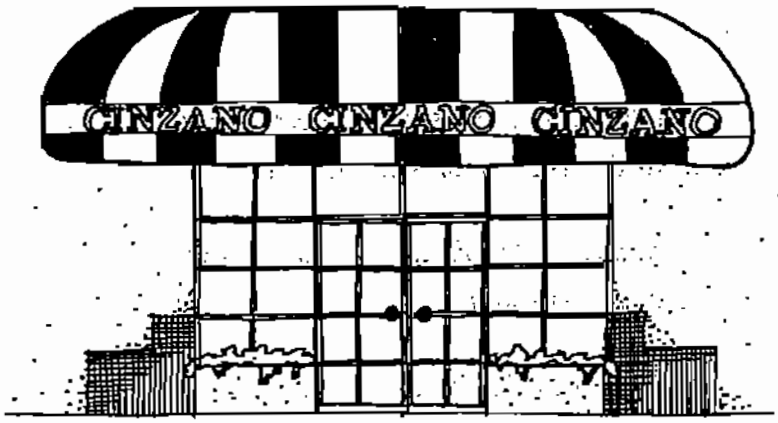
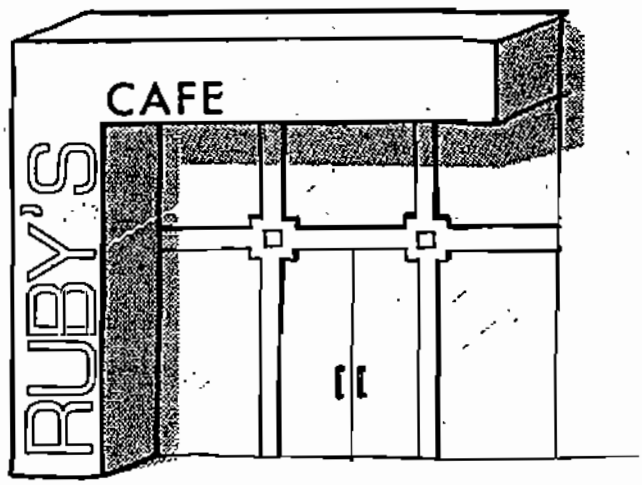


AWNING SIGNAGE EXAMPLE



WALL SIGNAGE EXAMPLE

DESIGN GUIDELINES: BUSINESS SIGNAGE

NOT TO SCALE

Directional Signage

- Function—This type of signage identifies and directs vehicular and pedestrian traffic to various onsite destinations. They may be used on community trails or to display a destination, direction or location.

- Description

  - Typically small scale signs, freestanding, consistent with community facility or amenity signs.

  - Sign materials and design should remain consistent with major community signage.

- Location—Located typically at entrances, exits and strategic locations along pedestrian and vehicular routes.

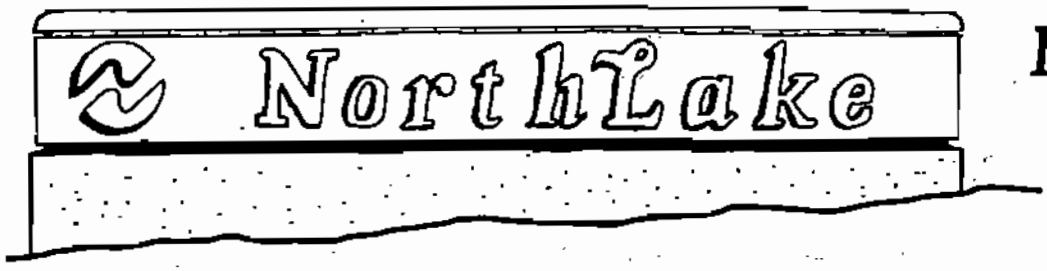
Project Monumentation

- Function—Signage that creates a major statement and informs the viewer through written and symbolic graphics that the planned community or project is being entered.

- Description—Entry signs should be large scale, monument-type signs creating a sense of arrival. Materials used should be compatible with landscape treatment and street furniture. Entry signage should be illuminated. Signage may include community theme or project design theme (including logo, logotype and color scheme) should be the same throughout the project.

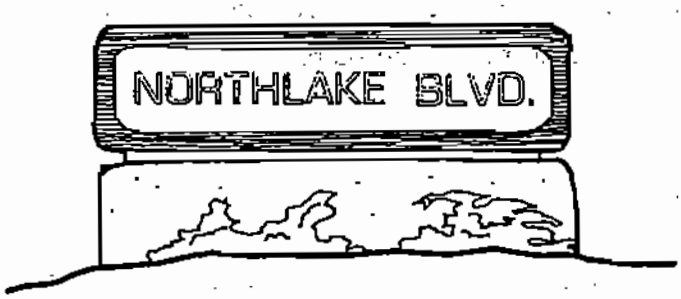
- Location—Major community entry points or project planning area entry points.

Sample Design Guidelines for Monument Signage are shown on Exhibit IV-20.

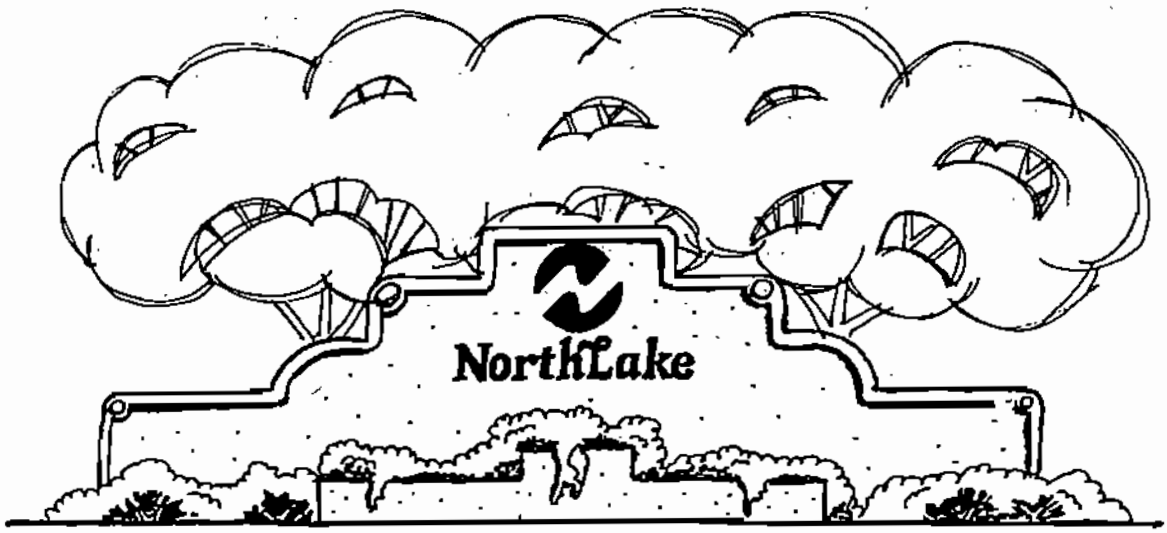


NorthLake

MONUMENT SIGNAGE
EXAMPLE



DIRECTIONAL SIGNAGE EXAMPLE



PROJECT MONUMENTATION
SIGNAGE EXAMPLE

DESIGN GUIDELINES: MONUMENT SIGNAGE

NOT TO SCALE

Community Facility Signage

- Function—A sign that informs the viewer through written and symbolic graphics of community facilities and amenities.

- Description

  - These types of signs should be consistent within planning areas incorporating an area theme, logo, color or style in conjunction with the facility identification.

  - Either freestanding or monument-type signage, single- or double-faced. Materials should be consistent with the thematic treatment for the major community signage.

- Location—Signage should be installed on the site of the facility or amenity and oriented toward the street.

Examples of Community Facilities Signage is provided on Exhibit IV-21.

Temporary Signage

- Function—Signage that identifies uses or activities temporary in nature. Typically includes real estate sales signs, subdivision sales signs, notification and other special feature signs.

- Description—Temporary signage should be located in close proximity to the use or uses identified. The design and theme of temporary signage should be consistent in scale and color with signs in the general vicinity.

- Location—Temporary signage should be located in proximity to use or as permitted in the sign regulations contained herein.

Materials/Color Scheme

- An effort should be made to achieve consistency between building style and sign design. In all cases signage generally should be compatible with the exterior treatment of the building or location identified. The message

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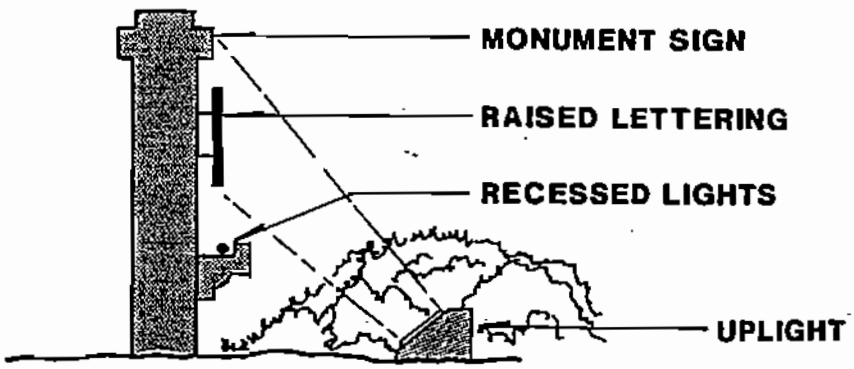
COMMUNITY FACILITY
SIGNAGE EXAMPLE



SIGNAGE LIGHTING
EXAMPLE

DESIGN GUIDELINES: COMMUNITY FACILITIES

NOT TO SCALE

a sign conveys is affected by the materials and colors used in combination. Selecting signage material should be based on strength and durability with consideration toward safety and prolonged maintenance.

- Color schemes for signage should relate to other signs, graphics and color schemes in the vicinity to achieve an overall sense of project identity.

Lighting

- The quality of signage lighting should relate to the character that is intended for the area. No sign illumination should cause a glare or illuminate adjacent sites. Signage may be illuminated by continuous and uniform internal lighting or external ground lighting sources. Signage that is either internally or externally illuminated shall follow these guidelines:

- Externally lighted signs

  - All external light sources should be adequately shielded to guide or direct the light toward the sign face and prevent glare or illumination of adjacent properties of structures.

  - Light fixtures should be well integrated with the design and color scheme of the sign using appropriate design, color and lighting hardware.

- Internally Lighted Signs

  - Creative uses of internal lighting are encouraged when the color and intensity of light is well blended into the sign design.

  - Artistic applications of neon lighting in signs are acceptable when used for uses conducted after dark, such as restaurants.

V. SPECIFIC PLAN IMPLEMENTATION

A. PURPOSE AND INTENT

Development of the NorthLake site will be implemented in conformance with the regulations and guidance contained within the Specific Plan. This section outlines the procedures for administration of the provisions contained herein, the phasing plan for the development of the proposed planning area, the programs and comprehensive funding for the projected sequence of development and a monitoring program so that the County may track the progress of the Specific Plan development area and monitor associated improvements. Other information covered in this chapter pertain to general administration, subdivision, administration procedures and the linkage between these elements. In addition to the specific plan site plan review, the NorthLake Specific Plan shall be implemented through the subdivision process. Concurrent with site plan processing will be submittal of tentative tract maps where properties are to be separately financed, sold, leased or otherwise conveyed. The subdivision process will allow for the creation of lots as tentative parcel or tentative tract maps which will allow for implementation of the project phasing.

B. PHASING PROGRAM

The primary intention of the phasing program is to relate infrastructure requirements to site development. A detailed discussion of the NorthLake phasing program is detailed by infrastructure type in Section II. While a project development/phasing program sequence is implied, there is nothing in the plan to preclude a different order of development or even a different combination of sub-phases, so long as the related infrastructure is adequately in place.

The Specific Plan allows for flexibility in project phasing because the actual sequence of development may be affected by numerous factors not now predictable, including site plan modifications due to final engineering or changes in the economic market.

C. MONITORING PROGRAM

The purpose of the Specific Plan monitoring program is to provide assurances to the County and developer that the Specific Plan site is developed in a manner which is consistent with the provisions of this plan. The monitoring program for this Specific Plan will serve two functions. The primary function is to establish a system to record progress in the phasing of development and the implementation of corresponding required infrastructure. This information can then be compared to development that is occurring on a regional scale. The secondary function of the monitoring program is to establish a system whereby periodic adjustments in density and dwelling unit types within the program planning area may be accomplished and documented. The monitoring program effectively establishes an accounting system to insure that area growth dynamics are properly recorded within the scale of the total project and each planning area reflected in this Specific Plan. Table V-1 provides a sample format for the monitoring data.

The first part of project monitoring deals with phasing of development and the implementation of corresponding required infrastructure. This program will ensure that the required infrastructure is in place at the completion of each phase. The phasing plan is responsive to the needed facilities and services for each level of development.

Since the required infrastructure for each phase has been predicated on assumption such as rate of growth and market demand, the basis for these assumptions must be periodically evaluated, and a report filed with the County. The assumptions are:

- The rate of growth for this project will remain reasonably constant and as calculated.

- The rate of growth of other regional projects which were used in assessing cumulative impacts on phased infrastructure and services will remain reasonably constant and as calculated.

Table V-1

SAMPLE NORTHLAKE SPECIFIC PLAN MONITORING REPORT

Phase No.	Planning Area	Acres	Previously Authorized DU	DU Gained/Lost	Transferred To/From (Planning Unit)	Currently Authorized DU

- The market demand for proposed residential product type and mix will remain reasonably constant throughout the phasing period.

The report will be filed annually (at a time determined by the County) and will serve as current base data for all tentative tract maps filed in the ensuing 12 months. The report will contain the following:

Data Regarding Project Growth Rate

A. An inventory of the number of dwelling units and commercial acres currently developed onsite.

B. A calculation for the number of dwelling units assumed for this Specific Plan for that point in time according to the Phasing Plan.

C. The project-wide difference between A and B.

Data Regarding Regional Growth

A. An inventory of the number of dwelling units currently developed in other regional projects which were used in assessing cumulative impacts on phased infrastructure and services as provided by the Department of Regional Planning.

B. Number of dwelling units in these regional projects assumed by this Specific Plan to be built at that point in the Phasing Plan.

C. The region-wide difference between A and B.

The secondary phase of the monitoring program deals with transfer of density and shall be maintained in accordance with the following guidelines.

In order to accommodate possible changes and to insure conformance with adopted County Code, the following provisions shall guide and govern incremental allocation and provision of residential dwelling units within the program area.

1. The overall assigned dwelling unit yield of 3,983 residential dwelling units on 1,330 acres shall not be exceeded.

2. A site plan application shall be submitted to the County for review and approval prior to development occurring in any planning area. Such plans shall be consistent with this Specific Plan and are subject to conditions of approval set forth by the County.

3. Within prescribed limits, density variations or changes in numbers so dwelling units that constitute significant deviations from the phasing plan shall be subject to approval by the Planning Commission.

4. The site plan process may result in dwelling units being shifted from one planning area to another within limits defined in the plan, called out under transfer of density.

5. Should any planning area identified for public facility use not be dedicated for said purpose, land use policies for this property will shift to single-family residential or other identified residential uses consistent with surrounding properties.

6. Any approved planning area maximum dwelling unit refinement shall be accompanied by a revised statistical table in all text and map locations where unit counts are reflected. Said table shall show new dwelling unit totals for each planning area in which a change is made. All drafts of such tables and the final approved version shall be identified by a revision date located in the title block. Said table shall be a part of the adopting resolution or ordinance.

7. The Planning Director shall cause to be established and maintained an official project file which contains an original and certified copy of every revision to the planning area summary, including a record of dwelling unit potential remaining in each planning area.

Program Requirements

Most of the plan implementation can be accomplished by simply integrating it into the County's existing development review process. Certain additional actions, however, are either desirable or essential in properly carrying out the NorthLake Specific Plan.

1. *Application Forms*

Specific Plan site plan application forms are not yet available. Until the County adopts Specific Plan site plan review procedures, a conditional use permit form should be used and modified to reflect information requirements.

2. *Documentation File*

A monitoring system information file should be set up in the planning department to insure that sequential density transfers and/or plan amendments are accurately recorded and maintained.

D. GENERAL ADMINISTRATION, PERMIT PROCESSING AND AMENDMENTS

The Specific Plan shall be administered and enforced by the County of Los Angeles Regional Planning Department in accordance with the provisions of the Los Angeles County Planning and Zoning Code.

Certain changes to explicit provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and, subsequently, the Board of Supervisors.

a. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.

b. Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing

development capacity in the Specific Plan area nor change the concepts of the plan.

c. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

In addition to the above items, a public hearing shall be held on all site plan applications in accordance with the provisions of Section 1.B.4. of the Specific Plan. The Regional Planning Commission or Hearing Officer may approve, conditionally approve, modify or deny said application.

The Specific Plan shall be implemented through a method of site plan review. The site plan review will be a Conditional Use Permit, as modified herein, until such time as the County adopts a Specific Plan review procedure. A site plan review shall be required for all development within the Specific Plan area requiring a building permit. Tentative parcel and tract maps may be processed independent of the site plan review procedures, in accordance with the Los Angeles County Subdivision Code, Title 21. Site plan review will not be required for interior alterations where there is no square footage increase or use intensification.

All proposed project within the Specific Plan area shall be required to have an approved site plan prior to issuance of building permits or concurrent with subdivision, conditional use permits or any other permit for property. The site plan review procedure is necessary for the following reasons:

1. To ensure consistency with the Specific Plan, the County-wide General Plan, the Santa Clarita Valley Area Plan and all implementing ordinances.

2. To promote the highest contemporary standards of site design.

3. To adapt to specific or special development conditions that occur from time to time while continuing to implement the Specific Plan and conform

development to the General Plan, the Santa Clarita Valley Area Plan and implementing ordinances.

4. To facilitate complete documentation of land use entitlements authorized and conditions pertinent thereto.

5. To adapt to changes that may occur with respect to the circumstances under which the project is undertaken.

Exemptions

Following is a list of activities which are exempt from the site plan review process. This list is not all-inclusive. The Planning Director may exempt other special activities not covered by the example listing.

- All interior changes, alterations, construction
- Repainting
- Reglazing, new mullions
- Relandscaping of existing structure
- Reroofing with similar-style roofing materials
- Minor exterior repairs
- Demolition
- Exterior mechanical (heating, air conditioning, water heater, etc.)

Procedures

Site plans which contain plans, drawings, illustrations, designs, reports and other detailed information as required herein shall be submitted to the County for review and comment. Applicants are encouraged to submit preliminary plans for review and

comment by the Planning Department prior to the final preparation of a site plan. Comment from other County departments and service agencies shall be sought by the staff prior to preparing a recommendation on the finalized Specific Plan site plan.

Applicants should ensure that they have obtained a copy of the design guidelines accompanying the Specific Plan. This will assist the developer in achieving consistency with the Specific Plan and generally facilitate a quality project.

Upon determination that the Specific Plan site plan complies with the provisions of the Specific Plan and the review factors described in the design guidelines, the County staff shall prepare a staff report with recommendations which shall be submitted along with the Specific Plan site plan to the Hearing Officer and/the Planning Commission at the earliest possible duly noticed meeting. A public hearing shall be held on all site plan applications in accordance with the provisions of Section IV of the Specific Plan. The Regional Planning Commission or Hearing Officer may approve, conditionally approve, modify or deny said application. The Hearing Officer or the Planning Commission shall approve, conditionally approve or, if not consistent with the Specific Plan, modify or deny the Specific Plan site plan.

In accordance with the California Government Code Sections 65453-65454, Specific Plans shall be prepared, adopted and amended in the same manner as general plans, except that specific plans may be adopted by resolution or by ordinance. This plan may be amended as necessary in the same manner it was adopted, by ordinance. Said amendment or amendments shall not require a concurrent general plan amendment unless it is determined by County staff that the proposed amendment would substantially affect the general plan goals, objectives, policies or programs. An environmental assessment form shall accompany the proposed amendment, but it is presumed that the master EIR approved for the project area includes all future development for the Specific Plan. If further environmental documentation were required in special cases, it would be a focused analysis and action as documented in Section 15162 and 15182 of the CEQA guidelines.

E. COMMUNITY FACILITIES AND INFRASTRUCTURE FINANCING PLAN

The ability to fund public facilities necessary for support of development is one of the most challenging aspects of the planning and development process. The overall approach proposed in the Specific Plan is to use one or more of the basic funding approaches to phase logical and affordable increments of the public facilities and services in conjunction with appropriate components of development. The widest possible array of funding methods is suggested because of the scale of improvements needed and the desire to avoid unreasonable escalation of housing costs slowing market absorption to a point at which development simply is infeasible.

1. Basic Funding Approaches

a. Assessment District

The Municipal Improvement Act of 1913 (Streets and Highways Code Section 10000 et seq) is a procedural act which provides for the formation of a special assessment district, the levying of an assessment and the creation of a lien against the property but does not in itself contain provisions for the issuance of bonds. (For this reason, bonds are issued under the 1911 Act or 1915 Act discussed below.) An assessment district is created for construction or acquisition of a wide variety of public improvements.

Under the 1913 Act a proposed assessment and assessment diagram are prepared before any construction work is done. The amount of the assessment levied against each property is based upon an engineer's report and notices are sent to property owners. A public hearing is held, both on the project and the amount of the proposed assessment to be levied. At the conclusion of the public hearing, the governing body may confirm the assessments. If confirmed, a lien is created against each assessed parcel and the assessments are properly recorded. The property owners are mailed notices of each parcel's exact confirmed assessments, and they have 30 days to pay a part or all of the assessment in cash. Upon conclusion of the cash collection period, all unpaid assessments are accumulated, a bond issue is structured and bonds are sold. The bonds may be issued pursuant to either the Improvement Act of 1911 (Streets and

Highways Code Section 5000 et seq) or the Improvement Bond Act of 1915 (Streets and Highways Code Section 8500 et seq).

Each bond issued under the 1911 Act constitutes a direct lien against a specific piece of property. This lien is at parity with general taxes and takes priority over any private lien such as a deed of trust, mortgage or attachment. In the event the property owner fails to pay an installment on or prior to its delinquency date, penalties are paid to the bondholder upon redemption of the delinquent installment or installments. If redemption of a delinquency is not made, the bondholder may institute the foreclosure action.

Under the 1915 Act individual bonds are not issued to represent individual assessments. Bonds equaling the total unpaid assessment are issued in even denominations, and a portion of the bonds are due each year for the life of the issue which will result in approximately equal annual principal and interest payments. The assessment liens securing the bonds are payable in installments, which in the aggregate conform to the principal and interest payments on the bonds. Assessment installments appearing on the regular property tax bill are collected in the same time and in the same manner as property taxes and bear the same penalties for delinquency, including the sale of the property at public auction. A special reserve fund is available from which to make payments to the bondholders of any delinquent assessments which might occur, and foreclosure proceedings similar to those in the 1911 Act are also available. These liens are also superior to other deeds of trust and similar liens.

b. Conventional Financing

In the past, bond issues were the simplest and most often utilized method of raising large amounts of capital. Because of changing conditions in the financial marketplace, and increased legislation limiting the bonding power of many local governments, the role of the traditional general obligation bond has been very substantially reduced. Other bonding alternatives include:

- Revenue bond
- Lease-revenue bond

- Zero coupon bond
- Stepped coupon bond

These techniques have historically been used for redevelopment and therefore would probably have limited application in the Specific Plan development.

Leasing is another financing mechanism that has been used by cities in the past. A few leasing techniques are listed below:

- Leveraged lease
- Operating lease
- Lease-purchase agreement

Leasing is used primarily for purchasing equipment and not for providing services, but it could be used for public buildings in conjunction with other development projects.

c. Community Facilities Districts

The Mello-Roos Community Facilities Act of 1982, commencing with Section 53311 of the Government Code, allows a local public agency to form a "community facilities district" within its boundaries to provide certain specified public improvements and services for the benefit of the present and future residents within the community facilities district. Proceedings for the formation of a community facilities district may be instituted by the governing body of a public agency on its own initiation and shall be instituted when the requisite number of registered voters or landowners within the proposed community facilities district's boundaries file a petition requesting the institution of such proceedings with the clerk of the governing body. Proceedings will commence with the public agency's adoption of a Resolution of Intention to form a community facilities district and levy an "special tax," and, where applicable, a Resolution of Intention to incur bonded indebtedness. The public agency then holds a duly noticed public hearing on the proposed formation of the community facilities district to consider the facilities to be constructed and the services to be provided, the

incurring of bonded indebtedness and the levying of a "special tax" to pay the debt service on any bonds subsequently issued.

At the hearing the governing body of the public agency receives testimony from the staff and from all interested persons of taxpayers, including the petitioning landowner receiving testimony if the governing body determines to proceed with forming the district and calling for an election on the propositions of authorizing the indebtedness and levying the special tax within the boundaries of the community facilities district.

A duly noticed election is then held within the community facilities district on the propositions of authorizing bonded indebtedness and levying the special tax. If the propositions are approved by two-thirds of the voters, the governing body may adopt resolutions relative to issuing the bonds, approving the Official Statement and approving the other miscellaneous matter required to sell the bonds.

The special tax, which is levied subsequent to any bond issuance for the purpose of paying debt service on such bonds, is not in the nature of an assessment; it is not capable of being prepaid, and there is not a fixed, determinable amount against each parcel. The actual amount of the special tax against each parcel will require minor adjustments each year depending upon the extent to which interest earned on the construction fund or the bond reserve fund is applied toward debt service, the extent to which state funding is received and changes in the plan for development of the property. The special tax will be collected on the tax rules of the County as any other tax of a special district. The special tax levied for each fiscal year becomes a lien for taxes against a particular parcel and is at parity with the other tax liens and assessments.

The act authorizes the public agency to collect delinquencies in the payment of the special tax in the same manner as delinquencies in the payment of ad valorem taxes. However, the act also authorizes the public agency to adopt an alternative for the collection of any such delinquencies. Such a procedure could include a judicial foreclosure. The act is particularly appropriate for providing a means of financing

certain regional improvements which may be necessary for the development of a particular property as well as traditional local facilities.

F. OTHER IMPLEMENTATION MEASURES

There are three basic stages of infrastructure that must be built for development to reach completion. These levels allow implementation of the infrastructure to occur on a rational and comprehensive basis.

The first stage provides the main infrastructure to open the project to buildable land. This includes connections for sewer, water, drainage and the initial main arterial streets.

The second stage of infrastructure will connect all of the second stage housing and commercial sites into the existing infrastructure of the first stage and will almost complete all arterial streets and related water, sewer, drainage and utilities.

The third stage will extend the infrastructure to the final housing, commercial and school/park sites. All interior local streets will also be completed during this stage to complete the circulations and infrastructure network. Both onsite and offsite installations to service individual lots are included.

Due to the scope of differing stages and time frames associated with each, an incremental financing system is proposed to allow disbursement of funds at needed intervals. This will be accomplished primarily by utilizing one or more of the financing methods described under Funding.

APPENDIX A

Related Projects List

NORTH LAKE PROJECT
RELATED PROJECTIONS TRIP GENERATION

	Related Project # Land Use		AM Peak Hour			PM Peak Hour			Total Daily	Sunday Peak Hour		
			In	Out	Total	In	Out	Total		In	Out	Total
1.	TR 34385 MFD	54 units	10	35	45	40	20	60	585	35	35	70
2.	CP 88572 Retail/Commercial	2,700 sf	15	5	20	35	30	65	740	55	55	110
3.	CP 89072 Retail/Commercial	17,100 sf	35	20	55	110	105	215	2,345	125	125	250
4.	TR 47640 SFD	116 units	25	65	90	80	45	125	1,185	60	60	120
5.	CP 89435 Retail/Commercial	115,578 sf	110	65	175	360	360	720	7,735	285	295	580
6.	CP 89584 - 1.874 Ac Hotel	100 rooms	5	0	5	5	5	10	95	10	15	25
7.	PM 21733 Retail/Commercial	62,509 sf	80	45	125	245	240	485	5,270	220	225	445
8.	CP 90514 - Post Office	27,225 sf	60	60	120	85	80	165	4,035	85	65	150
9.	TR 44429 - SFD	194 units	40	105	145	125	70	195	1,900	90	85	175
9.	TR 44429 - MFD	300 units	20	100	120	100	55	155	1,660	60	60	120
10.	TR 45958 SFD	294 units	55	150	205	180	105	285	2,785	130	125	255
11.	Site 1 - MFD	76 units	5	35	40	35	15	50	515	35	35	70
12.	Site 2 - MFD	160 units	15	60	75	60	30	90	970	40	45	85
13.	Site 3 - MFD	55 units	5	25	30	25	15	40	390	30	35	65
14.	TR 47807 SFD	79 units	15	50	65	55	30	85	810	40	45	85
15.	TR 46443 SFD	94 units	20	55	75	65	35	100	975	50	50	100
16.	TR 47646 SFD	115 units	25	65	90	75	45	120	1,175	60	55	115
17.	CP 87563 Retail/Commercial	47,745 sf	65	40	105	205	205	410	4,450	195	200	395
18.	CP 87512 Retail/Commercial	28,000 sf	45	30	75	145	145	290	3,190	150	160	310
18.	CP 87512 Restaurant	5,200 sf	55	44	99	55	49	104	1,045	31	31	62
			705	1,054	1,759	2,085	1,684	3,769	41,855	1,786	1,801	3,587

MFD - Multifamily Residential Units.
SFD - Single-Family Residential Units.
Source: ITE Trip Generation, Fifth Edition, 1991.

22.46.1982 Appendix

A. **References**

1. Table 22. 46.1982-A, below, identifies outdated references to Title 22 used in the Northlake Specific Plan and the following equivalent references in this Title 22.

TABLE22.46.1982-A: REFERENCE KEY to TITLE 22		
Specific Plan Page No.	***Code Reference in Specific Plan***	***Title 22 Code Reference***
III-10	22.20.040	22.140.070
III-35	Chapter 22.48	Chapter 22.110
III-42	Subsection B of Section 22.28-80	Chapter 22.20
III-45	22.28-040	Chapter 22.20
III-45	22.28-090	Chapter 22.20
III-46	Part 1, Chapter 22.56	Chapter 22.158
III-47, III-51	Chapter 22.52, Part 11	Chapter 22.112
III-48, III-51	22.52.1070	22.112.070
III-60	Part 12 in Chapter 22.52	22.140.560
III-65	22.28.040	Chapter 22.20
III-67	Part 11 of Section 22.52	Chapter 22.112
III-10	22.20.040	22.140.070

2. Unless specified in Subsection A.1 above, all other references to Title 22 are to the current version of Title 22 (Planning and Zoning Code) of the County Code.

B. **Terms.** Table 22.46.1982-B, below, identifies terms used in the Northlake Specific Plan and the following equivalent terms in this Title 22.

TABLE 22.46.1982-B:TERMS		
Page	***Term in Specific Plan***	***Equivalent Term in Title 22***
I-6, V-7	Los Angeles County Subdivision Code	Title 21 (Subdivision) of the County Code
I-6, IV-50	Los Angeles County Zoning Code	Title 22 (Planning and Zoning) of the County Code
I-9	Fire Code Standard No. 13.208	Section 503 in Title 32 (Fire) of the County Code
I-10	Title 24 of the California State Energy Commission	Title 24 (California Building Standards Code) of the California Code of Regulations
II-10	County Forester and Fire Warden	(County) Fire Department
IV-11	California Resource Code 4219	Section 4291 of the California Public Resources Code
IV-19, 22	Los Angeles County Public Works Department, Roads Section	Road Maintenance Section of the Department of Public Works
Multiple	Los Angeles County Planning and Zoning Code(s)	Title 22
Multiple	Parcel of land	lot

22.46.1985 Newhall Ranch Specific Plan Introduction

A. The Newhall Ranch Specific Plan is located in Section 22.46.1985 (Newhall Ranch Specific Plan).

B. The Newhall Ranch Specific Plan was adopted by the Board of Supervisors on May 27, 2003.

22.46.1986 Newhall Ranch Specific Plan

NEWHALL RANCH™

SPECIFIC PLAN

Volume I

Project # 94087
SCH # 95011015

Prepared For:

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Prepared By:

FORMA

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Applicant:

Newhall Ranch Company, A Division of
The Newhall Land and Farming Company
23823 Valencia Boulevard
Valencia, California 91355

Adopted
May 27, 2003

NEWHALL RANCH

SPECIFIC PLAN

Volume I
Project #94087
SCH #95011015

Prepared for:

COUNTY OF LOS ANGELES
Department of Regional Planning
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Adopted

May 27, 2003

NEWHALL RANCH SPECIFIC PLAN

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NEWHALL RANCH SPECIFIC PLAN

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1.1 PURPOSE AND INTENT OF SPECIFIC PLAN

1. Purpose

The *Specific Plan*[*] is a comprehensive document to guide future development of the Newhall Ranch property. The document sets forth a comprehensive set of plans, development regulations, design guidelines, and implementation programs designed to produce a project consistent with the goals, objectives, and policies of the Los Angeles County General Plan and Santa Clarita Valley Area Plan, as proposed for amendment according to General Plan Amendment No. 94-087.

Flexibility has been designed into the Newhall Ranch Specific Plan to respond to the changes in society and the economic marketplace which will occur over the 25-year buildout of the community. Further, the *Specific Plan* establishes the regulations and standards for the protection of open areas adjacent to development and two large special resource management areas totaling approximately 6,170 acres.

This *Specific Plan* is regulatory in nature and serves as zoning for the Newhall Ranch community. Subsequent development plans and subdivision maps must be consistent with both this *Specific Plan* and the County of Los Angeles General Plan. Should there be a conflict between this *Specific Plan* and existing County ordinances, the provisions of the *Specific Plan* shall prevail. Any situation or condition not specifically and directly covered by the provisions contained within this *Specific Plan* shall be subject to the non-conflicting regulations of the Los Angeles County Planning and Zoning Code.

Certain modifications to the *Specific Plan* are permitted and shall occur in accordance with Section 3.5, Adjustment, Transfer, and Conversion Regulations and/or the Implementation Procedures set forth in Section 5.2.

[*] Terms which are defined in Chapter 6, Glossary, are italicized throughout the text of this document.

2. California Environmental Quality Act (CEQA)

Environmental Impact Report (*EIR*) SCH #95011015 has been prepared in accordance with the California Environmental Quality Act (CEQA Section 15168) to analyze the environmental impacts of the Newhall Ranch Specific Plan. The *EIR* was prepared in conjunction with the development of the *Specific Plan*, establishing the existing, on-site environmental conditions and evaluating the potential impacts posed by this *Specific Plan*. The *EIR* contains a series of mitigation measures which are either 1) design features of the *Specific Plan* or 2) will be imposed on the *Specific Plan* through the Mitigation Monitoring Plan or the Conditions of Approval.

1.2 PROJECT LOCATION AND DESCRIPTION

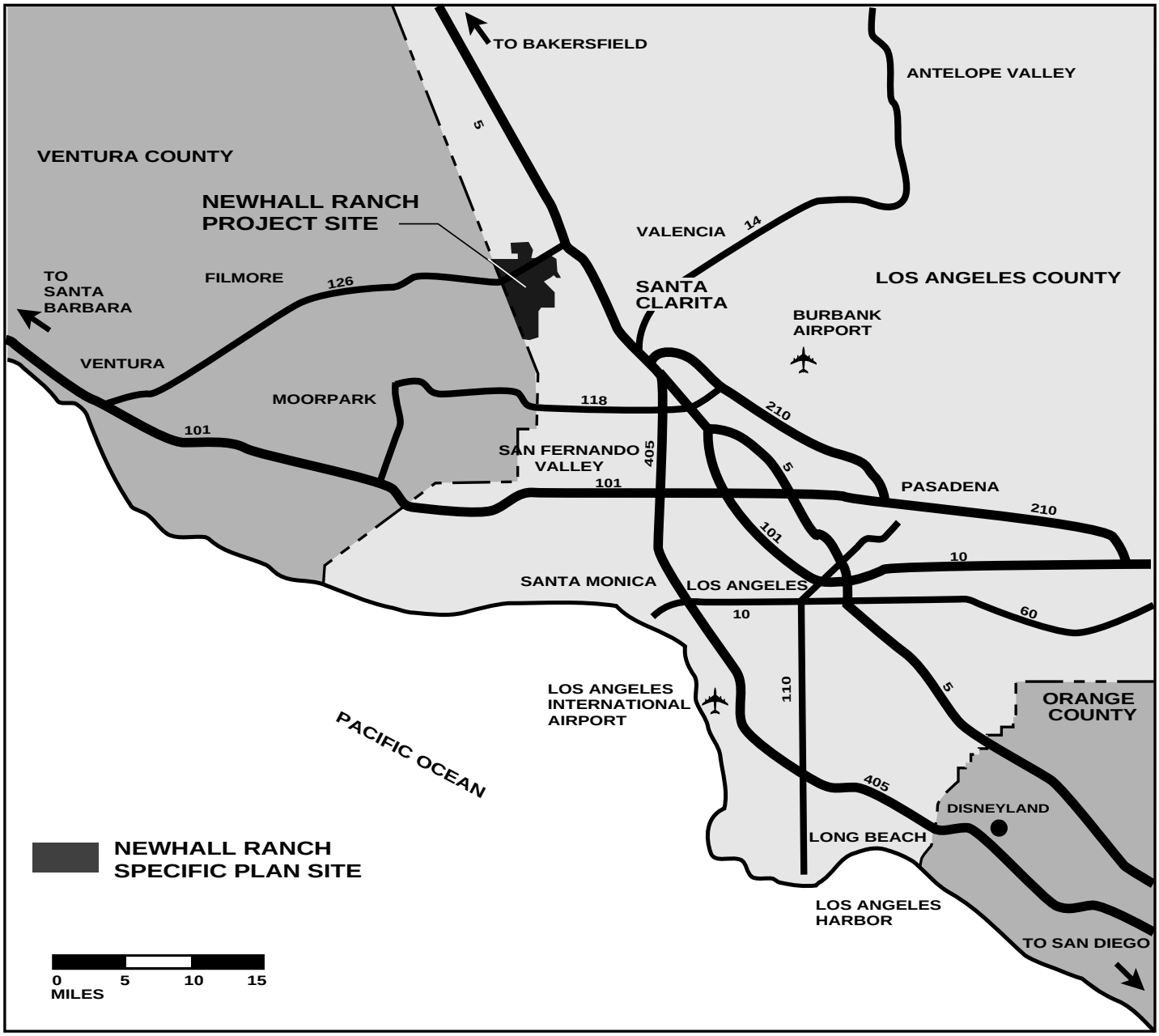
1. Location

The *Specific Plan* site is located in the northern portion of unincorporated Los Angeles County in the Santa Clara River Valley. The *Specific Plan Area* is irregular in shape (approximately 5 miles east-west and approximately 5.5 miles north-south) and encompasses approximately 11,963 acres. State Highway 126 (SR-126) and the Santa Clara River transect the site from east to west. The Golden State Freeway (I-5) corridor is located approximately one mile east of the site. The Regional Location Map, Exhibit 1.2-1 and Vicinity Map, Exhibit 1.2-2, illustrate the site in a regional and local context. The site is roughly bounded by the Valencia Commerce Center, the Chiquita Canyon Landfill, and the community of Val Verde to the north; the Santa Susana Mountains to the south; the Los Angeles County/Ventura County line to the west; and the Six Flags Magic Mountain theme park to the east.

The Newhall Ranch Specific Plan site can be characterized as an area of varying terrain, ranging from the flat agricultural lands along the Santa Clara River, to the gentle valleys, rolling hills, steep-faced cliffs and elevated mesas to the south and north of the river. The southerly portion of the site contains steep terrain and high plateaus of the Santa Susana Mountains. Although a large portion of the area has been altered by many years of such uses as *oil and natural gas operations*, cattle grazing and agricultural activities, the site contains rich biological resources. These resources include both riparian and oak savannah/woodland habitats, much of which will be preserved.

2. Access

Direct access to the site is provided by State Route 126 which transects *Specific Plan Area* in an east-west direction. The Golden State Freeway (Interstate Highway 5)/SR-126 interchange is located approximately one mile east of the site. San Martinez Grande Road and Chiquito Canyon Road north of SR-126 provide access to the northern portion of the site. South of SR-126, the site is crisscrossed by a network of paved and unpaved roadways which were established to serve the existing *oil and natural gas operations* and cattle grazing and farming operations.

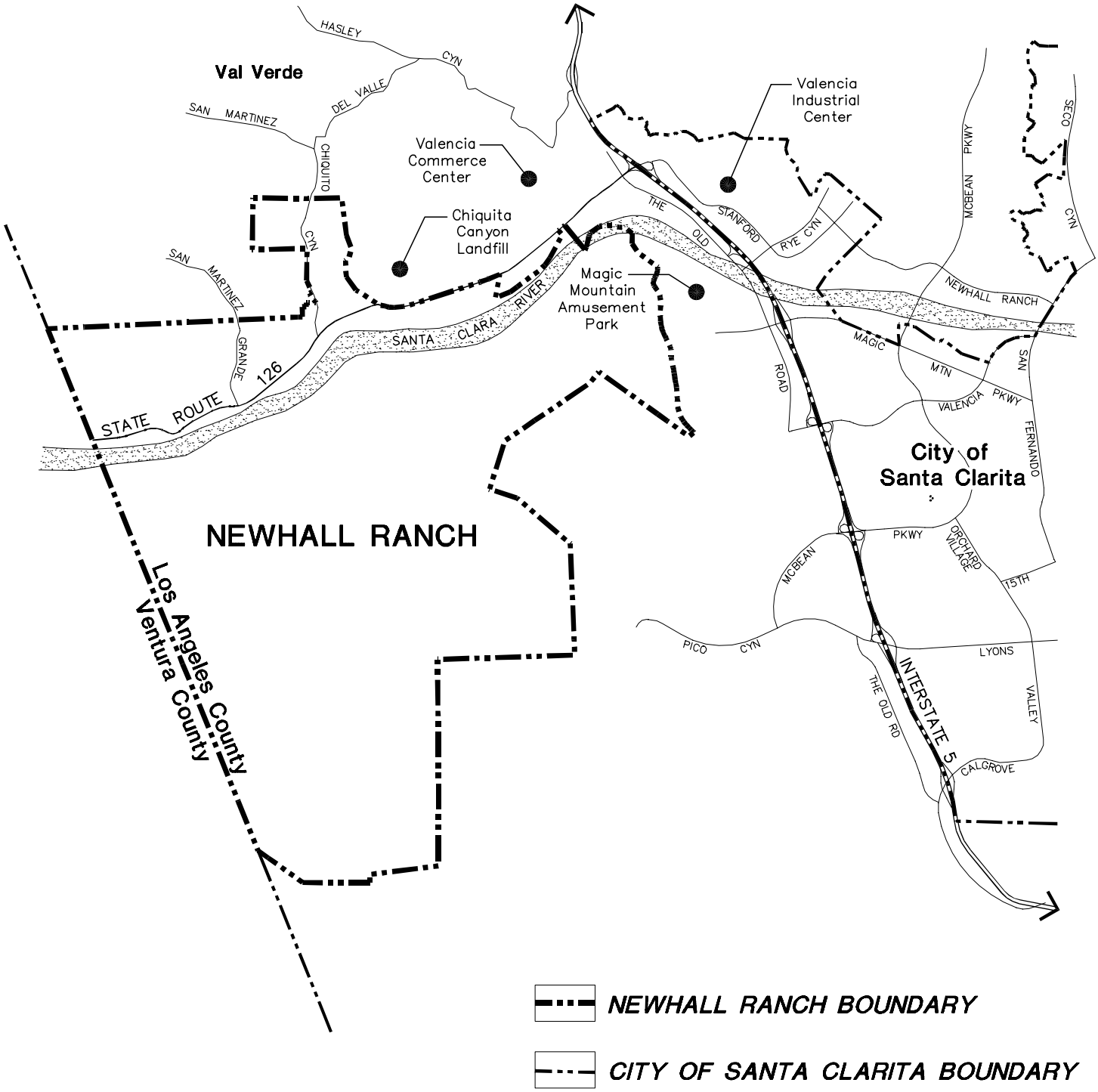


NEWHALL RANCH™
SPECIFIC PLAN
Prepared For: Newhall Ranch Company

EXHIBIT 1.2-1

REGIONAL LOCATION

Computer Mapping by FORMA Systems



NEWHALL RANCH™
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

EXHIBIT 1.2-2
VICINITY MAP

Computer Mapping by KORMA Systems

MAY 2003
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3. Proposed Land Uses

The *Specific Plan* establishes the development regulations, policies and programs for the implementation of the proposed Land Use Plan. The plan allows for the following types of land uses:

- 20,885 dwelling units;
- 423 *Second Units* eligible for construction on the same lots as the 423 Estates included in the 20,885 dwelling units indicated above with the approval of a CUP;
- 629 acres of Mixed-Use development, including 4,101 of the 20,885 dwelling units indicated above;
- 67 acres of Commercial uses;
- 249 acres of Business Park land use;
- 37 acres of Visitor-Serving uses;
- 1,010 acres of *Open Area*, including
  - 141 acres of Community Parks, and
  - 869 acres in other open areas;
- 5,159 acres in *Special Management Areas* (permanent open areas);
- 50 acres in 10 neighborhood parks;
- a 15-acre lake;
- a public trail system;
- an 18-hole golf course;
- 2 fire stations;
- 1 public library;
- 1 electrical substation;
- the reservation of 5 elementary school sites, 1 junior high school site, and 1 high school site;
- a 6.8-million gallon per day Water Reclamation Plant; and
- other associated community facilities, such as roads and bridges.

Please refer to Section 2.3 of Chapter 2, Development Plan, for a more detailed description of the Land Use Plan and conceptual development plans of each Village.

The *Specific Plan* implements the Land Use Plan by establishing policies and site development regulations which are in conformance with the County of Los Angeles General Plan and the Santa Clarita Valley Area Plan.

4. Site History

The first Euro-American mention of the Newhall Ranch region occurred in the chronicles of the Portolá expedition of 1769. The expedition passed through the San Fernando Valley to Newhall and the Castaic Junction area, and then proceeded down the Santa Clara River, to Ventura, on its way to Monterey. Portolá, in fact, camped at the confluence of the Santa Clara and Castaic Creeks — modern Castaic Junction — and suggested this locale as an appropriate spot for a mission.

In subsequent years, the Upper Santa Clara River Valley region was traversed by a number of Spanish explorers, yet it remained isolated due to its rugged topography. However, as nearby missions (San Buenaventura and San Fernando) increased in size and their herds grew, it became necessary for them to establish mission ranchos, or *estancias*, to allow their cattle to graze some distance from the mission vineyards and fields. San Francisco Xavier served as the Estancia for Mission San Fernando. It comprised the upper reaches of the Santa Clara River Valley down to Piru — essentially what would become the Newhall Ranch. The Estancia was established in 1804, a few years after the founding of the mission itself. The headquarters of Estancia San Francisco Xavier was constructed at Castaic Junction, on a bluff overlooking the confluence of the Santa Clara and Castaic Creeks from the south. Eventually it was raised from the status of Estancia to Asistencia, or sub-mission.

The Asistencia de San Francisco Xavier represents the first European settlement of the Castaic Junction region. During this period, its primary function was as a ranching and perhaps agriculture out-station, although it undoubtedly served as a religious outpost as well. In 1839, Governor Avarado granted the Asistencia's land area, known as Rancho San Francisco, to Antonio del Valle. Notably, Antonio del Valle had served as majordomo and later administrator of Mission San Fernando and its lands from 1834 to 1837, and the family had made supplications to the governor in 1835 and 1837 to obtain a grant in the Santa Clara River Valley.

When finally awarded, the Rancho San Francisco contained slightly more than 46,000 acres.
Following established California agrarian practices, the del Valles utilized Rancho San Francisco primarily for the raising of cattle, although Mexican law also required the establishment of an orchard and other agriculture endeavors to validate a land grant.

Ygnacio del Valle sold the majority of Rancho San Francisco in 1865 to Thomas A. Scott and Thomas Bard, representing the Philadelphia and California Petroleum Company. The sale was precipitated by the discovery of tar seeps in Pico Canyon immediately to the south of the original land grant, where oil had been discovered six years earlier. In 1875, Scott and Bard sold 39,503 acres of the Rancho San Francisco to Henry Mayo Newhall, who employed the land, now called the Newhall Ranch, for diverse operations including wheat and barley farming, cattle and sheep grazing, and citrus and walnut orchards.

The year following Henry Newhall's death in 1882, his wife and sons formed The Newhall Land and Farming Company to manage the family operations, which at the time included some 143,000 acres of ranch and farmland in various ranches throughout California. In the 1930's, major oil and natural gas deposits were discovered on the Newhall Ranch which are still being extracted. Additionally, the Ranch has been the site of movie production over the past 85 years.

In 1964, responding to growth pressures in the southern California area, The Newhall Land and Farming Company announced plans for the creation of the master-planned, new-town-scale development of Valencia. Now, nearly 30 years old, Valencia is nearing build out and currently provides homes for over 30,000 residents.

In 1994, the Newhall Ranch Company was established as a division of The Newhall Land and Farming Company to create a second new town development, to be known as Newhall Ranch. Similar to Valencia, Newhall Ranch will provide a high-quality, master planned environment, one which offers homes, shopping, employment, and recreation opportunities. In addition, Newhall Ranch will provide a regionally significant open area system which conserves environmentally sensitive land and provides unique recreation opportunities.

5. Existing Land Uses and Designations

Existing land uses of the *Specific Plan Area* include *oil and natural gas operations*, scattered single-family homes, ranching and farming, as well as periodic use of the property by the movie industry for set locations. *Oil and natural gas operations* are slowly phasing out, but may continue until such time as the land is developed for other uses or until *oil and natural gas operations* are uneconomic. The Newhall Ranch is presently operating and/or leasing land for ongoing agriculture and cattle grazing operations. Ongoing use by the motion picture industry continues.

The Land Use Policy map of the County of Los Angeles General Plan designates the project site as Non-Urban and Significant Ecological Area. The Land Use Policy map of the Santa Clarita Valley Area Plan designates the project site as Non-urban 1 (0.05 du/ac and 0.5 du/ac), Non-urban 2 (1.0 du/ac), Commercial, Industry, Floodway-Floodplain, Floodway-Floodplain/SEA, Hillside Management, and Hillside Management/SEA. The existing zoning of the project site is primarily Heavy Agricultural (A-2), with the minimum lot size north of SR-126 being two (2) acres (A-2-2), and the minimum lot size south of SR-126 is five (5) acres (A-2-5), and a small area zoned as Industrial (M-1½).

The adoption of this *Specific Plan* requires amendments to portions of the Los Angeles County General Plan and the Santa Clarita Valley Area Plan, including changes to the Land Use Plan, Master Plan of Highways, Scenic Highway Element, Master Plan of Trails, SEA Boundaries, demographic projections for the Santa Clarita Planning Area, and other changes which may be deemed necessary by the County. It also requires a change of zone to "Specific Plan" and adoption of this *Specific Plan* document, which would become the zoning for the property.

6. Surrounding Land Uses and Designations

Existing land uses surrounding the site on the east include the Six Flags Magic Mountain theme park, undeveloped land, and the Stevenson Ranch residential community. Further to the east is the I-5 Freeway, and east of the freeway are the City of Santa Clarita and the master planned community of Valencia. The undeveloped and rugged Santa Susana Mountains are located to the south. To the west, the site is surrounded by similarly undeveloped river valley and mountainous terrain in Ventura County. To the north, are the foothills of the Los Padres National Forest, the rural communities of Val Verde and Hasley Canyon, and the Chiquita Canyon Landfill. The Valencia Commerce Center is located northeast of the site.

The surrounding land use designations of the Santa Clarita Valley Area Plan contiguous to the north are Non-urban 1 (0.05 du/ac and 0.5 du/ac), Non-urban 2 (1.0 du/ac), Urban 1 (1.1 to 3.3 du/ac), Resort Recreational, Industry, Hillside Management, and Floodway/Floodplain. To the east, the Area Plan designations are Non-urban 1 (0.5 du/ac), Non-urban 2 (1.0 du/ac), Open Area, and Hillside Management.

1.3 AUTHORITY

The Newhall Ranch Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The California Government Code authorizes jurisdictions to adopt specific plans by resolution, as policy documents or by ordinance as regulatory documents. The law allows preparation of Specific Plans, as may be required for the systematic execution of the General Plan, and further allows for their review and adoption. Title 22, Chapter 22.46 of the Los Angeles County Planning and Zoning Code provides the procedures for the processing of *Specific Plans* in Los Angeles County. The Regional Planning Commission recommends approval of the *Specific Plan* and the certification of the EIR, and the Los Angeles County Board of Supervisors adopts the *Specific Plan* and certifies the *EIR*.

The Newhall Ranch Specific Plan is a regulatory plan which will serve as the zoning for the subject property. Subsequent approvals such as Conditional Use Permits, tentative tract maps, parcel maps and other development approvals must be consistent with the *Specific Plan*.

1.4 RELATIONSHIP OF THE SPECIFIC PLAN TO THE GENERAL PLAN

The Newhall Ranch Specific Plan implements the goals and policies of the Los Angeles County General Plan and Santa Clarita Valley Area Plan within the *Specific Plan Area*. Appendix 7.2, Consistency Analysis, contains an analysis demonstrating how the Newhall Ranch implements the goals and objectives of the Los Angeles County General Plan and Santa Clarita Valley Area Plan. Because any adopted *Specific Plan* must be consistent with the County General Plan and the Area Plan, all projects which are found to be consistent with this *Specific Plan* will be deemed consistent with the General Plan.

2.1 SPECIFIC PLAN OBJECTIVES

The objectives below provide a policy foundation for the Newhall Ranch development plan and the regulations and guidelines of the *Specific Plan*. Please see Appendix 7.2, Consistency Analysis, for an analysis of the *Specific Plan's* consistency with the Los Angeles County General Plan and Santa Clarita Valley Area Plan and a comparison of these objectives with the applicable General Plan policies.

Land Use Planning Objectives

1. Create a major new community with interrelated Villages that allows for residential, commercial and industrial development, while preserving significant natural resources, important landforms and open areas.

2. 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.

3. Cluster development within the site to preserve regionally significant natural resource areas, sensitive habitat, and major landforms.

4. Provide development and transitional land use patterns which do not conflict with surrounding communities and land uses.

5. Arrange land uses to reduce vehicle miles traveled and energy consumption.

6. Provide a complementary and supportive array of land uses which will enable development of a community with homes, shopping, employment, schools, recreation, cultural and worship facilities, public services, and open areas.

7. Organize development into Villages to create a unique identity and sense of community for each.

8. Design Villages in which a variety of higher intensity residential and nonresidential land uses are located in proximity to each other and to major road corridors and transit stops.

9. Establish land uses and development regulations which permit a wide range of housing densities, types, styles, prices, and tenancy (for sale and rental).

10. Designate sites for needed public facilities such as schools, fire stations, libraries, water reclamation plant and parks.

11. Allow for the development of community services and amenities by the public and private sectors, such as medical facilities, child care, colleges, worship facilities, cultural facilities, and commercial recreation.

12. Create a physically safe environment by avoiding building on fault lines and avoiding or correcting other geologically unstable landforms; by constructing flood control improvements to protect urban areas; and by implementing a fuel modification program to protect against wildfire.

Economic Objectives

1. Adopt development regulations which provide flexibility to respond to and adjust to changing economic and market conditions over the life of Newhall Ranch.

2. Provide a tax base to support public services.

3. Adopt development regulations and guidelines which allow site, parking, and facility sharing and other innovations which reduce the costs of providing public services.

4. Earn a reasonable return on investment.

Mobility Objectives

1. Design a mobility system which includes alternatives to automobile use.

2. Provide a safe, efficient, and aesthetically attractive street system with convenient connections to adjoining regional transportation routes.

3. Facilitate public transit by reserving right-of-way for future MetroLink line, space for a park-and-ride and/or MetroLink station, and by providing bus pull-ins along highways.

4. Provide an efficient street circulation system that minimizes impacts on residential neighborhoods and environmentally sensitive areas.

5. Establish a diverse system of pedestrian and bicycle trails, segregated from vehicle traffic, to serve as an alternative to automobile use.

Parks, Recreation, and Open Area Objectives

1. Retain a major *Open Area* which could act as a regional recreational park and an ecological reserve.

2. Provide for the recreational use of open areas that is compatible with protection of significant natural resources.

3. Provide neighborhood and Community Parks and improvements which satisfy park dedication requirements and meet the recreational needs of local residents.

4. Locate Neighborhood Parks adjacent to schools and establish joint-use agreements between park and school districts.

5. Provide a range of recreational opportunities including passive and active parks, an 18-hole golf course, and a recreational lake.

6. Provide an extensive system of pedestrian, bicycle and hiking trails within the Villages and hiking trails in the *Special Management Areas* (*SMAs*) and *Open Area*.

Resource Conservation Objectives

1. Protect wetland and endangered species in the Santa Clara River.

2. Preserve the Santa Clara River Corridor and adjacent uplands containing significant natural resources for their resource value, *Open Area*, and recreational use.

3. Retain major *Open Area* and its natural vegetation as a wildlife or ecological reserve.

4. Preserve significant stands of oak trees.

5. Preserve the site of the historical Asistencia (San Fernando Mission Annex).

6. Identify and protect significant resources within the two Los Angeles County Significant Ecological Areas.

7. Preserve or minimally impact the most significant ridgelines and other major topographical landforms.

8. Provide a Water Reclamation Plant and supplementary distribution system to use reclaimed water.

9. Promote water conservation through design guidelines that encourage use of drought-tolerant and native plants.

2.2 DESIGN CONSTRAINTS AND OPPORTUNITIES

The Opportunities and Constraints described below are initial summaries of the critical factors affecting development determined during the planning process for the Newhall Ranch Specific Plan and, as such, are generalized in both text and graphic representation. The more detailed site investigation studies which contributed to the planning process are listed in the bibliography to the project *EIR* (State Clearinghouse #95011015).

Constraints

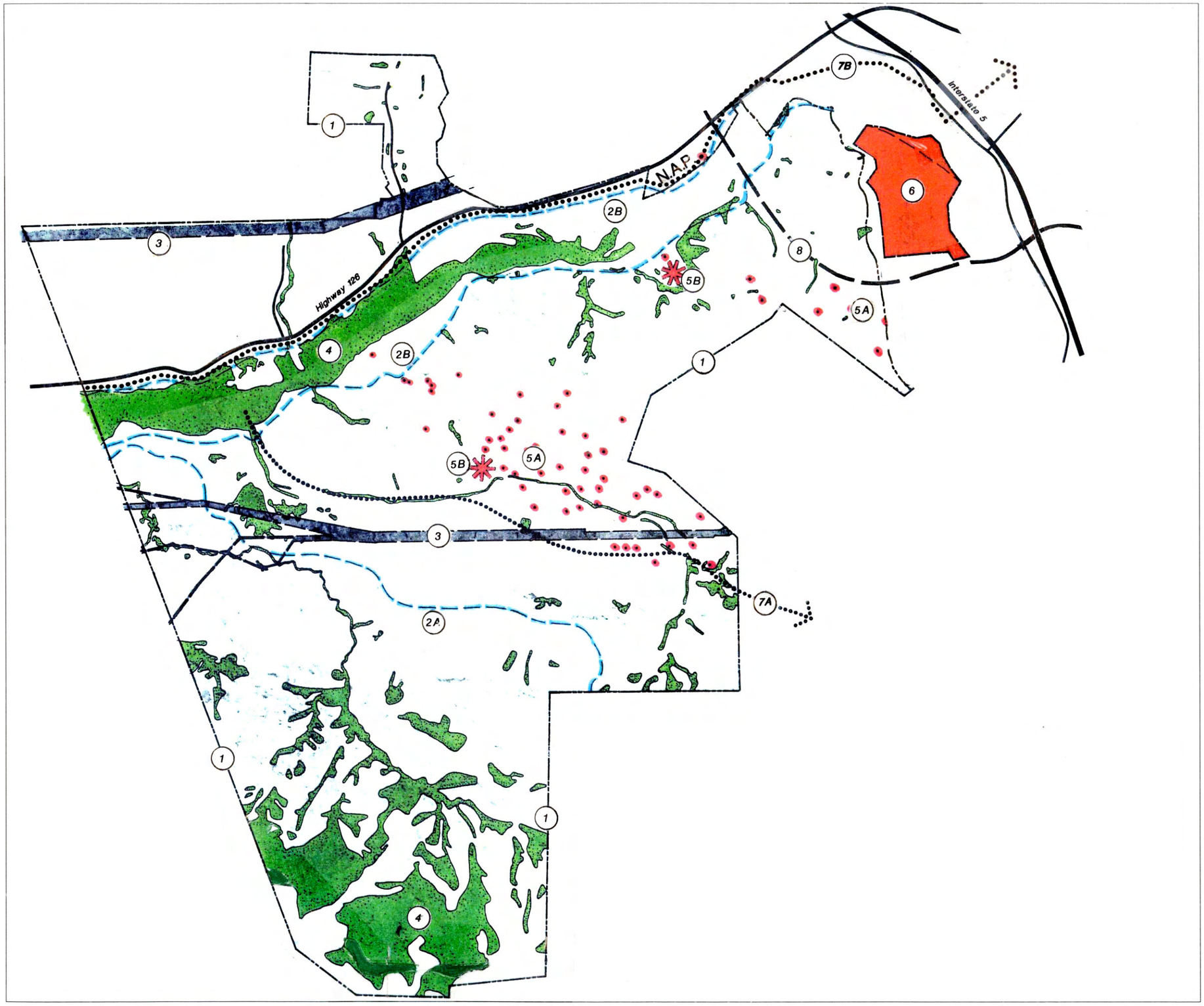
The constraints discussed below are identified by the corresponding number on the Constraints Maps A and B, Exhibits 2.2-1 and 2.2-3. Exhibit 2.2-2 is a separate exhibit which more clearly shows the SEA Boundaries discussed in paragraph 2 below.

1. Project Boundary

The Newhall Ranch planning boundary includes an area of approximately 11,963 acres. The *Specific Plan Area* includes a portion of The Newhall Land and Farming Company's property lying west of Interstate 5 and extending west to the Los Angeles/Ventura County boundary. It is configured by ownership boundaries and existing or entitled development to the north and east, County boundary to the west and undeveloped private and government properties in the Santa Susanna Mountains to the south. The property is located within the Santa Clara River Valley.

2. Significant Ecological Area (SEA) Boundaries

Portions of County Significant Ecological Areas 20 (Santa Susana Mountains) and 23 (Santa Clara River) are located within the *Specific Plan* Areas, as shown on Exhibit 2.2-2, Significant Ecological Areas Map. The Los Angeles County General Plan established SEAs in order "to preserve the County's



NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

L E G E N D

1 — PROJECT BOUNDARY

2 — SIGNIFICANT ECOLOGICAL AREA BOUNDARIES
- 2A S.E.A. #20 SANTA SUSANA MOUNTAINS
- 2B S.E.A. #23 SANTA CLARA RIVER

3 — SIGNIFICANT ENCUMBRANCES AND EASEMENTS

4 — SENSITIVE VEGETATION/ HABITAT ZONES

5 — OIL AND NATURAL GAS OPERATIONS
- 5A OPERATIONAL SITES
- 5B NATURAL GAS FACILITIES

6 — MAGIC MOUNTAIN

7 — PROPOSED COUNTY REGIONAL TRAILS
- 7A PICO CANYON TRAIL
- 7B SANTA CLARA RIVER TRAIL

8 — COMMERCE CENTER DRIVE/ MAGIC MOUNTAIN PARKWAY

English 0 1000' 2000'

Metric 0 225m 450m 900m

NORTH

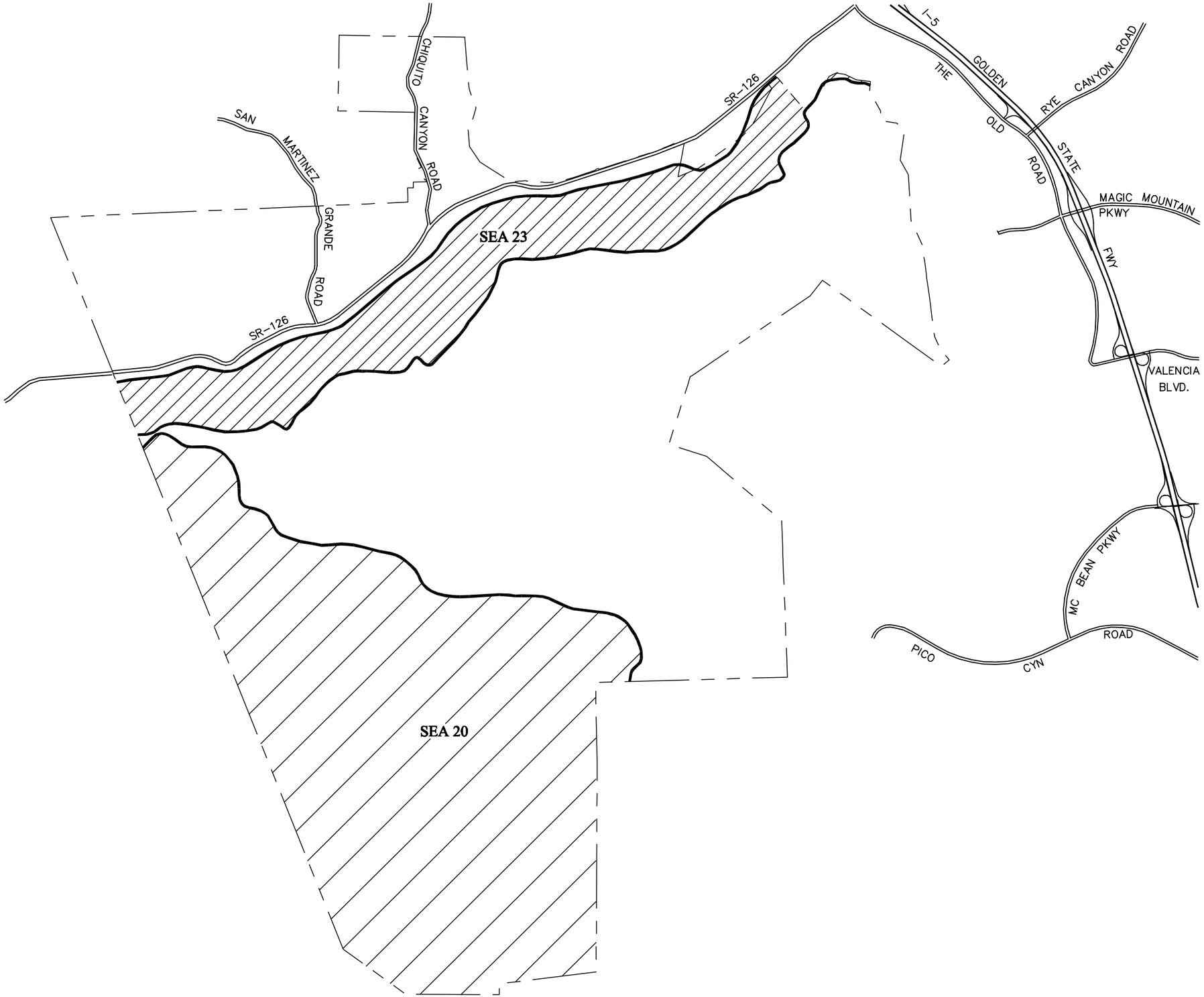
100 ACRES 400 ACRES

Computer Mapping by FORMA Systems

EXHIBIT 2.2-1

CONSTRAINTS MAP A

MAY 2003



NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

LEGEND

SIGNIFICANT ECOLOGICAL AREA #20
SANTA SUSANA MOUNTAINS

SIGNIFICANT ECOLOGICAL AREA #23
SANTA CLARA RIVER

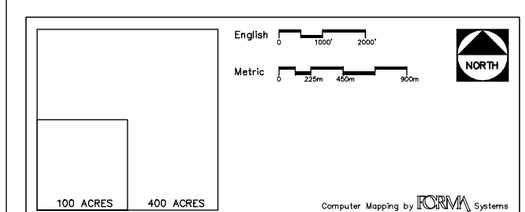


EXHIBIT 2.2-2
SIGNIFICANT ECOLOGICAL AREAS MAP

APRIL 2003
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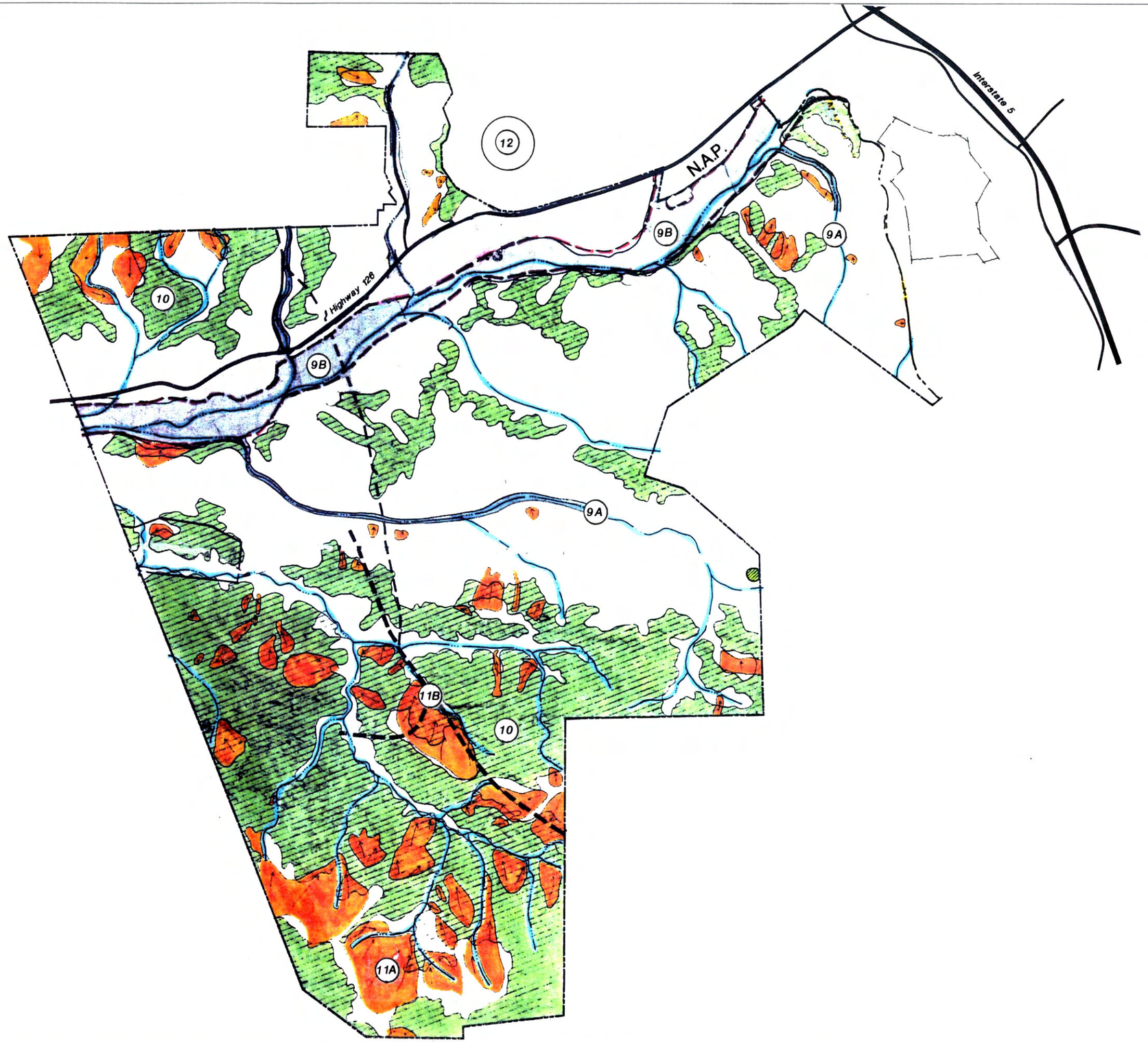


NEWHALL RANCH™
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

L E G E N D

(9) MAJOR DRAINAGES
- (9A) BLUE LINE STREAMS
- (9B) ACOE WATERS OF THE U.S. (SEE NEWHALL RANCH EIR FOR MORE DETAILED DELINEATION)

(10) MAJOR SLOPES

(11) FAULT ZONES AND SLIDE AREAS
- (11A) MAJOR SLIDE AREAS
- (11B) FAULT CONDITIONS

(12) CHIQUITA CANYON LANDFILL

English 0 1000' 2000'

Metric 0 225m 450m 900m

NORTH

100 ACRES 400 ACRES

Computer Mapping by FORMA Systems

EXHIBIT 2.2-3

CONSTRAINTS MAP B

MAY 2003

significant ecological resources in as viable and natural condition as possible." The General Plan provides a set of Design Compatibility Criteria to which developments in SEAs must conform, as well as an SEA Performance Review Procedure for proposed developments which includes review by the County's Significant Ecological Area Technical Committee (SEATAC). A Conditional Use Permit is required for development in an SEA as set forth in Section 22.56.215 of the County Code.

Designation (#2A) marks the current delineation of SEA 20, which is primarily noted for its oak/woodland conditions, wildlife corridor, and drainage areas. Designation (#2B), marks the delineation of the Santa Clara River Corridor SEA 23 which is noted for its wetlands and critical habitat for the unarmored threespine stickleback (UTS) fish and the least Bell's vireo bird. A total of approximately 5,237 acres of the 11,963-acre Newhall Ranch are within SEAs 20 and 23 (3,947 acres in SEA 20 and 1,290 acres in SEA 23). The remainder of the Newhall Ranch (approximately 6,726 acres) is outside the SEA boundaries. The County has indicated that adjustments to SEA boundaries is possible with detailed study: "Due to the scale and generalization of the SEA maps, special management boundaries may be determined on a site analysis basis, after a review of more detailed mapping and additional environmental information."[1]

3. Significant Encumbrances and Easements

Several easements cross Newhall Ranch, the largest of which is the Southern California Edison Company electrical transmission line easement; the transmission lines traverse the property from east to west generally along the southern edge of Potrero Canyon. An Edison Easement on the northern perimeter of the project area is also of substantial width and bisects the flag shaped section of the site which extends into Chiquito Canyon. Another of the major easements is a 34-inch high pressure Southern California Gas

[1] *Significant Ecological Areas, A summary of County Policy Criteria and Procedures*, County of Los Angeles Department of Regional Planning, June 1992, page 2.

Company natural gas line. The gas line also runs generally through Potrero Canyon in an east to west direction. There are numerous other oil and natural gas, Edison, and water pipelines which traverse the site, but they are not considered significant constraints.

4. Sensitive Vegetation/Habitat Zones

Habitat types that may occur in the area include the following types that are considered sensitive by both public and private resource agencies:

- Riparian habitats — mulefat scrub, southern willow scrub, southern willow riparian woodland, southern cottonwood/willow riparian forest, cottonwood/oak woodland, and any wetlands contained within these habitat types.

- Wetland habitats — valley freshwater marsh, ponds, mesic meadow, and any other areas that meet defined wetland criteria.

- Upland Woodland habitats — coast live oak woodland, valley oak woodland, valley oak savanna, California walnut woodland, and mainland cherry forest.

- Upland Shrub habitat — coastal sage scrub.

For a more detailed list, see the Newhall Ranch EIR.

5. Oil and Natural Gas Operations

Oil and natural gas operations on the site may remain as long as economically feasible. These have been plotted on Constraints Map "A" Exhibit 2.2-1 (#5A). Residential and non-residential uses can be developed adjacent to, but not on, these *oil and natural gas operations* with appropriate setbacks, fencing, and access, in accordance with State Department of Oil and Gas Regulations; and the *oil and natural gas operations* themselves can be altered or designed to be compatible with adjacent land uses.

There are a variety of oil and natural gas-related facilities which will remain as long as *oil and natural gas operations* exist. These include office buildings; storage facilities; gas pumping plant, Exhibit 2.2-1 (#5B); gas flare(s); and various pipelines.

6. Six Flags Magic Mountain Amusement Park

Magic Mountain operations represent a constraint for Newhall Ranch, as amusement park noise and traffic are immediately adjacent to the *Specific Plan* boundary. Compatible land uses will be required adjacent to these impacts.

7. Proposed County Trails

The Los Angeles County Department of Parks and Recreation has proposed two regional trails that traverse the site: the Pico Canyon Trail, Exhibit 2.2-1 (#7A) and the Santa Clara River Trail, Exhibit 2.2-1 (#7B).

8. Existing Access Points

State Route 126 (SR-126) is the major access through the *Specific Plan Area*. Chiquito Canyon Road and San Martinez Grande currently traverse the site north of SR-126, Pico Canyon Road, Commerce Center Drive and Magic Mountain Parkway, Exhibit 2.2-1 (#8) are planned circulation links. Off-site, an existing easement through the adjacent property will accommodate the extension of Valencia Boulevard to the site.

9. Drainage and Watersheds

Newhall Ranch contains numerous drainage areas tributary to the Santa Clara River, that are represented as blue line streams, Exhibit 2.2-3 (#9A), on United States Geological Survey (USGS) maps. These drainage areas are subject to the jurisdiction of the California Department of Fish and Game and the U.S. Army Corps of Engineers. Areas along the Santa Clara River that may be subject to flooding will require bank stabilization and/or pad elevation of the ground surface in order to protect land uses from flooding.

The Army Corps of Engineers (*ACOE*) Waters of the U.S. delineation for the Santa Clara River Corridor, Exhibit 2.2-3 (#9B) was completed in August 1993, and these delineation boundaries generally represent the location of wetland resources as determined by ACOE.

10. Major Slopes

The slope constraint areas represented on the map, Exhibit 2.2-3, are large areas of land where predominant slopes are greater than 25 percent. These areas are a physical constraint. Also, major slope preservation allows for open land which increases the aesthetic appeal of the development. There are other smaller steep slopes outside of those indicated on the Constraints Map "B", Exhibit 2.2-3, but grading in these areas can mitigate concerns. The table below shows the acreage and percentage of the property in each slope category.

NEWHALL RANCH SLOPE ANALYSIS

SLOPE CATEGORY	PERCENTAGE OF SPECIFIC PLAN AREA	ACREAGE
0-25%	46%	5541 Ac.
25-50%	28%	3282 Ac.
50% and above	26%	3140 Ac.
TOTAL	**100%**	**11,963 Ac.**

11. Fault Zones and Slide Areas

For the purposes of determining overall feasibility and locating appropriate land uses, a preliminary geology report has been prepared by the geotechnical and soils engineers. The major slide areas, Exhibit 2.2-3 (#11A), and fault conditions, Exhibit 2.2-3 (#11B), have been shown on the Constraints Map.

12. Chiquita Canyon Landfill

The Chiquita Canyon Landfill is adjacent to the site. Consideration must be given to its visual and traffic impacts and the need to ensure the planning of compatible land uses in the new community.

13. Asistencia Historical Site (not mapped)

The Asistencia site marks the location of an outpost of the San Fernando Mission which was established in 1804, near today's Castaic Junction. There are no remains of the buildings standing. However, the site contains cultural resources which have not been completely explored or documented.

14. Archaeological Sites (not mapped)

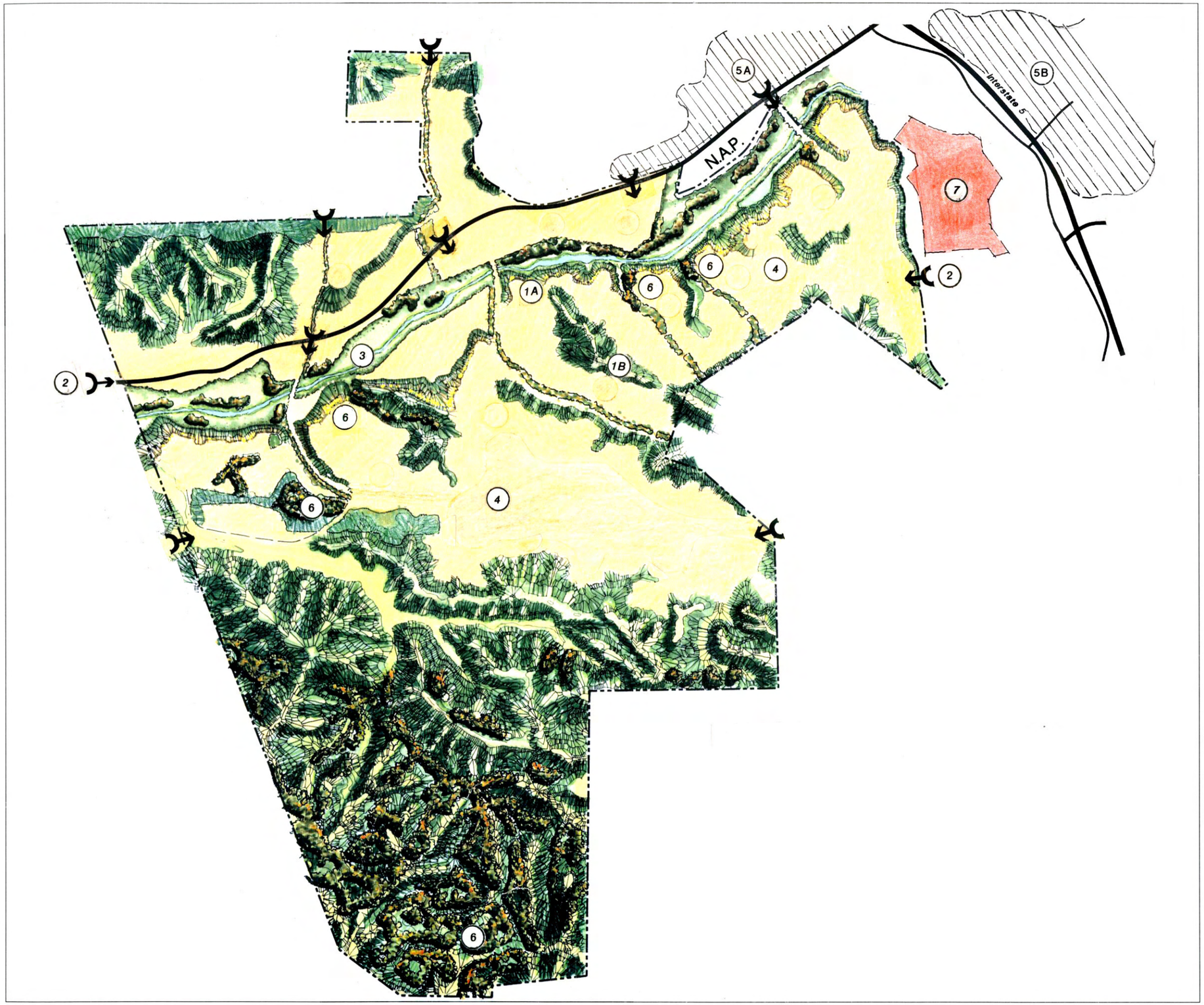
The *Specific Plan Area* was found to have a very low density of archaeological remains, with site locations closely conforming to the expectations derived from the archival records search. With only two exceptions, identified sites are concentrated along the Santa Clara River. A total of eight prehistoric archaeological sites and one isolated artifact were identified during the intensive Phase I survey. The locations of the sites have intentionally been left off the map in order to prevent unqualified persons from visiting and possibly vandalizing the sites.

Opportunities

The opportunities discussed below are identified by the corresponding number on the Opportunities Map, Exhibit 2.2-4.

1. Topography

The topography of the site creates numerous distinctive landforms and visual features. The Santa Clara River Valley is composed of flat and sloping bottom lands. Along the south side of the river are prominent bluffs, Exhibit 2.2-4 (#1A).



NEWHALL RANCH™
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

L E G E N D

- (1) *TOPOGRAPHY*
  - (1A) *BLUFFS*
  - (1B) *SAWTOOTH RIDGE*
- (2) *ACCESS*
- (3) *SANTA CLARA RIVER*
- (4) *DEVELOPABLE AREA*
- (5) *MAJOR EMPLOYMENT CENTERS*
  - (5A) *VALENCIA COMMERCE CENTER*
  - (5B) *VALENCIA CORPORATE CENTER*
- (6) *OAK TREES*
- (7) *MAGIC MOUNTAIN*

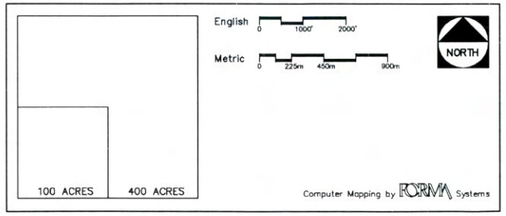


EXHIBIT 2.2-4

OPPORTUNITIES MAP

MAY 2003

The extensive flat mesa land at the top of the bluffs marks the long-ago elevation of the river. There are numerous small drainages which enter the river from the south. These small, steep canyons contain numerous native oaks. Large canyons tributary to the river include San Martinez Grande and Chiquito Canyons north of the River, and Potrero, Long/Adobe and Salt/ Rawhide Canyons to the south. Distinctive elevated features include Sawtooth Ridge Exhibit 2.2-4 (#1B), which is located along the northeast side of Long/Adobe Canyon, and "Ayers Rock", which is located at the northern edge of Potrero Canyon. There are other numerous distinctive ridges within the Santa Susana Mountains which compose the southern-most portion of the property.

These significant landforms represent attractive backdrop conditions and scenic opportunities for Newhall Ranch. In particular, the bluffs on the south side of the Santa Clara River Corridor are a valuable landform opportunity, as they provide the primary view from State Highway 126. Significant landforms provide landmarks and *Open Area* separation between the Villages of Newhall Ranch.

2. Access

The Opportunities Map identifies points at which road access exists or can be provided into the project area, Exhibit 2.2-4 (#2).

Newhall Ranch has excellent proximity to regional highways and freeways. Interstate 5 is California's main north-south freeway, providing direct connection to the Los Angeles and Sacramento metropolitan areas. State Routes 126 and 14 provide links to the coast and desert, respectively. A direct commuter rail connection to Los Angeles via MetroLink is available from nearby Saugus, and a future MetroLink line is proposed through Newhall Ranch from Ventura to Saugus.

3. Santa Clara River

The Santa Clara River through Newhall Ranch, is one of the most prominent visual features of the site and provides a unique opportunity to plan a community that is integrated into a natural setting.

4. Developable Area

The areas designated as developable area, Exhibit 2.2-4 (#4), are those general locations in which urban development may occur. They have been identified as the property areas for development on the basis of factors such as topography, vegetation, access, and geotechnical analysis. More detailed evaluation will be conducted at the time of actual development.

5. Major Employment Centers

The Valencia Commerce Center, Exhibit 2.2-4 (#5A), is located on the northern boundary of Newhall Ranch, with the Valencia Industrial Center, and the Valencia Corporate Center, Exhibit 2.2-4 (#5B), located east of Interstate 5. Six Flags Magic Mountain Amusement Park (#7) is located to the northeast of the site. These and other nearby major employment centers will provide, when completed, approximately 60,000 jobs.

6. Oak Woodlands and Savannahs

The variety of oak tree woodlands and savannahs on the site provide a resource which is attractive and beneficial to the future community. Preservation of these resources provides wildlife habitat for existing species and a scenic amenity for future residents.

7. Six Flags Magic Mountain

Magic Mountain is a nationally-known theme park, attracting almost 4 million visitors annually. Its location near the crossroads of I-5 and SR-126 and visible position in the marketplace, serves as a regional magnet for the area. It is a notable source of employment (over 3,000 jobs) and a regional recreational opportunity.

8. The Santa Clarita Woodlands Park (not mapped)

The Santa Clarita Woodlands Park is a proposed 8,000-acre open area preserve located southeast of Newhall Ranch within the higher elevations of the Santa Susana Mountains from Interstate 5, west to within approximately one-half mile of the Newhall Ranch *High Country SMA*.

9. Views (not mapped)

The site has innumerable short- and long-distance views. The significance of the views is a key factor in master planning and view analysis has been instrumental in the development of the Land Use Plan.

2.3 LAND USE PLAN

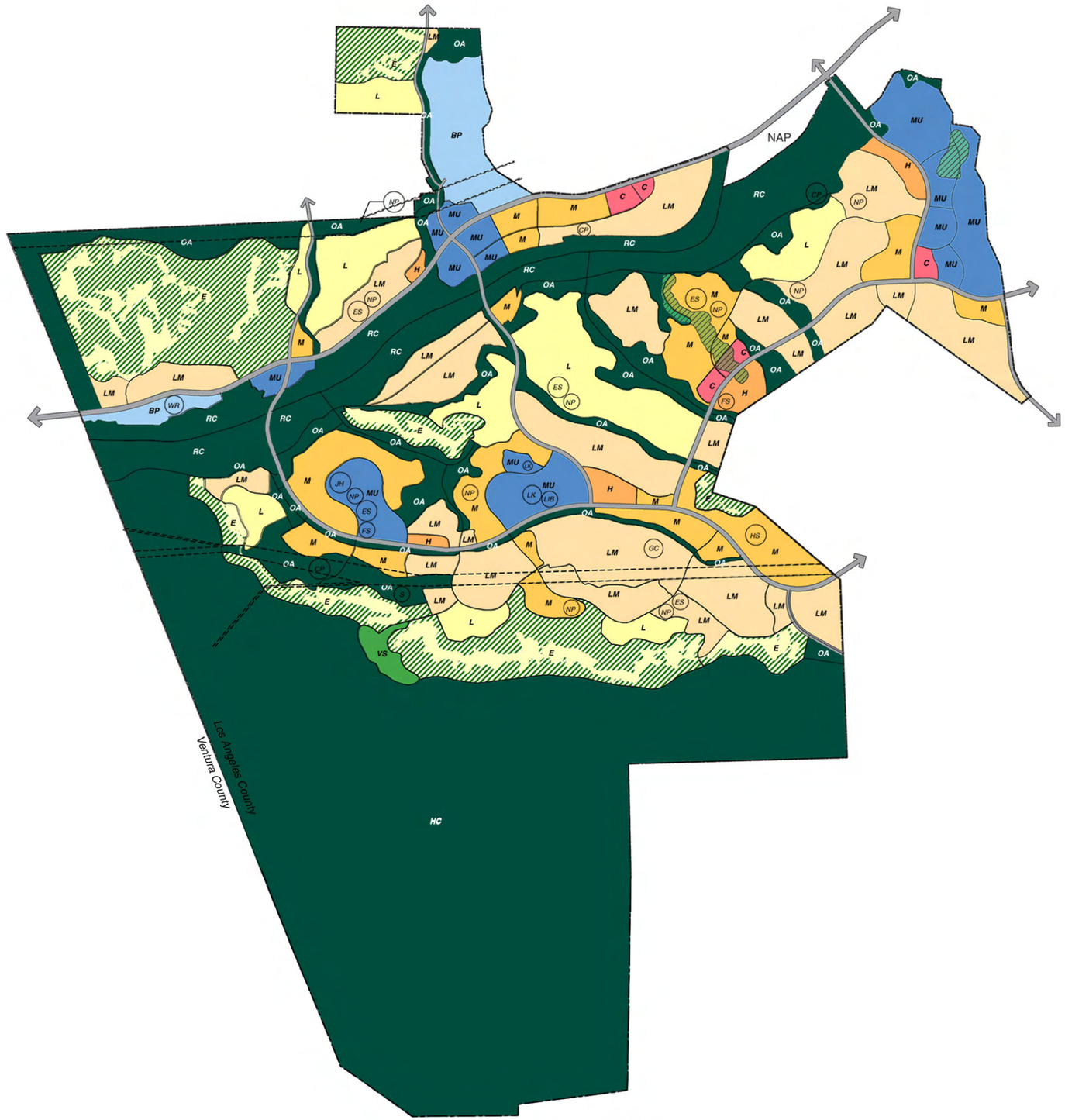
The Land Use Plan (Exhibit 2.3-1) and the Overall Land Use Plan Statistical Table (Table 2.3-1) provide the framework for development of the *Specific Plan Area*. The Land Use Plan describes the Newhall Ranch Specific Plan *land use designations* which include Mixed-Use, Commercial, Business Park, Visitor-Serving, *Open Area*, two *Special Management Areas*, and five types of Residential; all linked by a comprehensive system of roadways and trails. *Land use overlays* are also included on the Land Use Plan to show approximate locations of public facility and recreation uses such as schools, parks, fire stations, and the Water Reclamation Plant.

The Land Use Plan contains five complementary "Villages", with specific *land use designations* for each parcel. The five Villages within the *Specific Plan Area* include:

- **Riverwood** — situated north of the Santa Clara River and along State Highway 126;
- **Oak Valley** — located in the westerly portion of Potrero Canyon;
- **Potrero Valley** — occupies the central and easterly portions of Potrero Canyon;
- **Long Canyon** — situated in the valley and hills adjacent to the Sawtooth Ridge, south of the Santa Clara River; and
- **The Mesas** — overlooks the Santa Clara River in the Northeast portion of the site.

1. Village Concept

The central organizing feature of the Newhall Ranch Specific Plan is its division into a series of five distinct Villages. These Villages are defined by natural landmarks and topographical features and are depicted on Exhibit 2.3-2 . Dividing this large community into Villages allows for the creation of convenient Village Centers, giving future residents optimal access to commercial, recreational and public facilities.



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
- ROADS*
- SCE/UTILITY EASEMENT

LAND USE OVERLAYS (POTENTIAL LOCATIONS)

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

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

English 0 1,000 2,000 Feet
Metric 0 225 450 675 900 Meters
NORTH
10 ACRES 40 ACRES
FORMA

Exhibit 2.3-1

LAND USE PLAN

MAY 2003
lup_043003.mxd

TABLE 2.3-1

OVERALL LAND USE PLAN STATISTICAL TABLE

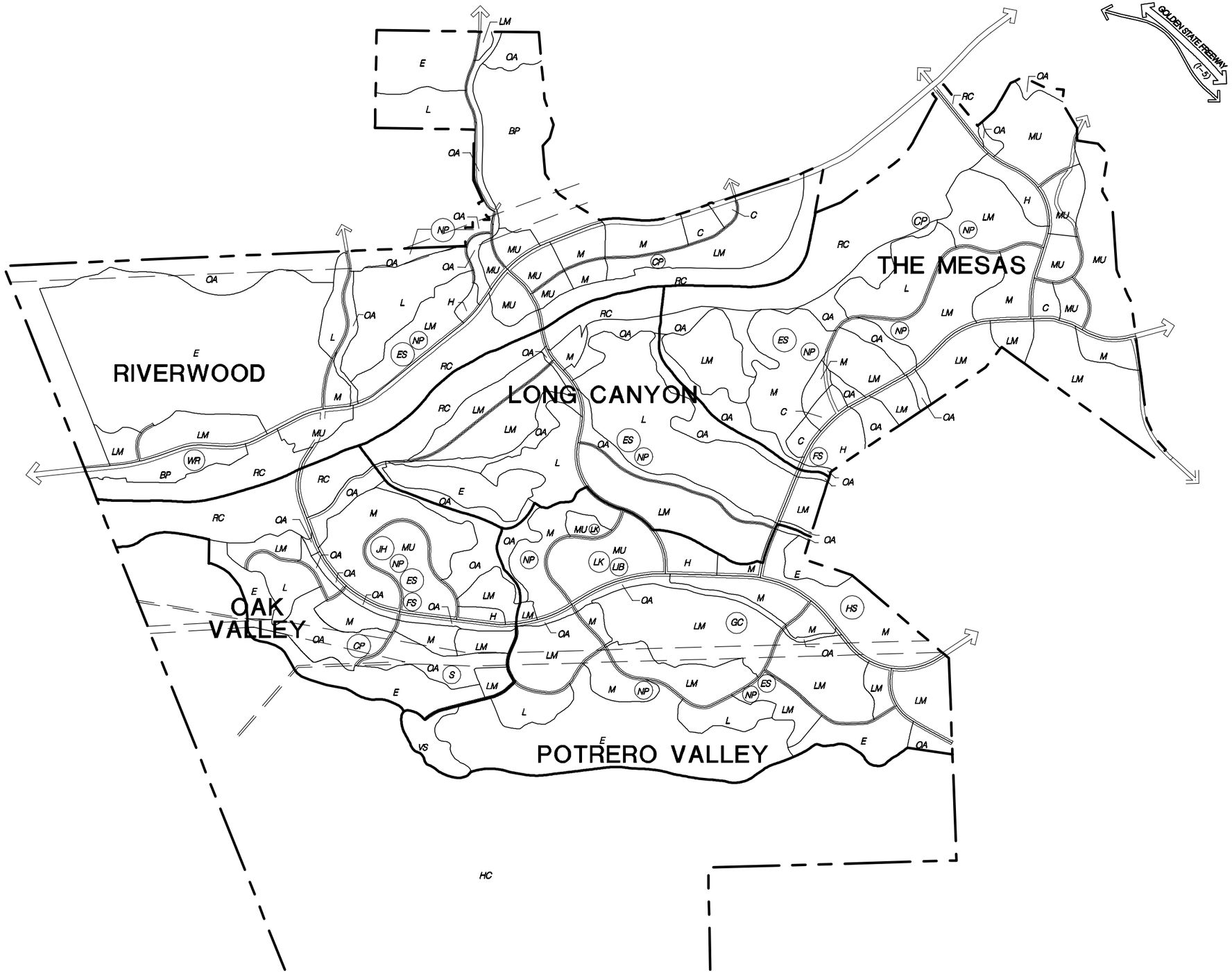
Newhall Ranch Specific Plan

LAND USES	Gross Acres	Dwelling Units	Second Units[1]
Residential:			
Estate[1]	1,324.0	423	423
Low	744.4	671	
Low-Medium	1,781.7	6,000	
Medium	841.0	7,371	
High	121.8	2,319	
Subtotal	4,812.9	16,784	423
Mixed-Use and Non-Residential:			
Mixed-Use[2]	628.7	4101	
Commercial	67.2		
Business Park	248.6		
Visitor Serving	36.7		
Subtotal	981.1	4,101	0
Major Open Areas:			
High Country SMA	4,184.6		
River Corridor SMA	974.8		
Open Area	1,010.4		
Subtotal	6,169.8	0	0
TOTAL	11,963.8	20,885	423
(Total Units including Second Units[1])		21,308	

	Land Use Overlays	Approx. Acre Allocation
10	Neighborhood Parks	50 ac
5	Elementary Schools	35 ac
1	Junior High School	25 ac
1	High School	45 ac
1	Golf Course	180 ac
2	Fire Stations	2 ac
1	Library	2 ac
1	Water Recl. Plant	15 ac
1	Lake	15 ac
3	Community Parks	181 ac
1	Electrical Substation	2 ac
	Arterial Roads	331 ac

1 Within each Estate lot one (1) Second Unit is eligible to be constructed with the approval of a CUP (see Second Units, Section 3.9). This may increase the total number of permitted dwelling units of 20,885 by 423, to a maximum total units of 21,308.

2 Mixed-Use includes commercial and residential uses.



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

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

English 0 1000' 2000'

Metric 0 225m 450m 900m

NORTH

10 ACRES 40 ACRES

Computer Mapping by FORMA Systems

EXHIBIT 2.3-2

VILLAGE PLAN

MAY 2003

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The Villages build their identity from the natural features of the land, and therefore vary in size and shape. Each Village contains a focal point or activity core, differing in size and amenities according to the population served. The largest Villages will contain a Mixed-Use Center or core containing retail, office, residential, recreation, and public uses. These Mixed-Use Village Centers will become activity hubs and focal points for Village residents and visitors alike.

Although the size and boundaries of individual Villages are shaped by unique environmental qualities, the Villages share some common planning principles and characteristics:

a. Designing With Nature

Land uses are located to accommodate and preserve major natural landforms and significant environmental features, such as the river corridor, ridgelines, hillsides, creeks, bluffs, and oak woodlands. Not only will this land use approach preserve natural resources, but it will serve to enhance the view and recreation opportunities within the *Specific Plan Area*.

b. Placing the Highest Intensity of Uses In and Around Village Centers

The clustering of development around a centralized core helps preserve land for *Open Area* and *SMAs* by concentrating development. This land use approach also enables a wide range of housing product to enjoy more convenient access to Village Centers and other amenities.

c. Individual Design Themes

Each Village and its corresponding Village Center is allowed to develop a unique sense of identity or theme, inspired by the natural features of its site. The design theme will be emphasized through entry statements, landscape corridors and thematic architecture.

d. Hierarchical Organization

The circulation, open areas, housing, and commercial facilities within each Village all function as an integrated system, with facilities sized and planned according to the service population. Thus, local streets serve residential neighborhoods and link with larger collector roads and arterials which access Village Centers and adjacent Villages.

In comparison with standard subdivision development, the Village concept provides a greater sense of identity. Instead of simply identifying with a larger, less defined community, the Village resident can relate to a smaller, more manageable and defined area. This helps to promote a greater sense of belonging and identity, thereby strengthening Village activities and services. This sense of community and identification is further reinforced through Village design themes and the provision of Mixed-Use Centers which provide many of the shopping, recreation, and social needs of the resident within a convenient walking, biking or driving distance.

Despite the similarities in their planning principles, each of the five Villages of Newhall Ranch are distinct, providing for greater choice by future residents. While one better accommodates regional and highway uses, others are more oriented to community-wide civic uses, recreation, and education. Yet despite their differences, each Village is designed to provide a balance of housing, commercial and public amenities.

2. Land Use Designations

This section provides a description of the *land use designations* delineated on the Land Use Plan, Exhibit 2.3-1. Specific uses permitted in each *land use designation* and regulations for development for each *land use designation* are described in Chapter 3, Development Regulations.

a. Estate Residential (E)

The Estate Residential *land use designation* provides for larger lot single-family detached residential development. Within the Estate Residential *land use designation*, the average lot size within any proposed subdivision map shall be no less than 2.5 acres in size. Site Development Standards are set forth in Section 3.4 and summarized in Table 3.4-1, Site Development Standards Matrix, and Table 3.4-2, Permitted Uses Matrix. Within each Estate lot one *Second Unit* is eligible to be constructed with the approval of a CUP (see *Second Units*, Section 3.9).

b. Low Residential (L)

The Low Residential *land use designation* provides for large lot single-family detached residential development. Within the Low Residential *land use designation*, the average lot size within any proposed subdivision map shall be no less than 1.0 acre in size. Site Development Standards are set forth in Section 3.4 and summarized in Table 3.4-1, Site Development Standards Matrix, and Table 3.4-2, Permitted Uses Matrix. Within each Low Residential lot one *Second Unit* is eligible to be constructed with the approval of a CUP and pursuant to the regulations set forward in Section 3.9.

c. Low-Medium Residential (LM)

The Low-Medium Residential *land use designation* provides for both attached and detached homes. Typical housing types include single-family detached, single-family attached, clustered single-family detached, and clustered single-family attached homes. Site Development Standards are set forth in Section 3.4 and summarized in Table 3.4-1, Site Development Standards Matrix, and Table 3.4-2, Permitted Uses Matrix. Lots within any individual Planning Area

as shown in the Annotated Land Use Plan may include all one lot size, to include the minimum lot size as provided for in the Site Development Standards set forth in Section 3.4 and summarized in Table 3.4-1. However, within any Village there will be a variety of types of product and lot sizes within this *land use designation* and no Village will be constructed with all one lot size, including the minimum lot size. Lot sizes are anticipated to vary between the minimum lot size for the Low-Medium *land use designation* up to the minimum for the Low Residential *land use designation*. Typical lot sizes are expected to vary between 4,500 square feet and 5,500 square feet and not more than 25% of lots in this *land use designation* will be less than 4,500 square feet.

d. Medium Residential (M)

The Medium Residential *land use designation* provides for a variety of housing types; typical types include small-lot, single-family detached and single-family attached or multi-family homes. The attached and multi-family types include townhomes, stacked flats, and apartments. The small-lot, single-family units may include clustered attached and detached homes. Although lots within any individual Planning Area as shown in the Annotated Land Use Plan may include all one lot size to include the minimum lot size as provided for in the Site Development Standards are set forth in Section 3.4 and summarized in Table 3.4-1, within any Village there will be a variety of types of product and lot sizes within this *land use designation* and no Village will be constructed with all one lot size or the minimum lot size. Site Development Standards are set forth in Section 3.4 and summarized in Table 3.4-1, Site Development Standards Matrix, and Table 3.4-2, Permitted Uses Matrix.

e. High Residential (H)

The High Residential *land use designation* provides for multi-family residential development. Typical housing will be primarily multi-story and may include townhomes, stacked flats and apartments, although apartments are primarily anticipated. Site Development Standards are set forth in Section 3.4 and summarized in Table 3.4-1, Site Development Standards Matrix, and Table 3.4-2, Permitted Uses Matrix.

f. Mixed-Use (MU)

The Mixed-Use *land use designation* allows for centers which contain a combination of retail/commercial, office and/or residential uses for Village residents and visitors. These uses may be combined with civic, public and recreational uses. Access to Mixed-Use Centers is provided by major and secondary highways, and augmented by bus pull-ins, and trails to accommodate pedestrians and bicycles. By allowing uses to concentrate in these Mixed-Use Centers, infrastructure and parking can be more efficiently provided and shared.

The Mixed-Use *land use designation* stands in contrast to traditional planning and zoning which separates residential, commercial, Business Parks, and public/institutional uses into distinct areas or zones. By concentrating uses within one area, a high level of activity is generated. Integrating housing with retail, work places, and recreational uses encourages pedestrian mobility and makes public spaces more lively and accessible to nearby residents. Public facilities and community space within the centers add to the variety of mutually supporting activities.

Although each Mixed-Use Village Center will contain its own unique blend of uses, each employs some fundamental design principles to create access, variety, organization and identity. In general, building setbacks are kept to a minimum to create a more defined space, and building massing and height is allowed to vary, encouraging prominent architectural accent buildings. Streets and pedestrian links are oriented to frame views of the core area, public buildings, natural features and recreational focal points. All of these efforts help to create a strong sense of identity and interest in Village Centers.

The Mixed-Use *land use designation* provides for multi-family residential development. Typical housing will be multi-story and may include townhomes, stacked flats, and apartments. Site Development Standards are set forth in Section 3.4 and summarized in Table 3.4-1, Site Development Standards Matrix, and Table 3.4-2, Permitted Uses Matrix.

There are four community-sized Mixed-Use Centers or Village Centers in the plan. They are strategically placed within Newhall Ranch and, depending on their location and amenities, are designed to serve an area larger than the immediate Village.

g. Commercial (C)

Commercial centers include uses such as retail, food service, banking, entertainment and automobile-related uses, and will be located near arterial highways. Facilities are sited to reduce automobile trips and maximize use of pedestrian and bicycle trails.

h. Business Park

The Business Parks will accommodate local and regional employment needs and enhance housing/employment balance. One is sited north of the Chiquito Canyon and SR-126 interchange, and is buffered from residential units by a drainage course and a section of the trail system. This major Business Park site provides for a full range of integrated major uses including research and development, light manufacturing, warehouse and distribution facilities, and offices and supporting uses. A second Business Park is located on the south side of SR-126, near the western boundary of the *Specific Plan Area*, adjacent to the site of the Water Reclamation Plant.

i. Visitor-Serving

A Visitor-Serving *land use designation* is included within the *Specific Plan* to provide a regional cultural, recreational, and commercial amenity, as well as serve the Newhall Ranch community. This area is proposed to serve as an access point to the *High Country Special Management Area* and is intended to contain relatively low impact uses which take advantage of its rich natural resource setting.

j. Open Area

Open Area is a *land use designation* for those portions of the *Specific Plan Area* outside of the *SMAs* and between development *Planning Areas*. Included within this designation are Community Parks, significant landforms, major creeks and drainages, oak woodland and savannahs, and cultural sites. The Development Regulations (see Chapter 3) set forth regulations and standards specifically focused on the special regulatory needs of these areas and a Resource Management Plan (see Section 2.6) establishes a framework for the ongoing management of the *Open Area*.

k. River Corridor SMA

This *land use designation* corresponds to County SEA 23 and provides for the preservation, enhancement, public use, and management of the vital segment of the Santa Clara River which flows through the *Specific Plan Area*. The Development Regulations (see Chapter 3) set forth regulations and standards specifically focused on the special regulatory needs of this area and a Resource Management Plan (see Section 2.6) establishes a framework for the ongoing management of the *River Corridor SMA*.

l. High Country SMA

This *land use designation* corresponds to County SEA 20 and provides for the preservation, enhancement, public use, and management of the Salt Canyon and the Santa Susana Mountain areas of the *Specific Plan Area*. The Development Regulations (see Chapter 3) set forth regulations and standards specifically focused on the special regulatory needs of these areas and a Resource Management Plan (see Section 2.6) establishes a framework for the ongoing management of the *High Country SMA*.

3. Land Use Overlays

Public facility and recreational uses such as the Community Parks, Neighborhood Parks, *Community Lake*, Electrical Substation, and the Water Reclamation Plant, are represented as *land use overlay* symbols on the Land Use Plan. Potential locations are indicated, and the necessary public facility and recreational uses are designated as permitted uses under Section 3.4 of the Development Regulations. Thus the "underlying" *land use designation* covers the entire area, allowing for the *land use overlay* to move without necessitating a change in the *land use designation*. By using this "overlay" designation, maximum flexibility in siting can be maintained. (See discussion of land use implementation in Section 5.2 paragraph 5g).

a. Parks

(1) Community Parks: The three (3) Community Park sites are intended to provide an expanded recreational dimension to the Newhall Ranch Community and are located in or adjacent to other *Open Area* or *SMAs* to maximize recreational uses. Community Park improvements may include tot lots, playground equipment, ballfields, tennis/basketball courts, swimming pool, picnic facilities, turf areas, vehicular parking, restrooms, gyms and indoor recreation centers. Community Parks are also accessed by the bike and pedestrian trail network.

(2) Neighborhood Parks: Ten (10) Neighborhood Parks will be located within the Residential and Mixed-Use *land use designations*, typically adjoining elementary school sites and providing day-to-day recreational amenities to community residents. Neighborhood Parks are a minimum of five (5) acres and sized to minimize overall maintenance and service costs. Neighborhood Park facility improvements typically include tot lots, playground equipment, informal turf play and family areas, field and court games and other active and passive recreation areas. Some of the Neighborhood Parks may be combined to provide a larger recreational site.

b. Elementary School

Five elementary school sites have been designated on the Land Use Plan, one in each Village. Each of the school sites are located adjacent to a Neighborhood Park.

c. Junior High School

The Newhall Ranch *junior high school* is located in the Oak Valley Village Center, adjacent to the Neighborhood Park.

d. High School

The Newhall Ranch High School site is centrally located near the Potrero Valley Village crossroads in the eastern portion of the valley.

e. Golf Course

The Land Use Plan provides for one (1) 18-hole golf course in Potrero Valley Village. The approximately 180-acre Golf Course may include accessory features such as a clubhouse and other recreational facilities, and will complement the public systems of parks, trails, and *Open Area*. The Golf Course is a highly-visible, centralized amenity for Potrero Valley and enhances the identity and image of the entire community of Newhall Ranch.

f. Community Lake

The *Community Lake* consists of approximately 15 acres of water area. The lake is designated in the Potrero Valley Mixed-Use Village Center and may include a surrounding lakefront area. Planned to be a community recreational facility, the lake may include boating and fishing opportunities as well as multi-purpose lakeside trails.

g. Fire Station/Emergency Medical Service

Two new fire station sites are indicated on the Land Use Plan. These approximately one-acre sites will have direct access to arterial streets.

h. Electrical Substation

The proposed electrical substation site is located within the *Open Area* between Oak Valley and Potrero Valley, adjacent to the Potrero Canyon Community Park.

i. Library

One library site is integrated into the Land Use Plan. It is tentatively planned for inclusion into the Potrero Valley Mixed-Use Center.

j. Water Reclamation Plant

A 6.8 mgd Water Reclamation Plant (WRP) designed to ultimately provide service for the residents of the Newhall Ranch will be located in Riverwood Village, south of SR-126 and near the Los Angeles/Ventura County boundary.

k. Arterial Roads

The arterial road network is also represented on the Land Use Plan as a *land use overlay* in order to provide flexibility for minor changes in roadway alignments.

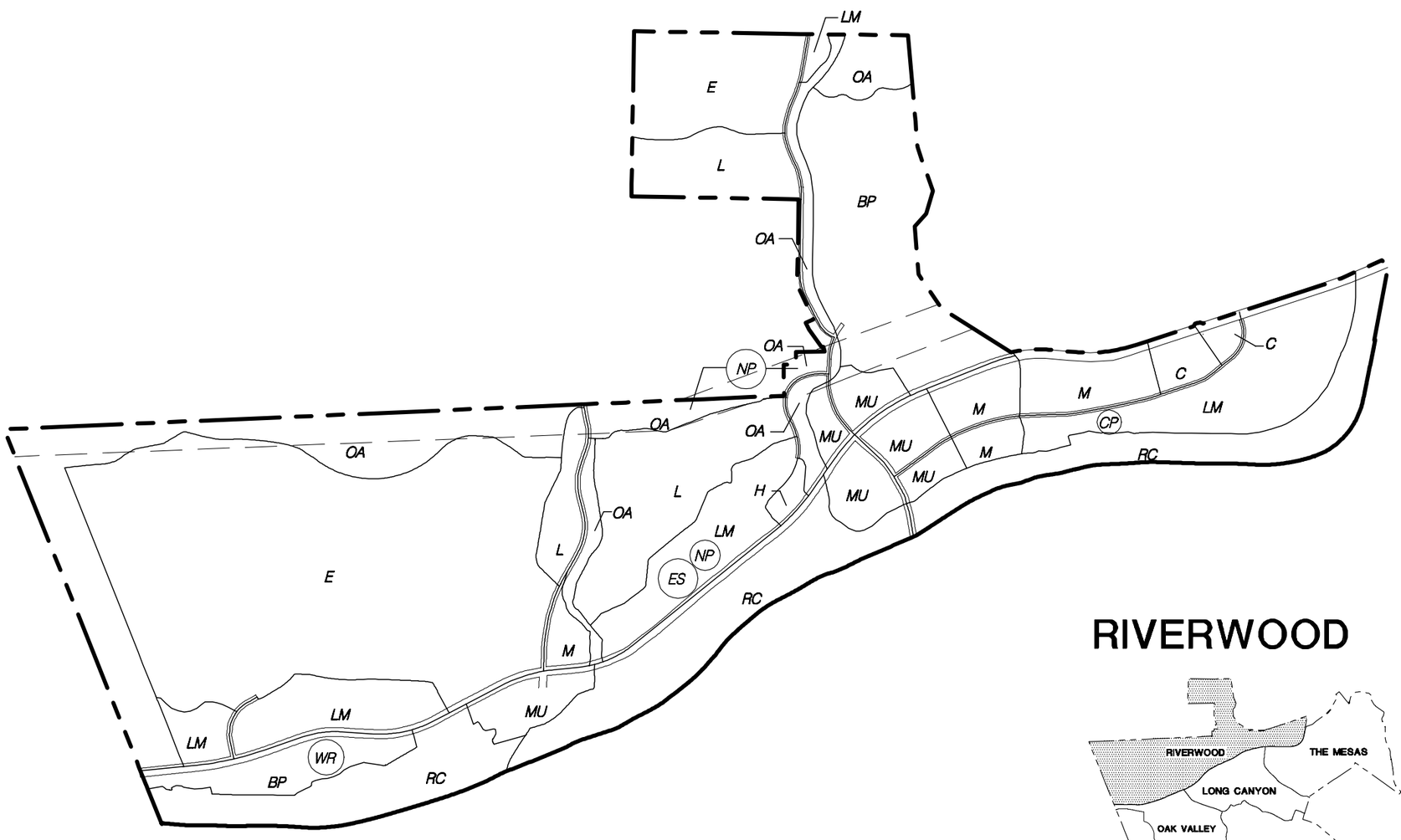
4. Village Plans

a. Riverwood

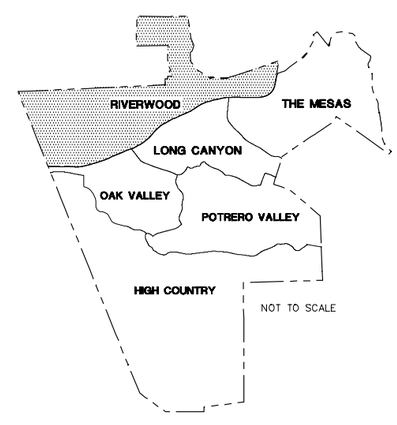
(1) Character

The Village identity and land use plan of Riverwood are based on maximizing the view orientation to the Santa Clara River Valley. The river valley and its surrounding foothills contain diverse and scenic natural features. Not only do these scenic elements provide open areas, views, and recreational opportunities, they provide the context for the placement of homes, trails, parks and the Village Center. The Village Center is located at the intersection of SR-126 and Chiquito Canyon Road. Using an extensive system of pedestrian trails, *Open Area* and *River Corridor SMA*, all major land uses are oriented to the river valley and joined to the main Regional River Trail. The various uses are designed to preserve sensitive habitats while maximizing exposure to scenic beauty. State Highway 126 (SR-126) is the major transportation corridor for the Village, providing the Riverwood Village Center with regional and visitor serving access not found in the other Villages of Newhall Ranch.

Special consideration has been given with regards to incorporating land uses and transportation linkages which are compatible with the existing community of Val Verde. *Land use designations* adjacent to Val Verde are Estate (E), Low-Median Residential (LM), and *Open Area* (OA), which are similar to, or of lesser intensity development than, those uses within Val Verde itself. Exhibit 2.3-3 and Table 2.3-2 depict the land uses and statistical summary for Riverwood Village.



RIVERWOOD



NEWHALL RANCH™
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

LEGEND

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
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LAND USE OVERLAYS (POTENTIAL LOCATIONS):

CP	COMMUNITY PARK
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LK	COMMUNITY LAKE
FS	FIRE STATION
S	ELECTRICAL SUBSTATION
WR	WATER RECLAMATION PLANT

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

EXHIBIT 2.3-3
RIVERWOOD VILLAGE PLAN

MAY 2003
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TABLE 2.3-2

RIVERWOOD STATISTICAL SUMMARY

Newhall Ranch Specific Plan

LAND USES	Gross Acres	Dwelling Units	Second Units[1]	Land Use Overlays	Approx. Acre Allocation
Residential:					
Estate	692.4	234	234	2 Neighborhood Parks	10 ac
Low	198.2	179		1 Elementary School	7 ac
Low-Medium	287.9	1357		1 Water Recl. Plant	15 ac
Medium	95.1	1177		1 Community Park	20 ac
High	8.3	263		Arterial Roads	102 ac
Subtotal	1,281.9	3,210	234		
Mixed-Use and Non-Residential:					
Mixed-Use[2]	128.0	0			
Commercial	22.3				
Business Park	248.6				
Subtotal	398.8	0	0		
Major Open Areas:					
River Corridor SMA	340.5				
Open Area	311.7				
Subtotal	652.2		0		
TOTAL	2,332.9	3,210	234		

1 Within each Estate lot one (1) Second Unit is eligible to be constructed with the approval of a CUP (see Second Units, Section 3.9). This may increase the total number of permitted dwelling units of 20,885 by 423, to a maximum total units of 21,308.

2 Mixed-Use includes commercial and residential uses.

(2) Land Use

(a) **Residential**: Riverwood Village contains 3,210 dwelling units in a variety of housing types, blended with the diverse topography and sited to maximize views. Single-family and Estate homes are found in the northerly hillsides, providing views of the valley and the southern portions of the Village adjoining the river corridor. Single family neighborhoods are also oriented around the river on flatter terrain to provide both views and access to the Village Center and the Regional River Trail system. To ensure convenient access and greater range of housing choices, small-lot, higher intensity housing is located adjacent to SR-126, in or near the Mixed-Use Village Center.

(b) **Commercial**: The commercial component of Riverwood Village is diverse and comprehensive, featuring a large Mixed-Use Village Center, a smaller Mixed-Use Center, two Business Parks, and a small Commercial center.

The Mixed-Use Village Center is located at the intersection of SR-126 and Long Canyon Road, a major access point for highway users and nearby residents. The Center has access to the Community Trail System which connects it with the River, a Community Park, nearby residential neighborhoods and the Business Park. The Village Center contains retail, office, residential and recreational uses, including regional, and community visitor-serving facilities.

An additional Mixed-Use Center and a Commercial center are strategically placed to provide convenient access from SR-126 and provide services to the adjoining neighborhoods of Riverwood.

(c) **Business Park**: Directly north of the Riverwood Village Center is an approximately 197-acre Business Park. Access and visibility to both Highway 126 and the Village Center give this Business Park both a regional and community orientation.

A second Business Park is located at the westerly edge of the Riverwood Village, south of SR-126. This Business Park takes advantage of access to SR-126 and is adjacent to the Water Reclamation Plant site.

(d) **Mobility/Circulation**: A comprehensive and hierarchical system of roadways and pedestrian/bike trails serves the entire Village. A major goal of the plan is to provide an integrated network that allows residents and visitors safe and convenient access, with or without cars, to all Riverwood facilities and to neighboring Villages.

While SR-126 links Riverwood to surrounding communities, its access from SR-126 into the Village has been centralized in order to promote traffic flow on the State Highway. Collector Roads provide links to the Village Center, the Business Park and Village neighborhoods with a smaller street system serving residents. The pedestrian/bicycle trail system links residents and visitors to the Village Center, the Business Parks, and the River Corridor. The system consists of a Local and Community Trail network which connects to a larger Regional River Trail that follows the Santa Clara River, providing views and recreational opportunities. Other trails follow existing roadways or natural drainages. The right-of-way for a potential future rail line is also reserved along the southern side of SR-126.

(e) **Public Facilities/Recreation/Open Areas**: The Santa Clara River Valley is the major *Open Area* feature of Riverwood Village and, as such, the *River Corridor SMA* is the primary organizing element for Riverwood's *Open Area* and trail system. The goal of the *SMA* is to preserve the scenic and biological resources of the River Corridor and to provide residents and visitors with access to views of the River.

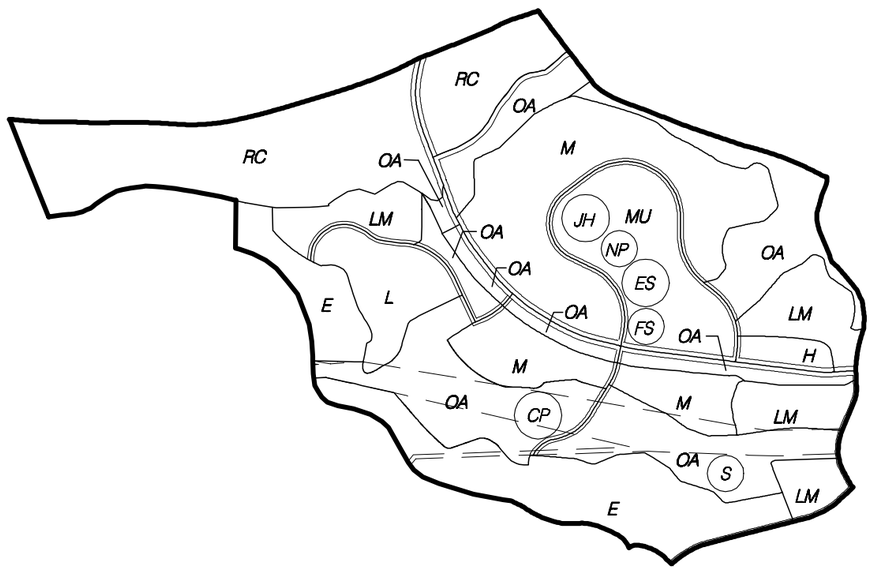
Additionally, the *Open Area* designated *Planning Areas* and local parks offer both active and passive recreational opportunities within Riverwood Village. Two (2) Neighborhood Parks are sited strategically within the Village for easy access to Village residents. One of the Neighborhood Parks is planned adjacent to the elementary school. A larger Community Park situated north of the River and near the Village Center will include active recreation areas and access to the Regional River Trail. Its central location and proximity to the River, highway, and the Village Center make it an important recreational focal point for the entire Village. The Newhall Ranch Water Reclamation Plant will be located at the western edge of Riverwood, south of SR-126.

b. Oak Valley

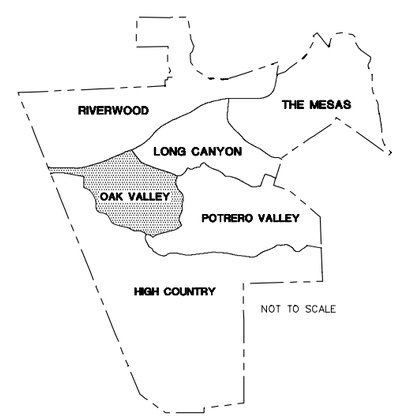
(1) Character

Oak Valley is situated in the westerly portion of Potrero Canyon and consists of Potrero Mesa, the floor of the canyon, and the hillsides west and south of the Mesa. The Village contains topographical diversity with significant view opportunities of the Santa Clara River Valley. Village identity is based on the preservation of a highly visible oak savannah and the natural enclosure provided by surrounding hills, ridgelines and valley structure. Exhibit 2.3-4 and Table 2.3-3 depict the land uses and statistical summary for Oak Valley Village.

Orientation to and views of the Santa Clara River are key land planning themes. The recreation/*Open Area* component of the plan includes both active and passive uses. A Neighborhood Park and a large Community Park, featuring the preservation of a sizable oak savannah, provide a variety of recreational uses.



OAK VALLEY



NEWHALL RANCH™
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

LEGEND

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

LAND USE OVERLAYS (POTENTIAL LOCATIONS):

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LIB	LIBRARY
GC	GOLF COURSE
LK	COMMUNITY LAKE
FS	FIRE STATION
S	ELECTRICAL SUBSTATION
WR	WATER RECLAMATION PLANT

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

EXHIBIT 2.3-4
OAK VALLEY VILLAGE PLAN

MAY 2003
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TABLE 2.3-3

OAK VALLEY STATISTICAL SUMMARY

Newhall Ranch Specific Plan

LAND USES	Gross Acres	Dwelling Units	Second Units[1]	Land Use Overlays	Approx. Acre Allocation
Residential:					
Estate	130.7	40	40	1 Neighborhood Park	5 ac
Low	41.2	37		1 Junior High School	25 ac
Low-Medium	90.8	371		1 Elementary School	7 ac
Medium	189.3	1787		1 Fire Station	1 ac
High	11.2	281		1 Community Park	141 ac
Subtotal	463.2	2,516	40	1 Electrical Substation	2 ac
				Arterial Roads	50 ac
Mixed-Use and Non-Residential:					
Mixed-Use[2]	82.6	337			
Subtotal	82.6	337	0		
Major Open Areas:					
River Corridor SMA	189.3				
Open Area	247.0				
Subtotal	436.3	0	0		
TOTAL	982.1	2,853	40		

1 Within each Estate lot one (1) Second Unit is eligible to be constructed with the approval of a CUP (see Second Units, Section 3.9). This may increase the total number of permitted dwelling units of 20,885 by 423, to a maximum total units of 21,308.

2 Mixed-Use includes commercial and residential uses.

(2) Land Use

(a) **Residential**: 2,853 dwelling units consisting of a variety of housing types are planned for the Village. Higher intensity housing is located near the Village Center and along the major arterial roadway, Potrero Valley Road. Along with the smaller-lot housing located within the Village Center, these centrally-sited higher use residential areas are convenient for the residents, energy efficient and support planned commercial and community uses. Larger-lot single-family and Estate homes are located on adjoining hillsides with views of the valley and the river corridor.

(b) **Commercial**: Oak Valley will have a centrally-located Mixed-Use Village Center at the entrance to Potrero Mesa. Convenient access is provided along Potrero Valley Road which links the residential neighborhoods with the Village Center and with other Villages. The Village Center contains commercial, residential, a fire station, parks and recreation uses, an elementary school and a *junior high school*. The relationship between the park and retail uses could further serve as a facility for large Village and community gatherings or events.

(c) **Mobility/Circulation**: The plan offers an integrated system for automobile, pedestrian and bicycle use. Potrero Valley Road provides major intra- and inter-Village access with collector roads encircling the Village Center and major residential neighborhoods. Pathways link outlying neighborhoods to the Village Center as well as to the overall community and river trail systems.

(d) **Public Facilities/Recreation/Open Area**: Public facilities planned for Oak Valley include a Neighborhood Park, an elementary school, a *junior high school*, a fire station, electrical substation and a Community Park.

The identity of Oak Valley is drawn from the preservation of many of its distinctive natural features and extensive park land. The central Village theme is derived from an existing oak savannah which is preserved and incorporated into the large Community Park.

The Oak Valley Community Park, located in the lower foothills and running the length of the valley, contains the oak savannahs and, along with Ayers Rock, is the principal *Open Area* element in the Village plan. There are areas included which are suitable for active recreation such as field play, but the majority of the park is meant to be preserved in a natural setting.

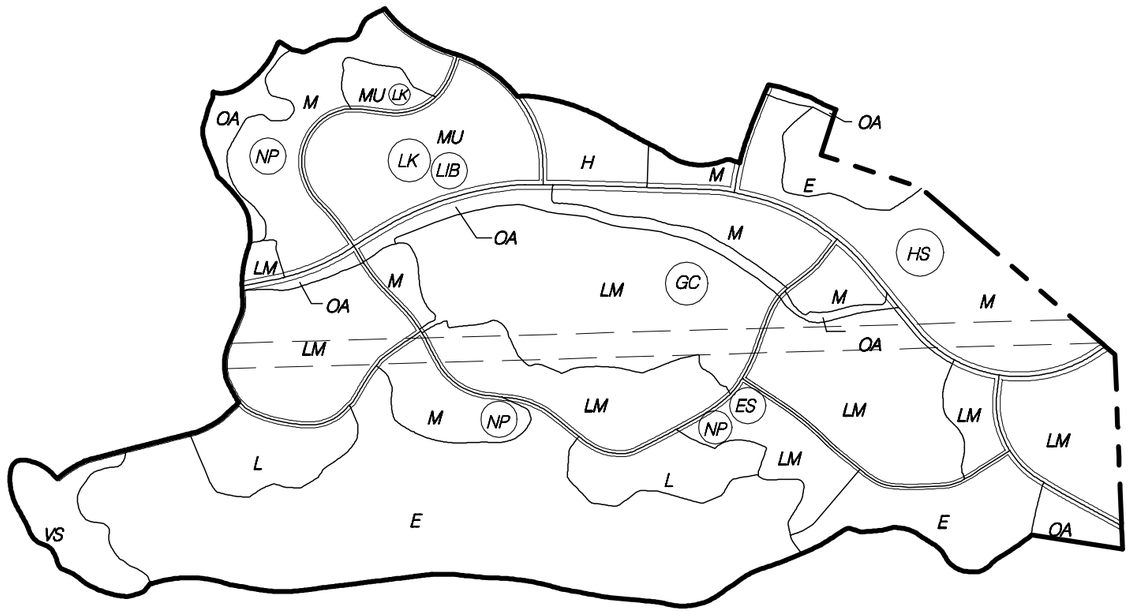
c. Potrero Valley

(1) Character

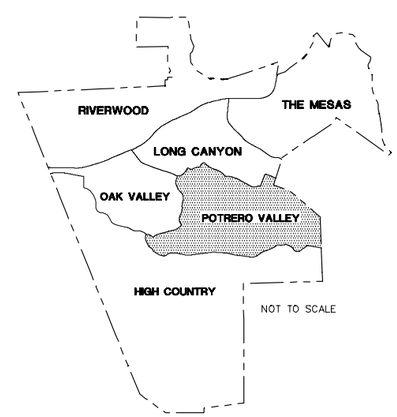
Potrero Valley Village is situated in a large scenic valley and contains a major Mixed-Use Center which includes a group of complementary uses. Physically, the Village is located at the crossroads of two principal highways of Newhall Ranch and occupies the easterly portion of Potrero Canyon. A natural sense of enclosure is provided by the surrounding hillsides, ridges, and trees. A man-made *Community Lake* and Golf Course are situated in the central portion of the valley and will provide recreational amenities for the entire community. Exhibit 2.3-5 and Table 2.3-4 depict the land uses and statistical summary of Potrero Valley Village.

(2) Land Use

(a) **Residential**: Containing 5,413 dwelling units, Potrero Valley will provide a range of housing product from Estate homes to high intensity attached residential. Higher intensities are sited around and within the Village Center where services are concentrated. Lower intensity residential development is oriented to the Golf Course and the southern portions of the Village, and acts as a suitable transition to the *High Country SMA* and wildlife corridor in Salt Canyon.



POTRERO VALLEY



NEWHALL RANCH™
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

LEGEND

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

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

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

EXHIBIT 2.3-5

POTRERO VALLEY VILLAGE PLAN

MAY 2003
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TABLE 2.3-4

POTRERO VALLEY STATISTICAL SUMMARY

Newhall Ranch Specific Plan

LAND USES	Gross Acres	Dwelling Units	Second Units[1]	Land Use Overlays	Approx. Acre Allocation
Residential:					
Estate	424.8	121	121	3 Neighborhood Parks	15 ac
Low	78.8	71		1 Elementary School	7 ac
Low-Medium	562.3	1446		1 High School	45 ac
Medium	324.3	2111		1 Library	2 ac
High	31.4	692		1 Golf Course	180 ac
Subtotal	1,421.6	4,441	121	Lake	15 ac
				Arterial Roads	71 ac
Mixed-Use and Non-Residential:					
Mixed-Use[2]	115.2	972			
Visitor-Serving	36.7				
Subtotal	151.9	972	0		
Major Open Areas:					
Open Area	72.3				
Subtotal	72.3	0	0		
TOTAL	1,645.8	5,413	121		

1 Within each Estate lot one (1) Second Unit is eligible to be constructed with the approval of a CUP (see Second Units, Section 3.9). This may increase the total number of permitted dwelling units of 20,885 by 423, to a maximum total units of 21,308.

2 Mixed-Use includes commercial and residential uses.

(b) **Commercial**: Due to the central location of this Village and the breadth of the valley, the Mixed-Use Village Center provides an opportunity to serve the nearby residents and adjacent Villages with a complementary list of services. Commercial activity in the Village is principally located within the large Village Center which will contain retail, office, attached residential, recreation, and cultural/ civic uses such as a public library. Physically, these uses are oriented around recreation uses including a man-made lake, which will be visible from Potrero Valley Road. A small Visitor-Serving *land use designation* is located near the southern boundary of Potrero Valley and will serve as an access point to the *High Country SMA*.

(c) **Circulation/Mobility**: Potrero Valley Road serves as the major transportation spine within an integrated network of roads and trails. Other arterial and collector roads encircle residential neighborhoods and the Golf Course providing access to adjoining Villages. Pathways join the central Community Trail which follows Potrero Valley Road and provides access to the Village Center (see Master Trails Plan, Exhibit 2.4-5). The pedestrian Pathways also connect the Golf Course and outlying neighborhoods to maximize public views and provide recreational opportunities for Village and community residents.

(d) **Public Facilities/Recreation/Open Area**: The Potrero Valley Village also includes both natural and landscaped areas preserved within the *Open Area*. The preservation of hillsides and prominent landforms play a key role in the physical definition and identity of the Village. These *Open Area land use designations* define the boundary of the Village and provide recreation opportunities.

Recreational areas include three (3) strategically sited Neighborhood Parks located within residential neighborhoods and linked to the trail system (see Master Trails Plan, Exhibit 2.4-5). Most of the active recreation is oriented toward the Village Center where joint-use

support and population density provide conditions for maximum service and circulation efficiency. In addition, due to its size and central location, Potrero Valley will also contain a high school and an elementary school.

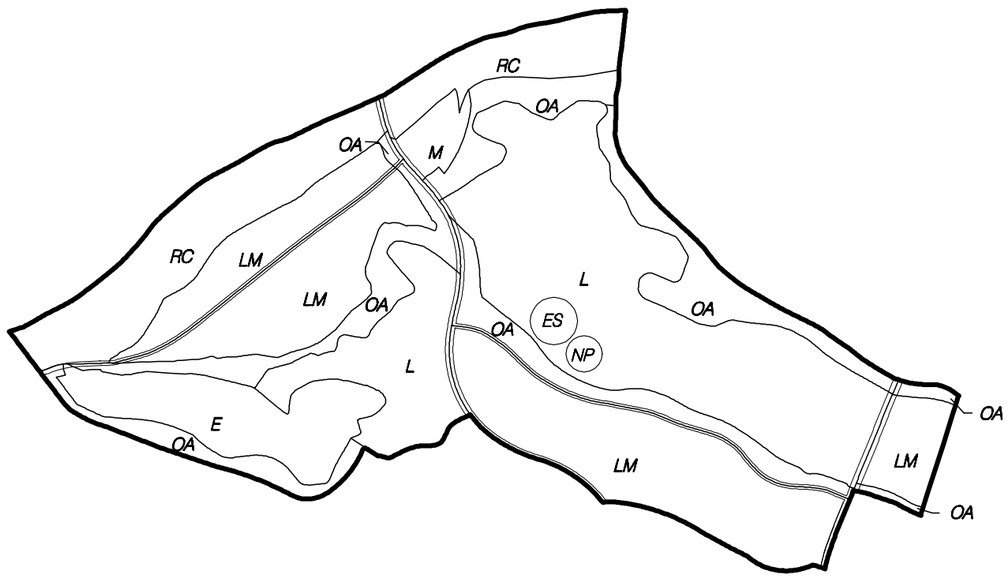
The 18-hole Golf Course and *Community Lake* offer residents important amenities which help to develop the identity of Potrero Valley Village. A walkway along the *Community Lake* provides residents and Village Center visitors with a scenic opportunity for active and passive recreation.

d. Long Canyon

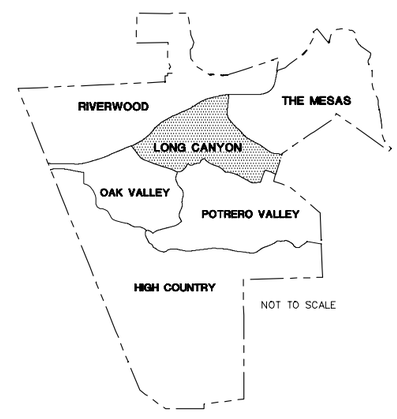
(1) Character

Long Canyon is the smallest and most topographically enclosed of the Newhall Ranch Villages. It is situated in a canyon bordered by the prominent Sawtooth Ridge to the northeast, rolling hills and bluffs to the south and the Santa Clara River Valley to the northwest. The Village's natural sense of enclosure, along with its varied elevations and resulting shape, provide the opportunity to maximize views and to build a distinctive linear greenbelt serving as a central trail component. Exhibit 2.3-6 and Table 2.3-5 depict the land uses and statistical summary of Long Canyon Village.

A design goal of this residential Village is to preserve the adjacent river corridor and Sawtooth Ridgeline, and to restore Long Canyon Creek. The linear form of the Village is emphasized through an *Open Area* and trail system oriented along Long Canyon Creek as it drains to the River. The northern portions of the Village are spread along an elevated plain above the River and just below the continuous bluff protruding inland at this point. The easterly, elevated portions of Long Canyon afford excellent views of the River Corridor. This smaller Village contains an elementary school and an adjoining Neighborhood Park.



LONG CANYON



NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

LEGEND

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

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

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

EXHIBIT 2.3-6
LONG CANYON VILLAGE PLAN

MAY 2003
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TABLE 2.3-5

LONG CANYON STATISTICAL SUMMARY

Newhall Ranch Specific Plan

LAND USES	Gross Acres	Dwelling Units	Second Units[1]	Land Use Overlays	Approx. Acre Allocation
Residential:					
Estate	76.1	28	28	1 Elementary School	7 ac
Low	336.5	303		1 Neighborhood Park	5 ac
Low-Medium	291.2	1131		Arterial Roads	34 ac
Medium	15.5	231			
Subtotal	719.3	1,693	28		
Major Open Areas:					
River Corridor SMA	148.9				
Open Area	184.2				
Subtotal	333.1	0	0		
TOTAL	1,052.4	1,693	28		

[1] Within each Estate lot one (1) Second Unit is eligible to be constructed with the approval of a CUP (see Second Units, Section 3.9). This may increase the total number of permitted dwelling units of 20,885 by 423, to a maximum total units of 21,308.

(2) Land Use

(a) **Residential**: 1,693 view-oriented homes are planned for the Village of Long Canyon. Sited along the canyon floor and the hillsides, residential *land use designations* range from Estate Residential to Medium depending on site topography and view characteristics. Homes in the more elevated eastern end of the canyon have tiered views of the River Corridor, while the remaining homes are oriented along the creek and linear greenbelt, affording views of the ridgeline and *Open Area* features.

(b) **Commercial**: Due to its relatively small size, physical boundaries, and proximity to other Village Centers, Long Canyon does not contain a commercial component. However, the Village Centers of Potrero Valley and Riverwood, and the close-by Commercial center of The Mesas, are easily accessible to the residents of Long Canyon Village by arterial roadways and the community trail system.

(c) **Circulation/Mobility**: Long Canyon Road (extension of Chiquito Canyon Road) bisects Long Canyon to provide both intra- and inter-Village access. This roadway meets other arterials at both ends of the Village to connect with the Villages of Riverwood, and Potrero Valley. A smaller collector road, aligned more closely to Long Canyon Creek, loops off from the arterial to serve the residential neighborhoods in the southern portions of the Village and links to the Magic Mountain Parkway extension.

The key feature of the Village's pedestrian and bikeway system is the Local Trail which runs the length of the canyon through the linear greenbelt along Long Canyon Creek which joins the Santa Clara River Valley. This trail system provides maximum exposure to the scenic features of the canyon and offers access to other Villages. Neighborhoods in the middle of the Village are linked to the creekside trails by convenient entry points. A pedestrian, on-street Pathway is also located along the Village's major roadway and provides linkage to the creekside Local Trail at both ends of the Village.

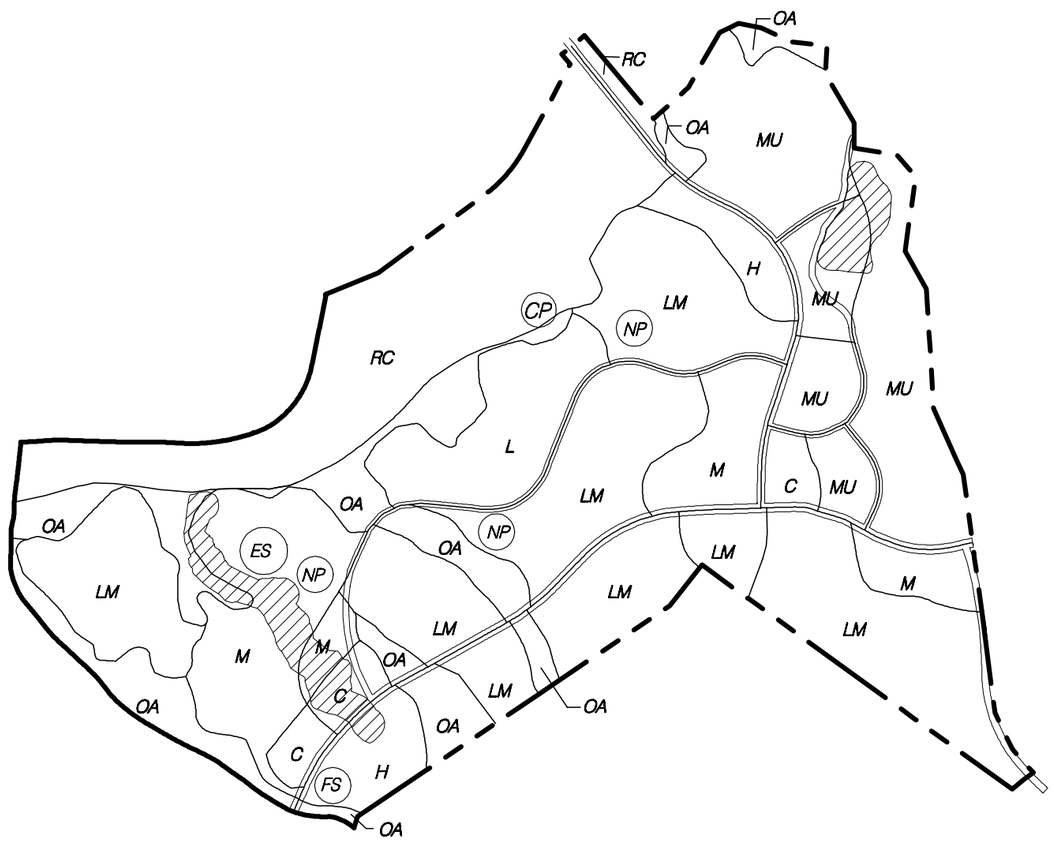
(d) **Public Facilities/Recreation/Open Area**: The recreation and *Open Area* planned for Long Canyon focuses on its central, linear greenbelt and creekside Local Trail, which connects to the Long Canyon Road and Community Trail and provides access and a continuous link to the River Corridor Local Trail to the north. The Local Trail will provide access and passive recreation along the *River Corridor SMA* and will act to separate the River from the Low and Medium Residential development south of the river. A Neighborhood Park and elementary school site near the linear greenbelt will provide recreational opportunities and a social focal point for the entire Village.

e. The Mesas

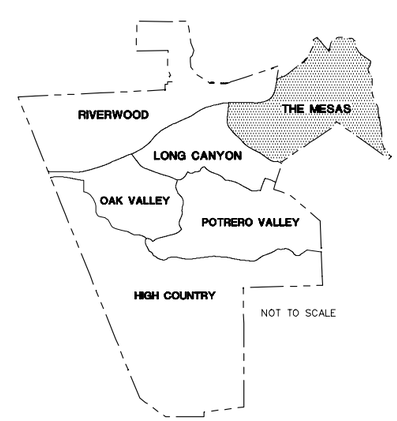
(1) Character

The Village of The Mesas is located on a series of plateaus overlooking the Santa Clara River Valley on the north and west, and bordered on the south by foothills and ridgelines. These prominent mesas provide excellent views of the River. The Mesas' proximity to Interstate 5 Freeway and the employment centers on the east provide an opportunity to develop a major Mixed-Use Center on its border. Exhibit 2.3-7 and Table 2.3-6 depict the land uses and statistical summary for The Mesas Village.

Central to the identity of this Village is the preservation of steep canyons and arroyos that run to the River and serve to define the various neighborhoods of The Mesas. A series of trails and pathways link the Village to the River and to the elementary school and three (3) Neighborhood Park sites. A Commercial Center and extensive Mixed-Use Center is proposed next to the Six Flags Magic Mountain complex and I-5 interchange. It will serve the needs of Village residents as well as regional visitors to the community. The intensity of this Mixed-Use area is dictated by the presence of the Magic Mountain complex, regional transportation access, and related visitor-serving activities. In addition, this prominent site has dramatic views in all directions.



THE MESAS



NEWHALL RANCH™
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

LEGEND

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

LAND USE OVERLAYS (POTENTIAL LOCATIONS):

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

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

10 ACRES 40 ACRES

English 0 1000' 2000'

Metric 0 225m 450m

NORTH

Computer Mapping by FORMA Systems

EXHIBIT 2.3-7

THE MESAS VILLAGE PLAN

MAY 2003

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TABLE 2.3-6

THE MESAS STATISTICAL SUMMARY

Newhall Ranch Specific Plan

LAND USES	Gross Acres	Dwelling Units	Second Units	Land Use Overlays	Approx. Acre Allocation
Residential:					
Low	89.7	81	0	3 Neighborhood Parks	15 ac
Low-Medium	549.6	1695		1 Elementary School	7 ac
Medium	216.8	2065		1 Fire Station	1 ac
High	70.9	1083		1 Community Park	20 ac
Subtotal	926.9	4,924	0	Arterial Roads	71 ac
Mixed-Use and Non-Residential:					
Mixed-Use[1]	302.9	2792			
Commercial	44.9				
Subtotal	347.8	2,792	0		
Major Open Areas:					
River Corridor SMA	296.2				
Open Area	195.2				
Subtotal	491.4	0	0		
TOTAL	1,766.1	7,716	0		

[1] Mixed-Use includes commercial and residential uses.

(2) Land Use

(a) **Residential**: With 7,716 dwelling units planned and the proximity of the I-5 corridor and associated employment base, The Mesas will provide a wide range of housing types. Higher intensity residential uses are sited near the Commercial center and the Mixed-Use Village Center along the eastern side of the Village. Lower intensity residential *land use designations* are located in Mesa neighborhoods with steeper topography and views of the River and beyond.

(b) **Commercial/Public Facilities**: The Mesas Village features a large Mixed-Use site along its eastern border. Because it is located on a highly visible promontory and receives regional exposure from Interstate 5, Valencia Commerce Center, SR-126, and the Six Flags Magic Mountain, this area will contain a broad range of uses including attached residential, hotel, business park, entertainment, office/commercial and retail.

In addition to the Mixed-Use area there will be two Commercial centers located on Magic Mountain Parkway to serve Village residents as well as residents from other Villages. Accessible to nearby housing, these centers will provide entertainment, food, commercial and retail services.

(c) **Mobility/Circulation**: Access to the site is provided by Commerce Center Drive and Magic Mountain Parkway. A system of arterials and collector roadways will provide residents with access to community facilities and centers as well as the other Villages. Neighborhood pedestrian Pathways, which follow the local streets, are linked to low-impact canyon Local Trails which connect to view point vistas of the Santa Clara River Valley and the Community Park. The Pathways also link the Mixed-Use and Commercial centers with residential neighborhoods.

(d) **Public Facilities/Recreation/Open Area**: A major goal of the *Open Area land use designation* is the preservation of canyons and their associated woodlands, ridgelines and river bluffs which brings the character of the River into The Mesas. These natural features provide boundaries for residential neighborhoods and bring recreational opportunities and natural *Open Area* close to Village residents. An elementary school adjacent to a Neighborhood Park and a fire station site are also located in The Mesas Village. Two (2) additional Neighborhood Parks are integrated into the residential areas and the Village Pathways provide for convenient access. A large Community Park is located adjacent to the River and features both active and passive recreational opportunities for the eastern portion of Newhall Ranch.

2.4 MOBILITY PLAN

1. Goals and Objectives

The goals and objectives contained in the County of Los Angeles General Plan and the Santa Clarita Valley Area General Plan were instrumental in shaping the Newhall Ranch Mobility Plan. Included in Appendix 7.2 is an explanation of how the Newhall Ranch Mobility Plan is consistent with each of these goals and objectives. The Newhall Ranch Mobility Plan also fulfills the Mobility objectives set forth in Section 2.1 of the *Specific Plan*.

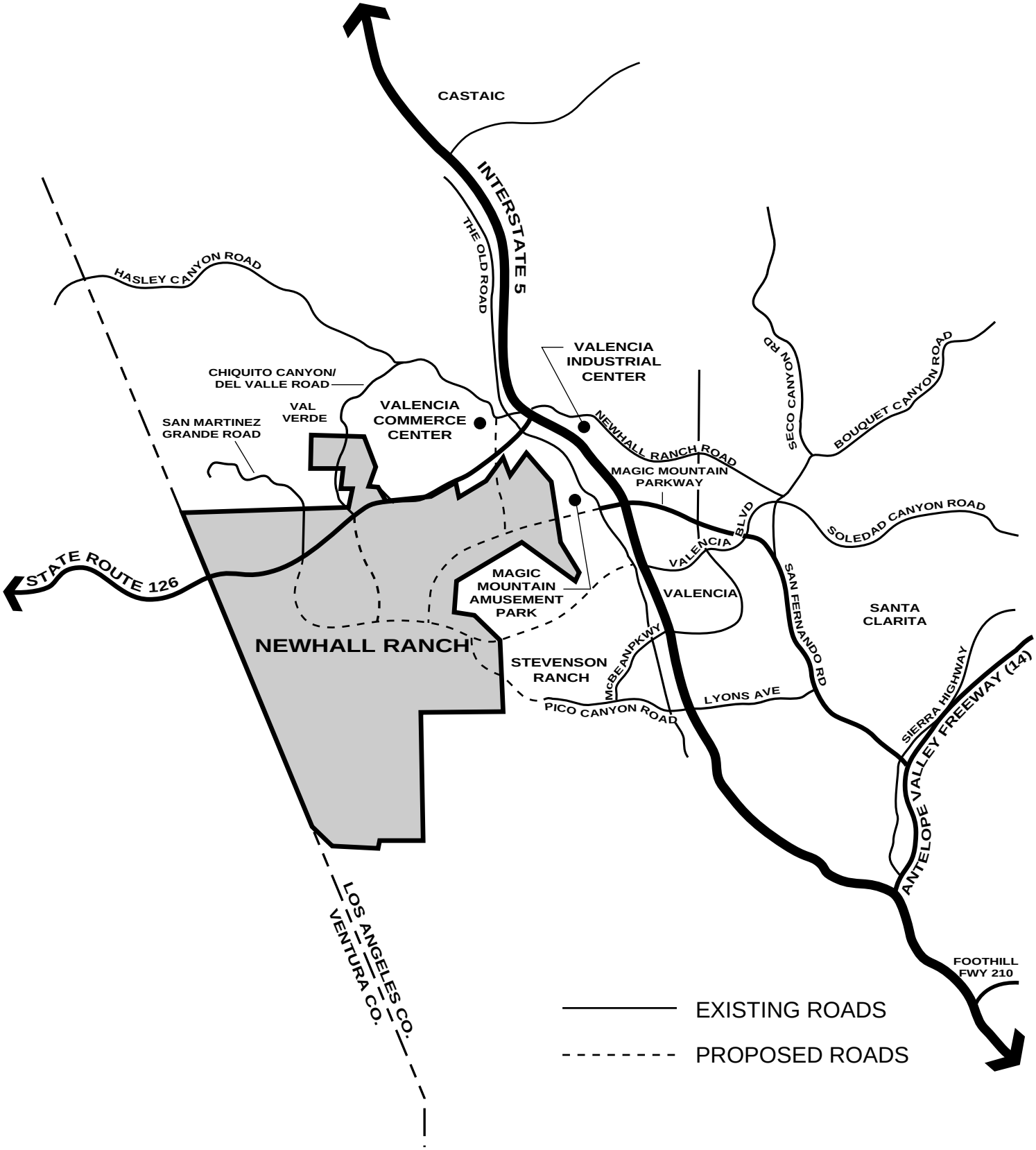
2. Roadways

a. Introduction

Precise alignments of all new master planned highways and those proposed to be relocated will be reviewed and approved by the County prior to approval of subdivisions which adjoin the highway. The roadway network of the Newhall Ranch Mobility Plan has been designed as an orderly extension of the regional circulation elements. The proposed development patterns within the site, integrated with existing and proposed circulation alignments, form the basis for this network. The Mobility Plan is designed to integrate modes of travel, accommodate anticipated traffic demands generated by the *Specific Plan* and surrounding development, and provide important roadway extensions and improvements that ultimately will connect existing and proposed Mixed-Use, Commercial and Business Park work centers and Residential areas to the I-5 Freeway corridor.

b. Regional Access

Regional Access is depicted on Exhibit 2.4-1. Primary access to the site is currently provided via existing State Route-126 (SR-126). SR-126 is presently a two-and four-lane highway between the Los Angeles/Ventura County line and its connection to Interstate 5, California's major north-south interstate highway, approximately one mile east of Newhall Ranch. The widening of SR-126 to four lanes within the *Specific Plan Area* is a State project, programmed by *Caltrans*, and is anticipated to be completed in 1999.



NEWHALL RANCH™
SPECIFIC PLAN
Prepared For: Newhall Ranch Company

EXHIBIT 2.4-1

REGIONAL ACCESS

Computer Mapping by FORMA Systems

c. Existing Local Access

In addition to the local access afforded by SR-126, Chiquito Canyon Road/ Del Valle Road is an existing two-lane road designated a Limited Secondary Highway by the Santa Clarita Valley Area Plan. San Martinez Grande is an existing local road which provides access to portions of the *Specific Plan Area* north of SR-126.

d. Specific Plan Roadway Network

The roadway network is set forth in the Master Circulation Plan, Exhibit 2.4-2. A description of the improvements to existing roadways which are necessary to implement the plan, as well as a description of the hierarchy of the roads to be constructed within the network, are included below.

(1) Improvements to Existing Roadways

(a) **State Route-126 (SR-126)**: The Master Circulation Plan identifies SR-126 as an 8-lane State Highway from the I-5 Freeway to its intersection with Commerce Center Drive where it transitions to a 6-lane State Highway until it reaches Potrero Valley Road (San Martinez Grande). It then transitions to a 4-lane State Highway west of Potrero Valley Road to the County Boundary. Between I-5 and Chiquito Canyon Road, SR-126 would ultimately be constructed as a State Highway with grade separated crossings and interchanges at Chiquito Canyon Road, Wolcott, and Commerce Center Drive. The road and interchanges will be built to Caltrans standards.

Parallel, south and adjacent to SR-126, a transit corridor will be reserved along the east/west length of Newhall Ranch to provide an option for MetroLink rail service.

NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

LEGEND

- STATE HIGHWAY
- MAJOR HIGHWAY
- SECONDARY HIGHWAY
- COLLECTOR
- POSSIBLE FUTURE COLLECTOR ALIGNMENT
- BUS PULL-IN

STREET SECTIONS

SECTIONS A1 & A2	EXHIBIT 2.4-3
SECTIONS B, C & D	EXHIBIT 2.4-4

English 0 1000' 2000'

Metric 0 225m 450m 900m

NORTH

10 ACRES 40 ACRES

Computer Mapping by FORMA Systems

EXHIBIT 2.4-2

MASTER CIRCULATION PLAN

MAY 2003

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(b) **Magic Mountain Parkway**: The *Specific Plan* allows for the extension of Magic Mountain Parkway through the northeastern portion of the property to connect with the on-project Potrero Valley Road. Magic Mountain Parkway will provide access to the variety of Residential, Mixed-Use, and Commercial uses represented in the Villages of The Mesas, Long Canyon and Potrero Valley.

The Magic Mountain Parkway extension is categorized as a Major Highway to its intersection with Commerce Center Drive, and a Secondary Highway west of that intersection. Additional parkway width adjacent to the road will accommodate a Community Trail.

(c) **Potrero Valley Road**: The *Specific Plan* incorporates the extension of Valencia Boulevard, along an existing easement on the adjacent property, to connect to Potrero Valley Road on-site. Valencia Boulevard has an interchange with the I-5 Freeway to the east and will connect the proposed uses located in Potrero Valley, Oak Valley and Riverwood Villages with the residential, employment, and commercial land uses along the I-5 and (via Potrero Valley Road) SR-126 corridors.

Potrero Valley Road is categorized as a Secondary Highway. Additional parkway width will be provided adjacent to the road for a Community Trail.

(d) **Commerce Center Drive**: The Master Circulation Plan, incorporating the County Master Plan of Highways alignment, depicts Commerce Center Drive as a Major (6-lane) Highway traversing the Valencia Commerce Center north of SR-126 and extending south into The Mesas Village and linking with the Magic Mountain Parkway extension. This connection will provide easy access to the employment and commercial land uses of the Valencia Commerce Center and link the more intensively developed eastern segments of the community with the SR-126 and I-5 interchange.

Commerce Center Drive is categorized as a Major Highway. Additional parkway adjacent to the road will accommodate a Community Trail.

(e) **Chiquito Canyon Road**: The southerly portion of this existing Limited Secondary Highway will become Long Canyon Road and will be relocated to provide safer access to SR-126 and provide direct access to the Business Park. The northerly portion of Chiquito Canyon Road will form a "T" with Long Canyon Road, where Long Canyon Road enters the Business Park. Chiquito Canyon Road will remain a two-lane Limited Secondary Highway (in an 80-foot right-of-way) and will be aligned adjacent to the toe of slope of the hills to the west. An equestrian trail and Community Trail will be located between the road right-of-way and the creek/drainage channel to the east. Equestrian trail access and other Chiquito Canyon Road improvements will be subject to the provisions set forth in Appendix 7.6, the Val Verde Civic Association Agreement.

South of the intersection with SR-126, Long Canyon Road is designed as a Major (6-lane) Highway in the vicinity of its intersection with SR-126, and transitions to a Secondary (4-lane) Highway further south. The Long Canyon Road extension traverses the Villages of Riverwood, Long Canyon, and Potrero Valley and connects with Potrero Valley Road (Valencia Boulevard extension) near the center of the site. This connection provides easy access to the commercial, recreational and cultural activities of the Mixed-Use Center north of the SR-126 intersection and the Mixed-Use Center in Potrero Valley. Additional parkway adjacent to the road will incorporate a Community Trail to support pedestrian movement in this corridor.

A traffic signal will be constructed and funded, subject to Caltrans approval, at the intersection of SR-126/Long Canyon Road (existing Chiquito Canyon Road) with the first construction at that intersection.

(f) **San Martinez Grande**: The southerly portion of this existing road will be relocated to provide safer access to both adjacent residential neighborhoods and SR-126, and to connect with Potrero Valley Road at its intersection with SR-126. The road will be designed as a Collector and will feature a Local Trail.

(g) **Pico Canyon Road**: The on-site portion of this existing road will be constructed as a Secondary Highway within the *Specific Plan Area*.

(2) Hierarchy of Roads

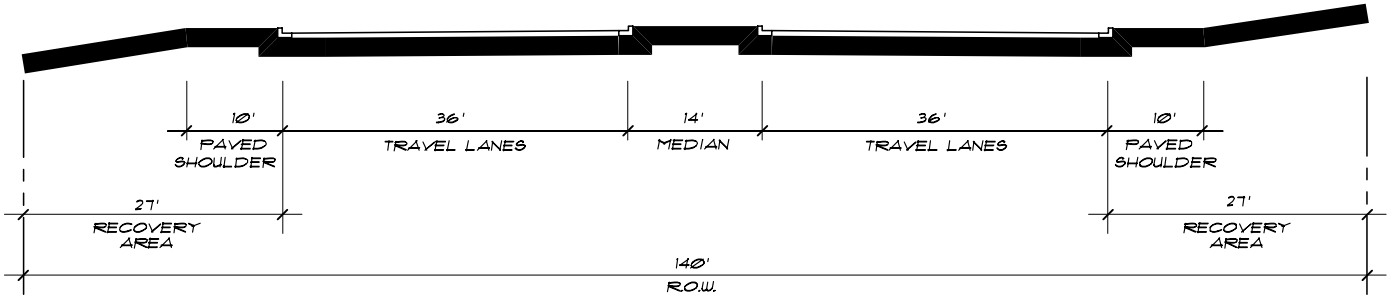
The Newhall Ranch hierarchy of roads is designed to correspond to the Los Angeles County Subdivision Planning and Zoning Code, Chapter 21.24 with the exception of State Route-126, which is designed consistent with Caltrans standards. Roads designated in the Master Circulation Plan are set forth in Roadway Sections A1 through D, Exhibits 2.4-3 and 2.4-4.

SR-126 is planned to State Highway standards and is anticipated to be an 8-lane State Highway from I-5 west to Commerce Center Drive where it will transition to a 6-lane State Highway until it reaches Potrero Valley Road where it will transition to a 4-lane State Highway. Landscaping within the median and recovery areas of the State-owned and maintained highway will be encouraged.

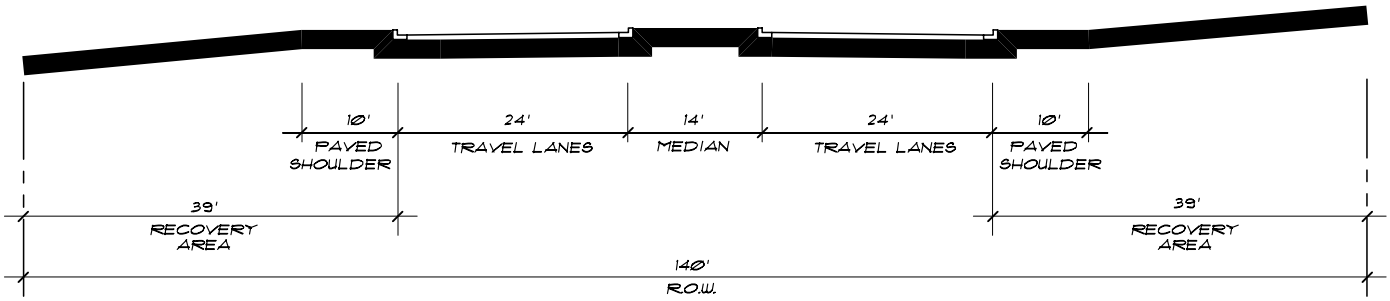
Major Highways within Newhall Ranch are designed to the County standard section with landscaped medians. Secondary Highways are modified from County standards to include a landscaped median, adding 14 feet to the standard 80 foot ROW for a total 94-foot ROW.

Collector roads correspond to Urban Collector Streets in the County code (see Section D on Exhibit 2.4-4). Collector streets may be widened to include landscaped medians at entry areas and other appropriate locations. Collector roads may also use the "Alternate Cross-Section," which results in the sidewalk being adjacent to the curb, as permitted by Chapter 21 of the Los Angeles County Subdivision Code.

Local streets will be designed at the subdivision map processing stage and will also be consistent with Los Angeles County local street standards contained in Chapter 21 of the Los Angeles County Subdivision Code. Local streets may use the "Alternate Cross-Section", as discussed above. Additionally, Local streets in the Estates and Low Residential *land use designations* may also use the "Rural Cross-Section," as permitted by Chapter 21 of the Los Angeles County Subdivision Code. The "Rural Cross-Section" uses a rolled curb rather than the standard curb and gutter. This includes the alternate street sections as set forth in Los Angeles County Code Chapter 12.24, Part 3.



SECTION A1 - 6 LANE STATE HIGHWAY (MAY BE GRADE SEPARATED)



SECTION A2 - 4 LANE STATE HIGHWAY

SCALE: 1"=20'

NEWHALL RANCH™
SPECIFIC PLAN
Prepared For: Newhall Ranch Company

EXHIBIT 2.4-3
ROADWAY SECTIONS A1 & A2

Computer Mapping by FORMA Systems

MAY 2003
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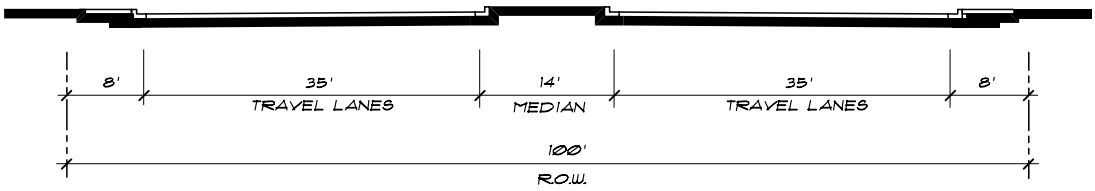
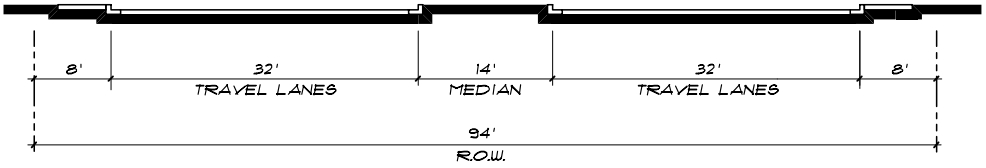
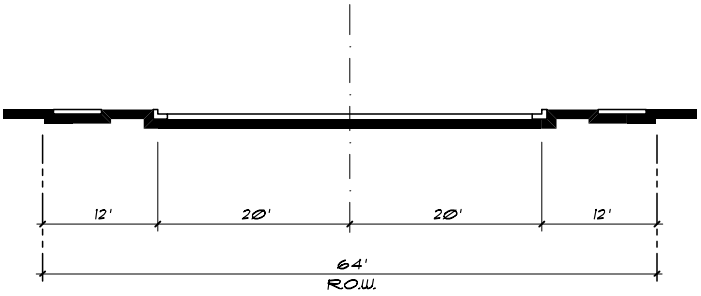


SECTION B - MAJOR HIGHWAY



SECTION C - SECONDARY HIGHWAY



SECTION D - COLLECTOR (URBAN)

SCALE: 1"=20'

NEWHALL RANCH™
SPECIFIC PLAN
Prepared For: Newhall Ranch Company

EXHIBIT 2.4-4
ROADWAY SECTIONS B, C & D

Computer Mapping by KRMA Systems

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3. Trails

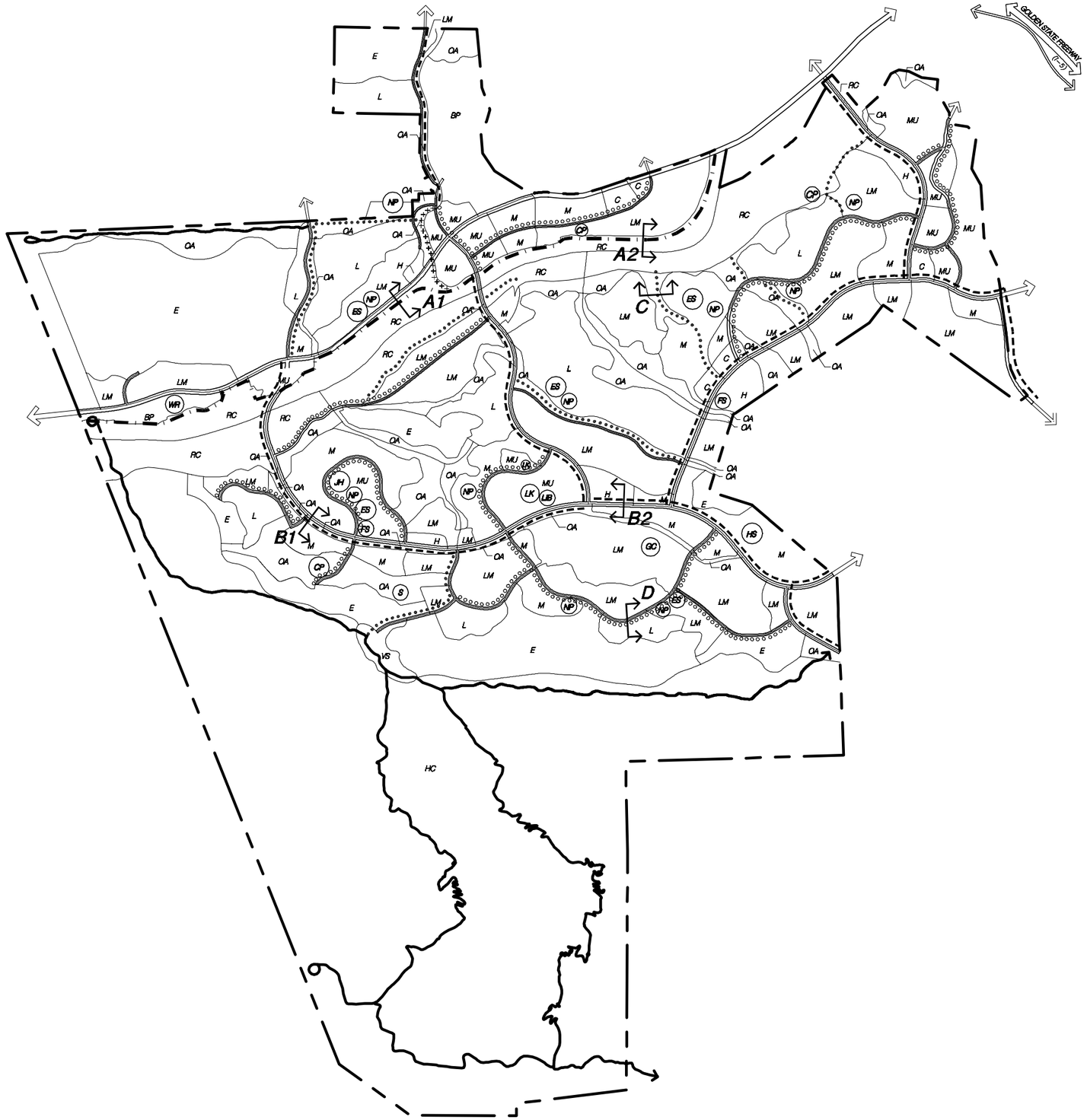
The Master Trails Plan, Exhibit 2.4-5, encompasses a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan Area* and provides potential connections to regional trail systems within the Santa Clarita Valley. The network will extend the existing planned regional trails into the Newhall Ranch and provide additional recreational opportunities for both local and regional residents.

The trails will provide access to *Open Area* and the two *SMAs* and vital connections between living areas, shopping, work, entertainment, schools, and civic and recreational facilities. These trails will be constructed on one side of the roadway, and the opposite side of the roadway will have a standard cross-section. The Master Trail Plan includes the following hierarchy of trails:

- Regional River Trail;
- Community Trails;
- Local Trails;
- Pathways; and
- Unimproved Trails.

a. Regional River Trail

The Regional River Trail is located on the north side of the Santa Clara River and extends from the Castaic Creek to the western site boundary. This trail represents an important recreational feature of the *Specific Plan*, allowing both active and passive enjoyment of the Santa Clara River. The design of the Regional River Trail accommodates a combined pedestrian/bicycle/ equestrian trail (see Exhibit 2.4-6).



NEWHALL RANCH™
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

LEGEND

- REGIONAL RIVER TRAIL
- COMMUNITY TRAIL
- EQUESTRIAN TRAIL COMPONENT OF COMMUNITY TRAIL
- LOCAL TRAIL
- PATHWAY
- UNIMPROVED TRAIL

TRAIL SECTIONS

SECTIONS A1 & A2	EXHIBIT 2.4-6
SECTIONS B1 & B2	EXHIBIT 2.4-7
SECTIONS C & D	EXHIBIT 2.4-8

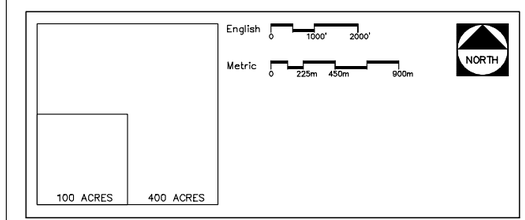


EXHIBIT 2.4-5

MASTER TRAILS PLAN

MAY 2003

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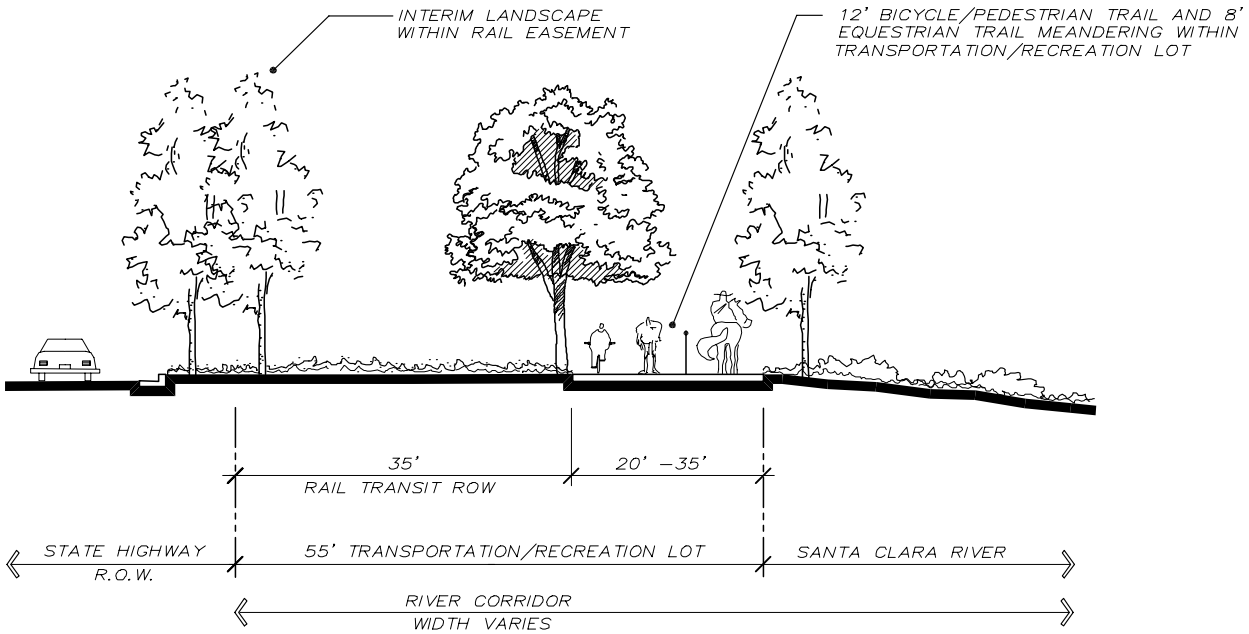
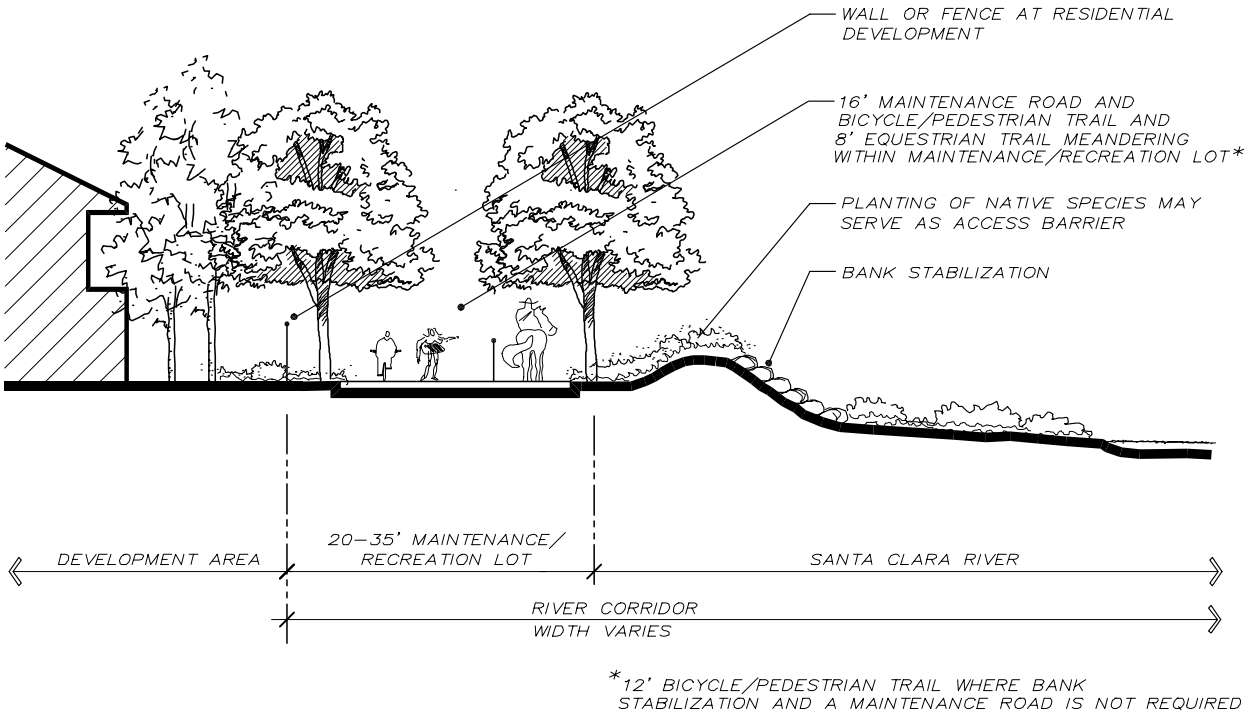


SECTION A1 - REGIONAL RIVER TRAIL

ADJACENT TO STATE ROUTE 126



SECTION A2 - REGIONAL RIVER TRAIL

ADJACENT TO FLOOD CONTROL INPROVEMENTS

SCALE: 1"=20'

NEWHALL RANCH™
SPECIFIC PLAN
Prepared For: **Newhall Ranch Company**

EXHIBIT 2.4-6

TRAIL SECTIONS A1 & A2

Computer Mapping by FORMA Systems

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b. Community Trails

Community Trails are unified pedestrian and bicycle routes in landscaped parkways. They are located along highways in order to connect the Villages. These routes will have recognizable landscape features to identify these routes for inter-Village walking (see Exhibit 2.4-7). The Community Trail adjacent to Chiquito Canyon Road and the equestrian trail component south of the Chiquito Canyon Road/Long Canyon Road intersection will be constructed pursuant to the Val Verde Civic Association Agreement (Appendix, Section 7.6).

c. Local Trails

The Master Trails Plan incorporates numerous local trails. A Local Trail is a joint pedestrian/bicycle route which may or may not follow a roadway. Local Trails provide access to amenities, the Community Trail network, or serve to link Villages. Trees and other landscaping materials may line Local Trails to make them an identifiable route in the Village, but often they follow natural drainages within *Open Area* and require little or no additional landscaping (see Exhibit 2.4-8).

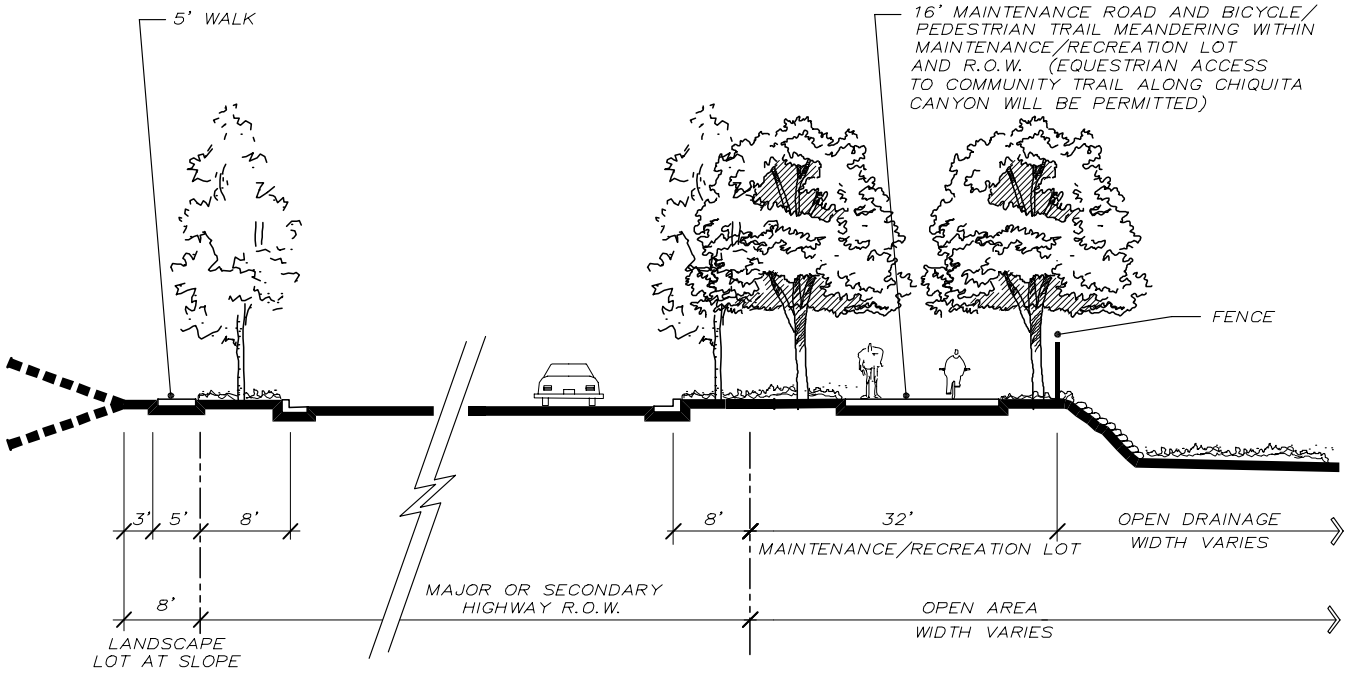
d. Pathways

Consisting of a multi-purpose bicycle and pedestrian trail, Pathways are located adjacent to local collector roadways. They provide access from the individual residential neighborhoods to the Community Trails (see Exhibit 2.4-8).

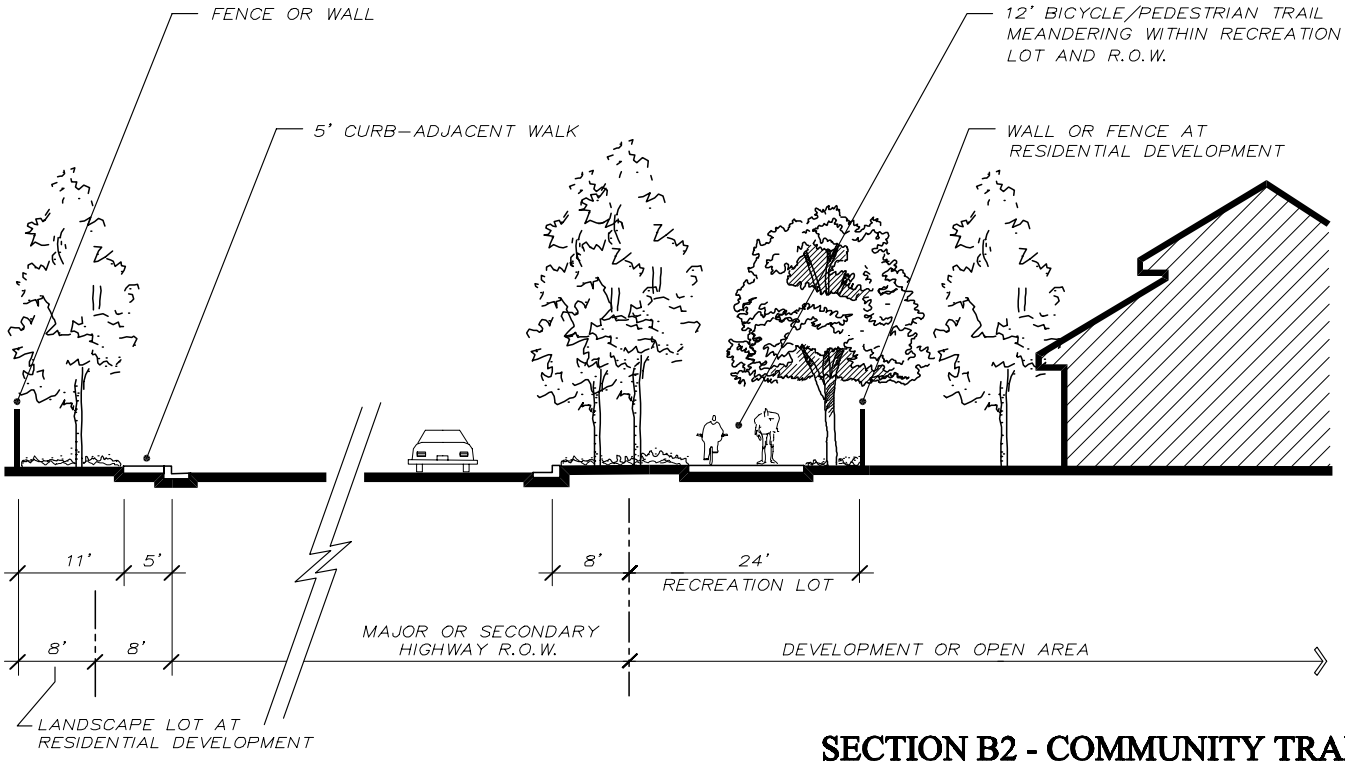
e. Unimproved Trails

There are numerous opportunities to enter *Open Area* or the *SMAs* of Newhall Ranch. These areas will be protected by designing trails that respect the sensitive natural resources. Unimproved Trails are dirt paths which will follow existing utility roads and/or are located to follow natural topography, and have minimal improvements.

Equestrian use of Unimproved Trails will be permitted in the High Country and along the northerly boundary of the Riverwood Village. The equestrian trail within the *High Country* will be linked to the Regional River Trail at the far western edge of the *Specific Plan Area*, provided all required environmental permits for the trail can be obtained from State, federal, or other agencies.



SECTION B1 - COMMUNITY TRAIL
ADJACENT TO OPEN DRAINAGE



SECTION B2 - COMMUNITY TRAIL
ADJACENT TO DEVELOPMENT OR OPEN AREA

SCALE: 1"=20'

NEWHALL RANCH™
SPECIFIC PLAN
Prepared For: Newhall Ranch Company

EXHIBIT 2.4-7
TRAIL SECTIONS B1 & B2

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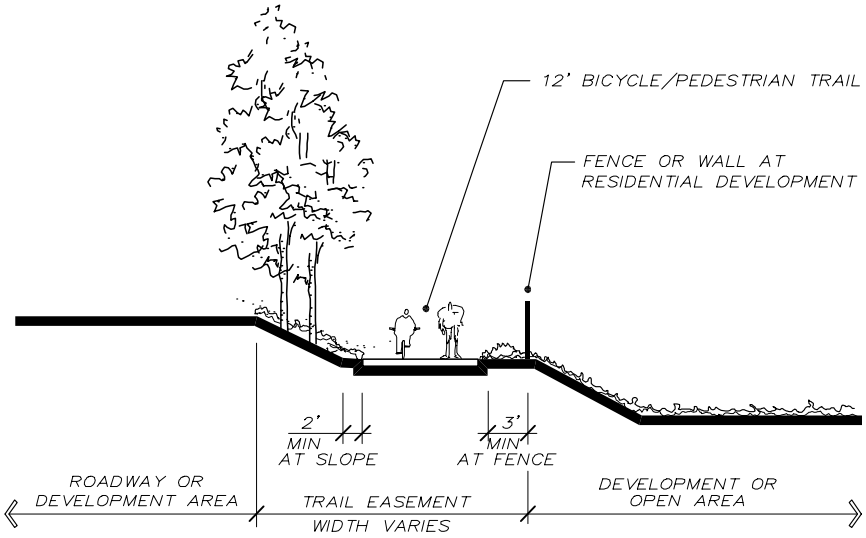
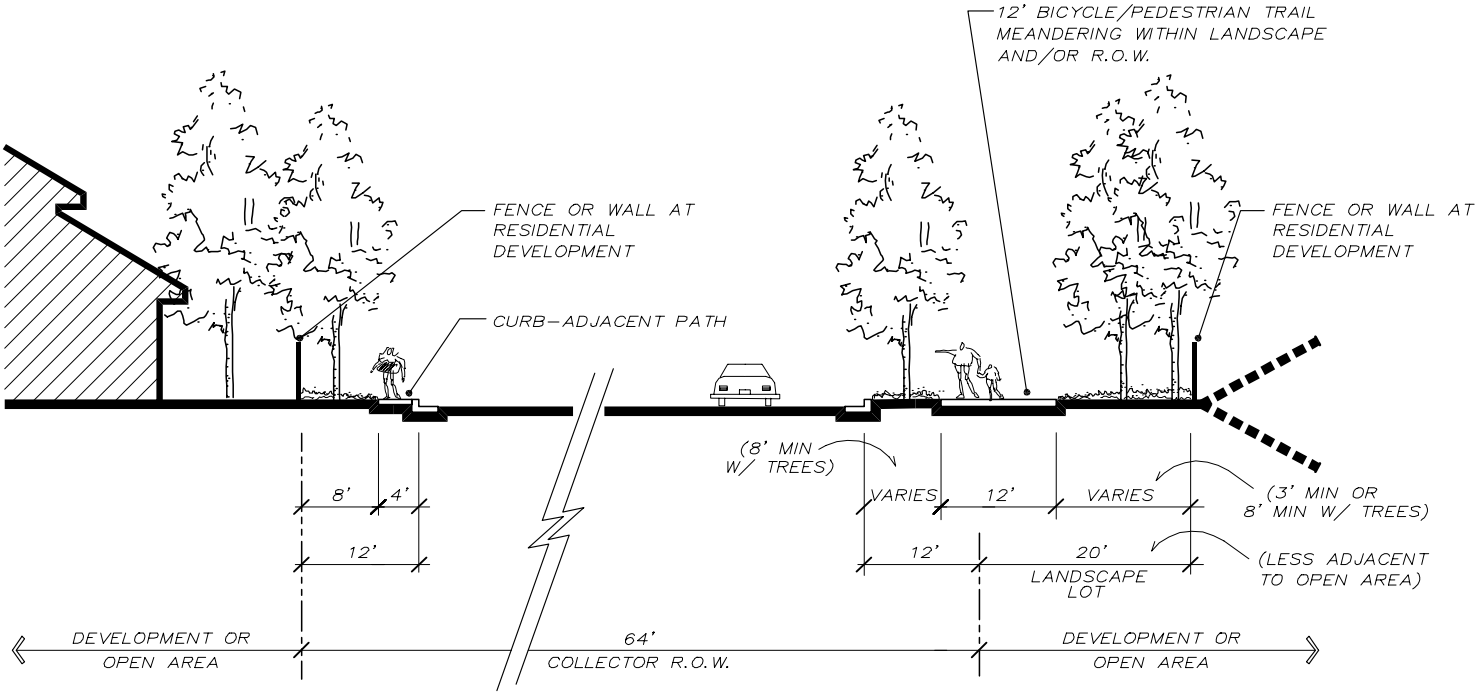


SECTION C - LOCAL TRAIL



SECTION D - PATHWAYS

SCALE: 1"=20'

NEWHALL RANCH™
SPECIFIC PLAN
Prepared For: Newhall Ranch Company

EXHIBIT 2.4-8
TRAIL SECTIONS C & D

Computer Mapping by FORMA Systems

MAY 2003
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4. Transit

Newhall Ranch has been designed to provide many alternate routes for public transit. The road system will serve as the basic transit infrastructure with collector roads serving Village neighborhoods and arterial roadways linking Village Centers and providing inter-Village connections. The Village design concept facilitates transit use and provides for bus pull-ins at the Mixed-Use Village Centers.

The major arterial roadways of the community will feed into State Highway 126 at Commerce Center Drive, Long Canyon Road, and Potrero Valley Road for regional access. Other major access points will be located along the eastern side of the community, providing possible transit access to the Magic Mountain area and the employment centers surrounding the Interstate 5 Freeway.

The Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor has been incorporated into the plan to permit future transit/rail options. A potential site for a future transit station has also been identified in Planning Area RW 36 (see Annotated Land Use Plan Statistical Table, Table 5.4-1) which could be used as a possible park-and-ride site as an interim use.

The Major and Secondary Highway design will incorporate provisions for bus pull-ins to be consistent with County Transit Authority requirements. These locations are positioned to be central to pedestrian activity in each Village.

Conceptual locations for bus pull-ins and MetroLink ROW are indicated on the Master Circulation Plan. The number and locations of bus pull-ins will be determined during the subdivision map processing stage.

5. Technology

Developers of future subdivisions within Newhall Ranch are encouraged to consider new transportation technologies which are cost effective and for which there is sufficient consumer demand.

2.5 PUBLIC SERVICES AND FACILITIES PLAN

This section describes the public services and facilities, including infrastructure systems, that will be needed to serve the proposed development within the *Specific Plan Area*. It sets forth conceptual infrastructure plans for drainage/ flood control, potable water, reclaimed water, sewer, solid waste, and dry utilities including gas, electricity, telephone, and television cable service.

1. Goals and Objectives

The Public Services/Facilities Plan was developed to be consistent with the County of Los Angeles General Plan and Santa Clarita Valley Area General Plan goals and objectives. The Specific Plan Consistency Analysis documents the *Specific Plan's* consistency with these goals and objectives and is set forth in Appendix 7.2.

Specific goals and objectives relevant to public services/facilities and infrastructure have been generated based on the LA County General Plan and Santa Clarita Valley Area Plan. These are included in Section 2.1.

2. Infrastructure Plans

a. Drainage and Flood Control

The 11,963-acre *Specific Plan Area* is part of the Santa Clara River Basin and associated watershed. Castaic Creek, and the drainage courses of Chiquito Canyon, San Martinez Grande Canyon, Potrero Canyon, as well as other unnamed tributary courses, drain into the Santa Clara River Valley within the project boundaries.

The Conceptual Backbone Drainage Plan, Exhibit 2.5-1, provides drainage and flood protection to the site. A primary goal of the plan is to preserve the Santa Clara River as a resource. In order to meet this goal several generalized criteria regarding the form and function of the River were identified early in the planning process which formed the basis of the River Corridor concept.

NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

LEGEND

- OPEN DRAINAGE
- CLOSED SYSTEM
- INLET
- OUTLET
- N.P.D.E.S. WATER QUALITY BASIN
- BANK STABILIZATION

English 0 1000' 2000'

Metric 0 225m 450m 900m

NORTH

10 ACRES 40 ACRES

Computer Mapping by FORMA Systems

EXHIBIT 2.5-1

CONCEPTUAL BACKBONE DRAINAGE PLAN

MAY 2003

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The criteria used includes the following:

- the flood corridor must allow for the passage of Los Angeles County Capital Flood Flow without the permanent removal of natural river vegetation (except at bridge crossings);

- the banks of the River will generally be established outside of the "Waters of the United States," as defined by federal laws and regulations and as determined by the delineation completed by the *United States Army Corps of Engineers* (*ACOE*) in August 1993;

- where the *ACOE* delineation width is insufficient to contain the Capital Flood flow, the flood corridor will be widened by an amount sufficient to carry the Capital Flood flow without the necessity of permanently removing vegetation or significantly increasing velocity;

- where development is proposed within the existing Los Angeles County floodplain, the land where development is to occur will be elevated in accordance with Los Angeles County policies to remove it from the floodplain; and

- bank stabilization will occur only where necessary to protect against erosion.

Within the creeks and drainages which are tributary to the Santa Clara River, natural drainage courses, open channels, and subsurface drainage conduits would channel storm runoff through the *development areas* and into the Santa Clara River. Open drainage systems would be installed within the lower elevations of the tributary drainage courses wherever post-development runoff flows would exceed 2,000 cfs. Bank stabilization would be installed to protect development from erosion. Bank stabilization is proposed to be ungrouted rock in all areas except at outlet structures, access ramps, and bridge abutments where it is expected that grouted rock or reinforced concrete will be required to meet Los Angeles County Department of Public Works standards. Alternative materials to rip rap for bank stabilization will be considered if cost

effective in terms of construction and maintenance costs and if approved by the Los Angeles County Department of Public Works Flood Control section for public ownership and maintenance. Specification of bank stabilization will be determined prior to construction of individual subdivisions.

As an alternative to the use of ungrouted rock and to preserve the natural aesthetics, armored bank stabilization may be buried with soil provided certain design and hydraulic considerations are taken into account to the satisfaction of the Department of Public Works as follows:

- The hydraulic capacities of the river and side drains are not compromised.
- Only bank stabilization sections that are in straight reaches may be buried. Curved reaches or reaches opposite of major side drains, where flow impingement against bank stabilization is likely, would not be buried unless otherwise approved by the Department of Public Works.
- Soil will be placed at a 4:1 slope and may be hydro-seeded with suitable native plant material.
- Side drains would be flared out.
- Whenever practical, side drains would be combined.
- It is recognized that the overlying fill will be subject to natural riverine factors such as sediment deposition or erosion from river flows and may wash away. County Flood Control is not obligated to take any measures to restore the fill or the vegetation.

Clean sediment, periodically removed from debris basins, may be placed into the river area as approved by the various regulatory agencies. The project applicant shall process the necessary permits from the U.S. Army Corps of Engineers, State Department of Fish & Game, and the Regional Water Quality Control Board to allow for

such placement of sediment, prior to construction of any development that contemplates debris basins or bank stabilization.

Other drainage improvements that will be implemented as a result of the *Specific Plan* focus on minimizing the amount of debris that enters the drainage system, minimizing the amount of sedimentation that occurs, and maintaining the quality of water within the drainage system at a level consistent with the federal Clean Water Act. These improvements will include necessary appurtenant facilities such as catch basins, manholes, inlet and outlet structures, water quality basins, and access roads. Locations and sizes of these improvements would be determined as part of the subdivision process. All necessary NPDES permits will be obtained and thus all NPDES program requirements, which may change, will be met.

b. Potable Water

The Conceptual Backbone Water Plan, Exhibit 2.5-2, sets forth on-site storage and water distribution systems to provide adequate fire and domestic service as required. The *Specific Plan* is within the service area of the Castaic Lake Water Agency which will provide imported water to Valencia Water Company for the *Specific Plan*. Domestic water service, which will also include groundwater that was previously used to water agricultural crops, will be provided by Valencia Water Company. Valencia Water Company is a private water purveyor regulated by the State Public Utilities Commission and currently serves Valencia and parts of the Newhall communities. Existing facilities are primarily located on the northern and eastern edge of the property and will be expanded as development occurs.

The domestic water demands for this project are based on the projections for the specific land uses and their intensities, balanced with historical use factors. Reclaimed water, to the extent available, will be used for irrigating the majority of park and recreation areas, including the Golf Course.

NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

L E G E N D

- WATER TANK SITE (POTABLE AND/OR RECLAIMED)
- PUMP STATION
- PRESSURE REDUCTION STATION
- POTENTIAL AQUIFER STORAGE AND RECOVERY WELLS (ASR)
- WATER AND/OR RECLAIMED WATER LINES
- WATER RECLAMATION PLANT

English 0 1000' 2000'

Metric 0 225m 450m 900m

NORTH

10 ACRES 40 ACRES

Computer Mapping by FORMA Systems

EXHIBIT 2.5-2

CONCEPTUAL BACKBONE WATER PLAN

MAY 2003

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In conjunction with the submittal of applications for and prior to approval of tentative tract maps or parcel maps which permit construction documentation as required by State law will be submitted by the retail water provider to the County identifying the source(s) of supply of water for the land uses within that tentative tract map or parcel map. The agricultural water that is identified shall not exceed the amount of historical agricultural water use.

c. Reclaimed Water

An on-site Water Reclamation Plant (WRP) along the Santa Clara River in the western portion of the site will be constructed. A goal of the WRP is to recycle the maximum amount possible of wastewater generated on the site to meet the non-potable water demands of the Newhall Ranch project.

A parallel, but separate, distribution system to deliver non-potable recycled water will be provided. Reclaimed water may be used for irrigation of the Golf Course, parks, and a wide variety of other community areas such as:

- Major slopes in residential *Planning Areas*;
- Multi-family residential common areas;
- *Open Area*;
- Major road medians and parkways;
- School and park landscape areas;
- Commercial/office/community facility landscape areas; and
- *Community Lake*.

d. Sanitary Sewer

The Conceptual Backbone Sewer Plan, Exhibit 2.5-3, sets forth a system for sewage collection which will include a Water Reclamation Plant (WRP), a collection system with pump stations, and both gravity and force mains.

NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

L E G E N D

SEWER LINE SYSTEM

PROPOSED WATER RECLAMATION PLANT

English 0 1000' 2000'

Metric 0 225m 450m 900m

NORTH

10 ACRES 40 ACRES

Computer Mapping by FORMA Systems

EXHIBIT 2.5-3

CONCEPTUAL BACKBONE SEWER PLAN

MAY 2003

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All facilities of the sanitary sewer system will be designed and constructed for maintenance by the County of Los Angeles and/or the Sanitation Districts or similar entity in accordance with their manuals, criteria, and requirements.

e. Solid Waste

Residential, commercial, and industrial solid waste collection in the unincorporated areas of the County is handled by private waste haulers in a free-enterprise system in which fees are paid by the homes and businesses requiring disposal. Currently most waste is disposed of in landfills. It is likely, but not certain, that solid waste generated by Newhall Ranch would be disposed of at the nearby Chiquita Canyon Landfill. By law, waste haulers may dispose of solid waste at any landfill that is willing to take it and which provides the greatest economic advantage to the hauler, considering hauling distance versus disposal fees. Therefore, any landfill within or outside of the County may receive solid waste from the *Specific Plan Area*.

State law and the Source Reduction and Recycling Element (SRRE) of the County Waste Management Plan require that the County undertake substantially increased recycling and other types of diversion from landfills. The *Specific Plan* will be subject to the County ordinance designed to assist in meeting the requirements of the SRRE. The Ordinance requires the provision of adequate, accessible, and convenient areas for recycling in all residential and non-residential developments.

f. Dry Utilities

(1) Gas

The Southern California Gas Company (SCG), or other natural gas service providers pending outcome of state energy deregulation, will provide natural gas service to the *Specific Plan Area*. Gas mains will be sized to provide the backbone service to Newhall Ranch. Appropriately sized laterals will be extended throughout the *Specific Plan Area* at specific locations based on the land uses.

(2) Electricity

Southern California Edison Company has existing transmission facilities within the project limits on either side of Route-126. SCE or other electrical service providers, pending outcome of state energy deregulation, will provide electrical services. Substation facilities will be provided at an appropriate location to provide service throughout the *Specific Plan Area* (see the *land use overlay* Electrical Substation on the Land Use Plan, Exhibit 2.3-1 for a potential location).

(3) Telephone

Telephone service is expected to be provided to the *Specific Plan Area* by Pacific Telephone or other telephone service company pending the outcome of the federal communications deregulation.

(4) Cable

Television and radio cable service will be provided by a private cable company. Service will be distributed throughout the *Specific Plan Area*.

3. Public Facilities/Services

a. Fire and Emergency Medical Service

Fire protection and emergency medical services for the *Specific Plan Area* are provided by the Los Angeles County Fire Department. The fire department provides services to the Santa Clarita Valley area from eight fire stations and three County fire camps. Five stations located within 5 miles of the project provide first-alarm fire protection service.

The developer will provide funding for three fire stations to the Consolidated Fire Protection District of Los Angeles County (the "*Fire District* ") in lieu of developer fees. The developer will dedicate two fire station sites for the two fire stations located in Newhall Ranch. The two on-site fire stations will be

located within the Oak Valley and The Mesas Villages, with direct access to arterial roadways (see Land Use Plan, Exhibit 2.3-1, for approximate locations). The *Fire District* will dedicate the site for the fire station to be located at the Del Valle Training Facility. Each fire station site will have a building pad consisting of a net buildable area of one acre. If the cost of constructing the three fire stations, providing and dedicating the two fire station sites, and providing 3 engines, 1 paramedic squad and 63% of a truck company exceeds the developer's developer fee obligation for the Newhall Ranch development as determined by the *Fire District* , the *Fire District* will fund the costs in excess of the fee obligation.

Two of the three fire stations to be funded by the developer will not exceed 6,000 square feet; the third fire station to be funded by the developer will not exceed 8,500 square feet. The *Fire District* will fund the cost of any space/square footage of improvement in excess of these amounts as well as the cost of the necessary fire apparatus for any such excess square footage of improvements. The cost of three fire engines, a proportionate share of a truck, and one squad to be provided by the developer will be determined based upon the apparatus cost at the time the apparatus is placed in service.

The *Fire District* and the developer will mutually agree to the requirements of first-phase protection based upon projected response/travel coverage. Such mutual agreement regarding first-phase fire protection requirements ("*fire protection plan* ") and the criteria for timing the development of each of the three fire stations will be defined in a Memorandum of Understanding between the developer and the *Fire District* to be executed prior to the approval of the first tentative map which allows construction. Delivery of fire service for Newhall Ranch will be either from existing fire stations or one of the three fire stations to be provided by the developer pursuant to this section. Prior to the commencement of the operation of any of the three fire stations, fire service may be delivered to Newhall Ranch from existing fire stations or from temporary fire stations to be provided by the developer at mutually agreed-upon locations, to be replaced by the permanent stations which will be located within the Newhall Ranch development. The developer and the *Fire District* will annually review the *fire protection plan* to evaluate development and market conditions and modify the Memorandum of Understanding accordingly.

b. Police/Sheriff Service

The *Specific Plan Area* is served by the Santa Clarita Valley station of the Los Angeles County Sheriff Department located at 23740 West Magic Mountain Parkway in Valencia. The station has a jurisdiction of approximately 650 square miles. Additionally, the California Highway Patrol provides traffic regulation enforcement, emergency incident management, service and assistance on County Highways and State Route-126. The EIR addresses adequacy of sheriff services. No on-site facilities are required.

c. Schools

Newhall Ranch lies within the Newhall School District, Castaic Union School District, and William S. Hart School District. Based on preliminary projections, the Land Use Plan provides approximate locations for five elementary schools, one junior high school, and one high school (see *land use overlays* on Exhibit 2.3-1). School facilities funding agreements are included in the Appendix as Section 7.3 (Castaic Union School District, Section 7.4 (Newhall School District), and Section 7.5 (William S. Hart Union School District).

(1) Elementary Schools: Five elementary schools have been incorporated into the Land Use Plan.

Elementary school sites will generally be approximately 7 acres when located adjacent to Neighborhood Parks to maximize joint use of the facilities. When not located adjacent to park or recreation facilities, they will be approximately 10 acres. The sites will be served by bicycle and pedestrian access and located so as to reduce site preparation costs and to maximize use of the site for physical activities. Final elementary school sites will be specifically located at the subdivision map stage.

(2) Junior High School: One junior high school is proposed for the *Specific Plan Area* in compliance with the William S. Hart District Standards. Pursuant to those standards, the junior high school site will include approximately 25 acres, and it will be sited with consideration of transportation corridors such as bike lanes, riding and hiking trails, and local transit service. The junior high school may also be located adjacent to a Neighborhood Park to facilitate joint use of recreation facilities.

(3) High School: One new high school is proposed within the *Specific Plan Area*. Pursuant to William S. Hart District Standards, the high school site will be approximately 45 acres and will be located adjacent to or in direct proximity of arterial streets in order to facilitate the related traffic and transit service.

d. Library

The *Specific Plan Area* is served by the Los Angeles County Public Library system. The developer will provide funding for a maximum of two libraries (including the site(s), construction, furniture, fixtures, equipment and materials) to the County Librarian. The developer will dedicate a maximum of two library sites for a maximum of two libraries located in Newhall Ranch in lieu of the land component of the County's library facilities mitigation fee, in accordance with the provisions of Section 22.72.090 of Section 2 of Ordinance No. 98-0068 of the County Zoning Code. The actual net buildable library site area required and provided by the developer will be determined by the actual size of the library building(s), the *Specific Plan* parking requirements, the County Building Code and other applicable rules.

The total library building square footage to be funded by the developer will not exceed 0.35 net square feet per person. The developer's funding of construction of the library(s) and furnishings, fixtures, equipment and materials for the library(s) will be determined based on the cost factors in the library facilities mitigation fee in effect at the time of commencement of construction of the library(s).

Prior to County's issuance of the first residential building permit of Newhall Ranch to the developer, the County Librarian and the developer will mutually agree upon the library construction requirements (location, size, funding and time of construction) based upon the projected development schedule and the population of Newhall Ranch based on the applicable number of average persons per household included in the library facilities mitigation fee in effect at the time. Such mutual agreement regarding the library construction requirements ("*Library Construction Plan* ") and the criteria for timing the completion of the library(s) will be defined in a Memorandum of Understanding between the developer and the County Librarian. Such Memorandum of Understanding shall include an agreement by the developer to dedicate sufficient land and pay the agreed amount for fees on a schedule to allow completion of the library(s) as described below. The developer's funding for library facilities shall not exceed the developer's fee obligation at the time of construction under the developer fee schedule.

If two libraries are to be constructed, the first library will be completed and operational by the time of County's issuance of the 8,000th residential building permit of Newhall Ranch and the second library will be completed and operational by the time of County's issuance of the 15,000th residential building permit of Newhall Ranch. If the County Librarian decides that only one library will be constructed, the library will be completed and operational by the time of County's issuance of the 10,000th residential building permit of Newhall Ranch.

No payment of any sort with respect to library facilities will be required under this Section 2.5.3.d, in order for the developer to obtain building permits for nonresidential buildings. A conceptual new library facility location is shown on the Land Use Plan within the Potrero Valley Village Center (see Land Use Plan, Exhibit 2.3-1).

4. Parks/Recreation Services

The Park and Recreation Services and Facilities, as set forth in the *Specific Plan Area*, are described in Recreation/Open Area, Section 2.8.

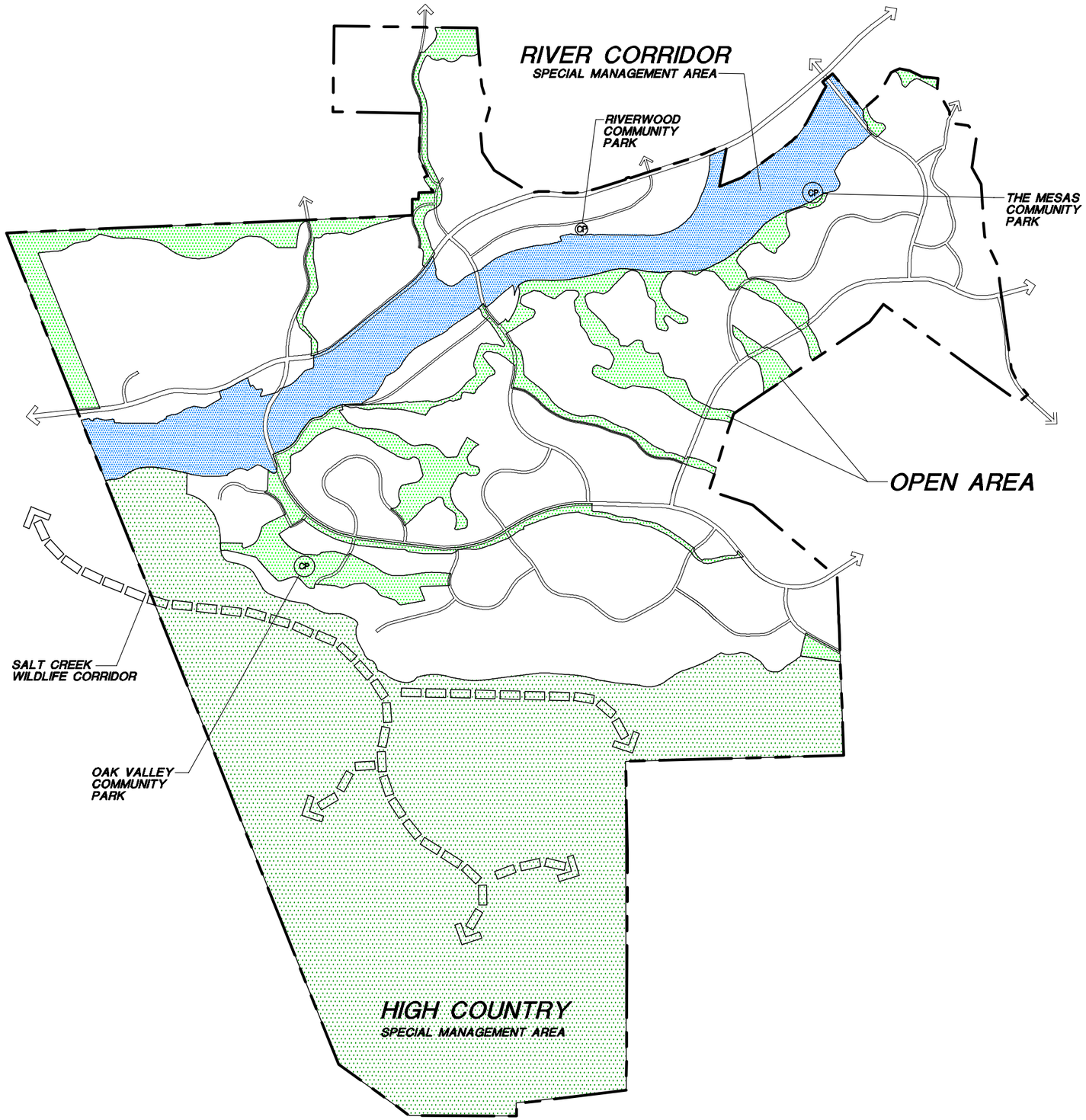
2.6 RESOURCE MANAGEMENT PLAN

1. Introduction

a. Purpose and Intent

The Resource Management Plan (RMP) provides a set of standards by which biological and cultural resources within the *Specific Plan Area* will be managed during construction and thereafter for the life of the community. Specifically, the RMP governs the restoration and enhancement activities that will take place as mitigations for unavoidable impacts to riparian vegetation, endangered species habitat, and oak woodlands and savannahs. The RMP provides the opportunity to establish "mitigation banks" within the *Specific Plan Area*, in which on- or off-site impacts to riparian vegetation or oak trees may be mitigated. It provides discussions of the manner in which transitions between *development area* and the *Open Area and Special Management Areas* will be handled, including the provision of wildfire fuel modification zones. The RMP additionally governs public access and recreational use of the *River Corridor* and *High Country Special Management Areas (SMAs)*, and provides a framework for the long-term management and ownership of all of the *Open Area* and *Special Management Areas* of the *Specific Plan* (see Exhibit 2.6-1, Open Areas).

Mitigation and management activities within Newhall Ranch will be subject to a variety of future requirements, including California Department of Fish and Game Section 1603 Streambed Alteration Agreements, U.S. Army Corps of Engineers Section 404 Permits, U.S. Fish and Wildlife consultations regarding endangered species and Regional Water Quality Control Board National Pollution Discharge Elimination System (NPDES) permits. In addition, the *River Corridor* and *High Country Special Management Areas* retain their designation as Significant Ecological Areas under the *Specific Plan*. County policy requires that all future discretionary permits within SEAs be reviewed by the Significant Ecological Area Technical Committee (SEATAC). The RMP contains the same conceptual level of detail as the *Specific Plan* as a whole.



NEWHALL RANCH
SPECIFIC PLAN

Prepared For Newhall Ranch Company

LEGEND

OPEN AREA
- SIGNIFICANT LANDFORMS
- MAJOR CREEKS AND DRAINAGES
- OAK WOODLAND AND SAVANNAHS
- COMMUNITY PARKS (CP)
- CULTURAL SITES

RIVER CORRIDOR
- SPECIAL MANAGEMENT AREA (SEA #23)

HIGH COUNTRY
- SPECIAL MANAGEMENT AREA (SEA #20)
- SALT CREEK WILDLIFE CORRIDOR

SPECIFIC PLAN BOUNDARY

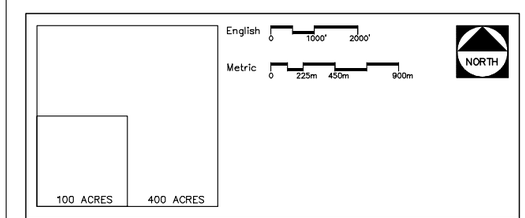


EXHIBIT 2.6-1

MAJOR OPEN AREAS

MAY 2003

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It therefore provides a framework for resource management which will be implemented through more detailed plans required by law or by the RMP itself. The RMP does not attempt to provide the construction-level regulations and requirements that will be a part of the above permits.

b. Objectives

The RMP provides the means to carry out certain *Specific Plan* objectives included in Section 2.1. The *Specific Plan* goals and objectives relevant to resource management include the following:

(1) Protect wetland and endangered species in the Santa Clara River;

(2) Preserve the Santa Clara River Corridor and adjacent uplands containing significant natural resources for their resource value, open area, and recreational use;

(3) Retain major open area and its natural vegetation as a wildlife or ecological reserve;

(4) Preserve significant stands of oak trees;

(5) Preserve the site of the historical Asistencia (San Fernando Mission Annex);

(6) Identify and protect significant resources within the two Los Angeles County Significant Ecological Areas;

(7) Preserve or minimally impact the most significant ridgelines and other major topographical landforms; and

(8) Promote water conservation through design guidelines that encourage use of drought-tolerant and native plants.

c. Resource Description

At 11,963 acres, the Newhall Ranch site is among the largest of the land holdings in the region having a single owner or small number of owners. The size and single ownership of the site provide a unique opportunity to develop a comprehensive master-planned community in which land uses are judiciously sited, and infrastructure and service systems are planned and coordinated with regional systems.

The Newhall Ranch site has diverse topography and natural resources. Significant landform features such as the Santa Susana Mountains, Santa Clara River and river bluffs, Sawtooth Ridge and Ayers Rock are constraints to development, but provide opportunities to integrate an urban community within a natural setting. The Santa Clara River Valley, Potrero Valley, the Mesas along the river and, to a lesser extent, Long Canyon, provide large areas of more even topography which is suitable for development. In general, these portions of the property have historically been used for agriculture, grazing, and *oil and natural gas operations*, and therefore have reduced biotic integrity.

A significant portion of the site is within County Significant Ecological Areas No. 20 (Santa Susana Mountains) and No. 23 (Santa Clara River). These areas pose major constraints to development, but also provide biotic and scenic resources, the preservation of which add to the environmental, aesthetic, and recreational quality of the ultimate community.

The *Specific Plan* for Newhall Ranch was prepared in a series of iterations over approximately a five year period. Incorporated into the *Specific Plan* are extensive studies of the site and its environmental resources, as well as the constraints and opportunities briefly described above. Market analysis was conducted to determine the range of home types, retail and office commercial, and employment generating land uses which would be warranted based on demographic and economic trends in Southern California. Nationwide and local surveys were used to determine the community character and amenities that people would find desirable in a planned community. In addition, public

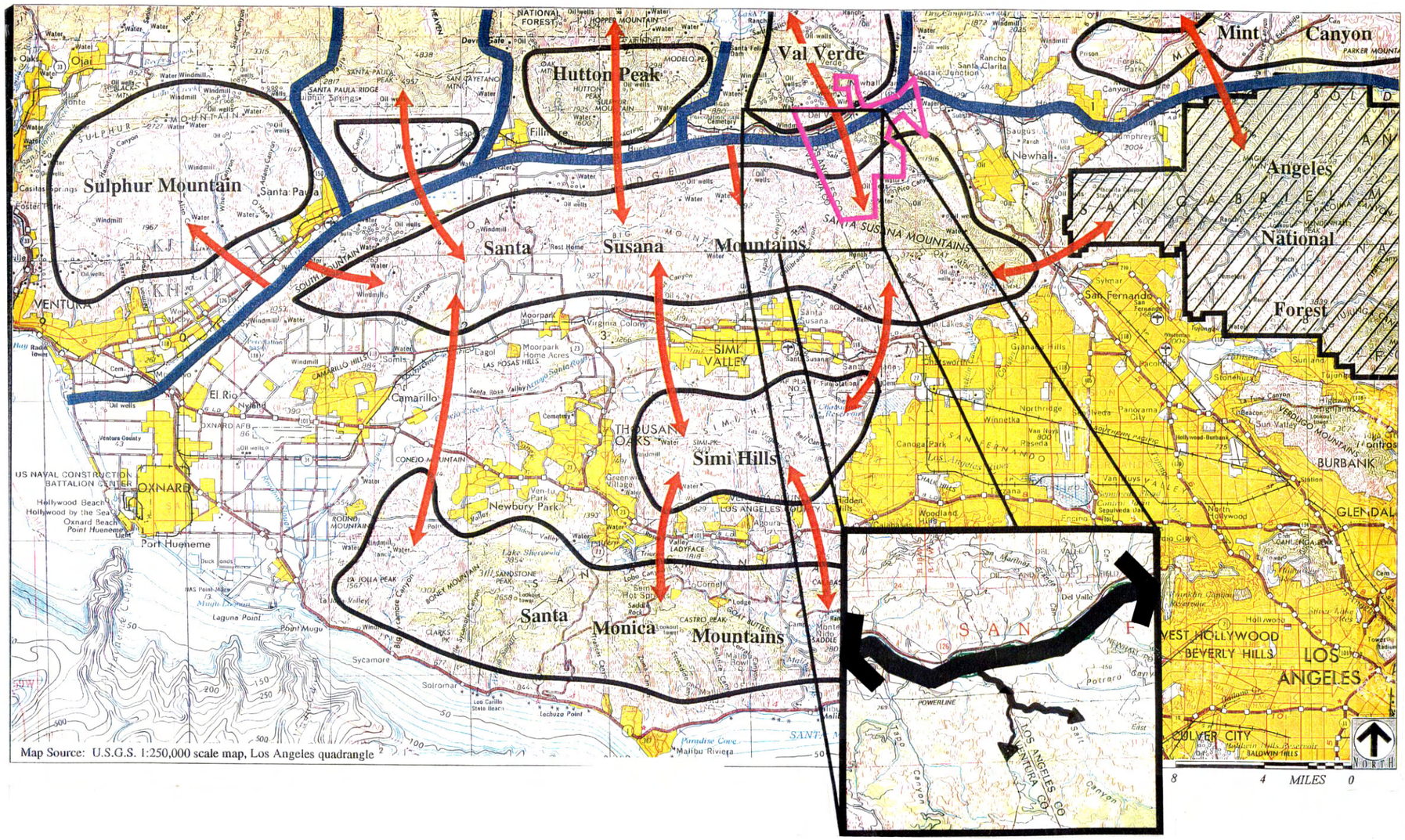
input to the plan was obtained through extensive Community Task Force meetings and other public outreach efforts. Finally, the goals and policies of the Los Angeles County General Plan and Santa Clarita Valley Area Plan were fundamental in shaping the community.

The Newhall Ranch Specific Plan has been refined over the course of the planning process in order to avoid environmental impacts and to reduce impacts where avoidance is not feasible. The refinement of the *Specific Plan* has been achieved through the incorporation of the *project design features* discussed below. These *project design features* of the *Specific Plan* include the following:

(1) Approximately 5,159.4 acres of regionally significant open areas, or 43% of the site, are being retained as *Special Management Areas*, (see Exhibit 2.6-1). This system preserves the resources of County Significant Ecological Areas No. 23 (*Specific Plan River Corridor SMA*) and No. 20 (*Specific Plan High Country SMA*) on the property. These two SEAs are connected through Salt Creek Canyon, a major portion of which is preserved as part of the *High Country SMA* and which serves as a wildlife habitat and movement corridor. The lower portion of Salt Creek Canyon continues off-site into Ventura County. Both the *River Corridor SMA* and *High Country SMA* serve as important links in regional wildlife movement (see Exhibit 2.6-2).

(2) *Open Area*, the *land use designation* for those open areas apart from the *SMAs*, totals approximately 1,010 acres including significant landforms, major creeks and drainages, oak woodland and savannahs, Community Parks, and cultural sites.

(3) The total open areas within the Newhall Ranch site, including the *SMAs* and *Open Area*, is approximately 6,170 acres, or 51% of the site. This total does not include further open areas which will be delineated in the future for uses such as Neighborhood Parks, trails, and recreation centers.



Map Source: U.S.G.S. 1:250,000 scale map, Los Angeles quadrangle

SALT CREEK WILDLIFE CORRIDOR
(TRIBUTARY TO RIVER WILDLIFE CORRIDOR)

SOURCE: RECON

NEWHALL RANCH
SPECIFIC PLAN

Prepared For Newhall Ranch Company

L E G E N D

NEWHALL RANCH SPECIFIC PLAN AREA

SANTA CLARA RIVER DRAINAGE

POTENTIAL MOVEMENT CORRIDOR

POTENTIAL CONSERVATION AREAS

EXISTING CONSERVATION AREAS

INSET MAP

EAST / WEST RIVER WILDLIFE CORRIDOR

SALT CREEK WILDLIFE CORRIDOR

EXHIBIT 2.6-2
REGIONAL WILDLIFE CORRIDORS

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(4) Planning for the Santa Clara River Corridor has been designed to retain the River's significant riparian vegetation and habitat, to allow the River to continue to function as a regional wildlife corridor, and to provide flood protection to Los Angeles County standards. The planning criteria used are discussed in the *Mitigation and Habitat Management Program* of this RMP.

(5) Highway crossings over the Santa Clara River have been restricted to three locations, significantly less than the number of agricultural crossings which already exist and which are permitted to continue under federal law. Elevated bridge crossings of the River also lessen biotic impacts.

(6) The visually dominant bluffs and steep, oak woodland filled canyons along the south side of the river are part of the significant lands being preserved in *Open Area*.

(7) The *Specific Plan* preserves oak woodlands and savannahs both within the *Open Area*, *SMAs* (SEAs) and in the *development areas* of the community. While planning has emphasized conservation of oak habitat rather than individual trees, of the estimated 16,314 oak trees within the *Specific Plan Area*, fewer than 650, or less than 4%, would potentially be impacted by development.

(8) Major drainages throughout the property will be soft bottom. The project will meet the requirements of the National Pollution Discharge Elimination System (NPDES) for ensuring the quality of water entering the Santa Clara River.

(9) Significant landform features such as Sawtooth Ridge and Ayers Rock are preserved within *Open Area* as landmarks for the community.

(10) Cultural sites, including the Asistencia (the annex to the San Fernando Mission), are being preserved or mitigated.

2. Mitigation and Habitat Management Program

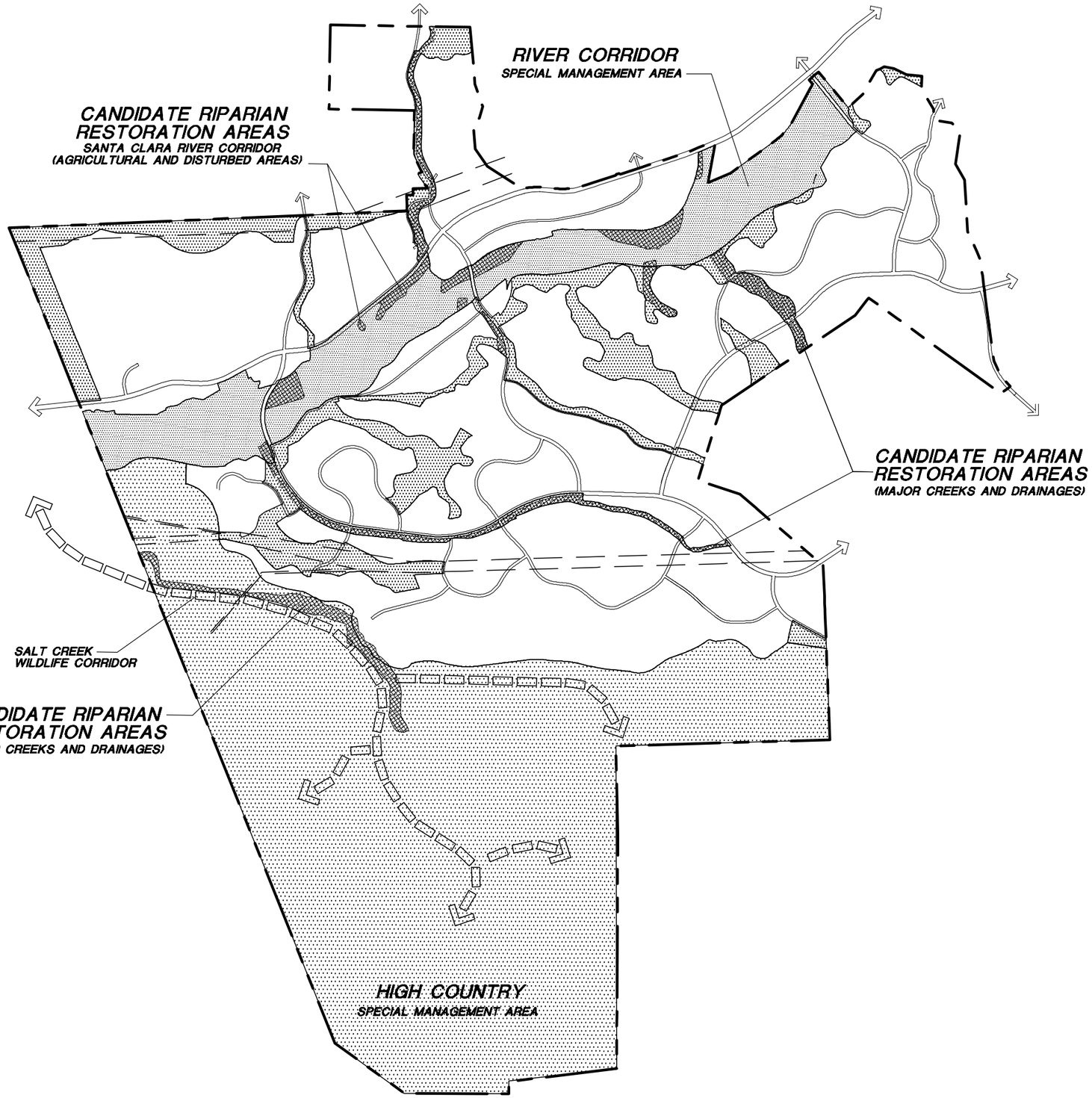
a. River Corridor Special Management Area (SMA)

(1) Resource Description

The Santa Clara River is a regionally significant biological resource. Its value is derived from the inherent value of its wetland and riparian habitats and associated species, and from its function as a regional wildlife corridor. Four federally listed endangered species and numerous other sensitive species have been observed or detected in riparian habitats of the river. As part of the development of the *Specific Plan*, a River Corridor has been delineated which is sufficiently wide to handle the capital flood while retaining nearly all of the riparian vegetation that exists in the River. Where riparian vegetation must be disturbed, it will be mitigated through replacement and enhancement activities as discussed below. The River is also a part of SEA 23. The biotic resources of the River are potentially subject to damage from human activities. The Resource Management Plan therefore provides for "transition" areas between the River and development and restricts recreational uses, as discussed below. Finally, the RMP provides for the long-term management of the *River Corridor SMA*.

(2) Mitigation Requirements

Mitigation for impacts of the *Specific Plan* on riparian resources will include restoration of riparian habitat and may include enhancement activities as well. The general areas in which riparian mitigation activities may take place are shown on Exhibit 2.6-3, Candidate Riparian Restoration/Enhancement Areas.



NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

LEGEND

- CANIDATE RIPARIAN RESTORATION AREAS
- OPEN AREA
- RIVER CORRIDOR SPECIAL MANAGEMENT AREA
- HIGH COUNTRY SPECIAL MANAGEMENT AREA
- WILDLIFE CORRIDOR

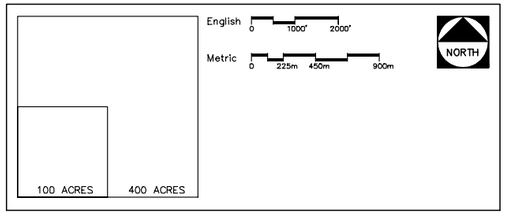


EXHIBIT 2.6-3

CANDIDATE RIPARIAN RESTORATION/ ENHANCEMENT AREAS

MAY 2003

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The mitigation of project impacts through restoration of habitat and enhancement of existing habitat quality shall conform to the requirements set forth below:

(a) **Mitigation Through Restoration**:

Habitat restoration as referred to in this *Specific Plan* means the revegetation of native plant communities on sites that have had the habitat removed due to past activities such as agricultural or *oil and natural gas operations*.

Riparian resources along the Santa Clara River that are impacted by the Newhall Ranch project will require restoration of similar habitat and values. Avoidance of impacts to riparian resources shall be the primary goal during the design of the individual stages of the project. Unavoidable impacts to riparian resources shall be minimized through project design, and then mitigated by the implementation of a revegetation plan. The revegetation plan may be prepared as part of a California Department of Fish and Game 1603 Streambed Alteration Agreement or U.S. Army Corps of Engineers Section 404 Permit and shall include the following:

i. The restoration mitigation areas located within the *River Corridor SMA* shall be in areas that have been disturbed by previous uses or activities. Mitigation shall be conducted only on sites where soils, hydrology, and microclimate conditions are suitable for riparian habitat. First priority will be given to those restorable areas that occur adjacent to existing patches (areas) of native habitat that support sensitive species, particularly endangered or threatened species. The goal is to increase habitat patch size and connectivity with other existing habitat patches while restoring habitat values that will benefit sensitive species.

ii. A *qualified biologist* shall prepare or review revegetation plans. The biologist shall also monitor the restoration effort from its inception through the establishment phase.

Revegetation Plans may be prepared as part of a California Department of Fish and Game 1603 Streambed Alteration Agreement and/or an U.S. Army Corps of Engineers Section 404 Permit, and shall include:

- Input from both the project proponent and resource agencies to assure that the project objectives applicable to the *River Corridor SMA* and the criteria of this RMP are met.

- The identification of restoration/mitigation sites to be used. This effort shall involve an analysis of the suitability of potential sites to support the desired habitat, including a description of the existing conditions at the site(s) and such base line data information deemed necessary by the permitting agency.

- The revegetation effort shall involve an analysis of the site conditions such as soils and hydrology so that site preparation needs can be evaluated. The revegetation plan shall include the details and procedures required to prepare the restoration site for planting (i.e. grading, soil preparation, soil stockpiling, soil amendments, etc.), including the need for a supplemental irrigation system, if any.

- Restoration of riparian habitats within the *River Corridor SMA* shall use plant species native to the Santa Clara River. Cuttings or seeds of native plants shall be gathered within the *River Corridor SMA* or purchased from nurseries with local supplies to provide good genetic stock for the replacement habitats. Plant species used in the restoration

of riparian habitat shall be listed on the approved project plant palette (Table 2.6-1, Recommended Plant Species for Habitat Restoration in the *River Corridor SMA)* or as approved by the permitting State and federal agencies.

- The final revegetation plans shall include notes that outline the methods and procedures for the installation of the plant materials. Plant protection measures identified by the project biologist shall be incorporated into the planting design/layout.

- The revegetation plan shall include guidelines for the maintenance of the mitigation site during the establishment phase of the plantings. The maintenance program shall contain guidelines for the control of non-native plant species, the maintenance of the irrigation system, and the replacement of plant species.

- The revegetation plan shall provide for monitoring to evaluate the growth of the developing habitat. Specific performance goals for the restored habitat shall be defined by qualitative and quantitative characteristics of similar habitats on the River (e.g., density, cover, species composition, structural development). The monitoring effort shall include an evaluation of not only the plant material installed, but the use of the site by wildlife. The length of the monitoring period shall be determined by the permitting state and/or federal agency.

- Monitoring reports for the mitigation site shall be reviewed at frequency intervals determined by the permitting State and/or federal agency.

- Contingency plans and appropriate remedial measures shall also be outlined in the revegetation plan.

TABLE 2.6-1

RECOMMENDED PLANT SPECIES FOR HABITAT RESTORATION IN THE RIVER CORRIDOR SMA
Newhall Ranch Specific Plan

Common Name	Scientific Name
TREES	
Red willow	*Salix laevigata*
Arroyo willow	*Salix lasiolepis*
Fremont cottonwood	*Populus fremontii*
Black cottonwood	*Populus balsamifera ssp. trichocarpa*
Western sycamore	*Platanus racemosa*
SHRUBS	
Mule fat	*Baccharis salicifolia*
Sandbar willow	*Salix exigua*
Arrow weed	*Pluchea sericea*
HERBS	
Mugwort	*Artemisia douglasiana*
Western ragweed	*Ambrosia psilostachya*
Cattail	*Typha latifolia*
Bulrush	*Scirpus americanus*
Prairie bulrush	*Scirpus maritimus*

Note: This is a recommended list. Other species may be found suitable based on State and federal permits.

(b) **Mitigation Through Enhancement**:

Habitat enhancement as referred to in this *Specific Plan* means the rehabilitation of areas of native habitat that have been moderately disturbed by past activities (e.g., grazing, roads, *oil and natural gas operations*, etc.) or have been invaded by non-native plant species such as giant cane (*Arundo donax*) and tamarisk (*Tamarix* sp.).

Removal of grazing is an important means of enhancement of habitat values. Without ongoing disturbance from cattle, many riparian areas will recover naturally. Grazing, except as permitted as a long-term resource management activity, will be removed from the *River Corridor SMA* pursuant to the Long-Term Management Plan set forth in (3)(d) below.

To provide guidelines for the installation of supplemental plantings of native species within enhancement areas, a revegetation plan shall be prepared prior to implementation of mitigation (see guidelines for revegetation plans above). These supplemental plantings will be composed of plant species similar to those growing in the existing habitat patch (see Table 2.6-1).

Not all enhancement areas will necessarily require supplemental plantings of native species. Some areas may support conditions conducive for rapid “natural” re-establishment of native species. The revegetation plan may incorporate means of enhancement to areas of compacted soils, poor soil fertility, trash or flood debris, and roads as a way of enhancing riparian habitat values.

Removal of non-native species such as giant cane (*Arundo donax*), salt cedar or tamarisk (*Tamarisk sp.*) tree tobacco (*Nicotiana glauca*), castor bean (*Ricinus communis*) to mitigate impacts, shall be subject to the following standards:

i. First priority shall be given to those habitat patches that support or have a high potential for supporting sensitive species, particularly endangered or threatened species.

ii. All non-native species removals shall be conducted according to a resource agency approved exotics removal program.

iii. Removal of non-native species in patches of native habitat shall be conducted in such a way as to minimize impacts to the existing native riparian plant species.

(3) Management Requirements

(a) **Recreation and Access**:

The quality of the habitat values that are conserved in the *River Corridor SMA* will benefit from the control of access to riparian areas. Guidelines for the control of access to the *River Corridor SMA* include the following:

i. Access to the *River Corridor SMA* for hiking, equestrian, and biking shall be limited to the river trail system (including the Regional River Trail and various Local Trails) as set forth in this *Specific Plan*.

ii. The river trail system shall be designed to avoid impacts to existing native riparian habitat, especially habitat areas known to support sensitive species. Where impacts to riparian habitat are unavoidable, disturbance shall be minimized and mitigated as outlined above under habitat restoration.

iii. Access to the *River Corridor SMA* will be limited to day time use of the designated trail system.

iv. Signs indicating that no pets of any kind will be allowed within the *River Corridor SMA*, with the exception that equestrian use is permitted on established trails, shall be posted along the *River Corridor SMA*.

v. No hunting, fishing, or motor or off-trail bike riding shall be permitted.

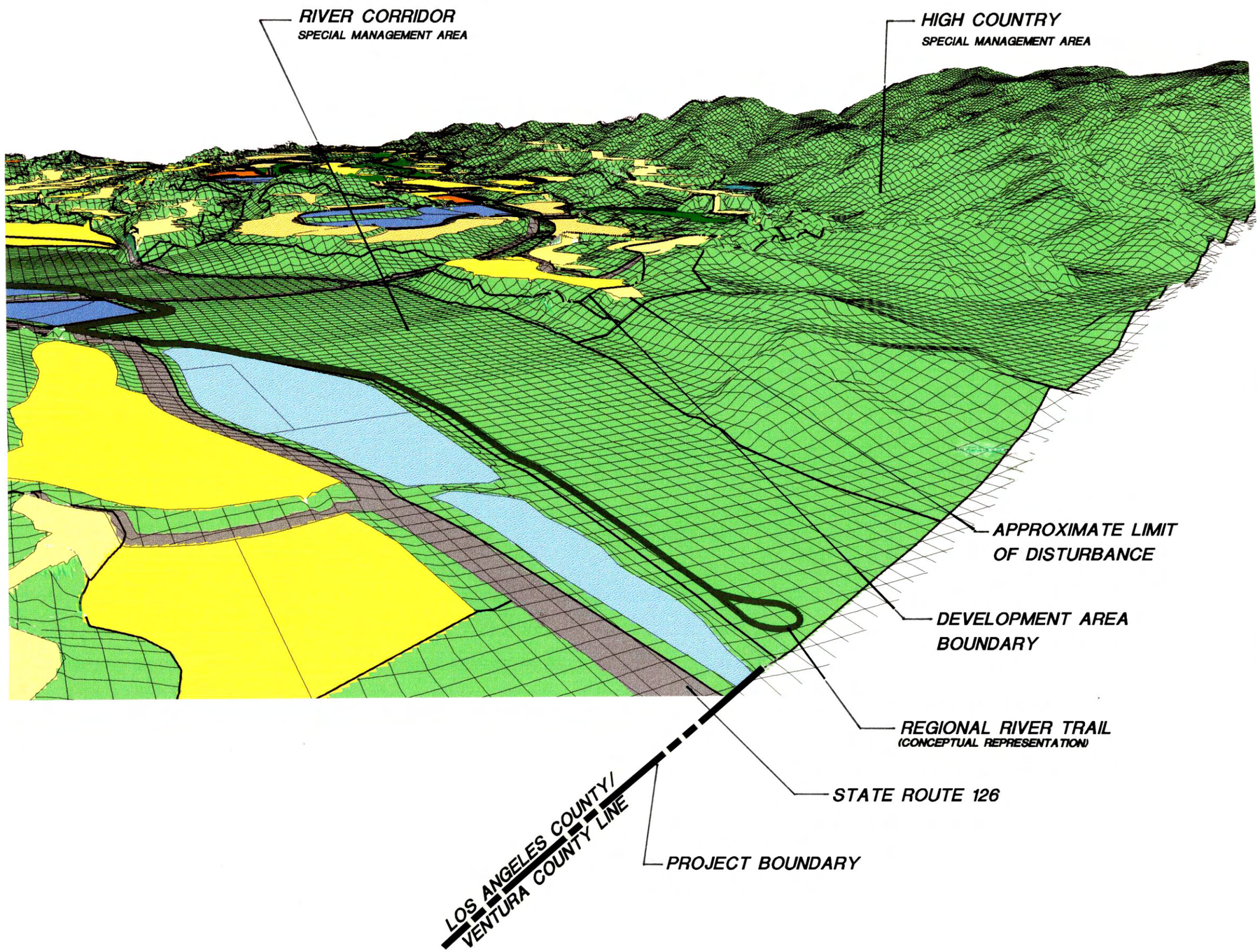
vi. The trail system shall be designed and constructed to minimize impacts on native habitats.

(b) **Transition Areas**:

Where development lies adjacent to the boundary of the *River Corridor SMA* a transition area shall be designed to lessen the impact of the development on the conserved area. Transition areas may be comprised of *Open Area*, natural or revegetated manufactured slopes, other planted areas, bank stabilization areas, and trails. Exhibits 2.6-4, 2.6-5, and 2.6-6 indicate the relationship between the *River Corridor SMA* and the *development* (disturbed) *areas* of the *Specific Plan*. The *SMAs* and the *Open Area* as well as the undisturbed portions of the *development areas* are shown in green. As indicated on the exhibits, the south side of the *River Corridor SMA* is separated from development by the river bluffs, except in one location. The Regional River Trail will serve as transition area on the north side of the river, where *development areas* adjoin the *River Corridor SMA* (excluding Travel Village).

The following are the standards for design of transition areas:

i. In all locations where there is no steep grade separation between the River Corridor and development, a trail shall be provided along this edge.



NEWHALL RANCH™
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

L E G E N D

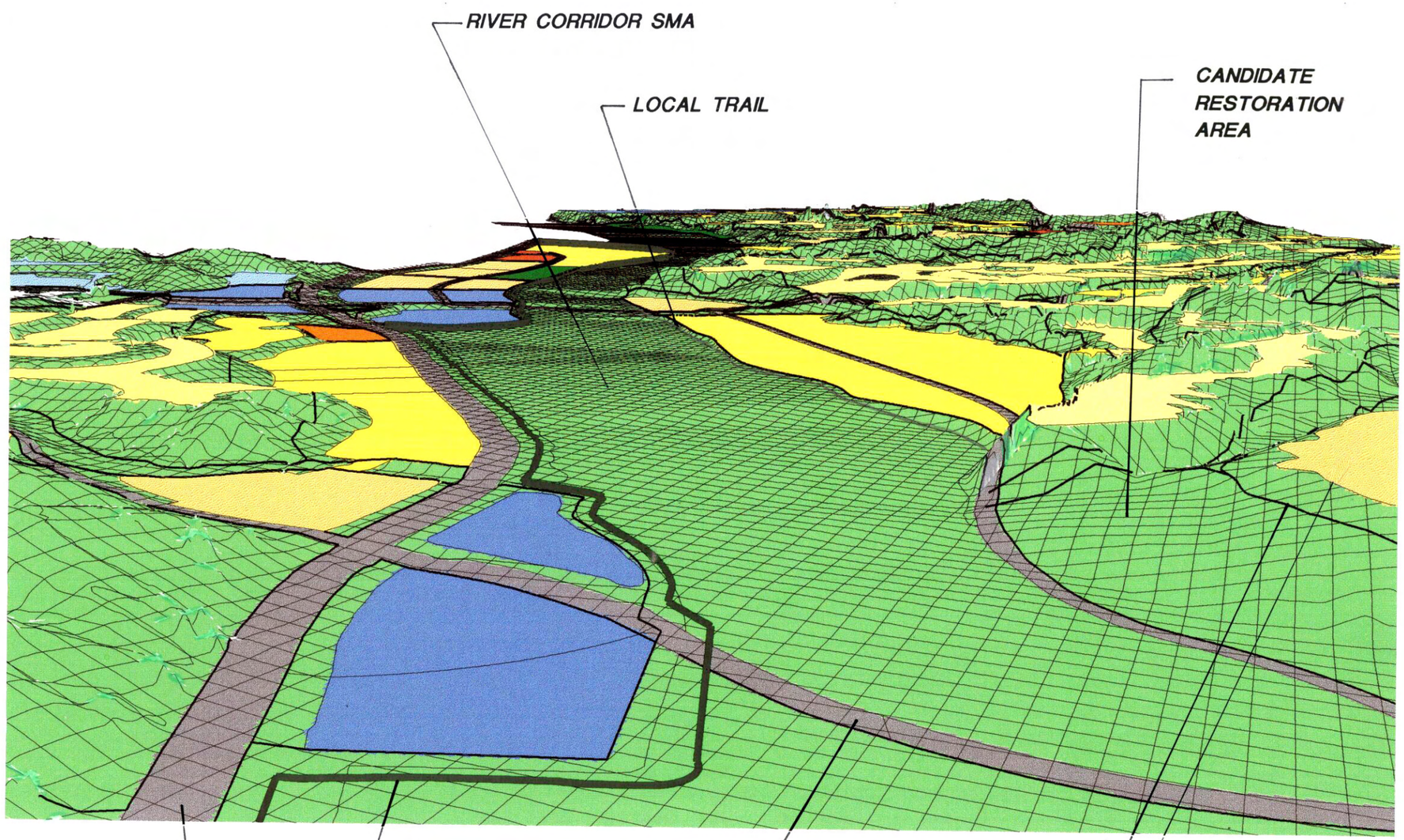
LAND USE DESIGNATIONS

- ESTATE RESIDENTIAL
- LOW RESIDENTIAL
- LOW-MED RESIDENTIAL
- MEDIUM RESIDENTIAL
- HIGH RESIDENTIAL
- MIXED USE
- COMMERCIAL (RETAIL/OFFICE)
- BUSINESS PARK
- VISITOR SERVING
- MAJOR OPEN AREAS
  - RIVER CORRIDOR SMA
  - HIGH COUNTRY SMA
  - OPEN AREA
- COMMUNITY PARK

EXHIBIT 2.6-4

RIVER CORRIDOR SMA LAND USE INTERFACE NO. 1

MAY 2003



NEWHALL RANCH™
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

L E G E N D

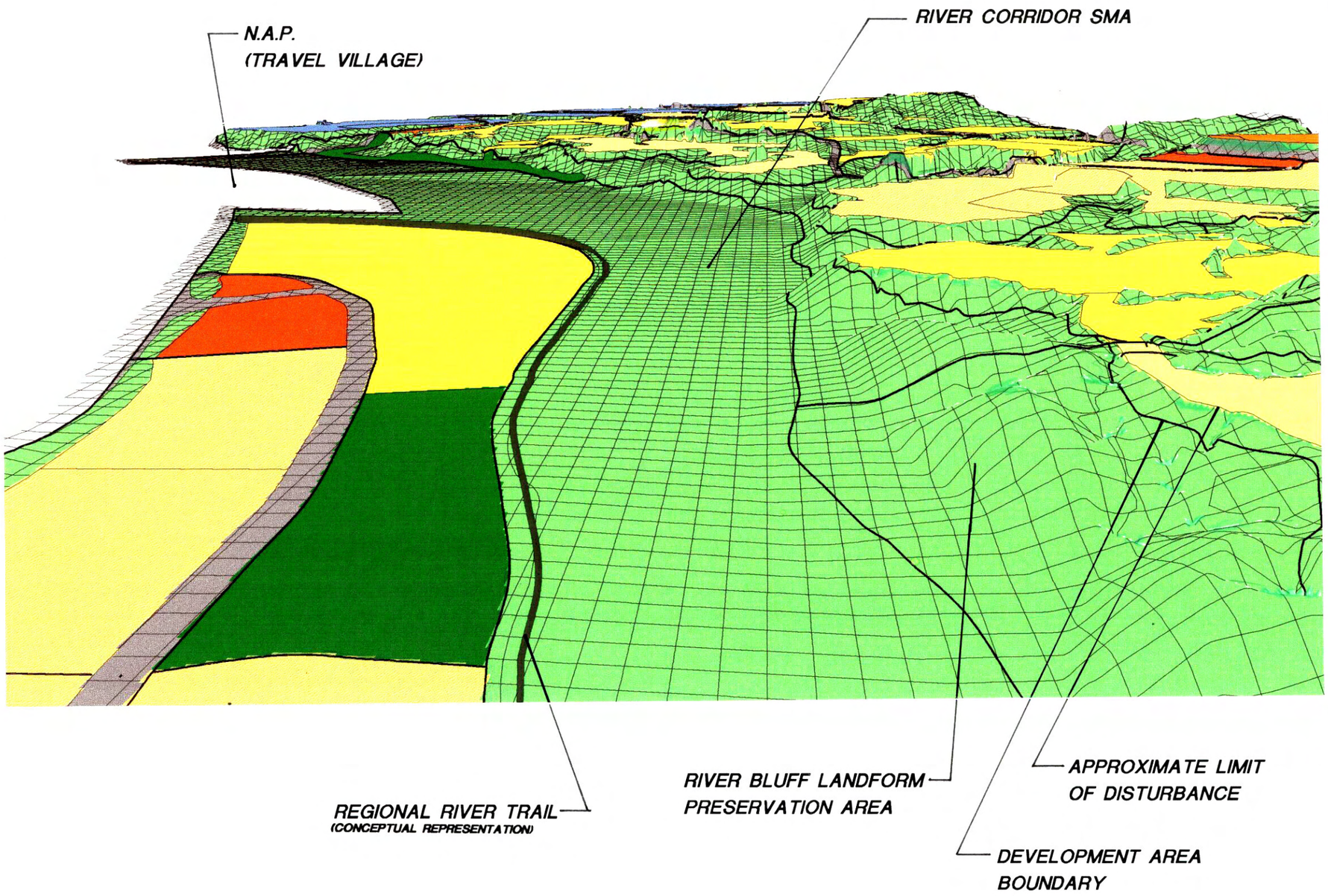
LAND USE DESIGNATIONS

- ESTATE RESIDENTIAL
- LOW RESIDENTIAL
- LOW-MED RESIDENTIAL
- MEDIUM RESIDENTIAL
- HIGH RESIDENTIAL
- MIXED USE
- COMMERCIAL (RETAIL/OFFICE)
- BUSINESS PARK
- VISITOR SERVING
- MAJOR OPEN AREAS
  - RIVER CORRIDOR SMA
  - HIGH COUNTRY SMA
  - OPEN AREA
- COMMUNITY PARK

EXHIBIT 2.6-5

RIVER CORRIDOR SMA LAND USE INTERFACE NO. 2

MAY 2003



NEWHALL RANCH™
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

L E G E N D

LAND USE DESIGNATIONS

- ESTATE RESIDENTIAL
- LOW RESIDENTIAL
- LOW-MED RESIDENTIAL
- MEDIUM RESIDENTIAL
- HIGH RESIDENTIAL
- MIXED USE
- COMMERCIAL (RETAIL/OFFICE)
- BUSINESS PARK
- VISITOR SERVING
- MAJOR OPEN AREAS
  - RIVER CORRIDOR SMA
  - HIGH COUNTRY SMA
  - OPEN AREA
- COMMUNITY PARK

EXHIBIT 2.6-6

RIVER CORRIDOR SMA LAND USE INTERFACE NO. 3

MAY 2003

TABLE 2.6-2

RECOMMENDED PLANT SPECIES FOR TRANSITION AREAS ADJACENT TO THE RIVER CORRIDOR SMA (SEA)
Newhall Ranch Specific Plan

Common Name	Scientific Name
TREES	
Coast live oak	*Quercus agrifolia*
Fremont cottonwood	*Populus fremontii*
Black cottonwood	*Populus balsamifera ssp. trichocarpa*
Western sycamore	*Platanus racemosa*
Blue elderberry	*Sambucus mexicana*
Southern California black walnut	*Juglans californica*
SHRUBS	
California rose	*Rosa californica*
California blackberry	*Rubus ursinus*
Poverty weed	*Iva axillaris ssp. robustior*
Coast goldenbush	*Isocoma menziesii*
White flowering current	*Ribes indecorum*
Arrow weed	*Pluchea sericea*
HERBS	
Mugwort	*Artemisia douglasiana*

Note: This list may be supplemented to include appropriate plants with the approval of the County Biologist.

ii. Native riparian plants shall be incorporated into the landscaping of the transition areas between the *River Corridor SMA* and adjacent *development areas* where feasible for their long-term survival. Plants used in these areas shall be those listed on the approved plant palette (Table 2.6-2, Recommended Plants for Transition Areas Adjacent to the *River Corridor SMA*).

iii. Roads and bridges that cross the *River Corridor SMA* shall have adequate barriers at their perimeters to discourage access to the *River Corridor SMA* adjacent to the structures.

iv. Where bank stabilization is required to protect *development areas*, it shall be composed of ungrouted rock, or buried bank stabilization as described in Section 2.5.2.a, except at bridge crossings and other locations where public health and safety requirements necessitate concrete or other bank protection.

v. A minimum 100 foot wide buffer adjacent to the Santa Clara River should be required between the top river-side of bank stabilization and development within the Land Use Designations Residential Low Medium, Residential Medium, Mixed-Use and Business Park unless, through Planning Director review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the Specific Plan and applicable County policies.

(c) **Grading Activities**:

The following guidelines shall be followed during any grading activities that take place within the *River Corridor SMA*:

i. Grading perimeters shall be clearly marked and inspected by the project biologist prior to grading occurring within or immediately adjacent to the *River Corridor SMA*.

ii. The project biologist shall work with the grading contractor to avoid inadvertent impacts to riparian resources.

(d) **Long-Term Management Plan**:

i. Upon final approval of the Newhall Ranch Specific Plan, the *Special Management Area* designation for the *River Corridor SMA* shall become effective. The permitted uses and development standards for the *SMA* are governed by the Development Regulations, Chapter 3 of the *Specific Plan*.

ii. Upon completion of development of all land uses, utilities, roads, flood control improvements, bridges, trails, and other improvements necessary for implementation of the *Specific Plan* within the River Corridor in each subdivision allowing construction within or adjacent to the River Corridor, a permanent, non-revokable *conservation and public access easement* shall be offered to the County of Los Angeles pursuant to Subsection iii below over the portion of the *River Corridor SMA* within that subdivision.

iii. The *River Corridor SMA conservation and public access easement* shall be offered to the County of Los Angeles prior to the transfer of the *River Corridor SMA* ownership, or portion thereof to the management entity described in Subsection vi below.

iv. The *River Corridor SMA conservation and public access easement* shall prohibit grazing, except as a long-term resource management activity, and agriculture within the River Corridor and shall restrict recreation use to the established trail system.

Agricultural land uses and grazing for purposes other than long-term resource management activities within the River Corridor shall be extended in the event of the filing of any legal action against Los Angeles County challenging final approval of the Newhall Ranch Specific Plan and any related project approvals or certification of the Final EIR for Newhall Ranch. Agricultural land uses and grazing for purposes other than long-term resource management activities within the River Corridor shall be extended by the time period between the filing of any such legal action and the entry of a final judgment by a court with appropriate jurisdiction, after exhausting all rights of appeal, or execution of a final settlement agreement between all parties to the legal action, whichever occurs first.

v. The *River Corridor SMA conservation and public access easement* shall be consistent in its provisions with any other *conservation easement*s to State or federal resource agencies which may have been granted as part of mitigation or mitigation banking activities.

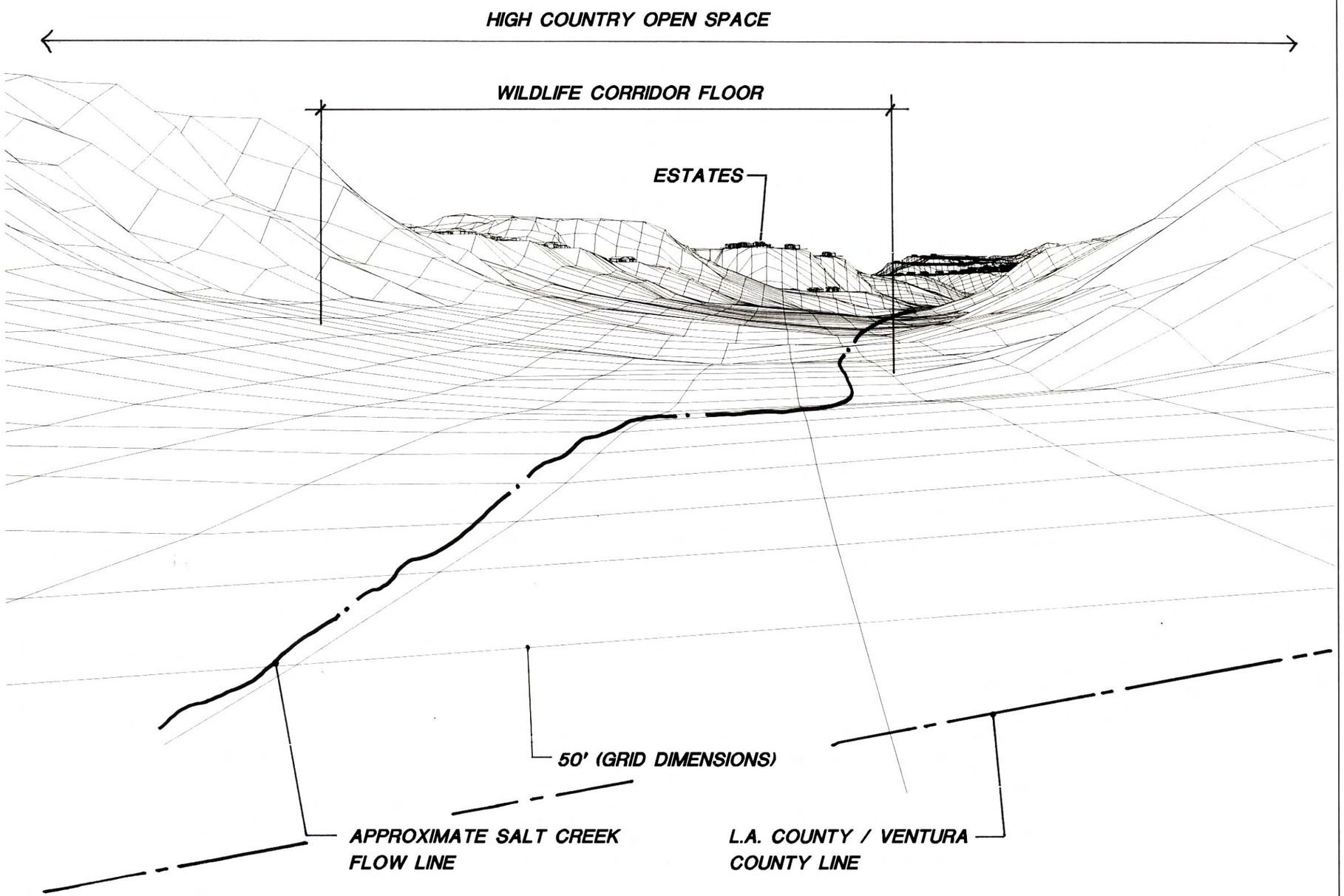
vi. Prior to the recordation of the *River Corridor SMA conservation and public access easement* as specified in (ii) above, the land owner shall provide a plan to the County for the permanent ownership and management of the *River Corridor SMA*, including any necessary financing. This plan shall include the transfer of ownership of the *River Corridor SMA* to the Center for Natural Lands Management, or if the Center for Natural Lands Management is declared bankrupt or dissolved, ownership will transfer or revert to a *joint powers authority* consisting of Los Angeles County (4 members), the City of Santa Clarita (2 members), and the Santa Monica Mountains Conservancy (2 members).

b. High Country Special Management Area (SMA)

(1) Resource Description

The *High Country Special Management Area* consists of 4,185 acres within the Santa Susana Mountains. Significant vegetative habitats within the High Country include live oak woodland, valley oak savannah, coastal sage shrub, and mixed chaparral. There are an estimated 13,660 oak trees within the *SMA*. The *High Country SMA* is a part of County Significant Ecological Area (SEA) 20, and the value of the habitats within the *SMA* are increased by their continuity and connectivity with the large areas of undeveloped land along the crest of the Santa Susana Mountains which are also part of SEA 20. An approximate 3,000-acre portion of the Santa Susana Mountains extending from just west of I-5 to within approximately one-half mile of the *SMA* has been acquired as park land by a State agency. Intervening land between the High Country and the park acquisition is also in public ownership.

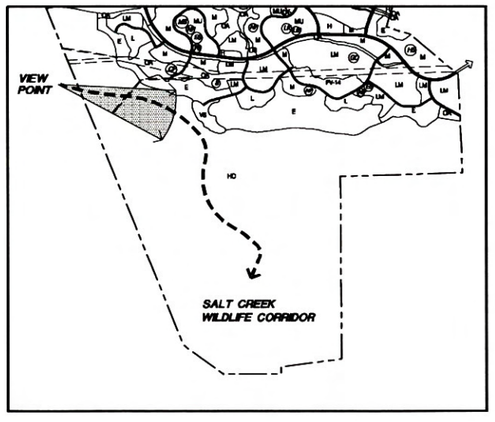
The Salt Creek Wildlife Corridor, a major portion of which is within the *High Country SMA*, provides a significant natural connection between the Santa Susana Mountains and the Santa Clara River, themselves major wildlife movement corridors. Exhibits 2.6-7 and 2.6-8 are computer-generated, at-scale illustrations of the width of the Salt Creek Wildlife Corridor and the relationship between proposed *development areas* to the north and east and the corridor. Together, the *Open Area,* the *High Country* and *River Corridor SMAs* provide a regionally significant open area of over 6,169 acres.



NEWHALL RANCH.
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

L E G E N D

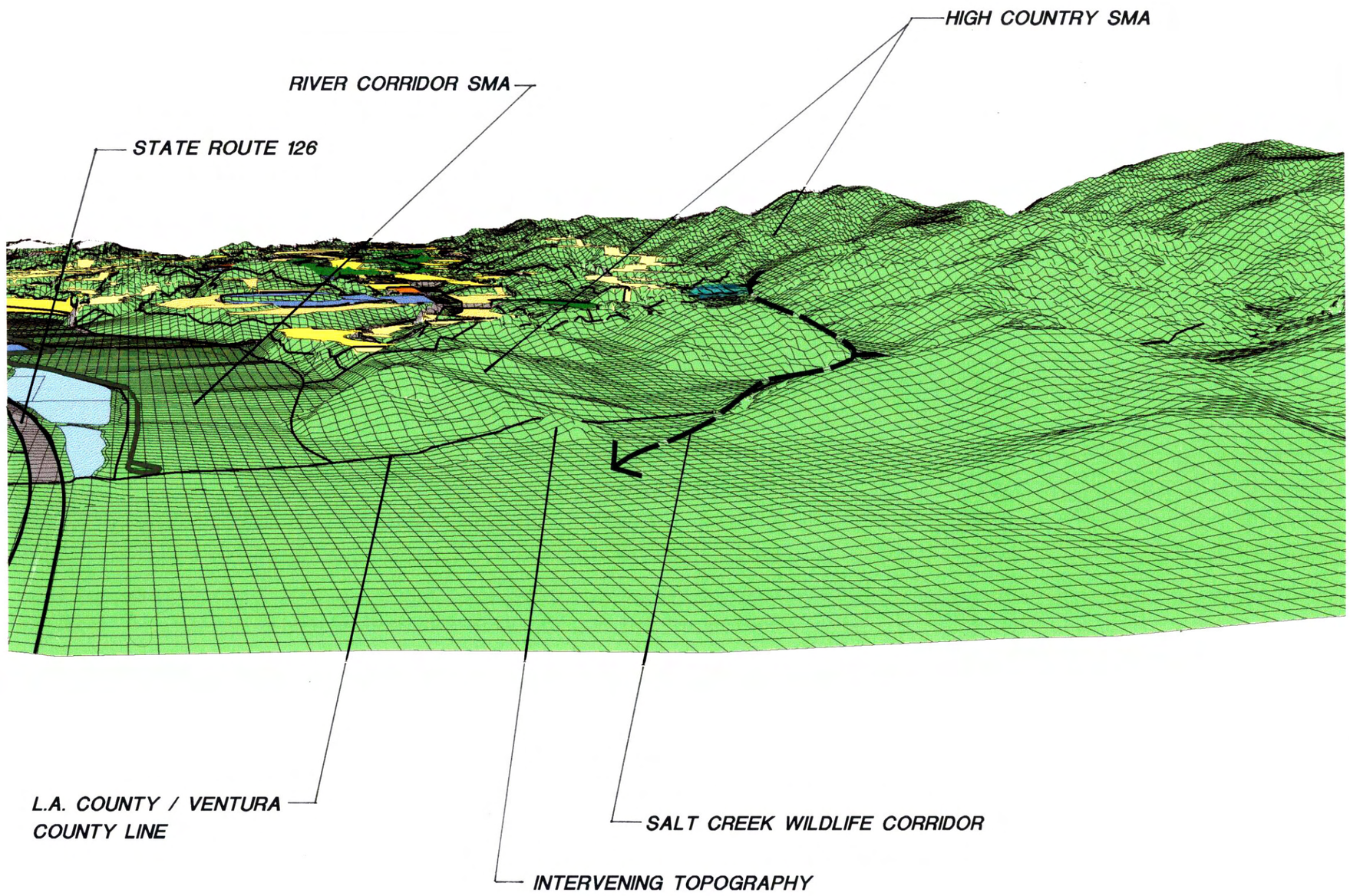


LOCATION MAP

EXHIBIT 2.6-7

SALT CREEK WILDLIFE CORRIDOR PERSPECTIVE

MAY 2003



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L E G E N D

LAND USE DESIGNATIONS

- ESTATE RESIDENTIAL
- LOW RESIDENTIAL
- LOW-MED RESIDENTIAL
- MEDIUM RESIDENTIAL
- HIGH RESIDENTIAL
- MIXED USE
- COMMERCIAL (RETAIL/OFFICE)
- BUSINESS PARK
- VISITOR SERVING
- MAJOR OPEN AREAS
  - RIVER CORRIDOR SMA
  - HIGH COUNTRY SMA
  - OPEN AREA
- COMMUNITY PARK

EXHIBIT 2.6-8
SALT CREEK WILDLIFE CORRIDOR INTERFACE

MAY 2003

(2) Mitigation Requirements

Mitigation activities which may occur in the *High Country SMA*, either for impacts associated with the construction of trails or access roads, or for impacts identified during the subdivision process in other portions of the *Specific Plan Area*, include restoration of habitat (see (2)(a) below) and enhancement to existing habitat (see (2)(b) below). In addition, Salt Creek Canyon is a high priority area for riparian mitigation.

(a) **Mitigation Through Restoration**:

Two types of habitat restoration may occur in the *High Country SMA*: 1) riparian revegetation activities principally in Salt Creek Canyon; and 2) oak tree replacement in, or adjacent to, existing oak woodlands and savannahs.

i. Mitigation requirements for riparian revegetation activities within the *High Country SMA* are the same as those for the *River Corridor SMA* and are set forth in 2a (2)(a) above.

ii. Mitigation requirements for oak tree replacement are set forth in Section 2.6, paragraph 3b of the Oak Tree Replacement Program.

(b) **Enhancement of Habitat**:

Removal of grazing from the *High Country SMA*, except for those grazing activities associated with long-term resource management programs, is a principal means of enhancing habitat values in the creeks, brushland and woodland areas of the *SMA*. The removal of grazing in the *High Country SMA* is discussed below under Long-Term Management. All enhancement activities for riparian habitat within the *High Country SMA* shall be governed by the same provisions as set forth for enhancement in the *River Corridor SMA*, paragraph (2)(b) above. Table 2.6-3 provides a list of appropriate plant species for use in enhancement areas in the *High Country SMA*.

TABLE 2.6-3
RECOMMENDED PLANT SPECIES FOR USE IN ENHANCEMENT AREAS IN THE HIGH COUNTRY SMA (SEA)

Common Name	Scientific Name
East and North Facing Slopes	
TREES	
Valley oak	*Quercus lobata*
Coast live oak	*Quercus agrifolia*
Southern California black walnut	*Juglans californica*
SHRUBS	
Chamise	*Adenostoma fasciculatum*
Hoaryleaf ceanothus	*Ceanothus crassifolius*
Chaparral whitehorn	*Ceanothus luecodermis*
Ceanothus	*Ceanothus oliganthus var. oliganthus*
Manzanita	*Arctostaphylos glandulosa*
Big-berried manzanita	*Arctostaphylos glauca*
HERBS	
Foothill needlegrass	*Nasella lepida*
California broom	*Lotus scoparius*
Miniature lupine	*Lupinus bicolor*
Arroyo lupine	*Lupinus succulentus*
California poppy	*Eschschlozia californica*
Fescue	*Vulpia microstachys*
South and West Facing Slopes	
TREES	
Valley oak	*Quercus lobata*
Blue elderberry	*Sambucus mexicana*
SHRUBS	
California sagebrush	*Artemisia californica*
Purple sage	*Salvia leucophylla*
Black sage	*Salvia mellifera*
California buckwheat	*Eriogonum fasciculatum var. fasciculatum*
Grape soda lupine	*Lupinus excubitus var. hallii*
HERBS	
Foothill needlegrass	*Nasella lepida*
California broom	*Lotus scoparius*
Miniature lupine	*Lupinus bicolor*
Arroyo lupine	*Lupinus succulentus*
California poppy	*Eschschlozia californica*
Fescue	*Vulpia microstachys*

Note: This is a recommended list. Other species may be found suitable based on State and federal permits.

(3) Management Requirements

(a) **Recreation and Access**:

The recreation opportunities presented by the *High Country SMA* are a major benefit of the *SMA*. However, recreational needs must be balanced with the preservation of the habitat values which are conserved in the *SMA*. Recreation and access will be governed by the following standards:

i. Access to the *High Country SMA* shall be limited to day time use of the designated trail system.

ii. No pets of any kind shall be allowed within the *High Country SMA*, with the exception that equestrian use is permitted on established trails.

iii. No hunting, fishing, or motor bike riding shall be permitted.

iv. The trail system shall be designed and constructed to minimize impacts on native habitats.

(b) **Transition/Fuel Modification Areas**:

Development areas are generally separated from the *High Country SMA* by steep slopes. Exhibit 2.6-7, Salt Creek Wildlife Corridor Land Use Perspective, illustrates that development adjacent to the Salt Creek Wildlife Corridor is significantly separated vertically from the corridor.

Construction of buildings and other structures (such as patios, decks, etc.) shall only be permitted upon developed pads within Planning Areas OV-04, OV-10, PV-02, and PV-28 and shall not be permitted on southerly slopes facing the High Country SMA (Planning Area HC-01) or in the area between the original SEA 20

boundary and the High Country boundary (as depicted in Appendix 7.7). If disturbed by grading, all southerly facing slopes which adjoin the High Country SMA within those Planning Areas shall have the disturbed areas revegetated with compatible trees, shrubs and herbs from the list of plant species for south and west facing slopes as shown in Table 2.6-3, Recommended Plant Species For Use In Enhancement Areas In The High Country.

Transition from the development edge to the natural area shall also be controlled by the standards of wildfire fuel modification zones as set forth in Section 2.6, paragraph 4. Within fuel modification areas, trees and herbs from Table 2.6-3 should be planted toward the top of slopes; and trees at lesser densities and shrubs planted on lower slopes.

(c) **Grading Activities**:

i. Grading perimeters shall be clearly marked and inspected by the project biologist prior to impacts occurring within or adjacent to the *High Country SMA*.

ii. The project biologist shall work with the grading contractor to avoid inadvertent impacts to biological resources outside of the grading area.

(d) **Long-Term Management**:

i. Upon final approval of the Newhall Ranch *Specific Plan*, the *Special Management Area* designation for the *High Country SMA* shall become effective. The permitted uses and development standards for the *SMA* are governed by the Development Regulations, Chapter 3 of the *Specific Plan*.

ii. Prior to dedication of the *High Country SMA* a *conservation and public access easement* shall be offered to the County of Los Angeles and a conservation and management easement offered to the Center for Natural Lands Management. The *High Country SMA conservation and public access easement* shall be consistent in its provisions with any other *conservation easement*s to State or federal resource agencies which may have been granted as part of mitigation or mitigation banking activities.

iii. The *High Country SMA* shall be offered for dedication in fee to a *joint powers authority* consisting of Los Angeles County (4 members), the City of Santa Clarita (2 members), and the Santa Monica Mountains Conservancy (2 members) The *joint powers authority* will have overall responsibility for recreation within and conservation of the High Country.

iv. The *High Country SMA* shall be offered for dedication in three approximately equal phases of approximately 1,400 acres each proceeding from north to south, as follows:

1) The first offer of dedication will take place with the issuance of the 2,000th residential building permit of Newhall Ranch;

2) The second offer of dedication will take place with the issuance of the 6,000th residential building permit of Newhall Ranch; and

3) The remaining offer of dedication will be completed by the 11,000th residential building permit of Newhall Ranch.

v. The *High Country SMA conservation and public access easement* shall prohibit grazing within the High Country, except for those grazing activities associated with long-term resource management programs, and shall restrict recreation to the established trail system.

vi. The *High Country SMA conservation and public access easement* shall be consistent in its provisions with any other *conservation easements* to State or federal resource agencies which may have been granted as a part of mitigation or mitigation banking activities.

vii. An appropriate type of service or assessment district shall be formed under the authority of the Los Angeles County Board of Supervisors for the collection of up to $24 per single family detached dwelling unit per year and $15 per single family attached dwelling unit per year, excluding any units designated as Low and Very Low affordable housing units pursuant to Section 3.10, Affordable Housing Program of the *Specific Plan*. This revenue would be assessed to the homeowner beginning with the occupancy of each dwelling unit and distributed to the *joint powers authority* for the purposes of recreation, maintenance, construction, conservation and related activities within the *High Country Special Management Area*.

c. *Open Area*

(1) Resource Description

Open Area is a *land use designation* which includes a total 1,010 acres outside of the *SMAs* which will be preserved to protect significant resources and to provide open areas and Village identification for Newhall Ranch residents. Included in *Open Area* are 1) Community Parks; 2) major drainages, which are those with flows of 2,000 cubic feet per second or more; 3) significant landforms such as the river bluffs, Sawtooth Ridge, and Ayers Rock; 4) oak woodlands and savannahs which are not part of the *SMAs*; and 5) cultural sites, including the Asistencia and archaeological sites. The RMP provisions for cultural sites are contained in paragraph 5, below. The mitigation and management provisions specific to other types of *Open Area* are as follows.

(2) Mitigation Requirements

Suitable portions of *Open Area* may be used for mitigation of riparian, *oak resources*, or elderberry scrub. Mitigation activities within *Open Area* shall be subject to the following requirements, as applicable.

(a) *River Corridor SMA* Mitigation Requirements, including:
Mitigation Through Restoration — Paragraph 2a (2) (a); and
Mitigation Through Enhancement — Paragraph 2a (2) (b).

(b) *High Country SMA* Mitigation Requirements, including:
Mitigation Through Restoration — Paragraph 2b (2) (a); and
Mitigation Through Enhancement — Paragraph 2b (2) (b).

(c) *Mitigation Banking* — Paragraph 2d.

(3) Management Requirements

(a) Drainages with flows greater than 2,000 cfs will have soft bottoms. Bank protection will be of ungrouted rock, or buried bank stabilization as described in Section 2.5.2.a, except at bridge crossings and other areas where public health and safety considerations require concrete or other stabilization.

(b) The precise alignments and widths of major drainages will be established through the preparation of drainage studies to be approved by the County at the time of subdivision maps which permit construction.

(c) While *Open Area* is generally intended to remain in a natural state, some grading may take place, especially for parks, major drainages, trails, and roadways. Trails are also planned to be within *Open Area*.

(d) At the time that final subdivision maps permitting construction are recorded, *Open Area* will be offered for dedication to the Center for Natural Lands Management. Community Parks within *Open Area* are intended to be public parks. Prior to the offer of dedication of *Open Area* to the Center for Natural Lands Management, all necessary *conservation and public access easements*, as well as easements for infrastructure shall be offered to the County.

d. Mitigation Banking

The RMP permits the use of mitigation banking if it is approved by state or federal agencies, as applicable. As defined by federal guidance, mitigation banking is a process whereby a type of biotic resource, such as a wetland or riparian habitat, is created, enhanced, or in some cases preserved, as a means of providing compensatory mitigation in advance for authorized impacts to similar resources. The sponsor of the mitigation bank receives mitigation "credits" which can be used by the sponsor or by other parties for the mitigation of impacts which occur on the sponsor's property or in other locations. Mitigation banking can be advantageous to the protection of resources in that mitigation occurs in advance of impacts and generally results in consolidated mitigation in a single area.

Mitigation Banking will be permitted within the *River Corridor SMA*, the *High Country SMA*, and the *Open Area land use designations*, subject to the following requirements:

(1) Mitigation banking activities for riparian habitats will be subject to State and federal regulations, and shall be conducted pursuant to the mitigation requirements set forth in 2a(2) above.

(2) Mitigation banking for *oak resources* shall be conducted pursuant to the Oak Resources Replacement Program, paragraph 3 below.

(3) Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester.

e. Spineflower Special Study Mitigation Overlay and Preserve Program

(1) Resource Description

The San Fernando Valley spineflower (spineflower) was recently listed as endangered by the State Fish and Game Commission. Although not listed under the Federal Endangered Species Act, it is designated as a candidate species at the federal level. When initial biological field surveys were conducted within the *Specific Plan Area*, the spineflower was presumed to be extinct, having not been documented since 1929.

Recent surveys have identified spineflower in three known locations within the *Specific Plan Area*. In consultation with the County and California Department of Fish and Game a mitigation program to minimize impacts to the spineflower has been established and is set forth in Section 2.6 e) (2) below. In addition, two conservation easements exist in the *Specific Plan Area* as shown on Exhibit 5.4-1 Annotated Land Use Plan for the preservation of spineflower.[1]

[1] See Appendix 7.8, Newhall Ranch Spineflower Conservation Easement.

(2) Mitigation Requirements:

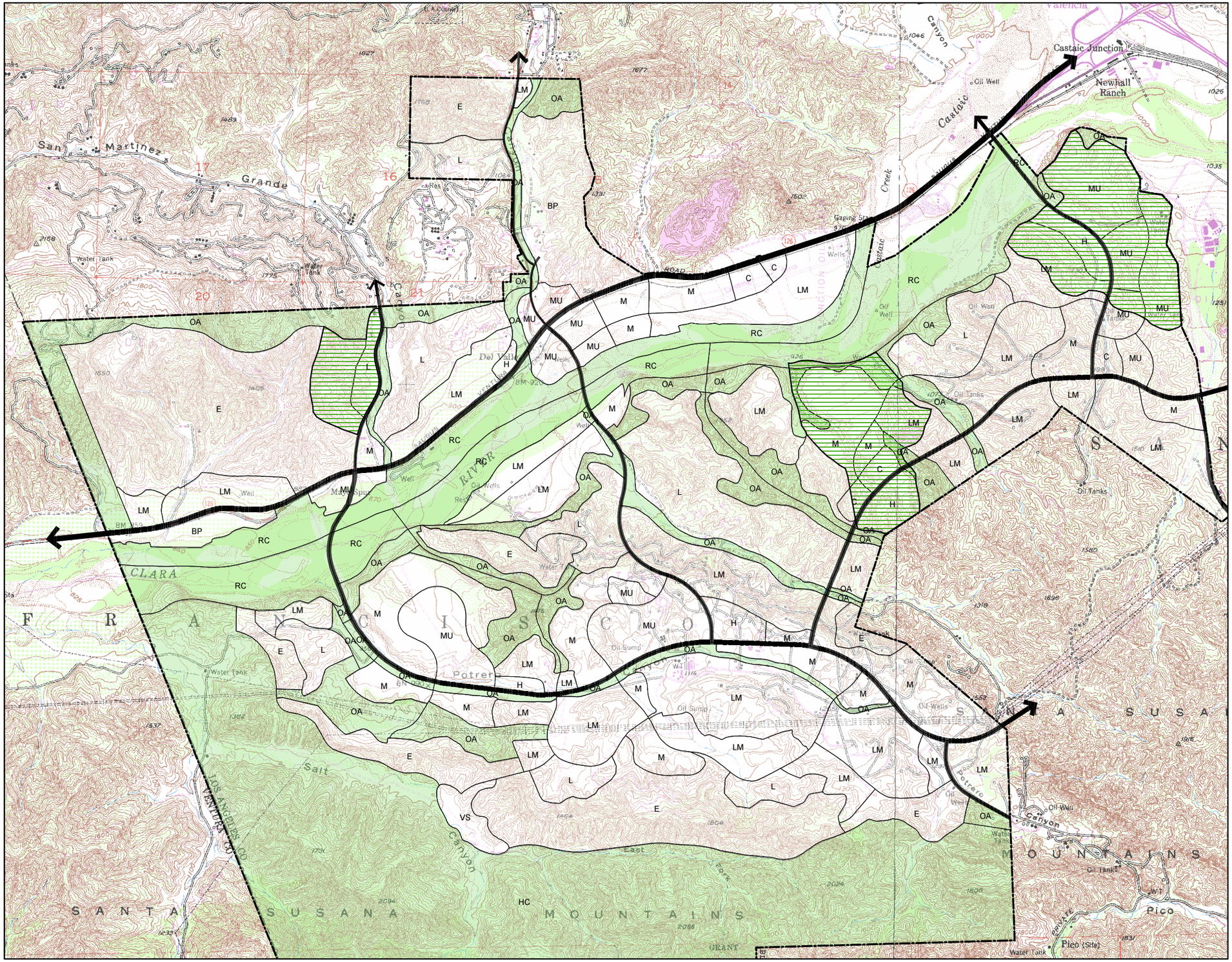
(a) Establishment of Preserves and Buffers

Impacts to known spineflower populations within the *Specific Plan Area* shall be avoided and/or minimized within spineflower special study mitigation overlay areas (see Exhibit 2.6-8A). The purpose of these areas is to identify those locations where preserves shall be established to protect spineflower populations, in consultation with the County and California Department of Fish and Game. Preserves shall be established in conjunction with submission of the first Newhall Ranch subdivision map in either the Mesas Village, or that portion of Riverwood Village in which spineflower occurs. Spineflower preserves shall be configured such that open space connections can be made to *Open Area, River Corridor*, or *High Country* land use designations to the extent practicable. Buffers with variable widths of 80 to 200 feet shall be established between development and spineflower populations not connected to *Open Area, River Corridor* or *High Country*.

In addition, in order to avoid or minimize impacts to spineflower within the *Specific Plan* from ongoing agricultural operations or conversion of rangeland prior to development, regular and ongoing consultation with the County and California Department of Fish and Game shall occur.

(b) Mitigation Through Translocation/Reintroduction Program

Avoidance of impacts to spineflower shall be the primary goal during the design of the individual stages of the project. To the extent impacts to spineflower cannot be avoided, at least two sites within the *Specific Plan* and one off-site location shall be created as candidate spineflower translocation/reintroduction areas in consultation with the County and California Department of Fish and Game. Direct impacts (take) shall be mitigated at a 4:1 ratio, and indirect impacts shall be mitigated at a 1:1 ratio. Translocation and reintroduction would be achieved by either direct seeding or salvage of spineflower topsoil in accordance with criteria established in coordination with the California Department of Fish and Game.



NEWHALL RANCH

L E G E N D

- SPINEFLOWER SPECIAL STUDY MITIGATION OVERLAY

LAND USE CATEGORIES

- E — ESTATE RESIDENTIAL
- L — LOW DENSITY RESIDENTIAL
- LM — LOW-MEDIUM DENSITY RESIDENTIAL
- M — MEDIUM DENSITY RESIDENTIAL
- H — HIGH DENSITY RESIDENTIAL
- C — COMMERCIAL
- BP — BUSINESS PARK
- MU — MIXED USE
- VS — VISITOR SERVING
- OA — OPEN AREA
- RC — RIVER CORRIDOR
- HC — HIGH COUNTRY
- ROADS

FORMA
mitigation areas042103.mxd

NORTH

100 ACRES
400 ACRES

Feet: 0 625 1,250 2,500
Meters: 0 140 280 560

Figure 2.6-8a

SPINEFLOWER SPECIAL STUDY MITIGATION OVERLAY

(c) Grading Activities

The following requirements shall be followed prior to, during or after any grading activities that take place within or adjacent to spineflower preserves and buffers:

i. Areas of temporary grading disturbance shall be revegetated with native seed mix.
ii. Temporary and permanent fencing and signage shall be installed to protect spineflower populations and restrict access.
iii. Drainage plans shall be prepared to demonstrate grading activities maintain pre-development hydrology conditions within the preserve(s).
iv. Roadways, development footprints and grading methods shall be aligned or designed to achieve an environmentally superior alternative in accordance with the spineflower preserve and buffer standards above.
v. A Fire Management Plan shall be developed to limit fuel modification activities within spineflower preserves and buffers.
vi. A biological monitor shall be required to monitor and report on compliance with spineflower mitigation measures.
vii. No grading shall be allowed within the spineflower preserve(s) and buffer(s) unless for a roadway that is determined to be the environmentally superior alternative. No other development or disturbance of native habitat shall be allowed within the spineflower preserve(s) and buffer(s).

(d) Long Term Management Plan:

A monitoring and management plan shall be prepared in consultation with the County and the California Department of Fish and Game when spineflower preserves are established per Section 2.6 e) (2) a) above. The purpose of the plan is to track the viability of preserves and spineflower populations, including size, growth or decline, general conditions, reassessment of impacts, and other factors such as breeding and pollination biology, population genetic diversity and seed germination requirements, through annual census, mapping and annual reporting. Active management activities shall be required in perpetuity and will be triggered by population declines or other management issues.

3. Oak Resources Replacement Program

a. Resource Description

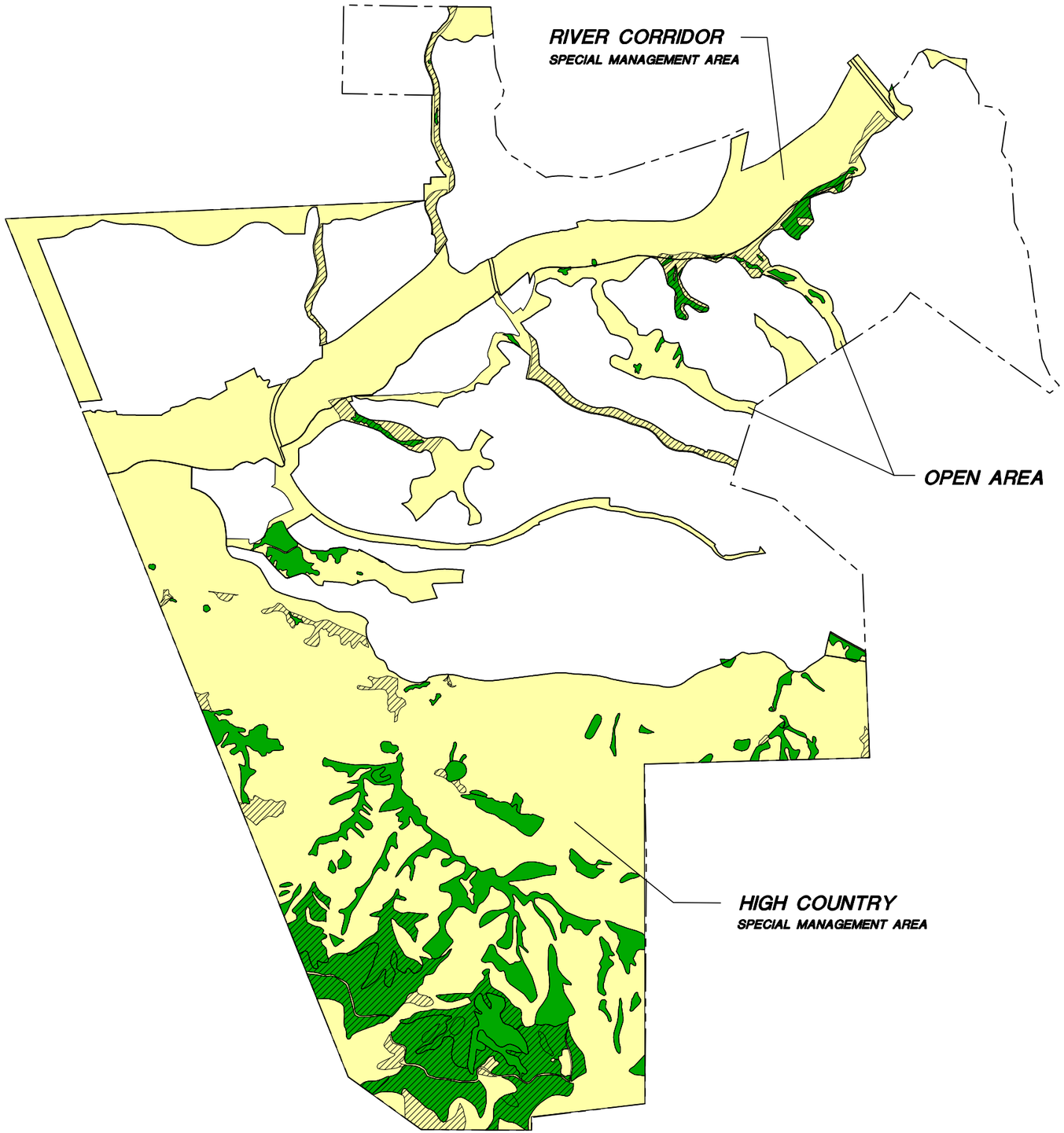
Oak resources include oak trees of the sizes regulated under the County Oak Tree Ordinance, Southern California black walnut trees, Mainland cherry trees, and Mainland cherry shrubs.

The *Specific Plan Area* is estimated to contain more than 16,314 oak trees. These are predominantly Coast live oaks (*Quercus agrifolia*), while a smaller percentage are Valley oaks (*Quercus lobata*). Oak woodlands and savannahs occur primarily on the north facing slopes and within the major canyons and drainages of the *Specific Plan Area*. The Concept Grading Plan for the *Specific Plan* results in preservation of at least an estimated 15,681 oaks. This represents 96% of the total estimated oak trees within the *Specific Plan Area*. Mainland cherry trees and Mainland cherry shrubs are found in Long and Lion Canyons, intermixed with Coast live oaks, while Southern California black walnut is found mainly in the *High Country SMA*.

Based upon the preliminary oak tree impact analysis in the EIR, approximately 633 oak trees may potentially be impacted over the course of the long-term build out of the *Specific Plan*. At the time engineering plans are completed for the subdivision process, a more precise oak tree survey shall be conducted and oak tree permits pursuant to Title 22 of the Los Angeles County Code, Part 16 shall be obtained.

b. Oak Tree Replacement Requirements

Suitable areas exist in the *High Country SMA* for the restoration of *oak resources* and the enhancement of existing stands of oak trees (Exhibit 2.6-9, Potential Oak Tree Restoration Areas). These include areas in the upper elevations of the Santa Susana Mountains that have been disturbed by grazing. Additional opportunities exist within *Open Area* where *oak resources* can be planted as an expansion of existing oak woodlands or savannahs and in other areas that exhibit suitable topographic and soil conditions.



NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

LEGEND

- *EXISTING OAK WOODLANDS / AREAS TO REMAIN*
- *POTENTIAL OAK TREE RESTORATION AREAS*
- *OPEN AREA*
  - *RIVER CORRIDOR SMA*
  - *HIGH COUNTRY SMA*
  - *OPEN AREA*

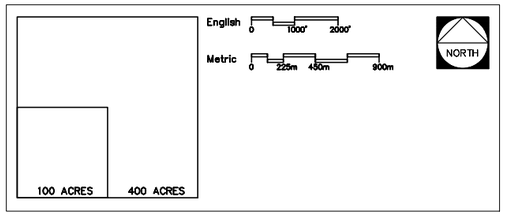


EXHIBIT 2.6-9

POTENTIAL OAK TREE RESTORATION AREAS

MAY 2003

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Standards for the restoration and enhancement of *oak resources* within the *High Country SMA* and the *Open Area* include the following (oak resources include oak trees of the sizes regulated under the County Oak Tree Ordinance, southern California black walnut trees, Mainland cherry trees, and Mainland cherry shrubs):

(1) To mitigate the impacts to *oak resources* which may be removed as development occurs in the *Specific Plan Area*, replacement trees shall be planted in conformance with the oak tree ordinance in effect at that time.

(2) *Oak resource* species obtained from the local gene pool shall be used in restoration or enhancement.

(3) Prior to recordation of construction-level final subdivision maps, an *oak resource* replacement plan shall be prepared that provides the guidelines for the *oak resource* planting and/or replanting. The plan shall be reviewed by the Los Angeles County Department of Regional Planning and the County Forester, and shall include the following: site selection and preparation, selection of proper species including sizes and planting densities, protection from herbivores, site maintenance, performance standards, remedial actions, and a monitoring program.

(4) All plans and specifications shall follow the oak tree guidelines as specified in the County Ordinance.

4. Wildfire Fuel Modification

a. Resource Description

The *Specific Plan Area* is within the extreme and moderate fire hazard zones as identified in the Los Angeles County General Plan. The moderate fire hazard zone extends to those areas of Newhall Ranch where native brush can be found growing in its natural state. This is most common in the hillside areas. The extreme fire hazard zone includes high brush and woodlands, and all steep slopes regardless of vegetation.

Development of Newhall Ranch will reduce the amount of native flammable vegetation present within the *Specific Plan Area*. However, the development of homes potentially exposes residences of the *Specific Plan Area* to wildfire hazards. Fire fighting capabilities will be provided by two fire stations within the *Specific Plan Area* (see Land Use Plan, Exhibit 2.3-1), other nearby stations, and a system of improved roads and an urban water system with fire flows as required by the County Fire Department. Existing and proposed off-site fire facilities will also serve the *Specific Plan Area*.

Property damage and public safety risks associated with wildfire are greatest where homes will be located adjacent to large open areas dominated by native vegetation. This condition will occur primarily in the southern portion of the *Specific Plan Area* and where portions of the *development area* in the northwest section of Riverwood Village abut large natural open areas.

Access is currently provided to the Los Angeles County Fire Department for fire prevention control of the *Specific Plan Area*. Access will continue to be provided as the *Specific Plan* is implemented.

b. Fuel Modification Requirements

To minimize the potential exposure of the *development areas*, *Open Area*, and the *SMA*s to fire hazards, the *Specific Plan* is subject to the requirements of the Los Angeles County Fire Protection District (LACFPD), which provides fire protection for the area. At the time of final subdivision maps permitting construction in *development areas* that are adjacent to *Open Area* and the *High Country SMAs*, a wildfire fuel modification plan shall be prepared in accordance with the fuel modification ordinance standards in effect at that time and shall be submitted for approval to the County Fire Department.

The wildfire fuel modification plan shall depict a fuel modification zone (see Exhibit 2.6-10), the size of which shall be consistent with the County fuel modification ordinance requirements. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the fuel modification ordinance.

In order to enhance the habitat value of plant communities which require fuel modification, fire retardant plant species containing habitat value may be planted within the fuel modification zone. Typical plant species suitable for Fuel Modification Zones are indicated in Table 2.6-4. Fuel Modification Zones adjacent to *SMAs* and *Open Area* containing habitat of high value such as oak woodland and savannahs shall utilize a more restrictive plant list, which shall be reviewed by the County Forester.

The wildfire fuel modification plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to the County Fire Department requirements.

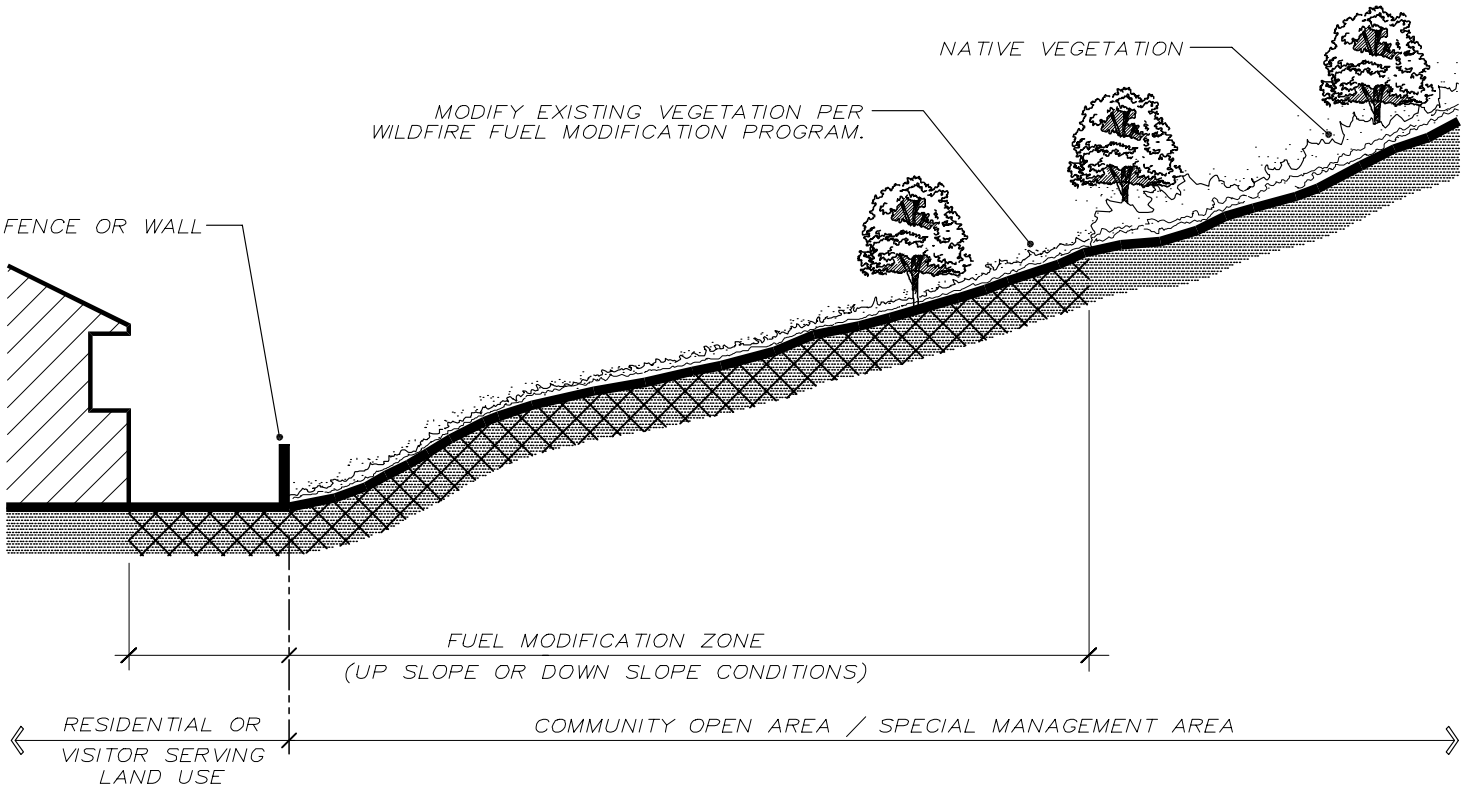

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EXHIBIT 2.6-10

TYPICAL FUEL MODIFICATION SECTION

Computer Mapping by FORMA Systems

MAY 2003

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TABLE 2.6-4

FUEL MODIFICATION PLANT LIST

Newhall Ranch Specific Plan

Common Name	Scientific Name
TREES	
Agave, Cacti, Succulents and Yucca Species	
California laurel	*Umbelluria californica*
Catalina cherry	*Prunus lyonil*
Coast live oak	*Quercus agrifolia*
Mexican elderberry	*Sambucus mexicana*
Southern California black walnut	*Juglans californica*
Strawberry tree	*Arbutus unedo*
Valley oak	*Quercus lobata*
SHRUBS AND GROUNDCOVERS	
Agave, cacti, succulents and yucca species	
California lilas	*Ceanothus species*
Cotoneaster	*Cotoneaster species*
Coyote bush	*Baccharis species*
Currant, gooseberry	*Ribes species*
Eucalyptus	*Eucalyptus species*
Lemonadeberry	*Rhus integrifolia*
Manzanita	*Arctostaphylos species*
Native grass species	*Nasella (Stipa)*
Prostrate acacia	*Acacia redolens*
Rosemary	*Rosmarinus species*
Sage	*Salvia species*
Saltbush	*Atriplex species*
Toyon	*Heteromeles arbutifolia*
Wild Buckwheat	*Eriogonum species*

Note: This is a general fuel modification plant list which may be modified. Fuel Modification Zones adjacent to *SMAs* and/or *Open Area* containing high value habitat may utilize a more restrictive list reviewed by the County Forester. Fuel Modification Zones adjacent to SMAs shall also be reviewed by the County Biologist.

5. Cultural Resources Program

a. Resource Description

(1) Historical Site

The most notable historical resource on the Newhall Ranch is the Asistencia de San Francisco Xavier, located in the northeastern end of the *Specific Plan Area*. This headquarters served as the Asistencia for Mission San Fernando and represents the first European settlement of the Castaic Junction region. This area is also the location of the original Newhall Ranch headquarters which has since been removed from the site.

(2) Archaeological Sites

In order to avoid significant impact on the site's archaeological and paleontological resources, Phase I and Phase II archaeological survey work has been conducted.

An intensive Phase I archaeological survey of the *Specific Plan Area* revealed eight prehistoric sites (and the Asistencia and Newhall Ranch headquarters), which represents a low density of archaeological remains for a project site of this size.

As a result of Phase II archaeological fieldwork and artifact recovery, it was concluded that future development will not result in adverse impacts to cultural resources for four sites and a part of a fifth site. However, sites CA-LAN-2133, -2235, -2241, and the northern portion of -2233, still contain subsurface archaeological deposits and intact prehistoric artifacts that may require Phase III recovery if site avoidance and/or preservation is not feasible.

(3) Paleontological Resources

The Newhall Ranch *Specific Plan Area* is underlain by rocks ranging in age from the late Miocene Epoch (approximately 8 million years B.P.) to the Recent and rated from high to low paleontologic potential. Of the seven geologic units found within the *Specific Plan Area*, the Modelo, Towsley, Pico, and Saugus formations have high paleontological potential; the Terrace and Older Alluvium formations have moderate paleontological potential; and the Young Alluvium formation has a low paleontological potential.

b. Cultural Resources Program Requirements

(1) Historical/Heritage

The Asistencia de San Francisco/Newhall Ranch Headquarters site is located outside of the *development area* and is proposed to be preserved as a part of *Community Open Area*. The Asistencia site is of historical interest and may contain historical structures and artifacts of significant historical value.

(2) Archaeological/Paleontological

All development in the *Specific Plan Area* will comply with County of Los Angeles and CEQA requirements regarding the preservation of significant archaeological and paleontological resources.

The following mitigation measures are derived from the Los Angeles County Newhall Ranch Specific Plan EIR #95011015 for the protection of cultural resources.

(a) Any adverse impacts to CA-LAN-2133, -2235, and the northern portion of -2233 are to be mitigated by avoidance and preservation. Should preservation of these sites be infeasible, a Phase III data recovery (salvage excavation) project is to be completed on the sites so affected, with archaeological monitoring of grading to occur during subsequent soils removals on the site. This will serve to collect and preserve the

scientific information contained therein, thereby mitigating all adverse impacts to the effected cultural resource.

(b) Any adverse effects to CA-LAN-2241 are to be mitigated through site avoidance and preservation. Should this prove infeasible, an effort is to be made to re-locate, analyze and re-inter the disturbed site in the arroyo bottom at some more appropriate and environmentally secure locale within the region.

(c) To ensure that no additional adverse impacts occur on CA-LAN-2236, -2242 and the southern portion of -2233, an archaeological monitor will be present should any subsurface grading or soils removals occur at these locales.

(d) In the unlikely event that additional artifacts are found during grading within the *development area* or future roadway extensions, an archaeologist will be notified to stabilize, recover and evaluate such finds.

(e) As part of an inspection testing program, a Los Angeles County Natural History Museum-approved inspector is to be on site during an appropriate number of excavations into the Pico Formation, Saugus Formation, Quaternary Terrace Deposits, and Quaternary Older Alluvium. Should the excavations yield significant paleontological resources, excavation is to be stopped or redirected until the extent of the find is established and the resources are salvaged.

2.7 HILLSIDE PRESERVATION AND GRADING PLAN

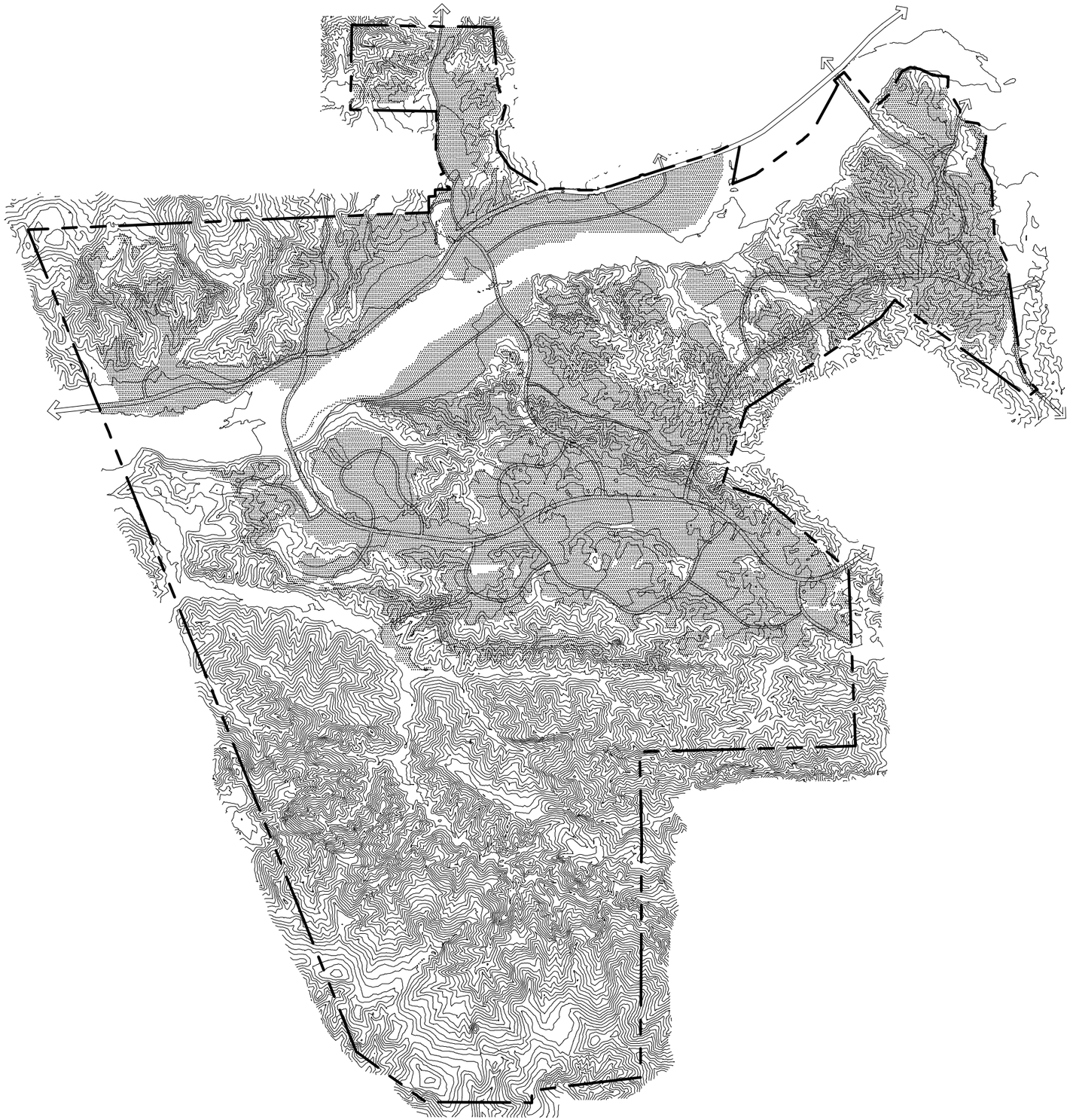
1. Goals and Objectives

Consistency with the existing County of Los Angeles General Plan and Santa Clarita Valley Area General Plan goals and objectives relevant to grading is documented in Appendix 7.2, Consistency Analysis. Hillside Design Guidelines, established by the Los Angeles County Department of Regional Planning (December 1987), have been incorporated into the conceptual grading design for Newhall Ranch.

Specific Plan goals and objectives relevant to grading have been prepared in accordance the County of Los Angeles General Plan, the Santa Clarita Valley Area General Plan, and are set forth in Section 2.1, Goals and Objectives.

2. Conceptual Grading Plan

The Design Guidelines in Chapter 4 contain grading guidelines designed to achieve the goals of the *Specific Plan* and assure development that is safe, aesthetic, and cost effective. The Conceptual Grading Plan, Exhibit 2.7-1, identifies areas of grading activities within the *Specific Plan Area*. As determined by the Conceptual Grading Plan, grading for the project will consist of approximately ninety (90) million cubic yards of earthwork. The grading will be balanced within the *Specific Plan Area* and will entail the use of four (4) grading elements: mass grading for *development areas*; final grading for development pads; remedial grading; and custom grading.



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L E G E N D

GRADED AREA

UNGRADED AREA

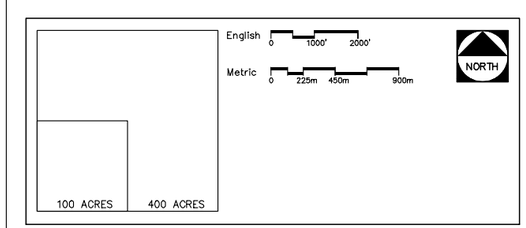

EXHIBIT 2.7-1

CONCEPTUAL GRADING PLAN

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2.8 RECREATION AND OPEN AREA

1. Goals and Objectives

The Newhall Ranch Recreation and Open Area Plan was prepared to be consistent with the goals and objectives of Los Angeles County General Plan and Santa Clarita Valley Area General Plan. An analysis of this consistency is contained in Appendix 7.2. *Specific Plan* goals and objectives relative to recreation and open area are set forth in Section 2.1.

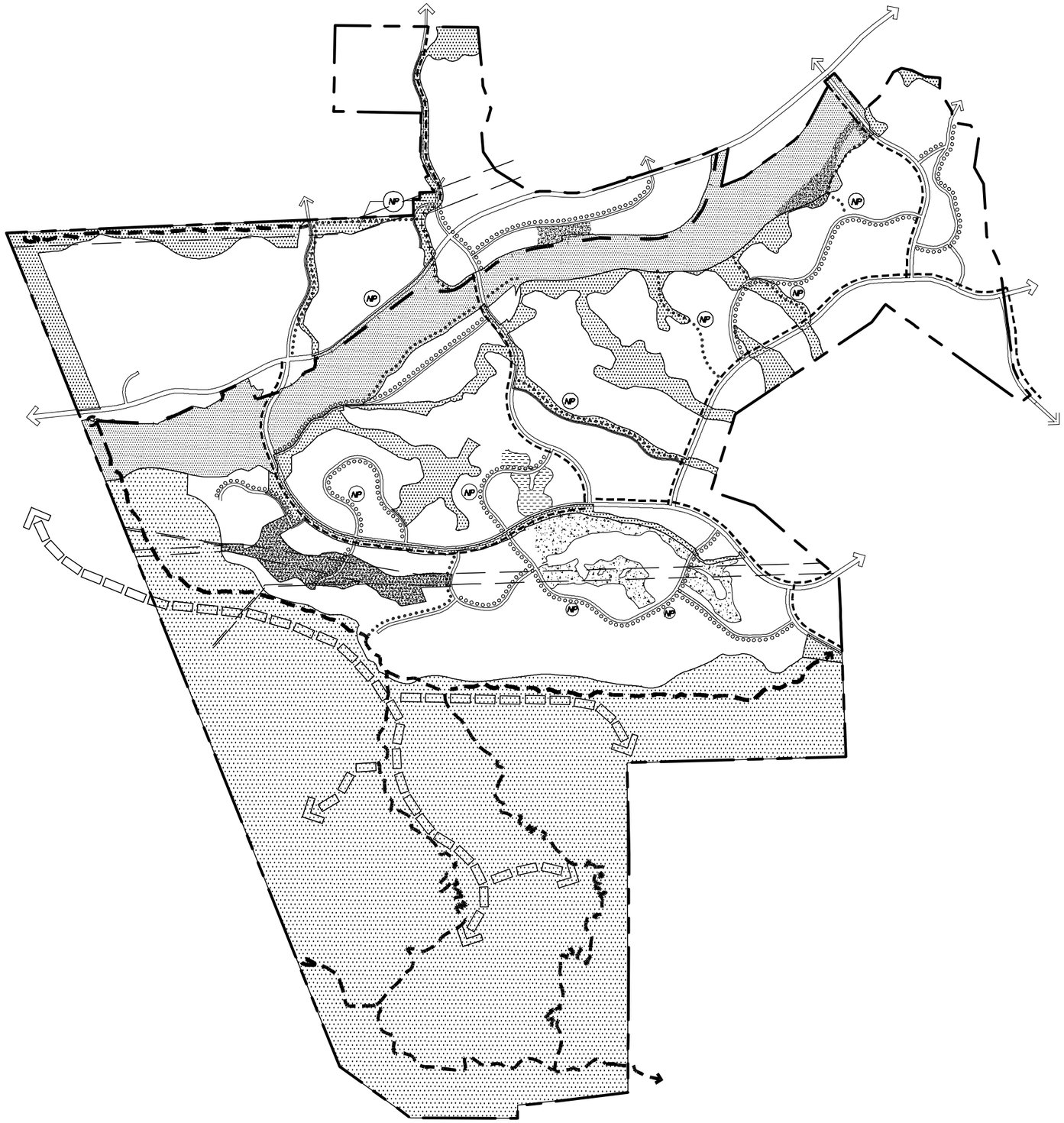
The land resources devoted to passive and active recreational uses as well as environmental preservation, makeup over one-half of the *Specific Plan Area* (see the Recreation/Open Area Plan, Exhibit 2.8-1).

2. Parks/Recreation Uses

The parks and *Open Area* are designed to provide usable recreational facilities, as well as to act as transition zones between differing *land use designations*. They are also intended to provide a balance between development and the existing natural landscape. Park and recreational uses include the following:

a. Neighborhood Parks

The Land Use Plan features 10 Neighborhood Parks dispersed throughout the *Specific Plan Area* and sited to meet the anticipated needs of Newhall Ranch residents. Of the 10 Public Neighborhood Parks, 5 are intended to be adjacent to elementary schools and 5 are stand alone parks. Each of the Neighborhood Parks is expected to be about five acres in size and is intended to serve local residents in the adjacent neighborhoods. It is intended that there be a joint-use arrangement between the County Department of Parks and Recreation and the school district so as to permit the sharing of facilities. The school, for example, may take advantage of the park facilities during school hours, while visitors to the park may use school parking during non-school hours. It is anticipated that specific agreements for joint-use would be determined at the time the subdivision containing each park and school is processed.



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L E G E N D

RECREATION AREAS

- NEIGHBORHOOD PARK (Conceptual locations with Residential Neighborhoods)
- COMMUNITY PARKS
- GOLF COURSE (Conceptual location)
- COMMUNITY LAKE (Conceptual location)
- REGIONAL RIVER TRAIL
- COMMUNITY TRAIL
- EQUESTRIAN TRAIL COMPONENT OF COMMUNITY TRAIL
- LOCAL TRAIL
- PATHWAYS
- UNIMPROVED TRAILS

MAJOR OPEN AREAS

- OPEN AREA
- SPECIAL MANAGEMENT AREA - RIVER CORRIDOR
- SPECIAL MANAGEMENT AREA - HIGH COUNTRY
- WILDLIFE CORRIDOR

English 0 1000' 2000'
Metric 0 225m 450m 900m
NORTH
100 ACRES 400 ACRES
Computer Mapping by FORMA Systems

EXHIBIT 2.8-1

RECREATION/ OPEN AREA PLAN

MAY 2003

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Each of the Neighborhood Parks will consist of a minimum of 5 easily accessible and usable acres, and the park may include recreational facilities in accordance with Section 2.8.4.b(1).

b. Community Parks

The Land Use Plan includes three Community Parks encompassing a total of approximately 181 acres. The Community Parks are intended to provide recreational opportunities for the residents of Newhall Ranch with some concurrent usage by the regional population for special events. The Community Parks are typically located adjacent to other *Open Areas* in order to maximize the recreational uses. Improvements may include those facilities described in Section 2.8.4.b(2). Preliminary concepts for the Community Parks include the following:

(1) Oak Valley Community Park

Oak Valley Community Park is comprised of approximately 141 acres. Located in the Village of Oak Valley in close proximity to the Village of Potrero Valley, the park will feature passive recreational opportunities of oak savannahs and views of the Santa Clara River, as well as active play area.

(2) Riverwood Community Park

The Riverwood Community Park is comprised of approximately 20 acres of land on the northeastern *Specific Plan Area* within the Village of Riverwood. This park will provide view points which offer panoramic views of the Santa Clara River SMA. Additional active uses in Riverwood Community Park may include a trail system to accommodate both pedestrians and equestrians.

(3) The Mesas Community Park

The Mesas Community Park consists of approximately 20 acres and is located adjacent to the Santa Clara River in The Mesas at the base of the river bluff. The site is ideally suited to offer active recreational uses screened from residential neighborhoods, and to provide passive visual enjoyment of the Santa Clara River.

c. Trail Network

A network of trails and pathways is planned throughout the *Specific Plan Area*. This community-wide system of pedestrian, bicycle, and unimproved trails will provide important linkages between land uses (see Master Trails Plan, Exhibit 2.4-5). When completed, the on-site trail system will implement the County trail network in the area and provide access to the entire planned regional trail system within and adjoining the *Specific Plan Area*. The Regional River Trail, the Community Trail along Chiquito Canyon Road, and the High Country unimproved trail will provide an equestrian component to the trail network.

d. Golf Course

The Land Use Plan includes an 18-Hole Golf Course which will meander through the residential areas of Potrero Valley. The Golf Course encompasses *Open Area* such as usable utility easement land and other *land use designations*. This course is intended to serve the growing market for golf within the Santa Clara River Valley as well as the future residents of Newhall Ranch.

e. Community Lake

The Community Lake will be an integral feature of the Potrero Valley Village Center. Commercial and Residential areas within the Village Center will share proximity and views of the *Community Lake*, which is anticipated to have a water area of approximately 15 acres. The man-made lake may feature a separate swimming beach and an additional lakeside promenade or trail to permit strolling or jogging. It is intended that the *Community Lake* will serve as a focal point for cultural, entertainment, and other community activities.

3. Open Areas Recreational Uses

The *Open Area land use designations* and the *Special Management Areas*, the River Corridor and the High Country, provide exceptional opportunities for active recreation such as hiking and passive recreational opportunities such as vista points, picnic areas, and interpretive programs. The character of Newhall Ranch is based on, and enhanced by, the integration of the *development areas* with these natural areas.

a. Open Area

A system of *Open Area*, encompassing approximately 1,010 acres including 141 acres of Community Parks, weaves though the central portion of the *development area*. This *Open Area* includes Community Parks, prominent ridges, bluffs, slopes, creekbeds, and utility and trail system easements, and often functions as a transition between *development areas* and the *SMAs*. This *Open Area* is designed to protect significant landforms and natural resources, providing an opportunity to integrate the proposed development within its natural context.

b. High Country SMA

The largest *land use designation* of the Land Use Plan is the 4,185-acre *High Country Special Management Area* (*SMA*). It is designed to protect the existing natural resources within Los Angeles County's Significant Ecological Area (SEA) 20 as well as provide recreational opportunities. The High Country is located in the southern portion of the site and includes oak savannahs, high ridgelines, and various canyon drainages including Salt Creek. The latter is a regionally-significant wildlife corridor which provides an important habitat link to the Santa Clara River. Unimproved Trails within the *High Country SMA* will provide controlled access to the *Special Management Area*.

(1) <u>Pedestrian/Equestrian Trail</u>:

A pedestrian/equestrian trail shall be constructed by the owner within the High Country Special Management Area ("SMA") in accordance with Los Angeles County standards for similar trails through natural areas within

twenty-four (24) months of final approval of the Newhall Ranch Specific Plan, the Water Reclamation Plant and all related project approvals in Case 94-087 (which does not include construction-level subdivision tract maps), and certification of the Final Environmental Impact Report ("EIR") for Newhall Ranch and the Water Reclamation Plant by the Los Angeles County Board of Supervisors. The design of the trail shall be coordinated with and approved by the Los Angeles County Department of Parks and Recreation and other joint powers authority members. The trail shall generally follow an alignment from the Pico Canyon Trail on the east side of the High Country SMA westerly through Grave Canyon and then south to the crest of the High Country SMA. The trail would eventually connect with the River Trail as development along the river provides for the construction of that trail. The conceptual location of the pedestrian/equestrian trail is shown on Exhibit 2.4-5, Master Trails Plan.

The 24-month time period for the design and construction of the pedestrian/equestrian trail shall be extended in the event of the filing of any legal action against Los Angeles County challenging final approval of the Newhall Ranch Specific Plan, the Water Reclamation Plant and any related project approvals in Case 94-087 or certification of the Final EIR for Newhall Ranch and the Water Reclamation Plant. The 24-month period shall be extended by the time period between the filing of any such legal action and the entry of a final judgment by a court with appropriate jurisdiction, after exhausting all rights of appeal, or execution of a final settlement agreement between all parties to the legal action, whichever occurs first.

(2) Easement for Public Access:

An easement will be offered by the owner to a *Joint Powers Authority* to allow for public access to, and public use of, the pedestrian/equestrian trail located within the High Country SMA. The joint powers authority shall maintain the pedestrian/equestrian trail in good repair, at its sole cost and expense.

(3) Indemnification:

The *Joint Powers Authority* shall defend, indemnify and hold harmless the owner and its agents, officers and employees against and from any and all claims, liabilities, demands, costs, actions or proceedings, and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), for any personal injury claims, including death, as well as for any property damage claims which may arise directly or indirectly from public access to, and public use of, the pedestrian/equestrian trail located within the *High Country SMA*.

c. River Corridor SMA

The 974.8-acre *River Corridor SMA* is designed to protect the sensitive biological resources in SEA 23. This area is located within the Riverwood, The Mesas, Long Canyon, and Oak Valley Villages. The willows and cottonwoods within Santa Clara River provide a backdrop for the character and identity of these Villages. On the north side of the River, recreational opportunities will be maximized along the entire length of the River Corridor, through the incorporation of a new Regional River Trail. The Regional River Trail includes an improved pedestrian, equestrian, and bicycle route which offers view opportunities along the edge of the river. On the south side of the River, the *River Corridor SMA* is bounded by preserved bluffs and planned residential development. Local and other trails on the south side of the River Corridor will provide pedestrian access to the Regional River Trail via two bridges over the Santa Clara River.

4. Park/Recreation Requirements

a. Local Park Requirements

The State of California's Quimby Act and the County Subdivision Ordinance mandates that for each 1,000 residents in a new development project, three acres of park land shall be dedicated, and/or the equivalent value of park improvements shall be constructed and/or in-lieu fees shall be paid to the jurisdictional agency, in this case, the County of Los Angeles.

Table 2.8-1 sets forth an estimate of Quimby park acreage requirements for Newhall Ranch based on general assumptions for population as indicated in the EIR. The actual number and type of dwelling units constructed will determine the exact acreage required to satisfy the requirements.

Park requirements for Newhall Ranch will be fulfilled by dedication of land and improvements to Neighborhood Parks, Community Parks, trails, *Open Area*, and other recreational facilities. Quimby credits for dedications and improvements shall accrue on a cumulative basis and serve to satisfy the Quimby requirements of subdivisions that are proposed within the *Specific Plan Area.* Estimated park credits are set forth in Table 2.8-1. It is anticipated that all of the dedicated park land and *Open Area*, in tandem with improvements, will exceed County requirements.

TABLE 2.8-1

PRELIMINARY PARK PROGRAM
Newhall Ranch Specific Plan

ESTIMATED QUIMBY REQUIREMENTS

Description/Category	Units		Avg. Hsehld Size		Assessment Factor		Obligation in Acres
Detached	9,305	x	3.17	x	0.003	=	88
Attached	11,580	x	2.38	x	0.003	=	83
Second Units	423	x	2	x	0.003	=	3
Total:	21,308						174

ESTIMATED QUIMBY CREDITS

	Land			Improvements			
Description/Category	**Acres**	**Credit %**	**Quimby Acres**	**Imp Cost PSF**	**Improv. Costs**	**Acre Equiv.**	**Total Acreage**
Parks:							
Neighborhood Parks[1]	50	100%	50	2.50	5,445,000	45	95
Community Parks[1]							
Active Area	58	100%	58	2.50	6,316,200	52	110
Passive Area	123	50%	62				62
Lake[1]	15	100%	15				15
Subtotal, Parks[1],[2]	246		185		11,761,200	97	**282**
Trails:							
Regional River Trail	16	100%	16				16
Community Trails	39	100%	39	2.50	4,247,100	35	74
Local Trails (in *Open Area*)	13	(acreage included below)		1.00	566,280	5	5
Unimproved Trails (in High Country)	13	(acreage Included below)		1.00	561,792	5	5
Subtotal, Trails	81		55		5,375,172	45	**100**
Major Open Areas:							
Golf Course	180	0%	0			0	0
High Country SMA[3]	4,185	50%	2,093			0	2,093
River Corridor SMA[3]	975	10%	98			0	98
Community Open Area[3] (Excl. Oak Valley Community Park)	869	10%	87			0	87
Subtotal, Major Open Areas	6,209		2,278			0	**2,278**
			TOTAL CREDIT PROVIDED				2,660
			Quimby Requirements				174
			Excess				2,486

[1] County ordinance allows credit for improvements, land or a combination of both.

[2] Parks such as private recreation centers (including improvements) within neighborhoods are also eligible for credit but cannot be quantified at this level of planning.

[3] Credit for the *River Corridor SMA* and *Open Area* is calculated using a worst-case factor of 10%, which is lowest percent specified in the County ordinance. The County ordinance provides for a greater level of credit pending on slope ranging from a low of 10% to a high of 100%. In order to receive credit for land which has slope greater than 3%, the Director of Parks and Recreation must find that special circumstances exist that would make the acceptance of such land in the public interest. The Director may also give more credit than specified in the ordinance if it is found that a site contains exceptional visual, biotic or other natural resources. Such a case is the *High Country SMA*, which is exceptionally rich in both natural resources and recreational opportunities, and has been calculated at 50% credit.

b. Neighborhood and Community Park Improvements

The Neighborhood Parks and the active area of each Community Park indicated on Table 2.8-1 shall be improved with park improvements in accordance with final park plans approved by the County Parks and Recreation Department. Park improvements shall include the items listed below:

(1) Neighborhood Park Improvements:

(a) Irrigated turf[1]
(b) Parking[2]
(c) Comfort Station (restroom)[3]
(d) Tiny tot area with play equipment
(e) Water fountain
(f) Half-court basketball court
(g) Picnic shelter
(h) Miscellaneous landscaping (e.g., signage, trees, etc.)

(2) Community Parks Improvements:

(a) Irrigated turf[1]
(b) Parking[2]
(c) Comfort Station (restroom)[3]
(d) One ballfield and one multipurpose field
(e) Tiny tot area with play equipment
(f) Water fountain
(g) Basketball court or tennis court
(h) Trash bin area
(i) Small office
(j) Stub outs for future ballfield lights
(k) Miscellaneous landscaping (e.g., signage, trees, etc.)

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1 Irrigation systems shall utilize moisture sensing, weather, or other water efficient technology.

2 Parking requirements are specified in Section 3.7.2.h(2) of the *Specific Plan*. Where on-site parking is required, parking lot lighting shall also be installed.

3 Comfort stations in Neighborhood Parks to include one urinal and one stall in men's room and two stalls in women's room.

3.1 ORGANIZATION

The Newhall Ranch Development Regulations are organized in the manner listed below and set forth the regulations and requirements governing the development of the *Specific Plan Area*:

GENERAL PROVISIONS (Section 3.2)

LAND USE DESIGNATIONS (Section 3.3)

SITE DEVELOPMENT STANDARDS (Section 3.4)

1. Site Development Standards Matrix (Table 3.4-1)
2. Permitted Land Uses Matrix (Table 3.4-2)
3. Permitted Accessory Uses Matrix (Table 3.4-3)

ADJUSTMENT / TRANSFER / CONVERSION REGULATIONS (Section 3.5)

SIGN REGULATIONS (Section 3.6)

PARKING REGULATIONS (Section 3.7)

HOME OCCUPATIONS (Section 3.8)

SECOND UNITS (Section 3.9)

AFFORDABLE HOUSING PROGRAM (Section 3.10)

3.2 GENERAL PROVISIONS

1. Purpose and Intent

The Development Regulations set forth herein, which include references to specific provisions of the Los Angeles County Planning and Zoning Code (LACPZC*), are intended to provide a comprehensive set of regulations governing the use and development of land. These Development Regulations replace the Los Angeles County Planning and Zoning Code within the *Specific Plan Area*. Any matter or issue not specifically and directly covered by this *Specific Plan* shall be subject to the non-conflicting regulations and procedures of the Los Angeles County Planning and Zoning Code (LACPZC). In case of a conflict between the *Specific Plan* and the LACPZC, this *Specific Plan* shall govern. Issues regarding substantial compliance with the intent of the *Specific Plan* are subject to *Planning Director* review pursuant to the Substantial Conformance procedures set forth in Section 5.2, paragraph 2.

2. Consistency with Adopted Plans/Codes

As required by Government Code Section 65454, the Newhall Ranch Specific Plan is consistent with and implements the Los Angeles County General Plan and the Santa Clarita Valley Area Plan. Section 7.2 of this *Specific Plan* discusses this consistency in detail.

All land use entitlements and permits (e.g., Development Agreement, Conditional Use Permits, and all subdivision maps) approved within the *Specific Plan Area* shall be consistent with the *Specific Plan*.

* Los Angeles County Planning and Zoning Code — Title 22 of the Los Angeles County Code.

3. Severability Clause

If any term or provision of this *Specific Plan*, or the application of any provision of this *Specific Plan* to a particular situation, shall for any reason be found to be void, invalid, illegal or unenforceable by a court of competent jurisdiction, such term or provision shall remain in force and effect to the extent allowed by such ruling and all other terms and provisions of this *Specific Plan* or the application of this *Specific Plan* to other situations shall remain in full force or effect.

4. Existing Uses

Existing uses within the *Specific Plan Area* are subject to the regulations listed below.

a. Any use of land lawfully existing at the time of the effective date of this *Specific Plan* may be continued.

b. Existing uses which may continue within the *Specific Plan Area* include: *oil and natural gas operations* and/or storage, cattle grazing, farming operations, movie filming, water wells, maintenance and operation of existing easements and pipelines, and existing housing. Existing leases will remain in effect. The *Specific Plan* shall not affect the renegotiation or reissuance of leases for these existing uses.

c. All uses existing at the time of the effective date of the *Specific Plan* are permitted as indicated above, not withstanding any omission of a particular such use in the Permitted Uses Matrix, Table 3.4-2.

3.3 LAND USE DESIGNATIONS

The *land use designations* identified in the Land Use Plan, Exhibit 2.3-1, are defined below and subject to the Site Development Standards set forth in Section 3.4. The Site Development Standards Matrix, Table 3.4-1, identifies the standards which apply within each of the *land use designations* areas. The permitted land uses are set forth in Table 3.4-2, Permitted Uses Matrix, and Table 3.4-3, Accessory Uses Matrix. Section 3.5 provides regulations concerning the adjustment, transfer, and conversion of *land use designations*. Sign Regulations are set forth in Section 3.6. Parking Regulations are set forth in Section 3.7 and include provisions for developing *joint-use or shared parking* programs. Guidelines for the *land use designations* are found in the Design Guidelines, Chapter 4.

1. Land Use Designations

The following are the *land use designations* established by the *Specific Plan*:

a. Estate Residential (E) — The Estate Residential is a *land use designation* which provides for larger lot single-family detached residential development. One *Second Unit* per Estate dwelling unit is eligible for construction with the approval of a CUP (see *Second Units*, Section 3.9).

b. Low Residential (L) — The Low Residential *land use designation* provides for large lot single-family detached residential development. *Second Units* are eligible to be constructed within the Low residential with the approval of a CUP and pursuant to the regulations set forward in Section 3.9.

c. Low-Medium Residential (LM) — The Low-Medium Residential is a *land use designation* which provides for single-family detached, single-family attached, clustered single-family attached and clustered single-family detached residential development.

d. Medium Residential (M) — The Medium Residential is a *land use designation* which provides for single-family detached, single-family attached, clustered single-family attached and clustered single-family detached, and multi-family residential development.

e. High Residential (H) — The High Residential is a *land use designation* provides for multi-family residential development.

f. Mixed-Use (MU) — The Mixed-Use *land use designation* permits the coordinated development of commercial, office, and Medium Residential and High Residential uses. Provisions in the *Specific Plan* permit the mixing of land uses, including combining residential uses with commercial and/or office use on one (1) building site or within a building. Where commercial and residential uses occur on the same building site, the primary access for residential portion of the project shall be a separate entrance. A description of the Mixed-Use *land use designation* is found in Section 2.3, paragraph 2f.

g. Commercial (C) — The Commercial *land use designation* provides for the development of uses to serve the office and retail needs of the community. The location of commercial sites on urban arterial highways also permits these sites to provide commercial services to the surrounding regional area and to highway travelers.

h. Business Park (BP) — The Business Park *land use designation* permits businesses and industries engaged in research and development, light manufacturing, business, professional and administrative offices, and service industries. Also permitted are service commercial uses and structures accessory and/or supplementary to permitted Business Park uses.

i. Visitor-Serving (VS) — The Visitor-Serving *land use designation* provides for suitable commercial and recreation uses without significant impairment to the resources of the area. Lodging, appropriate recreation uses, and necessary commercial and public service support facilities are permitted pursuant to Section 3.4, Site Development Standards. A description of the Visitor-Serving *land use designation* is found in Section 2.3, paragraph 2i.

j. **Open Area (OA) —** The *Open Area land use designation* provides regulations for the approximately 1,010 acres of Community Park, major creeks and drainages, significant landforms, oak woodlands and savannahs, and cultural sites preserved between development *Planning Areas* or as a transition to larger *Special Management Areas*.

k. **River Corridor SMA (RC) -- SEA 23 —** The *River Corridor Special Management Area* (*SMA*) *land use designation* provides for the preservation, enhancement, public use, and management of the vital segment of the Santa Clara River which flows through the *Specific Plan Area*. The boundaries of the *SMA* will replace the former boundaries of the SEA 23 and have been realigned to more accurately reflect the areas of significant resources. Development standards are specifically structured to help ensure compatibility of uses within this special resource area.

l. **High Country SMA (HC) -- SEA 20 —** The *High Country Special Management Area land use designation* provides for the preservation, enhancement, public use, fuel modification, and management of the Santa Susana Mountain and Salt Canyon areas of the *Specific Plan*. The boundaries of the *SMA* will replace the former boundaries of the SEA 20 and have been realigned to more accurately reflect the areas of significant resources. Development standards are specifically structured to help ensure compatibility of uses within this special, regionally significant resource area.

2. Land Use Overlays

The *Specific Plan* allows for public facility and recreational uses such as the Community Parks, Neighborhood Parks, *Community Lake*, Electrical Substation, and the Water Reclamation Plant, to be represented as *land use overlay* symbols on the Land Use Plan, Exhibit 2.3-1. Potential locations are indicated, and the necessary public facility and recreational uses are designated as permitted uses within the respective *land use designation* under Section 3.4 of the Development Regulations. Thus the "underlying" *land use designation* covers the entire area, allowing for the *land use overlay* to move without necessitating a change in the *land use designation*. By using this "overlay" designation, maximum flexibility in siting can be maintained. (See discussion of *land use overlay* implementation in Section 5.2, paragraph 5g).

The following are the *land use overlays* established by the *Specific Plan*:

a. Parks

(1) Community Parks: The three (3) Community Park sites are intended to provide an expanded recreational dimension to the Newhall Ranch Community and are located in or adjacent to other *Open Area* or *SMAs* to maximize recreational uses. Mandatory Community Park improvements are described in Section 2.8, paragraph 4b(2). Community Parks are also accessed by the bike and pedestrian trail network.

(2) Neighborhood Parks: Ten (10) Neighborhood Parks will be located within the Residential and Mixed-Use *land use designations*, typically adjoining elementary school sites and providing day-to-day recreational amenities to community residents. Neighborhood Parks are a minimum of five (5) acres and sized to minimize overall maintenance and service costs. Mandatory Neighborhood Park facility improvements are described in Section 2.8, paragraph 4b(1). Some of the Neighborhood Parks may be combined to provide a larger recreational site.

b. Elementary School

Five elementary school sites have been designated by *land use overlays* on the Land Use Plan, one in each Village. Each of the school sites are located adjacent to a Neighborhood Park.

c. Junior High School

The Newhall Ranch *junior high school* is located in the Oak Valley Village Center, adjacent to the Neighborhood Park.

d. High School

The Newhall Ranch High School site is centrally located near the Potrero Valley Village crossroads in the eastern portion of the valley.

e. Golf Course

The Land Use Plan provides for one (1) 18-hole golf course in Potrero Valley Village. The approximately 180-acre Golf Course may include accessory features such as a clubhouse and other recreational facilities, and will complement the public systems of parks, trails, and *Open Area*. The Golf Course is a highly-visible, centralized amenity for Potrero Valley and enhances the identity and image of the entire community of Newhall Ranch.

f. Community Lake

The *Community Lake* consists of approximately 15 acres of water area. The lake is designated in the Potrero Valley Mixed-Use Village Center and may include a surrounding lakefront area. Planned to be a community recreational facility, the lake may include boating and fishing opportunities as well as multi-purpose lakeside trails.

g. Fire Station/Emergency Medical Service

Two new fire station sites are indicated on the Land Use Plan. These approximately one-acre sites will have direct access to arterial streets.

h. Electrical Substation

The proposed electrical substation site is located within the *Open Area* between Oak Valley and Potrero Valley, adjacent to the Oak Valley Community Park.

i. Library

One library site is integrated into the Land Use Plan. It is tentatively planned for inclusion into the Potrero Valley Mixed-Use Center.

j. Water Reclamation Plant

A 6.8 *mgd* Water Reclamation Plant (WRP) designed to ultimately provide service for the residents of the Newhall Ranch will be located in Riverwood Village, south of SR-126 and near the Los Angeles/Ventura County boundary.

k. Arterial Roads

The arterial road network is also represented on the Land Use Plan as a *land use overlay* in order to provide flexibility for minor changes in roadway alignments.

3.4 SITE DEVELOPMENT STANDARDS

1. Site Development Standards Matrix

a. Purpose

This section sets forth the Development Standards governing each of the *land use designations* shown on the Land Use Plan, Exhibit 2.3-1, and described in Section 3.3.

b. Use of Matrix

The Site Development Standards Matrix provides the standards for minimum lot area; maximum site coverage; front, side, and rear yard *setbacks*; and *maximum non-residential building heights*, as appropriate to each *land use designation*. Chapter 6, Glossary, contains the method of measurement of these distances for use in the Newhall Ranch Specific Plan, as well as the definition of all significant terms used herein.

Additional site development standards are located in 3.6 Sign Regulations and 3.7 Parking Regulations.

TABLE 3.4-1
SITE DEVELOPMENT STANDARDS MATRIX
Newhall Ranch Specific Plan

RESIDENTIAL SITE DEVELOPMENT STANDARDS

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

NON-RESIDENTIAL SITE DEVELOPMENT STANDARDS

LAND USE DESIGNATIONS[1]	LOT REQUIREMENTS[12]		MAXIMUM BUILDING HEIGHT[2]
	Maximum Site Coverage[10]	Minimum Front Setback	
MIXED-USE (MU) COMMERCIAL	No Max	No Min[13]	55'
COMMERCIAL (C)	50%	20'	45'
BUSINESS PARK (BP)	50%	20'	45'
VISITOR SERVING (VS)	50%	20'	35'

MAJOR OPEN AREAS SITE DEVELOPMENT STANDARDS

LAND USE DESIGNATIONS[1]	REQUIRED MINIMUM SETBACKS FROM PROPERTY LINE	MAXIMUM BUILDING HEIGHT[2]
OPEN AREA (OA)	50'	35'
RIVER CORRIDOR SPECIAL MANAGEMENT AREA (RC)	50'	25'
HIGH COUNTRY SPECIAL MANAGEMENT AREA (HC)	50'	25'

NOTES

1 Other uses including *land use overlays* such as schools, churches, park facilities, non-residential public or private facilities, and residential/commercial conversions are subject to the site development standards of the *land use designation* in which they are found.

2 A defined term — see glossary definition and/or related exhibit for full description of requirement.

3 Front Entry Garage: 30' min.
Side Entry Garage: 15' min.

4 Front Entry Garage: 18' min.
Side Entry Garage: 10' min.

5 Zero Side Yard Lot configuration is permitted.

6 Except where there is a detached *Second Unit*, structure, and/or garage, where 5' minimum setback is allowed from this structure.

7 No garage setback requirement for alley access.

8 10' minimum aggregate for two adjacent lots (e.g., 5' and 5', or 3' and 7', or 0 and 10').

9 10' minimum building to building separation.

10 A minimum of 10 percent of the lot area excluding required parking shall be landscaped.

11 10' minimum adjacent to public street.

12 20' minimum side and rear yard setback is required when building is adjacent to a different *land use designation* or a public road.

13 20' minimum is required when building fronts on a public road.

14 15' minimum for clustered single-family detached and attached buildings.

15 6' minimum for clustered single-family detached and attached buildings when one side of two adjacent buildings has no windows.

16 12' minimum for clustered single-family detached and attached buildings when kitchen/family area faces toward zero lot line building with no windows.

17 If at the time building permits are issued, the County's setback standards in place at that time are more stringent than those contained in the Site Development Standards Matrix, the more stringent standards shall apply.

2. Permitted Uses Matrix

a. Purpose

This section sets forth uses permitted within each of the *land use designations* described in Section 3.3 and shown on the Land Use Plan, Exhibit 2.3-1.

b. Use of the Matrix

(1) The following symbols indicate whether the use is permitted and the type of permit, if any, required for that use within that Land Use Plan designated area:

- ☐ Not Permitted (empty cell);
- P Permitted;
- S Permitted under provisions of Substantial Conformance review (see Section 5.2, paragraph 2);
- C Permitted with a Conditional Use Permit (see Section 5.2, paragraph 3);
- * Defined term (see Glossary, Chapter 6); and
- ** As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08.

(2) The abbreviations used in the matrix shall be interpreted as follows:

GFA	gross floor area;
Sq. Ft.	square feet;
E	Estate Residential;
L	Low Residential;
LM	Low-Medium Residential;
M	Medium Residential;
H	High Residential;
MU	Mixed-Use;
C	Commercial;
BP	Business Park;
VS	Visitor-Serving;
OA	*Open Area*;
RC	*River Corridor Special Management Area*; and
HC	*High Country Special Management Area*.

(3) Notes qualifying designations on the matrix are summarized on the page following the table.

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

***LEGEND*:**	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16, 18, 19]**	**HC[16, 18, 20]**
Access to property lawfully used for a purpose not permitted in this *land use designation*	S	S	S	S	S	S	S	S	S	S	P	P
Adult businesses*								C[1]				
Agricultural contractor equip, sale/rent								P				
Agricultural operations	P	P	P	P	P	P	P	P	P	P	P[18]	P[18]
Air pollution sampling stations								P		P		
Airports**												
Alcoholic beverages, sale of						P	P	P[17]	P			
Ambulance services						S[2]	S[2]	P[2]				
Amphitheaters - large*						C[3]	C[3]	C[3]	C[3]			
Amphitheaters - small* (see also Accessory Uses Matrix, 3.4-3)	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P	P	S		
Amusement rides, longer than 7 days						C	C	C		C		
Amusement rides, no longer than 7 days within 6 months						S	S	S	S	S		
Animal boarding kennels						C	C	C				
Animal experimental research institute*								C				
Animal hospitals*						C	C	P				
Animal raising*									S			
Animal training schools, excluding boarding						C	C	C				
Apartment houses**				P	P	P						
Apiaries, limited to hives only									P	P	P	P
Appliance assembly, electrical								P				
Appliance stores, household, sales/rental leasing/minor repair of						P	P	P				
Arboretums and horticultural gardens						P	P	P	P	S[3]		C
Arcades, game or movie**						P[3]	P[3]	P	S			
Archery ranges									S	S		

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

***LEGEND*:**	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16, 18, 19]**	**HC[16, 18, 20]**
Art galleries						P	P	P		S		
Assembly plants*								P[4]				
Athletic fields, excluding stadiums* (see also Accessory Uses Matrix 3.4-3)	P[3]	P[3]	P[3]	P[3]	P[3]	P		P	P	P		
Automobile repair and maintenance garages*[4]						S	S	P				
Automobile sales/rental/leasing*						P	P	P				
Automobile service stations*						P	P	P				
Bakeries						P	P	P				
Bakery goods distributors								P				
Bakery shops						P	P	P	P			
Banks and financial institutions						P	P	P	P			
Barbershops/beauty salon						P	P	P				
Bars and cocktail lounges*						P[3]	P[3]	C	S			
Baseball park	P	P	P	P	P							
Bicycle rentals						P	P	P	P	S		
Billboards, manufacture of								P[4]				
Billiard halls						S	P	S				
Blacksmith shops								P	P			
Boat and other marine sales/rental/leasing/ minor repair of, incidental to the sale of boat						P[4]	P[4]	P[4]				
Boat building and major repairs*								P[4]				
Boat rentals						P[2]	P	P				
Bottling plant								P[4]				
Bowling alleys						P	P	P				
Breweries, micro*[3]						P	P	P				
Bus storage and maintenance								P				
Butane and propane service stations						P	P	P				

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

***LEGEND*:**	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16, 18, 19]**	**HC[16, 18, 20]**
Cabarets**						C	C	C				
Campgrounds									P			
Cannery												
Car and recreational vehicle wash facilities*								C				
Car barns for buses and streetcars								P				
Car washes, automatic and hand wash*						P[3]	P[3]	P				
Care facilities* day (6 or fewer persons)	S	S	S	S	S	S	S	S				
Care facilities*, residential (6 or fewer persons)	C	C	C	C	C	C	C	C				
Care facilities*, day (7 or more persons)	C	C	C	C	C	C	C	C				
Care facilities*, residential (7 or more persons)	C	C	C	C	C	C	C	C				
Caretakers' quarters*	P	P	P	P	P	P						
Carnivals*						S	S	S				
Carpenter shops.								P				
Cemeteries								C				
Cesspool pumping, cleaning and draining, contractors								P				
Christmas trees and wreath sales	S[12]	S[12]	S[12]	S[12]	S[12]	P[12]	P[12]	P[12]		S[12]		
Churches, temples	P[3]	P[3]	P[3]	P[3]	P[3]	P	P	P				
Circuses, temporary*						S		S				
Colleges, universities	C	C	C	C	C	P[3]	P	P	C			
Community centers, private*	P	P	P	P	P	P	P		P			
Concrete batching[3]								P[13]				
Contractor's equipment yards								P[4]				
Convents or monasteries	S	S	S	S	S	S	S	P	S			
Correctional facility												
Dance halls*, dancing only						C	C					
Dental Laboratories						P	P	P				

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

***LEGEND*:**	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16, 18, 19]**	**HC[16, 18, 20]**
Distribution centers*								P				
Domestic violence shelters*		S	S	S	S	S	S	S				
Dry cleaning, plants - wholesale								C				
Dry cleaning, retail establishments						P[5]	P[5]	P				
Electric transmission substation	S	S	S	S	S	S	S	S		P		
Energy generating or storage devices	S	S	S	S	S	P	P	P	S	C		
Entertainment park**						C[14]		C[14]				
Escort bureaus**						C	C	C[13]				
Fairgrounds						C	C	C		C		
Film laboratories								P				
Film processing, retail						P	P	P	C			
Fire stations	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P	P	C	S		C
Fishing and casting ponds						S			S	S		
Food products*, manufacture of						S[15]	S[15]	P				
Foster family homes	P	P	P	P	P	P						
Fuel yard								C[4]				
Fumigating contractors								P				
Golf courses	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P	P		C		
Grazing operations	P	P	P	P	P	P	P	P	P	P	P[18]	P[18]
Greenhouses, commercial						S	P	P	P	C		
Grocery stores						P	P	P	S			
Guest ranches**	C								P			
Gymnasiums (see also Accessory Uses Matrix, 3.4-3)		C	C	C	S	P	P	P	C			
Health retreats**						S	C		P			
Health services*						P	P	P				
Heliports**						C	C	C		C		

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

***LEGEND*:**	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16, 18, 19]**	**HC[16, 18, 20]**
Helistops**						C	C	C		C		C
Historical monuments and cultural heritage sites	S	S	S	S	S	P	P	P	P	P	C	C
Homeless shelters**						C		C				
Hospitals**						P	P	P				
Hospitals, small animals						P	P	P				
Hotels/Lodge						P	P	P	P			
Industrial gases*								P[4]				
Information centers*	P	P	P	P	P	P	P	P	P	P		C
Iron, ornamental iron works, excluding foundry								P[4]				
Laboratories, research and testing								P				
Lake, Community*						P			P	C		
Laundries, retail						P[5]	P[5]	P				
Laundries, self service						P[5]	P[5]	P				
Laundry plants, wholesale								P				
Libraries (see also Accessory Uses Matrix, 3.4-3)						P	P	P				
Living quarters employees on premises						C[6]	C[6]	C[6]	S[6]			C[6]
Lumberyards, except storage of boxes or pallets								P				
Machine shops*								P[4]				
Machinery, repair								P[4]				
Machinery storage yards								P[4]				
Mail order houses						P	P	P				
Manufacturing (assembly)*								P[4]				
Manufacturing (distribution)*						C	C	P[4]				
Manufacturing (medical)*						C[4]	C[4]	P[4]				
Marinas, small boat harbors						P[2]						

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

***LEGEND*:**	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16, 18, 19]**	**HC[16, 18, 20]**
Massage parlors								C[1]				
Meat markets, excluding slaughtering						P	P					
Medical clinics						P	P	P				
Microwave stations**/wireless communications facilities						P	P	P	S	S	C	C
Miniature golf courses						P	P	P	S			
Mobile home**, for caretakers and immediate family									S			C
Mobile home sales								S				
Mobile homes as residences during construction*	P	S	S	S	S				S			
Model home complex*	P	P	P	P	P	P						
Mortuaries						C	C	C				
Motels**						P[3]	P[3]	P[3]	P[3]			
Motion picture sets, permanent (see Existing Uses, Section 3.2.4)						P[7]	S	P	S[7]	S[7]		
Motion picture sets, temporary*	P	P	P	P	P	P	P	P	P	P	P	P
Motion picture studios								P				
Moving van storage or operating yards								P				
Museums*						P	P	P	P			
Newsstands						P	P	P				
Nightclubs						P[3]	P[3]					
Nurseries, including growing of nursery stock	S	S	S	S	S	S	S	P		C		
Observatories						P	P	P	P	S		C
Office (business, professional and administrative)*						P	P	P				
Oil and natural gas operations*	P	P	P	P	P	P	P	P	P	P	P[18]	P[18]
Outdoor festivals, temporary	S					S	S	S	S	C		

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

***LEGEND*:**	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16, 18, 19]**	**HC[16, 18, 20]**
Parking lots, commercial						P	P	P	P			
Parks, public or private park	P	P	P	P	P	P	P	P	P	P		
Pawnshops						S	S	P[17]				
Pest control contracting service								P				
Pet grooming, excluding boarding						P	P	P				
Pet supply stores						P	P	P				
Photocopying and duplicating services						P	P	P				
Police stations						P	P	P	S			
Pool / billiard halls						S	S	P				
Post offices						P	P	P	S			
Public utility service centers						P	P	P				
Public utility service yards								P				
Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this matrix	C	C	C	C	C	C	C	C	C	C	C	C
Radio and television stations and towers	C[10]					P	P	P				C[10]
Radio and television broadcasting studios						P	P	P				
Real estate offices						P	P	P				
Real estate tract office, temporary*	P	P	P	P	P	P	S	S				
Recording studios						P	P	P				
Recreation club, commercial*						P	P	P	C			
Recreation club private**						P	P	P	C			
Recreation facilities, neighborhood**	P	P	P	P	P	P	P	P				
Recreation vehicle sales						S[2]	S[2]	S[2]				
Recreational equipment rentals						P[2]	P[2]	P[2]	P[2]			
Recreational vehicle parks								P				
Recreational vehicle rentals*							S[2]	S[2]				

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

***LEGEND*:**	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16, 18, 19]**	**HC[16, 18, 20]**
Refrigeration plants								P				
Rehabilitation station, wild animals						S	S	P	P	S		C
Rental/leasing/repair of articles sold on premises						P	P	P[21]				
Repair shops, household and fix-it						P	P	P				
Residences, multi-family*			P	P	P	P						
Residences, single-family attached*		P	P	P	P	P						
Residences, single-family detached*	P	P	P	P	P	P						
Restaurants and incidental retail sales						P	P	P	P			
Restaurants, food take out						P	P	P	S			
Retail sales*						P	P	P				
Rifle, pistol, skeet or trap ranges[3]								P				
Road construction and maintenance yards								P				
Rodeos, excluding horse racing								S		C		
Room rentals, including bed and breakfast (see Table 3.4-3)	C					P	P		P			
Rug cleaning plant								P				
Sand and gravel extraction/removal	P[8]	P[8]	P[8]	P[8]	P[8]	P[8]	P[8]	P[8]	C	C		
Scenic turnouts, vista points, interpretive displays	S	S	S	S	S	S	S	S	P	S	P	P
Schools, business and professional						P	P	P				
Schools through grade 12	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]						
Schools, trade*						S	S	S				
Self service storage facilities**								P				
Sewage treatment plants								P[13]				
Sheet metal shops								P				
Shoeshine stands						P	P	P				
Skating rinks, ice or roller (indoor)						P	P	P	P			

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

***LEGEND*:**	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16, 18, 19]**	**HC[16, 18, 20]**
Stables - Commercial*	P[11]						C					
Stables - Non-Commercial*	P[11]											
Stadium*						C	C	C				
Stands - display and sale of agricultural products*	S[9]	S[9]	S[9]	S[9]	S[9]	P[9]	P[9]	P[9]	P[9]			
Stations - bus, railroad and taxi						P	P	P				
Storage and rental of equipment, permanent						P[4]	P[4]	P[4]	P[4]			
Storage, temporary/construction	P	P	P	P	P	P	P	P	P	P	P	P
Swap meets**								S				
Telephone repeater stations*	P	P	P	P	P	P	P	P		S		C
Theaters**						P	P	P	P			
Theaters, drive-in								S				
Tool rentals								P[4]				
Tourist information centers						P	P	P	P	S		
Trails (biking)	P	P	P	P	P	P	P	P	P	P	P	P[22]
Trails (equestrian)	P[11]											P
Trails (pedestrian)	P	P	P	P	P	P	P	P	P	P	P	P
Truck storage or rental								P[4]				
Uses regulated by the Public Utilities Commission and other uses not regulated by the County	P	P	P	P	P	P	P	P	P	P	P	P
Veterinary clinics, small animals						P	P	P	S			
Warehouses**								P				
Wholesale sales*						P	P	P				
Wild animals**, the keeping of								S	S	S		C
Wildlife, nature, forest and marine preserves										P	P	P
Wine storage and manufacture								P				
Youth hostels**						P[3]	P		S			

FOOTNOTES FOR
TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

1. **SR-126 Business Park** -- This use is allowed, subject to a Conditional Use Permit (CUP), only in SR-126 Business Park, *Planning Area* RW-04, (see Annotated Land Use Plan, Exhibit 5.4-1).

2. **Vehicle Services** -- There shall be neither open storage nor retail sales of fuels. All vehicle repair and lubrication services shall take place in an enclosed building.

3. **Residential Compatibility** -- A CUP is required when this use is located within 500 feet of occupied residential units.

4. **Enclosed Building or Walls** -- All operations, including the storage of materials and equipment, shall be entirely within an enclosed building or inside walls or solid fences not less than six (6) feet in height.

5. **Dry Cleaning Plants and Laundries** -- Limited to dry cleaning plants and laundries which provide retail services only, use only nonflammable solvents, and employ not more than ten (10) people on-site.

6. **Dwellings as Secondary Uses** -- Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes or caretaker.

7. **Motion Picture Sets** -- of a permanent nature are not permitted within 500 feet of residential uses.

8. **Sand and Gravel Extraction/Removal Processing Operations** -- are permitted during grading and construction activities associated with implementation of a Tentative Tract Map, or with a CUP if there is a not Tentative Tract Map.

9. **Agricultural Product Sales** -- are not permitted within 500 feet of occupied residential units. Parking regulations also apply to this use, see Section 3.7.

10. **Radio and Television Towers** -- only transmission towers are permitted in these *land use designations*.

11. **Stables** -- are permitted only within the Estate *Planning Area*, RW-02, (see Annotated Land Use Plan, Exhibit 5.4-1).

FOOTNOTES FOR
TABLE 3.4-2
PERMITTED USES MATRIX (continued)
Newhall Ranch Specific Plan

12. **Christmas tree sales** -- A temporary use, permitted no earlier than Thanksgiving weekend. The facility shall be removed and the premises cleared of all debris and restored to the condition prior to the establishment of the facility, within fourteen (14) days after Christmas.

13. **SR-126 Business Park** -- This use is permitted, only in SR-126 Business Park, *Planning Area* RW-04, (see Annotated Land Use Plan, Exhibit 5.4-1).

14. **Entertainment Park** -- This use is permitted, only in SR-126 Business Park, *Planning Area* RW-04 and *Planning Areas* TM-32 and TM-26, (see Annotated Land Use Plan, Exhibit 5.4-1).

15. **Incidental food manufacturing** -- Manufacturing of food products is limited to incidental manufacturing as part of a retail use.

16. **Special Management Areas** -- All permitted uses within the *Special Management Areas* are subject to review under the Los Angeles County Planning and Zoning Code section 22.56.215, and may require a Conditional Use Permit.

17. **Chiquito Canyon Business Park** -- This use is not permitted in *Planning Area* RW-24 (see Annotated Land Use Plan, Exhibit 5.4-1).

18. **Agricultural/Grazing/Oil and Gas Operations** -- If agricultural or grazing operations are expanded outside of the historical areas of operation, review of such expansion will be conducted under the County General Plan SEA criteria, and section 22.56.215 of the LA County Planning and Zoning Code. If exiting oil and gas leases are expanded, or in the event of new leases, review of the drilling of new oil and gas wells in the expansion area of an existing lease, or in a new lease area, will be conducted under the County General Plan SEA criteria and section 22.56.215 of the LA County Planning and Zoning Code.

19. **Grazing Operations** -- Upon approval of the *Specific Plan* and related approvals by the Board of Supervisors and exhaustion of all legal challenges on the approvals, commercial grazing operations will cease, and grazing will only be permitted for the purpose of resource conservation, in accordance with Chapter 2.6, Resource Management Plan.

20. **High Country SMA** -- Upon dedication as described in Section 2.6, paragraph 2b(3)(d) of the *Specific Plan*, commercial grazing operations will cease within that phase, and grazing will only be permitted for the purpose of resource conservation, in accordance with Chapter 2.6, Resource Management Plan.

21. **Chiquito Canyon Business Park** -- Within the Chiquito Canyon Business Park (*Planning Area* RW-24), this use is subject to Footnote 4.

22. **High Country SMA Bike Trails** -- Biking within the *High Country SMA* will be strictly limited to specific designated trails reviewed and approved by the *Joint Powers Authority*, which shall consider human and animal safety issues, as well as consistency with the preservation of the biological resources of the *High Country SMA*, in its determination.

3. Accessory Uses Matrix

a. Purpose

This section sets forth the accessory uses permitted within each of the *land use designations* described in Section 3.3 and shown on the Land Use Plan, Exhibit 2.3-1.

b. Use of the Matrix

(1) The following symbols indicate if the use is permitted and the type of permit, if any, required for that land use within that Land Use Plan designated area:

- ☐ Not Permitted (empty cell);
- P Permitted as an accessory use;
- S Permitted under provisions of Substantial Conformance review (see Section 5.2, paragraph 2);
- C Permitted with a Conditional Use Permit (see Section 5.2, paragraph 3);
- * Defined Term (see Glossary, Chapter 6); and
- ** As defined in LA County Planning and Zoning Code Title 22, Chapter 22.08.

(2) The abbreviations used in the matrix shall be interpreted as follows:

GFA	gross floor area;
Sq. Ft.	square feet;
E	Estate Residential;
L	Low Residential;
LM	Low-Medium Residential;
M	Medium Residential;
H	High Residential;
MU	Mixed-Use;
C	Commercial;
BP	Business Park;
VS	Visitor-Serving;
OA	*Open Area*;
RC	*River Corridor Special Management Area*; and
HC	*High Country Special Management Area*.

(3) Notes qualifying designations on the matrix are summarized on the page following the table.

TABLE 3.4-3
ACCESSORY USES MATRIX
Newhall Ranch Specific Plan

LEGEND:

☐	**Not Permitted (empty cell)**	**C**	**CUP**
P	**Permitted**	*****	**Defined Term (see Glossary, Chapter 6)**
S	**Substantial Conformance**	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[5]**	**HC[5]**
Accessory buildings and structures**, customarily used in conjunction with main building or use of property	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P	P	P	P		
Amphitheaters, small accessory to parks*	P	P	P	P	P	P			P	P		
Animals, domestic and wild, maintained or kept as pets for personal use	P	P	P	P	P	P						
Athletic fields and facilities*, accessory to schools	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]		P	P	P		
Car wash, accessory to gas station						P	P	P				
Explosives storage								C[4]				
Greenhouses, non-commercial	P	P	P	P	P	D						
Golf course driving ranges	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P	P		C		
Golf driving range, accessory to golf course	P	P	P	P	P	P		P		C		
Gymnasiums, accessory to schools	P	P	P	P	P	P						
*Home Occupation** (see also Section 3.8)	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]						
Libraries associated w/schools	P	P	P	P	P	P						
Manufacturing, processing, treating , packaging incidental to and operated in conjunction with business on premises						P	P	P	C			
Parking lots**, accessory to principal use	P	P	P	P	P	P	P	P	P	P		
Rental, leasing and repair of article sold on premises						P	P	P	C			
Residence, *Second Unit**	C[1]	C[1]										
Room rentals to 4 or fewer persons	P	P	P	P	P							
Signs as provided in Section 3.6 and Part 10 of Chapter 22.52 LACSPZC	P	P	P	P	P	P	P					
Stadium, accessory to schools	P	P	P	P	P	P						
Swimming facility*	C	C	C	C	C	C			C			

FOOTNOTES FOR

TABLE 3.4-3
ACCESSORY USES MATRIX
Newhall Ranch Specific Plan

1. **Same Lot** -- Permitted only if located on the same lot as the principal use it serves.

2. **Residential Compatibility** -- A CUP is required when this use is located within 500 feet of occupied residential units.

3. **Secondary Use** -- Permitted only as a secondary use within a dwelling. No such use shall have a floor area greater than the floor area devoted to residential purpose.

4. **Enclosed Building or Walls** -- All operations, including the storage of materials and equipment, shall be entirely within an enclosed building or inside walls or solid fences not less than six (6) feet in height.

5. **Special Management Areas** -- All permitted uses within the Special Management Areas are subject to review under the Los Angeles County Planning and Zoning Code section 22.56.215, and may require a Conditional Use Permit.

3.5 ADJUSTMENT / TRANSFER / CONVERSION REGULATIONS

1. Purpose and Intent

This section sets forth the regulations governing *Planning Area* boundary and acreage adjustments, transfers of dwelling units, *Second Units,* and non-residential building square footage, and conversions from one *land use designation* to another which are permitted by the *Specific Plan*.

The adjustment, transfer, and conversion regulations are intended to provide flexibility in the implementation of the *Specific Plan*. Flexibility is needed for several reasons. First, because of the size of the *Specific Plan Area*, *Planning Area* boundaries and acreages are necessarily generalized. (Refinements to the *Planning Area* boundaries and acreages will occur with future specific project design and more detailed subdivision mapping and engineering. Precise *Planning Area* boundaries will be established by the recordation of final subdivision maps.)

Additionally, over the anticipated 25-year buildout of the *Specific Plan* there will be many economic and social changes to which the *Specific Plan* should properly respond. This could result in the need for somewhat larger or smaller commercial sites, the addition of commercial uses in certain areas, and changes in the amount and/or types of residential units within specific *Planning Areas*.

To facilitate the ongoing documentation of boundary and acreage adjustments, dwelling unit, *Second Unit* and non-residential building square footage transfers, and *land use designation* conversions, the Specific Plan Monitoring Program provides the Annotated Land Use Plan, Exhibit 5.4-1, and the Annotated Land Use Plan Statistical Table, Table 5.4-1. The Annotated Land Use Plan and Annotated Land Use Plan Statistical Table are the record-keeping devices of the *Specific Plan*. The Monitoring Program also provides Park and Recreation Improvements Summary (Table 5.4-2) which will be revised and updated concurrent with all transfers and conversions involving changes to residential designated *Planning Areas*. The Monitoring Program will ensure that the adjustments, transfers, and conversions made to the *Planning Areas* do not exceed either the *maximum units*

or the *maximum non-residential building square footage* for individual *Planning Areas*, or the total *planned units* (20,885 dwelling units and 423 *Second Units*) and total *planned non-residential building square footage* (5,549,000 sq. ft.) designated in the Annotated Land Use Plan Statistical Table.

Any combination of the adjustments, transfers, or conversions may be implemented with respect to a given *Planning Area*; however, an updated, revised Annotated Land Use Plan and Annotated Land Use Plan Statistical Table must be submitted to Los Angeles County with each subdivision map to be processed, and are required at such time as any of the adjustment, transfer, or conversion provisions set forth in this section are implemented, even if no subdivision is processed.

2. Planning Area Adjustments and Transfers

a. Planning Area Boundary and Acreage Adjustment

Precise *Planning Area* boundaries shall be established by the recordation of subdivision maps. A subdivision map submittal may incorporate an adjustment to the current Annotated Land Use Plan boundaries and Annotated Land Use Plan Statistical Table acreages on file at the County without necessitating a *Specific Plan* Amendment or a Substantial Conformance review, provided that each *Planning Area* affected by the boundary adjustment must retain a minimum of eighty percent (80%) of the original total gross acreage and cannot exceed 120% of the original gross acreage approved under the *Specific Plan*. (For example, an original 100-gross-acre *Planning Area* could be adjusted to a maximum of 120 gross acres or to a minimum of 80 gross acres; the concurrent revision to a 50-acre *Planning Area* could result in a revised maximum 60-acres or a minimum 40-acre *Planning Area*).

An updated, revised Annotated Land Use Plan (Exhibit 5.4-1) and Annotated Land Use Plan Statistical Table (Table 5.4-1) must be submitted to Los Angeles County for each proposed revision or set of revisions to *Planning Area* boundaries.

b. Transfer of Dwelling Units

The transfer of dwelling units between *Planning Areas*, is permitted subject to the following conditions:

(1) The transfer of dwelling units between *Planning Areas* shall not result in exceeding the *maximum units* for any *Planning Area*, as set forth on the Annotated Land Use Plan Statistical Table (Table 5.4-1);

(2) The transfer of dwelling units between *Planning Areas* shall not result in an increase in the total number of *planned units* permitted in the Newhall Ranch *Specific Plan* (i.e., 20,885 dwelling units and 423 *Second Units*); and

(3) An updated revised Annotated Land Use Plan (Exhibit 5.4-1) and Annotated Land Use Plan Statistical Table (Table 5.4-1), and an updated revised Park and Recreation Improvements Summary (Table 5.4-2) must be submitted to Los Angeles County.

c. Transfer of Non-Residential Building Square Footage Between Commercial/Mixed-Use/Visitor-Serving Planning Areas

The transfer of non-residential building square footage between all Commercial, Mixed-Use, and Visitor-Serving designated *Planning Areas* is permitted provided that:

(1) The transfer shall not increase the amount of *planned non-residential building square footage* within a given *Planning Area* by more than 50% as set forth in the Annotated Land Use Plan Statistical Table (5.4-1);

(2) The transfer of building square footage between *Planning Areas* shall be subject to a traffic study which confirms that all traffic impacts will be mitigated;

(3) The transfer of building square footage between *Planning Areas* shall not result in an increase in the total *planned non-residential building square footage* permitted in Newhall Ranch (i.e. 5,549,000 sq. ft.); and

(4) An updated revised Annotated Land Use Plan (Exhibit 5.4-1) and Annotated Land Use Plan Statistical Table (Table 5.4-1) must be submitted to Los Angeles County.

d. Transfer of Non-Residential Building Square Footage Between Business Park Planning Areas

The transfer of Business Park non-residential building square footage between like designated Business Park *Planning Areas* is permitted provided that:

(1) The transfer shall not increase the amount of *planned non-residential building square footage* within a given *Planning Area* by more than 50%, as set forth in the Annotated Land Use Plan Statistical Table (5.4-1);

(2) The transfer of non-residential *building square footage* between *Planning Areas* shall be subject to a traffic study which confirms that all traffic impacts will be mitigated;

(3) The transfer of building square footage between *Planning Areas* shall not result in an increase in the total *planned non-residential building square footage* permitted in Newhall Ranch (i.e. 5,549,000 sq. ft.); and

(4) An updated, revised Annotated Land Use Plan (Exhibit 5.4-1) and Annotated Land Use Plan Statistical Table (Table 5.4-1) must be submitted to Los Angeles County.

e. Second Unit Transfers and Exchanges

423 *Planned Second Units* are eligible to be constructed, subject to approval of a CUP, in Estate *land use designation Planning Areas* pursuant to the regulations set forth in Section 3.9, Second Units and the Annotated Land Use

Plan Statistical Table, Table 5.4-1. *Second Units* in those Estate lots created through a transfer of dwelling units (i.e., those in excess of the 423 *planned Second Units*) and all *Second Units* in Low Residential shall require an exchange and/or transfer subject to the provisions set forth below:

(1) Dwelling units from any *Planning Area* on the Annotated Land Use Plan Statistical Table may be exchanged for *Second Units* at a rate of one (1) dwelling unit for each one (1) *Second Unit*;

(2) The transfer of *Second Units* between *Planning Areas* shall not result in exceeding the *maximum Second Units* for each *Planning Area*, as set forth in the Annotated Land Use Plan Statistical Table (Table 5.4-1).

(3) The exchange and/or transfer shall be documented by the submittal to the County of an updated, revised Annotated Land Use Plan and Annotated Land Use Plan Statistical Table, and a revised Parks and Recreation Improvements Summary (Table 5.4-2). The updated, revised tables shall show adjusted dwelling unit and *Second Unit* totals and/or adjusted park acreage totals for all *Planning Areas* affected; and

(4) In no case shall the total number of dwelling units and *Second Units* allowed in the *Specific Plan Area* exceed 21,308 (see Overall Land Use Plan Statistical Table, 2.3-1, and Annotated Land Use Plan Statistical Table, 5.4-1).

3. Land Use Conversions

a. Conversion of Commercial or Mixed-Use to Residential

Planning Areas, or portions thereof, designated as Mixed-Use and Commercial may be converted to any Residential *land use designation*, provided that:

(1) No more than twenty (20) acres of Mixed-Use or Commercial in any Village may be converted;

(2) The conversion of Commercial or Mixed-Use acreage to Residential uses shall be subject to a traffic study which confirms that all traffic impacts will be mitigated;

(3) The Residential dwelling units designated for the converted area may be transferred from other *Planning Areas* pursuant to Section 3.5, paragraph 2b above and shall not affect an increase in the total number of *planned units* in the *Specific Plan* (i.e. 21,308 dwelling units). The transfer shall be documented by the submittal to the County of a revised Annotated Land Use Plan and Annotated Land Use Plan Statistical Table in which dwelling units transferred shall become the *planned units* for the new *Planning Area*[1]; and

(4) The transfer of the non-residential building square footage from the Mixed-Use or Commercial *Planning Area* being converted to a Residential *Planning Area* shall be subject to Section 3.5, paragraph 2c above.

b. Conversion of Residential to Commercial or Mixed-Use

Planning Areas, or portions thereof, designated for Residential may be converted to Mixed-Use or Commercial, provided that:

(1) Each site proposed for conversion must not be less than five (5) acres, unless the conversion is of land immediately adjacent to an existing Commercial or Mixed-Use *Planning Area*, in which case no minimum acreage is required.

(2) A maximum of ten (10) acres of land within a *Planning Area* originally designated for Residential uses under the *Specific Plan* may be converted to Commercial or Mixed-Use in each Village (i.e., the total acres converted in a given Village shall not exceed ten (10) acres);

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[1] If the Mixed-Use or Commercial *Planning Area* and the Residential *Planning Area* are contiguous the creation of a new *Planning Area* may not be necessary.

(3) Sites proposed for conversion to Commercial or Mixed-Use are located on and must have frontage on a secondary or higher classification highway, unless the conversion is of land immediately adjacent to an existing Commercial or Mixed-Use *Planning Area*;

(4) The conversion of Residential to Commercial or Mixed-Use shall be subject to a traffic study which confirms that all traffic impacts will be mitigated;

(5) The *planned non-residential building square footage* of the newly created Commercial or Mixed-Use *Planning Area* shall be transferred from *planned non-residential building square footage* from existing Mixed-Use or Commercial *Planning Areas* and shall not result in an increase in the total *planned non-residential building square footage* approved under the *Specific Plan* (i.e., 5,549,000 sq. ft.). The transfer shall be documented by the submittal to the County of a revised Annotated Land Use Plan Statistical Table in which the non-residential building square footage transferred will become the *planned non-residential building square footage* for the new *Planning Area*[1]; and

(6) The conversion of Residential uses to Commercial or Mixed-Use uses within *Planning Areas* RW-20 and RW-21 (see Annotated LUP Exhibit 5.4-1) shall be subject to a Conditional Use Permit.

(7) The conversion of Residential uses which are within 500 feet of occupied dwelling units to Commercial or Mixed-Use uses shall be subject to a Conditional Use Permit.

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[1] If the Mixed-Use or Commercial *Planning Area* and the Residential *Planning Area* are contiguous the creation of a new *Planning Area* may not be necessary.

3.6 SIGN REGULATIONS

1. Purpose and Intent

Signs and other graphics are an essential element of any community. The location, number, size and design of signs have a significant effect upon a community's visual environment and a resultant effect upon a viewer's perception of that community. The intent of this Section is to promote and protect the public health, safety and welfare by regulating proposed signs of all types within Newhall Ranch in order to assure that they are:

a. Legible in the circumstances in which they are seen;

b. Compatible with their surroundings and aesthetically attractive;

c. Appropriate to the type of activity to which they pertain; and

d. Expressive of the identity of individual properties, Villages or of the community as a whole.

2. Signage Regulation Requirements

All signage within the *Specific Plan Area* shall be subject to the General Provisions in Section 3.6, paragraph 3 and the Sign Standards set forth in Section 3.6, paragraph 5 and the non-conflicting provisions of LACPZC Section 22.52, part 10. As an alternative to the Sign Standards in Section 3.6, paragraph 5, individual projects (ranging from individual buildings to centers, and Villages) may elect to develop unique individual Sign Programs subject to the provisions set forth in Section 3.6, paragraph 4.

3. General Provisions

a. Abandoned Signs

Signs shall be considered abandoned and subject to removal under any of the following circumstances:

(1) The sign is not kept adequately repaired and maintained at all times;

(2) The sign pertains to activities or occupants that are no longer using a property, and it has not been removed or the sign copy changed within sixty (60) days after the enterprise or occupant identified by that sign has vacated the premises; or

(3) The sign concerns a specific event and three (3) days have elapsed since the occurrence of the event.

b. Maintenance

All signs shall be legible, adequately repaired, maintained, and painted by the owner thereof at all times. All repairs shall be at least equal in quality and design to the original signs.

c. Exempt Signs

The following types of signs are exempt from the requirements of this chapter:

(1) Direction, warning or information signs or structures required or authorized by law or by federal, state, or county authority;

(2) Memorial tablets and plaques installed by a recognized governmental historical agency;

(3) Official and legal notices issued by any court, public body, person or officer in performance of a public duty or in giving any legal notice; and

(4) Official flags of the United States of America, the State of California and other states of the United States, counties, municipalities, official flags of foreign countries, and flags of internationally and nationally recognized organizations.

d. Prohibited Signs

Unless permitted by special circumstances as described in Sign Standards, paragraph 5 below, the following signs are prohibited:

(1) General: Any sign not specifically in accordance with the provisions of this section or with an approved Sign Program is prohibited.

(2) Signs constituting a traffic hazard: No person shall install or maintain or cause to be installed or maintained any sign which will cause a roadway safety distraction such as glare from internal or external illumination. No sign shall simulate or imitate in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP," "LOOK," "DANGER," or any other words, phrases, symbols or characters in such a manner to interfere with, mislead or confuse traffic.

(3) Signs within any public right-of-way or attached to any public property: Signs are prohibited in any public right-of-way, on any utility pole, tree, traffic sign post, traffic signal, or any other official traffic-control device in accordance with Section 21464 of the California Vehicle Code. Signs shall not project over or into a right-of-way, or be placed in street medians/islands, and shall not obstruct sight lines at intersections. (See sign matrix for specific regulations.)

(4) Signs on doors, windows or fire escapes: No sign shall be installed, relocated or maintained so as to prevent free ingress to or egress from any door, window or fire escape. No sign of any kind shall be attached to a stand pipe or fire escape, except those signs

as required by other codes or ordinances. No sign, located on the exterior or interior of any window or storefront glass, shall be permitted unless allowed by other provisions of Section 3.6, paragraph 5, or approved as part of a Sign Program.

(5) Animated or moving signs: Signs consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or animated light, including any moving electronic message boards or centers, or temporary lighting, such as, but not limited to, search, flood, fluorescent gel or laser lights, are prohibited unless authorized by approval of a Sign Program subject to the provisions set forth in paragraph 4 below.

(6) Vehicle signs: Signs on or affixed to trucks, automobiles, trailers or other vehicles which are parked to create a stationary sign to advertise, identify or provide direction to a use or activity are prohibited.

(7) Cabinet signs or canned signs: Cabinet signs or canned signs are prohibited. An exception hereto may be granted by the Planning Commission or *Planning Director*, under the provisions of Substantial Conformance, when the display is an integral part of the design character of the activity to which it relates and is part of an approved Sign Program.

4. Sign Program

a. Purpose and Intent

A Sign Program ensures that all signs on-site are in harmony with other on-site signs, buildings and surrounding developments.

b. Application Requirements

The following information is required in the application for approval of a Sign Program:

(1) Plans, to scale, to include the use, type, and allowable locations of all existing and proposed signs with sign area dimensions, colors, materials, letter style, proposed copy, letter height, and method of illumination;

(2) A description of how the proposed project will meet the findings in Paragraph 3.6, paragraph 4d below; and

(3) Other information as required by the *Planning Director*.

c. Approval

A Sign Program shall be approved by the *Planning Director*. An approved Sign Program may be modified by the *Planning Director* under the provisions of Substantial Conformance, who shall have the authority to approve, conditionally approve, deny, or modify a Sign Program based on the findings below.

d. Findings

The following findings must be made prior to approving a Sign Program:

(1) The proposed Sign Program satisfies the Purpose and Intent of this Section;

(2) The proposed signs enhance the community and are visually related to:

(a) Other signs included in the Sign Program. This shall be accomplished by incorporating several common design elements such as materials, letter style, colors, illumination, sign type or sign shape;

(b) The buildings and/or developments they identify. This may be accomplished by utilizing materials, colors or design motifs included in the building being identified; and

(c) Surrounding development. Approval of a Sign Program shall not adversely affect surrounding land uses or obscure adjacent signs.

(3) The Sign Program does not preclude future sign changes which may be required due to changes in building tenants.

5. Sign Standards

The Sign Standards set forth in this section shall serve as the specific regulations for all signs within Newhall Ranch unless a Sign Program has been approved pursuant to Section 3.6, paragraph 4.

The matrix below has been structured to identify the class, type, review required, maximum number, maximum sign area, height, location, illumination allowed, and remarks of signs within each *land use designation*. The following index outlines the organization of the matrix.

a. Signs Permitted for Residential and Mixed-Use (Residential *Land Use Designations*):

(1) Temporary; and
(2) Permanent on-site.

b. Signs Permitted for Commercial, Mixed-Use (Non-Residential), Business Park, and Visitor-Serving *Land Use Designations*:

(1) Temporary; and
(2) Permanent on-site.

a. Signs Permitted for Residential and Mixed-Use (Residential) Land Use Designations

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
TEMPORARY								
1. Construction	Fence or ground	No	1 per street or driveway	48	*Fence:* Shall not exceed top of construction fence *Ground*: 8	*Fence*: Attached to construction fence *Ground*: Minimum 10-foot setback from property line. Not permitted within sight distance triangle.	No	1. Copy limited to name, street address, phone of on-site contractors and emergency information. May also contain name of project. 2. May be erected when construction begins. 3. Sign shall be removed prior to issuance of last occupancy permit.
2. Future facility	Ground	Yes	1 per street frontage for each type of future use per project.	160	16	Minimum 10-foot setback from property line. Not permitted within sight distance triangle.	No	1. Sign shall be removed prior to occupancy for 100% of the buildings on-site except apartments, which shall be removed within 6 months of completion of the project.

a. Signs Permitted for Residential and Mixed Use (Residential) Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
TEMPORARY								
2. Future facility (continued)								2. May include for-sale or leasing information in lieu of real estate sign. May also contain name of architect or engineer.
3. Real Estate	Ground	No	1 per residence.	6	*Ground*: 6	Within the subject property.	No	Copy shall pertain only to the sale, rent or lease of the building or property.
4. Model home project directional	Ground	Yes	As determined by *Planning Director*.	128	16	Shall not be placed within sight distance triangle.	No	Sign shall be removed after new home sales are complete or at the time of the expiration of the permit for the model home complex.
5. Open house directional	Ground	No	1 per change of direction. (Total of 4 signs maximum per intersection).	3	3		No	Sign shall be displayed only between 9:00 a.m. and dusk.
6. Model home project identification	Project theme wall or ground	Yes	2 per street frontage with access to the model home complex.	128	*Wall*: 6 *Ground*: 16	Shall not be placed within sight distance triangle.	No	Sign shall be removed after new home sales are complete.

a. Signs Permitted for Residential and Mixed Use (Residential) Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
PERMANENT ON-SITE								
1. Community/ Village identification	Theme wall or ground	Yes	2 per entry on secondary or higher highway classification; 1 per other roadway entries.	160 each sign	16	As determined by *Director Review*.	Yes	Location and maintenance to be determined at the time of approval.
2. Neighborhood identification (single-family, condominium or apartment complex).	Project wall or ground	Yes	2 per major entrance.	96 each sign	*Wall*: 6 *Ground*: 4 Berm may be a maximum of 3 feet resulting in a total sign/berm height of no more than 7 feet.	Shall not be placed within sight distance triangle.	Yes	Location and maintenance to be determined at the time of approval.
3. Renting or leasing office identification (apartment complex only).	Wall or ground	No	1 per complex.	12	*Wall*: Below eave line. *Ground*: 12		Yes	
4. Residence identification	Wall	No	1 per residence.	2	*Wall*: Below eave line.		No	Copy limited to occupants name and street address.

a. Signs Permitted for Residential and Mixed Use (Residential) Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
PERMANENT ON-SITE								
5. Advisory	Wall or ground	No	Minimum number necessary to provide adequate information and direction.	6	*Wall*: Below eave line.	Minimum 10-foot setback from all streets and drives. Not permitted within sight distance triangle.	Yes	1. Copy limited to information such as "entrance," "exit," or directional arrows (but not business or product identification). 2. Signs shall be designed to be viewed on-site by pedestrians and/or motorists.
6. Site directory (condominium or apartment complex).	Ground	No	Minimum number necessary to provide adequate unit addresses and information.	72	*Ground*: 6	At project entry, street, or drives. Not permitted within sight distance triangle.	Yes	

b. Signs Permitted for Mixed-Use (Non-Residential)/Commercial/Business Park Land Use Designations

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
TEMPORARY								
1. Construction	Fence or ground	No	1 per street or driveway	48	*Fence:* Shall not exceed top of construction fence *Ground*: 8	*Fence*: Attached to construction fence *Ground*: Minimum 10-foot setback from property line. Not permitted within sight distance triangle.	No	Copy limited to name, street address, phone of on-site contractors and emergency information. May also contain name of project. May be erected when construction begins. Sign shall be removed prior to occupancy for 50% of the buildings on the subject site or within 6 months of first occupancy, whichever is first.
2. Future facility	Ground	Yes	1 per street or freeway frontage for each type of future use.	160	16	1. Minimum 10-foot setback from property line. Shall not be placed within sight distance triangle.	No	1. Buildings that are already constructed and which are granted a change in use may be issued a future facility sign permit after issuance of a building permit.

b. Signs Permitted for Mixed-Use (Non-Residential)/Commercial/Business Park Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
TEMPORARY								
2. Future facility (continued)						2. May be located on construction fence.		2. Sign shall be removed prior to occupancy for 50% of the buildings on the subject site or within 6 months of first occupancy, whichever is first. 3. May include for-sale or leasing information in lieu of real estate sign. May also contain name of architect or engineer.
3. Future tenant	Ground	Yes	1 sign per street frontage. 1 sign panel per lot.	160	16	Minimum 10-foot setback from all streets and drives. Shall not be placed within sight distance triangle.	No	1. Allowed in lieu of other future facility signs. 2. Copy limited to center name, business name of tenant or type of use only.

b. Signs Permitted for Mixed-Use (Non-Residential)/Commercial/Business Park Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
TEMPORARY								
3. Future tenant (continued)								3. Sign shall be removed prior to occupancy for 50% of the buildings on the subject site or within 6 months of first occupancy, whichever is first.
4. Employment opportunities	Window	No	1 sign per business.	4			No	Copy limited to information relating to employment.
5. Real estate	Wall or ground	No	1 per street or parking area frontage. No more than 1 sign on a corner.	160	*Wall:* 10 *Ground:* 15	Within subject property.	No	1. Copy shall pertain only to the sale, rent or lease of the building or property. 2. For alternative sign see "Future Facility Sign."
6. Special event banner	Wall or window	Yes		50	15	At least 25 feet from lot line when lot line does not adjoin public street or highway.	No	Copy limited to announcements of special events.

b. Signs Permitted for Mixed-Use (Non-Residential)/Commercial/Business Park Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
PERMANENT ON-SITE								
1. Community/ Village identification.	Theme wall or ground	Yes	2 per entry on secondary or higher highway classification; 1 per other roadway entries.	160 per sign.	16	As determined by *Director Review*.	Yes	Shall contain only the name of the center or Village, not uses, tenants or businesses.
2. Mixed-Use/ Commercial/ Business Park Center identification	Theme wall or ground	Yes	2 per major entrance or 1 per center frontage.	128 per sign.	6 ft. for signs. Berm may be a maximum of 3 ft., resulting in a total sign/berm height of no more than 9 ft.	Shall not be placed within sight distance triangle.	Yes	Shall contain only the name of the center, not uses, tenants or businesses.
3. Business identification (retail, bank, hotel, motel, restaurant, theater 2 stories or less) (Single tenant site)	Wall or	Yes	1 per street, parking lot, or freeway frontage.	1 of sign area per lineal foot of building frontage per street. *Minimum size:* 21 *Maximum size:* 200	*Wall*: Shall not exceed eave line.	Building or structure.	Yes	1. Maximum sign area is the aggregate of al permanent signs per street frontage. 2. For building over 2 stories, refer to Skyline sign regulation.

b. Signs Permitted for Mixed-Use (Non-Residential)/Commercial/Business Park Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
PERMANENT ON-SITE								
3. Business identification (retail, bank, hotel, motel, restaurant, theater 2 stories or less) (Single tenant site) — (continued)	Canopy or Projecting or	Yes	1 per street, parking lot, or freeway frontage.	*Canopy:* 12 *Projecting:* 4	Shall not exceed 20 ft. or the eave line, whichever is less.	Must be attached to a permanent canopy of building.	No	
	Ground	Yes	1 per use.	1 of sign area per lineal foot of building frontage per street. *Minimum:* 21 *Maximum:* 160	*Ground*: 4 ft. for signs. Berm may be a maximum of 3 ft. resulting in a total sign/berm height of no more than 7 ft.	Shall not be placed within sight distance triangle. Street or parking lot frontage.	Yes	Allowed in lieu of other business identification signs.
4. Business identification (multi-tenant projects 2 stories or less)	Wall	Yes	1 per street or parking lot frontage.	1 per lineal foot of building frontage as determined by lease line. *Maximum:* 160	Shall not exceed eave line.	Street or parking area access of pedestrian mall frontage.	Yes	

b. Signs Permitted for Mixed-Use (Non-Residential)/Commercial/Business Park Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
PERMANENT ON-SITE								
5. Business identification (Single tenant building 2 stories or less)	Wall	Yes	1 sign per street frontage.	1 sq. ft. of sign area per lineal foot of building frontage per street. *Minimum:* 21 *Maximum:* 160	Shall not exceed eave line.	Building or structure	Yes	1. For building over 2 stories, see skyline regulations. 2. Maximum sign area is the aggregate of all permanent sign per street frontage.
6. Business directory (multi-tenant only buildings)	Wall directory or ground	Yes	1 per multi-tenant building; street or parking area or pedestrian mall frontage.	72	*Wall:* 8 *Ground:* 6	Street or parking area access or pedestrian mall frontage. Shall not be placed within sight distance triangle.	Yes	Copy limited to name and addresses of on-site activities.

b. Signs Permitted for Mixed-Use (Non-Residential)/Commercial/Business Park Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
PERMANENT ON-SITE								
7. Skyline identification (over 2 stories)	Wall	Yes	1 sign on each of 2 elevations.	No more than 80% of the vertical or 80% of the horizontal distance between the top of the vision glass and the eave and the building edges.	Above vision glass windows of the highest floor and below the eave line.	Building. Above vision glass windows of the highest floor and below the eave line. No part of sign is to be located within 10% of the horizontal width of the building of either edge.	Yes	Copy may include text and/or logo
8. Skyline secondary tenant	Wall	Yes	1. No more than 4 per building. 2. Individual tenant may have no more than 1 sign per building elevation.		Below the second floor or between the second and third floors over a 2-story lobby.	Building. At or adjacent to entrance of building or to be seen by pedestrians or nearby parking areas or on-site circulation drives.	Yes	Buildings less than 5 stories but more than 2 stories, shall be limited to 2 signs per building elevation.
9. Renting or leasing office identification	Wall or ground	No	1 per complex	12	*Wall:* Below eave line		Yes	

b. Signs Permitted for Mixed-Use (Non-Residential)/Commercial/Business Park Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
PERMANENT ON-SITE								
10. Cinema attraction (movie theater)	Wall or ground	Yes	1 per street frontage.	200	20	Not within sight distance.	Yes	
11. Advisory	Wall or ground	No	Minimum number necessary to provide adequate information and direction.	12	*Wall:* Below eave line. *Ground:* 6	Minimum 10-foot setback from property line. Not permitted within sight distance triangle.	Yes	1. Copy limited to information such as "entrance," "exit," or directional arrows (but not business or product identification). 2. Signs shall be designed to be viewed on-site by pedestrians and/or motorists.
12. Business identification and information	Window	No	1 per major entrance per street or parking lot front.	4			No	Copy limited to hours, name, address, phone number, and emergency information.
13. Delivery entrance identification	Wall	No	1 per delivery entrance.	6	Shall not exceed 6 ft.	Delivery entrance.	No	

3.7 PARKING REGULATIONS

1. Purpose and Intent

These regulations govern motor vehicle parking within the *Specific Plan Area*. They provide parking facilities of sufficient capacity to discourage traffic congestion and provide safe and convenient facilities for motorists and pedestrians. They also establish regulations for the preparation of a Parking Program to provide an alternative to standard parking requirements enabling *joint-use* or *shared parking* solutions.

Except as otherwise specified in this *Specific Plan*, parking requirements for the *Specific Plan Area* shall be in accordance with Los Angeles County Planning and Zoning Code (LACPZC) Section 22.52.1000.

2. Parking Standards For Individual Uses

Parking spaces for new uses and for the enlargement of existing uses shall be provided in accordance with the specifications set forth in this *Specific Plan*. The *Planning Director* shall have the authority to determine the parking requirements for any use not specifically listed below or not listed in LACZC Section 22.52.1000 based on the requirements for the most comparable use.

a. Commercial Uses, Not Otherwise Listed

(1) Retail: One (1) space per 250 square feet of gross floor area.

(2) Offices, not otherwise listed: One (1) space per 400 square feet of gross floor area.

b. Entertainment Uses (assembly and dining), including Theaters, Auditoriums, Restaurants, Cafes, Cafeterias, Coffee Shops, Bars, Taverns, and Similar Uses

One (1) space per three (3) persons based on the occupant load as determined by the Department of Public Works. Establishments with no on-site eating facilities shall provide one (1) space per 250 square feet of gross floor area, or fraction thereof.

c. Hospital, Convalescent Hospital Uses

Two (2) spaces per patient bed, with at least 25% of the required parking reserved and marked for employee parking.

d. Hotels, Motels, Lodges, Bungalows, Casitas, and Similar Uses

One (1) space per one (1) guest room or unit.

e. Industrial Uses

One (1) space per 500 square feet of gross floor area.

f. Nurseries (Retail) and Other Commercial Uses Not in an Enclosed Building

One (1) space per 2,000 square feet of display area.

g. Medical and Dental Office Uses

One (1) space per 250 square feet of gross floor area.

h. Recreational Uses

(1) Golf Courses: Ten (10) parking spaces per hole plus additional parking for all other uses.

(2) Public Parks: Every public park shall have automobile parking spaces plus adequate access thereto, calculated as follows:

(a) For parks of not more than fifty (50) acres[1]

i) One (1) space for each forty-five (45) square feet of floor area in the largest assembly area in each building used for public assembly except gymnasiums;
ii) One (1) space for each 100 square feet of floor area in the largest room in each gymnasium;
iii) One (1) space for each 400 square feet of floor area in the remaining area of each building in the park, excluding parking structures;
iv) One (1) space for each one-half (½) acre of developed park area up to 15 acres;
v) One (1) space for each additional acre of developed park area in excess of 15 acres.

(b) For parks of more than fifty (50) acres in area, the number of required parking spaces shall be based on the occupant load of each facility constructed as determined by the Department of Public Works using established standards where applicable. Where said standards are not available, the *Planning Director* shall make such determination based on the recommendation of the Director of the Department of Parks and Recreation.

(3) Public Tennis and Racquetball Courts: Two (2) spaces per court.

[1] Where a public park is adjacent to a public school and a *joint-use* agreement is in effect or where adequate on-street parking is available, no additional parking spaces are required.

i. Religious Institutional Uses

One (1) space for each (3) persons based on the occupant load of the largest assembly area as determined by the Department of Public Works.

j. Residential Uses

Two (2) covered spaces per dwelling unit, except as follows:

(1) Bachelor or Studio-Type Dwelling: One (1) covered space per dwelling unit.

(2) One-*Bedroom* Dwelling in a Multi-Family Building: One and one-half (1½) covered spaces per dwelling unit.

(3) Two or more *Bedroom* Units in a Multi-Family Building: One and one-half (1½) covered spaces per unit and one-half (½) uncovered space per unit.

(4) Visitor Parking: One (1) uncovered space of visitor parking shall be required for every four (4) multi-family or attached dwelling units containing ten (10) or more units. Visitor parking is not required in the Mixed-Use area where parking is designed for joint use.

(5) Second Units: One (1) uncovered space.

k. Warehouse Uses (as defined in County Code Section 22.08.230)

One (1) space per 1,000 square feet of gross floor area.

3. Parking Programs

a. Joint-Use or Shared Parking Plan

A reduction in the aggregate total of required parking spaces for individual permitted uses shall be permitted (for either *joint-use* or *shared parking*) upon approval by the *Planning Director*. An approved Parking Program may be modified by the *Planning Director* under the provisions of Substantial Conformance. This plan shall be prepared by a qualified traffic engineer, and may cover one (1) or more permitted uses.

The approval of a parking reduction in conjunction with a detailed parking plan shall be contingent upon the following:

(1) A finding that the peak hours of operations are different or other operational characteristics warrant such a reduction (e.g., bank parking may be used for adjacent church parking); and

(2) A finding that the joint use or shared parking shall not create a negative impact on parking for the surrounding areas or streets.

b. Senior Community and/or Handicap Parking Plans

Reductions in the aggregate total of required parking spaces for a senior housing project or to meet handicap requirements shall be permitted upon approval of a detailed parking plan. This plan shall be prepared by a qualified traffic engineer and submitted with the Tentative Tract Map or building permit.

The approval of a parking reduction with innovative solutions to seniors/handicap parking requirements shall be contingent upon the following:

(1) A finding that the intent of all federal and State requirements have been met; and

(2) A finding that *joint-use* or *shared parking* plan for a seniors community and/or the handicap parking space requirements will satisfy parking needs within the community.

3.8 HOME OCCUPATIONS

Home occupations are permitted as an *accessory use* within all Residential and Mixed-Use *land use designations* (see Table 3.4-3), subject to all of the following regulations:

1. No changes shall be made in the residential character of the dwelling or property in any manner which precludes its residential use or which are visible from the outside of the dwelling.

2. On-site signage including window or outdoor displays are prohibited.

3. The *home occupation* use shall be conducted entirely within the dwelling unit, garage, and accessory buildings.

4. No more than 25 percent of the total floor area of the dwelling unit shall be used for the *home occupation*, including storage.

5. No more than one (1) person shall be employed to work on the premises as part of the *home occupation*.

6. No excessive noise, light, dust, fumes, vibration, or electrical interference shall be caused by a *home occupation* beyond that normally expected for a residential use. The levels of light, dust, fumes, vibration, or electrical interference considered excessive shall be as defined by applicable County and/or State codes.

7. The ongoing sale of goods shall not be permitted on the premises of the *home occupation*.

8. No "extremely hazardous substances" as listed in Section 355 (Appendix A) of Title 40 of the Code of Federal Regulations, shall be used, sold or stored on the site; and no "hazardous materials" as listed in Article 9 Title 22 of the California Health and Safety code, are utilized except those associated with normal household use.

9. No space or equipment used in the *home occupation* shall be rented out to other parties not residing on the premises.

10. Any "industrial home work" (as defined by the California Labor Code) performed for an employer shall conform to the provisions of Sections 2650 et. seq. of the California Labor Code.

11. The *home occupation* shall not include any uses prohibited by the *Specific Plan land use designation*.

12. The following home occupations shall be permitted by right when conducted in accordance with all of the foregoing conditions:

- Accountant.
- Architect.
- Artist's studio.
- Attorney, law clerk.
- Baker.
- Broker.
- Computer programming.
- Consultant.
- Data Processing
- Designer.
- Drafting and graphic design.
- Engineering.
- Financial planning.
- Handicrafts.
- Home Office, that is, performing work at home for an outside employer which involves research writing, drawing, composing or consulting with others, possibly through the use of devices such as a telephone, computer, fax machine and the like.
- Insurance agent.
- Landscape design.
- Mail order business (no exchange of products on-site).
- Musician, composer (no commercial recording studio)
- Photographer.
- Real estate agent, broker (no sales on-site).
- Research.
- Secretarial service.
- Tax preparation.
- Telephone services.
- Typing, word processing.
- Writer, editor.
- Other uses approved by the *Planning Director*, which meet the requirements of this section.

3.9 SECOND UNITS

1. Purpose and Intent

The intent of the *Second Unit* provisions for Newhall Ranch include:

- Providing affordable housing opportunities without public subsidies, while maintaining the general character of a single-family neighborhood;
- Providing a means for homeowners of new or existing homes to meet mortgage payment and household expenses;
- Providing security for senior residents; and
- Providing housing opportunities for extended family.

2. Second Unit Regulations

a. Estate Residential

423 *Second Units* are permitted in the Estate Residential *land use designation* (see Table 3.4-3) subject to the following regulations:

(1) One attached or detached *Second Unit* shall be permitted upon issuance of a CUP.

(2) Maximum living area of an *Second Unit* shall not exceed 1,200 square feet on Estate lots.

(3) *Second Units* shall meet main building *setbacks*, standard height limits, lot coverage, floor area ratio, and other applicable requirements for Estate Residential (see Section 3.4.)

(4) *Second Units* must be on the same lot as the primary residence; and cannot be subdivided or sold. *Second Units* may contain kitchen facilities.

(5) *Planned Second Units* for Estate Residential may be transferred to *Planning Areas* designated for Low Residential pursuant to Section 3.5, paragraph 2b.

(6) The total number of *Second Units* shall not exceed the *maximum Second Units* for a given *Planning Area*, as set by the Annotated Land Use Plan Statistical Table, Table 5.4-1.

b. Low Residential

Second Units are permitted in the Low Residential *land use designation* areas (see Table 3.4-3) subject to the following regulations:

(1) One attached or detached *Second Unit* shall be permitted upon issuance of a CUP, provided a transfer of dwelling units pursuant to Section 3.5, paragraph 3 has been submitted to the County.

(2) Maximum living area of an *Second Unit* shall not exceed 800 square feet on Low Residential lots.

(3) *Second Units* shall meet main building setbacks, standard height limits, lot coverage, floor area ratio, and other applicable requirements for the Low Residential *land use designation*.

(4) *Second Units* must be on the same lot as the primary residence; and cannot be subdivided or sold. *Second Units* may contain kitchen facilities.

(5) The total number of *Second Units* shall not exceed the *maximum Second Units* for a given *Planning Area*, as set by the Annotated Land Use Plan Statistical Table, Table 5.4-1.

3.10 AFFORDABLE HOUSING PROGRAM

1. Program Description

The Newhall Ranch Affordable Housing Program provides for the direct inclusion of very low, low and moderate income affordable housing opportunities as herein defined within the Specific Plan Area. The Newhall Ranch Affordable Housing Program is consistent with Policy 5.2 of the Housing Element of the Los Angeles County General Plan that states:

> "Support and facilitate the development of housing affordable to lower-income households, and encourage the dispersal of new lower-income housing throughout the unincorporated areas of the County"

The Newhall Ranch Affordable Housing Program provides very low, low and moderate income affordable housing opportunities in several housing categories including for-sale units and rental units. While affordable units may be located within any planning area which allows for residential development, it is anticipated that most units will be located within the land use designations Medium Residential (M), High Residential (H) and Mixed-Use (MU). These categories allow for higher intensity residential uses associated with housing types that can provide sales and rental rates that lower income households can afford. This allows Affordable Housing opportunities to be dispersed throughout the community and within convenient proximity to employment and retail centers.

2. General Requirements

a. Affordable Housing Unit Requirement

Affordable Housing Units shall be designated and made available at rental rates or sales prices as required in Section 3.10, paragraph 3, Implementation of Affordable Housing Program. A total of 2,200 Affordable Housing Units

shall be provided, of which 440 units shall be Very Low Income Affordable Housing Units (of the 440 units a minimum of 44 units will be reserved for seniors 62 years of age or older), 330 units shall be Low Income Households at 65 percent of the Los Angeles County median income, 220 units shall be Low Income Affordable Housing Units at 80 percent of the Los Angeles County median income, and 1210 units shall be Moderate Income Affordable Housing Units as all are herein defined. These units shall be provided in a variety of residential units (for-sale and for-rent) and will be disbursed throughout the Specific Plan area. The Affordable Housing Units provided will approximate the floor area and number of bedrooms of market rate units. Affordable Housing Units shall be constructed in pace with the overall residential development of the Specific Plan pursuant to Section 3.10, paragraph 3, Implementation of Affordable Housing Program.

b. Definitions

(1) Affordable Housing Unit

For purposes of this Specific Plan, residential units which comply with the criteria set forth in Section 3.10, paragraph 3a, Criteria For Affordable Housing Unit Credit, are defined as Affordable Housing Units and shall be credited to the Newhall Ranch Affordable Housing Unit Requirement.

(2) Very Low Income Affordable Household

For the purposes of this Specific Plan, a Very Low Income Affordable Household shall be defined as any household (one-person, two-person, etc.) whose total income is equal to or less than 50 percent of the corresponding household size Los Angeles County median household income, as determined by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937 at the time of sale or initial rental of a residential unit.

(3) Low Income Affordable Household

For the purposes of this Specific Plan, a Low Income Affordable Household shall be defined as any household (one-person, two-person, etc.) whose total income is either a) greater than 50 percent but not more than 65 percent of the corresponding household size Los Angeles County median household income, as determined by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937 at the time of sale or initial rental of a residential unit, hereinafter referred to as a Low Income (65%) Affordable Household; or b) greater than 65 percent but not more than 80 percent of the corresponding household size Los Angeles County median household income, as determined by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937 at the time of sale or initial rental of a residential unit, hereinafter referred to as a Low Income (80%) Affordable Household.

(4) Moderate Income Affordable Household

For the purposes of this Specific Plan, a Moderate Income Affordable Household shall be defined as any household (one-person, two-person, etc.) whose total household income is equal to or less than 120 percent of the corresponding household size Los Angeles County median household income, as determined by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937 at the time of sale or initial rental of a residential unit.

(5) Affordable Household Income

For the purposes of this Specific Plan, Affordable Household Income shall be defined as the total household income of the Affordable Household.

c. Affordable Housing Categories

The following Affordable Housing categories shall be allowed under the Newhall Ranch Affordable Housing Program:

(1) Rental units;
(2) For-sale units; and
(3) Any units supported by state, local or private affordable housing programs. Nothing set forth in Section 3.10 shall preclude the use of any affordable housing assistance from any sources, private, public or non-profit, for achieving the Affordable Housing Unit Requirement, provided additional Affordable Housing Units in excess of those set forth in Section 3.10, paragraph 2a are also provided in conjunction with the affordable housing assistance.

d. Affordable Housing Locations

Affordable Housing Units as defined above may be located within any area designated Low-Medium Residential (LM), Medium Residential (M), High Residential (H) or Mixed-Use (MU) on the Newhall Ranch Land Use Plan, Exhibit 2.3-1.

3. Implementation of Affordable Housing Program

a. Criteria for Affordable Housing Unit Credit

(1) Affordable Household Priority to Qualified Very Low, Low and Moderate Income Households and Credit:

To qualify and receive credit as an Affordable Housing Unit, designated residential units must first be reserved for sale or rent to Very Low, Low Income (65%), Low Income (80%), and Moderate Income Affordable Households for a period of ninety (90) days commencing from the date each designated Affordable Housing Unit is released for sale or rent.

(a) For-Sale Very Low Income Affordable Housing Unit

A for-sale unit shall qualify and be credited as a Very Low Income Affordable Housing Unit if purchased by a qualified Very Low Income Affordable Household and if the monthly mortgage payment is equal to or less than an amount calculated by multiplying one-twelfth times 33 percent times 50 percent of the Los Angeles County median annual household income of a household of four.

For purposes of this Specific Plan, for-sale monthly mortgage payments shall be calculated using a conventional 30-year fixed-rate mortgage interest rate and terms as published by Fannie Mae or Freddie Mac for the time of sale and shall include principal and interest.

(b) For-Sale Low Income Affordable Housing Unit

A for-sale unit shall qualify and be credited as a Low Income Affordable Housing Unit if purchased by a qualified Low Income (65%) or Low Income (80%) Affordable Household and if the monthly mortgage payment is equal to or less than an amount calculated by multiplying one-twelfth times 33 percent times 65 or

80 percent, as applicable, of the Los Angeles County median annual household income of a household of four.

(c) For-Sale Moderate Income Affordable Housing Unit

A for-sale unit shall qualify and be credited as a Moderate Income Affordable Housing Unit if purchased by a qualified Moderate Income Affordable Household and if the monthly mortgage payment is equal to or less than an amount calculated by multiplying one-twelfth times 33 percent times 120 percent of the Los Angeles County median annual household income of a household of four.

(d) For-Rent Very Low Income Affordable Housing Unit

A rental unit shall qualify and be credited as a Very Low Income Affordable Housing Unit if the monthly rental payment including utilities for the first fifteen (15) years of operation does not exceed the product of one-twelfth times 30 percent times 50 percent of the Los Angeles County median annual household income, adjusted for family size appropriate for the unit, in each month of operation.

For purposes of this Specific Plan, “adjusted for family size appropriate to the unit” shall mean a household of one person in the case of a studio unit, two persons in the case of a one-bedroom unit, three persons in the case of a two-bedroom unit, four persons in the case of a three-bedroom unit, and five persons in the case of a four-bedroom unit.

(e) For-Rent Low Income Affordable Housing Unit

A rental unit shall qualify and be credited as a Low Income (65%) or Low Income (80%) Affordable Housing Unit if the monthly rental payment including utilities for the first 15 years of operation does not exceed the product of one-twelfth times 30 percent times 65 or 80 percent, as applicable, of the Los Angeles County median

annual household income, adjusted for family size appropriate for the unit, in each month of operation.

(f) For-Rent Moderate Income Affordable Housing Unit

A rental unit shall qualify and be credited as a Moderate Income Affordable Housing Unit if the monthly rental payment including utilities for the first 15 years of operation does not exceed the product of one-twelfth times 30 percent times 120 percent of the Los Angeles County median annual household income, adjusted for family size appropriate for the unit, in each year of operation.

(2) Affordable Housing Unit Credit

(a) Any for-sale or for-rent Affordable Housing Unit occupied by an Affordable Household shall qualify for credit for the Affordable Housing Program, or:

(b) If after first being reserved and offered for sale to qualified Very Low, Low Income (65%), Low Income (80%), Moderate Income Households for a period of ninety (90) days after release for sale a valid purchase contract has not been executed by such a Household, or the purchase contract is canceled by the buyer after the ninety days has expired, the unit may be sold to the general public at market value and will qualify for credit as a Very Low, Low Income (65%), Low Income (80%), or Moderate Income Housing Unit; or

(c) If after first being offered for rent a valid lease contract has not been executed by a Very Low, Low Income (65%), Low Income (80%), or Moderate Affordable Household, or the lease contract is canceled by the renter after the 90 days has expired, the unit may be rented to the general public at market rental rates and will receive credit as an Affordable Housing Unit, provided the next available vacant unit of similar square footage and number of bedrooms is reserved and offered for rent to a qualified Very Low,

Low Income (65%), Low Income (80%), or Moderate Income Affordable Household for a period of 60 days. If after being offered for rent a valid lease contract has not been executed by an Affordable Household, or the lease contract is canceled by the renter after the 60 days has expired, the similar unit may be rented to the general public at market rental rates and the requirement to continue to make the next available similar size vacant unit available to Affordable Households for 60 days shall remain in effect until a unit is occupied by an Affordable Household. Whenever an Affordable Household vacates a qualified Affordable Rental Housing Unit during the first 15 years of operation the above requirements shall apply. No Affordable Housing Rental unit shall receive credit until initially occupied by a Very Low (50%) Income, Low Income (65%), or Low Income (80%) household.

A deed restriction with a term of 15 years shall be recorded upon initial occupancy of each qualified Affordable Rental Housing Unit containing the above provisions. Upon initial occupancy, the builder of any deed restricted rental unit shall contract with the Los Angeles County Community Development Commission (CDC) to monitor and enforce the rental provisions set forth above, assist the owner of any deed restricted unit in finding qualified Low Income (65%), Low Income (80%), or Moderate Income Affordable Households to rent the unit, or make CDC rental assistance programs available to prospective renters.

In order to provide maximum opportunity to Affordable Households seeking rental units, the designation of an Affordable Rental Housing Unit may be transferred from one residential rental unit to another at any time during the 15 year period, provided the monthly rent of the unit transferred to is equal to or less than the monthly rent of the Affordable Rental Housing Unit, and no more than 50 percent of units within the rental development being transferred to are designated Affordable Housing Units. Such transfers shall be identified in the Annual Affordable Housing Report described in Section 3.10, paragraph 3c.

b. Affordable Housing Monitoring Program

A monitoring program and Affordable Housing Phasing Increments shall be established as set forth below to provide Very Low, Low Income (65%), Low Income (80%), and Moderate Income Affordable Housing Units along with the construction of total residential development within the Specific Plan area. The monitoring program shall be initiated when the Newhall Ranch Tentative Tract Map that includes the 5,000th Planned residential unit is submitted to Los Angeles County. Said map application shall be accompanied by the first Affordable Housing Report that shall contain the information described in Section 3.10, paragraph 3c below. The requirements of the individual Phasing Increments are set forth below.

(1) First Affordable Housing Phasing Increment

The County may withhold or restrict building permits for Planned residential units in excess of the 11,000th Planned residential unit (except building permits for Affordable Housing Units), until such time as it can be demonstrated that 1,100 Affordable Housing Units have been made available for sale or rent.

(2) Second Affordable Housing Phasing Increment

The County may withhold or restrict building permits for Planned residential units in excess of the 16,500th Planned residential unit (except building permits for Affordable Housing Units), until such time as it can be demonstrated that 1,650 Affordable Housing Units have been made available for sale or rent.

(3) Third Affordable Housing Phasing Increment

The County may withhold or restrict building permits for any Planned residential units in excess of the 20,000th Planned residential unit (except building permits for Affordable Housing Units), until such time as it can be

demonstrated that 2,200 Affordable Housing Units have been made available for sale or rent.

(4) Affordable Household Unit Mix

(a) All Very Low Income Affordable Housing Units may be rental units.

(b) All Low Income (65%) Affordable Housing Units may be rental units.

(c) A minimum of fifty percent (50%) of Low Income (80%) Affordable Housing units shall be rental units.

(d) Moderate Income Affordable Housing Units may be either rental units or for-sale units.

(e) The proportion of Very Low, Low Income (65%), Low Income (80%), and Moderate Income Affordable Housing Units in each Affordable Housing Phasing Increment shall be provided in substantially the same proportion as their respective ratio to the total Affordable Housing Unit Requirement set forth in Section 3.10, paragraph 2a.

c. Annual Affordable Housing Report

Initiation of the Annual Affordable Housing Report shall start as described in Section 3.10, paragraph 3b above. Following the first Affordable Housing Report, Annual Affordable Housing Reports shall be submitted to Los Angeles County Department of Regional Planning and CDC on an annual basis no later than March 1 covering the Affordable Housing Program through December 31 of the previous year until such time as it is demonstrated that the Affordable Housing Unit Requirement set forth in Section 3.10, paragraph 2a has been achieved. The Annual Affordable Housing Report shall include the total number of residential units constructed within the Specific Plan area; the total number and percentage of Very Low, Low Income (65%), Low Income (80%), and Moderate Income Affordable Housing Units qualifying for credit under the Affordable Housing Program by housing category; the rents or sales prices and addresses of units qualifying for credit during the previous year; rents and addresses of rental units qualifying for credit during the immediate past 15 years; and the mortgage and payment calculations pursuant to Section 3.10, paragraph 3a above. The developer of any Affordable Housing Unit shall make a good-faith effort at marketing the units to qualified households and an affordable household marketing program (advertising promotion and other efforts to locate income-qualified households) shall be provided to CDC for their review and approval with the first annual Affordable Housing Report.

4.1 PURPOSE AND INTENT

The Design Guidelines are statements which describe the visual character that is desired for developments within Newhall Ranch, and the manner in which developed areas should relate to the *Open Area* and *Special Management Areas* of the community. The Design Guidelines address issues which are primarily aesthetic in nature and subject to a variety of solutions. People differ in their interpretation of what constitutes aesthetic design in particular circumstances, and flexibility should be permitted to encourage design innovations and changes in design standards that occur over time. For these reasons, rigid adherence to each guideline is not intended. Rather, it is intended that developments be evaluated for their conformance to the general intent of applicable Design Guidelines and to the *Specific Plan* Objectives (see Section 2.1).

The Design Guidelines address site planning, architecture, fencing, landscape design, grading and lighting, design for each of the major *land use designations* in the community. In addition, general issues such as design themes and view considerations are addressed in general guidelines below.

4.2 GENERAL GUIDELINES

1. Design Themes

a. Newhall Ranch will not have a single design theme. A variety of architectural, landscape and other theme elements should be employed in order to create diversity and interest.

b. Consideration should be given to strengthening Village identity through the use of landscape palettes, landmark buildings, signage and other such elements.

c. Major natural features should be protected and incorporated into the overall design theme of *development areas*.

2. View Considerations

a. The siting and design of structures should consider the impact on valuable and sensitive views from all residences or public areas within the *Specific Plan Area*.

b. Intermittent view opportunities to the *Open Area* and *SMAs* should be established along ridges and bluff edges within *development areas*.

3. SR-126

SR-126 provides opportunities to protect views of the Santa Clara River and the River bluffs and ridge lines south of the River to vehicular passengers traveling east and west along SR-126. The Land Use Plan provides significant sections along SR 126 which have no development and which provides uninterrupted views of the River and its surroundings. Development in the area south of SR-126 and west of Planning Area RW-35 westerly to Chiquita Canyon Road (Planning

Area RW-27) could potentially block the entire viewshed south of the River if not appropriately planned. In design of residential tentative tract maps and site planning of multifamily areas and Commercial and Mixed -Use *land use designations* along SR-126, the following Design Guidelines shall be utilized.

a. Where the elevations of buildings will obstruct the views from SR-126 to the south, the location and configuration of individual buildings, driveways, parking, streets, signs and pathways shall be designed to provide view corridors of the River, bluffs and the ridge lines south of the River. Those view corridors may be perpendicular to SR-126 or oblique to it in order to provide for views of passengers within moving vehicles on SR-126.

b. The Community Park between SR 126 and the Santa Clara River shall be designed to promote views from SR-126 of the River, bluffs and ridge lines to the south of the River.

c. Residential site planning guidelines set forth in Section 4.3.1 Residential and Architectural Guidelines set forth Section 4.4.1 Residential shall be employed to ensure that the views from SR-126 are aesthetically pleasing and that views of the River, bluffs and ridge lines south of the River are preserved to the extent practicable.

d. Mixed-Use and the Commercial site planning guidelines set forth in Section 4.3.2 and Architectural Guidelines set forth Section 4.4.2 shall be incorporated to the extent practicable in the design of the Riverwood Village Mixed-Use and Commercial land use designations to ensure that the views from SR-126 are aesthetically pleasing and to preserve views of the River, bluffs and ridge lines south of the River.

e. Landscape improvements along SR 126 shall incorporate the Landscape Design guidelines, set forth in Section 4.6 in order to ensure that the views from SR-126 are aesthetically pleasing and to preserve views of the River, bluffs and ridge lines south of the River.

4.3 SITE PLANNING

1. Residential

a. General Guidelines

(1) Residential streets should be designed to direct traffic to the highway system as directly as possible. Circuitous street patterns and very long residential streets should be avoided.

(2) Multi-family homes should be located in or near the Village Centers.

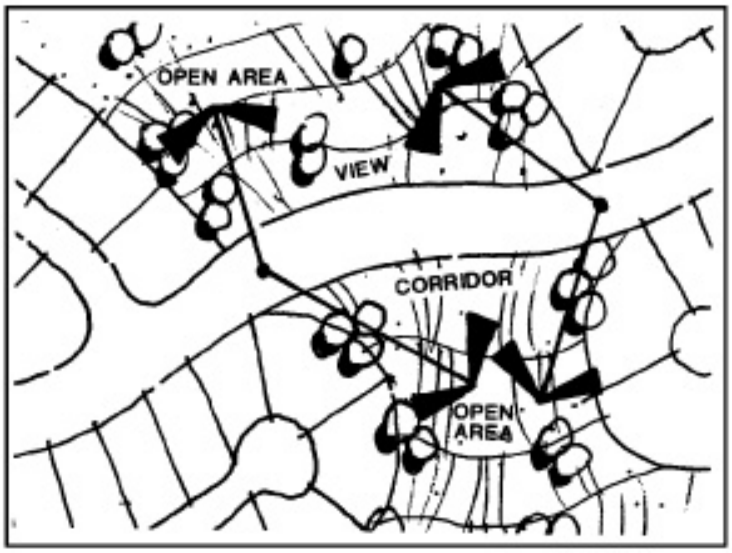
(3) Design solutions for residential street layouts should consider landform, grades, and circulation hierarchy, and employ appropriate street configurations.

(4) Structures should not dominate the landform as seen from lower elevations; creative siting, design and landscaping solutions should be utilized to blend structures into the terrain, to the extent possible, and to soften their silhouette.

(5) Pedestrian and vehicular circulation should be designed to create a consistent community image of landscaped corridors.

(6) Entries to major residential developments should be visually reinforced through techniques such as broader setbacks, landscape treatments, monument signage and/or pavement details.

(7) Where development adjoins *Open Area* or *SMAs*, intermittent view corridors should be provided.



b. Estates

(1) Estate homes should be sited to conserve natural landforms when possible. This includes accessory structures such as barns, tennis courts, and guest houses.

(2) Higher elevation Estate areas should be sited and designed to capture view opportunities but harmonize with the natural surroundings when viewed from lower elevations.

(3) Buildings should be sited and designed to minimize disturbance to significant natural resources.

(4) Exterior radio, television, or other type of antennas and satellite reception disks should be sited or screened so as to reduce visual impact.

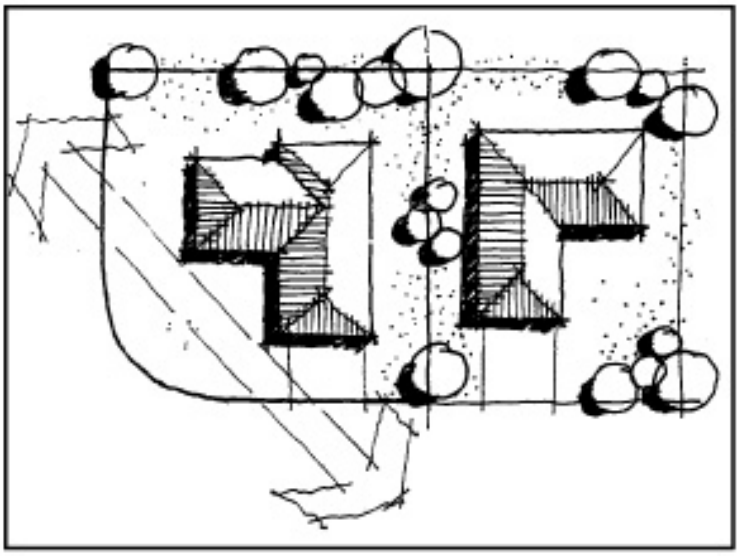
(5) Tennis and other play courts should meet the following criteria:

(a) Courts should be situated so that fencing and lighting fixtures do not unreasonably impair views from, or otherwise inappropriately impact, adjacent dwellings; and

(b) These should also be built to blend with the natural terrain to the extent possible.

c. Single-Family Detached/Attached

(1) Varying house configurations on corner lots is encouraged to promote variety in the street scene and, in the interest of safety, to provide adequate sight distance at intersections.



(2) A combination of side-entering and front-entering garages and varied driveway locations are encouraged to break-up repetitive curb cuts and yard patterns.

(3) Common area fencing, walls, gates, and other security features should be sited to accommodate access to pedestrian walkways.

(4) Neighborhoods bordering *Open Areas* should be sited to optimize views, but discourage access into the *Open Areas* except via established pedestrian trails.

(5) Cul-de-sacs are encouraged to improve neighborhood safety and character.

d. Multi-Family

(1) Improve the quality of the "front yard" streetscape by minimizing curb cuts and driveway aprons.

(2) Cul-de-sacs are encouraged to improve neighborhood safety and character.

(3) Buildings should be staggered to create interest in both architectural facades and in adjoining streetscape.

(4) Carports and garages may be detached, but should be clustered in parking "courts" which are removed and/or suitably screened from public thoroughfares.

(5) Guest parking should be conveniently accessible.

(6) Parking areas should be screened through the use of berms, landscaping, "headlight" walls, or a combination of these.

(7) Walkways should be provided within multi-family neighborhoods.

(8) Neighborhoods bordering *Open Area* and/or *SMAs* should be sited to optimize views, but discourage access into the *Open Area* except via established pedestrian trails.

(9) Recreation areas/greenbelt features should be visible upon entry to neighborhoods to enhance neighborhood value.

(10) Avoid long linear stretches of parking. Maximum use of parking courts is encouraged.

(11) Individual multi-family buildings should be separated sufficiently to provide a visual break and accommodate walks and other circulation elements.

(12) All service areas should be screened from view from adjacent streets and land uses.

e. Gated Communities

Gated Communities should contain the following features:

(1) Separate access lanes for residents and guests, when feasible;

(2) Provide turnaround capacity in front of the control entry gate;

(3) Separate pedestrian entry from the vehicular access gate;

(4) Provide adequate stacking distance for cars waiting for admittance at entry gate; and

(5) Provide clear, visible signage to accommodate residents, service deliveries and guests.

2. Mixed-Use/Commercial/Public Facilities

a. General Guidelines

(1) Prominent buildings should be sited in key landmark locations and easily accessible.

(2) Service areas should be effectively screened.

(3) Outdoor space should be designed to create a pedestrian experience which is visually stimulating, and one which includes activities that create a sense of variety and excitement.

(4) Pedestrian access routes between adjacent uses should be incorporated into the commercial site design, where feasible.

(5) Mixed-Use *land use areas* should be master planned to the maximum extent feasible. Individual uses should be integrated to provide functional and cohesive relationships.

(6) Pedestrian spaces should be provided by creating plazas, courtyards and promenades.

b. Building/Parking Orientation

(1) Parking should be oriented to permit pedestrian flow without having to cross numerous traffic aisles.

(2) Parking areas should be screened through the use of berms, landscaping, "headlight" walls, or a combination of these.

(3) Pedestrian courts are encouraged.

(4) Within the Mixed-Use *land use designation*, commercial and office buildings should be clustered around central gathering places such as plazas.

(5) Within the Mixed-Use *land use designation* the shared use of service areas, parking, access, etc., should be integrated into the design.

(6) Public entrances to buildings should be visible from entry streets as much as possible.

c. Adjacent Use Orientation

(1) When rear or side building facades are adjacent to different land uses, employ one or more techniques such as landscaping, berms, walls or variable setbacks to avoid visibility of extensive unbroken wall planes.

(2) Pedestrian access to adjacent uses is encouraged .

3. Business Park

a. General Guidelines

(1) Site designs should minimize view impacts.

(2) Trash areas should be enclosed with a minimum six (6) foot high masonry wall and located away from public streets.

(3) Within the Business Park in Chiquito Canyon (Planning Area RW-24), roof equipment shall be screened from view from public streets.

b. Building/Parking Orientation

(1) Parking areas should be screened through the use of berms, landscaping, "headlight" walls, or a combination of these.

(2) Truck parking should not be located on the street side of any site.

c. Adjacent Use Orientation

(1) Outside storage areas and/or equipment yards should be screened with walls.

(2) Outside storage should not be located on the street side of any site.

4. Parks/Open Area

a. Neighborhood Parks should be located within residential areas and adjacent to schools where feasible.

b. Streambeds and other large natural features should be incorporated as neighborhood focal points.

c. Pedestrian circulation systems should link recreation and *Open Areas* with development.

5. Visitor-Serving

a. The design of the Visitor-Serving Center shall be sensitive to and integrated into the natural setting of the *High Country Special Management Area*.

b. Special landscape and siting techniques should be used to make all structures within the Visitor-Serving *land use designation* fit the natural resource surroundings.

4.4 ARCHITECTURE

1. Residential

a. A diversity of architectural styles is encouraged to enhance the character of the community.

b. Use of roof overhangs to enhance energy conservation is encouraged.

c. Roof equipment should be screened from view from public streets.

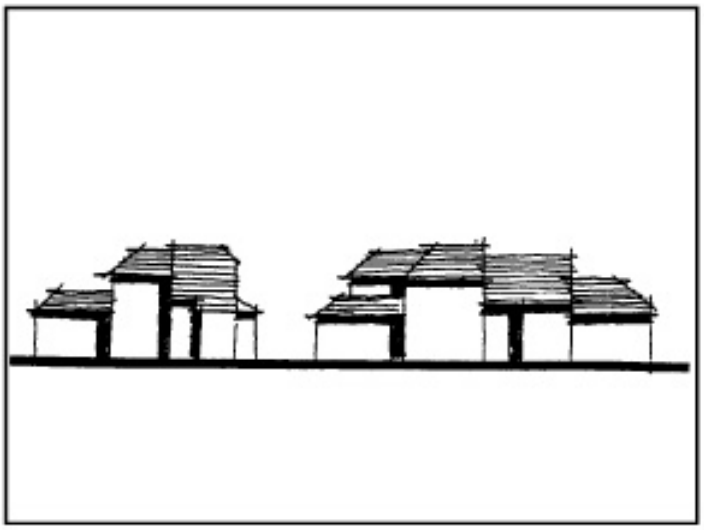
d. All utility and service areas should be treated (i.e., color, landscaping, screening) to minimize visual impact.

e. The architecture of ancillary structures (guesthouses, cabanas, barns, storage sheds, etc.) should be compatible with the main structure through the corporation of compatible materials and colors into the design of building walls, roofs, trellises, fence/wall connections, and/or landscaping components.

f. Integrate separate carport structures with materials used in architectural palette and theme walls.

g. Variations in height within and among buildings is encouraged to create visual interest and avoid a monotonous streetscene.

h. Siting variations in building facades, articulation, height, mass, and scale is encouraged to create and enhance architectural interest.



i. Landscaping and architecture should be designed to minimize garage impact on street scenes in narrow lot product types.

j. Rear or side elevations of residential units should be enhanced with architectural treatments and/or landscaping where visible from streets, parking areas, *Open Areas*, etc.

k. Elements such as stairways should be architecturally compatible and integrated into buildings.

l. Reversing floor plans to minimize repetition is encouraged.

m. Roof equipment should be screened from public view.

2. Mixed-Use/Commercial/Public Facilities

a. The design of public facilities such as police, fire, recreation facilities, and schools should be compatible with the surrounding neighborhood.

b. Overhangs, trellises, and other architectural elements should be incorporated into the design of retail buildings where feasible, to protect pedestrians from exposure to climatic conditions.

c. Each Mixed-Use *land use area* should include a significant architectural, landscape or other special design feature.

d. Signage and lighting should be included as an integral element of buildings.

e. Architectural detailing should be used in Mixed-Use developments to assist in creating a design theme.

f. The use of energy conservation measures such as roof overhangs for sun protection of glass areas, low energy outdoor lighting, and passive solar systems should be used, where practical.

g. Roofs or soffits should be sloped to minimize building scale.

h. Multi-storied buildings should relate to the pedestrian. Ground-story front facades should be designed to strengthen a pedestrian scale. Pedestrian scale along streets should also be established through the use of pedestrian arcades and awnings which add horizontal articulation to facades.

i. Architectural elements that are discouraged include:

   (1) Highly reflective surfaces;
   (2) Large blank walls;
   (3) Split-face block;
   (4) Exposed concrete block;
   (5) Metal siding; and
   (6) Plastic siding.

j. Roof equipment should be screened from view from public streets.

4.5 FENCING

1. General Guidelines

a. Fencing should be compatible with the architectural theme and character of the neighborhood or development project.

b. A fencing system should be developed that produces aesthetically-pleasing divisions between uses.

c. Fencing should be consistent in style.

2. Fence Guidelines

a. Residential

(1) Fencing and walls should be designed to reflect the architectural character of the individual home or neighborhood.

(2) Finish colors and materials should integrate with the colors and materials of the individual home or neighborhood.

(3) Walls constructed parallel to the front face of the house should be stepped back to articulate the front elevation.

(4) All fencing and walls of extended length should have posts and/or pilasters to provide for:

(a) transition breaks between fencing and walls;
(b) change of over twelve inches (12″) in the heights of walls;
(c) awkward corners and intersections of forty-five (45) degrees and greater; and
(d) transitions between fencing materials.

(5) Wall and fencing material should not be reflective. If a glass panel is used it should be polarized or treated with anti reflective coating and bright colors should be avoided.

b. Mixed-Use/Commercial/Business Park/Public Facilities

(1) Walls should be designed as an integral part of the overall site design. They should be constructed with materials that are complementary to the style of adjacent buildings and incorporate the same finishes and colors.

(2) Walls should be used to lengthen the horizontal elements of elevations and reduce visual impacts where possible.

(3) Wall or fencing sections should be horizontally offset at regular intervals to provide visual relief and landscape opportunities.

(4) Wall or fencing should not be installed immediately in back of a sidewalk or other hardscape, without intervening landscaping.

(5) Thinly applied stucco walls are discouraged.

(6) Corrugated metal walls are discouraged.

(7) Walls between the landscape setback area and building frontages should not exceed a height of 3 feet.

4.6 LANDSCAPE DESIGN

These guidelines are intended to be used to create an overall theme which both unifies the community as a whole, and provides the opportunity to establish individual Village identities through landscape accent treatment. Landscape plans for individual Villages or neighborhoods should be consistent with these guidelines.

1. General Guidelines

a. Landscape concept plans should include a palette rich in drought-tolerant and native plants including highlights of ornamentals for accents, area identification, etc. The use of drought-tolerant plant materials is highly encouraged.

b. Major manufactured slopes should be landscaped with materials that will eventually naturalize, requiring minimal irrigation.

c. Landscaping should be considered to help shade major parking areas.

d. The use of landscaped medians at neighborhood entries is encouraged.

e. Consider using large groupings of plant materials to create a logical sense of order and continuity throughout the community.

f. Groups of accent trees may be used at community, Village and neighborhood focal points to provide distinctive contrast.

g. Water conservation measures should be incorporated into all irrigation systems.

h. The use of reclaimed water is encouraged.

i. Trash, storage areas and tanks should be screened from view.

j. Landscape concept plans should avoid the use of invasive exotic plant materials such as those shown in the latest available list of “Exotic Pest Plants of Greatest Ecological Concern in California” published by the California Exotic Pest Plant Council.

2. Landscape Zones

Landscape zones are distinguished by their water and maintenance requirements. Landscape concept plans submitted pursuant to the subdivision process will incorporate delineation of landscape zones as described below:

a. **Full Maintenance Landscape:** Full maintenance landscape is characterized as areas of high visual impact requiring the greatest amount of care and water. Community and neighborhood entries, and accent planting areas fall within this category. The size of these areas should be minimized to conserve water and energy.

b. **Ornamental Landscape:** Ornamental landscape requires routine maintenance and water; however, a less intense degree than full maintenance landscape. Limited lawn and groundcover/shrub beds are in this zone, however, seasonal flower color or plants of a highly sensitive nature are not included here. This is intended for parkways, parks, schools and other areas where a good foundation of ornamental planting is required. Enhanced slopes will also include this type of landscaping.

c. **Drought-Tolerant/Naturalized Landscape:** This zone is used in low intensity use areas, and where a natural appearance is more appropriate. It will require much less maintenance and water. In many areas, the landscape will be allowed to naturalize. This zone includes plantings at transitions into native areas and major slopes.

d. **Fuel Modification Areas:** Fuel modification zones between development and natural open areas should utilize fire retardant and low fuel plant materials. The location and extent of this zone will be determined and regulated by the Fire Department in conjunction with the approval of parcel-level landscape plans and site conditions. Fuel modification zones are further described in the Wildfire Fuel Modification Program of Section 2.6, Resource Management Plan.

e. **Native Landscape:** A native landscape zone is an area where existing vegetation will remain with little or no modification. This zone generally includes native canyons and slopes, as well as the *Special Management Areas*.

4.7 LIGHTING

Lighting, while necessary for safety, is also a means to add character and enhance themes established for the different Villages. It should add to the overall cohesiveness of the community. Additional specific guidelines are described in Section 7.6, Val Verde Civic Association Agreement, of the Appendix.

1. General Guidelines

a. Lighting of streets, public facilities (such as ball fields), and commercial areas will be used appropriately to minimize visual nuisance and maximize safety.

b. Light standards should blend in scale and character with buildings, pedestrian areas, landscape and plaza areas.

c. Lighting fixtures should be in compliance with all state and local safety and illumination standards.

d. Shielding should be used to avoid lighting glare adversely affecting adjacent properties, uses, buildings, and roadways.

e. Outdoor lighting should be energy-efficient, and shielded and screened to prevent direct rays from reaching adjacent properties.

2. Lighting Fixtures

Lighting fixtures and standards located along streets and public places should play a role in establishing the identity and theme of the development.

a. Roadways: Lighting should be designed to enhance the safety of vehicular and pedestrian flows. Lighting should be concentrated at intersections and crosswalks. This lighting should be in compliance with all government standards.

b. **Parking:** The lighting standards should be located within the parking islands. These fixtures should reflect the theme of the Village or neighborhood. Fixtures should be shielded to prevent unwanted glare and intrusion into adjacent areas.

c. **Pedestrian and Entry Lighting:** To ensure the safety of pedestrians at twilight and evening hours, light fixtures should be located at building entries and along walkway locations. The fixtures should be designed to reflect the character or theme of the Village and must be positioned in such a manner as to minimize any glare or distraction for the pedestrian or motorist.

d. **Architectural Lighting:** The use of architectural lighting to highlight monument signs and architectural features is an important aspect of the nighttime image of Newhall Ranch and should be considered at entry points and intersections. Wall-washing lighting should be used sparingly. All architectural lighting fixtures should be carefully integrated into building details or concealed.

e. **Landscape:** Lighting can be used to highlight key landscape features such as specimen trees, walkways, and public plazas. As with architectural lighting, all light sources should be shielded to eliminate the potential for nighttime glare.

4.8 GRADING

1. Grading and Hillside Management

a. Los Angeles County hillside development guidelines should be followed in hillside areas in order to minimize grading impacts.

b. Significant ridges, knolls, and rock outcroppings should be respected in the site design and incorporated as features where feasible.

c. Contour grading should be employed where feasible to lessen the visual impact of large slopes and long major uniform slopes should be avoided.

d. Avoid the removal of oak trees to the maximum extent feasible and minimize grading to the edge of tree driplines.

e. Grading should emphasize and accentuate scenic vistas and natural landforms.

f. Slopes requiring special erosion control or fuel modification prevention should be designed for ease of maintenance.

g. Special attention should be given to arrangement of landscape materials as means of creating a natural, hillside appearance.

h. Graded slopes should be planted and stabilized in compliance with County-approved landscape, irrigation, and maintenance requirements.

5.1 PURPOSE AND INTENT

Chapter 5 contains procedures to implement the regulatory provisions of the *Specific Plan*, which are contained in Chapter 3, Development Regulations. Included are provisions unique to this *Specific Plan* for the implementation of the Adjustment, Transfer, and Conversion Regulations of Chapter 3.

This chapter also provides a discussion of the California Government Code provisions which govern amendment of specific plans. In addition, criteria are included under which the *Planning Director* or the Director of Public Works, as appropriate, may make a determination as to whether a proposal is in substantial conformance with the *Specific Plan*, pursuant to the Substantial Conformance procedures set forth in Section 5.2, paragraph 2; or whether, in contrast, an amendment of the *Specific Plan* is required.

Implementation of the *Specific Plan* is carried out through the application and processing of standard County entitlement procedures including subdivision maps, Director's Review, Conditional Use Permits, and Variances, which are discussed in this chapter. In addition, this chapter discusses the Phasing Program for implementation of the *Specific Plan* and provides a Monitoring Program which records progress in the phasing of development and infrastructure, and maintains records of the adjustments, transfers, and conversions made in the *Specific Plan*. Finally, this chapter discusses financing alternatives for implementation of the *Specific Plan*.

5.2 IMPLEMENTATION PROCEDURES

1. Subdivision

All land subdivision maps of any type (e.g., tentative or final, vesting or non-vesting, tract or parcel) shall be submitted, reviewed and approved in accordance with the County of Los Angeles Subdivision Ordinance and the California Subdivision Map Act. Where the provisions or procedures of the Los Angeles County Subdivision Ordinance conflict with the provisions of this *Specific Plan*, the *Specific Plan* shall apply.

2. Substantial Conformance

a. The *Planning Director* or, as appropriate, the Director of Public Works, is responsible for determining Substantial Conformance as provided in this subsection.

b. The purpose of Substantial Conformance is to determine whether proposed developments or uses substantially comply with the standards, regulations, and guidelines of the *Specific Plan* and other applicable Los Angeles County ordinances which do not conflict with the *Specific Plan*. This section replaces sections 22.56.1660 through 22.56.1761 of the Los Angeles Planning & Zoning Code. The use of Substantial Conformance includes, but is not limited to, the following purposes:

(1) Determinations of conditions under which a particular use listed as requiring a determination of Substantial Conformance in the Permitted Uses Matrix (Table 3.4-2) is permitted.

(2) Determinations regarding issues, conditions, or situations which arise and which are not addressed by this *Specific Plan*.

(3) Determinations as to whether a use not listed in the Permitted Uses Matrix (Table 3.4-2) substantially complies with the *land use designation* in which the use is requested and is therefore permitted within that *land use designation.*

(4) Approvals of changes in number, size, and location of *land use overlays.*

(5) Approval of signs and Sign Programs (pursuant to Section 3.6, paragraphs 4 and 5 of this *Specific Plan*).

(6) Approval of Parking Programs (pursuant to Section 3.7, paragraph 3 of this *Specific Plan*).

(7) Additions, deletions and changes to the *Specific Plan* exhibits or text that substantially comply with the *Specific Plan*.

(8) Relocation of commercial and/or industrial buildings or adjustments in commercial or industrial building square footage of 20% or less for all commercial and industrial developments, uses, or maps when the total building square footage in the commercial and/or industrial development is not concurrently increased.

(9) Adjustments to the plans contained in Chapter 2, Development Plan, such as the Master Circulation Plan, any of the roadway sections, the Master Trails Plan, any of the trails sections, the Conceptual Backbone Water, Sewer, and Drainage Plans, the Conceptual Grading Plan, or the Recreation/Open Area Plan which do not change the requirements of providing adequate infrastructure.

(10) Amendments to tentative subdivision maps. (See Section 5.2 paragraph 2e below.)

(11) Amendments to Conditional Use Permits. (See Section 5.2 paragraph 2f below.)

(12) Approval of transport of materials within the boundaries of the *Specific Plan* in conjunction with a permitted grading operation. (See Section 5.2 paragraph 2g below.)

(13) Modifications of development standards contained on Table 3.4-1 (Site Development Standards), Sign Regulations contained in Section 3.6, and Parking Regulations contained in Section 3.7. (See Section 5.2 paragraph 2h below.)

(14) Approval of Domestic Violence Shelters. (See section 5.2 paragraph 2i below)

(15) Determinations as to whether tentative tract and parcel maps and site plans which include area between SR-126 and the Santa Clara River substantially comply with the guidelines in Section 4.2.3, SR-126.

(16) For subdivisions having an average slope of 25% or greater in those areas to be graded, determinations as to conformance with the Grading and Hillside Management Guidelines contained in Chapter 4.8, 1a-1h.

c. Submittal Requirements:

(1) All applications for determination of Substantial Conformance shall contain the following information:

(a) Name, signature, and address of the applicant and of all persons owning any or all of the property included in the application;

(b) Evidence that the applicant:

- Is the owner of the property involved, or
- Has written permission of the owner or owners to make such application, or
- Is or will be the plaintiff in an action in eminent domain to acquire the property involved, or any portion thereof, or
- In the case of a public agency, is negotiating to acquire a portion of the property involved;

(c) Location of subject property (address or vicinity);

(d) Legal description of property;

(e) *Specific Plan land use designation(s)* on the property; and

(f) Description of the proposed facility or use.

(2) The Director may also require the following information and documents as necessary to make the required determination(s):

(a) A site plan illustrating the use, development of land, structure(s), building(s) or modification(s) of standards. Site plans must be drawn to a scale satisfactory to and in the number of copies prescribed by the Director, indicating the use, location and size of all pertinent buildings and structures, yards, driveways, access and parking areas, landscaping, walls or fences, and other similar features.

(b) When applicable, a fee for a site plan review as specified in Subsection A of Section 22.60.100 of the Los Angeles Planning and Zoning Code.

(c) Such other forms and documents as are necessary to determine substantial conformance with the provisions of the *Specific Plan.*

(d) Such supplemental information or material as may be necessary, including revised or corrected copies of any site plan or other document previously submitted.

d. General Findings Applicable to all Requests:

(1) The *Planning Director*, acting upon any a request for determination of Substantial Conformance as provided in this section, shall either approve, approve with conditions, or deny the request based on findings that the request:

(a) Substantially conforms with all applicable provisions of the *Specific Plan* and Los Angeles County ordinances which do not conflict with the *Specific Plan*;

(b) Will not adversely affect public health, and safety; and

(c) Will not adversely affect adjacent property.

e. Amendments to Tentative Subdivision Maps:

(1) Following approval of a tentative subdivision map, the *Planning Director* may approve amendments to the map if the amended map is determined by the Director to be in substantial conformance with the approved map.

(2) Changes which are permitted through an amended map include:

(a) Changes that can be requested by letter and that would not require any changes to the map.

(b) Adjustments, which are not substantial, to mapped features, such as lot lines, street alignments, driveway locations, and building setbacks.

(c) Grading changes that will not substantially affect approved drainage patterns or result in pad elevation changes of more than 10 feet, and which, in the opinion of the Department of Public Works, would not require substantial additional review by the Drainage/Grading or Geology/Soils Sections of the Department of Public Works.

(d) Addition or consolidation of lots where the change does not substantially alter approved grading plan(s) and/or concurrently increase commercial or industrial building square footage. Addition of residential dwelling units is not permitted.

(e) Changes required to be made as a condition of final approval of the map imposed by the Department of Public Works.

(3) The *Planning Director* may approve other amendments to tentative subdivision maps which are in substantial conformance with the provisions of the *Specific Plan,* Los Angeles County ordinances which do not conflict with the *Specific Plan*, and the approved tentative subdivision map.

(4) If the *Planning Director* determines that the proposed amendment(s) is/are in substantial conformance with the provisions of the *Specific Plan* and the approved tentative subdivision map, the amended map shall be approved by the *Planning Director* and that approval shall be final unless appealed to the Planning Commission as provided in Section 5.2 paragraph m.

f. Amendments to Conditional Use Permits:

(1) Following the approval of a Conditional Use Permit ("CUP") the *Planning Director* may approve amendments to the CUP if the amendments are determined by the *Planning Director* to be in substantial conformance with the approved CUP.

(2) Changes which are permitted through an amended CUP include:

(a) Changes or clarifications to conditions of approval that do not change the intent of the conditions;

(b) Deletions of conditions that are no longer valid due to changed circumstances such as changes in ordinances, laws or regulations;

(c) Adjustments, which are not substantial, to features shown on the CUP Exhibit A, including those adjustments permitted as amendments to Tentative Maps contained in Section 5.2, paragraph 2e (2)(b) through 2e (2)(e) and (3) above;

(d) Relocation of buildings or adjustments in building square footage, number of buildings, parking requirements, and other features of the original approval where the change will not result in an increase in total square footage or number of dwelling units; and

(e) Changes required to be made as a condition of approval for related permits and/or approvals.

g. Off-site Transport of Materials in conjunction with Permitted Grading Projects:

(1) The *Planning Director*, or as appropriate, the Director of Public Works, may approve off-site transport of materials over 10,000 cubic yards within the boundaries of the *Specific Plan*. Off-site transport of materials less than 10,000 cubic yards within and/or external to the boundaries of the *Specific Plan* is permitted.

(2) The application shall contain the following information:

(a) The names, signatures, and addresses of all persons owning all or any part of the property from which such material is proposed to be removed and to which it is proposed to be transported;

(b) The names and addresses of the person or persons who will be conducting the operations proposed;

(c) The ultimate proposed use of the property;

(d) Such other information as the Director finds necessary in order to determine whether the application should be granted.

(3) The application shall contain a map showing in sufficient detail the location of the site from which material is proposed to be removed, the proposed route over streets and highways, and the location to which material is to be transported.

(4) All transport of material as approved under this section shall be restricted to a route approved by the Director of Public Works.

(5) Off-site Transport of Materials shall comply with all applicable requirements of other County departments and other governmental agencies.

(6) Review and approval by the Director of Public Works shall not be required if such use is in conjunction with:

(a) Any work of construction or repair by the County or any district of which the Board of Supervisors of the County is ex-officio the governing body; or

(b) Construction or repair by the County or such district performed by force account; or

(c) Construction, maintenance or repair of any "state water facilities" as defined in Section 12934 of the State Water Code.

h. Modification of Development Standards

The *Planning Director* may approve, with or without conditions, a request for modification of the development standards (such as, but not limited to, minimum lot area, setbacks, and building heights) contained in Table 3.4-1 (Site Development Standards), modification of sign standards (such as, but not limited to, type, maximum number, maximum area, maximum height, location, and lighting) contained in Tables 3.6 a and b (Sign Regulations), and modification of parking standards (such as, but not limited to, number and type) contained in Section 3.7 paragraph 2 (Parking Standards For Individual Uses) in the *Specific Plan* where:

(1) The General Findings listed in Section 5.2 paragraph 2d above can be made; and

(2) Such modification meets all applicable building, fire, and subdivision codes; and

(3) Such modification would be architecturally compatible with existing buildings in the surrounding neighborhood; and,

(4) In the case of existing buildings, any of the following findings can be made:

(a) The proposed alteration or addition to an existing building will be a continuation of its existing architectural style, or

(b) That such modification is needed for safety reasons to comply with other applicable codes, laws, ordinances, rules, and regulations, or

(c) That the site of the proposed building is sufficiently remote or screened so as to preclude the proposed modification from having a detrimental effect upon the surrounding properties.

i. Domestic Violence Shelters

In addition to the General Findings listed in Section 5.2 paragraph 2d above, domestic violence shelters shall comply with all of the following standards and limitations:

(1) That not more than 10 adult residents, not including staff, be allowed at one time, if such shelter is located on a lot or parcel of land of less than two acres in size and in a residential *land use designation*, or not more than 30 adult residents, not including staff, be allowed at one time, if such shelter is located on a lot or parcel of land greater than two acres in size and in a residential *land use designation,* and

(2) That the number of required parking spaces, plus adequate access thereto, shall be determined by the *Planning Director* for each shelter, in an amount adequate to prevent excessive on-street parking, and with such factors as the number of adult beds to be provided by the shelter, the anticipated number of employees on the largest shift, and the distance from the closest transit stop taken into consideration. In no case shall the number of required parking spaces be less than the number of such spaces required for an adult residential facility specified by Subsection (D) of Section 22.52.1120 of the Los Angeles County Planning and Zoning Code. The required parking may be located within

500 feet of the exterior boundary of the lot or parcel of land on which the shelter is sited but may not be on-street parking.

(3) That the land uses and developments in the immediate vicinity of the subject site will not constitute an immediate or potential hazard to occupants of the shelter.

(4) In all cases where the site plan submitted by the applicant indicates that said plans are not, or cannot be, in full compliance with the standards and limitations cited above, the Director shall deny such application and shall inform the applicant in writing of such action.

j. Time Limit

If the *Planning Director* takes no action on an application for determination of Substantial Conformance or no notice of public hearing is published within 90 days from the date of filing, such application shall be deemed approved.

k. Notification

The *Planning Director* shall notify the applicant of a request for determination of Substantial Conformance of the action taken on the application, by first class mail, postage prepaid.

l. Public Hearings

The *Planning Director* shall have the discretion to hold a public hearing regarding any Substantial Conformance determination. Notwithstanding the foregoing, the *Planning Director* shall have the discretion to refer a Substantial Conformance determination to the Planning Commission. At the discretion of the Planning Commission, a determination of Substantial Conformance shall not require a public hearing. If the Planning Commission determines that the proposed action(s) is/are in substantial conformance with the provisions of the *Specific Plan* or applicable Los Angeles County ordinance not in conflict with the *Specific Plan* or map, the action shall be approved by the Planning Commission. The decision of the Planning Commission with regard to all Substantial Conformance determinations shall be final.

m. Appeal Procedure

All determinations of Substantial Conformance by the *Planning Director* or Director of Public Works shall be final unless appealed pursuant to the provisions below. An appeal of a Substantial Conformance determination may be made by the applicant or any interested person concerning the action(s) taken by the *Planning Director* or Director of Public Works under the provisions of this section. Such appeal shall be filed with the Regional Planning Commission within fifteen (15) calendar days following the mailing of a notification. The decision of the Regional Planning Commission shall be final.

3. Conditional Use Permit Process

The Conditional Use Permit procedure for the *Specific Plan* is set forth in Los Angeles County Code, Title 22 Chapter 22.56 Part 1, in effect as of the date the *Specific Plan* is adopted. The purpose of the procedure is to provide a mechanism to permit, on a case-by-case basis, uses which may be appropriate in certain *land use designations*.

A "conditional use," as defined by the County, means a use which because of characteristics peculiar to it, or because of size, technological process or type of

equipment, or because of its location with reference to surroundings, street or highway width, traffic generation or other demands on public services, requires special consideration relative to placement at specific locations in the *land use designation(s)* where classified, to ensure proper integration with other existing or permitted uses in the same designation.

4. Variances

The Variance Procedure for the *Specific Plan* is set forth in Los Angeles County Code, Title 22 Chapter 22.56 Part 2, in effect as of the date the *Specific Plan* is adopted. The purpose of the Variance Procedure is to permit modification of development standards as they apply to particular uses when practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of the *Specific Plan* develop through strict literal interpretation and enforcement of such provisions.

A Variance to the *Specific Plan* regulations or LACPZC may be granted to permit modification of:

- Building line setbacks, yards, open area and transition areas;
- Height, lot coverage, density and bulk regulations;
- Off-street parking spaces, maneuvering areas and driveway width, and paving standards;
- Landscaping requirements;
- Wall, fencing and screening requirements;
- Street and highway dedication and improvement standards;
- Lot area and width requirements;
- Operating conditions such as hours or days of operation, number of employees, and equipment limitations;
- Sign regulations other than outdoor advertising; and
- Distance-separation requirements.

5. Adjustment / Transfer / Conversion Provisions

Regulations governing adjustments, transfers, and conversions are set forth in Section 3.5. The implementation provisions for *Planning Area* boundary adjustments, dwelling unit and transfers, as well as other types of adjustments, including residential and non-residential building square footage transfers and conversions, are set forth below.

a. Planning Area Boundary and Acreage Adjustments

Development Regulations to govern boundary and acreage adjustment of *Planning Areas* are set forth in Sections 3.5, paragraph 2a. To implement those regulations, the procedures and policies listed below shall be followed:

(1) The subdivision process may result in *Planning Area(s)* boundary and acreage adjustments within limits defined in the *Development Regulations*.

(2) Any *Planning Area* boundary and acreage adjustment requested by a subdivision map or *finance map* application shall be accompanied by a revised Annotated Land Use Plan and Annotated Land Use Plan Statistical Table (Table 5.4-1). The updated, revised map and table shall show adjusted *Planning Area* boundary and acreage totals. All drafts of such tables and the final version shall be identified by a revision date located in the title block.

b. Transfer of Dwelling Units

Development Regulations to govern residential dwelling unit transfer between *Planning Areas* are set forth in Sections 3.5, paragraph 2b. To implement those regulations, the procedures and policies listed below shall be followed. Any dwelling unit transfer requested by a subdivision map, *finance map*, land use conversion, or other type of application shall be accompanied by:

(1) A revised Annotated Land Use Plan (Exhibit 5.4-1) and Annotated Land Use Plan Statistical Table (Table 5.4-1), and a revised Park and Recreation Improvements Summary (see Table 5.4-2).

(2) The updated, revised tables shall show adjusted dwelling unit totals and/or adjusted park acreage totals. All drafts of such tables and the final version shall be identified by a revision date located in the title block.

c. Transfer of Non-Residential Building Square Footage Between Commercial/Mixed-Use/Visitor-Serving Planning Areas

Development Regulations to govern non-residential building square footage transfer between Commercial, Mixed-Use and Visitor-Serving *Planning Areas* are set forth in Sections 3.5, paragraph 2c. To implement those regulations, the following procedures and policies shall be followed:

(1) Any non-residential building square footage transfer requested by a subdivision map, *finance map*, land use conversion, or other type of application shall be accompanied by a revised Annotated Land Use Plan and a Annotated Land Use Plan Statistical Table (see Table 5.4-2). The updated, revised map and table shall show adjusted building square footage totals. All drafts of such tables and the final version shall be identified by a revision date located in the title block.

d. Transfer of Non-Residential Building Square Footage Between Business Park Planning Areas

Development Regulations to govern non-residential building square footage transfer between Business Park *Planning Areas* are set forth in Sections 3.5, paragraph 2d. To implement those regulations, the following procedures and policies shall be followed:

(1) Any non-residential building square footage transfer requested by a subdivision map, *finance map*, land use conversion, or other type of application shall be accompanied by a revised Annotated Land Use Plan and a Annotated Land Use Plan Statistical Table (see Table 5.4-2). The updated, revised map and table shall show adjusted dwelling unit totals and/or adjusted park acreage totals. All drafts of such tables and the final version shall be identified by a revision date located in the title block.

e. Second Units Transfer and Exchange

The exchange of dwelling units for *Second Units* and the transfer of Second Units are governed by the regulations set in Section 3.5, paragraph 2e. The exchange and/or transfer shall be documented by submittal to the County of an updated, revised Annotated Land Use Plan, Annotated Land Use Plan Statistical Table (Table 5.4-2), and Park and Recreation Improvements Summary (Table 5.4-2).

f. Land Use Conversions

The *land use designation* for *Planning Areas*, or portions thereof, may be converted pursuant to regulations set forth in Section 3.5, paragraph 3.

(1) <u>Conversion of Commercial Development to Residential Development</u>

The conversion of Commercial or Mixed-Use *land use designation* to Residential *land use designation* is governed by the regulations in Section 3.5, paragraph 3a. The conversion shall be documented by submittal to the County of an updated, revised Annotated Land Use Plan

(Exhibit 5.4-1), Annotated Land Use Plan Statistical Table (Table 5.4-1), and Park and Recreation Improvements Summary (Table 5.4-2).

(2) Conversion of Residential Development to Commercial Development

The conversion of Residential *land use designation* to Commercial or Mixed-Use *land use designation* is governed by the regulations in Section 3.5, paragraph 3b. The conversion shall be documented by submittal to the County of an updated, revised Annotated Land Use Plan (Exhibit 5.4-1), and Annotated Land Use Plan Statistical Table (Table 5.4-1), and a revised Park and Recreation Improvements Summary (Table 5.4-2).

g. Land Use Overlay Adjustments

Land use overlays, which serve to provide approximate locations for public services facilities such as parks and schools and are represented by symbols on the Land Use Plan (see Exhibit 2.3-1 and Section 2.3, paragraph 2), are subject to adjustment in terms of size, quantity, and location. Underlying *land use designations* on the Land Use Plan remain in effect as public facilities sites are adjusted.

6. Amendment Procedures

The California Government Code (Sections 65453-65454) allows Specific Plans to be prepared, adopted, and amended in the same manner as General Plans. Amendment(s) to the *Specific Plan* shall be prepared, adopted, and amended in a similar manner as it was adopted. Said amendment or amendments shall not require a concurrent General Plan amendment unless it is determined by the Los Angeles County Department of Regional Planning that the proposed *Specific Plan* amendment is inconsistent with the Los Angeles County General Plan.

5.3 PHASING PROGRAM

1. Purpose and Intent

The primary intention of the Newhall Ranch Phasing Program is to correlate appropriate infrastructure requirements to site development. To allow for a flexible phasing program, the five (5) individual villages of Newhall Ranch have been planned so that each Village may be developed independently, in any order. Villages may also be developed concurrently to allow for maximum efficiency of infrastructure implementation and to meet market demand. Each Village may also be phased so long as infrastructure, including roads, water, sewer, and drainage systems are in place as development occurs.

The sequence of development for Newhall Ranch will be influenced by the following factors: 1) the economy; 2) the rate of growth of other regional projects; and 3) changes in regional infrastructure/public facilities conditions and needs.

As these factors change during the course of the buildout process, necessary adjustments in corresponding infrastructure requirements will be instituted as set forth below.

2. Phasing Mechanisms

a. Tentative Subdivision Maps

The basic phasing mechanism of the *Specific Plan* is the tentative subdivision map. As each tentative subdivision map is processed, infrastructure requirements for that subdivision will be established. The infrastructure requirements for each tentative subdivision map will be consistent with the Conceptual Backbone Infrastructure systems set forth in Section 2.5 of the *Specific Plan*, subject to review for substantial compliance with the *Specific Plan* by the *Planning Director* (see Section 5.2, paragraph 2). Concurrent with the submittal of each tentative subdivision map, updated Annotated Land Use Plan Statistical Table and Park and Recreation Improvements Table will be filed with the County, as set forth in Section 5.4 of the *Specific Plan*.

b. Adjustment / Transfer / Conversion Regulations

The Adjustment / Transfer / Conversion Regulations set forth in Section 3.5 (implementation provisions to these regulations are found in Section 5.2, paragraph 6) provide the *Specific Plan* with the flexibility to adapt development phasing to the changes precipitated by a fluctuating economy and regional infrastructure/public facility conditions.

c. Public Facility Overlays

Public facility *land use overlays* such as parks and schools have been designated by the Land Use Plan, Exhibit 2.3-1. The location of these land uses are preliminary and will be defined at the time of subdivision map submittal. The use of these overlays allow for land use allocation and phasing planning, while maintaining the necessary flexibility to adapt to changing conditions and ongoing negotiations.

5.4 MONITORING PROGRAM

1. Purpose and Intent

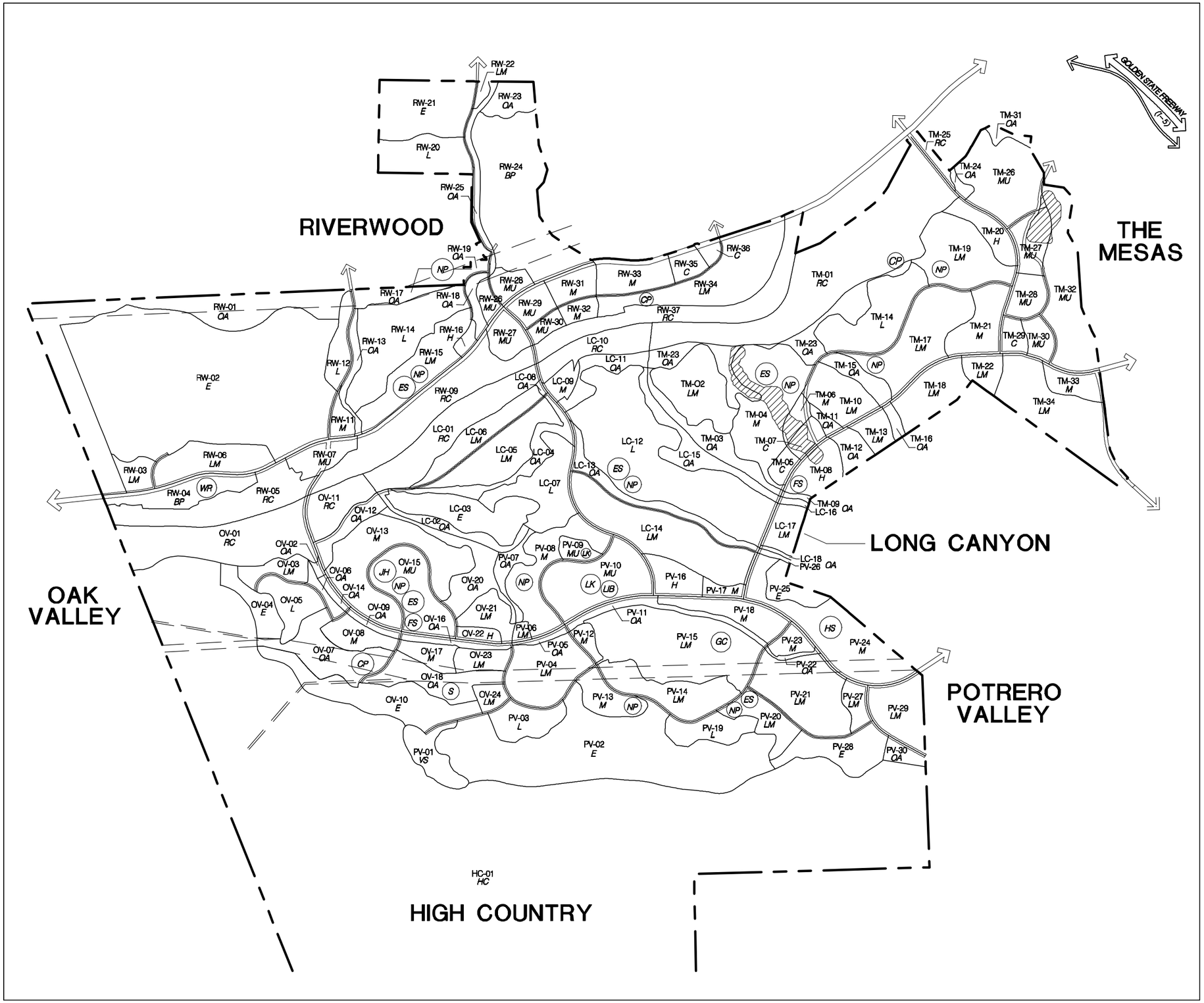
The intent of the Monitoring Program is to provide assurances to the County that Newhall Ranch is developed in a manner which is consistent with the provisions of this *Specific Plan*. The Monitoring Program for this *Specific Plan* will serve two functions. The primary function is to establish a system to record annual progress in the phasing of the development and the implementation of corresponding required infrastructure. The secondary function of the Monitoring Program is to establish a system whereby periodic adjustments to *Planning Areas* and/or *land use designations* pursuant to Section 3.5 within the *Specific Plan Area* may be accomplished and documented.

This section provides the mechanisms by which the County will monitor the implementation of the Land Use Plan (Exhibit 2.3-1), the Overall Land Use Plan Statistical Summary (Table 2.3-1), the Newhall Ranch Park Requirements, Section 2.7, paragraph 4, and Spineflower Preserve Area Monitoring and Mitigation Plan.

A revised Annotated Land Use Plan (Exhibit 5.4-1), a revised Annotated Land Use Plan Statistical Summary Table (Table 5.4-1), a revised Park and Recreation Improvements Summary (Table 5.4-2), and a revised Infrastructure and Community Amenities Improvement Summary Table (Table 5.4-3) shall be provided annually and accompany each tentative subdivision map(s) and/or parcel map(s) submitted to the County. In a like manner, a revised Annotated Land Use Plan, Statistical Table, and Park and Recreation Improvements Table shall be submitted with each conversion, transfer or adjustment to *Planning Area(s)* regardless of whether or not a subdivision map is filed.

2. Annotated Land Use Plan

The Annotated Land Use Plan, Exhibit 5.4-1, is consistent with the Land Use Plan (Exhibit 2.3-1) and identifies *Planning Areas* and corresponding *land use designations* by Village and *Planning Area* number, along with other planning information relative to implementation of the Land Use Plan (Exhibit 2.3-5) for the *Specific Plan*.



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
LIB	LIBRARY
GC	GOLF COURSE
LK	COMMUNITY LAKE
FS	FIRE STATION
S	ELECTRICAL SUBSTATION
WR	WATER RECLAMATION PLANT

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

English 0 1000' 2000'

Metric 0 225m 450m 900m

NORTH

10 ACRES 40 ACRES

Computer Mapping by FORMA Systems

EXHIBIT 5.4-1

ANNOTATED LAND USE PLAN

MAY 2003

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3. Annotated Land Use Plan Statistical Table

The Annotated Land Use Plan Statistical Table, Table 5.4-1, contains the statistical breakdown for each of the *Planning Areas* shown on the Annotated Land Use Plan in terms of gross acreage. For Residential and Mixed-Use *Planning Areas*, the planned and maximum number of permitted dwelling units are set forth; and for Mixed-Use, Commercial, Business Park and Visitor-serving *Planning Areas*, the planned and maximum non-residential building square footages are given. The estimated gross acres, *planned units* and *planned non-residential building square footages* shown in the Annotated Land Use Plan Statistical Table shall be revised only in accordance with the regulations contained in Section 3.5. The total residential dwelling units (i.e., 20,885 dwelling units and 423 *Second Units*) and the total non-residential building square footage (i.e., 5,549,000) as set forth in the Annotated Land Use Plan Statistical Table shall not be exceeded without amendment to the Specific Plan.

4. Park and Recreation Improvements Summary

The Park and Recreation Improvements Summary, Table 5.4-2, is intended to provide for an ongoing, updated documentation of the fulfillment of Local Park Dedication requirements over the life of the *Specific Plan*. An updated, revised Park and Recreation Improvements Summary must be submitted to Los Angeles County annually and with each tentative subdivision map permitting construction. A revised summary is also required when dwelling units between *Planning Areas* are transferred or conversion of residential units is effected (see Section 3.5).

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE

RIVERWOOD			RESIDENTIAL				NON-RESIDENTIAL	
			Dwelling Units		Second Units[1]			
	Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
RESIDENTIAL								
E ESTATE	RW-02	596.7	215	323	215	323	–	–
E	RW-21	95.7	19	29	19	29	–	–
L LOW	RW-12	29.0	26	39	–	39	–	–
L	RW-14	119.7	108	162	–	162	–	–
L	RW-20	49.5	45	68	–	68	–	–
LM LOW-MEDIUM	RW-03	20.3	117	176	–	–	–	–
LM	RW-06	64.2	299	449	–	–	–	–
LM	RW-15	81.5	377[2]	566[2]	–	–	–	–
LM	RW-22	5.3	30[3]	45[3]	–	–	–	–
LM	RW-34	116.6	534	801	–	–	–	–
M MEDIUM	RW-11	15.0	267[3]	401[3]	–	–	–	–
M	RW-31	26.5	304[3]	456[3]	–	–	–	–
M	RW-32	14.1	206[3]	309[3]	–	–	–	–
M	RW-33	39.5	400	600	–	–	–	–
H HIGH	RW-16	8.3	263	395	–	–	–	–
		1,281.9	**3,210**		**234**		**0**	
MIXED USE								
MU MIXED USE	RW-07	30.9	–	–	–	–	162,000	243,000
MU	RW-26	12.0	–[3]	–[3]	–	–	191,000	286,500
MU	RW-27	27.8	–	–	–	–	396,000	594,000
MU	RW-28	19.8	–[3]	–[3]	–	–	285,000	427,500
MU	RW-29	25.0	–[3]	–[3]	–	–	317,000	475,500
MU	RW-30	12.5	–	–	–	–	189,000	283,500
		128.0	**0**		**0**		**1,540,000**	
NON-RESIDENTIAL								
C COMMERCIAL	RW-35	15.6	–	–	–	–	131,000	196,500
C	RW-36[4]	6.7	–	–	–	–	–	–
BP BUSINESS PARK	RW-04	51.6	–	–	–	–	200,000	300,000
BP	RW-24	197.0	–	–	–	–	1,095,000	1,642,500
OA OPEN AREA	RW-01	197.2	–	–	–	–	–	–
OA	RW-13	17.2	–	–	–	–	–	–
OA	RW-17	22.6	–	–	–	–	–	–
OA	RW-18	13.7	–	–	–	–	–	–
OA	RW-19	10.4	–	–	–	–	–	–
OA	RW-23	27.1	–	–	–	–	–	–
OA	RW-25	23.5	–	–	–	–	–	–
RC RIVER CORRIDOR	RW-05	98.9	–	–	–	–	–	–
RC	RW-09	134.1	–	–	–	–	–	–
RC	RW-37	107.5	–	–	–	–	–	–
		923.1	**0**		**0**		**1,426,000**	
VILLAGE TOTAL:		**2,332.9**	**3,210**		**234**		**2,966,000**	

1 Second Units require a CUP.
2 The residential dwelling units within RW-22 are restricted to residences, single-family detached, which may include clustered single-family/court homes. Planning Area RW-22 shall not be converted to commercial land use.
3 The total number of residential dwelling units within the Planning Areas of the Indian Dunes portion of the Specific Plan Area (i.e., RW-27 and RW-29 through RW-34) shall not exceed 1,444.
4 Planning Area RW-36 has been identified as a potential site for a transit station.

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

OAK VALLEY				RESIDENTIAL				NON-RESIDENTIAL	
				Dwelling Units		Second Units[1]			
		Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
RESIDENTIAL									
E	ESTATE	OV-04[2]	32.6	12	18	12	18	–	–
E		OV-10[2]	98.1	28	42	28	42	–	–
L	LOW	OV-05	41.2	37	56	–	56	–	–
LM	LOW MEDIUM	OV-03	25.0	108	162	–	–	–	–
LM		OV-21	30.1	139	209	–	–	–	–
LM		OV-23	21.8	72	108	–	–	–	–
LM		OV-24	13.9	52	78	–	–	–	–
M	MEDIUM	OV-08	30.1	313	470	–	–	–	–
M		OV-13	136.4	1,216	1,824	–	–	–	–
M		OV-17	22.8	258	387	–	–	–	–
H	HIGH	OV-22	11.2	281	422	–	–	–	–
			463.2	**2,516**		**40**		**0**	
MIXED USE									
MU	MIXED USE	OV-15	82.6	337	–	–	–	381,000	571,500
			82.6	**337**		**0**		**381,000**	
NON-RESIDENTIAL									
OA	OPEN AREA	OV-09	8.1	–	–	–	–	–	–
OA		OV-02	2.8	–	–	–	–	–	–
OA		OV-07	69.8	–	–	–	–	–	–
OA		OV-06	10.1	–	–	–	–	–	–
OA		OV-12	25.7	–	–	–	–	–	–
OA		OV-14	6.3	–	–	–	–	–	–
OA		OV-16	15.0	–	–	–	–	–	–
OA		OV-18	57.3	–	–	–	–	–	–
OA		OV-20	51.9	–	–	–	–	–	–
RC	RIVER CORRIDOR	OV-01	144.0	–	–	–	–	–	–
RC		OV-11	45.3	–	–	–	–	–	–
			436.3	**0**		**0**		**0**	
	VILLAGE TOTAL:		**982.1**	**2,853**		**40**		**381,000**	

1 Second Units require a CUP.
2 Construction of buildings and other structures shall only be permitted upon developed pads within Planning Areas OV-04 and OV-10 and shall not be permitted on southerly slopes facing High Country SMA or in the area between the original SEA 20 boundary and the High Country boundary (see Appendix 7.7).

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

POTRERO VALLEY				RESIDENTIAL				NON-RESIDENTIAL	
				Dwelling Units		Second Units[1]			
		Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
RESIDENTIAL									
E	ESTATE	PV-02[2]	341.0	93	140	93	140	–	–
E		PV-25	25.2	7	11	7	11	–	–
E		PV-28[2]	58.6	21	32	21	32	–	–
L	LOW	PV-03	39.9	36	54	–	54	–	–
L		PV-19	38.9	35	53	–	53	–	–
LM	LOW-MEDIUM	PV-04	82.2	309	464	–	–	–	–
LM		PV-06	5.7	27	41	–	–	–	–
LM		PV-14	72.8	189	284	–	–	–	–
LM		PV-15	178.7	280	420	–	–	–	–
LM		PV-20	39.6	98	147	–	–	–	–
LM		PV-21	105.9	245	368	–	–	–	–
LM		PV-27	18.8	69	104	–	–	–	–
LM		PV-29	58.6	229	344	–	–	–	–
M	MEDIUM	PV-08	80.4	758	1,137	–	–	–	–
M		PV-12	11.5	166	249	–	–	–	–
M		PV-13	34.8	212	318	–	–	–	–
M		PV-17	10.9	115	173	–	–	–	–
M		PV-18	47.2	350	525	–	–	–	–
M		PV-23	16.9	203	305	–	–	–	–
M		PV-24	122.6	307	461	–	–	–	–
H	HIGH	PV-16	31.4	692	1,038	–	–	–	–
			1,421.6	**4,441**		**121**		**0**	
MIXED USE									
MU	MIXED USE	PV-09	13.7	150	225	–	–	–	–
MU		PV-10	101.5	822	1,233	–	–	540,000	810,000
			115.2	**972**		**0**		**540,000**	
NON-RESIDENTIAL									
VS	VISITOR SERVING	PV-01	36.7	–	–	–	–	174,000	261,000
OA	OPEN AREA	PV-05	6.1	–	–	–	–	–	–
OA		PV-07	19.4	–	–	–	–	–	–
OA		PV-11	26.5	–	–	–	–	–	–
OA		PV-22	3.9	–	–	–	–	–	–
OA		PV-26	2.9	–	–	–	–	–	–
OA		PV-30	13.5	–	–	–	–	–	–
			109.0	**0**		**0**		**174,000**	
	VILLAGE TOTAL:		**1,645.8**	**5,413**		**121**		**714,000**	

1 Second Units require a CUP.
2 Construction of buildings and other structures shall only be permitted upon developed pads within Planning Areas PV-02 and PV-28 and shall not be permitted on southerly slopes facing High Country SMA or in the area between the original SEA 20 boundary and the High Country boundary (see Appendix 7.7).

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

LONG CANYON				RESIDENTIAL				NON-RESIDENTIAL	
				Dwelling Units		Second Units[1]			
		Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
RESIDENTIAL									
E	ESTATE	LC-03	76.1	28	42	28	42	–	–
L	LOW	LC-07	75.3	68	102	–	102	–	–
L		LC-12	261.2	235	353	–	353	–	–
LM	LOW-MEDIUM	LC-05	75.9	437	656	–	–	–	–
LM		LC-06	48.5	247	371	–	–	–	–
LM		LC-14	139.4	377	566	–	–	–	–
LM		LC-17	27.4	70	105	–	–	–	–
M	MEDIUM	LC-09	15.5	231	347	–	–	–	–
			719.3	**1,693**		**28**		**0**	
NON-RESIDENTIAL									
OA	OPEN AREA	LC-02	23.6	–	–	–	–	–	–
OA		LC-04	39.6	–	–	–	–	–	–
OA		LC-08	1.7	–	–	–	–	–	–
OA		LC-11	28.5	–	–	–	–	–	–
OA		LC-13	40.2	–	–	–	–	–	–
OA		LC-15	44.9	–	–	–	–	–	–
OA		LC-16	3.5	–	–	–	–	–	–
OA		LC-18	2.2	–	–	–	–	–	–
RC	RIVER CORRIDOR	LC-01	100.3	–	–	–	–	–	–
RC		LC-10	48.5	–	–	–	–	–	–
			333.1	**0**		**0**		**0**	
	VILLAGE TOTAL:		**1,052.4**	**1,693**		**28**		**0**	

1 Second Units require a CUP.

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

THE MESAS				RESIDENTIAL				NON-RESIDENTIAL	
				Dwelling Units		Second Units[1]			
		Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
RESIDENTIAL									
L	LOW	TM-14	89.7	81	122	–	122	–	–
LM	LOW-MEDIUM	TM-02	77.1	313	470	–	–	–	–
LM		TM-10	51.5	148	222	–	–	–	–
LM		TM-13	21.2	63	95	–	–	–	–
LM		TM-17	105.7	364	546	–	–	–	–
LM		TM-18	57.6	129	194	–	–	–	–
LM		TM-19	90.1	294	441	–	–	–	–
LM		TM-22	22.2	52	78	–	–	–	–
LM		TM-34	124.2	332	498	–	–	–	–
M	MEDIUM	TM-04	122.8	1,076	1,614	–	–	–	–
M		TM-06	13.4	83	125	–	–	–	–
M		TM-21	53.6	586	879	–	–	–	–
M		TM-33	27.0	320	480	–	–	–	–
H	HIGH	TM-08	38.9	568	852	–	–	–	–
H		TM-20	32.0	515	773	–	–	–	–
			926.9	**4,924**		**0**		**0**	
MIXED USE									
MU	MIXED USE	TM-26	107.0	439	659	–	–	1,009,500	1,514,250
MU		TM-27	36.2	258	387	–	–	90,000	135,000
MU		TM-28	28.3	591	887	–	–	–	–
MU		TM-30	20.3	314	471	–	–	–	–
MU		TM-32	111.1	1,190	1,785	–	–	69,500	104,250
			302.9	**2,792**		**0**		**1,169,000**	
NON-RESIDENTIAL									
C	COMMERCIAL	TM-05	12.6	–	–	–	–	119,000	178,500
C		TM-07	16.1	–	–	–	–	70,000	105,000
C		TM-29	16.2	–	–	–	–	130,000	195,000
OA	OPEN AREA	TM-03	42.2	–	–	–	–	–	–
OA		TM-09	3.1	–	–	–	–	–	–
OA		TM-11	7.6	–	–	–	–	–	–
OA		TM-12	20.5	–	–	–	–	–	–
OA		TM-15	24.1	–	–	–	–	–	–
OA		TM-16	7.3	–	–	–	–	–	–
OA		TM-23	77.7	–	–	–	–	–	–
OA		TM-24	6.2	–	–	–	–	–	–
OA		TM-31	6.5	–	–	–	–	–	–
RC	RIVER CORRIDOR	TM-01	286.3	–	–	–	–	–	–
RC		TM-25	9.9	–	–	–	–	–	–
			536.3	**0**		**0**		**319,000**	
	VILLAGE TOTAL:		**1,766.1**	**7,716**		**0**		**1,488,000**	

1 Second Units require a CUP.

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

HIGH COUNTRY			RESIDENTIAL				NON-RESIDENTIAL	
			Dwelling Units		Second Units[1]			
	Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
NON-RESIDENTIAL								
HC	HC-01	4,184.6	–	–	–	–	–	–
TOTAL		**4,184.6**	**0**		**0**		**0**	

1 Second Units require a CUP.

GRAND TOTAL:	**11,963.8**	**20,885**		**423**	**5,549,000**

TABLE 5.4-2
PARK AND RECREATION IMPROVEMENTS SUMMARY

	DEDICATION REQUIREMENTS			LOCAL PARK IMPROVEMENTS			
VILLAGE _____	**A** **Total Units**	**B** **Population Factor**	**C** **Local Park Requirement (A x B x .003)**	**D** **Local Park Acres Provided**	**E** **Local Park Improvements ($)**	**F** **Total Acres Provided (D + E/126,000)**	**Surplus (Deficit) (F - C)**
1. Tract #_____							
A. Single-Family Detached Residences		3.17	0.00			0.00	0.00
B. Single-Family Attached Residences and Multi-Family with less than 5 Units/Building		2.73	0.00			0.00	0.00
D. Multi-Family with 5 or more Units/Building		2.38	0.00			0.00	0.00
Tract Total	0		0.00	0.00	0.00	0.00	0.00
2. Tract #_____			0.00			0.00	0.00
A. Single-Family Detached Residences		3.17	0.00			0.00	0.00
B. Single-Family Attached Residences and Multi-Family with less than 5 Units/Building		2.73	0.00			0.00	0.00
C. Multi-Family with 5 or more Units/Building		2.38	0.00			0.00	0.00
Tract Total	0		0.00			0.00	0.00
VILLAGE TOTAL	**0**		**0.00**			**0.00**	**0.00**

5. Infrastructure, Community Amenities and Entitlements Status Summary

The Infrastructure, Community Amenities and Entitlements Status Summary, Table 5.4-3, is intended to provide for an ongoing, updated documentation of dates of dedication or completion of required infrastructure and community amenities for each subdivision, as well as the status of discretionary applications and associated environmental reviews filed with the County or other government agency, over the life of the *Specific Plan.* An updated, revised Infrastructure, Community Amenities and Entitlements Status Summary must be submitted annually and with each tentative subdivision map permitting construction.

TABLE 5.4-3
INFRASTRUCTURE, COMMUNITY AMENITIES, AND ENTITLEMENTS STATUS SUMMARY

___ Village		
Tract/Parcel Map No. ___	**Date of Completion**	**Date of Dedication**
Infrastructure Requirements		
Roads		
Bridges		
Other		
a)		
b)		
c)		
d)		
Community Amenities Requirements		
List		
a)		
b)		
c)		
d)		
Discretionary Applications and Environmental Review	**Government Agency**	**Entitlement Status**
List by type, application no., and associated environmental review document	Agency name	Pending or approved, and date

5.5 FINANCING AND MAINTENANCE OF IMPROVEMENTS

A facilities financing program is important to implementation of Newhall Ranch. The financing program needs to assure the timely financing of public streets, utilities, and other necessary capital improvements.

Various techniques are available for financing of the improvements associated with project development. The exact financing method for various improvements will be determined in conjunction with the phasing of the infrastructure. Some of the possible funding mechanisms for Newhall Ranch public improvements are listed below:

- Impact fees;
- Community Facility District (i.e., Mello-Roos);
- Community Service Districts
- Other forms of Assessment Districts;
- Facilities Benefit Assessment;
- Conventional subdivision financing;
- Turn-key construction by project applicants;
- Land reservation, offers of dedication, fee dedications and/or easements;
- Landscape and Lighting Districts
- Per unit hook-up charges;
- Reimbursement agreements; and
- State and/or Federal grants and loans (e.g., MTA, Federal Transportation Funds, and various infrastructure financing programs).

6.1 PURPOSE AND INTENT

For the purposes of this *Specific Plan*, the definitions contained in Title 22 of the Los Angeles County Planning and Zoning Code (LACPZC) shall apply for each section of the *Specific Plan* except as otherwise provided in Section 6.2 below.

6.2 DEFINITIONS

Accessory Use -- (As defined in LACPZC Section 22.08) means a use customarily incidental to, related and clearly subordinate to a principal use established on the same lot or parcel of land, which accessory use does not alter said principal use nor serve property other than the lot or parcel of land on which the principal use is located. "Appurtenant use" means the same as accessory use. (For Accessory Use Matrix, see Table 3.4-3.)

ACOE -- U.S. Army Corps of Engineers.

ACOE Jurisdictional Waters -- See "Waters of the United States."

adult businesses -- Shall be as defined in LACPZC Section 22.08.010A and be limited to the Business Park Planning Area RW-04 as designated on Exhibit 5.4-1, Annotated Land Use Plan. Such uses shall be subject to all applicable LACPZC standards and codes.

amphitheaters - large -- Unroofed or partially enclosed building or structure, used for public assembly and/or entertainment, seating 200 or more people.

amphitheaters - small -- Unroofed or partially enclosed building or structure, used for public assembly and/or entertainment, seating less than 200 people.

animal hospitals -- A place where animals no larger than the largest breed of dogs are given medical and surgical treatment. Boarding of such animals shall be incidental to such hospital use.

animal raising -- The non-commercial raising of pets, the number of which shall not exceed five (5) of any one species. The raising of such pets shall be subject to LACPZC Sections 22.52.300, 22.52.310, and 22.52.320, where permitted, as set forth in Section 3.4.

Appurtenant Use -- See Accessory Use.

architectural features -- See setback.

assembly plants -- Manufacturing facilities which assemble pre-fabricated components.

athletic fields, excluding stadiums -- Open Area designed for team sports (i.e., baseball, football, soccer) which do not contain permanent seating for spectators.

automobile repair and maintenance garages -- A retail/service place of business engaged primarily in the repair/maintenance/towing of automobiles. All impound or other storage of automobiles will be fenced or within an enclosed area.

automobile sales/rental/leasing -- A retail place of business engaged primarily in sales/ rental/leasing of automobiles. Repair or service work done on the premises is incidental to main business of sales/rental/leasing of automobiles.

automobile service station -- Shall be as defined in LACPZC Section 22.08. The enterprise may include a retail sales component (e.g., Mini Mart) as an accessory use.

bars and cocktail lounges -- Establishments engaged primarily in serving alcohol for on-premises consumption with an occupant load of less than 200.

bedroom -- A room other than a bathroom, kitchen, dining room, living room, family room or den which is used for sleeping and contains a clothes closet.

boat building and major repairs -- The manufacture and repair of boats and boat engines, including the use of fiberglass.

breweries, micro -- Production of beer, primarily for consumption on the premises in any bar, cocktail lounge, or restaurant.

building height (building envelope) -- Building height shall be measured along perpendiculars (plumb lines) from the elevation of the finished grade to the architectural features described below in Exhibit 6-2.1, Building Envelope. Exhibit 6.2-1 portrays the application of the height criteria through the establishment of a building envelope. Height shall be measured to the coping of a flat roof, or to the mid point of the highest gable of a pitched or hipped roof. Elevators, mechanical space, chimneys and architectural treatments (intended to add interest and variation to roof design) and which do not exceed 10% of the roof area, and do not exceed the building height by more than 12 feet, are excluded.

Caltrans -- California Department of Transportation.

Canopy Sign -- Any sign attached to, or constructed in or on, a canopy or marquee.

car and recreational vehicle wash facilities -- A commercial enterprise providing automatic and/or vending machine self-wash facilities for cars and recreational vehicles.

car washes, automatic and hand wash -- A commercial enterprise whose principal service is the cleaning of automobiles for the public, including automatic machine wash facilities and an attendant hand wash area.

care facilities --

> *Day (6 or fewer persons)* — shall include "adult day care facilities", "child care facilities", and "family day care facilities" uses, as defined in LACPZC Chapter 22.08. Such uses shall be subject to all applicable LA County standards and codes.
>
> *Day (7 or more persons)* — shall include "adult day care facilities", "child care facilities", and "family day care facilities" uses, as defined in LACPZC Chapter 22.08. Such uses shall be subject to all applicable LA County standards and codes.
>
> *Residential (7 or more persons)* — shall include "health retreat", as defined by LACPZC Section 22.08.080H, and all permanent child or adult care facilities, subject to all applicable LA County standards and codes.

caretaker -- A person who lives on the premises for the necessary purposes of managing, operating, maintaining, or guarding the premises. The term includes, but is not limited to, a gardener, guard, or other domestic or industrial/commercial custodian who resides on the premises.

caretaker quarters -- Living quarters for a caretaker (see above) which are permitted in non-residential areas and shall not exceed 1,500 square feet. Caretaker quarters are not included within the category of, and are not counted toward, permitted dwelling units as specified in this Specific Plan.

EXHIBIT 6.2-1

BUILDING ENVELOPE

Newhall Ranch Specific Plan

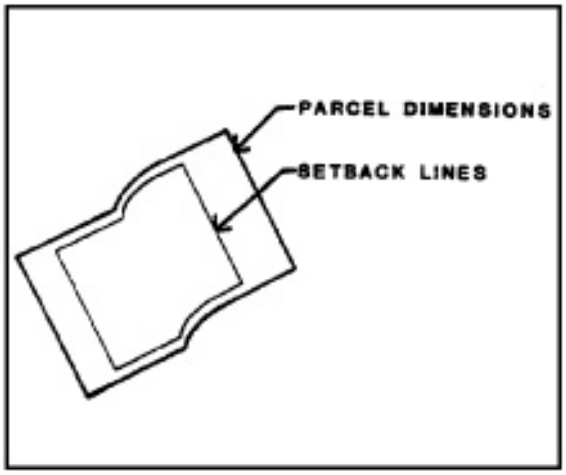


Figure 1
The sides of the envelope are established by the setback of the lot.

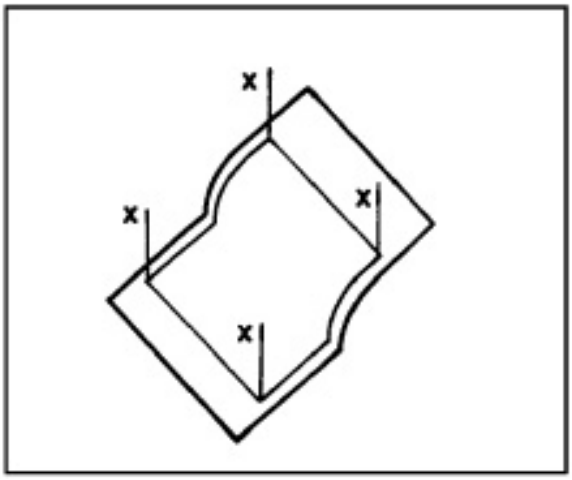


Figure 2
The elevation of any side surface is specified by the maximum building height. Height shall be measured along perpendiculars (plumb lines) from the grade elevation.

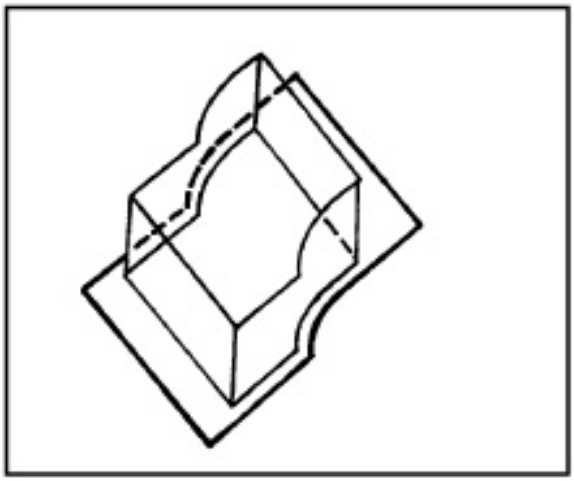


Figure 3
Side surfaces are established as the guideline height is applied to all points of each side.

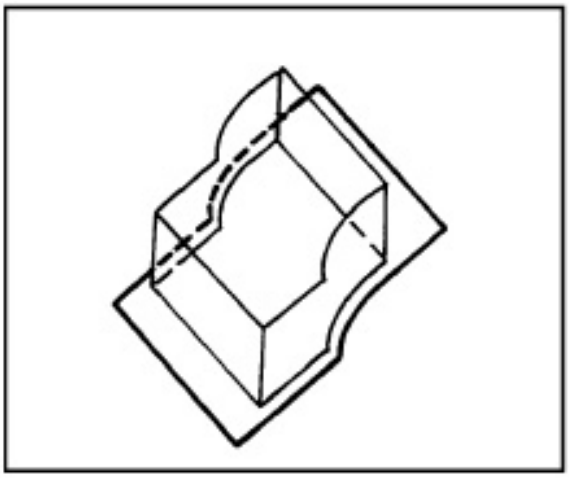


Figure 4
The upper surface of the envelope shall run parallel to the underlying grade elevation (contours) at the guideline building height, as defined herein.

carnivals -- Temporary amusement facilities, that include rides, games of chance, and refreshments that are in operation no more than six (6) weekends, or seven (7) consecutive days at the same location within a calendar year.

CDFG -- California Department of Fish and Game.

CEQA -- California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.*, as amended from on occasion.

CEQA Guidelines -- The California Environmental Quality Act Guidelines, California Public Resources Code Section 15000 *et seq.*, as amended from time to time.

cfs -- cubic feet per second.

circuses -- Temporary amusement facilities, that include shows, games of chance, and refreshments, that are in operation a maximum of fourteen (14) days at the same location within a calendar year.

communication equipment buildings -- All structures and facilities which are limited to commercial uses such as radio and television transmitting and receiving antennas, radar stations, and microwave towers.

Community Lake -- A recreation facility which may permit fishing, sailing, swimming, non-motorized boating, and related uses. A conceptual description of this land use is set forth in Section 2.3, paragraph 2b.

conservation and public access easement — A legal agreement that a property owner makes to restrict, for the purposes of conservation, the type and/or amount of development that may take place on said property and also specifies areas, such as trails and/or utility servicing routes, delineating where access is allowed.

conservation easement -- A legal agreement that a property owner makes to restrict, for the purposes of conservation, the type and/or amount of development that may take place on said property.

crops -- Agricultural products grown and harvested on-site, as a commercial operation.

dance halls -- Establishments which are designed for dancing with or without live entertainment and have an occupant load of over 200.

development area -- That portion of the Specific Plan Area in which development occurs as described in this Specific Plan.

Development Regulations and Procedures -- Those regulations and procedures set forth in Chapter 3 of this Specific Plan.

distribution centers -- Warehouse facilities which contain no manufacturing or retail activities.

domestic violence centers -- Shelters designed to temporarily house domestic violence victims. A type of care facility which may include counseling facilities, kitchen facilities and sleeping facilities.

EIR -- Newhall Ranch Environmental Impact Report, State Clearinghouse No. 95011015.

EPA -- United States Environmental Protection Agency.

finance map -- A parcel map or subdivision map solely for the purpose of finance or conveyance of parcels. Recordation of a finance map does not require bonding for improvements or construction of any kind and does not permit construction.

Fire District --The Consolidated Fire Protection District of Los Angeles County.

fire protection plan --First-phase fire protection requirements based upon projected response/travel coverage.

food products -- Food processed for human consumption.

freestanding sign -- Any sign that is anchored directly to the ground or supported from the ground, or is attached to a freestanding wall or fence.

front yard -- See setback.

gas distribution depots -- Distribution facilities for natural gas.

gpd -- gallons per day.

gpm -- gallons per minute.

granny flat -- See Second Unit.

gross acreage -- The overall acreage of a land use area within the Specific Plan Area including the rights-of-way of all roads.

health services -- An establishment providing medical treatment, but not including inpatient or overnight accommodations.

High Country Special Management Area -- The land use designation set forth by the Specific Plan whose purpose is the preservation of the valuable resources of the Santa Susana Mountains portion of the Specific Plan Area (County SEA 20). See Resource Management Plan Section 2.6.

home occupation -- The use of a portion of a primary residence as a place of business per the requirements of Section 3.8.

identification sign -- An on-site sign that indicates the premises, occupants, address, neighborhood, or entrance location.

industrial gases -- The processing and production of gases.

information centers -- A center which provides information to the public regarding the community, including new home developments.

joint powers authority -- The joint powers authority is the governing body responsible for overseeing the *High Country Special Management Area* of Newhall Ranch and shall consist of the following members:

Official voting members:

i. Los Angeles County-4 members:
   (1) A representative of the Los Angeles County Department of Parks and Recreation;
   (2) One representative of the public to be appointed by the County Board of Supervisors (to be a resident of Newhall Ranch after the occupancy of the 1,000th unit);
   (3) A representative of the Center For Natural Lands Management; and
   (4) One additional public representative to be appointed by the County Board of Supervisors;
ii. City of Santa Clarita – two members; and
iii. Santa Monica Mountains Conservancy – two members.

Ex officio member:

i. The Newhall Land and Farming Company (while it owns property within Newhall Ranch).

joint-use or shared parking -- The shared use of off-street parking facilities by more than one (1) land use which satisfies the off-street parking requirements of each. For example, parking may be shared when the land uses have differing hours of operation or differing peak periods of use.

junior high school -- A junior high school for grades 7 and 8.

land use designations -- Land uses as defined and designated in the Newhall Ranch Specific Plan. See Section 2.3, paragraph 2 for descriptions of individual land use designations.

land use overlays -- Symbols on the Land Use Plan which designate approximate locations of public facilities and recreational uses. See Section 2.3, paragraph 3 for descriptions of individual land use overlays.

Library Construction Plan -- Library construction requirements for Newhall Ranch which are mutually agreed upon by the developer and the County Librarian.

Local Park Dedication Ordinance -- A provision of (Sections 21.24.340, 21.24.350, and 21.28.120-150) requiring a ratio of three acres of land per 1,000 residents for local park space. Parks are discussed in Section 2.8 of the Specific Plan, and the phased provision of park space will be documented on Table 5.4.2.

machine shops -- a workshop in which metal and other substances are cut, shaped, formed, or otherwise manipulated by tools.

manufacturing --

> *manufacturing assemblage* — The putting together of goods or wares by manual labor or by machinery.
>
> *manufacturing distribution* — The readying, packaging, and transporting of goods or wares.
>
> *manufacturing of medical supplies and equipment* — The production of supplies and equipment used in the medical or health care industry.

maximum non-residential building square footage -- The maximum non-residential building square footage allowed for a given Planning Area as set forth in the Annotated Land Use Plan Statistical Table, Table 5.4-1.

maximum units -- The maximum number of residential dwelling units allowed for a given Planning Area (i.e., 50% more than the planned units) as set forth in the Annotated Land Use Plan Statistical Table, Table 5.4-1.

maximum Second Units -- The maximum number of Second Units allowed for a given Planning Area (i.e., 50% more than the planned Second Units) as set forth in the Annotated Land Use Plan Statistical Table, Table 5.4-1.

mgd -- million gallons per day.

Mitigation and Habitat Management Program -- The biological resource component of the Newhall Ranch Resource Management Plan as described in Section 2.6 of the Specific Plan.

mobile home as residence during construction -- shall mean "mobile home" as defined in AD Section 22.08, and shall be removed within twelve months of the completion of construction activities.

model home complex -- A group of homes temporarily used as examples to sell future homes and including a sales office which shall be removed and/or converted or sold within nine months of the sale of the last home in the housing tract.

motion picture sets, temporary -- Structures and activities (including "strike and preparation days" as defined in LACPZC) in support of motion picture production not exceeding six months in duration and regulated by the County Film Coordinating Office.

museums -- Establishments designed to display historical or other cultural artifacts and/or provide research facilities for the study of such artifacts.

oak resources -- Oak resources include oak trees of the sizes regulated under the County Oak Tree Ordinance, Southern California black walnut trees, Mainland cherry trees, and Mainland cherry shrubs.

office -- Business establishments which do not provide manufacturing, warehousing or retail sales.

oil and natural gas operations -- The extraction, injection, and storage of oil and gas, pursuant to requirements of the California Department of Conservation, Division of Oil and Gas (includes the storage of gas underground and all surface structures, pumps, etc.).

Open Area -- The land use designation set forth by the *Specific Plan* to provide regulations for the open land which occurs between development areas or as transition to the Special Management Areas. Open Area includes Community Parks, major creeks and drainages, significant landforms, oak woodland and savannah, and cultural sites.

permanent sign -- A sign intended to be erected and maintained for a period of more than 60 days.

planned non-residential building square footage -- The planned non-residential building square footage for a given Planning Area as set forth in the Annotated Land Use Plan Statistical Table, Table 5.4-1. The total amount of planned non-residential building square footage for all Planning Areas within the Specific Plan Area shall not exceed 5,681,000 sq. ft.

planned units -- The number of dwelling units planned for each of the Residential and/or Mixed Use Planning Areas as set forth in the Annotated Land Use Plan Statistical Table, Table 5.4-1. The number of planned units for a given Planning Area may be exceeded only pursuant to Section 3.5, Adjustment / Transfer / Conversion Regulations. The total number of planned units for all Planning Areas within the Specific Plan Area shall not exceed 21,615 dwelling units and 423 Second Units.

planned Second Units -- The number of Second Units planned for each of the Residential and/or Mixed Use Planning Areas as set forth in the Annotated Land Use Plan Statistical Table, Table 5.4-1. The number of planned Second Units for a given Planning Area may be exceeded only pursuant to Section 3.5, Adjustment / Transfer / Conversion Regulations.

Planning Area -- A defined geographic area within the Specific Plan Area as depicted on Exhibit 5.4-1, Annotated Land Use Plan, that contains a land use designation and acreage.

Planning Commission -- The Regional Planning Commission of the County of Los Angeles. Consistent with Title 22 of the Planning and Zoning Code, Chapter 22.56, action on an application may include a hearing officer or commission consideration.

Planning Director -- The Los Angeles County Planning Director or his or her designee.

principal use -- (As defined in LACPZC Section 22.08) a primary or dominant use established, or proposed to be established, on a lot or parcel of land. See Permitted Uses Matrix Table 3.4-2.

project design features -- The elements of the planning process incorporated into the Land Use Plan as described in the Resource Management Plan, Section 2.6, paragraph 1c.

qualified biologist -- A biologist selected by the applicant for a permit and approved by the County or the permitting agency.

real estate tract office -- A temporary facility whose purpose is to coordinate real estate sales operations which shall be removed and/or sold within nine months of the sale of the last real estate component in the tract.

rear yard -- See setback.

recreation club, commercial -- (As defined in LACPZC Section 22.08) a commercial enterprise offering the use of outdoor recreational facilities to the public. Such facilities may include indoor dressing rooms, work-out equipment, a sauna or steam room, and a restaurant or pro shop as an accessory use.

recreational vehicle rentals -- The commercial enterprise of renting recreational vehicles to the public.

residences, multi-family -- An attached residential building of two or more stacked living units.

residences, Second Unit -- An additional dwelling unit located on the same lot as a single-family detached residence which does not require subdivision. It may contain its own kitchen facilities and may be rented, but not sold (see Section 3.9).

residences, single-family attached -- Residential building which contains two or more separate, non-stacked living units.

residences, single-family detached -- Residential building containing one dwelling unit per primary structure.

retail sales -- The retail sales of goods and services to ultimate consumers.

River Corridor Special Management Area (County SEA #23) -- The land use designation set forth by the Specific Plan whose purpose is the preservation of the valuable resources of the Santa Clara River portion of the Specific Plan Area. See Resource Management Plan, Section 2.6.

schools, trade -- An institution whose purpose is the giving of instruction, chiefly in skilled industrial trades.

Second Unit -- See residences, Second Unit.

servants quarters -- See caretaker quarters.

setback -- The minimum distance which structures shall be separated from the non-street side of the sidewalk or the edge of the property line of the lot on which they are located. The purpose of setbacks is to provide an open area between development components which is unoccupied and unobstructed except for projections otherwise permitted by this Specific Plan. Residential setbacks referenced in the Site Development Standards Matrix, Table 3.4-1 include the following:

> *front yard* -- the space on the side of the structure providing primary access or, as in the case of a side entry product, the space on the side of the house providing garage access. In the case of alley access to the garage the front yard shall be that side of the lot directly opposite the garage, facing the public street.
>
> *side yard* -- the space between structures on adjacent lots measured from the structure to the property line. Zero (0) side yards are permitted on only one side of a structure.
>
> *rear yard* -- the space on the side of the main structure opposite the front yard.
>
> *projections* -- architectural features such as eaves, cornices, canopies, fireplaces, sills, buttresses, and other similar features that do not create additional floor area or living space but may project a maximum of two and one-half (2½) feet into the front yard setback, four (4) feet into the rear yard setback, and two (2) feet into the side yard setback.

side yard -- See setback.

SMA -- See Special Management Areas below.

Special Management Areas (SMA) -- Land use designations set forth by the Specific Plan whose purpose is the preservation of valuable resource areas including the River Corridor SMA and the High Country SMA. See the Resource Management Plan, Section 2.6.

Specific Plan -- This Newhall Ranch Specific Plan.

Specific Plan Area -- That area of the Newhall Ranch specifically designated in the Specific Plan Legal Description, Section 7.1.

stables -- Non-commercial boarding facilities for large animals.

stadium -- Unroofed or partially enclosed facility with tiers of seats for spectators used for athletic, public assembly, or entertainment events, seating 500 or more people.

stands — display and sale of agricultural products -- A temporary structure for the display and sale of agricultural products which shall operate for no more than twenty-one (21) days in one calendar year.

telephone repeater station -- A building used for housing amplifying equipment for wireless communication or aerial and/or underground telephone cable routes.

tenant -- A renter, lessee, sublessee, or any other person, except the owner, entitled to use or occupancy of a unit.

USGS -- The United States Geological Survey.

Waters of the United States -- Pursuant to the Clean Water Act, 33 Code of Federal regulation Section 326.3, Waters of the United States is defined as "All navigable waters of the United States, all interstate waters including interstate wetlands, and all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce . . .".

wholesale sales -- The sale of goods in quantity, as to retailers. Examples of wholesale trade include bulk suppliers of paper, textiles, and furniture.

window sign -- A sign or a combination of signs painted on, attached to, or designed or placed so as to be viewed principally from outside the structure.

NEWHALL RANCH™

SPECIFIC PLAN

Appendices

Volume II

Project # 94087

SCH # 95011015

Prepared For:

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Prepared By:

FORMA
17712 Mitchell North
Irvine, CA 92614

Applicant:

Newhall Ranch Company, A Division of
The Newhall Land and Farming Company
23823 Valencia Boulevard
Valencia, California 91355

Adopted
May 27, 2003

NEWHALL RANCH

SPECIFIC PLAN

Project #94087
SCH #95011015

Prepared for:

COUNTY OF LOS ANGELES
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
Contact: Lee Stark
Tel: 213/974-6467

Applicant:

NEWHALL RANCH COMPANY
23823 Valencia Boulevard
Valencia, CA 91355
Tel: 661/255-4000

Adopted

May 27, 2003

WEST RANCH

GENERAL PLAN AMENDMENT BOUNDARY

THOSE PORTIONS OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA PER MAP RECORDED IN BOOK 1, PAGES 521 AND 522, OF PATENTS, RECORDS OF SAID COUNTY AND THOSE PORTIONS OF THE RANCHO SIMI PER MAP RECORDED IN BOOK 39 PAGE 77 OF MISCELLANEOUS RECORDS, RECORDS OF SAID COUNTY AND THOSE PORTIONS OF FRACTIONAL SECTIONS 15, 21 AND 22 IN TOWNSHIP 4 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 16 IN SAID TOWNSHIP AND RANGE DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 11 OF LICENSED SURVEYOR'S MAP RECORDED IN BOOK 27 PAGES 22 TO 26, OF RECORDS OF SURVEYS, RECORDS OF SAID COUNTY, SAID CORNER IS AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID RANCHO SAN FRANCISCO WITH THE SOUTHWESTERLY BOUNDARY OF THE COUNTY OF LOS ANGELES; THENCE

1. EASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF THE EAST 2.16 ACRES OF GOVERNMENT LOT 4 IN SAID FRACTIONAL SECTION 21 AS DESCRIBED IN DEED RECORDED MAY 23, 1967 AS INSTRUMENT NO. 164, OF SAID OFFICIAL RECORDS; THENCE
2. NORTHERLY ALONG LAST SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID FRACTIONAL SECTION 21; THENCE
3. EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF SAID FRACTIONAL SECTION 15; THENCE
4. NORTHERLY ALONG THE GENERAL WESTERLY LINE OF PARCEL TWO OF CERTIFICATE OF COMPLIANCE NO. 101,171 FOR LOT LINE ADJUSTMENT RECORDED OCTOBER 1, 1992 AS INSTRUMENT NO. 92-1838357 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE
5. NORTHERLY ALONG LAST SAID GENERAL WESTERLY LINE TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE

6. WESTERLY, NORTHERLY AND EASTERLY ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY LINES, RESPECTIVELY, OF SAID NORTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 15; THENCE
7. EASTERLY AND SOUTHERLY ALONG THE NORTHERLY AND EASTERLY LINES, RESPECTIVELY, OF SAID PARCEL TWO TO THE PROPOSED CENTERLINE OF HENRY MAYO DRIVE PER FILED MAP (F.M.) 11277-2 ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF SAID COUNTY; THENCE
8. EASTERLY ALONG SAID CENTERLINE OF HENRY MAYO DRIVE TO THE NORTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF PARCEL MAP NO. 15541 AS SHOWN ON MAP FILED IN BOOK 177 PAGES 58 TO 60, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE
9. SOUTHERLY, NORTHEASTERLY AND NORTHWESTERLY ALONG THE WESTERLY, SOUTHEASTERLY AND NORTHEASTERLY BOUNDARY OF SAID PARCEL MAP NO. 15541 AND ITS NORTHWESTERLY PROLONGATION TO SAID CENTERLINE OF HENRY MAYO DRIVE; THENCE
10. NORTHEASTERLY ALONG SAID CENTERLINE NORTH 50°28′02" EAST 386.59 FEET; THENCE
11. LEAVING SAID CENTERLINE SOUTH 39°55′04" EAST 1554.40 FEET; THENCE
12. NORTH 47°50′17" EAST 611.85 FEET; THENCE
13. NORTH 29°20′00" EAST 838.84 FEET; THENCE
14. NORTH 64°49′31" EAST 275.84 FEET; THENCE
15. SOUTH 79°52′05" EAST 306.42 FEET; THENCE
16. SOUTH 64°22′57" EAST 428.58 FEET; THENCE
17. SOUTH 84°14′30" EAST 484.01 FEET; THENCE
18. SOUTH 03°11′11" WEST 363.11 FEET; THENCE
19. SOUTH 30°09′49" EAST 756.85 FEET; THENCE
20. SOUTH 00°15′46" EAST 330.84 FEET; THENCE
21. SOUTH 81°09′51" EAST 570.60 FEET; THENCE
22. SOUTH 41°36′19" EAST 381.30 FEET; THENCE
23. SOUTH 08°02′56" WEST 996.00 FEET; THENCE

24. SOUTH 29°49′25" EAST 572.21 FEET; THENCE
25. SOUTH 03°42′18" EAST 1595.64 FEET; THENCE
26. SOUTH 24°41′31" EAST 939.41 FEET; THENCE
27. SOUTH 07°49′47" EAST 3173.03 FEET; THENCE
28. SOUTH 25°21′02" EAST 529.33 FEET; THENCE
29. SOUTH 42°13′08" EAST 708.10 FEET TO THE NORTHWESTERLY LINE OF THE EASEMENT TO SOUTHERN CALIFORNIA EDISON CO. DESCRIBED IN DOCUMENT RECORDED JULY 12, 1966 AS INSTRUMENT NO. 2217 IN BOOK D3363-475 OF SAID OFFICIAL RECORDS; THENCE
30. SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 293.14 FEET, MORE OR LESS, TO THF NORTHEASTERLY BOUNDARY OF PARCEL MAP NO. 15955 AS SHOWN ON MAP FILED IN BOOK 188 PAGES 90 TO 95 OF SAID PARCEL MAPS; THENCE
31. NORTHWESTERLY, SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE NORTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY LINES OF SAID PARCEL MAP TO THE NORTHERLY TERMINUS OF THAT COURSE IN THE WESTERLY LINE OF SAID PARCEL MAP SHOWN AS NORTH 02°21′36" WEST 2121.55 FEET ON SAID MAP; THENCE
32. SOUTHERLY ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROLONGATION TO THE SOUTHWESTERLY CORNER OF SAID PARCEL MAP; THENCE
33. WESTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID RANCHO SAN FRANCISCO TO THE EASTERLY BOUNDARY OF SAID RANCHO SIMI; THENCE
34. SOUTHERLY ALONG SAID EASTERLY BOUNDARY TO THE SOUTHERLY LINE OF LOT 13 OF LICENSED SURVEYOR′S MAP RECORDED IN BOOK 27 PAGES 19 TO 21, INCLUSIVE, OF SAID RECORDS OF SURVEYS; THENCE
35. WESTERLY, SOUTHERLY AND NORTHWESTERLY ALONG THE SOUTHERLY, EASTERLY AND SOUTHWESTERLY LINES OF SAID LOT 13 AND ALONG THE SOUTHWESTERLY LINE OF LOT 15 OF LAST SAID MAP TO SAID SOUTHWESTERLY BOUNDARY OF THE COUNTY OF LOS ANGELES; THENCE
36. NORTHWESTERLY ALONG SAID BOUNDARY TO THE POINT OF BEGINNING, CONTAINING 11,963 ACRES, MORE OR LESS.

SPECIFIC PLAN CONSISTENCY ANALYSIS

INTRODUCTION

This section analyzes the consistency of the Newhall Ranch Specific Plan (*Specific Plan*) with Los Angeles County General Plan (*General Plan*) and the Santa Clarita Valley Area Plan (*Area Plan*). The Introduction to the *General Plan* states the following: "The *General Plan* provides general policy direction for the future of the County; it is not a detailed blueprint for action...The Plan is the tool to guide decision-making related to overall land use direction and development in the County...At the time specific decisions are made, such as on land use, the construction of a new highway or an urban renewal project, the appropriate decision-making authority must interpret and weigh various Plan policies based on the best information available at the time. Thus, the *General Plan* neither promises nor guarantees the achievement of a particular goal nor strict adherence to any single policy statement."

The *Area Plan* is a component part of the *General Plan* which provides more detailed goals and policies pertinent to the Santa Clarita Valley Planning Area, of which the *Specific Plan* site is a part. The Introduction to the *General Plan* states that "Local Plans (of which the *Area Plan* is one) constitute the primary tools for guiding decisions relative to local land use and development patterns." The Newhall Ranch Specific Plan is required by State law to be consistent with the *General Plan* and the *Area Plan*.

This section is in two parts: part 1 analyzes the *Specific Plan's* consistency with the Los Angeles County General Plan, and part 2 analyzes consistency with the Santa Clarita Valley Area Plan. For each Plan, all goals and policies which are applicable to the *Specific Plan* are discussed. Where goals or policies are only partly applicable, the analysis is of the relevant portions. It should also be noted that following the discussion of the *Specific Plan's* relationship to each group of goals and policies, a list of the Objectives of the Newhall Ranch Specific Plan which respond to those goals and policies is also provided.

COUNTY OF LOS ANGELES GENERAL PLAN

1. LAND USE ELEMENT

Goal: ***To provide for land use arrangements that take full advantage of existing public service and facility capacities.***

Policy:

1.1 ***New developments in non-urban areas are required to have adequate accessibility to paved roads and water lines of sufficient capacity.***

Analysis:

The Newhall Ranch site is located immediately west of existing and currently developing portions of unincorporated Santa Clarita Valley and the City of Santa Clarita. The site is in a census tract designated for development to urban uses by the Growth Management Plan of the Southern California Association of Governments. The site is within a few miles of major existing and planned regional employment centers which will provide over 73,000 jobs when completed. These include Valencia Industrial Center, currently the third largest business park in Los Angeles County, and Valencia Commerce Center. Together these centers will contain an estimated 54,000 jobs at completion. Six Flags Magic Mountain Amusement Park, Valencia Town Center, Valencia Marketplace, Valencia Corporate Center, and Valencia Auto Center collectively will provide an additional 19,000 jobs at completion. By virtue of its location in proximity to Valencia, the Newhall Ranch site has excellent access to the Santa Clarita Valley's major hospital, Henry Mayo Newhall Memorial Hospital and Medical Office Complex. Also available are higher education facilities such as the College of the Canyons Community College, California Institute of the Arts, and the Master's College. A complete range of shopping opportunities from neighborhood shopping centers, auto sales, and regional shopping and value merchandise are available near the site as well.

Access to Newhall Ranch is provided by State Route 126 which traverses the site for a distance of approximately 5 miles. Within a half mile of the site is Interstate-5, which provides connections to all of the major regional transportation corridors in the Los Angeles Metropolitan area. Other infrastructure is available either on-site or nearby, including

electrical transmission facilities, telephone switching and relay stations, gas company pipelines, and water pipelines and other facilities owned by Valencia Water Company and Castaic Lake Water Agency. The *Specific Plan* will be implemented through the filing and approval of subdivisions. Each subdivision is required to be substantially consistent with the conceptual infrastructure plans contained in the *Specific Plan*. In addition, the adequacy of infrastructure systems, including paved roads and water lines, will be evaluated as part of the subdivision process and attendant environmental analysis.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 2, 4, 5, 8, 10, 11. Mobility 2, 4.

Goal: To maintain and enhance the quality of existing residential neighborhoods.

Policies:

1.3 Encourage development of well designed townhouses and garden apartments, particularly on by-passed parcels within existing urban communities.

1.4 Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls.

Analysis:

The *Specific Plan* will accommodate population and land use demand projected for the Santa Clarita Valley by providing a broad range and variety of dwelling unit types which will meet the housing needs of families of various sizes, incomes and age groups. Included in the *Specific Plan* are land uses which will accommodate higher intensity condominiums, garden and other apartments and townhomes. The *land use designations* also provide for a wide array of attached and detached home types on a variety of lot sizes ranging from 2,500 square feet to 2.5 acres in size. Commercial centers will be sited to reduce automobile trips and maximize use of the pedestrian and bicycle trails which will be located throughout the Villages. Mixed-Use Centers will combine retail/commercial, office and/or residential uses for Village residents, thus using infrastructure more efficiently and providing a relatively self-sufficient community which provides a significant number of jobs as well as housing. Commercial centers are sited with direct access to secondary or major highways, while Mixed-Use Centers occupy the intersections of the community's major arterials. The

design of Commercial and Mixed-Use Centers is governed by the Development Standards in Chapter 3 of the *Specific Plan*, which provide controls over building coverage, setbacks, building heights and other standards which ensure that commercial developments will be in scale with the residential areas of the community. The Permitted Uses Matrix, Table 3.4-2, in Chapter 3 of the *Specific Plan* regulates the uses which are permitted as a matter of course in Commercial and Mixed-Use designations, and those which require a Substantial Conformance review or a Conditional Use Permit. The Design Guidelines (Chapter 4 of the *Specific Plan*) provide site planning, architecture, fencing, landscape design, lighting, and grading design criteria. Together, the provisions of Chapters 3 and 4 ensure that development within the Commercial and Mixed-Use *land use designations* will complement community character through appropriate scale, design and locational controls.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 4, 5, 6, 9.

Goal: To coordinate land use with existing and proposed transportation networks.

Policy:

1.5 Encourage the clustering of well designed highway-oriented commercial facilities in appropriate and conveniently spaced locations.

Analysis:

The roadway network of the Newhall Ranch Mobility Plan, Section 2.4, has been designed as an extension of the regional (Santa Clarita Valley) circulation element. It is designed to integrate modes of travel and to accommodate anticipated traffic demands generated by the Project and the buildout of all other land uses anticipated by the County's Santa Clarita Valley Area Plan and the City of Santa Clarita General Plan. The roadway network provides important roadway extensions and improvements such as the widening of State Route 126, extensions of Magic Mountain Parkway and Valencia Boulevard, construction of Commerce Center Drive and the relocation of Chiquito Canyon Road and San Martinez Grande to provide safer access to both adjacent residential neighborhoods and SR-126. The community has been designed to provide many alternate routes for public transit. The Village design concept facilitates the use of bus transit and provides for bus pull-ins at the Mixed-Use Village Centers. In addition, the Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor has been incorporated into the plan for the future transit/rail

options. A potential site for a future transit station has been identified in Planning Area RW-36 of the Annotated Land Use Plan Statistical Table which, in the interim, can be used as a possible park and ride site. Please see the discussion of commercial facility design and location in Policy 1.4 above.

Mixed-Use Centers and Commercial centers are sited in locations with direct access to secondary or major highways. This concentration of commercial uses into centers promotes adequate traffic flow through the community in comparison to the "strip" commercial orientation found in many communities. The distribution of the Commercial centers in locations accessible to homes helps to maximize the use of pedestrian and bicycle trails which will be located throughout the community, and minimizes automobile usage.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 2, 5, 8. Mobility 1, 2, 3, 4.

Goal: ***To situate commercial activities in viable clusters that conveniently serve their market areas.***

Policy:

1.6 *Place major emphasis on channeling new intensive commercial development into multipurpose centers.*

Analysis:

The *Specific Plan* organizes the community into Villages with convenient Mixed-Use Village Centers that give residents optimal access to commercial, recreational and public facilities. The actual uses which are developed in each of the Mixed-Use Center will vary depending on the size and characteristics of the population that the Center serves, the Center's location in relationship to neighboring communities and highway travelers, and the opportunities presented by future real estate markets. Four of the five Villages contain Mixed-Use Village Centers which are expected to contain retail, office, residential,

recreation and public uses. The Permitted Uses Matrix, Table 3.4-2, contained in Chapter 3 of the *Specific Plan* permits a wide array of non-residential land uses in Mixed-Use Centers, including retail and office uses, public and private institutions such as hospitals and libraries, recreation uses, parks and plazas. Also permitted are homes in the Medium Residential and High Residential *land use designations*. To further encourage development of Mixed-Uses, the *Specific Plan* permits *shared parking* between two or more uses and a reduction in the aggregate total parking spaces required when the *Planning Director* determines that required findings can be made. (Section 3.7).

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 4, 5, 6, 7, 8, Economic 2.

Goal: ***To provide commercial and industrial lands sufficient to accommodate the projected labor force.***

Policies:

1.7 *Protect prime industrial lands from encroachment of incompatible uses.*

1.9 *Protect major landfill and solid waste disposal sites from encroachment of incompatible uses.*

1.10 *In urban areas, encourage the retention of economically viable agricultural production, e.g., high value crops such as strawberries, cut flowers, nursery stock, etc., through the identification and mitigation of significant adverse impacts resulting from adjacent new development.*

1.11 *Protect known mineral resource reserves (including sand and gravel) from encroachment of incompatible land uses.*

<u>Analysis:</u>

The mix of Residential, Mixed-Use, Commercial, and Business Park land uses to be included in the Newhall Ranch Specific Plan was determined on the basis of studies which projected future demand for such uses based on trends in Southern California and, more locally, in the Santa Clarita Valley. Newhall Ranch was designed to complement the projected ratio of housing to employment in the Santa Clarita Valley. An analysis based on the Buildout Version of the Santa Clarita Valley Traffic Model indicates that without Newhall

Ranch, the Valley would be somewhat "jobs heavy" at buildout. Specifically, using a rule of thumb that an average of 1.25 jobs are required for each household, the Traffic Model indicates that the County and City General Plan buildout would produce an estimated 1.43 jobs per household. Newhall Ranch was therefore designed to contain more housing units than jobs in order to balance the Valley as a whole. Adding Newhall Ranch land uses to the County and City General Plan buildout results in a ratio of approximately 1.32 jobs per household.

The Newhall Ranch site is located in near proximity to the currently developing Valencia Commerce Center, which could be considered a prime industrial site as it is planned and approved to contain approximately 12.6 million square feet of industrial and office development at its completion. The *Specific Plan* provides a wide array of home types and prices which will generate a diverse work force to support Commerce Center growth. The major highway serving Valencia Commerce Center, called Commerce Center Drive, will be extended southward into Newhall Ranch to provide easy access between homes and employment. Two other highway connections from Newhall Ranch to SR-126, and the improvement of SR-126 itself are planned as a part of the *Specific Plan* and will provide easy access between Newhall Ranch and the Commerce Center. The *Specific Plan* also plans a Regional River Trail and a series of Community Trails which will provide bicycle and pedestrian access between homes in Newhall Ranch and Valencia Commerce Center. The *Specific Plan* reserves right-of-way for a future MetroLink line parallel to SR-126, which may ultimately be built to connect Ventura and the existing MetroLink station in Saugus. The *Specific Plan* additionally reserves a parcel on the south side of SR-126 near Valencia Commerce Center, which could be used as a park and ride lot in the short term and a MetroLink station in the longer term.

The proposed major Business Parks in Newhall Ranch will provide employment opportunities in research and development, light manufacturing, warehouse and distribution, office, and sales. Additional employment opportunities in retail, food service, banking, and entertainment will also be provided by the Commercial and Mixed-Use Centers.

The Land Use Plan provides transitions to Chiquita Canyon Landfill by siting Business Park and *Open Area land use designations* in the area that adjoins the landfill site. The Business Park, SR-126, and the rail corridor ROW will serve as buffers between the Chiquita Canyon Landfill and residential development. The nearest portion of the existing landfill to the Newhall Ranch project boundary is 800 feet. This portion of the landfill is closed and sealed. The currently operating cells are approximately 2,000 feet from the nearest portion of the Newhall Ranch *development area*, the Business Park west of the landfill.

The Newhall Ranch Specific Plan was designed to be consistent with the Los Angeles Countywide Siting Element by avoiding the location of incompatible land uses adjacent to the landfill. Specifically, Business Park uses are permitted along the westerly side of the landfill as a buffer to the current landfill operations and the approved expansion area of the landfill. In addition, the *Specific Plan* preserves the ridge line separating the Business Park from the landfill expansion area to ensure that views of the landfill are blocked. The future expansion area of the landfill as approved by the Board of Supervisors will bring the landfill to within 300 feet of the Business Park.

The Los Angeles County Building Code, Section 308(d), requires that for building permits to be issued for buildings within 1,000 feet of a landfill, the buildings must be designed with systems to prevent the accumulation of decomposing gases or the landfill is isolated by approved natural or man-made protective system. The Final EIR contains a mitigation measure (4.5-8) which requires that any buildings which may be located within 1,000 feet of the Chiquita Canyon Landfill comply with the above provisions of the Building Code.

The main entrance to the landfill is from SR-126, located at the southerly edge of the landfill site. The Master Circulation Plan of the *Specific Plan* was designed so there is no shared access with trucks going to and from the landfill, with the exception of SR-126. Proposed *Specific Plan* land use immediately south of the landfill is Medium Residential that will be located approximately 1,800 feet from the currently operating landfill cells and future expansion areas. Additional separation between the proposed residential uses and the most southerly landfill boundary includes SR-126, which is currently being widened to approximately 140 feet, the proposed 50-foot wide MetroLink rail right of way and down-slopes. The hillsides surrounding the southern boundary of the landfill will obstruct direct views from the residential area.

The loss of agricultural uses on the Newhall Ranch site is not considered significant because of the long term decline in agricultural production in the County and on Newhall Land property, and because the prime agricultural parcels on the site are small, separated from one another and have difficult access. However, the *Specific Plan* provides that crops are a permitted use in all *land use designations*, thereby permitting farming to occur on individual sites until the time that urban development commences.

Existing and future *oil and natural gas operations* and the extraction of known gravel deposits are permitted under the Development Regulations of the *Specific Plan*. Sand and Gravel operations require a Substantial Conformance finding by the *Planning Director* or a CUP to assure compatibility with surrounding land uses and environmental resources.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 2, 3, 4, 6. Economic 1, 2. Resource Conservation 2.

Goal: ***To encourage high quality design in all development projects, compatible with, and sensitive to, the natural and manmade environment.***

Policies:

1.12 Concentrate well designed high density housing in and adjacent to centers to provide convenient access to jobs and services without sacrificing livability of environmental quality.

1.13 Encourage the recycling of abandoned mineral extraction sites to recreational, industrial or other productive use.

1.14 Assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards.

1.15 Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic.

1.16 Promote planned industrial development in order to avoid land use conflicts with neighboring activities.

1.17 Establish and implement regulatory controls that ensure compatibility of development adjacent to or within major public open space and recreation areas including National Forests, the National Recreation Area, and State and regional parks.

1.20 Protect identified Potential Agricultural Preserves by discouraging inappropriate land division and allowing only use types and intensities compatible with agriculture.

1.21 In non-urban areas outside of Potential Agricultural Preserves, encourage the retention and expansion of agriculture by promoting compatible land use arrangements and providing technical assistance to involved farming interests.

Analysis:

While the *Specific Plan* contains a wide range of home types, higher intensity housing is concentrated within and adjacent to the Mixed-Use and Commercial Centers, with lower intensity homes -- generally single-family detached -- being located in more peripheral locations. The concentration of higher intensity homes near commercial uses provides the community with a strong pedestrian orientation. Analysis of the Land Use Plan indicates that approximately 60% of the homes in Newhall Ranch will be located within one-quarter mile of a Commercial or Mixed-Use Center. The Mixed-Use and Commercial Centers and Business Parks will also provide employment for Newhall Ranch residents, with employment generating uses being distributed throughout the community. Numerous parks, a Golf Course, and over 6,170 acres of *Open Area* and *SMAs* will fulfill the recreational needs of the community.

The character of the community, and of residential neighborhoods within it, is protected by numerous provisions of the *Specific Plan*. The Land Use Plan (Section 2.3 of the *Specific Plan*) provides a logical geographic distribution of land uses within the Newhall Ranch Community. Higher intensity uses such as Mixed-Use, Commercial, Business Park and Medium and High Residential *land use designations* will all have direct access to a major or secondary highway. The arrangement of land uses was based upon comprehensive studies of access and traffic, and environmental and topographic conditions, as discussed in the Introduction to the Alternatives Section of the Newhall Ranch *EIR*.

The Permitted Uses Matrix, Table 3.4-2, in Chapter 3 of the *Specific Plan* provides an array of specific uses which are permitted in each of the *land use designations* in the Plan. Some uses require a Substantial Conformance review by the *Planning Director* or a Conditional Use Permit to ensure that they will be compatible with uses permitted as a matter of course in the *land use designation*. The categorization of uses in this manner reduces the potential for intrusion of incompatible uses which would create environmental degradation. The Site Development Standards in Section 3.4 of the *Specific Plan* regulate lot sizes, *setbacks* and building heights.

The Newhall Ranch Specific Plan incorporates Design Guidelines for site planning, architecture, fencing, landscape design, lighting, and grading. These design standards will ensure high quality, cohesive developments within the *Specific Plan*. Design guidelines are located in Chapter 4 of the *Specific Plan*. The General Guidelines for Landscape Design require the planting of street trees in addition to groupings of accent trees at community,

village, and neighborhood focal points. Newly-constructed power distribution networks, communication lines, and other service network facilities will be located underground, wherever practical, where power is less than 32 kv in compliance with Los Angeles County Department of Public Works policies. The *Specific Plan Area* contains *oil and natural gas operations* which are permitted to continue as development of the community occurs. As these uses become economically infeasible, they will be recycled to productive urban or open area uses.

The Land Use Plan contains two areas planned for Business Park uses. One is located on the east side of Chiquito Canyon Road north of SR-126. Access from the Business Park to Chiquito Canyon Road will be controlled. The Business Park is separated from existing single-family detached homes in Val Verde by *Open Area* and planned homes in the Estate and Low-Medium Residential Designations, which are compatible in intensity to the Val Verde homes. The second Business Park is south of SR-126 and physically separated from sensitive uses by SR-126 to the north and the River Corridor to the south. The *Specific Plan* provides development standards and Design Guidelines which will promote the aesthetic attractiveness and proper functioning of the Business Park.

Each of the five Villages of the Newhall Ranch is defined by natural landmarks and topographical features. Each Village has a unique sense of identity or theme, provided by the topography and natural features of its particular setting. Significant landmarks, landforms, and topographic features are preserved and incorporated in the Land Use Plan as focal points of the community and include such features as the Santa Clara River, Santa Susana Mountains, Sawtooth Ridge, river bluffs, and oak woodlands. Preservation of environmentally sensitive areas was also incorporated in the Land Use Plan. Sensitive vegetation/habitat zones were mapped as a part of the Newhall Ranch constraints study and EIR. Sensitive vegetation/habitat zones which are preserved include upland woodland habitats, coast live oak woodland, valley oak woodland, valley oak savanna, California walnut woodland and riparian habitat.
While the Newhall Ranch site is not adjacent to or within a major public open space or recreation area, the site contains portions of Significant Ecological Areas 20 (Santa Susana Mountains) and 23 (the Santa Clara River) which were designated for their ecological resources. The *Specific Plan* conserves these resources by maintaining the SEA designation, setting aside major portions of the SEAs as *Special Management Areas*, or *SMAs*. The amount of sensitive riparian habitat found within SEA 23 would also *increase* by five acres under the Specific Plan and development proposed to occur on sensitive habitat areas in the existing SEA 23 has been reduced to just one acre. As stated, under the *Specific Plan*, the SEA/*SMAs* will retain their SEA designations as well, and continue to be

regulated by County standards and procedures for SEAs. The *Specific Plan* also provides a Resource Management Plan (Section 2.6) containing standards and criteria for the land uses and activities that may occur in the SEAs in the future. The Resource Management Plan specifically regulates the mitigation activities that may be carried out to restore or enhance biotic resources, makes provision for public access and certain types of recreational use, and provides a framework for the long term transfer of conservation responsibility and ownership of the *SMAs*.

No Potential Agricultural Preserves are located on the Newhall Ranch Site. The site does contain areas with prime agricultural soils and areas which are used for agriculture, although the agricultural parcels are relatively small, separated from one another, and have difficult access. The *Specific Plan* provides, however, that crops are a permitted use in all *land use designations*, thereby permitting farming to occur on individual sites until the time that urban development commences.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 2, 3, 4, 6, 7, 8, 10, 11; Parks, Recreation and Open Space 1, 2; Resource Conservation 1, 2, 3, 4, 5, 6, 7, 9.

Goal: ***To foster compatible land use arrangements that contribute to reduced energy consumption and improved air quality.***

Policy:

1.22 ***Promote land use arrangements that will maximize energy conservation.***

Analysis:

The Newhall Ranch Land Use Plan has been designed to minimize travel time. Energy consumption in Newhall Ranch has been reduced by organizing the community into Villages with convenient Mixed-Use Centers that give residents optimal access to commercial, recreational and public facilities. Four of the five Villages contain Mixed-Use Centers containing retail, office, residential, recreation and public uses. In addition, several Commercial Centers, which may include retail, food service, banking, entertainment and automobile-related uses, will be located near arterial highways, business parks, apartment complexes and visitor-serving uses. Facilities are also sited near pedestrian and bicycle trails which will further reduce automobile trips.

The employment centers of the Valencia Commerce Center, the Valencia Industrial Center, Magic Mountain Amusement Park and the new Business Parks are very near and easily accessible from Newhall Ranch, reducing the need for long commutes and energy consumption.

The community has been designed to provide many alternate routes for public transit. The design concept facilitates transit use and provides for major transit stops at the Mixed-Use Village Centers. In addition, the Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor has been incorporated into the plan for the future transit/rail options. A potential site for a future transit station has been identified in Planning Area RW-36 of the Annotated Land Use Plan Statistical Table which, in the interim, can be used as a possible park and ride site. Finally, the Master Trails Plan encompasses a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan* and provides connections to regional trail systems. The trails will provide access to open areas and connections between living areas, shopping, work, entertainment, schools and recreational facilities.
All building construction will be required to comply with energy conservation standards contained in Title 24 of the California Administrative Code. Energy conservation measures

have been incorporated into the architecture section (Section 4.4) of the *Specific Plan* Design Guidelines. All improvements will comply with applicable water conservation and water reclamation standards identified in Section 17921.3 of the Health and Safety Code and Title 20 of the California Administrative Code. Reclaimed water from the Water Reclamation Plant will be used for irrigation purposes of *Open Area* and *SMAs*, and other land uses permitted under health and safety codes.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 2, 5, 6, 8, 10, 11. Mobility 1, 2, 3, 5. Parks, recreation & Open Space 6.

Goal: ***To provide a land use decision-making process supported by adequate information and ongoing citizen participation.***

Policies:

1.25 *Establish land use controls that afford effective protection for significant ecological resources, and lands of major significant ecological resources, and lands of major scenic value.*

1.26 *Ensure continuing opportunity for citizen involvement in the land use decision-making process.*

1.27 *Improve the land use decision-making process by closely monitoring and evaluating the cumulative impacts of individual projects and by modernizing development regulations.*

Analysis:

The *Specific Plan Area* site contains portions of Significant Ecological Areas 20 (Santa Susana Mountains) and 23 (the Santa Clara River) which were designated for their ecological resources. The *Specific Plan* conserves these resources by maintaining the SEA designations, and by setting aside major portions of the SEAs as *Special Management Areas*, or *SMAs*. Under the *Specific Plan*, the SEA/*SMAs* will continue to be regulated by County standards and procedures for SEAs. The *Specific Plan* also provides a Resource Management Plan (Section 2.6) containing standards and criteria for the land uses and activities that may occur in the SEAs in the future. The Resource Management Plan specifically regulates the mitigation activities that may be carried out to restore or enhance biotic resources, makes provision for public access and certain types of recreational use, and provides a framework for the transfer of conservation responsibility and ownership of the *SMAs*. The *High Country SMA* is to be dedicated to a *joint powers authority* consisting of the County, the City of Santa Clarita, and the Santa Monica Mountains Conservancy and will be managed by the Center for Natural Lands Management, a non-profit conservancy which will also own and manage the *River Corridor SMA*. Although not part of the sp, the County has also imposed an off-site condition that affords effective protection for significant ecological resources. Specifically, upon approval of the first tract map adjacent to Ventura County in the Oak Valley Village of the Newhall Ranch Specific Plan, the applicant has agreed to grant to the public in perpetuity the approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County. The applicant, or its designee, shall satisfy this condition by dedicating said land in fee and/or by conservation easement, as determined by the County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch High County Special Management Area (SMA). The land shall be managed in conjunction with and in the same manner as the High Country SMA. Recreation and conservation activities will be funded through an open space financing district and an endowment by the applicant, and therefore, will be at no cost to the general public.

The preparation of this *Specific Plan,* EIR and Additional Analysis for the 11,963-acre Newhall Ranch site provides unique opportunities to master plan an entire community, to implement innovative development regulations and guidelines, and to measure the cumulative impacts of growth. The EIR and Additional Analysis for the *Specific Plan* examines the impacts which would occur with the buildout of the Santa Clarita Valley Area Plan and the City of Santa Clarita General Plan, along with the buildout of those entitlement requests in process which would add additional urban land to either Plan. (See the EIR and Additional Analysis for a more complete discussion.) The *Specific Plan* provides conceptual

master plans for the community's infrastructure including water, reclaimed water, sewer, highway and pedestrian circulation. Also master planned are the locations for a full range of services to meet the needs of residents, including schools, parks, library, fire stations, and an Edison substation. The *Specific Plan* provides a complete array of development regulations and guidelines to govern development of the community over time. Notable innovations in the *Specific Plan* include the Village design concepts, Mixed-Use land use provisions, the regulations permitting residents to have home businesses (Home Occupations, Section 3.8), and the eligibility of second housing units on certain lots when a CUP is approved, to increase affordability (Second Units, Section 3.9).

The citizen participation process for Newhall Ranch was begun prior to the filing of entitlement requests. National and local surveys were used to determine the characteristics of communities that people find most appealing and the specific services and amenities they desire. At the time entitlements were filed, 14,000 brochures were mailed to residents of areas surrounding Newhall Ranch. Included in the brochure was a card asking people to respond with their concerns and ideas. Nearly 700 responses were received. The responses were used to structure the topics to be discussed at regular Task Force meetings, to which the public was invited. More than 30 Task Force meetings have been held and there have been numerous field trips and hikes for local citizens to view the property and examine its resources. In addition to the regular Task Force Meetings, presentations on Newhall Ranch have been made and discussions held with a wide array of public agencies (for example Ventura County and the Cities of Santa Clarita and Fillmore), service and other organizations, and individuals. The citizen participation process for Newhall Ranch will continue through the entitlement process. Construction cannot take place without subdivision maps being approved by Los Angeles County and the approval process for each subdivision map requires public hearings.

Los Angeles County has supported the policy of citizen involvement in the environmental impact process by holding a Scoping Meeting on the EIR and by expanding the public comment period for the Notice of Preparation of the EIR to 90 days. The public comment period for the Draft *EIR* was extended beyond the state required 45-day period to a total of 257 days (238 days by the Regional Planning Commission and 19 additional days by the Board of Supervisors). The public comment period for the Draft Additional Analysis was extended beyond the required period to a total of 130 days, and the public comment period for the Revised Draft Additional Analysis was extended beyond the required period to a total of 70 days.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 3; Economic 1, 3.

Goal: ***To encourage more efficient use of land, compatible with, and sensitive to, natural ecological, scenic, cultural and open space resources.***

Policies:

1.30 Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards, and in areas where essential services and facilities do not exist and are not planned.

1.31 Promote compatible land use arrangements that reduce reliance on the private automobile in order to minimize related social, economic and environmental costs.

1.32 Provide a land use mix at the countywide, areawide and community levels based on projected need and supported by evaluation of social, economic and environmental impacts.

Analysis:

The *Specific Plan* identifies several project constraints, such as *oil and natural gas operations*, drainage areas, major slopes, fault zones, liquefaction areas and slide areas, and the Chiquita Canyon Landfill. However, the project design reflects these constraints, and corrective measures have been incorporated into the Project to minimize their impacts. For example, the Business Park, SR-126, and the rail corridor will serve as buffers between Chiquita Canyon Landfill and residential development. Residential and non-residential uses adjacent to oil and natural gas operations will have appropriate *setbacks* in accordance with State law. With regard to fault zones, liquefaction areas and slide areas, a preliminary geology report has been prepared to determine feasibility and assist in locating appropriate land uses. More detailed field work will take place during the subdivision process.

Thus, the *Specific Plan* limits development in hazardous areas unless appropriate corrective measures can be implemented that will protect public health, safety and welfare. In addition, brushfire hazards are minimized by the provision of two new fire stations and fuel modification zones between development and natural open areas which will include the utilization of fire retardant plant materials and minimum distances between structures and natural open areas or "wet zones" (irrigated vegetation).

One of the policies of the *Specific Plan* is to prevent inappropriate development in areas that are environmentally sensitive. These areas are comprised of two Significant Ecological Areas, SEA 23 and SEA 20, also referred to in the Specific Plan as *Special Management Areas* (*SMAs*) or SEA 23/*River Corridor SMA* and SEA 20/*High Country SMA*, and *Open Area*, which is the designation for the open area outside of the *SMAs* and between *development areas*. The purpose of the SEA/*SMA land use designation* is to provide for the preservation, enhancement and management of these areas. The amount of sensitive riparian habitat found within the existing SEA 23 boundary within the Specific Plan site would *increase* by five acres under the Specific Plan and development proposed to occur on sensitive habitat areas within the existing SEA 23 has been reduced to one acre. The *Specific Plan* provides development standards structured to ensure compatibility of uses within these special resource areas. *Open Area* functions as transition zones or greenbelts between *development areas*, as a transition to the SEA/*SMAs*, or as protection of other environmentally sensitive areas. As a result of the public hearings for the *Specific Plan* and EIR, major open areas acreage (SEA/*SMAs* and *Open Area*) was increased from 5,885 acres to 6,170 acres by adding sensitive areas and directly linking the two SEAs/*SMAs*.

The Land Use Plan minimizes travel time and, as a result, energy consumption in Newhall Ranch by organizing the community into Villages with convenient Mixed-Use Centers that give residents optimal access to commercial, recreational and public facilities. Four of the five Villages contain Mixed-Use Centers containing retail, office, residential, recreation and public uses. In addition, several Commercial Centers, which will include retail, food service, banking, entertainment and automobile-related uses, will be located near arterial highways, business parks, apartment complexes and visitor-serving uses. Facilities are sited to reduce automobile use, and to increase the use of pedestrian and bicycle trails. The Final *EIR* requires that the applicant shall contribute I-5 and transit development fees if adopted for the Santa Clarita Valley.

The community has been designed to provide many alternate routes for public transit. The design concept facilitates transit use and provides for major transit stops at the Mixed-Use Village Centers. In addition, the Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor has been incorporated into the plan for the future transit/rail options. A potential site for a future transit station has been identified in Planning Area RW-36 of the Annotated Land Use Plan Statistical Table which, in the interim, can be used as a possible park and ride site. Finally, the Master Trails Plan encompasses a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan* and provides connections to regional trail systems. The trails will provide access to open areas and

connections between living areas, shopping, work, entertainment, schools and recreational facilities.

The mix of residential, commercial and business park land uses to be included in the Newhall Ranch Specific Plan was determined on the basis of studies which projected future demand for such uses based on trends in Southern California and, more locally, in the Santa Clarita Valley. Newhall Ranch was designed to complement the projected ratio of housing to employment in the Santa Clarita Valley. An analysis based on the Buildout Version of the Santa Clarita Valley Traffic Model indicates that without Newhall Ranch, the Valley would be somewhat "jobs heavy" at buildout. Specifically, using a rule of thumb that an average of 1.25 jobs are required for each household, the Traffic Model indicates that the County and City General Plan buildout would produce an estimated 1.43 jobs per household. Newhall Ranch was therefore designed to contain more housing units than jobs in order to balance the Valley as a whole. Adding Newhall Ranch land uses to the County and City General Plan buildout results in a ratio of approximately 1.32 jobs per household.

An Affordable Housing Program is included in the *Specific Plan* which will make Very Low Income, Low Income and Moderate Income housing available to households which meet the criteria under the Program. A total of 2,200 dwelling units will be made available as Very Low, Low or Moderate Income housing. Details and requirements of the program are provided in Section 3.10 of the *Specific Plan*.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12; Economic 2; Mobility 1, 3, 4, 5; Parks, Recreation and Open Space 1, 2; Resource Conservation 1, 2, 3, 4, 5, 6, 7.

2. CIRCULATION (TRANSPORTATION ELEMENT)

Goal: ***To achieve a transportation system that is consistent with the comprehensive objectives of the General Plan and the needs of the residents.***

Policies:

2.1 Provide transportation planning, services, and facilities that are coordinated with and support the County of Los Angeles General Plan.

2.2 Provide transportation planning, services, and facilities that provide access for equitable employment, educational, housing and recreational opportunities.

2.5 Encourage compatible joint-use and interfacing of transportation facilities while minimizing modal conflict.

Analysis:

The roadway network of the Newhall Ranch Mobility Plan is designed as an extension of the regional circulation system and the County Master Plan of Highways. It is designed to integrate modes of travel and promote joint use of transportation facilities, accommodate anticipated traffic demands generated by the Project and surrounding development, and provide roadway extensions and improvements such as the widening of State Route 126, extensions of Magic Mountain Parkway and Valencia Boulevard, construction of Commerce Center Drive and the relocation of Chiquito Canyon Road and San Martinez Grande to provide safer access to both adjacent residential neighborhoods and SR-126. Commerce Center Drive and the extension of Magic Mountain Parkway are routes currently called for in the County Master Plan of Highways. The circulation system provides three access points to SR-126 and three connections to I-5, providing excellent access to nearby employment centers and to shopping, services, and recreation internal to Newhall Ranch and in nearby communities. The Final *EIR* requires that the applicant shall contribute I-5 and transit development fees if adopted for the Santa Clarita Valley.

The community has been designed to provide many alternate routes for public transit utilizing the planned highway system. The design concept facilitates transit use and provides for major transit stops at the Mixed-Use Centers. In addition, the Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor has been incorporated into the Plan for the future transit/rail options. A potential site for a future transit station has been identified in Planning Area RW-36 of the Annotated Land Use Plan Statistical Table which, in the interim, can be used as a possible park and ride site. Finally, the Master Trails Plan encompasses a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan* and provides connections to regional trail systems. The trails will provide pedestrian access to *Open Area* and *SMAs*, and provide connections between living areas, shopping, work, entertainment, schools and recreational facilities.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 2, 5; Mobility 1, 2, 3, 4, 5.

Goal: ***To achieve a transportation system that is responsive to economic, environmental, energy conservation and social needs at the local community, area and countywide levels.***

Policies:

2.14 *Plan and develop bicycle routes and pedestrian walkways.*

2.15 *Provide opportunities for timely citizen input and guidance in the transportation decision-making process.*

2.17 *Encourage provision of transit service at a reasonable cost to the users and the community.*

2.18 *Support use of non-vehicle improvements (e.g., improved signalization, parking management) to reduce peak-hour congestion.*

2.19 *Encourage greater use of public transit to special-purpose centers and recreational facilities.*

2.20 *Stress environmental compatibility (including air quality, noise, ecology, aesthetics, and health and safety) in developing transportation systems.*

2.21 Avoid or minimize the adverse impacts upon people, businesses, and communities caused by development of transportation facilities.

2.22 Avoid construction of transportation facilities within significant ecological areas unless found essential following a detailed analysis of alternatives including a "no project" alternative. If the facility is still found to be necessary, it shall be constructed in the most environmentally sensitive manner.

2.24 Encourage the efficient use and conservation of energy used in transportation.

2.27 Provide transportation facilities that will improve the safety, security and dependability of all transportation modes and provide for seismic safety and effectiveness in emergency situations.

2.28 Provide for the safe movement of hazardous materials.

Analysis:

The Master Trails Plan encompasses a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan* and provides connections to regional trail systems. In specific cases limited equestrian access is also provided. The trails will provide access to *Open Area* and *SMAs*, and provide connections between living areas, shopping, work, entertainment, schools and recreational facilities. The trails system provides alternatives to the automobile and thereby acts to reduce air pollution and traffic noise. The trail system also assists in separating pedestrians and bicycles from highways, thereby contributing to health and safety. The landscaped pedestrian trails add to the aesthetic appeal of the community.

Citizen input and guidance in the transportation decision process has been furthered by the Task Force organization of public input for the *Specific Plan*. Task Force participants have reviewed and commented on the traffic and pedestrian circulation systems and improvements for the *Specific Plan*. Periodic presentations on Newhall Ranch and discussions have also been held with the Santa Clarita Valley Chamber of Commerce Transportation Committee.

The *Specific Plan* has been designed to include a network of highways located and sized to serve all of the traffic anticipated from the buildout of land use in the County's Santa Clarita Valley Areawide Plan and the City of Santa Clarita General Plan. The *Specific Plan* will be implemented through the design and approval of subdivisions, each of which will be required to be in Substantial Conformance with the Master Circulation Plan in the *Specific Plan*. The long-range master planning of the circulation system makes the highway system more efficient, reducing the possibility of congestion and therefore minimizing gasoline usage. A variety of other congestion reducing techniques which require detailed information on specific land uses and site plans will be determined and implemented at the subdivision stage of development. These include techniques such as intersection design, access controls, signalization, and parking management . All highway and pedestrian facilities will be designed to meet all County standards (and State standards where applicable), including those for safety, seismic safety and for emergency access. The widening of SR-126 and construction of a network of highways for the community provides major arterials on which hazardous materials may be safely moved, to the extent determined necessary by the County, without impact to residential streets and neighborhoods.

The Land Use Plan minimizes travel time and thereby energy consumption in Newhall Ranch by organizing the community into Villages with convenient Mixed-Use Centers that give residents optimal access to commercial, recreational and public facilities. Four of the five Villages contain Mixed-Use Centers containing retail, office, residential, recreation and public uses. In addition, several Commercial Centers, which will include retail, food service, banking, entertainment and automobile-related uses, will be located near arterial highways, business parks, apartment complexes and visitor-serving uses. Facilities are sited to reduce automobile trips and promote the use of pedestrian and bicycle trails.

The community has been designed to provide many alternate routes for public transit. The Village design concept facilitates transit use and provides for bus pull-ins at the Mixed-Use Centers. Additional bus pull-ins will be constructed in locations on the secondary and major highways that are determined by future consultations with the local transit operator. The combination of Village-oriented community design and transit related improvements encourages provision of transit at more reasonable costs, as well as promoting bus transportation from residences to employment, shopping and recreation facilities.

The Mobility Plan, Section 2.4, anticipates eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor ROW has been incorporated into the plan for the future transit/rail options. A potential site for a future transit station has been identified in Planning Area RW-36 of the Annotated Land Use Plan Statistical Table which, in the interim, can be used as a possible park-and-ride site.

The highway and pedestrian circulation systems have been designed to minimize impacts on the environment. Highway bridge crossings over the Santa Clara River (SEA 23) have been limited to three locations which are necessary to serve the *Specific Plan* land uses (see Master Circulation Plan, Exhibit 2.4-2). Each accesses an existing or planned highway: Commerce Center Drive, Chiquito Canyon Road (Long Canyon Road), and San Martinez Grande Road (Potrero Valley Road). The bridge crossings will be elevated so that natural riparian vegetation can remain within the River, and all potential impacts of bridge construction to sensitive habitat and endangered species will be mitigated as required by law. In addition, the Additional Analysis includes a revised section (revised Section 2.4, SEA General Plan Consistency) that addresses the alternative road/bridge alignments of the Specific Plan. This assessment was prepared, in part, to respond to the General Plan Policy 2.22, above. This assessment was considered by the County in connection with this consistency analysis.

Highways have been conceptually aligned to utilize flatter topography to the extent possible and to reduce impacts to oak trees and other significant vegetation. The trail system within the community will vary in design and amenities depending upon location. Trails will vary from urban designs to very low impact construction in natural areas.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 2, 5, 8; Mobility 1, 2, 3, 4, 5.

Goal: ***To achieve an efficient, balanced, integrated, multi-modal transportation system that will satisfy short- and long-term travel needs for the movement of people and goods.***

Policies:

2.30 Coordinate land use and transportation policies.

2.31 Support the development of a mass transportation system that will provide a viable alternative to the automobile.

2.32 Support continued improvement and expansion of the present bus system as a public service.

2.33 Support a public transit system that provides accessible service, particularly to the transit dependent.

2.34 Support development of rail transit or exclusive bus lanes in high demand corridors when sufficient patronage, cost-effectiveness and support of land use policies are assured.

2.35 Support completion of the highway and freeway routes necessary to make the system operate efficiently.

2.37 Support traffic-operation improvements for improved flow of vehicles.

2.38 Develop alternative transportation systems and procedures which will effectively reduce vehicle miles traveled (VMT) by automobiles.

Analysis:

The Newhall Ranch land uses have been designed using a village concept, with higher intensity uses being clustered into Village Centers. This land use arrangement promotes the reduction of vehicle miles traveled by permitting more people to live near shopping, services, and recreation. Sixty percent of the homes within Newhall Ranch will be located within one-quarter mile of either a Mixed-Use Center or a Commercial center. The trail system provides pedestrian access for all residents of the community to shopping, services, employment locations and recreation areas. The Village design concept facilitates transit use as well. Bus pull-ins are provided at the Mixed-Use Village Centers to facilitate a bus system. The Mobility Plan also anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous MetroLink corridor has been incorporated into the Plan to accommodate a possible future extension of this service from Ventura to Saugus. A potential site for a future transit station has been identified in Planning Area RW-36 of the Annotated Land Use Plan Statistical Table which, in the interim, could be used as a park-and-ride site. All of these features of the *Specific Plan* assist in reducing vehicle miles traveled (VMT) by automobiles. The Final *EIR*

requires that the applicant shall contribute I-5 and transit development fees if adopted for the Santa Clarita Valley.

The Mobility Plan for the *Specific Plan* incorporates the widening of SR-126 to a 6 lane State Highway from I-5 west to about San Martinez Grande where SR-126 will begin to transition to 4 lanes. (Widening of the Los Angeles County portion of SR-126 from 2 lanes to 4 lanes is a part of the State Transportation Improvement Plan). Also envisioned in the Mobility Plan is the eventual construction of grade separated interchanges at Commerce Center Drive and Chiquito Canyon Road. At Interstate-5, the Mobility Plan envisions improvements to the interchanges at Magic Mountain Parkway, Valencia Boulevard, and SR-126. These improvements support completion of the highway and freeway system and assist in making the system operate efficiently by improving capacity. Traffic studies will be prepared for each subdivision as the *Specific Plan* is built out in phases. The information available at the subdivision stage regarding specific land uses and their arrangement, grading, access points, and so forth will provide the basis for determining necessary traffic operation improvements such as intersection design, signalization, etc, which are not feasible at the *Specific Plan* stage.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 2, 3, 4, 5, 8, 9; Economic 1, 2, 3; Mobility 1, 2, 3, 4, 5.

3. CIRCULATION (SCENIC HIGHWAYS)

Goal: ***A scenic highway system serving the public through a variety of transportation modes.***

Goal: ***Enhanced recreational opportunities served by a system of scenic highways.***

Policy:

3.8 Establish and maintain urban scenic highways to provide access to interesting and aesthetic manmade features, historical and cultural sites, and urban open space areas.

Goal: ***Preservation and enhancement of aesthetic resources within scenic corridors.***

Policies:

3.9 Protect and enhance aesthetic resources within corridors of designated scenic highways.

3.10 Develop and apply standards to regulate the quality of development within corridors of designated scenic highways.

3.11 Remove visual pollution from designated scenic highway corridors.

3.12 Require the development and use of aesthetic design considerations for road construction, reconstruction or maintenance for all designated scenic highways.

3.13 Increase governmental commitment to the designation of scenic highways and protection of scenic corridors.

Analysis:

No highways within Newhall Ranch have been designated as scenic highways. However, SR-126 is the only route within the *Specific Plan* that has been designated and is listed as a "first priority scenic route" and proposed for further study. The *General Plan* Scenic Highway Element identifies criteria aimed at encouraging attractive land uses and maximizing the view from scenic highways. These criteria include:

? Control building heights, *setbacks*, and densities so as not to obstruct views.
? Screen incompatible land uses through landscaping, fencing or other means.
? Locate unattractive uses where they will have the least visual impact.
? Control outdoor advertising signs and billboards.
? Underground utility lines.
? Grade with a minimum disturbance to natural landforms and preserve outstanding trees and vegetation.
? Landscape sites that have been graded.
? Preserve lakes, rivers, shores, and creeks in their natural condition or treat so as to result in a naturalistic appearance.
? Incorporate bikeways and riding and hiking trails into the planning of developments along scenic highways.
? Preserve important historical and architectural sites.

While urban development will be present in the SR-126 corridor, the land plan preserves nearly 6,170 acres, or 51% of the site in *Open Area* and *SMAs*, including the most prominent features of the site: the Santa Clara River; the river bluffs and several steep, oak filled canyons on the south side of the River; prominent features such as Sawtooth Ridge and Ayers Rock; oak savannah and woodland areas outside of the significant ecological areas; and the High Country of the Santa Susana Mountains. The site of the Asistencia, an outpost of the San Fernando Mission, is preserved and more than 96% of the estimated 16,300 oak trees on the site are also preserved. The design of the *Specific Plan* assists in the preservation of visibility of major natural features. For example, visual corridors from SR-126 to the River, river bluffs and other prominent features to the south are preserved in three locations, including a distance of nearly one mile in which there will be no urban development adjacent to SR-126 on its south side. The Regional River Trail on the north side of the River provides a visual enhancement to the SR-126 corridor and permits people to enjoy the natural views in a more direct manner than is available from an automobile. Community, Local and other trails in the community will connect to the Regional River Trail, making the SR-126 visual corridor available to Newhall Ranch residents as well.

The *Specific Plan* contains Design Guidelines (Chapter 4) which address site planning, architecture, fencing, landscape, lighting, and grading. One objective of the Design Guidelines is to promote an aesthetically pleasing connection between the built environment and the natural areas of the site. In this regard, guidelines address specific issues such as contour grading, the siting of homes to harmonize with natural surroundings, undergrounding of new utility lines, types and locations of fencing, variation in building facades, and so forth. The Development Regulations section of the *Specific Plan* provides controls for building heights, *setbacks* and densities. Also contained in the Development Regulations are Sign Regulations (Section 3.6) and Parking Regulations (Section 3.7).

The potential impacts of land uses along the entire length of the River were evaluated to determine if the provisions of the *Specific Plan* adequately buffer riparian habitat. Areas with proposed residential development potentially pose the greatest risk of human or pet intrusion and impact on existing riparian resources. The project includes design features that provide significant buffers along major segments of the River, especially along the south side and “mid-River” area along the north side. Most of these already existing buffers are hundreds of feet in width.

The *Specific Plan* calls for a minimum 100 foot wide buffer adjacent to the Santa Clara River between the top river-side of bank stabilization and development within the *Land Use Designations* Residential Low Medium, Residential Medium, Mixed-Use and Business Park, unless, through *Planning Director* review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area can be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the *Specific Plan* and applicable County policies.

In order to provide additional protection of the view from SR-126, the *Planning Director* or *Planning Commission*, as applicable, will review all land division maps and site plans within the River Corridor and will make a determination as to whether the project is in Substantial Conformance with the design guidelines, as set forth in paragraph 3 of Section 4.2

The following Newhall Ranch Project Objectives respond to these goals and policies: Resource Conservation 8, 9.

4. CIRCULATION (PLAN OF BIKEWAYS)

Goal: Convenient bicycle routes throughout the County.

Policies:

4.1 Develop an interconnected system of bikeways and bikeway support facilities.

4.2 Require new subdivisions to develop bicycle facilities where feasible.

4.5 Seek new means for acquisition, construction and maintenance of bikeways and support facilities.

4.6 Utilize existing and abandoned public rights-or-way for present and future bikeways where feasible and where a need can be demonstrated.

4.7 Locate bikeways along designated scenic highways wherever environmentally, physically, and economically feasible.

4.8 Provide trees and other appropriate landscaping along bikeways, whenever feasible.

4.10 Construct bikeways which connect recreational, educational, cultural, commercial and industrial facilities with residential areas.

4.11 Initiate a program to provide bike racks, lockers and other security devices at public parks, buildings and other activity centers.

4.12 Encourage the provision of bike racks, lockers and other security devices at all private activity centers.

4.13 Separate bicycle from automobile traffic whenever it is physically and economically feasible to do so.

4.14 Accommodate bicycles by modifying and widening existing roadways and shoulders.

4.15 Eliminate conflict between bicycles and parked and parking vehicles whenever it is physically and economically feasible to do so.

4.19 Encourage citizen participation in the planning, financing and development of bikeways.

Analysis:

The Master Trails Plan, Exhibit 2.4-5, provides a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan*, and provides connections to regional trails systems. The trails will provide access to *Open Area* and the *SMAs*, and provide connections between residential areas, shopping, work, entertainment, schools, and recreational facilities.

The *River Corridor SMA* will incorporate a new river trail along the north side of the Santa Clara River which will provide recreational opportunities in the form of walking, jogging, equestrian, bicycling, and viewing of the River and its habitat and wildlife. Community Trails will be developed adjacent to major roads in the community, providing connections between the Village Centers and the Regional River Trail. More localized Pathways and Local Trails will provide connections within residential neighborhoods. Unimproved Trails will provide opportunities to bring people into natural habitat areas such as the *High Country SMA*.

As indicated in Chapter 2, Development Plan of the *Specific Plan*, all trails occur in alignments which are separated from both the automobile and street parking. Trail development standards and landscaping may be urban or natural or mixed in type, depending on the location of the trail. In order to maximize the use of the trails, bike racks and other such security features will be provided where appropriate in conjunction with retail, office, and recreational uses.

Citizen input and guidance in the transportation decision process has been furthered by the Task Force organization of public input for the *Specific Plan*. Task Force participants have reviewed and commented on the traffic and pedestrian circulation systems and improvements for the *Specific Plan*. Periodic presentations and discussions on Newhall Ranch have also been held with the Santa Clarita Valley Chamber of Commerce Transportation Committee.

The following Newhall Ranch Project Objectives respond to these goals and policies: Economic 1, 3; Mobility 1, 5; Parks, Recreation and Open Space 5, 6.

Goal: Provide bikeways which interconnect with other transportation modes.

Policies:

4.27 Coordinate the implementation of bikeways with other transportation modes.

4.30 Coordinate the planning and implementation of feeder bikeways which connect regional bikeways with regional mass transportation facilities.

Analysis:

As discussed above, the system of trails provided within the *Specific Plan*, including Community Trails, Pathways, Local Trails, and Unimproved Trails, all connect to one another and to the Regional River Trail. A site has been identified for a potential park-and-ride lot, which could be expanded to a MetroLink station. Trail access will be provided to this site to facilitate non-automobile travel. Trails will also provide access to bus pull-in locations on highways to facilitate bus transportation. A further off-site connection is provided by the Community Trail along Valencia Boulevard which will connect to a similar trail in an adjoining proposed development. The *Specific Plan* provides for construction of the trail systems with adjacent development.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 2, 4. Mobility 3, 5. Parks, Recreation and Open Space 6.

5. HOUSING

Goal: ***A sufficient quantity of dwelling units to meet the housing needs of the population, particularly those of lower-income households and other special needs groups such as the elderly and the homeless.***

Policies

5.2 Support and facilitate the development of housing affordable to lower income households, and encourage the dispersal of new lower-income housing throughout the unincorporated areas of the county.

5.3 Support the design and construction of rental housing to meet the needs of lower-income households, particularly large families, senior citizens, and people with disabilities.

Analysis:

The *Specific Plan* is consistent with the population and household projections adopted for the regional Growth Management Plan by the Southern California Association of Governments (SCAG), both for the Santa Clarita Valley Planning Area and for the Census tracts in which the *Specific Plan* is located. However, the *Specific Plan* will require an amendment of the population and housing projections for the Santa Clarita Valley Planning Area.

The *Specific Plan* provides a broad range and variety of for-sale and for-rent dwelling unit types (from residential estates to multifamily residential housing) which will enable the community to meet the housing needs of families of various sizes, incomes and age groups. With the exception of Long Canyon Village, which has limited home types due to its small size and topography, the four larger Villages of Newhall Ranch each include a diverse range of homes. This provides the opportunity to create socially and economically diverse neighborhoods within the community and the widest possible range of housing opportunities. The Village organization of the community also permits development of a wide range of homes in proximity to the retail shopping, services, and employment located in or near the Village, which facilitates residence in the community by senior citizens and people with handicaps who may not have an automobile. The Development Regulations of the *Specific Plan* (Chapter 3) provide that within the Estate Residential and Low Residential *land use designations*, a *Second Unit* may be provided. Within the Estate Residential

category, one *Second Unit* is eligible to be constructed on each lot with the approval of a CUP. Within each Low Residential lot, one *Second Unit* is eligible to be constructed on each lot with the approval of a CUP and pursuant to the regulations set forth in Section 3.9, *Second Units*. The *Second Units*, which are regulated in size and development standards so as to be compatible with the neighborhood, provide small homes that can be made available for relatives of the owner of the main unit (sometimes called "granny flats"), or which can be rented to provide more affordable housing.

Land use designations, especially Medium Residential (M), High Residential (H) and Mixed-Use (MU) allow for higher intensity Residential uses associated with those housing types which can provide rental rates and sales prices which lower income households can afford. Four of the five Villages include all three of the above *land use designations* (M, H, and MU), and the fifth Village includes Medium Residential. This would permit lower income housing to be dispersed throughout the community in conjunction with lower income housing programs supported by federal, State, local government and private agencies and organizations.

Low-income housing is further supported by the Newhall Ranch Affordable Housing Program (Section 3.10 in Chapter 3 of the *Specific Plan*). The Affordable Housing Program provides for a total of 2,200 Affordable Housing Units which will consist of 440 Very Low Income Housing Units (of the 440 units, a minimum of 44 units will be reserved for seniors 62 years of age or older), 330 Low Income Affordable Housing Units (65 percent of the Los Angeles County median income), 220 Low Income Affordable Housing Units (80 percent of the Los Angeles County median income), and 1,210 Moderate Income Affordable Housing Units. The Affordable Housing Program requires that these units shall be provided in a variety of residential units (for-sale and for-rent) and shall be disbursed throughout the *Specific Plan Area*.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 6, 8, 9; Economic 2, 4.

Goal: ***Maintain housing in sound condition in neighborhoods that are safe and healthful.***

Policies:

5.8 *Provide and rehabilitate community facilities, services and infrastructure to enhance the vitality of older and lower-income neighborhoods.*

5.10 *Identify and seek to conserve distinct, viable residential neighborhoods by recognizing these in the policies of the General Plan, including its area and community plans.*

Analysis:

The Newhall Ranch Specific Plan incorporates Design Guidelines for site planning, architecture, fencing, landscape design, lighting, and grading. These design standards will ensure safe, aesthetically attractive, cohesive Villages and neighborhoods within the *Specific Plan Area*. Design guidelines are located in Chapter 4 of the *Specific Plan*. The General Guidelines for Landscape Design require the planting of street trees in addition to groupings of accent trees at community, Village, and neighborhood focal points.

Newly-constructed power distribution networks, communication lines, and other service network facilities will be located underground, wherever practical, where power is less than 16 kv in compliance with Los Angeles County Department of Public Works policies. Housing quality is also protected through the overall design of the community. Each of the five Villages of Newhall Ranch is defined by natural landmarks and topographical features. Each Village has a unique sense of identity or theme, provided by the topography and features of its particular setting. Significant landmarks, landforms, and topographic features are preserved and incorporated in the Land Use Plan as focal points of the community, and include such features as the Santa Clara River, Santa Susana Mountains, Sawtooth Ridge, river bluffs, and oak woodlands.

The *Specific Plan* provides for safe and healthful neighborhoods by prohibiting development in hazardous areas unless appropriate corrective measures are implemented that will protect public health, safety and welfare. Brushfire hazards are minimized by the provision of two new fire stations, and Fuel Modification Zones between development and natural open areas. With regard to fault zones, liquefaction areas and slide areas, a preliminary geology report included in the Project EIR has been prepared to determine feasibility and

assist in locating appropriate land uses. More detailed field work will take place during the subdivision and construction process in accordance with Los Angeles County Department of Public Works policies and regulations. Special design guidelines for grading and hillside development are provided in the Design Guidelines, Chapter 4 of the *Specific Plan*. The Conceptual Backbone Drainage Plan, Exhibit 2.5-1, contained in Chapter 2 of the *Specific Plan* provides drainage and flood protection to the *Specific Plan*, while maintaining the existing natural condition of the Santa Clara River.

Newhall Ranch will have a full range of services to meet the needs of its residents. Educational facilities will include 5 elementary schools, one junior high school and one high school. A new library facility is also proposed. The *Specific Plan land use designations* allow cultural facilities and religious institutions to be built within or near each Village. A visitor-serving center will provide a regional cultural, recreational, and commercial amenity, which will also serve the Newhall Ranch community. Recreational uses include 10 Neighborhood Parks, 3 Community Parks, a Golf Course and a Community Lake, and a system of pedestrian, equestrian and bicycle trails. The Newhall Ranch Affordable Housing Program (Section 3.10) insures that a wide range of affordable housing opportunities will be offered throughout the *Specific Plan Area*.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 5, 6, 7, 8, 9, 10, 11, 12; Economic 1, 2; and Parks, Recreation and Open Space 3, 4, 5, 6.

Goal: A housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure adequate affordable housing

Policies:

5.15 Encourage the use of energy-saving technologies, on a cost-effective basis, in the design, construction, and operating systems of existing and new residential buildings to reduce utility costs to future residents.

Analysis:

The *Specific Plan* provides a broad range and variety of for-sale and for-rent dwelling unit types (from residential estates to multi-family residential housing) which will enable the community to meet the housing needs of families of various sizes, incomes and age groups. With the exception of Long Canyon Village, which has limited home types due to its small size and topography, the four larger Villages of Newhall Ranch each include a diverse range of homes. This provides the opportunity to create socially and economically diverse neighborhoods within the community and to provide the widest possible range of housing opportunities. The Village organization of the community also permits development of a wide range of homes in proximity to the retail shopping, services and employment located in or near the Village. The Development Regulations of the *Specific Plan* (Chapter 3) provide that within the Estate Residential and Low Residential *land use designations*, a *Second Unit* may be provided. Within the Estate Residential category, one *Second Unit* is eligible to be constructed on each lot with the approval of a CUP. Within the Low Residential category, one *Second Unit* is eligible to be constructed on each lot with the approval of a CUP and pursuant to the regulations set forth in Section 3.9, *Second Units*. The *Second Units*, which are regulated in size and development standards so as to be compatible with the neighborhood, provide small homes that can be made available for relatives of the owner (e.g., “Granny Flats”) or can be rented to provide more affordable housing.

An Affordable Housing Program is included in the *Specific Plan* which will make Very Low Income, Low Income and Moderate Income housing available to households which meet the criteria under the Program. A total of 2,200 dwelling units will be made available as Very Low, Low or Moderate Income housing. Details and requirements of the program are provided in Section 3.10 of the *Specific Plan*.

In addition, to ensure the orderly growth of the community, and to attain *Specific Plan* goals such as the preservation of hillsides when feasible, and flexibility in responding to changing

housing needs, the *Specific Plan* allows for the transfer of residential dwelling units from one residential *Planning Area* to another, and for the conversion of a limited amount of commercial land to residential and vice versa.

Because the *Specific Plan* is a generalized document, similar to a community plan, it does not provide detailed standards for the development of housing, which will occur over a long buildout period and which will be subject to many future changes in requirements. However, all building construction will be required to comply with energy conservation standards contained in Title 24 of the California Administrative Code. Energy conservation measures have been incorporated into the Architecture Section of the *Specific Plan*'s Design Guidelines.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 2, 5, 6, 7, 8, 9; Economic 1; Resource Conservation 9.

Goal: ***Adequate housing, accessible to employment and community services for all persons, regardless of race, ethnic background, sex, age, marital status, income or disability.***

Policies:

5.17 *Require the location of low and moderate income housing near employment opportunities and reasonably accessible to public transportation; avoid placing an inequitable fiscal impact on any particular neighborhood.*

5.18 *Facilitate the establishment of licensed family day care homes within residential areas, and the inclusion of child care centers in major residential and non-residential developments.*

5.21 *Oppose discriminatory acts related to housing, including acts that have the effect of discrimination, and affirmatively promote equal opportunity in housing and community development programs, countywide, public or private, without regard to race, color, religion, sex, sexual orientation, national origin, disability, or presence of children.*

Analysis:

The *Specific Plan* provides a broad range and variety of for-sale and for-rent dwelling unit types (from residential estates to multi-family residential housing) which will enable it to meet the housing needs of families of various sizes, incomes and age groups. Varied employment opportunities will be available within the *Specific Plan* area and at nearby employment centers. Newhall Ranch residential land uses (Estate, Low, Low-Medium, Medium and High Residential, and Mixed-Use *land use designations*) will provide for-sale housing in a wide spectrum of price ranges and styles. Rental housing will also be provided, thereby enabling a wide range of persons employed within and near the community to obtain housing. This range of housing provides the opportunity to create socially and economically diverse neighborhoods within the community and makes housing opportunities available to a wide variety of household types and compositions. Other than Long Canyon Village which is somewhat limited by its small size and topography, each of the Villages has a full mix of the various *land use designations*, thereby providing for the dispersal of dwelling types and lifestyles throughout the community.

Development Regulations of the *Specific Plan* permit the development of residential housing facilities for people with special housing needs, such as the elderly, disabled people, or sheltered housing. The Development Regulations also permit development of *Second Units* in each of the Estate and Low Residential *Planning Areas* (see Section 3.9). *Second Units* may be used to serve the housing needs of extended families (e.g., as "Granny Flats") or may be rented, thereby providing more affordable homes and adding to the rental stock. The Village Centers contain higher density residential land uses which will have excellent proximity to shopping, services, employment, recreation uses, and improvements which facilitate a bus system which are also a part of the Mixed-Use Center, thereby serving people who have limited mobility or do not own an automobile. The extensive pedestrian and bicycle trail system, which provides links to the potential park-and-ride/MetroLink site also assists in accommodating residents who may not have an automobile.

An Affordable Housing Program is included in the *Specific Plan* which will make Very Low Income, Low Income and Moderate Income housing available to households which meet the criteria under the Program. A total of 2,200 dwelling units will be made available as Very Low, Low or Moderate Income housing. Details and requirements of the program are provided in Section 3.10 of the *Specific Plan*.

Land use designations, especially Medium (M), High(H) and Mixed-Use (MU), allow for higher intensity residential uses associated with those housing types which can provide rental rates and sales prices affordable to low income households. Four of the five Villages include all three of the above *land use designations* (M, H, and MU), and the fifth Village includes Medium Residential. This would permit low income housing to be dispersed throughout the community in conjunction with the Newhall Ranch Affordable Housing Program. The applicant requires in sale documents that all purchasers of residential land comply with all laws, regulations and ordinances of local State and federal governments, including those laws regarding the provision of equal opportunity to all persons to purchase or rent housing. The Development Regulations, Chapter 3 of the *Specific Plan*, permit day and residential care facilities for adults and children in to be located within all residential *land use designations*, and in the Commercial, Mixed-Use, and Business Park *land use designations*.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 2, 5, 6, 8, 9, 10, 11, 12; Economic 1, 2, 3; Mobility 1, 3, 5.

6. CONSERVATION, OPEN SPACE AND RECREATION

Goal: To support local efforts to improve air quality.

Policy:

6.1 Actively support strict air quality regulations for mobile and stationary sources, and continued research to improve air quality. Promote vanpooling, carpooling, and improved public transportation.

Analysis:

The *Specific Plan* requires the implementation of development to occur in accordance with all applicable air quality regulations in effect at the time of development. Further, the EIR identifies specific mitigation measures to be implemented in order to reduce emissions from the various components of the Project.

The *Specific Plan* accommodates many alternative methods of public transit which serve to reduce the use of the automobile. The Village design concept facilitates transit use and provides for major transit stops at the Mixed-Use Village Centers. The Final *EIR* requires that the applicant shall contribute I-5 and transit development fees if adopted for the Santa Clarita Valley. In addition, the Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor has been incorporated into the plan for the future transit/rail options. A potential site for a future transit station in the *Specific Plan Area* has been identified in *Planning Area* RW-36 of the Annotated Land Use Plan Statistical Table which, in the interim, can be used as a possible park-and-ride site. Finally, the Master Trails Plan encompasses a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan* and provides connections to regional trail systems. The trails will provide access to *Open Area* and *SMAs*, and provide connections between living areas, shopping, work, entertainment, schools and recreational facilities. These components of the plan are conveniently located and interconnected so as to provide an attractive array of mobility choices for future residents and employees.

Newhall Ranch Project Objectives Land Use 5, 8; and Mobility 1, 3, 5 respond to these goals and policies.

Goal: To conserve energy resources and develop alternative energy sources.

Policies:

6.2 Support the conservation of energy and encourage the development and utilization of new energy sources including geothermal, thermal waste, solar, wind and ocean-related sources.

6.3 Promote the use of solar energy to the extent possible.

Analysis:

The Land Use Plan minimizes travel time and, as a result, energy consumption in Newhall Ranch by organizing the community into Villages with convenient Village centers that give residents optimal access to commercial, recreational and public facilities. Each Village features an activity core providing a range of amenities, depending on the size of the population served. Four of the five Villages contain Mixed-Use Centers containing retail, office, residential, recreation and public uses. In addition, several Commercial centers, which will include full-service retail, food service, banking, entertainment and automobile-related uses, will be located near arterial highways, Business Parks, apartment complexes and visitor-serving uses. Facilities are sited to reduce automobile trips and maximize use of pedestrian and bicycle trails.

The employment centers of the Valencia Commerce Center, the Valencia Industrial Center, Magic Mountain Amusement Park and the new Business Parks are very near and easily accessible from Newhall Ranch, reducing the need for long commutes and energy consumption.

The community has been designed to accommodate many alternative methods of public transit. The Village design concept facilitates transit use and provides for major transit stops at the Mixed-Use Village Centers. The Final *EIR* requires that the applicant shall contribute I-5 and transit development fees if adopted for the Santa Clarita Valley. In addition, the Master Circulation Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor has been incorporated into the plan for the future transit/rail options. A potential site for a future transit station has been identified in *Planning Area* RW-36 of the Annotated Land Use Plan Statistical Table which, in the interim, can be used as a possible park-and-ride site. Finally, the Master Trails Plan encompasses a comprehensive system of bicycle

and pedestrian circulation throughout the *Specific Plan* and provides connections to regional trail systems. The trails will provide access to *Open Areas* and connections between living areas, shopping, work, entertainment, schools and recreational facilities.

The Development Regulations in Chapter 3 of the *Specific Plan* allow for incorporation of solar energy and other alternative energy sources approved by the County into residential neighborhoods and commercial/industrial Mixed-Use areas. The Permitted Uses Matrix indicates the location of alternative energy uses within the *Specific Plan*.

All building construction will be required to comply with energy conservation standards contained in Title 24 of the California Administrative Code. Energy conservation measures have been incorporated into the architecture section of the *Specific Plan* Design Guidelines, Chapter 4 of the *Specific Plan*.

Newhall Ranch Project Objectives Land Use 5, 8; and Mobility 1, 3, 5 respond to these goals and policies.

Goal: To conserve water and protect water quality.

Policy:

6.4 Protect groundwater recharge and watershed areas, conserve storm and reclaimed water, and promote water conservation programs.

6.5 Encourage the maintenance, management, and improvement of the quality of imported domestic water, groundwater supplies, natural runoff and ocean water.

6.6 Encourage the maintenance of landscaped areas and pollution-tolerant plants in urban areas. Integrate landscaping and open space into housing, commercial and industrial developments especially in urban revitalization areas. Use drought-resistant vegetation.

Analysis:

The *Specific Plan* protects areas important to groundwater recharge by permanently protecting the SEA 23/*River Corridor SMA* through the Resource Management Plan (Section 2.6), and by calling for soft bottom, open drainage systems for drainages with flow rates that exceed 2,000 cfs through the Backbone Drainage Plan (Section 2.5). The Newhall Ranch Conceptual Backbone Drainage Plan provides drainage and flood protection to the *Specific Plan Area*, while maintaining the existing natural condition of the Santa Clara River. Vegetation will continue to flourish and bank stabilization will be utilized only in those peripheries of the river necessary for public safety. In addition, 6,170 acres, or 51% of the site, is designated as *Open Area* and SEA/*SMA* by the Land Use Plan. The *EIR* and Additional Analysis also include a detailed analysis of the impacts of the project on groundwater recharge and determines that the project does not have a significant impact on groundwater recharge.

Domestic water service will be provided by the Valencia Water Company. The Valencia Water Company obtains contractual imported State water from the Castaic Lake Water Agency and also has water wells using the Alluvial and Saugus aquifers. As discussed in detail in the Additional Analysis for the project, the water supply for the project is expected to come from three primary sources: groundwater that has been historically used for agricultural purposes by Newhall; water purchased from the Nickel Family LLC; and reclaimed water from a new Water Reclamation Plant, thereby minimizing any impact on supply from groundwater basins. The domestic water demands for the Newhall Ranch are based on the projections for the specific land uses in the Land Use Plan and sophisticated demand usage factors. The Conceptual Backbone Water Plan of the *Specific Plan* shows details of the on-site system for the distribution of domestic water. Approximately one third of the project's overall water demand is anticipated to be served by reclaimed water generated by the project's Water Reclamation Plant. This reclaimed water will be used for irrigating the majority of park and recreation areas, such as the Golf Course. Potable water will be used for irrigated areas as mandated by County regulations or when supply of reclaimed water is not available. In assessing the above General Plan goals and policies, the County has also considered, and relied on, the information presented in the Additional Analysis, Section 2.5, Water Resources.

All improvements will comply with applicable water conservation and water reclamation standards identified in Section 17921.3 of the Health and Safety Code and Title 20 of the California Administrative Code, as amended. Reclaimed water from the Water Reclamation Plant will be used to the extent available for irrigation purposes of *Open Area* and other land uses permitted under health and safety codes.

The Conceptual Backbone Water Plan sets forth on-site storage and water distribution systems to provide adequate fire and domestic service as required. The project is within the limits of the Castaic Lake Water Agency which is the wholesaler of imported supplies for the area. Domestic water service will be coordinated through the Valencia Water Company.

Water quality of the stormwater runoff from the site and of potential discharges from the Water Reclamation Plant is analyzed in the *EIR and Additional Analysis*. Water quality is protected through project design to minimize erosion, sedimentation, and pollution, as well as mitigation contained in the *EIR and Additional Analysis*. The *Specific Plan* is subject to all applicable laws and regulations for storm water runoff including the National Pollution Discharge Elimination System (NPDES) requirements. Further, discharges from the Water Reclamation Plant are governed by the laws and regulations which protect the water quality for other beneficial uses and downstream water users.

The Design Guidelines describe five landscape zones within the project: 1.) Full Maintenance Landscape; 2.) Ornamental Landscape; 3.) Drought-Tolerant/Naturalized Landscape; 4.) Fuel Modification Areas; and 5.) Native Landscape. These descriptions serve to guide future tract maps in establishing appropriate landscaping for each area of the project. For example, development adjacent to the *River Corridor SMA* must be more sensitive to native species and intrusive plants than a development within an urban village where more ornamental species may be appropriate. In addition, the Resource Management Plan, Section 2.6, contains a detailed list of native species which must be used when revegetation or enhancement occurs within the *River Corridor SMA*, the *High Country SMA* and the *Open Area*.

Newhall Ranch Project Objectives Land Use 1, 3, 10; and Parks, Recreation and Open Space 1,2; and Resource Conservation 1, 2, 3, 6, 8, 9 respond to this goal and these policies.

Goal: ***To preserve and protect prime agricultural lands, forests, fisheries, significant ecological areas and other biotic resources.***

Policies:

6.7 *Protect significant agricultural resource areas and encourage the expansion of agricultural activities into under-utilized lands such as utility rights-of-way and flood prone areas.*

6.8 *Preserve significant ecological areas by appropriate measures, including preservation, mitigation, and enhancement.*

6.13 *Protect watershed, streams, and riparian vegetation to minimize water pollution, soil erosion and sedimentation, maintain natural habitats, and aid in groundwater recharge.*

6.15 *Maintain natural watershed processes by regulating development in tributary watersheds.*

6.16 *Minimize increased runoff, erosion, and siltation of streambeds that would limit the use of streams and waterbodies for recreation and other beneficial water-related uses.*

Analysis:

Various agricultural uses exist on portions of the site, including flood prone areas, ranging from dry-land farming of grains to irrigated crops to cattle grazing. Through their stewardship of the land, The Newhall Land and Farming Company has continually focused its efforts on the maximization of the economic potential of the farming operations. The rising costs associated with farming in the region, regulatory restrictions, and servicing isolated patches of land as well as previous decisions by Los Angeles County to accommodate growth within such lands has contributed to the decline in the number of acres farmed in Los Angeles County.

Of the 1,490 acres of cultivated land found on the site, 595 acres are considered prime agricultural land. The prime agricultural land on the property does not comprise one contiguous piece of land. Rather, it is found on many small, sometimes isolated parcels which are, in some cases, not level and not irrigated due to their distance from existing water sources. Some of this land is located south of the Santa Clara River and can be only accessed via a series of temporary river crossings which frequently wash out in winter months and are costly to maintain. Such conditions make this land relatively more difficult and less economical to farm than the larger parcels in the region, most of which are found to the west in Ventura County. It is expected that upon buildout of the *Specific Plan* virtually all of the agricultural land currently under production will be replaced by uses accommodating housing or providing services and jobs as indicated on the Land Use Plan contained in the *Specific Plan*. However, by permitting agriculture uses to occur on the site in the future numerous opportunities are afforded to either continue farming or for new agricultural uses such as Christmas tree farms within *Open Area* of the *Specific Plan Area*.

Agricultural uses are permitted everywhere within the *Specific Plan Area* (Permitted Uses Matrix, Table 3.4-2). By allowing agricultural uses to remain, and actually permitting them, they will be preserved and protected until such time as they are replaced by the ultimate uses as set forth in the Land Use Plan. Impacts to prime agricultural lands are analyzed in the Agricultural Resources section of the *EIR*.

The *Specific Plan* encourages conservation, protection and enhancement of natural ecological, scenic, cultural and open area resources by avoiding inappropriate development in areas that are environmentally sensitive. 6,170 acres of the 11,963-acre *Specific Plan* will have *land use designations* which will protect areas of high environmental sensitivity. Specifically, the Land Use Plan establishes two major SEA/*SMA* areas to preserve the biological resources of the Santa Clara River Corridor and the Santa Susana Mountains High Country; preserves a major regional wildlife corridor of one-half mile in width, which links the two SEAs/*SMAs*; identifies potential restoration and/or enhancement areas; identifies *Open Area* between development *Planning Areas* which serve as buffer zones or greenbelts; and provides a framework for the long-term management of conservation areas. Collectively, the *Open Area* and SEAs/*SMAs* identified in the *Specific Plan* serve to protect habitats in a substantial portion of both of the existing SEA 20 and 23 areas, as well as preserving the only major wildlife connections on-site. In addition, although not part of the Specific Plan, the County has imposed an off-site condition that is responsive to the preservation and protection of existing significant ecological areas and other biotic resources. Specifically, upon approval of the first tract map adjacent to Ventura County in the Oak Valley Village of the Newhall Ranch Specific Plan, the applicant has agreed to

grant to the public in perpetuity the approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County. The applicant, or its designee, shall satisfy this condition by dedicating said land in fee and/or by conservation easement, as determined by the County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch High County Special Management Area (SMA). The land shall be managed in conjunction with and in the same manner as the High Country SMA.

The Newhall Ranch Resource Management Plan (Section 2.6) ensures that biological resources have been incorporated into the planning process to maximize the conservation of important biological features. The result is a conservation strategy that minimizes the affects to important biological resources. The *Specific Plan* and the Resource Management Plan also establish methods for the long-term management and protection of SEAs/*SMAs* and *Open Area,* which will be turned over to a public or responsible private agency or foundation.

The *Specific Plan Area* is part of the Santa Clara River Valley Basin and associated watershed. The Newhall Ranch Conceptual Backbone Drainage Plan provides drainage and flood protection to the Project, while maintaining the existing natural condition and natural habitat of the Santa Clara River Valley. Vegetation will continue to flourish and bank stabilization will be utilized only in those peripheries of the river necessary for public safety. (In fact, the purpose of designating the Santa Clara River Corridor an SEA/*Special Management Area* is to provide for its preservation, enhancement and management.) The drainage plan is designed to provide facilities that will maintain storm water flows from the project during and after build-out at a level approximately equal to or less than pre-development.

The *Specific Plan* preserves the SEA 23/*River Corridor SMA*, the SEA 20/*High Country SMA,* numerous canyons within the *Open Area, and the 1,517-acre Ventura County off-site conservation area* which support the majority of natural watershed processes, such as groundwater recharge. By preserving these large areas, the project has a negligible affect on groundwater recharge. An analysis of the impacts to groundwater recharge and the biological impacts associated with the development are contained in the EIR *and Additional Analysis*.

The Conceptual Backbone Drainage Plan calls for maintaining open drainage systems where the runoff flows exceed 2,000 cfs.

In response to runoff water quality, erosion and sedimentation, all necessary NPDES permits will be obtained for both the construction and ultimate development phases, BMPs will be incorporated into the development, and the final design of drainage facilities will be proposed and reviewed as part of subsequent plan approvals (i.e., tentative tract maps). In addition, the *Specific Plan* includes grading regulations and design guidelines for landscaping which are designed to control sedimentation and erosion and protect runoff water quality.

Development standards specifically structured to ensure compatibility of uses within and protection of the SEA 23/*River Corridor* and the SEA 20/*High Country SMAs* are provided in the *Specific Plan* Development Regulations.

CONSISTENCY WITH THE GENERAL PLAN DESIGN COMPATIBILITY CRITERIA FOR EXISTING SIGNIFICANT ECOLOGICAL AREAS

The Los Angeles County General Plan requires that development proposed within a Significant Ecological Area (SEA) be reviewed for compliance with a set of six Design Compatibility Criteria contained in the *General Plan*. Portions of SEA 20 (Santa Susana Mountains) and SEA 23 (Santa Clara River) are located within the *Specific Plan*.

This review of conformance with the General Plan Design Compatibility Criteria examines the issues described below at a level of detail comparable to the detail in the *EIR* and Additional Analysis for the entitlements requested from the County. These entitlements include General Plan Amendments, Specific Plan and large lot (40 acre minimum lot size) parcel map for the purposes of sale, lease or financing only, among others. The compatibility analysis includes:

1. The effect on each SEA of the proposed adjustment in existing SEA boundaries to more accurately reflect the location of the biological resources for which the SEA was designated. The *Specific Plan* proposes to establish a *Specific Plan* designation of "*Special Management Area*" (*SMA*) over the adjusted SEAs. While the adjusted areas are called *SMAs* in the *Specific Plan*, the SEA designation would also remain in effect.

2. The effect on each SEA/*SMA* of the development permitted in the SEA/*SMA* and of the land uses shown in the Permitted Uses Matrix of the *Specific Plan* (Chapter 3, Table 3.4-2). The effects of particular land uses and infrastructure improvements which are proposed or permitted are evaluated at a level of detail consistent with the information in the *Specific Plan*.

3. The indirect effects of the *Specific Plan* on each SEA/*SMA*. Issues related to indirect effects include flooding, sedimentation, water quality, access by people and pets, and recreational use.

ASSESSMENT OF THE SPECIFIC PLAN'S CONSISTENCY WITH THE EXISTING SEA 20 (Part of SEA 20: Santa Susana Mountains)

1) <u>The development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.</u>

The proposed SEA boundary adjustment results in an area which is approximately 237 acres larger than the original SEA on the site. The original SEA within the *Specific Plan* area is approximately 3,947 acres in size, while the adjusted *SMA* area would be approximately 4,184 acres. The boundary adjustment would provide a beneficial impact by creating an *SMA* that contains larger amounts of higher quality habitats than does the original SEA.

The adjustment in boundaries increases the net acreage of sensitive habitats by 195 acres, which includes an additional 166.1 acres of Coastal sage scrub habitat and 28.9 acres of Live oak woodland. The Habitat Value Ranking analysis described in Section 4.6 of the *EIR* provides a second measure of the impact of the boundary modification. This analysis indicates that the amount of land in the lower value habitats (1 and 2) would be increased by 31.3 acres, while the land in the higher value habitats (3 and 4) would be increased by 206.5 acres.

The boundary change would not substantially increase the contact between *Specific Plan* land uses and the *SMA* and wildlife corridor, and nearly all of the interface is separated by steep slopes which reduces potential access and impacts created by people and pets. The general effect of the boundary change would be to add approximately 237 acres at the northeast edge. The *Specific Plan* land uses would be separated by high, steep slopes from the canyon which forms the wildlife corridor and thus a sufficient buffer is provided

between the corridor and the *Specific Plan* uses. This edge of development is shown on Exhibit 2.6-7 of the Resource Management Plan (Chapter 2.6 of the *Specific Plan*). The separating slopes would prevent direct access by residents to the wildlife corridor, and would greatly reduce access by pets. In addition, *Specific Plan* land uses have been modified so that Estate Residential and *Open Area land use designations* now adjoin nearly the entire northern boundary of the *SMA*, buffering it from more urban uses within the *Specific Plan*.

Upon approval of the *Specific Plan*, the provisions of the Resource Management Plan (RMP) become effective. The RMP requires that a conservation easement be established over the *SMA*, and that a detailed program be developed for its long-term management and ownership. As a result of these actions, the *SMA* would be preserved in perpetuity and would be managed and maintained.

The land uses shown on the Land Use Plan of the *Specific Plan* within the *High Country SMA* consist of unimproved hiking/equestrian trails. In addition, the Permitted Uses Matrix of the *Specific Plan* permits a range of low intensity land uses which could be proposed in the future. See Chapter 3, Table 3.4-2, Permitted Uses Matrix.

With the exception of the unimproved hiking/equestrian trail, it is currently not known which of the above uses may be proposed in the future or whether any will be proposed. However, the Permitted Uses Matrix provides that each of the uses permitted in the High Country be reviewed under the County General Plan SEA criteria and Section 22.56.215 of the Los Angeles County Zoning Code, which implements the County General Plan provisions regarding SEAs. This Section requires a conditional use permit (CUP) for any use which is the subject of a building permit, grading permit, or a minor land division or subdivision within a SEA. Under Section 22.56.215 a review for the requirement of a CUP would be required for all the permitted uses with the possible exception of the unimproved hiking and equestrian trails and existing uses. Under this Section a CUP would also be completed for the uses shown on the Land Use Plan because these would require, or would be part of a development which requires a subdivision, a grading permit or building permits. At the *Specific Plan* level it would be speculative to evaluate the compatibility of future unknown details of potential permitted land uses; however, the *Specific Plan* does impose sufficient controls so as to ensure future review and compatibility determinations for these uses under the County General Plan SEA criteria and Section 22.56.215 of the Los Angeles County Zoning Code.

The description of SEA 20 in the *General Plan* states that medium intensity recreational uses, which include overnight camping and daytime equestrian use, are compatible with the SEA. The *Specific Plan* limits public recreational access in the *SMA* to day use by hikers and equestrians. Trail bikes and motorized dirt bikes would be prohibited. Therefore, the intensity of recreational use would not exceed that described in the *General Plan*. The proposed management and maintenance of the *SMA* would also help to prevent deterioration of SEA resources which might result from public recreational use.

The *High Country SMA* is to be dedicated to a *joint powers authority* consisting of the County, the City of Santa Clarita, and the Santa Monica Mountains Conservancy and will be managed by the Center for Natural Lands Management, a non-profit conservancy which will also own and manage the *River Corridor SMA*. Recreation and conservation activities will be funded through an open space financing district and an endowment by the applicant, and therefore, will be at no cost to the general public.

2) <u>The development is designed to maintain waterbodies, watercourses, and their tributaries in a natural state.</u>

All drainages within the *High Country SMA* would be retained in a natural state. However, culverts may be provided where needed to protect the access roads or trails. In addition, inlet devices are proposed in certain locations in the *SMA*, as shown on *Specific Plan* Exhibit 2.5-1, Conceptual Backbone Drainage Plan. The inlets would be required in order to develop property outside of the *SMA*. As that development would require a subdivision, among other permits, the associated inlets would be reviewed under the County General Plan SEA criteria and Section 22.56.215 of the Los Angeles County Zoning Code, as discussed above. Furthermore, all impacts to drainages in the *High Country SMA* would be fully mitigated under the Resource Management Plan which requires restoration and/or enhancement as mitigation of impacts to riparian vegetation.

3) <u>The development is designed so that wildlife movement corridors are left in a natural and undisturbed state.</u>

Retention of the *High Country SMA* in a largely natural and undisturbed state would preserve the major wildlife movement corridors and migratory paths which currently exist in the *SMA*. Access for wildlife between the *SMA* and the Santa Clara River would continue to be available through the Salt Canyon wildlife corridor, which is the most significant wildlife corridor on the property. The value of this corridor is high due to its relative remoteness, the quality of habitats present, and the fact that it is an integral part of the *High Country SMA*s'

approximately 4,184 acres. The connection of the *High Country SMA* to the River through the Salt Creek corridor would provide a regionally significant open area system and would remain in a natural and undisturbed state. The Salt Creek wildlife corridor drainage joins the River offsite in Ventura County. In addition, although not part of the Specific Plan, the County has imposed an off-site condition that enhances the Specific Plan's compatibility with existing SEA 20 resources. Specifically, upon approval of the first tract map adjacent to Ventura County in the Oak Valley Village of the Newhall Ranch Specific Plan, the applicant has agreed to grant to the public in perpetuity the approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County. The applicant, or its designee, shall satisfy this condition by dedicating said land in fee and/or by conservation easement, as determined by the County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch High County Special Management Area (SMA). The land shall be managed in conjunction with and in the same manner as the High Country SMA.

4) <u>The development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from the proposed use:</u>

Virtually all of the *High Country SMA* is being retained in a natural state. Vegetative cover within the *SMA* will be naturally enhanced by the withdrawal of grazing, with the exception of grazing for management purposes as provided for in the Resource Management Plan. The *High Country SMA* is identified as a primary location for oak resource planting to mitigate impacts which might occur within the development areas of the *Specific Plan*. As indicated in the Biotic Section of the EIR, as many as 633 oak trees may be impacted by development, and these would be replaced on at least a 2:1 ratio, as governed by the County Oak Tree Ordinance. The RMP further requires restoration and/or enhancement to mitigate any riparian vegetation or *oak resources* which are disturbed during development of uses within the *High Country SMA*. The vertical elevation of the adjacent development and the transition from higher intensity land uses to very low intensity adjacent to the *SMA* also provide buffers to the *SMA* resources. Additionally, steep slopes will provide buffers between the *SMA* and residential uses in the northwest area of the *SMA*. Section 2.6, paragraph 2b(3)(b), Transition/Fuel Modification Areas, of the *Specific Plan* institutes protections of the interface between the High Country and adjacent residential development.

5) Where necessary, fences or walls are provided to buffer important habitat areas from development:

In virtually all areas where the *High Country SMA* adjoins residential areas to be developed under the *Specific Plan*, the interface between development and natural area is composed of steep slopes which will minimize or eliminate access to the *SMA* by people and pets. The interface would be controlled by the standards of the Wildfire Fuel Modification Zones, which would include a plant palette which would be compatible with the adjoining natural vegetation of the *SMA* and Section 2.6, paragraph 2b(3)(b), Transition/Fuel Modification Areas, as discussed in 4) above. *Specific Plan* Exhibit 2.6-7, Salt Creek Wildlife Corridor Perspective shows the vertical separation between the Salt Creek wildlife corridor and nearby homes. Walls or view fences are typically provided at the rear or sides of residential land uses, and these would separate residents from the *SMA* although the steep slopes between the lots and the SEA make fences and walls unnecessary for buffering purposes. Habitat areas are further protected by the provisions of Section 2.6, paragraph 2b(3)(b), which restrict construction of buildings and other structures to developed pads within Planning Areas OV-04, OV-10, PV-02, and PV-28 and prohibits construction on southerly slopes facing the *High Country SMA* and in the area between the original SEA 20 boundary and the High Country boundary. Recreational access to the *SMA* would occur primarily through the Visitor Serving land use designation which is shown on the Land Use Plan in a location immediately adjacent to the *SMA*. It is intended that this area be the control point for residents and visitors to access hiking and equestrian trails in the High Country. The Resource Management Plan (Section 2.6 of the *Specific Plan*) requires graded areas adjacent to and within SEAs to be clearly marked thereby buffering and avoiding important habitat areas from impacts from development. Furthermore, Chapter 4 (Design Guidelines) of the *Specific Plan* requires shielded lighting fixtures to minimize glare and direct rays impacts upon adjacent areas, resulting in additional protection of the habitat areas.

6) Roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths:

At the *Specific Plan* level it is not possible to accurately assess the impacts that future road and/or utility construction would have because the *Specific Plan* does not propose any such projects. Under Section 22.56.215 of the County Zoning Code, however, an SEA CUP would be required for any such construction or subdivision, and this would require an evaluation of the project's conformity with the General Plan Design Compatibility Criteria for SEAs. Environmental review would also be required and would define the anticipated impacts and necessary mitigation.

ASSESSMENT OF THE SPECIFIC PLAN'S CONSISTENCY WITH THE EXISTING SEA 23 (Part of SEA 23: Santa Clara River)

SEA 23 Boundary Adjustments

The proposed adjustments to the existing boundaries of SEA 23 are consistent with General Plan policies requiring the protection of natural resources within SEAs. The *Specific Plan* has been designed to avoid sensitive resources within the existing SEA 23 boundaries to the greatest extent possible. The existing SEA 23 boundary on the *Specific Plan* site is approximately 1,290 acres in size. Under the Specific Plan, the size of SEA 23 would be reduced to 975 acres, or a net reduction of 315 acres. As shown below, the 315-acre net reduction in SEA 23 acreage consists of the following:

- 11 acres	Non-Sensitive Habitat Removed
-309 acres	Agricultural/Other Disturbed Land Removed
+ 5 acres	Sensitive Habitat Added to the Existing SEA 23
-315 net acres	Total Land Removed from Existing SEA 23 Boundary

As shown, the vast majority of land redesignated from SEA 23 to other *Specific Plan land use designations* consists of existing agricultural or other types of disturbed lands.

Regarding the sensitive riparian habitat, the amount removed for development from the existing SEA 23 boundary under the *Specific Plan* would be approximately one acre. In addition, 8 acres of sensitive riparian habitat would be redesignated from the existing SEA 23 to the *Specific Plan's Open Area* designation. Finally, 14 acres of sensitive habitat, which is not within existing SEA 23 boundaries, would be added to the existing SEA 23 boundary under the *Specific Plan*. Accordingly, implementation of the *Specific Plan* would result in a net *increase* of 5 acres in the amount of sensitive riparian habitat contained in the existing SEA 23 boundary. This net increase in sensitive riparian habitat acreage is calculated as follows:

1 acre	Redesignated from SEA 23 to non-residential/infrastructure-related land use designations
8 acres	Redesignated to Open Area
14 acres	Sensitive habitat added to the existing SEA 23
5 net acres	Sensitive habitat added to the existing SEA 23 boundary

For the reasons discussed below, the proposed boundary adjustments to existing SEA 23 (one acre for development and 8 acres redesignated to *Open Area*) are considered to be consistent with the General Plan's policies as they relate to resources within existing SEAs. First, as to the 8 acres redesignated from SEA 23 to the *Open Area* designation, the Open Area designation provides resource protection, which is comparable to that provided by the SEA designation. For example, the Open Area and SEA designations both allow agricultural uses, grazing, recreational uses, greenhouses, trails, golf courses, oil and natural gas operations, and sand and gravel extraction activities, subject, in some instances, to a conditional use permit. However, certain uses (*e.g.*, residential uses, commercial uses, animal hospitals and campgrounds) are conditionally permitted in SEAs, but are not permitted within the *Open Area* designation under any circumstances. Consequently, the acreage within the existing SEA 23 proposed to be transferred to the *Open Area* designation (8 acres) will receive a degree of protection which is comparable to that provided by the County's SEA designation.

In addition, some of the sensitive habitat to be transferred to the *Open Area* designation has been transferred because it is not the type of habitat intended for protection within SEA 23 (*i.e.*, riparian habitat necessary for the unarmored threespine stickleback fish), and because much of the acreage would receive adequate protection under the *Open Area* designation. Specifically, the Santa Clara River SEA was designated predominantly because of the presence of habitat for the unarmored threespine stickleback. (*See*, Los Angeles County General Plan Background Report, p. OS-A30 to OS-A31.) Therefore, SEA habitat that does not contribute to the stickleback's survival may be removed from the SEA designation, particularly where, as here, the acreage is being redesignated to another preserve classification (*Open Area*). With regard to the eight acres of habitat redesignated to Open Area, some of that acreage exists on bluffs above the River and the remainder is generally fragmented and isolated. The County has further determined that the limited amount of habitat to be redesignated *Open Area* (8 acres) does not contribute significantly to the

survival of the stickleback and, therefore, may be removed from SEA 23 as part of the boundary adjustments associated with the revised *Specific Plan*.

Second, as to both the one acre redesignated from SEA 23 for development (and not otherwise protected) and the 8-acre redesignation from SEA 23 to Open Area, within the Land Use Element, the General Plan states that: "It is the intent of the General Plan policy to preserve the County's significant ecological resources and habitat areas in viable and natural conditions." See Los Angeles County General Plan, p. LU-A12. The redesignation of one acre of sensitive habitat for development and the 8-acre redesignation to Open Area will not affect the County's ability to preserve the existing SEA 23 in a viable and natural condition. After redesignation of the one acre, the existing SEA 23 area will contain approximately 385 acres of sensitive riparian habitat, which is five more acres of sensitive riparian habitat than presently exists in the SEA. Moreover, the one acre proposed to be redesignated for development consists of small patches of fragmented and disconnected habitat distributed throughout the *Specific Plan Area*, and that acreage is required for public roads, utilities and development. Such small, isolated habitat patches are considered to have a lower biological value than large areas of contiguous sensitive habitat. Consequently, redesignation of the one acre from existing SEA 23 does not pose a legitimate threat to the continued viability of the sensitive resources with the existing SEA 23 boundary. As to the 8-acre redesignation, as stated above, the Open Area designation would provide resource protection comparable to that provided by the SEA designation.

In addition to overall habitat values, the acreage within the existing SEA 23 boundary would remain in a viable and natural condition in terms of other important ecological functions, even with implementation of the *Specific Plan*. The acreage within the existing SEA 23 boundary would continue to function as an east/west wildlife movement corridor and as habitat for the unarmored threespine stickleback, because the *Specific Plan* retains both the riparian vegetation in the Santa Clara River and the natural flow of the water without the need for periodic vegetation clearing. In addition, the Specific Plan would result in an increase in the amount of river bottom available to the unarmored threespine stickleback. The *Specific Plan* also establishes transitions, or "buffer" areas, to separate sensitive habitat within the existing SEA 23 boundary from the proposed urban land uses. In addition, the tributaries to the Santa Clara River within SEA 23 (Castaic, San Martinez, and Chiquito Canyon Creeks) would be maintained and preserved in a largely natural state with soft bottoms.

The *Specific Plan* is consistent with General Plan policies regarding the balancing of SEA policies against other competing public needs. In its discussion of SEA policies, the General Plan states: "Major factors influencing the realization of Plan [SEA] objectives . . . include . . . the competing priorities between resource preservation and other critical public needs." *See*, Los Angeles County General Plan, p. LU-A12. Adjustment of the existing SEA 23 boundary, including redesignation of one acre of sensitive habitat, will serve other critical public needs. For example, the *Specific Plan* will provide a broad spectrum of housing, including affordable housing that will help meet the County's long term housing needs. The size and single ownership of the Newhall Ranch site provide opportunities to develop a comprehensive master plan community in which land uses, infrastructure and public services are properly planned and sited. The *Specific Plan's* Business Park, Commercial and Mixed Use Land Use designations will provide approximately 18,700 permanent jobs that will help the County achieve its economic goals. The *Specific Plan's* bridge crossings implement portions of the County's Master Plan of Highways and are considered essential to the development of a local and regional transportation system. In addition, the *Specific Plan's* Resource Management Plan includes an extensive mitigation and habitat management program for the existing SEA 23/River Corridor SMA. The Resource Management Plan is considered a significant benefit to the River Corridor. The River Corridor SMA would also be dedicated to the public and managed, neither of which occur in SEAs (lands under the County’s SEA designation remain under private control and are not typically managed for resource protection).

Specific Plan Development Within Existing SEA 23

The Land Use Plan proposed as part of the Newhall Ranch Specific Plan has been designed to avoid impacts to sensitive resources, and where avoidance is not possible, to minimize impacts where feasible. A total of 380 acres of sensitive habitat is present within the existing boundaries of SEA 23. Of the 380 acres, one acre (or 0.3 percent of the sensitive habitat areas) would be directly impacted by proposed development under the *Specific Plan*.

The Los Angeles County General Plan identifies six criteria applicable to development proposed within SEAs. The criteria are used to ensure that proposed development is compatible with the resources found within SEAs. The information presented below compares the six compatibility criteria with the development proposed within the existing SEA 23 under the Newhall Ranch Specific Plan.

1) <u>The development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.</u>

The Santa Clara River is a regionally significant biological resource. Its value is derived from the inherent value of its riparian habitats and associated species, and from its function as a regional wildlife corridor. At the inception of planning for the *Specific Plan* the following objectives were developed in order to balance the environmental and flood control issues presented by the Santa Clara River, as required by the County General Plan. These objectives were used to determine at a *Specific Plan* level of detail the boundaries of the River Corridor, which is proposed to be set aside as the *River Corridor SMA* (SEA).

? The flood corridor must allow for the passage of Los Angeles County Capital Flood flows without the permanent removal of natural River vegetation (except at bridge crossings);

? The banks of the River will generally be established outside of the "*Waters of the United States*" as defined by Federal laws and regulations, and as determined by the delineation completed by the United States Army Corps of Engineers (ACOE) in August, 1993;

? Where the ACOE delineation width is insufficient to contain the Capital Flood flow, the flood corridor will be widened by an amount sufficient to carry the Capital Flood flow without the necessity of permanently removing vegetation or significantly increasing velocity;

? Where development is proposed within the existing Los Angeles County 50-Year Capital Flood Plain, the land where development is to occur will be elevated in accordance with Los Angeles County policies to remove it from the flood plain and;

? Bank stabilization will occur only where necessary to protect against erosion.

The proposed adjustment in the current SEA boundaries would reduce the overall acreage of the SEA from approximately 1,290 acres to 975 acres, which is a reduction in land area of 315 acres. Approximately 23 acres of the total area redesignated involves sensitive habitat. However, the proposed changes to the SEA area must be understood in context. In this case, only a very small amount of sensitive habitat area (*i.e.*, one acre, or 0.08 percent of the existing SEA) is being redesignated from the existing boundaries of SEA 23 due to proposed development. In fact, the existing amount of sensitive riparian habitat that would occur in SEA 23 would actually *increase* under the *Specific Plan* by five acres, instead of the 103-acre decrease, which was proposed in the original Final EIR; 14 acres of sensitive riparian habitat would be added to the SEA, while one acre would be redesignated and then developed, and eight acres would be redesignated from SEA 23 to *Open Area*, because it is not riparian in nature, or it represents relatively small fragments of sensitive habitat isolated from the riparian resources of the river. In addition, a total of 62 acres of land is proposed to be added to SEA 23 (377 total acres proposed for redesignation from the existing SEA to residential and non residential land uses, while 62 acres are proposed for addition for a net reduction in existing SEA acreage of 315 acres). The redesignations were made with consideration to the type and quality of the habitat and the purpose of the SEA 23 (preservation of riparian habitats and associated species). A description of the disposition of land redesignated from SEA 23 is provided below. The *Specific Plan* also addresses the one acre of sensitive habitat proposed to be redesignated from SEA 23 to non-residential land uses.

(In addition, as part of the *Specific Plan*, all of the riparian vegetation and all *oak resources* will be restored in the most suitable areas of SEA 23/*SMA* as identified and required under the Resource Management Plan or under regulations of the ACOE and State Department of Fish and Game.)

This discussion demonstrates that 309 acres of agricultural/disturbed areas and 11 acres of non-sensitive habitat types that are appropriately placed outside the SEA boundary after a more detailed mapping of the SEA would be redesignated from existing SEA 23 to residential and non-residential land uses, whilefive net acres of sensitive habitat would be added to the existing SEA 23. The net result is a 315-acre reduction in the size of the existing SEA 23. The five net acres of added sensitive riparian habitat is calculated as follows: Eight acres will be redesignated to *Open Area* land use category, and one acre redesignated for non-residential land uses will be replaced through restoration or enhancement of appropriate areas within the boundaries of the existing SEA 23 or the proposed SEA 23/*River Corridor SMA*. Finally, pursuant to the *Specific Plan*, 14 acres of sensitive habitat would be *added* to the existing SEA 23. Consequently, the proposed development would result in a net increase in protected sensitive riparian habitat of approximately five acres within SEA 23. Therefore, the Specific Plan is designed to be highly compatible with the biotic resources present in SEA 23.

In areas adjoining SEA 23/*River Corridor SMA* on the south side of the River, the *Specific Plan* designates a 2,822 ft. (over 2 mile) interface and direct linkage of the River to the SEA 20/*High Country SMA* and 444 acres of additional *Open Area*, of which approximately 415 acres will remain in a largely natural state. This *Open Area* includes the steep, oak-filled canyons which contain blueline streams tributary to the River, the River bluffs, and ridges contiguous with the River Corridor. This *Open Area* preserves over 197 acres of sensitive habitats including 149 acres of Coastal sage scrub, 4 acres of Cottonwood/Oak woodland, 39 acres of Coast live oak woodland/Mainland cherry, 5 acres of Elderberry scrub, and 0.01 acres of Mesic meadow. As a part of the *Specific Plan* this *Open Area*, excluding Community Parks, would be offered for dedication and long-term management to the Center for Natural Lands Management in phases as subdivision maps are recorded. Management will be funded by the $2 million endowment provided by the applicant at no cost to the general public. After combining the land preserved in the revised SEA (975 acres) with the preserved Open Area immediately adjacent to the revised SEA (4,184 acres), a total of 1,390 acres of undisturbed land would be preserved as part of the *Specific Plan*, including 577 acres of sensitive habitat. Existing SEA 23 consists of 380 acres of sensitive habitats. Due to *Specific Plan* implementation, 197 additional acres of sensitive habitats within and adjacent to the SEA 23/*River Corridor SMA* will be permanently preserved when compared with the amount of restricted land within the existing SEA 23.

Upon approval of the *Specific Plan*, the provisions of the Resource Management Plan (RMP) become effective. The RMP provides standards for the mitigation of impacts to the riparian and *oak resources* in the SEA 23/*SMA* through restoration and enhancement activities. The RMP would require that a conservation easement be established over the SEA 23/*SMA* after development of areas adjoining the River are complete, and includes the removal of commercial cattle grazing. Furthermore, the RMP requires that the SEA 23/*River Corridor SMA* shall be offered for dedication to the Center for Natural Lands Management in fee and that the Center will manage the SEA 23/*River Corridor SMA* as a significant ecological area. The RMP also requires that a *Conservation and Public Access Easement* shall be offered to the County prior to the fee dedication.

The *Specific Plan* is highly compatible with the biotic resources present and does set aside appropriate and sufficient undisturbed area in that the *Specific Plan* proposes to retain SEA 23 in a natural state. As spelled out in the objectives above, the River Corridor would be sufficiently wide (and in certain locations widened) to handle the County's Capital Flood while retaining the riparian vegetation. Winter storm runoff would continue to open its own channels through the River vegetation, flowing in a natural, non-invasive manner and preserving the meandering characteristics of the streambed. Under this concept, periodic clearing of vegetation from the River in order to preserve flood flow capacity would not be required. Further, the preservation of the tributary canyons and bluffs on the southerly side of the River, provides an additional 444 acres (including 415 acres of undisturbed land) which will be dedicated to *Open Area* adjacent to the River. Due to implementation of the Specific Plan, the amount of sensitive riparian habitat found in the existing SEA 23 would increase by approximately five acres and an additional 192 acres of additional sensitive habitat areas adjacent to the SEA 23/River Corridor SMA would be permanently preserved.

The *Specific Plan* calls for a minimum 100 foot wide buffer adjacent to the Santa Clara River between the top river-side of bank stabilization and development within the *Land Use Designations* Residential Low Medium, Residential Medium, Mixed-Use and Business Park, unless, through *Planning Director* review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the *Specific Plan* and applicable County policies.

2) The development is designed to maintain waterbodies, watercourses and their tributaries in a natural state.

As discussed above, the *Specific Plan* would maintain the Santa Clara River in a largely natural state. Furthermore, as discussed in Section 4.2 (Flood) of the *EIR* and in Section 2.3 (Floodplain Modification) of the Additional Analysis, in a 50-Year Capital Storm, total storm flows subsequent to development would be decreased by approximately 12%, and total debris volume would be reduced by approximately 30% from their pre-development levels. Because the development of the *Specific Plan* does not increase site runoff during a Capital storm, it would not result in upstream or downstream flooding of the River. During smaller two-year storms (rather than the 50-Year Capital Flood design event), the depth of flow in the Santa Clara River at the County line would change from approximately 2.3 feet under pre-development conditions to 2.39 feet under post-development conditions, which represents an increase of 0.6 inches in depth. The velocity of flow would increase no more than 3% at the County line due to development of the *Specific Plan* and, in all cases, the post-development velocity for the one year storm would be approximately 5 feet per second. No significant increases in velocity, erosion or sedimentation would occur in the River. Consequently, existing biotic resources would not be significantly impacted by implementation of the *Specific Plan*.

A 6.8 million gallons per day (mgd) water reclamation plant (WRP) will be developed to serve the *Specific Plan* land uses. A recycled water distribution system will be designed to use tertiary treated wastewater from the WRP to irrigate land uses within the *Specific Plan* which can accept non-potable water. The Wastewater Section of the EIR anticipates that there would be approximately 255 to 1,025 acre feet of the recycled water which may not be needed during the winter months and which could be discharged to the River. This results in a 6% increase in the annual flow volume in the River at the County line. The discharge would be 319 acre feet per month in the highest months of December and January. This translates to a flow rate of approximately 2.1 cubic feet per second. During a year of average rainfall, the WRP discharge of 2.1 cfs would increase the River flow of 56 cfs by about 3.7%. Although it is possible that the 2.1 cfs discharge could increase the River flow of 17 cfs by about 12% in a drought year, it is highly unlikely since irrigation requirements for landscaping in a drought year would increase and the actual discharge would be significantly reduced. The average annual and peak WRP discharges of recycled water do not significantly increase the River flow, either annually or monthly.

Potential indirect impacts to the *River Corridor SMA* due to sedimentation and debris transport during construction and subsequent to development would be controlled by the installation of devices such as desilting and debris basins, drainage swales, slope drains, storm drain inlet/outlet protection, and sediment traps which would be designed as part of final drainage plans prepared for each subdivision. Section 2.5 (Public Services and Facilities Plan) of the *Specific Plan* provides conceptual drainage and flood control improvements which include National Pollutant Discharge Elimination System (NPDES) water quality basins; requires that all tributaries with flows greater than 2,000 cfs would require open drainage systems; and requires that all additional NPDES requirements be met.

The confluence of the tributaries (Castaic, San Martinez, and Chiquito Canyon Creeks) to the Santa Clara River are all maintained within the *SMA* boundaries (SEA) and are preserved in a largely natural state pursuant to the Sections 2.5 (Public Services and Facilities Plan) and 2.6 (Resources Management Plan) of the *Specific Plan*.

In summary, the *Specific Plan* has been designed to maintain waterbodies, watercourses, and their tributaries in a natural state. As indicated above, no significant increases in velocity, erosion, or sedimentation would occur in the river because of the *Specific Plan*. During most storm events, the velocity and depth of the river would remain unchanged from current conditions, since the course of the river is able to meander without being constrained by bridge abutments or bank protection. It is only in the infrequent, 50 to 100 year event where small increases in depth or velocity will occur at certain locations along the river.

3) <u>The development is designed so that wildlife movement corridors are left in a natural and undisturbed state:</u>

The retention of riparian vegetation in the River and natural flow of the water without the need for periodic vegetation clearing; the *Specific Plan* now shows a substantially reduced level of impact to sensitive riparian habitat along the Santa Clara River (the originally proposed 103 acres of impact has been reduced to approximately one acre); the Specific Plan results in an increase of five acres in the amount of sensitive riparian habitat along the river; the establishment of transition areas to separate the *SMA* from urban uses, as discussed below; and the control of lighting ensure that the *River Corridor SMA* will continue to function as a significant wildlife movement corridor. Sections 2.5 (Public Services and Facilities Plan) and 2.6 (Resource Management) of the *Specific Plan* provide objectives and conceptual plans for preserving the River and its tributaries and the Salt

Canyon wildlife corridor in a natural and undisturbed state. The *EIR* and Additional Analysis address impacts and imposes mitigation measures for any impacts which actually do occur.

Section 2.5 (Public Services and Facilities Plan) of the *Specific Plan* provides conceptual drainage and flood control improvements which include National Pollutant Discharge Elimination System (NPDES) water quality basins; requires that all tributaries with flows greater than 2,000 cfs would require open drainage systems; and requires that all additional NPDES requirements be met. The *Specific Plan* also provides objectives and conceptual plans for preserving the River and Salt Canyon in a natural and undisturbed state. As a condition of approval, the applicant is also conserving in perpetuity approximately 1,517 acres of the Salt Creek watershed in Ventura County, adjacent to the *Specific Plan* site, which will enhance the Specific Plan's compatibility with animal movement in the region.

The confluence of the tributaries (Castaic, San Martinez, and Chiquito Canyon Creeks) to the Santa Clara River are all maintained within the *SMA* boundaries (SEA) and are preserved in a largely natural state pursuant to the Sections 2.5 (Public Services and Facilities Plan) and 2.6 (Resources Management Plan) of the *Specific Plan*. The remainder of these tributaries within the *Specific Plan* are designated *Open Area* and are preserved in an essentially natural state. Furthermore, the High Country SEA in Los Angeles County provides a direct link to the River Corridor SEA of one-half mile in width.

The Salt Canyon area of the *Specific Plan* serves as a wildlife movement corridor. The limited development proposed within SEA 23 would not have any impact upon this wildlife movement area and as indicated above, approximately 1,517 acres of the Salt Creek watershed in Ventura County, adjacent to the *Specific Plan* site, would be conserved in perpetuity, thereby enhancing the Specific Plan's compatibility with animal movement in the region.

Caltrans has completed the widening of SR-126 from Fillmore in Ventura County to the I-5 freeway in Los Angeles County. As part of that widening project, major north/south animal movement undercrossings were installed under SR-126 at three locations. In addition, three additional larger undercrossings exist along SR-126 within the Specific Plan area at locations where bridges and culverts were constructed over secondary tributary stream courses. Because the Ventura County undercrossings were designed to facilitate north/south wildlife movement, and because the three undercrossings within the Specific Plan site are of sufficient size to accommodate north/south wildlife movement, County staff

is of the opinion that north/south connectivity across the Santa Clara River will not be significantly impacted.

4) <u>The development retains sufficient natural vegetative cover and/or open spaces to buffer critical resources from the proposed use.</u>

As discussed in 1) above, the *Specific Plan* requires the Santa Clara River to be maintained in a largely natural state. No uses which would involve human use or habitation are proposed within the SEA 23/*SMA* and the adjacent *Open Area* would have very limited disturbance. Transition areas, as discussed under criteria 5) below, would separate *Specific Plan* uses located outside of the *SMA* from the critical resource areas within the SEA 23/*SMA*.

The *Specific Plan* calls for a minimum 100 foot wide buffer adjacent to the Santa Clara River between the top river-side of bank stabilization and development within the *Land Use Designations* Residential Low Medium, Residential Medium, Mixed-Use and Business Park, unless, through *Planning Director* review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the *Specific Plan* and applicable County policies.

The tributaries (Castaic, San Martinez, and Chiquito Canyon Creeks) to the Santa Clara River are all maintained within the *SMA* boundaries (SEA) and are preserved in a largely natural state pursuant to the Sections 2.5 (Public Services and Facilities Plan) and 2.6 (Resources Management Plan) of the *Specific Plan*. Furthermore the remainder of these tributaries within the *Specific Plan* are designated *Open Area* and are preserved in a natural state.

The Board of Supervisors previously evaluated the adequacy of the width of the proposed buffer area along the Santa Clara River when the *Specific Plan* was originally approved in March 1999. Prior to final approval, the Board required that the *Specific Plan* design be revised to incorporate an additional 100-foot buffer between development and riparian resources to protect riparian habitat and sensitive species within SEA 23 boundaries. This finding was arrived at after evaluating the potential impacts of proposed land uses along the entire length of the River, coupled with the existing habitat protection and enhancement

provisions contained in the Specific Plan Resource Management Plan and Design Guidelines.

Exhibits depicting the Newhall Ranch River corridor riparian habitat buffers along the entire course of the Santa Clara River within the *Specific Plan* boundaries were presented to the Commission in a Staff Report, dated August 27, 2001. The exhibits show the width of the buffer between the riparian resources and adjacent development along the entire length of the River as originally approved by the Board. (Note that the exhibits do not reflect changes to the Potrero Bridge, the WRP site, and the other areas no longer proposed for development which increase the acreage of riparian habitat and buffer area.)

As shown on the exhibits, the width of the riparian habitat corridor varies from a minimum of 300 feet to 2,205 feet (0.4 miles) at its widest point. The total buffer area (478 acres) varies in width from a minimum of 135 feet to more than 800 feet, and is three-quarters the size of the riparian habitat area itself. The average buffer width is approximately 400 feet. As shown on the exhibits, the buffer widths are greatest where the existing riparian habitat corridor is the narrowest; in some cases two to three times greater.

The buffer area is comprised of several different components: (a) the Salt Creek wildlife corridor connection and the High Country half mile wide buffer at the west end of the *Specific Plan* on the south side of the river; (b) native upland habitats in the *Open Area* along the south side of the river; (c) disturbed areas within the River corridor that will be restored or enhanced as riparian habitat; (d) buried bank stabilization that will be revegetated with native riparian and upland plant species; and (e) landscaped open space areas such as community parks, the Regional River Trail and community trails. In addition, these *Specific Plan* buffer areas will be enhanced by the condition requiring the applicant to conserve approximately 1,517 acres of the Salt Creek watershed in Ventura County, adjacent to the *Specific Plan* site.

The *Specific Plan*, Chapter 2.6, Resource Management Plan, provides standards by which biological resources will be managed during construction and thereafter for the life of the community. It contains: (i) provisions for restoration and enhancement of disturbed areas such as agricultural fields; (ii) restrictions on pedestrian and vehicular access to the river

corridor; (iii) design standards for transition areas between development and the river; (iv) conveyance of conservation easements; and (v) preparation of a financial plan for the long term management of the riparian resources by the Center for Natural Lands Management. In addition, the Specific Plan, Chapter 4, Design Guidelines, contains provisions restricting the manner in which developed areas relate to the River corridor, including site planning, fencing, landscape design, grading and lighting. These measures satisfy the General Plan SEA design compatibility criteria as means to protect sensitive habitat and species, including the unarmored three-spine stickleback (UTS) and least Bell's vireo.

Section 2.5 (Public Services and Facilities Plan) of the *Specific Plan* provides conceptual drainage and flood control improvements which include National Pollutant Discharge Elimination System (NPDES) water quality basins; requires that all tributaries with flows greater than 2,000 cfs would require open drainage systems; and requires that all additional NPDES requirements be met.

5) <u>Where necessary, fences or walls are provided to buffer important habitat areas from development.</u>

The *Specific Plan* minimizes impacts on SEA 23 by siting urban occupied structures along only 47% of the edge of the SEA 23/River Corridor *SMA*. The remaining 53% of the *Specific Plan* frontage on the *SEA 23/SMA* would have adjoining uses consisting of *Open Area* and *High Country SMA* (35%) and roads and bridge abutments (18%).

The *Specific Plan* provides transition areas between the riparian resources of the SEA 23/*SMA* and proposed urban development. In general, transition areas may be *Open Areas,* including natural or revegetated slopes and other planted areas; bank protection areas which would be composed of ungrouted rip-rap or buried bank stabilization pursuant to Section 2.5, paragraph 2a; and trails. Approximately 80% of the northern side of the River will contain bank protection. The Regional River Trail would extend along the northern edge for the entire five mile length of the *Specific Plan*. The Regional River Trail would be built on land which is elevated and provided with bank protection where necessary in order to eliminate flooding and bank erosion. Where bank protection does not exist, the trail would be located on a natural shelf above the elevation of the River. On the south side of the River, extensive *Open Area*, including oak-filled canyons, River bluffs and a Community Park would separate riparian habitats from urban development. Approximately 30% of the southerly edge would have bank protection. The Resource Management Plan (Section 2.6 of the *Specific Plan*) requires graded areas adjacent to and within SEAs to be clearly

marked thereby buffering and avoiding important habitat areas from impacts from development. Furthermore, Chapter 4 (Design Guidelines) of the *Specific Plan* requires shielded lighting fixtures to minimize glare and direct rays impacts to adjacent areas, resulting in additional protection of the habitat areas.

Future residential subdivisions and commercial development constructed within the Specific Plan area must include fences or walls that will preclude access to sensitive resources within SEA 23. As each tract or parcel map is submitted to the County of Los Angeles, it will be reviewed to determine whether proposed uses substantially comply with the standards, regulations, and guidelines of the Specific Plan, including those pertaining to fencing and walls to ensure that they buffer important SEA 23 habitat areas from development.

The *Specific Plan* calls for a minimum 100 foot wide buffer adjacent to the Santa Clara River between the top river-side of bank stabilization and development within the *Land Use Designations* Residential Low Medium, Residential Medium, Mixed-Use and Business Park, unless, through *Planning Director* review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the *Specific Plan* and applicable County policies.

6) <u>Roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.</u>

The Specific Plan proposes the construction of three bridges and several utility lines across the Santa Clara River, within the existing SEA 23. Utilities serving the proposed *Specific Plan*, where feasible, would be incorporated with the River bridges. However, the *Specific Plan* also proposes two utility crossings. Both would contain wastewater lines, and possibly water lines, natural gas piping and electrical power lines. Both crossings would be buried beneath the River and its banks. The construction disturbance zone is estimated at 85 feet wide but will vary dependent upon the design of the facility and construction methods employed. Specific information would be provided to permitting authorities at the time of project design. The construction zone would be revegetated with native species upon completion of construction activities consistent with the *Specific Plan* and Federal and State resource permit requirements. As a result, potential impacts would be minimized and movement paths of animals would be unimpeded.

The *Specific Plan* also proposes three elevated highway bridge crossings over the Santa Clara River. The number and general location of the bridge crossings were established in order to minimize impacts on SEA 23 and other sensitive resources, and to minimize major access points to SR-126. Each of the bridge crossings is an extension of an existing road, creating a functional regional circulation system.

Construction of bridges would involve various equipment such as excavators, bulldozers, cranes, backhoes, haul trucks and concrete trucks. Temporary impacts would occur during installation of support columns in the riverbed as well as construction of bridge abutments. Excavations will be designed to minimize riverbed disturbance while satisfying the structural requirements of construction. The construction disturbance zone is estimated at 100 feet wide on each side of the bridge, but the actual distance will vary dependent upon the design of the facility and construction methods employed. Specific information would be provided at the time of bridge design. As with utility crossings, disturbed areas would be revegetated with native species upon completion of construction activities consistent with the Specific Plan and Federal and State resource permit requirements.

The bridge crossings would have support columns in the riverbed, but the crossings are elevated structures so as to reduce impacts on River vegetation and sensitive species and to allow species that move along the river course to continue to use existing resources. The elevated bridge crossings replace the existing at-grade agriculture crossings, which would reduce the amount of direct disturbance to the riverbed and its environs.

The three proposed bridges would connect the development areas south of the Santa Clara River to SR-126. SR-126 is a major east-west arterial along the north bank of the River serving local and regional traffic that is proposed for widening to six lanes from Potrero Canyon eastward through the Specific Plan boundary. These bridge routes also connect to, and are a continuation of, existing arterial roads north of SR-126, namely Commerce Center Drive, Chiquito Canyon Road and San Martinez Grande Road. Each of the three bridges is an essential feature of the overall *Specific Plan* circulation system, and each plays an essential role in providing the necessary traffic accessibility and capacity for the *Specific Plan*. Consistent with the County's General Plan, the bridge locations and designs were selected in such a way as to minimize impacts to sensitive biotic resources in and adjacent to the River, while at the same time, balancing the topographical constraints of the site and engineering requirements of the structures and adjoining roadways.

The Santa Clara River, which flows westerly, parallels the southerly side of SR-126 and, in some areas, is immediately adjacent to this four-lane highway. The existing ground between the north side of the river and SR-126 is fairly level, while the southerly side of the river has bluffs several hundred feet high with some major drainages cutting the bluffs into segments. The basic design concept is to provide safe, four-way connections with existing roadways from the north, then extend southerly across SR-126 and the Santa Clara River, preserving as much as possible the biotic resources by spanning the river with bridges. After crossing the Santa Clara River, the design goal is to minimize grading of the bluffs by laying roads between bluff segments, along the sides of incised drainages.

The Potrero Bridge was scrutinized further to determine if increasing the span (length) of the bridge would reduce environmental impacts to the river within SEA 23. The proximity of development on the north side of the River adjacent to the Potrero Bridge was an issue previously reviewed by the Regional Planning Commission during the original approval process in 1996 and 1997. As a result of those concerns, the original *Specific Plan* was specifically revised in this area to reduce the direct and indirect impacts to the River, and to reduce the risk of bank erosion. The significant changes made at that time included: (a) 5.6 acres of development area were eliminated and converted to River corridor; (b) the Commercial and Medium residential designations were reclassified to Mixed Use to reduce the potential for more intrusive land uses; and (c) 190 residential units were eliminated.

By way of background, the Potrero Valley Road is a secondary highway in both the Specific Plan and the County Master Plan of Highways. The Potrero Bridge is the longest bridge in the *Specific Plan* with a total length of approximately 1,300 feet and a width of 84 feet. The southerly abutment is located as close to the mouth of Potrero Valley as practicable to preserve the large sensitive cottonwood riparian habitat south of the active Santa Clara River channel.

Potential impacts from the Potrero Bridge (without any increase in its span) included loss of habitat from construction due to piers and the bridge "shadow effect" (2.5 acres), and changes in velocity, scouring or water depth due to narrowing of the watercourse. By extending the length of the bridge by an additional two spans (for a total length of 1,500 feet), the bridge "shadow effect" would increase by 0.4 acres, but no sensitive riparian habitat would be impacted, only existing farm field. The location of bank stabilization would also need to be modified if the bridge abutment is moved north. However, by lengthening the bridge by two spans (for a total of 1,500 feet), an additional 2.9 acres of farm field could potentially become part of the river bottom to offset the shadow effect. This would have a beneficial impact by reducing river velocities 18 percent, and by increasing the amount of habitat available to the UTS. The width of the post-project floodplain would be increased in this area, allowing floodwaters to slow down and thereby reduce scour. This would have a beneficial impact and minimize the change in flows in the river system.

The *Specific Plan* Permitted Uses Matrix permits a limited number of land uses to be proposed within the SEA 23/*River Corridor SMA*. The Matrix provides that each of these uses be reviewed under the County General Plan SEA criteria and Section 22.56.215 of the Los Angeles County Zoning Code to determine whether a SEA CUP is required. Under this Section a CUP would also be required for the uses shown on the Land Use Plan which would require a subdivision, a grading permit and/or building permits. At the *Specific Plan* level it would be speculative to evaluate the compatibility of future unknown details of potential land uses; however, the *Specific Plan* does impose sufficient controls to ensure future review and compatibility determinations for these uses under Section 22.56.215 of the County Code when proposed.

<u>SEA Compatibility Analysis for Existing Uses</u>

Oil and natural gas operations, agricultural operations and grazing operations currently exist, and will continue to exist in the SEAs as permitted uses. Although these uses predate the SEA designation and will be “grandfathered” as existing uses in the *Specific Plan*, they are also consistent with the SEA General Plan compatibility criteria for a number of reasons.

First, existing uses were not designated as incompatible when the SEAs were created. Existing agricultural, grazing, and oil and gas uses were considered compatible with the resource values present in the SEAs since there was no indication that the County intended to regulate those existing uses under either the SEA General Plan provisions or the subsequent SEA Zoning Ordinance at the time of their adoption. Second, these uses have been operating since (and were operating prior to) the formation of the SEAs without any evidence of negative impacts to, or deterioration of, resource values. Three, the County General Plan indicates that there is no intent under the SEA procedure to preclude "reasonable use of privately held lands . . . ." In addition, the *General Plan* recognizes the need to balance competing priorities between resource preservation and other critical public needs. Rather than unreasonably restrict such uses, the *General Plan* seeks to provide a process for reconciling conflicts between proposed land uses and the preservation of identified SEAs. The continuing operation of agricultural, grazing and *oil and natural gas operations* indicates the absence of such conflicts. In addition, grazing will be subject to the provisions of the Resource Management Plan (Chapter 2.6 of the *Specific Plan*) which provides a set of standards by which biological and cultural resources will be managed to avoid impacts to sensitive areas, including the SEAs. *Oil and natural gas operations* will be operated in accordance with all state and federal laws and abandoned oil-related sites must be remediated to the satisfaction of all State and County requirements.

Newhall Ranch Project Objectives Land Use 1, 2, 4; Parks, Recreation and Open Space 1,2,3; and Resource Conservation 1, 2, 3, 4, 6, 7 respond to this goal and policy.

Goal: To protect mineral resources.

Policy:

6.17 Protect and conserve existing mineral resources, evaluate the extent and value of additional deposits, and require future reclamation of depleted sites.

<u>Analysis:</u>

Existing and new *oil and natural gas operations* are permitted uses under the Development Regulations of the *Specific Plan*. The *Specific Plan* is subject to State Department of Oil and Gas regulations that govern the abandonment of existing wells as well as setback, capping, and venting requirements. Other than oil and natural gas, mineral extraction is limited to sand and gravel extraction/removal. The *Specific Plan* Development Regulations

identify the areas within the project where these activities are permitted and under what circumstances they may occur.

Newhall Ranch Project Objectives Land Use 4; and Resource Conservation 6 responds to this goal and policy.

Goal: ***To preserve and protect sites of historical, archaeological, scenic and scientific value.***

Policies:

6.18 Encourage open-space easements and dedications as a means of meeting scenic, recreational, and conservation needs.

6.19 Protect the visual quality of scenic areas including ridgelines and scenic views from public roads, trails, and key vantage points.

6.20 Protect cultural heritage resources, including historical, archaeological, paleontological and geological sites, and significant architectural structures.

6.21 Encourage public use of cultural heritage sites consistent with the protection of these resources.

6.22 Promote public awareness of cultural resources.

6.23 Encourage private owners to protect cultural heritage resources.

6.24 Support preservation of heritage trees. Encourage tree planting programs to enhance the beauty of urban landscaping.

Analysis:

The Resource Management Plan, Section 2.6, ensures that cultural and biological resources of the Newhall Ranch site have been incorporated into the planning process to maximize the conservation of important features. The result is a conservation strategy that allows for the development of the site in a way that minimizes the effects to these important resources. The *Specific Plan* and the Resource Management Plan also establish a method for the *SMAs* and *Open Area* to be turned over to a public or responsible private agency or foundation for their long-term management and protection.

The Resource Management Plan also preserves important cultural and biological resources for the benefit of the public. As agencies or private foundations acquire the responsibilities for important cultural and biological resources on the site, their expertise in the management of such resources, guided by the intent of the Resource Management Plan, will direct them in deciding the level of public awareness and active use of these resources that is considered appropriate. Mitigation provided in the Cultural and Paleontological Resources section of the EIR also addresses the protection of these resources.

The historical site of the Asistencia de San Francisco lies within the boundary of the Newhall Ranch site and is protected from disturbance from project related grading by being incorporated into the *Open Area*. This site is to be dedicated to the Archaeological Conservancy, a national cultural resource conservation organization, which will protect the resource and educate the public as to its history. A number of archeological sites have also been mapped and the EIR identifies mitigation to minimize the impacts to these resources.

The methodology for determining the *development areas* of the *Specific Plan Area* includes a Habitat Value Study which rates the value of each of the vegetative communities that exist on-site. The grading plan was developed to minimize impacts to the highest valued resources, including oak tree habitat, and focus development in areas of lower overall value. The Biology section of the EIR and the SEA General Plan Consistency, Floodplain Modification and Spineflower and Other Sensitive Plant Species sections of the Additional Analysis address biological impacts in detail. The *Specific Plan* is subject to the County Oak Tree Ordinance which applies to Heritage oak trees as well as other oaks.

The *Specific Plan* contains Design Guidelines which encourage the use of native and drought tolerant plants in landscape designs for *development areas*. The guidelines also encourage design themes that unify the community as a whole providing opportunity to establish unique identities for each Village. The Resource Management Plan also contains

plant palettes for environmentally sensitive areas which will be used for habitat enhancement, replacement and transitional areas between *Open Area* and development.

Natural geologic features such as prominent ridges and rock outcroppings have been preserved by the *Specific Plan*. These unique features provide a scenic backdrop to the *development areas* and help to create a sense of place within each village. Historical names of prominent natural features or places on the project have also been incorporated into the planning for Newhall Ranch.

Newhall Ranch Project Objectives Land Use 1, 2, 3; Mobility 4; Parks, Recreation, and Open Space 1, 2, 5; and Resource Conservation 1-7 respond to this goal and these policies.

Goal: ***To reduce the risk to life and property from seismic occurrences, flooding, erosion, wildland fires and landslides.***

Policy:

6.25 *Restrict urban development in areas subject to seismic and geologic hazards.*

6.26 *Restrict urban development in flood prone areas, and thus avoid major new flood control works.*

6.27 *Encourage the multiple use of flood prone areas for recreation, agriculture, groundwater recharge and wildlife habitat.*

6.28 *Manage development in hillside areas to protect their natural and scenic character and to reduce risks from fire, flood, mudslides, erosion and landslides.*

6.29 *Discourage isolated development in wildland fire hazard areas and develop stricter brush clearance ordinances to protect existing structures.*

Analysis:

The *Specific Plan* identifies several Project constraints, including those potentially hazardous to public health, safety and welfare, such as oil and natural gas operations, drainage areas, major slopes, fault zones, liquefaction areas, and slide areas, and the Chiquita Canyon Landfill. However, *project design features* reflect these constraints, and corrective measures have been incorporated into the *Specific Plan* that will minimize their impacts. For example, the Business Park, *Open Area*, SR-126, and the MetroLink ROW will serve as buffers between Chiquita Canyon Landfill and residential development. Residential and non-residential uses adjacent to *oil and natural gas operations* will have appropriate *setbacks* in accordance with State law. With regard to fault zones and slide areas, a preliminary geology report has been prepared to determine feasibility and assist in locating appropriate land uses. Geologic hazards are addressed in the Constraints section of the *Specific Plan*. Areas of potential geologic or soils instability will be appropriately investigated and mitigated during the subdivision process. In addition, the EIR and Additional Analysis identify mitigation that must be applied to future subdivisions.

The *Specific Plan Area* is part of the Santa Clara River Valley Basin and associated watershed. The Newhall Ranch Conceptual Backbone Drainage Plan provides drainage and flood protection to the *Specific Plan Area*, while maintaining the natural condition of the Santa Clara River. These natural processes include the passage of storm water from the watershed, the growth and support of riparian vegetation and habitat which supports endangered species, groundwater recharge, and the movement of wildlife. Vegetation will continue to flourish and bank stabilization will be utilized only in those peripheries of the River necessary for public safety. (In fact, the purpose of designating the Santa Clara River Corridor a *Special Management Area* is to provide for its preservation, enhancement and management.) Natural flood processes will continue without impediment from development and groundwater recharge will continue to occur. A Regional Trail will be constructed on the north side of the river providing added recreational and visual opportunities to the public. Tributaries to the Santa Clara River with flow rates in excess of 2,000 cfs are designated “open systems” by the Conceptual Backbone Drainage Plan. These design criteria accomplish a number of desirable goals such as reducing impacts to natural drainages and reducing the cost of flood protection. Those areas of the project that will be developed within the historical flood plain will be completely removed from flood hazard by earthen fill. The drainage plan is designed to provide facilities that will maintain storm water flows from the project during and after build-out at a level approximately equal to or less than pre-development.

The Hillside Preservation and Grading Plan (Chapter 2, Section 2.7) for Newhall Ranch has been prepared in accordance with Los Angeles County Performance Review Criteria for Hillside Management Areas, and it includes reducing hillside grading and development by concentrating development in the lower, flatter areas of Newhall Ranch, thus preserving steep hillsides and prominent ridgelines and avoiding more severe terrain which is more subject to flood, erosion, landslides, and mudslides.

Thus, the *Specific Plan* limits development in hazardous areas unless appropriate corrective measures can be implemented that will protect public health, safety and welfare. In addition, brushfire hazards are minimized by the provision of new fire stations and fuel modification zones between development and natural *Open Area* and *SMAs* which will include the utilization of fire retardant plant materials and minimum distances between structures and natural open areas or "wet zones" (irrigated vegetation). The Resource Management Plan addresses fuel modification zones and practices.

Newhall Ranch Project Objectives Land Use 1, 12; Mobility 4; Parks, Recreation, and Open Space 1,2; Resource Conservation 1,2,3,6,7 respond to this goal and these Policies.

Goal: To improve opportunities for a variety of outdoor recreational experiences.

Policies:

6.30 Provide low intensity outdoor recreation in areas of scenic and ecological value compatible with protection of these natural resources.

6.32 Encourage improved public transportation to recreation sites.

6.33 Develop a system of bikeways, scenic highways, and riding and hiking trails; link recreational facilities where possible.

6.35 Support the provision of appropriate areas for off-road recreational vehicles, so as to reduce their impact on environmentally sensitive areas.

Analysis:

The Overall Land Use Statistical Table, Table 2.3-1, indicates 6,455 acres of parks, lake, Golf Course, *Open Area*, and *Special Management Areas* which will add considerably to the County's parks and recreation system. Neighborhood Parks will provide active recreational facilities and are typically associated with an elementary school to take advantage of joint use opportunities to reduce the public cost of these facilities. Community Parks will provide both active and passive recreation. Other *Open Area* will act as transition zones and linkages between differing *land use designations*. A trail system ties all of the Villages and the *Open Area* together. Parks, *Open Area*, and *SMAs* provide a balance between development and the existing natural landscape. A Golf Course and a Community Lake are also planned for the project to meet recreational demands.

Off-road vehicles, except for those necessary for the maintenance or the continuance of existing uses, are not allowed on or in *Open Area* or *SMAs*.

The *River Corridor* and the *High Country SMAs*, provide exceptional opportunities for low intensity outdoor recreation such as hiking and equestrian use and passive recreational opportunities such as vista points, picnic areas, and interpretive programs. The character of the new community is based on, and enhanced by, the compatible integration of the development and these natural areas.

Access to the parks is maximized through the design of the circulation system and the arrangement of the land uses within each Village. The Village Concept focuses population and services near the center of each Village which are planned to contain parks as well as other recreational opportunities. Therefore, trails will provide convenient access via biking or walking to parks for residents within each Village and transit can be easily accessed to travel to other parts of the community such as recreation sites in another Village. Trails also connect Villages to encourage inter-village pedestrian and bike travel and several connections to the Regional River Trail will make access to neighboring communities possible. In addition, the *Specific Plan* reserves right-of-way for a future expansion of the MetroLink and a potential station site which would also be within easy access of the trail system.

Newhall Ranch Project Objectives Land Use 1, 2, 3, 6, 8, 10; and Mobility 1, 3, 5; Parks, Recreation, and Open Space 1-6; Resource Conservation 2-7 respond to these goals and policies.

7. REGIONAL RECREATION AREAS

Goal: ***Adequate regional recreation opportunities for County residents and visitors.***

Policies:

7.1 Promote the acquisition or preservation of areas identified in the Regional Recreation Areas Plan.

7.2 Provide diverse recreational opportunities.

7.5 Provide a wider range of recreational areas and facilities identified as having regional significance.

Analysis:

The *Specific Plan* has been prepared with direct participation of Los Angeles County Parks and Recreation Department, as well as from a task force established by Newhall Ranch Company to solicit ideas from the surrounding community. This public and jurisdictional outreach program was organized to provide input for the *Specific Plan* on Recreational/ Open Area planning issues. Through these processes, the needs of the Parks and Recreation Department as well as local interested residents and officials have been considered in the planning for the parks and open area for Newhall Ranch.

The three large Community Parks, a Golf Course, a Community Lake, and 6,170 acres of *Open Area* and *Special Management Areas* will fulfill the regional recreation needs of the community. The Master Trails Plan provides a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan* and provides connections to regional trail systems. The trails will provide access to *Open Area* and connections between living areas, shopping, work, entertainment, schools and recreational facilities. The *River Corridor SMA* will incorporate a new river trail along the north side of the River which will provide recreational opportunities in the form of walking, jogging, equestrian, bicycling, and viewing of the river, its tributaries and its habitat and wildlife. Local Trails on the south side of the River will provide pedestrian access to the Regional River Trail via two bridges over the Santa Clara River.

The *Specific Plan* encourages conservation, protection and enhancement of natural ecological, scenic, cultural and open area resources by avoiding inappropriate development in areas that are environmentally sensitive. Specifically, The amount of sensitive riparian habitat found within SEA 23 would *increase* by five acres under the *Specific Plan* and development proposed to occur on sensitive habitat areas in SEA 23 has been reduced to one acre. The Land Use Plan establishes two major *SMAs* to preserve the special resources of the Santa Clara River and the Santa Susana Mountains; to preserve the on-site portion of a major regional wildlife corridor which links the two *SMAs*; to conserve 1,517 acres of the Salt Creek watershed in Ventura County, adjacent to the *Specific Plan* site; to identify potential restoration and/or enhancement areas; and to provide a framework for the long-term management of conservation areas. The habitat conservation areas proposed for the *Specific Plan* would contribute significantly to the formation of a regional system of open area along the Santa Clara River Valley and Santa Susana Mountains. Unimproved trail systems within the SEA 20/*High Country SMA* and near the drainage courses will permit recreation in these areas, but will protect and preserve the sensitive habitat by limiting the type of recreation to passive uses and aligning the trails to avoid impact to the most sensitive areas.

The *Specific Plan* includes *land use designations* which will have regional recreation significance. These include the trail network associated with the SEA 23/*River Corridor* and the SEA 20/*High Country SMAs*, as well as Village and community recreational facilities such as the Community Lake and Golf Course in Potrero Valley. Access to these areas will, however be subject to management and environmental restrictions. See Land Use Plan, Section 2.3; Resource Management Plan, Section 2.6; Recreation and Open Area, Section 2.8; and Site Development Standards, Section 3.4.

Newhall Ranch Project Objectives Land Use 1, 6, 10, 11; Mobility 5; Parks, Recreation, and Open Space 1-6; Resource Conservation 2 respond to this goal and these policies.

8. NOISE

Goal: ***Reduce transportation noise to a level that does not jeopardize health and welfare.***

Goal: ***Minimize noise levels of future transportation facilities.***

Policy:

8.8 Determine and evaluate the future noise levels associated with all major transportation facilities in the county.

Goal: ***Establish compatible land use adjacent to transportation facilities.***

Policy:

8.11 Reduce the present and future impact of excessive noise from transportation sources through judicious use of technology, planning and regulatory measures.

Goal: ***Allocate noise mitigation costs among those who produce the noise.***

Goal: ***Alert the public regarding the potential impact of transportation.***

Goal: ***Protect areas that are presently quiet from future noise impact.***

Analysis:

The Land Use Plan, residential development standards, building *setbacks*, and Design Guidelines identified in the *Specific Plan* minimize noise impacts by establishing compatible land uses adjacent to transportation facilities and other significant sources of noise, placing commercial uses on major intersections and adjacent to arterial highways, and providing for the separation of low-density residential uses from arterial highways. In addition, the *Specific Plan*, as well as all future uses, are subject to the Los Angeles Noise Ordinance as it exists on the date of adoption of the *Specific Plan*.

The Noise section of the *EIR* analyzes the noise impacts of the project and provides mitigation measures to reduce potential impacts to levels which will not exceed Los Angeles County standards. The *EIR* identifies mitigation for one off-site location (Travel Village) and identifies sensitive on-site locations which will require further review at the tentative tract map stage of development.

Newhall Ranch Project Objectives Land Use 4; and Mobility 1-5 respond to these goals and policies.

9. SAFETY

Goal: ***Minimize injury and loss of life, property damage, and the social, cultural, and economic impacts caused by earthquake hazards.***

Policies:

9.1 Encourage the use of nonurbanized segments of active fault zones for rural and open area purposes.

9.2 Review projects proposing expansion of existing development and construction of new development, especially critical facilities, and encourage them to avoid localities exposed to high earthquake hazards through such techniques as cluster development and transfer of development rights.

9.3 Continue enforcement of stringent site investigations (such as seismic geologic, hydrologic, and soils investigations) and implementation of adequate hazard mitigation measures for development projects in areas of high earthquake hazard, especially those involving critical facilities. Do not approve proposals and projects which cannot mitigate safety hazards to the satisfaction of responsible agencies.

Goal: ***Protect public safety and minimize the social and economic impacts from geologic hazards.***

Policy:

9.8 Review proposals and projects proposing new developments and expansion of existing development in areas susceptible to landsliding, debris flow, and rockfalls, and in areas where collapsible soils are a significant problem; and disapprove projects which cannot mitigate these hazards to the satisfaction of the responsible agencies.

Goal: ***Minimize injury, loss of life, property damage, and economic and social disruption caused by flood and inundation hazards.***

Policies:

9.11 Continue to review proposals and projects for expansion of existing development and construction of new facilities, especially critical facilities, within areas subject to floods and other high-risk inundation areas, and disapprove projects which cannot mitigate the hazards to the satisfaction of the responsible agencies.

9.12 Promote the use of floodplain management measures in high-risk inundation areas, and require expansion of existing and proposed new developments to be flood-proofed and secured to minimize future flood losses.

9.14 Upgrade protection of the public from inundation hazards caused by structural failure and/or breaching of water storage tanks, debris basins, or dam and reservoir facilities.

Goal: Reduce threats to public safety and protect property from wildland and urban fire hazards.

Policies:

9.15 Maintain and strengthen the review of projects and development proposals; and upgrade County fire prevention standards and mitigation measures in areas of high wildland (mainly Fire Zone 4) and urban fire hazard.

9.17 Continue efforts to reduce all fire hazards, with special emphasis on reducing hazards associated with older buildings, multistory structures, and fire prone industrial facilities; and maintain an adequate fire prevention capability in all areas.

9.18 Expand and improve vegetation management efforts in wildland fire hazard areas.

9.19 Promote improved watershed management practices to reduce damaging runoff and debris movement into urban areas.

Goal: Reduce threats to the public health and safety from hazardous materials, especially threats induced by earthquakes.

Policy:

9.20 Review proposed development projects involving the use or storage of hazardous materials, and disapprove proposals which cannot properly mitigate unacceptable threats to public health and safety to the satisfaction of responsible agencies.

Goal: ***Strengthen County short-term emergency response and long-term recovery capability.***

Policy:

9.27 Strengthen the capability of County agencies to effectively respond to earthquake and non-earthquake induced emergencies.

Analysis:

The *Specific Plan* identifies several Project constraints, including those potentially hazardous to public health, safety and welfare, such as fault zones, major landslides, major slopes, and drainage areas; however, *Specific Plan* design has reflected these constraints through the clustering of *development areas*. With regard to fault zones, liquefaction areas and slide areas, a preliminary geology report included in the *EIR* has been prepared to determine feasibility and to assist in locating appropriate land uses. This preliminary report specifically identifies setback requirements for the Del Valle fault zone which are reflected in the *Specific Plan*. More detailed field work will take place during the subdivision and construction process in accordance with Los Angeles County Department of Public Works policies and regulations. Areas of potential geologic or soils instability, if any, will be appropriately mitigated in accordance with the findings and recommendations of a State-certified soils engineer and/or engineering geologist as approved by Los Angeles County Department of Public Works. All development is subject to applicable safety standards pursuant to County codes in force at the time of building permit issuance.

Implementation of the *Specific Plan's* Conceptual Backbone Drainage Plan will remove all developed areas within Newhall Ranch from flood hazards as identified by the LACFCD and FEMA. The primary concept of the Conceptual Backbone Drainage Plan is to maintain the existing natural condition of the Santa Clara River. Bank stabilization will be utilized only on those peripheries of the River necessary for public safety. Other drainage systems are identified to convey storm flows from within *development areas* to the River. The Conceptual Backbone Drainage Plan also contains provisions for controlling debris from areas upstream of urban development. All development and flood control facilities must meet the requirements of LACFCD and FEMA.

Potential impacts associated with the placement of *Specific Plan* development within the dam inundation area of the Castaic and Forebay Reservoir dams, and potential impacts associated with the agricultural activities and pesticide use were identified as less than significant in the *EIR*. Also, the c-mile and 2-mile wide *Specific Plan* set backs from the Los Angeles County/Ventura County line would result in fewer on-site residents being exposed to agricultural activities in Ventura County. The magnitude of potential impacts with respect to on-site *oil and natural gas operations*, on-site Southern California Edison electrical transmission lines, on-site high pressure natural gas lines, the transport of hazardous waste along SR-126, and to the proximity of the *Specific Plan* site to the Chiquita Canyon Landfill were considered to be less than significant by the *EIR*.

Wildland fire hazards are minimized by the provision of two new fire stations and the provision for fuel modification zones and standards between development and natural open areas which will include the utilization of fire retardant plant materials and minimum distances between structures and natural open areas or "wet zones" (irrigated vegetation). Fuel Modification criteria and guidelines are defined in the Resource Management Plan of the *Specific Plan*. In addition, the *Specific Plan* is subject to all Health and Safety codes including building codes which address criteria for determining the use of sprinklers as well as other methods of reducing the risk of fire.

The *Specific Plan* includes a Phasing Program and a Public Services/Facilities Plan which provides infrastructure for the service and utility needs of the community in a timely manner, concurrent with development. All fire and other emergency/public safety planning programs, including any special hazardous materials handling will be coordinated with the appropriate responsible agencies. The roadway network of the Newhall Ranch Mobility Plan has been designed as an extension of the regional circulation element. The circulation system will also serve the safety needs of the community by providing adequate access in the event of fire or other emergencies. In addition, all applicable safety standards pursuant to County codes be met at the time of building permit issuance.

Through the expansion of the highway system and the provision of two additional fire stations the *Specific Plan* ensures that short term emergency response will be expanded in conjunction with the additional demands placed on the emergency response personnel. Additionally, the Fiscal Impact section of the *EIR* indicates a substantial surplus to the County Fire Department and to the County General Fund. At the discretion of the Board of Supervisors, portions of these surpluses could serve to strengthen the County's long term emergency response by making substantial funds available to the County for emergency reserves or the implementation of emergency response infrastructure.

Newhall Ranch Project Objectives Land Use 2, 10, 12; and Mobility 2 respond to these goals and policies.

10. PUBLIC FACILITIES

Goal: ***Mitigation of hazards and elimination of adverse impacts in providing water and waste services.***

Policy:

10.1 Program water and sewer services extensions to be consistent with General Plan policies and to mitigate situations that pose immediate health and safety hazards.

Goal: ***To protect the health and safety and welfare of all residents in providing water and waste services.***

Policy:

10.8 Design water and waste management systems which enhance the appearance of the neighborhoods in which they are located and minimize negative environmental impacts.

Goal: ***Improved systems of resource use, recovery and reuse.***

Policies:

10.11 Increase storage of potable water in underground aquifers through greater use of spreading grounds.

10.12 Promote solid waste technology, including source reduction, to reduce dependence on sanitary landfills.

10.14 Facilitate the recycling of wastes such as metal, glass, paper and textiles.

10.16 Encourage development and application of water conservation, including recovery and reuse of storm and waste water.

Goal: Efficient water and waste management services.

Policy:

10.20 Continue to recover off-site costs for capital improvements necessitated by development, including required additional plant capacity, as well as other water and waste management facilities.

Goal: A high quality of coastal, surface and ground waters.

Policies:

10.21 Protect public health and prevent pollution of groundwater through the use of whatever alternative is necessary.

10.22 Provide protection for groundwater recharge areas to ensure water quality and quantity.

10.23 Avoid or mitigate threats to pollution of the ocean, drainage ways, lakes and groundwater reserves.

10.24 Design flood control facilities to minimize alteration of natural stream channels.

10.25 Design and construct new water and waste management facilities to maintain or protect existing riparian habitats.

Analysis:

The Conceptual Water Backbone Plan and the Conceptual Sewer Backbone Plan proposed in the *Specific Plan* are consistent with the *General Plan* policies in that they are designed to a level of specificity consistent for master planning for the anticipated population and land uses. In addition, water, wastewater, recycled water, and conveyance facilities must meet all applicable health and safety codes for public water and sewer systems. Visual impacts of the water and sewer systems are minimized by undergrounding pipelines. Water storage tanks will be visible as is typical. The Visual Qualities section of the *EIR* identifies specific mitigation in order to minimize the visual impact of the Water Reclamation Plant. Other potential impacts to sensitive uses have been minimized by locating the plant within a Business Park *land use designation*, adjacent to the river, and away from residential uses.

The Conceptual Backbone Sewer Plan contained in the *Specific Plan* sets forth a collection system which will include a new County public Water Reclamation Plant and a collection system with pump stations and both gravity and force mains. All facilities of the sanitary sewer system will be designed and constructed in accordance with County and State standards and the plant will be operated and maintained by the County of Los Angeles Sanitation District. No leach fields are proposed for the Project.

A reclaimed water system to be used for irrigation and other uses within the *Specific Plan* will be composed of a major transmission pipeline, distribution loops, storage tanks, and pump stations to serve the project. Properly treated wastewater will be used on *Open Area* and for other permitted land uses, thereby reducing the demand for ground and imported water. This approach minimizes potential discharge to the Santa Clara River and ground water basin but makes direct use of the wastewater without the need for pumping the water from the aquifer once it has percolated into the ground.

The Development Plan contained in the *Specific Plan* sets forth a Public Services and Facilities Plan, Section 2.5, which includes provision of water and waste services for the *Specific Plan*. The Additional Analysis, Section 2.5, Water Resources, has been prepared to determine the impacts and the necessary mitigation associated with the provision of water and waste disposal services. The implementation of the water plan facilities, including the construction of the Water Reclamation Plant are subject to all applicable health, safety, and building codes. The Development Plan also contains the design parameters for flood control facilities and new waste water management facilities.

The Design Guidelines include methodologies to promote water conservation and facilitate recycling of water and other resources. The *Specific Plan* incorporates water conservation strategies and the flexibility to adapt to County-approved programs in the future including the promotion of water conservation by the use of recycled water and the use of drought tolerant plants. In addition, the Additional Analysis contains mitigation aimed at promoting recycling of solid waste. Examples include source reduction, construction recycling, and the provision of recycling material collection areas within certain types of land uses.

The *Specific Plan Area* is part of the Santa Clara River Basin and associated watershed. The Newhall Ranch Conceptual Backbone Drainage Plan provides drainage and flood protection to the Project, while maintaining the existing natural condition of the Santa Clara River, the primary aquifer recharge area to the alluvial aquifer. Vegetation will continue to flourish and bank stabilization will be utilized only in those peripheries of the River necessary for public safety. The drainage plan is designed to provide facilities that will maintain storm water flows from the project during and after build-out at a level approximately equal to or slightly less than predevelopment.

The Conceptual Backbone Drainage Plan includes NPDES facilities to ensure the quality of runoff water entering the river system. The *Specific Plan* is subject to regulations, including NPDES permits, necessary to ensure storm water quality. NPDES permits will be obtained for both the construction and ultimate development phases. Best Management Practices (BMPs) will be incorporated into the development and final specific design of drainage facilities will be proposed and reviewed as part of subsequent plan approvals (i.e., tentative tract maps). The EIR *and Additional Analysis* analyze water quality and impacts to groundwater recharge and lists mitigation to assure the quality of runoff. By maintaining the River in a natural condition, providing for open, soft-bottomed systems for tributaries that carry over 2,000 cfs, and by providing major amounts of *Open Area* and SEAs/*SMAs*, groundwater recharge impacts of the project have been mitigated to a level of insignificance.

Newhall Ranch Project Objectives Land Use 1, 2, 10, 12; Parks, Recreation, and Open Space 1, 2; Resource Conservation 1-3, 8, 9 respond to these goals and policies.

11. ECONOMIC DEVELOPMENT

Goal: ***Create jobs and increase incomes for County residents.***

Goal: ***County residents have access to existing opportunities for the improvement of their economic well-being.***

Goal: ***Properly prepare the County's labor force by helping them acquire skills so that they may fill the jobs of the future.***

Goal: ***Create an environment conducive to economic growth by providing the necessary incentives and support to businesses and by eliminating cumbersome and unnecessary regulations.***

Policy:

11.18 Continue to emphasize the need for public transit, an improved bus system, and an expanded light rail network.

Goal: ***Preserve land and infrastructure needed to support economic growth.***

Policy:

11.21 Promote the intensive use of new and recycled industrial commercial land reserves and protect such reserves from being diverted to other uses.

Goal: ***Improve the coordination of economic activities in order to conserve limited resources and maximize their impact.***

Policies:

11.23 Work toward providing sufficient resources for the maintenance and expansion of our existing infrastructure facilities.

11.24 Vigorously support measures that will provide an adequate supply of high quality water for Southern California.

Goal: Maintain a healthy balance between economic growth and environmental quality.

Analysis:

The *Specific Plan* provides a broad range and variety of dwelling unit types for sale and rent (from residential estates to multi-family residential housing) and an Affordable Housing Program which will enable it to meet the housing needs of families of various sizes, incomes and age groups. Varied employment opportunities will be available within the *Specific Plan* and at nearby employment centers. The wide range of housing types presented by the *Specific Plan* (Estate, Low, Low-Medium, Medium, High, and Mixed-Use) will provide for-sale housing in a wide spectrum of price ranges, as well as rental housing, thereby enabling a wide range of persons employed within and near the *Specific Plan Area* to obtain housing within the Project and provides for the opportunity to create socially and economically diverse neighborhoods within the community. This diversification of housing types will also make housing opportunities available to a wide variety of household types and compositions. Each of the five Villages has a full mix of the various residential land uses providing for the dispersal of dwelling types and life styles throughout the community.

The Newhall Ranch Specific Plan and Land Use Plan includes appropriate light industrial and commercial uses, which offset a major portion of the projected needed jobs for the number of residents within the *Specific Plan Area*. The land uses within the *Specific Plan* will generate over 18,700 permanent jobs. Commercial land uses are anticipated to serve the needs of the project residents for the most common products and services. Commercial centers are sited to reduce automobile trips and maximize use of the pedestrian and bicycle trails which will be located throughout the Villages. Mixed-Use Centers will combine retail/commercial, office and/or residential uses for Village residents, thus using infrastructure more efficiently and providing a relatively self-sufficient community which provides a significant number of jobs as well as housing. Newhall Ranch will generate new local jobs with the establishment of five Mixed-Use Centers, three Commercial centers, and two Business Parks. The proposed residential and commercial land uses will generate significant economic purchasers, thereby increasing County revenues, while expanding the tax base.

The Business Parks will provide employment opportunities in research and development, light manufacturing, warehouse and distribution facilities, as well as many other permitted uses. Commercial centers will supply full-service retail, food service, banking, entertainment, and automobile-related employment opportunities. The Mixed-Use Centers will contain a combination of retail/commercial, office and/or residential uses. The *Specific Plan* also allows for the educational and job training facilities necessary for the effective growth of the community.

Project-related infrastructure will be constructed to ensure expansion of employment opportunities. The *Specific Plan* includes a Phasing Program and a Public Services/Facilities Plan which provides infrastructure for the service and utility needs of the community in a timely manner, concurrent with development. All fire and other emergency/public planning programs will be coordinated with Los Angeles County. The roadway network of the Newhall Ranch Mobility Plan has been designed as an extension of the regional circulation element. It is designed to integrate modes of travel, accommodate anticipated traffic demands generated by the Project and surrounding development, and provide important roadway extensions and improvements such as the widening of State Route 126, extensions of Magic Mountain Parkway and Valencia Boulevard, construction of Commerce Center Drive and the relocation of Chiquito Canyon Road and San Martinez Grande to provide safer access to SR-126. The community has been designed to provide alternative routes for public transit. The Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, connecting Los Angeles and Ventura Counties. A potential site for a future transit station has been identified which, in the interim, can be used as a possible park-and-ride lot.

The *Specific Plan* contains flexibility principles in its zoning standards; Mixed-Use Village Centers allow for market-driven response to economic growth opportunities. The process of *Specific Plan* implementation allows for an orderly transfer of development concentration in order to respond to market opportunities and technology changes in the future.

The *Specific Plan* provides a balanced community of jobs, housing and environmental protection and preservation through the establishment of regulations that govern the development of the land. For instance, while the *Specific Plan* adds significantly to the number of homes in the Santa Clarita Valley it also provides land uses which will provide significant employment. When taken into account, these jobs actually help bring the Santa Clarita Valley closer to a balance in the jobs/housing equation. As another example, while the *Specific Plan* proposes Residential, Commercial and Business Park uses for human accommodation, the Land Use Plan also permanently sets aside more than half of the *Specific Plan Area* for environmental preservation and protection. In fact, in the planning process, the value of the habitats for supporting wildlife and natural processes was considered primary in determining which areas to set aside for preservation verses which areas to develop.

Newhall Ranch Project Objectives Land Use 1, 2, 6, 9, 10, 11; Economic 1-3; Mobility 1-3, 5; and Resource Conservation 8 respond to these goals and policies.

SANTA CLARITA VALLEY AREA PLAN POLICIES

LAND USE ELEMENT

Accommodation of Projected Land Use and Urban Growth

1.1 Accommodate the year 2000 population and land use demand as projected for the Santa Clarita Valley, designating sufficient area for appropriate use and a reasonable excess to provide adequate flexibility.

1.2 Closely monitor growth in the Santa Clarita Valley, so that growth does not exceed the capacity of the existing or planned infrastructure nor result in significant negative environmental impacts.

1.3 Provide for development in the study area which is consistent with the plan, and to encourage other governmental and private agencies to do the same.

1.4 Promote a balanced, autonomous community with a full range of public and commercial services and a wide variety of housing and employment opportunities to minimize the dependency upon southern Los Angeles County and to reduce long distance commuting and its impacts upon gasoline consumption and air pollution.

1.5 Phase development approvals, where necessary, to assure that adequate infrastructure is operational at the time demand is created.

Analysis:

The Newhall Ranch Specific Plan (the "*Specific Plan*" or the "Project") will accommodate population and land use demand projected for the Santa Clarita Valley by providing a broad range and variety of dwelling unit types which will meet the housing needs of families of various sizes, incomes and age groups. The population projected for Newhall Ranch is consistent with the population projections of the Southern California Association of Governments (SCAG) for the Santa Clarita Valley and the census tracts for the project area included within the Regional Growth Management Plan. The Project (and the Valencia Commerce Center) includes appropriate industrial and commercial uses, which could accommodate a major portion of the projected labor force. Commercial centers will be sited

to reduce automobile trips and maximize use of the pedestrian and bicycle trails which will be located throughout the Villages. Mixed-Use Centers will combine retail/commercial, office and/or residential uses for Village residents, thus using infrastructure more efficiently and providing a relatively self-sufficient community which provides a significant number of jobs as well as housing opportunities. Although development will be consistent with the *Specific Plan*, flexibility has been incorporated in order to respond to changes in society and the economic marketplace which will occur over the estimated 25-year buildout of the Project.

The *Specific Plan* includes a Phasing Program and a Public Services/Facilities Plan which provides infrastructure for the service and utility needs of the community in a timely manner, concurrent with development. All fire and other emergency/public safety planning programs will be coordinated with Los Angeles County and provide for the needs of the anticipated population of Newhall Ranch, pursuant to County standards and timing requirements. The Environmental Impact Report for the *Specific Plan* will provide mitigation measures through a Mitigation Monitoring Program which will avoid most significant negative environmental impacts, and provide infrastructure to meet the Project demand. In addition, the Land Use Plan and design constraints incorporated into the Public Services and Facilities, Mobility, and Resource Management Plans will protect a significant portion of the natural resources of Newhall Ranch.

Newhall Ranch Project Objectives Land Use 1, 2, 3, 5, 6, 8, 9, 10, 11; Economic 1, 2; Mobility 1, 4, 5; Resource Conservation 7, 8 respond to these Policies.

Pattern of Population and Land Use Distribution

2.1 Accommodate population and land use growth in a concentrated, rather than dispersed, pattern, providing for a broad range of densities and types of uses.

2.2 Determine future land use growth in the Santa Clarita Valley by considering the following criteria:

a. Sensitivities of natural environmental systems;

b. Hazards or constraints of natural environmental systems of land use;

c. Infrastructure and service capacities; and

d. Need for the project.

2.3 Concentrate land use growth in and adjacent to existing urban, suburban, and rural communities. Within these areas, encourage development of bypassed lands designated and appropriate for development.

2.4 Consider residential densities as averages to allow for the clustering of development and/or transfer of unit credit as provided for in the Plan.

2.5 Allow for density transfer (the rearrangement of allowed residential units among various land use classifications on a project site) as a means to attain plan goals such as preservation of hillsides, and to promote superior design and allow flexibility to respond to changing housing needs.

2.7 Encourage and support a mix of housing types in the urban areas.

Analysis:

The central organizing feature of the *Specific Plan* is its division into five distinct Villages, each with its own Village Center giving its residents access to commercial, recreational and public facilities. The highest intensity of uses is placed in and around the Village Centers, allowing for a range of housing products and convenient access to the Village Centers which will contain a variety of retail and commercial uses. This clustering of development

around a centralized core provides for growth in a concentrated, rather than dispersed pattern, thus helping to preserve open areas. (In fact, the Land Use Plan provides for over 6,170 acres of major open area.) Despite the similarities in their planning principles, each Village is unique, and collectively the Villages provide a wide range of housing types. Residential housing product will range from minimum one-half acre estates to for-sale and rental multi-family residential development. In addition, to ensure the orderly growth of the community, and to attain plan goals such as the preservation of hillsides when feasible, and flexibility in responding to changing housing needs, the *Specific Plan* allows for the transfer of residential dwelling units from one residential *land use designation* to another.

Newhall Ranch is located immediately adjacent to existing urban, suburban and semi-rural communities. Six Flags Magic Mountain theme park and the Stevenson Ranch residential community are located to the east. Also to the east is the I-5 Freeway, the city of Santa Clarita, the community of Valencia and the Valencia Industrial Center. The Valencia Commerce Center, the semi-rural communities of Val Verde and Hasley Canyon and the Chiquita Canyon Landfill are located to the north of the *Specific Plan Area*. According to the Land Use Policy Maps of the General Plan and Santa Clarita Valley Area Plan (as well as the growth projections of the Southern California Association of Governments Regional Comprehensive Plan and Guide), Newhall Ranch is an undeveloped area designated for growth and is an infill area appropriate for growth. In addition, SCAG has forecast a need for housing and employment in this area which Newhall Ranch will provide.

The five Villages that comprise Newhall Ranch are defined by natural landmarks and topographical features. Land uses are designed and located to accommodate and preserve major natural landforms and significant environmental features, such as the River Corridor, ridge-lines, hillsides, creeks, bluffs, oak woodlands and High Country. Environmental constraints or hazards, which include the existence of Significant Ecological Area Nos. 20 and 23, sensitive vegetation/habitat zones, drainage and watershed issues, major slopes, fault zones and slide areas and Chiquita Canyon Landfill, are identified in the *Specific Plan* and addressed in the *Specific Plan* EIR and Additional Analysis which provides mitigation measures which will minimize significant negative environmental impacts. The *Specific Plan* provides for over 6,170 acres of *Open Area* and SEA/*Special Management Area* which protects and enhances natural ecological systems and protects the County's existing Significant Ecological Areas, SEA 23 and SEA 20. These mitigation measures, along with the Public Services/ Facilities Plan included in the *Specific Plan*, will also ensure the provision of infrastructure and service capacities to meet Project demand.

The *Specific Plan* and its Resource Management Plan (RMP), in addition to preserving most of the significant environmental features, provide for dwelling unit and non-residential square footage transfers between *Planning Areas* to enhance this preservation and to respond to changes in the housing and employment market/needs over the estimated 25-year to 30-year buildout. The Resource Management Plan provides the mechanisms to implement the environmental protection embodied within the *Specific Plan*. It includes methods for the long-term maintenance and conveyance to financially responsible agencies or organizations of the most sensitive areas including the *Open Area,* the SEA 23/*River Corridor SMA* and the SEA 20/*High Country SMA*. The RMP outlines guidelines for the protection, enhancement, and restoration of oak trees, archeological, historical, and other cultural assets. The RMP also provides for the fuel modification plan to protect human life and property from the potential threat of wildfire.

Newhall Ranch will fulfill the need for a safe, functional and attractive living environment and provide diverse housing opportunities in close proximity to the Valencia Commerce Center, the Valencia Industrial Center, and Magic Mountain Amusement Park (major regional employment centers). The Business Parks, which are part of the Project, will accommodate local and regional business, commercial and industrial needs and enhance the area's housing/employment balance.

Newhall Ranch Project Objectives Land Use 1, 2, 3, 4, 5, 6, 7, 8, 9, 12; Economic 1; Resource Conservation 1, 2, 3, 4, 6, 7 respond to these Policies.

Costs of Population and Urban Growth

3.1 Ensure that costs of population and urban growth are borne by those who benefit.

3.2 Require that new development fund the entire cost of all of the infrastructure demand created by the project.

Analysis:

The *Specific Plan* includes a Public Services and Facilities Plan which will provide for all the infrastructure needs of Newhall Ranch. Infrastructure will be constructed by the project developer. The "Fiscal Impact Study of the Newhall Ranch in Unincorporated Los Angeles County" documents that the public revenues from all sources from future residents and from non-residential uses provide sufficient funding for all public services and, in fact, provides a surplus to the County General Fund. Various techniques are available for financing and maintenance of the improvements associated with the *Specific Plan*, including impact fees and assessment districts. In addition, the Newhall Ranch Phasing Program will ensure that a system of infrastructure and services is in place to fulfill the needs of the community as development occurs. The basic mechanism of the Phasing Program is the tentative tract map, since the timing of infrastructure implementation will be established as each map is processed. Thus, the timely financing of public facilities, streets, utilities and other necessary capital improvements, and their maintenance, are assured for Newhall Ranch. The EIR documentation identifies mitigation measures to provide off-site infrastructure required as a result of the Project, including fees to the County of Los Angeles, City of Santa Clarita, County of Ventura, and City of Fillmore.

Newhall Ranch Project Objectives Land Use 6,10,11 respond to these Policies.

Environmental Hazards and Constraints

4.1 In areas deemed significantly hazardous to the health, safety and welfare of the public, limit future development unless appropriate corrective measures are implemented.

4.2 Designate areas of excessive slope (exceeding 25 percent) as "Hillside Management Areas", with performance standards applied to development to minimize potential hazards such as landslides, erosion, excessive run-off and flooding. (Reference is made to the Countywide Chapters of the General Plan.)

4.3 Designate areas within floodways, or river channels, and their surrounding floodplains as "Floodplain Management Areas".

4.4 In urban areas, institute measures to mitigate the impacts of environmental hazards, as feasible, for the maintenance of public health, safety and welfare.

Analysis:

The *Specific Plan* identifies several Project constraints, including those potentially hazardous to public health, safety and welfare, such as oil and natural gas operations, drainage areas, major slopes, fault zones, liquefaction areas, and slide areas, and the Chiquita Landfill. However, the *Specific Plan* design reflects these constraints, and corrective measures have been incorporated into the *Specific Plan* that will minimize their impacts. For example, a Business Park, SR-126, and the rail corridor will serve as buffers between Chiquita Landfill and residential development. Residential and non-residential uses adjacent to *oil and natural gas operations* will have appropriate setbacks in accordance with State law. With regard to fault zones, liquefaction areas and slide areas, a preliminary geology report has been prepared to determine feasibility and assist in locating appropriate land uses. More detailed field work will take place during the subdivision process.

The *Specific Plan Area* is part of the Santa Clara River Valley Basin and associated watershed. The Newhall Ranch Conceptual Backbone Drainage Plan provides drainage and flood protection to the Project, while maintaining the existing natural condition of the Santa Clara River Valley. Vegetation will continue to flourish and bank stabilization will be utilized only in those peripheries of the river necessary for public safety. (In fact, the purpose of designating the Santa Clara River Corridor a *Special Management Area* is to

provide for its preservation, enhancement and management.) The drainage plan is designed to provide facilities that will maintain capital storm water flows from the project during and after build-out at a level approximately equal to or less than pre-development. The *Specific Plan EIR* and Additional Analysis analyzed drainage impacts in great detail and provide suitable mitigation measures which fully mitigate potential impacts.

The Hillside Preservation and Grading Plan for Newhall Ranch has been prepared in accordance with Los Angeles County Performance Review Criteria for Hillside Management Areas, and it includes reducing hillside grading by concentrating development in the lower, flatter areas of Newhall Ranch, thus preserving steep hillsides and prominent ridgelines. In addition, the County Board of Supervisors directed changes to the *Specific Plan* resulting in a 4.5 million cubic yard reduction of estimated grading.

Thus, the *Specific Plan* limits development in hazardous areas unless appropriate corrective measures can be implemented that will protect public health, safety and welfare. In addition, brushfire hazards are minimized by the provision of two new fire stations and fuel modification zones between development and natural *Open Area* and SEAs/*SMAs* which will include the utilization of fire retardant plant materials and minimum distances between structures and natural open areas or "wet zones" (irrigated vegetation).

Newhall Ranch Project Objectives Land Use 1, 3, 4, 12; Resource Conservation 1, 2, 6, 7 respond to these Policies.

Environmental Sensitivities

5.1 Direct future growth away from areas exhibiting high environmental sensitivity to development unless appropriate mitigating measures can be implemented.

5.2 Minimize disruption and degradation of the environment as development occurs, working with nature in the design of land uses so that they are compatible with natural environmental systems.

5.4. Permit appropriate land uses that are compatible with the resource values present in identified Significant Ecological Areas.

5.5 Minimize environmental degradation by enforcing controls on sources of pollutants (including visual pollution and noise).

Analysis:

One of the objectives of the *Specific Plan* is to prevent inappropriate development in areas that are environmentally sensitive. 6,170 acres of the 11,963 acre *Specific Plan Area* have *land use designations* specifically identified to protect areas of high environmental sensitivity. These areas are comprised of two *Special Management Areas (SMAs*): the SEA 23/Santa Clara *River Corridor SMA* and the SEA 20/*High Country SMA*, and *Open Area*, which is the *land use designation* for *Planning Areas* outside of the *SMAs* and between development *Planning Areas*. The purpose of the *SMA land use designation* is to provide for the preservation, enhancement and management of these areas. The *Specific Plan* provides development standards structured to ensure compatibility of uses within these special resource areas. The *Open Area Planning Areas* function as buffer zones or greenbelts between *development areas*, as a transition to the SEAs/*SMAs*, or as protection of other environmentally sensitive areas.

In addition, the Newhall Ranch Resource Management Plan and, in particular, the Mitigation and Habitat Management Plan section of the Resource Management Plan, ensures that biological resources of the Newhall Ranch site have been incorporated into the planning process to maximize the conservation of important biological features. The result is a conservation strategy that allows for the development of a site in a way that minimizes the effects to important biological resources.

Land uses are also designed and located to accommodate and preserve major natural landforms and significant environmental features, such as the River Corridor, ridgelines, hillsides, creeks, bluffs, oak woodlands and High Country. This design approach also serves to enhance view opportunities within the *Specific Plan Area*. Valuable and sensitive views within the *Specific Plan Area* will be considered when siting and designing structures. Design Guidelines in Chapter 4 require County review of development plans along SR-126. Design guidelines for signage and lighting will further control visual impacts. Environmental degradation caused by noise pollution will be minimized by establishing compatible land uses adjacent to transportation facilities and other significant sources of noise, placing commercial uses on major intersections and adjacent to arterial highways, and providing for the separation of low-density residential uses from arterial highways.

The *EIR* includes an assessment of potential sources of hazards and pollutants and contains mitigation measures to include measures to control lighting and noise.

Newhall Ranch Project Objectives Land Use 1, 3, 4; Parks, Recreation and Open Space 2; Resource Conservation 1, 2, 3, 4, 6, 7 respond to these Policies.

Land Use Compatibility

6.1 Encourage the appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, recreational, and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community.

Analysis:

The *Specific Plan* includes residential, commercial, industrial, recreational and cultural uses that have been integrated in such a way as to create a harmonious and cohesive community. Newhall Ranch is organized into five Villages, four of which have Mixed-Use Centers. Dividing the community into Villages allows for the creation of Village Centers, giving residents optimal access to commercial, recreational and public facilities. Residential uses will include a broad range of dwelling unit types. In addition to the Mixed-Use Centers, Commercial centers are also included in the Land Use Plan. Commercial centers will vary in size and configuration depending upon community character and needs. The Commercial centers, as well as the Business Parks, will also provide employment for Newhall Ranch residents. Three Community Parks, a Golf Course, and over 6,170 acres of *Open Area* and SEAs/*SMAs* will fulfill the recreational needs of the community. Sensitive siting will prevent the placement of noise-sensitive uses adjacent to transportation facilities and other significant sources of noise and will separate incompatible uses. Newhall Ranch is designed to provide a functional and attractive living environment for all residents of the community.

Newhall Ranch Project Objectives Land Use 1, 5, 6, 9; Parks, Recreation and Open Space 3, 5, 6 respond to these Policies.

Adequacy of Public Services

7.1 Encourage development of convenient services to meet the needs of Santa Clarita Valley residents, including health; education; welfare; police and fire protection; governmental operations; recreation and cultural facilities; and public utilities. Such services should be expanded at a rate commensurate with population growth. Phasing of development and implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas, with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility--to be shared by several small communities--should be established at a central point.

7.2 Encourage joint use of school playgrounds for community recreation.

Analysis:

Newhall Ranch will have a full range of services to meet the needs of its residents. Educational facilities will include five elementary schools, one junior high school and one high school. Elementary school sites and the junior high school are proposed to be located adjacent to neighborhood parks; the school playgrounds will be available for use by the community. Exact locations will be determined at the tentative tract map stage. The school sites will be well served by pedestrian access and bikeways so as to maximize use of the sites for community recreation. A new library facility is also proposed. Newhall Ranch will provide sites for two new fire substations. A visitor-serving center will provide a regional cultural, recreational and commercial amenity, as well as serve the Newhall Ranch community. Recreational uses include 10 Neighborhood Parks, 3 Community Parks, a Golf Course and a Community Lake. A Water Reclamation Plant, designed to service the needs of the Newhall Ranch community, will be located in Riverwood Village.

Newhall Ranch Project Objectives Land Use 5, 6, 10, 11; Economic 2; Mobility 5; Parks, Recreation and Open Space 3, 4, 5, 6; Resource Conservation 8 respond to these Policies.

Impact of Transportation on Future Land Use Patterns and Provision of Adequate Transportation Systems

9.1 Minimize travel time by concentrating community facilities, intensifying land use densities, and establishing central shopping and industrial facilities.

9.2 Encourage development of access throughout the Santa Clarita Valley

a. As development occurs in each community, appropriate links should be provided from residential areas to major destination points; e.g., employment, shopping, public facilities and services, recreation and entertainment.

b. Support public transportation within communities and from outlying, low-density communities to urban area services and functions as feasible. Emphasis will be placed on service to those of highest need (e.g., the low-income and elderly, who are dependent on public services).

9.3 Encourage development of transportation systems consistent with the plan.

9.4 Encourage the development of a public transportation system to meet resident requirements for access to public and private services, employment, and activity centers consistent with demand.

Analysis:

The *Specific Plan* minimizes travel time in Newhall Ranch by organizing the community into Villages with convenient Village Centers that give residents optimal access to commercial, recreational and public facilities. Although the Villages vary in size and shape depending on the natural features of the land, each Village features an activity core providing a range of amenities, depending on the size of the population served. Four of the five Villages contain Mixed-Use Centers containing retail, office, residential, recreation and public uses. In addition, several Commercial centers, which will include full-service retail, food service, banking, entertainment and automobile-related uses, will be located near arterial highways, business parks, apartment complexes and visitor-serving uses.

Facilities are sited to reduce automobile trips and maximize use of pedestrian and bicycle trails.

The employment centers of the Valencia Commerce Center, the Valencia Industrial Center, Magic Mountain Amusement Park and the new Business Parks are easily accessible from Newhall Ranch.

The roadway network of the Newhall Ranch Mobility Plan has been designed as an extension of the regional circulation element. It is designed to integrate modes of travel, accommodate anticipated traffic demands generated by the Project and surrounding development, and provide important roadway extensions and improvements such as the widening of State Route 126, extensions of Magic Mountain Parkway and Valencia Boulevard, construction of Commerce Center Drive and the relocation of Chiquito Canyon Road and San Martinez Grande to provide safer access to both adjacent residential neighborhoods and SR-126. The community has been designed to provide many alternate routes for public transit. The Village design concept facilitates transit use and provides for major transit stops at the Mixed-Use Village Centers. In addition, the Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor has been incorporated into the plan for the future MetroLink transit options. A potential site for a future transit station in the *Specific Plan Area* has been identified which, in the interim, can be used as a possible park-and-ride site. Finally, the Master Trails Plan encompasses a comprehensive system of bicycle, equestrian and pedestrian circulation throughout the *Specific Plan Area* and provides connections to regional trail systems. The trails will provide access to *Open Area* and *SMAs*, and connections between living areas, shopping, work, entertainment, schools and recreational facilities.

Newhall Ranch Project Objectives Land Use 5, 8; Mobility 1, 2, 3, 4, 5 respond to these Policies.

Resource Conservation

10.1 Promote public programs to encourage conservation of natural resources.

Analysis:

The *Specific Plan* encourages conservation, protection and enhancement of natural ecological, scenic, cultural and open area resources by avoiding inappropriate development in areas that are environmentally sensitive. Specifically, the Land Use Plan: establishes two major SEAs/*SMAs* to preserve the special resources of the Santa Clara River Corridor and the Santa Susana Mountain High Country of the Ranch; preserves a major regional wildlife corridor which links the two *SMAs*; identifies potential restoration and/or enhancement areas; and provides a framework for the long-term management of conservation areas. The habitat conservation areas proposed for the *Specific Plan Area* would contribute to the formation of a regional system along the Santa Clara River Valley and in the Santa Susana Mountains. The 4,184-acre *High Country SMA* is to be dedicated to a *joint powers authority* consisting of the County, the City of Santa Clarita, and the Santa Monica Mountains Conservancy and will be managed by the Center for Natural Lands Management, a non-profit conservancy which will also own and manage the *River Corridor SMA*. In addition, although not part of the *Specific Plan*, the County has imposed an off-site condition, which further encourages conservation of natural resources. Specifically, upon approval of the first tract map adjacent to Ventura County in the Oak Valley Village of the Newhall Ranch Specific Plan, the applicant has agreed to grant to the public in perpetuity the approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County. The applicant, or its designee, shall satisfy this condition by dedicating said land in fee and/or by conservation easement, as determined by the County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch High County Special Management Area (SMA). The land shall be managed in conjunction with and in the same manner as the High Country SMA. Recreation and conservation activities will be funded through an open space financing district and an endowment by the applicant, and therefore, will be at no cost to the general public.

Newhall Ranch Project Objectives Land Use 3; Parks, Recreation and Open Space 1; Resource Conservation 1, 2, 3, 4, 6, 7 respond to this Policy.

Community Identity

11.1 Encourage development of distinct neighborhoods. Residents should be able to identify themselves as a part of a specific neighborhood or community within the greater Santa Clarita Valley.

11.2 Encourage appropriate aesthetic (landscaping, signage, street furniture, design themes, etc.) measures so that each community can be clearly distinguished from neighboring ones.

Analysis:

Although the five Villages that comprise Newhall Ranch share common planning principles and characteristics, they are defined by natural landmarks and topographical features that gives each Village and its center a unique sense of identify or theme. The individual design themes will be emphasized through entry statements, landscape corridors and thematic architecture. The Village concept provides residents the opportunity to identify with, and relate to, a small, manageable and defined area which helps to promote a sense of belonging and identification. The sense of community and identification is further reinforced through Village design themes and the provision of Mixed-Use Centers which provide many of the shopping, recreation and social needs of the residents within a convenient walking, biking or driving distance. The Design Guidelines of the *Specific Plan* provide for standards of design but flexibility to distinguish among individual neighborhoods.

Newhall Ranch Project Objective Land Use 7 responds to these Policies.

Lifestyle Options

12.1 Promote and support efforts by public and private agencies and citizen groups to provide the opportunity for a choice of living, working, recreation, and cultural pursuits for all ages, incomes, and ethnic groups. This variety of choice includes: housing densities, types, prices, rents, configurations, and sizes; employment opportunities (commerce, manufacturing, sales, professional, etc.); recreational activities (parks, theaters, indoor sports, amusement parks, bike paths, equestrian trails, etc.); and cultural facilities (museums, libraries, schools, etc.).

Analysis:

The *Specific Plan* provides a broad range and variety of dwelling unit types (from residential estates to multi-family residential housing) which will enable it to meet the housing needs of families of various sizes, incomes and age groups. Varied employment opportunities will be available within the *Specific Plan Area* and at nearby employment centers. The proposed Business Parks will provide employment opportunities in research and development, light manufacturing, warehouse and distribution, office and sales. Additional employment opportunities in retail, food service, banking, and entertainment will also be provided by the Commercial centers and Mixed-Use Centers. Off-site, the Valencia Commerce Center, Valencia Industrial Center and Magic Mountain Amusement Park, providing a wide range of 33,000 to 38,000 full and part-time jobs, will be a major source of employment for Newhall Ranch residents. Recreational uses will include ten Neighborhood Parks and three Community Parks, trails (including a Regional River Trail which will allow for the enjoyment of the Santa Clara River Valley Corridor by pedestrians, equestrians and bicyclists), a Golf Course, a Community Lake and a visitor-serving center. Finally, the *Specific Plan* also designates sites for schools, a library, churches and entertainment uses and is, of course, located adjacent to Magic Mountain Amusement Park, a nationally-known theme park.

Low-income housing is further supported by the Newhall Ranch Affordable Housing Program (Section 3.10 in Chapter 3 of the *Specific Plan*). The Affordable Housing Program provides for a total of 2,200 Affordable Housing Units which will consist of 440 Very Low Income Housing Units (of the 440 units, a minimum of 44 units will be reserved for seniors 62 years of age or older), 330 Low Income Affordable Housing Units (65 percent of the Los Angeles County median income), 220 Low Income Affordable Housing Units (80 percent of the Los Angeles County median income), and 1,210 Moderate Income Affordable Housing Units. The Affordable Housing Program requires that these units shall be provided in a

variety of residential units (for-sale and for-rent) and shall be disbursed throughout the *Specific Plan Area*.

Newhall Ranch Project Objectives Land Use 6,9,10,11; Parks, Recreation and Open Space 3,5,6 respond to this Policy.

Equal Opportunity

13.1 Promote and support efforts by public and private agencies and citizen groups to provide all residents with the opportunity to satisfy their needs for housing, employment, and physical and social services.

Analysis:

By providing a well-rounded (as described under the analysis for Policy 12.1 above), safe, functional and attractive living environment, Newhall Ranch will provide its residents with the opportunity to satisfy their housing, employment, physical and social service needs.

Newhall Ranch Project Objectives Land Use 6,9,10,11 respond to this Policy.

HOUSING ELEMENT

Low-Income Housing

2.1 Promote and support efforts by public and private agencies and citizen groups to provide sufficient housing in all price ranges to enable persons employed in a community to obtain housing in that community.

2.5 Promote and support efforts by public and private agencies and citizen groups to provide equal opportunity for low- and moderate-income persons and minority members to occupy suitable housing.

2.6 Encourage the development of socially and economically diverse communities.

2.7 Disperse low-income housing throughout urban areas.

Analysis:

The *Specific Plan* provides a broad range and variety of for-sale and for-rent dwelling unit types (from residential estates to multi-family residential housing) which will enable it to meet the housing needs of families of various sizes, incomes and age groups. Varied employment opportunities will be available within the *Specific Plan Area* and at nearby employment centers. Newhall Ranch residential *land use designations* (Estate, Low, Low-Medium, Medium, High, and Mixed-Use) will provide for-sale housing in a wide spectrum of price ranges and styles. Rental housing will also be provided, thereby enabling a wide range of persons employed within and near the *Specific Plan Area* to obtain housing. This range of housing provides the opportunity to create socially and economically diverse neighborhoods within the community and makes housing opportunities available to a wide variety of household types and compositions. Each of the five Villages has a full mix of the various residential land uses providing for the dispersal of dwelling types and life styles throughout the community.

The *Specific Plan* allows *Second Units*, Section 3.9, to be located in Estate and Low Residential *land use designations*. Within the Estate Residential category, one *Second Unit* is eligible to be constructed on each lot with the approval of a CUP. Within each Low Residential lot, one *Second Unit* is eligible to be constructed on each lot with the approval of a CUP and pursuant to the regulations set forth in Section 3.9, *Second Units*. This provides

the opportunity for inexpensive and affordable housing for low income households. It also provides the opportunity for homeowners to generate additional income to assist in meeting mortgage obligations, thereby making housing more affordable.

Land use designations, especially Medium (M), High (H), and Mixed-Use (MU), allow for higher intensity residential uses associated with those housing types which can provide rental rates and sales prices which low income households can afford. Four of the five Villages include all three of the above *land use designations* (M, H, and MU), and the fifth village includes Medium Residential. This would permit low income housing to be dispersed throughout the community in conjunction with low income housing programs supported by federal, State, local, and private agencies and organizations.

Low-income housing is further supported by the Newhall Ranch Affordable Housing Program (Section 3.10 in Chapter 3 of the *Specific Plan*). The Affordable Housing Program provides for a total of 2,200 Affordable Housing Units which will consist of 440 Very Low Income Housing Units (of the 440 units, a minimum of 44 units will be reserved for seniors 62 years of age or older), 330 Low Income Affordable Housing Units (65 percent of the Los Angeles County median income), 220 Low Income Affordable Housing Units (80 percent of the Los Angeles County median income), and 1,210 Moderate Income Affordable Housing Units. The Affordable Housing Program requires that these units shall be provided in a variety of residential units (for-sale and for-rent) and shall be disbursed throughout the *Specific Plan Area*.

Newhall Ranch Project Objectives Land Use 1, 2, 5, 6, 8, 9, 10, 11; Economic 1, 2, 3; and Mobility 3,5 respond to this policy.

COMMUNITY DESIGN ELEMENT

Compatibility and Proximity of Urban Activities

1.1 Mitigate where possible undesirable impacts of development on adjacent land uses through utilization of appropriate buffers, building codes and standards.

Analysis:

The *Specific Plan* provides for the transition from more intensive to less intensive development near adjacent land uses. Impacts to adjacent development have been minimized by and incorporated into the design of the Land Use Plan. First, *Open Area* and roadways are used to separate and buffer adjacent *development areas*. Second, the Village concept locates the highest intensity of uses in and around the Village Centers. Land use intensities decrease in a progressive manner as distance from the Village core increases. This provides for a logical succession of compatible adjacent land uses. The central organizing feature of the *Specific Plan* is its division into five distinct Villages, each with its own Village Center giving its residents access to commercial, recreational and public facilities. The highest intensity of uses is placed in and around the Village Centers, allowing for a range of housing products and convenient access to the Village Centers which will contain a variety of retail uses. This clustering of development around a centralized core provides for growth in a concentrated, rather than dispersed pattern, thus helping to preserve *Open Area* and *SMAs*. Also, a one-half mile-wide buffer to Ventura County south of the Santa Clara River and a one-eighth mile-wide buffer north of SR-126 have been provided to separate the Newhall Ranch *development area* from Ventura County land uses. The *Specific Plan* provides for over 6,170 acres of these major open areas.

The Business Park, *Open Area*, SR-126, and the rail corridor will serve as buffers between the Chiquita Landfill and residential development. Residential land uses near the Six Flags Magic Mountain theme park will be appropriately set back or noise mitigation measures will be utilized to reduce any noise-related impacts.

A sound wall or other noise mitigation measures will be used to reduce the sound effects of increased traffic from the project on Valencia Travel Village along SR-126.

All building construction will comply with all applicable building codes. The *Specific Plan* includes Design Guidelines to mitigate the visual impacts of development upon adjacent communities such as Val Verde and Hasley Canyon and the transportation corridors of SR-126 and Chiquito Canyon Road.

Newhall Ranch Project Objectives Land Use 3, 4; Mobility 2; Parks, Recreation and Open Space 1, 2; and Resource Conservation 1, 2, 3, 4, 6 respond to this policy.

Relationship of Urban and Natural Environments

2.1 Carefully integrate physical development in rural areas into the natural environmental setting.

Analysis:

Newhall Ranch is currently sparsely habited and is used for agriculture, *oil and natural gas operations*, and grazing, among other uses. However, it is not in a rural area but is located immediately adjacent to existing urban, suburban and semi-rural communities. Intensely developed Six Flags Magic Mountain theme park and the Stevenson Ranch residential community are located immediately to the east. Also to the east is the I-5 Freeway, the city of Santa Clarita, the community of Valencia and the Valencia Industrial Center. The Valencia Commerce Center, the semi-rural communities of Val Verde and Hasley Canyon and the Chiquita Canyon Landfill are located to the north of the *Specific Plan Area*. Immediately west of the Project are agricultural land uses in Ventura County.

In the Land Use Plan low intensity Estate development and *Open Area* have been located in those areas of the Newhall Ranch which are adjacent to low intensity existing rural land uses and have been used to separate and transition from higher intensity land uses in order to integrate the Project into the natural landforms and significant environmental features, such as the River Corridor, ridgelines, mountains, creeks, river bluffs, oak woodlands and High Country.

The *Specific Plan Area* is part of the Santa Clara River Valley Basin and associated watershed. The Newhall Ranch Conceptual Backbone Drainage Plan provides drainage and flood protection to the Project, while maintaining the existing natural condition of the Santa Clara River Valley. Vegetation will continue to flourish and bank stabilization will be utilized only in those peripheries of the river necessary for public safety. In fact, the

purpose of designating the Santa Clara River Corridor a *Special Management Area* is to provide for its preservation, enhancement and management.

The Hillside Preservation and Grading Plan for Newhall Ranch has been prepared in accordance with Los Angeles County Performance Review Criteria for Hillside Management Areas, and it includes reducing hillside grading by concentrating development in the lower, flatter areas of Newhall Ranch, thus preserving steep hillsides and prominent ridgelines.

A minimum 100 foot wide buffer adjacent to the Santa Clara River is required between the top river-side of bank stabilization and development within the *Land Use Designations* Residential Low Medium, Residential Medium, Mixed Use and Business Park unless, through *Planning Director* review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the SEA 23/*River Corridor SMA* or that a 100-foot-wide buffer is infeasible is infeasible for infrastructure planning. The buffer area can be used for public infrastructure. Also, a one-half mile-wide buffer to Ventura County south of the Santa Clara River and a one-eighth mile-wide buffer north of SR-126 have been provided to separate the Newhall Ranch *development area* from Ventura County land uses. The *Specific Plan* provides for over 6,170 acres of these major open areas.

Newhall Ranch Project Objectives Land Use 1, 2, 4; Parks, Recreation and Open Space 1, 2; and Resource Conservation 1, 2, 3, 4, 6, 7 respond to this policy.

Physical Appearances — Community Image

3.1 Establish standards on appearance and design issues within the Santa Clarita Valley where appropriate.

3.2 Require that all new power distribution networks, communication lines, and other service network facilities be located underground wherever practical. Transmission lines should be located underground where feasible.

3.3 Maintain a long-range program for the underground relocation of overhead power distribution facilities, telephone lines and other utility services.

3.4 Identify and use landmarks, topographic features and other dominant physical characteristics of each community as a focus for developing a community image.

3.5 Encourage planting of street trees in urban portions of the Santa Clarita Valley.

3.7 Promote and enhance a rural community character in rural areas.

Analysis:

The Newhall Ranch *Specific Plan* incorporates Design Guidelines for site planning, architecture, signage, landscape design, lighting, and grading. These design standards will ensure high quality, cohesive communities within the *Specific Plan Area*. Design Guidelines are located in Chapter 4 of the *Specific Plan*. The General Guidelines for Landscape Design require the planting of street trees in addition to groupings of accent trees at community, Village, and neighborhood focal points. Sign Regulations are located in Section 3.6 of the *Specific Plan*.

Newly-constructed power distribution networks, communication lines, and other service network facilities will be located underground, wherever practical, where power is less than 32 kv in compliance with Los Angeles County Department of Public Works policies.

Each of the five Villages of the Newhall Ranch is defined by natural landmarks and topographical features. Each Village has a unique sense of identity or theme, provided by the topography and natural features of its particular setting. Significant landmarks, landforms, and topographic features are preserved and incorporated into the Land Use Plan as focal points of the community and include such features as the Santa Clara River, Santa Susana Mountains, Sawtooth Ridge, river bluffs, and oak woodlands. Preservation of environmentally sensitive areas was also incorporated into the Land Use Plan. Sensitive vegetation/habitat zones were mapped as a part of the Newhall Ranch constraints study, EIR and Additional Analysis. Sensitive vegetation/habitat zones which are preserved include upland woodland habitats, coast live oak woodland, valley oak woodland, valley oak savanna, California walnut woodland and riparian habitats.

The *Specific Plan* protects the rural community character of the rural areas adjacent to and within the Newhall Ranch by use of Estate Residential, *Open Area*, and *Special Management Areas* on the Land Use Map as discussed in Section 2.1 above. The location of Estate Residential, *Open Area*, and *Special Management Areas* (River Corridor and High Country) adjacent to existing rural areas will serve to promote and enhance the rural community character by eliminating the possibility of more intensive development in those areas in the future.

Newhall Ranch Project Objectives Land Use 1, 2, 4, 6, 7; Parks, Recreation and Open Space 1, 2, 5; and Resource Conservation 1, 2, 3, 4, 5, 6, 7 respond to this policy.

ECONOMIC DEVELOPMENT ELEMENT

1.1 Promote a strong and diversified economy and the growth of job opportunities in the Santa Clarita Valley.

1.2 Encourage development of clean industries, a broad range of retail and service commercial uses, medical, entertainment facilities in appropriate locations.

1.3 Support infrastructure improvements in appropriate locations which contribute to development or expansion of employment producing uses.

Analysis:

The Newhall Ranch *Specific Plan* and Land Use Plan includes appropriate light industrial and commercial uses, which will accommodate a major portion of the projected needed jobs for the number of residents within the *Specific Plan Area* and meet the anticipated demand for products and services. The land uses within the *Specific Plan* will generate over 18,700 permanent jobs. Newhall Ranch will generate new local jobs with the implementation of five Mixed-Use Centers, three Commercial centers, and two Business Parks.

The Business Parks will provide employment opportunities in research and development, light manufacturing, medical, warehouse and distribution facilities, as well as many other permitted uses. Commercial centers will supply full-service retail, food service, medical, banking, entertainment, and automobile-related employment opportunities. The Mixed-Use Centers will contain a combination of retail/commercial, office and/or residential uses. The proposed residential and commercial land uses will generate significant economic purchasers, thereby increasing County revenues, while expanding the tax base.

Project-related infrastructure will be constructed to ensure expansion of employment opportunities. The *Specific Plan* includes a Phasing Program and a Public Services/Facilities Plan which provides infrastructure for the service and utility needs of the community in a timely manner, concurrent with development. All fire and other emergency/public safety planning programs will be coordinated with Los Angeles County. The roadway network of the Newhall Ranch Mobility Plan has been designed as an extension of the regional circulation element. It is designed to integrate modes of travel, accommodate anticipated traffic demands generated by the Project and surrounding development, and provide important roadway extensions and improvements such as the

widening of State Route 126, extensions of Magic Mountain Parkway and Valencia Boulevard, construction of Commerce Center Drive and the relocation of Chiquito Canyon Road and San Martinez Grande to provide safer access to SR-126. The community has been designed to provide alternative routes for public transit. The Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, connecting Los Angeles and Ventura Counties. A potential site for a future transit station in the *Specific Plan Area* has been identified which, in the interim, can be used as a possible park-and-ride lot. Commercial centers are sited to reduce automobile trips and maximize use of the pedestrian and bicycle trails which will be located throughout the Villages. Mixed-Use Centers will combine retail/commercial, office and/or residential uses for Village residents, thus using infrastructure more efficiently and providing a relatively self-sufficient community which provides a significant number of jobs as well as housing.

Newhall Ranch Project Objectives Land Use 1, 2, 6, 10; Economic 1, 2, 3; and Mobility 1, 3 respond to this policy.

CIRCULATION ELEMENT

Internal Urban Area Circulation

1.3 Review future traffic projections as actual land use changes occur. In addition to standard weekday traffic counts, weekend counts will be made on arterials significantly affected by weekend recreational areas

1.4 Encourage appropriate truck bypass routes throughout the community.

1.5 Consider the provision of pedestrian and bicycle access to major shopping centers in the Santa Clarita Valley.

1.7 Implement an arterial network that will adequately serve the rural to urban, recreational, emergency, and everyday circulation needs of the Santa Clarita Valley.

Analysis:

See analysis below under Inter-urban Access.

Inter-urban Access

2.1 Route 126 from the Antelope Valley Freeway to the Ventura County boundary is also recommended for construction as a 4-lane thoroughfare.

2.2 Encourage the provision of a rapid transit system connecting the Santa Clarita Valley with the Los Angeles metropolitan area.

Analysis:

The Mobility Plan and Phasing Program of the *Specific Plan* provide for orderly growth of transportation and circulation both within the community itself and in the regional context of Los Angeles and Ventura Counties. The Mobility Plan provides a broad variety of transportation infrastructure, which includes improvements for the automobile, local and regional transit, bicycles, and pedestrian activity. The roadway network of the Newhall Ranch Mobility Plan has been designed as an extension of the regional circulation element. It is designed to integrate modes of travel, accommodate anticipated traffic demands generated by the Project and surrounding development, and provide important roadway extensions and improvements such as the widening of State Route 126, extensions of Magic Mountain Parkway and Valencia Boulevard, construction of Commerce Center Drive and the relocation of Chiquito Canyon Road and San Martinez Grande to provide safer access to SR-126. Within the Newhall Ranch, State Route 126 will be constructed as a six-lane Limited Access State Highway and as a four-lane State Highway west of Potrero Valley Road. The circulation system of Newhall Ranch includes several highway elements which provide roadways which can be used by truck traffic to bypass local streets. These roadways include SR-126, Potrero Valley Road, Magic Mountain Parkway, Long Canyon Road, and Commerce Center Road.

Traffic projections and land uses changes will be incorporated into the future traffic analyses which will be conducted with the preparation and processing of tentative tract and parcel maps as the community develops over time.

The community has been designed to provide alternative routes for public transit. The Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, connecting Los Angeles and Ventura Counties. A potential site for a future transit station in the *Specific Plan Area* has been identified which, in the interim, can be used as a possible park-and-ride lot. Road standards provided by the *Specific Plan* are adequate to meet local and regional demands.

Provisions for pedestrian and bicycle access to Commercial centers and Mixed-Use Centers is included in the Master Trails Plan for Newhall Ranch. The Master Trails Plan provides a comprehensive system of bicycle, equestrian and pedestrian circulation throughout the *Specific Plan Area* and provides connections to regional trail systems. The trails will provide access to *Open Area* and *SMAs*, and connections between living areas, shopping, work, entertainment, schools and recreational facilities.

Scenic Highways

4.2 The Scenic Highways Plan designates highways intended for study to insure retention of scenic values. A major criterion for selection of proposed scenic highways was that a candidate highway pass through areas shown as predominately non-urban on the Santa Clarita Valley Land Use Policy Map. Designation of these routes is not intended to preclude urban development.

Analysis:

No highways within Newhall Ranch have been designated as scenic highways. However, SR-126 is the only route within the Newhall Ranch *Specific Plan Area* that has been designated and is listed as a “first priority scenic route” and proposed for further study. The General Plan Scenic Highway Element identifies criteria aimed at encouraging attractive land uses and maximizing the view from scenic highways. Examples of that criteria include:

? Control building heights, setbacks, and densities so as not to obstruct views.

? Screen incompatible land uses through landscaping, fencing or other means.

? Locate unattractive uses where they will have the least visual impact.

? Control outdoor advertising signs and billboards.

? Underground utility lines.

? Grade with a minimum disturbance to natural landforms and preserve outstanding trees and vegetation.

? Landscape sites that have been graded.

? Preserve lakes, rivers, shores and creeks in their natural condition or treat so as to result in a naturalistic appearance.

? Incorporate bikeways and riding and hiking trails into the planning of developments along scenic highways.

? Preserve important historical and architectural sites.

The Newhall Ranch Specific Plan incorporates many goals, policies, and design guidelines that result in the protection of the visual quality of scenic views from SR-126, as well as other local public roads, and which, in fact, provide the protection of the views from SR-126 as if it were a designated highway. Section 4.2, paragraph 3, of the Design Guidelines provides specific viewshed design standards which ensure that development along the River and SR-126 protects the views of the River and bluffs southerly of the River. In order to provide additional protection of the view from SR-126, the *Planning Director* or *Planning Commission*, as applicable, will review all land division maps and site plans within the River Corridor and will make a determination as to whether the project is in Substantial Conformance with the design guidelines, as set forth Section 5.2 paragraph 2b, Substantial Conformance.

While urban development will be present in the SR-126 corridor, the Land Use Plan preserves nearly 6,170 acres, or 51%, of the site in *Open Area* and SEAs/*SMAs*, including the most prominent features of the site: the Santa Clara River; the River bluffs and several steep, oak-filled canyons on the south side of the River; prominent features such as Sawtooth Ridge and Ayers Rock; oak savannah and woodland areas outside of the significant ecological areas; and the High Country of the Santa Susana Mountains. The site of the Asistencia, an outpost of the San Fernando Mission, is preserved and over 96% of the estimated 16,300 oak trees on the site are designated for preservation. The design of the *Specific Plan* assists in the preservation of visibility of natural features. For example, visual corridors from SR-126 to the River, river bluffs, and other prominent features to the

south are preserved in three locations, including a distance of nearly one mile in which there will be no urban development adjacent to SR-126 on its south side. The Regional River Trail on the north side of the River provides a visual enhancement to the SR-126 corridor and permits people to enjoy the natural views in a more direct manner than is available from an automobile. Community, Local Trails, and other trails in the community will connect to the Regional River Trail, making the SR-126 visual corridor available to Newhall Ranch residents as well.

The *Specific Plan* contains *Design Guidelines* (Chapter 4) which addresses site planning, architecture, fencing, landscape, lighting, and grading. One objective of the *Design Guidelines* is to promote an aesthetically pleasing connection between the built environment and the natural areas of the site. In this regard, guidelines address specific issues such as contour grading, the siting of homes to harmonize with natural surroundings, undergrounding of new utility lines, types and locations of fencing, and variation of building facades. The Development Regulations, Chapter 3, of the *Specific Plan* provide controls for building heights, *setbacks*, and number of units allowed. Also contained in the Development Regulations are a Sign Ordinance and Parking Regulations.

Newhall Ranch Project Objectives Land Use 2, 5, 8; Mobility 1, 2, 3, 4, 5; and Parks, Recreation and Open Space 6 respond to this policy.

PUBLIC SERVICES AND FACILITIES ELEMENT

Water Supply

1.1 Develop and use groundwater sources to their safe yield limits, but not to the extent that degradation of the groundwater basins occurs.

1.2 Use imported water to relieve overdrafted groundwater basins and maintain their safe yield for domestic uses outside of urban areas.

Analysis:

Domestic water service will be provided by the Valencia Water Company. The Valencia Water Company obtains contractual imported State water from the Castaic Lake Water Agency, and also has water wells using the Alluvial and Saugus aquifers. As discussed in detail in the EIR and Additional Analysis for the Project (Section 2.5, Water Resources), the water supply for the Project will come from three primary sources: groundwater that has been historically used for agricultural purposes by Newhall; water purchased from the Nickel Family LLC; and reclaimed water from a new Project Water Reclamation Plant, thereby minimizing any impact on the groundwater basin. Actual water delivery to the *Specific Plan Area* is an operational decision by the water company and is based upon many considerations including energy costs, existing infrastructure at the time of service, total water demands, State water deliveries, and others. However, water supply is as discussed above and in the Additional Analysis, and will minimize impacts to the groundwater basin and State Water Project water supplies. The anticipated domestic water demands for the Newhall Ranch are based on the projections for the specific land uses in the Land Use Plan and sophisticated demand usage factors. The Conceptual Backbone Water Plan of the *Specific Plan* shows details of the on-site system for the distribution of domestic water.

Newhall Ranch Project Objectives Resource Conservation 8,9 respond to this policy.

Liquid Waste Disposal/Reclamation

2.1 Require a public or private sewerage treatment system for developments which, if left unsewered, would threaten nitrate pollution of groundwater, or where otherwise required by County regulation.

Analysis:

The Newhall Ranch *Specific Plan* Conceptual Backbone Sewer Plan sets forth a collection system which will include a new County public Water Reclamation Plant and a collection system with pump stations and both gravity and force mains. All facilities of the sanitary sewer system will be designed and constructed in accordance with County standards and the plant will be operated and maintained by the County of Los Angeles and/or the Los Angeles County Sanitation District. No leach fields are proposed for the Project.

As discussed in the *Specific Plan,* EIR and Additional Analysis, a reclaimed water distribution system is proposed that will use properly treated wastewater for use on *Open Area* and other permitted land uses, thereby using the treated effluent and reducing the demand for ground and imported water and minimizing the discharge to the Santa Clara River and groundwater basin.

Newhall Ranch Project Objectives Land Use 6,10; and Resource Conservation 8 respond to this policy.

Flood Control/Drainage

3.1 Use floodways for recreation where feasible. Floodway recreational uses should be limited to those not requiring structures or improvements that could obstruct the natural flow of floodwater.

3.2 Construct flood control improvements to protect existing or proposed urban areas.

Analysis:

The Master Trails Plan provides a comprehensive system of bicycle, equestrian and pedestrian circulation throughout the *Specific Plan Area* and provides connections to regional trail systems. The trails will provide access to *Open Area* and connections between living areas, shopping, work, entertainment, schools and recreational facilities. The Santa Clara *River Corridor SMA* will incorporate a new Regional River Trail along the north side of the River which will provide recreational opportunities in the form of walking, jogging, equestrian, bicycling, and viewing of the river watershed and its habitat and wildlife. Local Trails on the south side of the River Corridor will provide pedestrian access to the Regional River Trail via two bridges over the Santa Clara River. None of these recreational uses will require improvements that will obstruct the flow of floodwater.

The *Specific Plan* encourages conservation, protection and enhancement of natural ecological, scenic, cultural and open area resources by avoiding inappropriate development in areas that are environmentally sensitive. Specifically, the Land Use Plan: establishes two major *SMAs* to preserve the special resources of the Santa Clara River and the Santa Susana Mountains; preserves a major regional wildlife corridor which links the two *SMAs*; identifies potential restoration and/or enhancement areas; and provides a framework for the long-term management of conservation areas. The habitat conservation areas proposed for the *Specific Plan Area* would contribute to the formation of a regional system along the Santa Clara River Valley and Santa Susana Mountains. Unimproved trail systems within the SEA 20/*High Country SMA* and near the drainage courses will permit recreation in these areas but will protect and preserve the sensitive habitat by limiting the type of recreation to passive uses and aligning the trails to avoid impact to the most sensitive areas.

The *Specific Plan Area* is part of the Santa Clara River Valley Basin and associated watershed. The Newhall Ranch Conceptual Backbone Drainage Plan provides drainage and flood protection to the Project, while maintaining the existing natural condition of the Santa Clara River. Vegetation will continue to flourish and bank stabilization will be utilized only in those peripheries of the river necessary for public safety. (In fact, the purpose of designating the Santa Clara River Corridor a *Special Management Area* is to provide for its preservation, enhancement and management.) The drainage plan is designed to provide facilities that will maintain storm water flows from the project during and after build-out at a level approximately equal to or less than predevelopment.

Newhall Ranch Project Objectives Land Use 3, 12; Parks, Recreation and Open Space 2,6; and Resource Conservation 1, 2 respond to this policy.

Solid Waste Disposal

4.1 Implement the Los Angeles County Solid Waste Management Plan and the Water and Waste Management element of the County General Plan, which contain policies and programs for the Santa Clarita Valley.

Analysis:

The Project will comply with the requirements of the Los Angeles County ordinance for recycling based upon the California Integrated Waste Management Board model ordinance under the California Solid Waste Reuse and Recycling Access Act of 1991. Wastewater management will be provided by construction of a new Water Reclamation Plant and the Conceptual Backbone Sewer Plan as discussed in the Liquid Waste Disposal/Reclamation section above. Water conservation programs will include, but not be limited to, the use of reclaimed water for the irrigation of the Golf Course, the Community Lake and other open area/recreation areas where use of reclaimed water is permitted by Los Angeles County health and safety regulations.

Newhall Ranch Project Objectives Land Use 2,6,10; and Resource Conservation 8 respond to this policy.

ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

Natural Resources

1.1 Restrict use of off-road vehicles to lands already disrupted by such uses or to lands exhibiting low environmental sensitivity.

1.2 As funding becomes available, give high priority to acquisition of areas possessing rare species and unique natural values for preservation of scientific and nature study.

1.4 Protect the viability of surface water, since it provides a habitat for fish and other water-related organisms, as well as being an important environmental component for land-based plants and materials.

1.5 Encourage clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain where consistent with existing community character.

1.6 Protect known archaeological and historical resources to the extent appropriate.

1.7 Require archaeological surface reconnaissance and impact assessment by a qualified archaeologist for any significant development proposed on, or adjacent to, known archaeological sites.

1.8 Promote air quality that is compatible with health, well-being, and enjoyment of life. The public nuisance, property and vegetative damage, and deterioration of aesthetic qualities that result form air pollution contaminants should be prevented to the greatest degree possible.

Analysis:

The *Specific Plan* encourages conservation, protection and enhancement of natural ecological, scenic, cultural and open area resources by avoiding inappropriate development in areas that are environmentally sensitive. Specifically, the Land Use Plan: establishes two major SEAs/*SMAs* to preserve the special resources of the Santa Clara River Corridor and the Santa Susana Mountain High Country of the Ranch; preserves a major regional wildlife corridor which links the two SEAs/*SMAs*; identifies potential restoration and/or enhancement areas; and provides a framework for the long-term management of conservation areas. The existing natural condition of the Santa Clara River will be maintained. Vegetation will be preserved and banks will be stabilized in limited areas where necessary for public safety and property protection. The habitat conservation areas proposed for the *Specific Plan Area* would contribute to the formation of a regional system along the Santa Clara River Valley and Santa Susana Mountains. Off-road vehicles, other than as may be necessary to promote and maintain the public health and safety, will be restricted from use of *Open Area* and the River and *High Country SEAs/SMAs* in the *Specific Plan*. The *Specific Plan* and the Resource Management Plan establish a method for the *SMAs* and *Open Area* to be turned over to a public or responsible private agency or foundation for their long term management and protection.

Estate Residential land uses have been designated in areas of hilly and mountainous terrain in order to minimize grading in these areas and to maintain the natural terrain consistent with the community character. Estate Residential *land use designations* are included in hilly areas of the northwestern corner and the northern portion of the Riverwood Village, the northwestern area of Long Canyon, and the higher elevations of the Potrero and Oak Valley Villages. Estate Residential areas and *Open Area* adjoin the entire interface with the *High Country SMA*, separating the High Country from more urban areas.

The central organizing feature of the *Specific Plan* is its division into five distinct Villages, each with its own Village Center giving its residents access to commercial, recreational and public facilities. The highest intensity of uses is placed in and around the Village Centers, allowing for a range of housing products and convenient access to the Village Centers which will contain a variety of retail uses. This clustering of development around a centralized core provides for growth in a concentrated, rather than dispersed pattern, thus helping to preserve open area and significant landforms. The Project provides for over 6,170 acres of major open area. In addition, to ensure the orderly growth of the community, and to attain plan goals such as the preservation of hillsides when feasible, and flexibility in

responding to changing housing needs, the *Specific Plan* allows for the transfer of residential dwelling units from one residential *land use designation* to another.

Eight archaeological sites and one historic site were identified in Phase I professional surveys as discussed in the Project EIR. There are no remains of the buildings standing at the historic site. Phase II investigations of the archaeological sites located within the proposed development areas have also been conducted by a qualified archaeologist consistent with and pursuant to State law to mitigate and to identify specific additional mitigation measures which may be necessary. The *Specific Plan* and Land Use Plan identify and preserve the historical Asistencia site. The EIR mitigation measures require further analysis, if necessary, at the tentative tract map stage.

To reduce the impacts to air quality, the *Specific Plan* minimizes travel time in Newhall Ranch by organizing the community into Villages with convenient Village Centers that give residents optimal access to commercial, recreational and public facilities. Although the Villages vary in size and shape depending on the natural features of the land, each Village features an activity core providing a range of amenities, depending on the size of the population served. Four of the five Villages contain Mixed-Use Centers containing retail, office, residential, recreation and public uses. In addition, several Commercial centers, which will include full-service retail, food service, banking, entertainment and automobile-related uses, will be located near arterial highways, business parks, apartment complexes and visitor-serving uses. Facilities are sited to reduce automobile trips and maximize use of pedestrian and bicycle trails.

The employment centers of the Valencia Commerce Center, the Valencia Industrial Center, Magic Mountain Amusement Park and the new Business Parks are also easily accessible from Newhall Ranch, reducing the need for longer trips to employment and reducing the overall vehicle miles traveled.

The Land Use Plan has been designed to provide many alternatives for public transit. The Village design concept facilitates transit use and provides for major transit stops at the Mixed-Use Village Centers. In addition, the Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A potential site for a future transit station has been identified which, in the interim, can be used as a park-and-ride site. Finally, the Master Trails Plan encompasses a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan Area* and provides connections to regional trail systems. The trails will provide access to *Open Area* and connections between living areas, shopping, work, entertainment, schools and recreational facilities providing an attractive alternative to the use of the automobile.

Newhall Ranch Project Objectives Land Use 3, 5, 11; Mobility 1, 3, 5; Parks, Recreation and Open Space 6; and Resource Conservation 1, 2, 6 respond to this policy.

Significant Ecological Areas

2.1 Protect identified resources in Significant Ecological Areas (shown on the Land Use Policy Map) by appropriate measures including preservation, mitigation and enhancement.

2.2 Advocate public acquisition of Significant Ecological Areas, especially where preservation and enhancement are of high priority.

2.3 Require site level analysis of proposed development projects within Significant Ecological Areas to ensure that adverse impacts upon resources within identified Significant Ecological Areas are minimized.

Analysis:

The *Specific Plan* encourages conservation, protection and enhancement of natural ecological, scenic, cultural and open area resources by avoiding inappropriate development in areas that are environmentally sensitive. Specifically, the Land Use Plan establishes two major SEAs/*SMAs* to preserve the biological resources of the Santa Clara River Corridor and the Santa Susana Mountains High Country; preserves a major regional wildlife corridor of one-half mile in width, which links the two *SMAs*; identifies potential restoration and/or enhancement areas; and provides a framework for the long-term management of conservation areas. The habitat conservation areas proposed for the *Specific Plan Area* would contribute to the formation of a regional system along the Santa Clara River and Santa Susana Mountains.

6,170 acres of the 11,963 acre *Specific Plan Area* have *land use designations* which specifically protect areas of high environmental sensitivity. These areas are comprised of two SEAs/*SMAs*: the SEA 23/*River Corridor SMA* and the SEA 20/*High Country SMA*, and *Open Area*, which is the designation for open land outside of the SEAs/*SMAs* and between development *Planning Areas*. The purpose of the SEA/*SMA land use designation* is to provide for the preservation, enhancement and management of these areas. The *Specific Plan* provides development standards structured to ensure compatibility of uses within these special resource areas. *Open Area* functions as buffer zones or greenbelts between *development areas*, as a transition to the SEAs/*SMAs*, or as protection of other environmentally sensitive areas.

In addition, the Newhall Ranch Resource Management Plan (Section 2.6) and, in particular, the Mitigation and Habitat Management Plan, ensure that biological resources of the Newhall Ranch site have been incorporated into the planning process to maximize the conservation of important biological features. The result is a conservation strategy that allows for the development of a site in a way that minimizes the effects to important biological resources. The *Specific Plan* and the Resource Management Plan also establish a method for the SEAs/*SMAs* and *Open Area* to be turned over to a public or responsible private agency or foundation for their long-term management and protection. The SEA 20/*High Country SMA* is to be dedicated to a *joint powers authority* consisting of the County, the City of Santa Clarita, and the Santa Monica Mountains Conservancy and will be managed by the Center for Natural Lands Management, a non-profit conservancy, which will also own and manage the SEA 23/*River Corridor SMA*. Recreation and conservation activities will be funded through an open space financing district and an endowment by the applicant, and therefore, will be at no cost to the general public.

Development standards specifically structured to ensure compatibility of uses within and protection of the SEA 23/*River Corridor* SMA and the SEA 20/*High Country SMA* are provided in the *Specific Plan* Development Regulations.

CONSISTENCY WITH THE GENERAL PLAN DESIGN COMPATIBILITY CRITERIA FOR EXISTING SIGNIFICANT ECOLOGICAL AREAS

The Los Angeles County General Plan requires that development proposed within a Significant Ecological Area (SEA) be reviewed for compliance with a set of six Design Compatibility Criteria contained in the General Plan. Portions of SEA 20 (Santa Susana Mountains) and SEA 23 (Santa Clara River) are located within the *Specific Plan*.

This review of conformance with the General Plan Design Compatibility Criteria examines the issues described below at a level of detail comparable to the detail in the *EIR* and *Additional Analysis* for the entitlements requested from the County. These entitlements include General Plan Amendments, *Specific Plan* and large lot (40 acre minimum lot size) parcel map for the purposes of sale, lease or financing only, among others. The compatibility analysis includes:

1. The effect on each SEA of the proposed adjustment in existing SEA boundaries to more accurately reflect the location of the biological resources for which the SEA was designated. The *Specific Plan* proposes to establish a *Specific Plan* designation of "*Special Management Area*" (*SMA*) over the adjusted SEAs. While the adjusted areas are called *SMAs* in the *Specific Plan*, the SEA designation would also remain in effect.

2. The effect on each SEA/*SMA* of the development permitted in the SEA/*SMA* and of the land uses shown in the Permitted Uses Matrix of the *Specific Plan* (Chapter 3, Table 3.4-2). The effects of particular land uses and infrastructure improvements which are proposed or permitted are evaluated at a level of detail consistent with the information in the *Specific Plan*.

3. The indirect effects of the *Specific Plan* on each SEA/*SMA*. Issues related to indirect effects include flooding, sedimentation, water quality, access by people and pets, and recreational use.

ASSESSMENT OF THE SPECIFIC PLAN'S CONSISTENCY WITH THE EXISTING SEA 20 (Part of SEA 20: Santa Susana Mountains)

1) The development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.

The proposed SEA boundary adjustment results in an area which is approximately 237 acres larger than the original SEA on the site. The original SEA within the *Specific Plan Area* is approximately 3,947 acres in size, while the adjusted *SMA* area would be approximately 4,184 acres. The boundary adjustment would provide a beneficial impact by creating an *SMA* that contains larger amounts of higher quality habitats than does the original SEA.

The adjustment in boundaries increases the net acreage of sensitive habitats by 195 acres, which includes an additional 166.1 acres of Coastal sage scrub habitat and 28.9 acres of Live oak woodland. The Habitat Value Ranking analysis described in Section 4.6 of the *EIR* provides a second measure of the impact of the boundary modification. This analysis indicates that the amount of land in the lower value habitats (1 and 2) would be increased by 31.3 acres, while the land in the higher value habitats (3 and 4) would be increased by 206.5 acres.

The boundary change would not substantially increase the contact between *Specific Plan* land uses and the *SMA* and wildlife corridor, and nearly all of the interface is separated by steep slopes which reduces potential access and impacts created by people and pets. The general effect of the boundary change would be to add approximately 237 acres at the northeast edge. The *Specific Plan* land uses would be separated by high, steep slopes from the canyon which forms the wildlife corridor and thus a sufficient buffer is provided between the corridor and the *Specific Plan* uses. This edge of development is shown on Exhibit 2.6-7 of the Resource Management Plan (Chapter 2.6 of the *Specific Plan*). The separating slopes would prevent direct access by residents to the wildlife corridor, and would greatly reduce access by pets. In addition, *Specific Plan* land uses have been modified so that Estate Residential and *Open Area land use designations* now adjoin nearly the entire northern boundary of the *SMA*, buffering it from more urban uses within the *Specific Plan*.

Upon approval of the *Specific Plan*, the provisions of the Resource Management Plan (RMP) become effective. The RMP requires that a conservation easement be established over the *SMA*, and that a detailed program be developed for its long-term management and ownership. As a result of these actions, the *SMA* would be preserved in perpetuity and would be managed and maintained.

The land uses shown on the Land Use Plan of the *Specific Plan* within the *High Country SMA* consist of unimproved hiking/equestrian trails. In addition, the Permitted Uses Matrix of the *Specific Plan* permits a range of low intensity land uses which could be proposed in the future. See Chapter 3, Table 3.4-2, Permitted Uses Matrix.

With the exception of the unimproved hiking/equestrian trail, it is currently not known which of the above uses may be proposed in the future or whether any will be proposed. However, the Permitted Uses Matrix provides that each of the uses permitted in the High Country be reviewed under the County General Plan SEA criteria and Section 22.56.215 of the Los Angeles County Zoning Code, which implements the County General Plan provisions regarding SEAs. This Section requires a conditional use permit (CUP) for any use which is the subject of a building permit, grading permit, or a minor land division or subdivision within a SEA. Under Section 22.56.215 a review for the requirement of a CUP would be required for all the permitted uses with the possible exception of the unimproved hiking and equestrian trails and existing uses. Under this Section a CUP would also be completed for the uses shown on the Land Use Plan because these would require, or would be part of a development which requires a subdivision, a grading permit or building permits. At the *Specific Plan* level it would be speculative to evaluate the compatibility of future unknown details of potential permitted land uses; however, the *Specific Plan* does impose sufficient controls so as to ensure future review and compatibility determinations for these uses under the County General Plan SEA criteria and Section 22.56.215 of the Los Angeles County Zoning Code.

The description of SEA 20 in the General Plan states that medium intensity recreational uses, which include overnight camping and daytime equestrian use, are compatible with the SEA. The *Specific Plan* limits public recreational access in the *SMA* to day use by hikers and equestrians. Trail bikes and motorized dirt bikes would be prohibited. Therefore, the intensity of recreational use would not exceed that described in the General Plan. The proposed management and maintenance of the *SMA* would also help to prevent deterioration of SEA resources which might result from public recreational use.

The *High Country SMA* is to be dedicated to a *joint powers authority* consisting of the County, the City of Santa Clarita, and the Santa Monica Mountains Conservancy and will be managed by the Center for Natural Lands Management, a non-profit conservancy which will also own and manage the *River Corridor SMA*. Recreation and conservation activities will be funded through an open space financing district and an endowment by the applicant, and therefore, will be at no cost to the general public.

2) The development is designed to maintain waterbodies, watercourses, and their tributaries in a natural state.

All drainages within the *High Country SMA* would be retained in a natural state. However, culverts may be provided where needed to protect the access roads or trails. In addition, inlet devices are proposed in certain locations in the *SMA*, as shown on *Specific Plan* Exhibit 2.5-1, Conceptual Backbone Drainage Plan. The inlets would be required in order to develop property outside of the *SMA*. As that development would require a subdivision, among other permits, the associated inlets would be reviewed under the County General Plan SEA criteria and Section 22.56.215 of the Los Angeles County Zoning Code, as discussed above. Furthermore, all impacts to drainages in the *High Country SMA* would be fully mitigated under the Resource Management Plan which requires restoration and/or enhancement as mitigation of impacts to riparian vegetation.

3) The development is designed so that wildlife movement corridors are left in a natural and undisturbed state.

Retention of the *High Country SMA* in a largely natural and undisturbed state would preserve the major wildlife movement corridors and migratory paths which currently exist in the *SMA*. Access for wildlife between the *SMA* and the Santa Clara River would continue to be available through the Salt Canyon wildlife corridor, which is the most significant wildlife corridor on the property. The value of this corridor is high due to its relative remoteness, the quality of habitats present, and the fact that it is an integral part of the *High Country SMA*s' approximately 4,184 acres. The connection of the *High Country SMA* to the River through the Salt Creek corridor would provide a regionally significant open area system and would remain in a natural and undisturbed state. The Salt Creek wildlife corridor drainage joins the River offsite in Ventura County. In addition, although not part of the *Specific Plan*, the County has imposed an off-site condition that enhances the *Specific Plan's* compatibility with existing SEA 20 resources. Specifically, upon approval of the first tract map adjacent to Ventura County in the Oak Valley Village of the Newhall Ranch Specific Plan, the

applicant has agreed to grant to the public in perpetuity the approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County. The applicant, or its designee, shall satisfy this condition by dedicating said land in fee and/or by conservation easement, as determined by the County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch High County Special Management Area (SMA). The land shall be managed in conjunction with and in the same manner as the High Country SMA.

4) The development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from the proposed use:

Virtually all of the *High Country SMA* is being retained in a natural state. Vegetative cover within the *SMA* will be naturally enhanced by the withdrawal of grazing, with the exception of grazing for management purposes as provided for in the Resource Management Plan. The *High Country SMA* is identified as a primary location for oak resource planting to mitigate impacts which might occur within the development areas of the *Specific Plan*. As indicated in the Biotic Section of the EIR, as many as 633 oak trees may be impacted by development, and these would be replaced on at least a 2:1 ratio, as governed by the County Oak Tree Ordinance. The RMP further requires restoration and/or enhancement to mitigate any riparian vegetation or *oak resources* which are disturbed during development of uses within the *High Country SMA*. The vertical elevation of the adjacent development and the transition from higher intensity land uses to very low intensity adjacent to the *SMA* also provide buffers to the *SMA* resources. Additionally, steep slopes will provide buffers between the *SMA* and residential uses in the northwest area of the *SMA*. Section 2.6, paragraph 2b(3)(b), Transition/Fuel Modification Areas, of the *Specific Plan* institutes protections of the interface between the High Country and adjacent residential development.

5) Where necessary, fences or walls are provided to buffer important habitat areas from development:

In virtually all areas where the *High Country SMA* adjoins residential areas to be developed under the *Specific Plan*, the interface between development and natural area is composed of steep slopes which will minimize or eliminate access to the *SMA* by people and pets. The interface would be controlled by the standards of the Wildfire Fuel Modification Zones, which would include a plant palette which would be compatible with the adjoining natural vegetation of the *SMA and* Section 2.6, paragraph 2b(3)(b), Transition/Fuel Modification Areas*,* as discussed in 4) above. *Specific Plan* Exhibit 2.6-7, Salt Creek Wildlife Corridor

Perspective shows the vertical separation between the Salt Creek wildlife corridor and nearby homes. Walls or view fences are typically provided at the rear or sides of residential land uses, and these would separate residents from the *SMA* although the steep slopes between the lots and the SEA make fences and walls unnecessary for buffering purposes. Habitat areas are further protected by the provisions of Section 2.6.2.b.(3)(b) which restrict construction of buildings and other structures to developed pads within Planning Areas OV-04, OV-10, PV-02, and PV-28 and prohibits construction on southerly slopes facing the *High Country SMA* and in the area between the original SEA 20 boundary and the High Country boundary. Recreational access to the *SMA* would occur primarily through the Visitor Serving *land use designation* which is shown on the Land Use Plan in a location immediately adjacent to the *SMA*. It is intended that this area be the control point for residents and visitors to access hiking and equestrian trails in the High Country. The Resource Management Plan (Section 2.6 of the *Specific Plan*) requires graded areas adjacent to and within SEAs to be clearly marked thereby buffering and avoiding important habitat areas from impacts from development. Furthermore, Chapter 4 (Design Guidelines) of the *Specific Plan* requires shielded lighting fixtures to minimize glare and direct rays impacts upon adjacent areas, resulting in additional protection of the habitat areas.

6) <u>Roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths:</u>

At the *Specific Plan* level it is not possible to accurately assess the impacts that future road and/or utility construction would have because the *Specific Plan* does not propose any such projects. Under Section 22.56.215 of the County Zoning Code, however, an SEA CUP would be required for any such construction or subdivision, and this would require an evaluation of the project's conformity with the General Plan Design Compatibility Criteria for SEAs. Environmental review would also be required and would define the anticipated impacts and necessary mitigation.

ASSESSMENT OF THE SPECIFIC PLAN'S CONSISTENCY WITH THE EXISTING SEA 23 (Part of SEA 23: Santa Clara River)

SEA 23 Boundary Adjustments

The proposed adjustments to the existing boundaries of SEA 23 are consistent with General Plan policies requiring the protection of natural resources within SEAs. The *Specific Plan* has been designed to avoid sensitive resources within the existing SEA 23 boundaries to the greatest extent possible. The existing SEA 23 boundary on the *Specific Plan* site is approximately 1,290 acres in size. Under the *Specific Plan*, the size of SEA 23 would be reduced to 975 acres, or a net reduction of 315 acres. As shown below, the 315-acre net reduction in SEA 23 acreage consists of the following:

- 11 acres	Non-Sensitive Habitat Removed
-309 acres	Agricultural/Other Disturbed Land Removed
+ 5 acres	Sensitive Habitat Added to the Existing SEA 23
-315 net acres	Total Land Removed from Existing SEA 23 Boundary

As shown, the vast majority of land redesignated from SEA 23 to other *Specific Plan land use designations* consists of existing agricultural or other types of disturbed lands.

Regarding the sensitive riparian habitat, the amount removed for development from the existing SEA 23 boundary under the *Specific Plan* would be approximately one acre. In addition, 8 acres of sensitive riparian habitat would be redesignated from the existing SEA 23 to the *Specific Plan's Open Area* designation. Finally, 14 acres of sensitive habitat, which are not within existing SEA 23 boundaries, would be added to the existing SEA 23 boundary under the *Specific Plan*. Accordingly, implementation of the *Specific Plan* would result in a net *increase* of 5 acres in the amount of sensitive riparian habitat contained in the existing SEA 23 boundary. This net increase in sensitive riparian habitat acreage is calculated as follows:

1 acre	Redesignated from SEA 23 to non-residential/ infrastructure-related *land use designations*
8 acres	Redesignated to Open Area
14 acres	Sensitive habitat added to the existing SEA 23
5 net acres	Sensitive habitat added to the existing SEA 23 boundary

For the reasons discussed below, the proposed boundary adjustments to existing SEA 23 (one acre for development and 8 acres redesignated to Open Area) are considered to be consistent with the General Plan's policies as they relate to resources within existing SEAs. First, as to the 8 acres redesignated from SEA 23 to the Open Area designation, the Open Area designation provides resource protection, which is comparable to that provided by the SEA designation. For example, the Open Area and SEA designations both allow agricultural uses, grazing, recreational uses, greenhouses, trails, golf courses, oil and natural gas operations, and sand and gravel extraction activities, subject, in some instances, to a conditional use permit. However, certain uses (*e.g.*, residential uses, commercial uses, animal hospitals and campgrounds) are conditionally permitted in SEAs, but are not permitted within the Open Area designation under any circumstances. Consequently, the acreage within the existing SEA 23 proposed to be transferred to the Open Area designation (8 acres) will receive a degree of protection which is comparable to that provided by the County's SEA designation.

In addition, some of the sensitive habitat to be redesignated to the Open Area designation has been redesignated because it is not the type of habitat intended for protection within SEA 23 (*i.e.*, riparian habitat necessary for the unarmored threespine stickleback fish), and because much of the acreage would receive adequate protection under the Open Area designation. Specifically, the Santa Clara River SEA was designated predominantly because of the presence of habitat for the unarmored threespine stickleback. (*See*, Los Angeles County General Plan Background Report, p. OS-A30 to OS-A31.) Therefore, SEA habitat that does not contribute to the stickleback's survival may be removed from the SEA designation, particularly where, as here, the acreage is being redesignated to another preserve classification (Open Area). With regard to the eight acres of habitat redesignated to Open Area, some of that acreage exists on bluffs above the River and the remainder is generally fragmented and isolated. The County has further determined that the limited amount of habitat to be redesignated Open Area (8 acres) does not contribute significantly

to the survival of the stickleback and, therefore, may be removed from SEA 23 as part of the boundary adjustments associated with the revised *Specific Plan*.

Second, as to both the one acre redesignated from SEA 23 for development (and not otherwise protected) and the 8-acre redesignation from SEA 23 to Open Area, within the Land Use Element, the General Plan states that: "It is the intent of the General Plan policy to preserve the County's significant ecological resources and habitat areas in viable and natural conditions." See, Los Angeles County General Plan, p. LU-A12. The redesignation of one acre of sensitive habitat for development and the 8-acre redesignation to Open Area will not affect the County's ability to preserve the existing SEA 23 in a viable and natural condition. After redesignation of the one acre, the existing SEA 23 area will contain approximately 385 acres of sensitive riparian habitat, which is five more acres of sensitive riparian habitat than presently exists in the SEA. Moreover, the one acre proposed to be redesignated for development consists of small patches of fragmented and disconnected habitat distributed throughout the *Specific Plan Area*, and that acreage is required for public roads, utilities and development. Such small, isolated habitat patches are considered to have a lower biological value than large areas of contiguous sensitive habitat. Consequently, redesignation of the one acre from existing SEA 23 does not pose a legitimate threat to the continued viability of the sensitive resources with the existing SEA 23 boundary. As to the 8-acre redesignation, as stated above, the Open Area designation would provide resource protection comparable to that provided by the SEA designation.

In addition to overall habitat values, the acreage within the existing SEA 23 boundary would remain in a viable and natural condition in terms of other important ecological functions, even with implementation of the *Specific Plan*. The acreage within the existing SEA 23 boundary would continue to function as an east/west wildlife movement corridor and as habitat for the unarmored threespine stickleback, because the *Specific Plan* retains both the riparian vegetation in the Santa Clara River and the natural flow of the water without the need for periodic vegetation clearing. In addition, the *Specific Plan* would result in an increase in the amount of river bottom available to the unarmored threespine stickleback. The *Specific Plan* also establishes transitions, or "buffer" areas, to separate sensitive habitat within the existing SEA 23 boundary from the proposed urban land uses. In addition, the tributaries to the Santa Clara River within SEA 23 (Castaic, San Martinez, and Chiquito Canyon Creeks) would be maintained and preserved in a largely natural state with soft bottoms.

The *Specific Plan* is consistent with General Plan policies regarding the balancing of SEA policies against other competing public needs. In its discussion of SEA policies, the General Plan states: "Major factors influencing the realization of Plan [SEA] objectives . . . include . . . the competing priorities between resource preservation and other critical public needs." *See*, Los Angeles County General Plan, p. LU-A12. Adjustment of the existing SEA 23 boundary, including redesignation of one acre of sensitive habitat, will serve other critical public needs. For example, the *Specific Plan* will provide a broad spectrum of housing, including affordable housing that will help meet the County's long term housing needs. The size and single ownership of the Newhall Ranch site provide opportunities to develop a comprehensive master plan community in which land uses, infrastructure and public services are properly planned and sited. The *Specific Plan's* Business Park, Commercial and Mixed Use *Land Use designations* will provide approximately 18,700 permanent jobs that will help the County achieve its economic goals. The *Specific Plan's* bridge crossings implement portions of the County's Master Plan of Highways and are considered essential to the development of a local and regional transportation system. In addition, the Specific Plan's Resource Management Plan includes an extensive mitigation and habitat management program for the existing SEA 23/*River Corridor SMA*. The Resource Management Plan is considered a significant benefit to the River Corridor. The *River Corridor SMA* would also be dedicated to the public and managed, neither of which occur in SEAs (lands under the County's SEA designation remain under private control and are not typically managed for resource protection).

Specific Plan Development Within Existing SEA 23

The Land Use Plan proposed as part of the Newhall Ranch Specific Plan has been designed to avoid impacts to sensitive resources, and where avoidance is not possible, to minimize impacts where feasible. A total of 380 acres of sensitive habitat is present within the existing boundaries of SEA 23. Of the 380 acres, one acre (or 0.3 percent of the sensitive habitat areas) would be directly impacted by proposed development under the *Specific Plan*.

The Los Angeles County General Plan identifies six criteria applicable to development proposed within SEAs. The criteria are used to ensure that proposed development is compatible with the resources found within SEAs. The information presented below compares the six compatibility criteria with the development proposed within the existing SEA 23 under the Newhall Ranch Specific Plan.

1) <u>The development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.</u>

The Santa Clara River is a regionally significant biological resource. Its value is derived from the inherent value of its riparian habitats and associated species, and from its function as a regional wildlife corridor. At the inception of planning for the *Specific Plan* the following objectives were developed in order to balance the environmental and flood control issues presented by the Santa Clara River, as required by the County General Plan. These objectives were used to determine at a *Specific Plan* level of detail the boundaries of the River Corridor, which is proposed to be set aside as the *River Corridor SMA* (SEA).

? The flood corridor must allow for the passage of Los Angeles County Capital Flood flows without the permanent removal of natural River vegetation (except at bridge crossings);

? The banks of the River will generally be established outside of the "*Waters of the United States*" as defined by Federal laws and regulations, and as determined by the delineation completed by the United States Army Corps of Engineers (ACOE) in August, 1993;

? Where the ACOE delineation width is insufficient to contain the Capital Flood flow, the flood corridor will be widened by an amount sufficient to carry the Capital Flood flow without the necessity of permanently removing vegetation or significantly increasing velocity;

? Where development is proposed within the existing Los Angeles County 50-Year Capital Flood Plain, the land where development is to occur will be elevated in accordance with Los Angeles County policies to remove it from the flood plain and;

? Bank stabilization will occur only where necessary to protect against erosion.

The proposed adjustment in the current SEA boundaries would reduce the overall acreage of the SEA from approximately 1,290 acres to 975 acres, which is a reduction in land area of 315 acres. Approximately 23 acres of the total area redesignated involve sensitive habitat. However, the proposed changes to the SEA area must be understood in context. In this case, only a very small amount of sensitive habitat area (*i.e.*, one acre, or 0.08 percent of the existing SEA) is being redesignated from the existing boundaries of SEA 23 due to proposed development. In fact, the existing amount of sensitive riparian habitat that would occur in SEA 23 would actually *increase* under the *Specific Plan* by five acres, instead of the 103-acre decrease, which was proposed in the original Final EIR; 14 acres of sensitive riparian habitat would be added to the SEA, while one acre would be redesignated and then developed, and eight acres would be redesignated from SEA 23 to Open Area, because it is not riparian in nature, or it represents relatively small fragments of sensitive habitat isolated from the riparian resources of the river. In addition, a total of 62 acres of land is proposed to be added to SEA 23 (377 total acres proposed for redesignation from the existing SEA to residential and non-residential land uses, while 62 acres are proposed for addition for a net reduction in existing SEA acreage of 315 acres). The redesignations were made with consideration to the type and quality of the habitat and the purpose of the SEA 23 (preservation of riparian habitats and associated species). A description of the disposition of land redesignated from SEA 23 is provided below. The *Specific Plan* also addresses the one acre of sensitive habitat proposed to be redesignated from SEA 23 to non-residential land uses.

(In addition, as part of the *Specific Plan*, all of the riparian vegetation and all *oak resources* will be restored in the most suitable areas of the SEA 23/*SMA* as identified and required under the Resource Management Plan or under regulations of the ACOE and State Department of Fish and Game.)

This discussion demonstrates that309 acres of agricultural/disturbed areas and 11 acres of non-sensitive habitat types that are appropriately placed outside the SEA boundary after a more detailed mapping of the SEA would be redesignated from existing SEA 23 to residential and non-residential land uses, while five net acres of sensitive habitat would be added to the existing SEA 23. The net result is a 315-acre reduction in the size of the existing SEA 23. The five net acres of added sensitive riparian habitat are calculated as follows: Eight acres will be redesignated to Open Area land use category, and one acre redesignated for non-residential land uses will be replaced through restoration or enhancement of appropriate areas within the boundaries of the existing SEA 23 or the proposed SEA 23/*River Corridor SMA*. Finally, pursuant to the *Specific Plan*, 14 acres of sensitive habitat would be *added* to the existing SEA 23. Consequently, the proposed development would result in a net increase in protected sensitive riparian habitat of approximately five acres within SEA 23. Therefore, the *Specific Plan* is designed to be highly compatible with the biotic resources present in SEA 23.

In areas adjoining the SEA 23/*River Corridor SMA* on the south side of the River, the *Specific Plan* designates a 2,822 ft. (over 2 miles) interface and direct linkage of the River to the SEA 20/*High Country SMA* and 444 acres of *Open Area*, of which approximately 415 acres will remain in a largely natural state. This *Open Area* includes the steep, oak-filled canyons which contain blueline streams tributary to the River, the River bluffs, and ridges contiguous with the River Corridor. This *Open Area* preserves over 197 acres of sensitive habitats including 149 acres of Coastal sage scrub, 4 acres of Cottonwood/Oak woodland, 39 acres of Coast live oak woodland/Mainland cherry, 5 acres of Elderberry scrub, and 0.01 acres of Mesic meadow. As a part of the *Specific Plan* this *Open Area*, excluding Community Parks, would be offered for dedication and long-term management to the Center for Natural Lands Management in phases as subdivision maps are recorded. Management will be funded by the $2 million endowment provided by the applicant at no cost to the general public. After combining the land preserved in the revised SEA (975 acres) with the preserved Open Area immediately adjacent to the revised SEA (4,184 acres), a total of 1,390 acres of undisturbed land would be preserved as part of the *Specific Plan*, including 577 acres of sensitive habitat. Existing SEA 23 consists of 380 acres of sensitive habitats. Due to *Specific Plan* implementation, 197 additional acres of sensitive habitats within and adjacent to the SEA 23/*River Corridor SMA* will be permanently preserved when compared with the amount of restricted land within the existing SEA 23.

Upon approval of the *Specific Plan*, the provisions of the Resource Management Plan (RMP) become effective. The RMP provides standards for the mitigation of impacts to the riparian and *oak resources* in the SEA 23/*SMA* through restoration and enhancement activities. The RMP would require that a conservation easement be established over the SEA 23/*SMA* after development of areas adjoining the River are complete, and includes the removal of commercial cattle grazing. Furthermore, the RMP requires that the SEA 23/*River Corridor SMA* shall be offered for dedication to the Center for Natural Lands Management in fee and that the Center will manage the SEA 23/*River Corridor SMA* as a significant ecological area. The RMP also requires that a *Conservation and Public Access Easement* shall be offered to the County prior to the fee dedication.

The *Specific Plan* is highly compatible with the biotic resources present and does set aside appropriate and sufficient undisturbed area in that the *Specific Plan* proposes to retain SEA 23 in a natural state. As spelled out in the objectives above, the River Corridor would be sufficiently wide (and in certain locations widened) to handle the County's Capital Flood while retaining the riparian vegetation. Winter storm runoff would continue to open its own channels through the River vegetation, flowing in a natural, non-invasive manner and preserving the meandering characteristics of the streambed. Under this concept, periodic clearing of vegetation from the River in order to preserve flood flow capacity would not be required. Further, the preservation of the tributary canyons and bluffs on the southerly side of the River, provides an additional 444 acres (including 415 acres of undisturbed land) which will be dedicated to *Open Area* adjacent to the River. Due to implementation of the *Specific Plan*, the amount of sensitive riparian habitat found in the existing SEA 23 would increase by approximately five acres and an additional 192 acres of additional sensitive habitat areas adjacent to the SEA 23/*River Corridor SMA* would be permanently preserved.

The *Specific Plan* calls for a minimum 100 foot wide buffer adjacent to the Santa Clara River between the top river-side of bank stabilization and development within the *Land Use Designations* Residential Low Medium, Residential Medium, Mixed-Use and Business Park, unless, through *Planning Director* review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the *Specific Plan* and applicable County policies.

2) The development is designed to maintain waterbodies, watercourses and their tributaries in a natural state.

As discussed above, the *Specific Plan* would maintain the Santa Clara River in a largely natural state. Furthermore, as discussed in Section 4.2 (Flood) of the *EIR* and in Section 2.3 (Floodplain Modification) of the *Additional Analysis*, in a 50-Year Capital Storm, total storm flows subsequent to development would be decreased by approximately 12%, and total debris volume would be reduced by approximately 30% from their pre-development levels. Because the development of the *Specific Plan* does not increase site runoff during a Capital storm, it would not result in upstream or downstream flooding of the River. During smaller two-year storms (rather than the 50-Year Capital Flood design event), the depth of flow in the Santa Clara River at the County line would change from approximately 2.34 feet under pre-development conditions to 2.39 feet under post-development conditions, which represents an increase of 0.6 inches in depth. The velocity of flow would increase no more than 3% at the County line due to development of the *Specific Plan* and, in all cases, the post-development velocity for the two-year storm would be approximately 5 feet per second. No significant increases in velocity, erosion or sedimentation would occur in the River. Consequently, existing biotic resources would not be significantly impacted by implementation of the *Specific Plan*.

A 6.8 million gallons per day (mgd) water reclamation plant (WRP) will be developed to serve the *Specific Plan* land uses. A recycled water distribution system will be designed to use tertiary treated wastewater from the WRP to irrigate land uses within the *Specific Plan* which can accept non-potable water. The Wastewater Section of the EIR anticipates that there would be approximately 255 to 1,025 acre feet of the recycled water which may not be needed during the winter months and which could be discharged to the River. This results in a 6% increase in the annual flow volume in the River at the County line. The discharge would be 319 acre-feet per month in the highest months of December and January. This translates to a flow rate of approximately 2.1 cubic feet per second. During a year of average rainfall, the WRP discharge of 2.1 cfs would increase the River flow of 56 cfs by about 3.7%. Although it is possible that the 2.1 cfs discharge could increase the River flow of 17 cfs by about 12% in a drought year, it is highly unlikely since irrigation requirements for landscaping in a drought year would increase and the actual discharge would be significantly reduced. The average annual and peak WRP discharges of recycled water do not significantly increase the River flow, either annually or monthly.

Potential indirect impacts to the *River Corridor SMA* due to sedimentation and debris transport during construction and subsequent to development would be controlled by the installation of devices such as desilting and debris basins, drainage swales, slope drains, storm drain inlet/outlet protection, and sediment traps which would be designed as part of final drainage plans prepared for each subdivision. Section 2.5 (Public Services and Facilities Plan) of the *Specific Plan* provides conceptual drainage and flood control improvements which include National Pollutant Discharge Elimination System (NPDES) water quality basins; requires that all tributaries with flows greater than 2,000 cfs would require open drainage systems; and requires that all additional NPDES requirements be met.

The confluence of the tributaries (Castaic, San Martinez, and Chiquito Canyon Creeks) to the Santa Clara River are all maintained within the *SMA* boundaries (SEA) and are preserved in a largely natural state pursuant to the Sections 2.5 (Public Services and Facilities Plan) and 2.6 (Resources Management Plan) of the *Specific Plan*.

In summary, the *Specific Plan* has been designed to maintain waterbodies, watercourses, and their tributaries in a natural state. As indicated above, no significant increases in velocity, erosion, or sedimentation would occur in the river because of the *Specific Plan*. During most storm events, the velocity and depth of the river would remain unchanged from current conditions, since the course of the river is able to meander without being constrained by bridge abutments or bank protection. It is only in the infrequent, 50- to 100-year event where small increases in depth or velocity will occur at certain locations along the river.

3) <u>The development is designed so that wildlife movement corridors are left in a natural and undisturbed state.</u>

The retention of riparian vegetation in the River and natural flow of the water without the need for periodic vegetation clearing; the *Specific Plan* now shows a substantially reduced level of impact to sensitive riparian habitat along the Santa Clara River (the originally proposed 103 acres of impact have been reduced to approximately one acre); the *Specific Plan* results in an increase of five acres in the amount of sensitive riparian habitat along the river; the establishment of transition areas to separate the *SMA* from urban uses, as discussed below; and the control of lighting ensure that the *River Corridor SMA* will continue to function as a significant wildlife movement corridor. Sections 2.5 (Public Services and Facilities Plan) and 2.6 (Resource Management) of the *Specific Plan* provide objectives and conceptual plans for preserving the River and its tributaries and the Salt

Canyon wildlife corridor in a natural and undisturbed state. The *EIR* and *Additional Analysis* address impacts and imposes mitigation measures for any impacts which actually do occur.

Section 2.5 (Public Services and Facilities Plan) of the *Specific Plan* provides conceptual drainage and flood control improvements which include National Pollutant Discharge Elimination System (NPDES) water quality basins; requires that all tributaries with flows greater than 2,000 cfs would require open drainage systems; and requires that all additional NPDES requirements be met. The *Specific Plan* also provides objectives and conceptual plans for preserving the River and Salt Canyon in a natural and undisturbed state. As a condition of approval, the applicant is also conserving in perpetuity approximately 1,517 acres of the Salt Creek watershed in Ventura County, adjacent to the *Specific Plan* site, which will enhance the *Specific Plan's* compatibility with animal movement in the region.

The tributaries (Castaic, San Martinez, and Chiquito Canyon Creeks) to the Santa Clara River are all maintained within the *SMA* boundaries (SEA) and are preserved in a largely natural state pursuant to the Sections 2.5 (Public Services and Facilities Plan) and 2.6 (Resources Management Plan) of the *Specific Plan*. The remainder of these tributaries within the *Specific Plan* are designated *Open Area* and are preserved in an essentially natural state. Furthermore, the High Country SEA in Los Angeles County provides a direct link to the River Corridor SEA of one-half mile in width.

The Salt Canyon area of the *Specific Plan* serves as a wildlife movement corridor. The limited development proposed within SEA 23 would not have any impact upon this wildlife movement area and as indicated above, approximately 1,517 acres of the Salt Creek watershed in Ventura County, adjacent to the *Specific Plan* site, would be conserved in perpetuity, thereby enhancing the *Specific Plan's* compatibility with animal movement in the region.

Caltrans has completed the widening of SR-126 from Fillmore in Ventura County to the I-5 freeway in Los Angeles County. As part of that widening project, major north/south animal movement undercrossings were installed under SR-126 at three locations. In addition, three additional larger undercrossings exist along SR-126 within the *Specific Plan Area* at locations where bridges and culverts were constructed over secondary tributary stream courses. Because the Ventura County undercrossings were designed to facilitate north/south wildlife movement, and because the three undercrossings within the *Specific Plan* site are of sufficient size to accommodate north/south wildlife movement, County staff

is of the opinion that north/south connectivity across the Santa Clara River will not be significantly impacted.

4) The development retains sufficient natural vegetative cover and/or open spaces to buffer critical resources from the proposed use.

As discussed in 1) above, the *Specific Plan* requires the Santa Clara River to be maintained in a largely natural state. No uses which would involve human use or habitation are proposed within the SEA 23/*SMA* and the adjacent *Open Area* would have very limited disturbance. Transition areas, as discussed under criteria 5) below, would separate *Specific Plan* uses located outside of the *SMA* from the critical resource areas within the SEA 23/*SMA*.

The *Specific Plan* calls for a minimum 100 foot wide buffer adjacent to the Santa Clara River between the top river-side of bank stabilization and development within the *Land Use Designations* Residential Low Medium, Residential Medium, Mixed-Use and Business Park, unless, through *Planning Director* review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the *Specific Plan* and applicable County policies.

The tributaries (Castaic, San Martinez, and Chiquito Canyon Creeks) to the Santa Clara River are all maintained within the *SMA* boundaries (SEA) and are preserved in a largely natural state pursuant to the Sections 2.5 (Public Services and Facilities Plan) and 2.6 (Resources Management Plan) of the *Specific Plan*. Furthermore the remainder of these tributaries within the *Specific Plan* are designated *Open Area* and are preserved in a natural state.

The Board of Supervisors previously evaluated the adequacy of the width of the proposed buffer area along the Santa Clara River when the *Specific Plan* was originally approved in March 1999. Prior to final approval, the Board required that the *Specific Plan* design be revised to incorporate an additional 100-foot buffer between development and riparian resources to protect riparian habitat and sensitive species within SEA 23 boundaries. This finding was arrived at after evaluating the potential impacts of proposed land uses along the entire length of the River, coupled with the existing habitat protection and enhancement

provisions contained in the Specific Plan Resource Management Plan and Design Guidelines.

Exhibits depicting the Newhall Ranch River corridor riparian habitat buffers along the entire course of the Santa Clara River within the *Specific Plan* boundaries were presented to the Commission in a Staff Report, dated August 27, 2001. The exhibits show the width of the buffer between the riparian resources and adjacent development along the entire length of the River as originally approved by the Board. (Note that the exhibits do not reflect changes to the Potrero Bridge, the WRP site, and the other areas no longer proposed for development which increase the acreage of riparian habitat and buffer area.)

As shown on the exhibits, the width of the riparian habitat corridor varies from a minimum of 300 feet to 2,205 feet (0.4 miles) at its widest point. The total buffer area (478 acres) varies in width from a minimum of 135 feet to more than 800 feet, and is three-quarters the size of the riparian habitat area itself. The average buffer width is approximately 400 feet. As shown on the exhibits, the buffer widths are greatest where the existing riparian habitat corridor is the narrowest; in some cases two to three times greater.

The buffer area is comprised of several different components: (a) the Salt Creek wildlife corridor connection and the High Country half-mile-wide buffer at the west end of the *Specific Plan* on the south side of the river; (b) native upland habitats in the Open Area along the south side of the river; (c) disturbed areas within the River corridor that will be restored or enhanced as riparian habitat; (d) buried bank stabilization that will be revegetated with native riparian and upland plant species; and (e) landscaped open space areas such as community parks, the Regional River Trail and community trails. In addition, these *Specific Plan* buffer areas will be enhanced by the condition requiring the applicant to conserve approximately 1,517 acres of the Salt Creek watershed in Ventura County, adjacent to the *Specific Plan* site.

The *Specific Plan*, Chapter 2.6, Resource Management Plan, provides standards by which biological resources will be managed during construction and thereafter for the life of the community. It contains: (i) provisions for restoration and enhancement of disturbed areas such as agricultural fields; (ii) restrictions on pedestrian and vehicular access to the River corridor; (iii) design standards for transition areas between development and the river; (iv) conveyance of conservation easements; and (v) preparation of a financial plan for the long term management of the riparian resources by the Center for Natural Lands Management. In addition, the *Specific Plan*, Chapter 4, Design Guidelines, contains provisions restricting

the manner in which developed areas relate to the River corridor, including site planning, fencing, landscape design, grading and lighting. These measures satisfy the General Plan SEA design compatibility criteria as means to protect sensitive habitat and species, including the unarmored three-spine stickleback (UTS) and least Bell's vireo.

Section 2.5 (Public Services and Facilities Plan) of the *Specific Plan* provides conceptual drainage and flood control improvements which include National Pollutant Discharge Elimination System (NPDES) water quality basins; requires that all tributaries with flows greater than 2,000 cfs would require open drainage systems; and requires that all additional NPDES requirements be met.

In summary, the *Specific Plan* retains sufficient natural vegetative cover and open space to buffer critical resources found in SEA 23 from the proposed development shown in the *Specific Plan*. Implementation of the *Specific Plan* would result in the direct preservation of 1,390 acres of land along the Santa Clara River Corridor within the boundaries of the plan area. The *Specific Plan* also incorporates an extensive buffer area to protect critical resources.

5) <u>Where necessary, fences or walls are provided to buffer important habitat areas from development.</u>

The *Specific Plan* minimizes impacts on SEA 23 by siting urban occupied structures along only 47% of the edge of the SEA 23/*River Corridor SMA*. The remaining 53% of the *Specific Plan* frontage on the SEA 23/*River Corridor SMA* would have adjoining uses consisting of *Open Area* and *High Country SMA* (35%) and roads and bridge abutments (18%).

The *Specific Plan* provides transition areas between the riparian resources of the SEA 23/ *River Corridor SMA* and proposed urban development. In general, transition areas may be *Open Areas,* including natural or revegetated slopes and other planted areas; bank protection areas which would be composed of ungrouted rip-rap or buried bank stabilization pursuant to Section 2.5, paragraph 2a; and trails. Approximately 80% of the northern side of the River will contain bank protection. The Regional River Trail would extend along the northern edge for the entire five mile length of the *Specific Plan*. The Regional River Trail would be built on land which is elevated and provided with bank protection where necessary in order to eliminate flooding and bank erosion. Where bank protection does not exist, the trail would be located on a natural shelf above the elevation of the River. On the south side of the River, extensive *Open Area*, including oak-filled canyons, River bluffs and a

Community Park would separate riparian habitats from urban development. Approximately 30% of the southerly edge would have bank protection. The Resource Management Plan (Section 2.6 of the *Specific Plan*) requires graded areas adjacent to and within SEAs to be clearly marked thereby buffering and avoiding important habitat areas from impacts from development. Furthermore, Chapter 4 (Design Guidelines) of the *Specific Plan* requires shielded lighting fixtures to minimize glare and direct rays impacts to adjacent areas, resulting in additional protection of the habitat areas.

Future residential subdivisions and commercial development constructed within the *Specific Plan Area* must include fences or walls that will preclude access to sensitive resources within SEA 23. As each tract or parcel map is submitted to the County of Los Angeles, it will be reviewed to determine whether proposed uses substantially comply with the standards, regulations, and guidelines of the *Specific Plan*, including those pertaining to fencing and walls, to ensure that they buffer important SEA 23 habitat areas from development.

The *Specific Plan* calls for a minimum 100 foot wide buffer adjacent to the Santa Clara River between the top river-side of bank stabilization and development within the *Land Use Designations* Residential Low Medium, Residential Medium, Mixed-Use and Business Park, unless, through *Planning Director* review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the *Specific Plan* and applicable County policies.

6) <u>Roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.</u>

The *Specific Plan* proposes the construction of three bridges and several utility lines across the Santa Clara River, within the existing SEA 23. Utilities serving the proposed *Specific Plan*, where feasible, would be incorporated with the River bridges. However, the *Specific Plan* also proposes two utility crossings. Both would contain wastewater lines, and possibly water lines, natural gas piping and electrical power lines. Both crossings would be buried beneath the River and its banks. The construction disturbance zone is estimated at 85 feet wide but will vary dependent upon the design of the facility and construction methods employed. Specific information would be provided to permitting authorities at the time of project design. The construction zone would be revegetated with native species upon

completion of construction activities consistent with the *Specific Plan* and Federal and State resource permit requirements. As a result, potential impacts would be minimized and movement paths of animals would be unimpeded.

The *Specific Plan* also proposes three elevated highway bridge crossings over the Santa Clara River. The number and general location of the bridge crossings were established in order to minimize impacts on SEA 23 and other sensitive resources, and to minimize major access points to SR-126. Each of the bridge crossings is an extension of an existing road, creating a functional regional circulation system.

Construction of bridges would involve various equipment such as excavators, bulldozers, cranes, backhoes, haul trucks and concrete trucks. Temporary impacts would occur during installation of support columns in the riverbed as well as construction of bridge abutments. Excavations will be designed to minimize riverbed disturbance while satisfying the structural requirements of construction. The construction disturbance zone is estimated at 100 feet wide on each side of the bridge, but the actual distance will vary dependent upon the design of the facility and construction methods employed. Specific information would be provided at the time of bridge design. As with utility crossings, disturbed areas would be revegetated with native species upon completion of construction activities consistent with the *Specific Plan* and Federal and State resource permit requirements.

The bridge crossings would have support columns in the riverbed, but the crossings are elevated structures so as to reduce impacts on River vegetation and sensitive species and to allow species that move along the river course to continue to use existing resources. The elevated bridge crossings replace the existing at-grade agriculture crossings, which would reduce the amount of direct disturbance to the riverbed and its environs.

The three proposed bridges would connect the development areas south of the Santa Clara River to SR-126. Serving local and regional traffic, SR-126 is a major east-west arterial along the north bank of the River that is proposed for widening to six lanes from Potrero Canyon eastward through the *Specific Plan* boundary. These bridge routes also connect to, and are a continuation of, existing arterial roads north of SR-126, namely Commerce Center Drive, Chiquito Canyon Road and San Martinez Grande Road. Each of the three bridges is an essential feature of the overall *Specific Plan* circulation system, and each plays an essential role in providing the necessary traffic accessibility and capacity for the *Specific Plan*. Consistent with the County's General Plan, the bridge locations and designs were selected in such a way as to minimize impacts to sensitive biotic resources in and adjacent to the River, while at the same time, balancing the topographical constraints of the site and engineering requirements of the structures and adjoining roadways.

The Santa Clara River, which flows westerly, parallels the southerly side of SR-126 and, in some areas, is immediately adjacent to this four-lane highway. The existing ground between the north side of the river and SR-126 is fairly level, while the southerly side of the river has bluffs several hundred feet high with some major drainages cutting the bluffs into segments. The basic design concept is to provide safe, four-way connections with existing roadways from the north, then extend southerly across SR-126 and the Santa Clara River, preserving the biotic resources as much as possible by spanning the river with bridges. After crossing the Santa Clara River, the design goal is to minimize grading of the bluffs by laying roads between bluff segments, along the sides of incised drainages.

The Potrero Bridge was scrutinized further to determine if increasing the span (length) of the bridge would reduce environmental impacts to the river within SEA 23. The proximity of development on the north side of the River adjacent to the Potrero Bridge was an issue previously reviewed by the Regional Planning Commission during the original approval process in 1996 and 1997. As a result of those concerns, the original *Specific Plan* was specifically revised in this area to reduce the direct and indirect impacts to the River, and to reduce the risk of bank erosion. The significant changes made at that time included: (a) 5.6 acres of development area was eliminated and converted to River corridor; (b) the

Commercial and Medium residential designations were reclassified to Mixed Use to reduce the potential for more intrusive land uses; and (c) 190 residential units were eliminated.

By way of background, the Potrero Valley Road is a secondary highway in both the *Specific Plan* and the County Master Plan of Highways. The Potrero Bridge is the longest bridge in the *Specific Plan* with a total length of approximately 1,300 feet and a width of 84 feet. The southerly abutment is located as close to the mouth of Potrero Valley as practicable to preserve the large sensitive cottonwood riparian habitat south of the active Santa Clara River channel.

Potential impacts from the Potrero Bridge (without any increase in its span) included loss of habitat from construction due to piers and the bridge "shadow effect" (2.5 acres), and changes in velocity, scouring or water depth due to narrowing of the watercourse. By extending the length of the bridge by an additional two spans (for a total length of 1,500 feet), the bridge "shadow effect" would increase by 0.4 acres, but no sensitive riparian habitat would be impacted, only existing farm field. The location of bank stabilization would also need to be modified if the bridge abutment is moved north. However, by lengthening the bridge by two spans (for a total of 1,500 feet), an additional 2.9 acres of farm field could potentially become part of the river bottom to offset the shadow effect. This would have a beneficial impact by reducing river velocities 18 percent, and by increasing the amount of habitat available to the UTS. The width of the post-project floodplain would be increased in this area, allowing floodwaters to slow down and thereby reduce scour. This would have a beneficial impact and minimize the change in flows in the river system.

The *Specific Plan* Permitted Uses Matrix permits a limited number of land uses to be proposed within the SEA 23/*River Corridor SMA*. The Matrix provides that each of these uses be reviewed under the County General Plan SEA criteria and Section 22.56.215 of the Los Angeles County Zoning Code to determine whether a SEA CUP is required. Under this Section a CUP would also be required for the uses shown on the Land Use Plan which would require a subdivision, a grading permit and/or building permits. At the *Specific Plan* level it would be speculative to evaluate the compatibility of future unknown details of potential land uses; however, the *Specific Plan* does impose sufficient controls to ensure future review and compatibility determinations for these uses under Section 22.56.215 of the County Code when proposed.

SEA Compatibility Analysis for Existing Uses

Oil and natural gas operations, agricultural operations and grazing operations currently exist, and will continue to exist in the SEAs as permitted uses. Although these uses predate the SEA designation and will be "grandfathered" as existing uses in the *Specific Plan*, they are also consistent with the SEA General Plan compatibility criteria for a number of reasons. First, existing uses were not designated as incompatible when the SEAs were created. Existing agricultural, grazing, and oil and gas uses were considered compatible with the resource values present in the SEAs since there was no indication that the County intended to regulate those existing uses under either the SEA General Plan provisions or the subsequent SEA Zoning Ordinance at the time of their adoption. Second, these uses have been operating since (and were operating prior to) the formation of the SEAs without any evidence of negative impacts to, or deterioration of, resource values. Three, the County General Plan indicates that there is no intent under the SEA procedure to preclude reasonable use of privately held lands . . . In addition, the General Plan recognizes the need to balance competing priorities between resource preservation and other critical public needs. Rather than unreasonably restrict such uses, the General Plan seeks to provide a process for reconciling conflicts between proposed land uses and the preservation of identified SEAs. The continuing operation of agricultural, grazing and *oil and natural gas operations* indicates the absence of such conflicts. In addition, grazing will be subject to the provisions of the Resource Management Plan (Chapter 2.6 of the *Specific Plan*) which provides a set of standards by which biological and cultural resources will be managed to avoid impacts to sensitive areas, including the SEAs. *Oil and natural gas operations* will be operated in accordance with all state and federal laws and abandoned oil-related sites must be remediated to the satisfaction of all State and County requirements.

Newhall Ranch Project Objectives Land Use 1, 2; Parks, Recreation and Open Space 1, 2, 3; and Resource Conservation 1, 2, 3, 4, 6, 7 respond to this policy.

Managed Resource Production

3.2 Maintain, where feasible, aquifer recharge zones to assure water quality and quantity.

3.3 Carefully consider, in all governmental and private actions related to sewage and solid waste disposal, the potential effects on local groundwater quality.

3.4 Protect important mineral resources by a long-range approach toward mineral resource utilization.

Analysis:

The *Specific Plan Area* is part of the Santa Clara River Basin and associated watershed. The Newhall Ranch Conceptual Backbone Drainage Plan provides drainage and flood protection to the Project, while maintaining the existing natural condition of the Santa Clara River, the primary aquifer recharge area to the alluvial aquifer. Vegetation will continue to flourish and bank stabilization will be utilized only in those peripheries of the river necessary for public safety. The drainage plan is designed to provide facilities that will maintain storm water flows from the project during and after build-out at a level approximately equal to or slightly less than predevelopment. The Conceptual Backbone Drainage Plan also includes NPDES facilities to protect the quality of water within the river system from potential contaminants contained in runoff water. The EIR and Additional Analysis analyze water quality and lists mitigation measures to assure the quality of runoff and aquifer recharge. The EIR estimates that the reduction to the surface area of the aquifers as a result of the Newhall Ranch development in the *Specific Plan Area* will be only three percent (3%).

The Newhall Ranch *Specific Plan* Conceptual Backbone Sewer Plan sets forth a collection system which will include a new County public Water Reclamation Plant and a collection system with pump stations and both gravity and force mains. All facilities of the sanitary sewer system will be designed and constructed in accordance with County and State standards and the plant will be operated and maintained by the County of Los Angeles and/or the Los Angeles County Sanitation District. No leach fields are proposed for the Project.

As discussed in the *Specific Plan,* EIR, and Additional Analysis, a reclaimed water distribution system is proposed that will use properly treated wastewater from the Project for use on *Open Area* and other permitted land uses; use of the treated effluent will reduce the demand for ground and imported water and minimize the discharge to the Santa Clara River and ground water basin.

Existing and new *oil and natural gas operations* and extraction of known sand and gravel deposits are permitted under the Development Regulations of the *Specific Plan* within specific *Planning Areas*. Although regulations permit sand and gravel operations, they require a CUP to assure compatibility with surrounding land uses and environmental resources.

Newhall Ranch Project Objectives Land Use 3, 10; Economic 2, 3; and Resource Conservation 1, 2, 8, 9 respond to this policy.

Hazardous Areas

4.1 Prevent public exposure to flood hazards by prohibiting residential, commercial, and industrial development in recognized flood inundation areas unless proper mitigation is instituted.

4.2 Encourage the multiple use of flood inundation areas for recreation, agriculture, scenic relief, groundwater recharge and wildlife protection.

4.3 Support programs to reduce fire hazards in areas of high and extreme fire risk.

Analysis:

The *Specific Plan Area* is part of the Santa Clara River Valley Basin and associated watershed. The Newhall Ranch Conceptual Backbone Drainage Plan provides drainage and flood protection to the Project, while maintaining the existing natural condition of the Santa Clara River. The concept of the plan is to not only maintain the existing natural condition of the Santa Clara River but to employ bank stabilization only in those areas of the river necessary for public safety. The drainage plan is designed to provide facilities that will maintain storm water flows from the *Specific Plan Area* during and after build-out at a level approximately equal to or less than predevelopment and to allow the recharge of the alluvial aquifer.

The SEA 23/*River Corridor SMA* will incorporate a new Regional River Trail along the north side of the River which will provide recreational opportunities in the form of walking, jogging, equestrian, bicycling, and viewing of the river watershed and its habitat and wildlife. Local Trails on the south side of the River Corridor will provide pedestrian access to the Regional River Trail via two bridges over the Santa Clara River. The *Specific Plan* allows current agricultural and cattle grazing operations to continue in potential flood inundation areas until such time as development occurs (but not in the River Corridor). The preservation of the River Corridor in a natural state also provides visual relief, especially with the view corridors preserved along SR-126. The retention of the soft bottom of the Santa Clara River also maintains the River's use for recharge of the Alluvial aquifer.

The *Specific Plan* prohibits development in hazardous areas unless appropriate corrective measures can be implemented that will protect public health, safety and welfare. In addition, brushfire hazards are minimized by the provision of two new fire stations and the establishment of Fuel Modification Zones between development and natural *Open Area* and SEAs/*SMAs* which will include the utilization of fire retardant plant materials and minimum distances between structures and natural open areas or "wet zones" (irrigated vegetation). Fuel Modification Zones are defined in the Landscape Design Section of the *Specific Plan*. Guidelines for fuel modification are also described within the Design Guidelines.

Newhall Ranch Project Objectives Land Use 3,12; Parks, Recreation and Open Space 2,6; and Resource Conservation 2 respond to this policy.

Recreation

5.2 Apply currently recommended standards for the provision of local park facilities.

5.5 Support efforts by the Department of Parks and Recreation to consolidate park funds and land dedications in order to provide fewer but larger parks to allow for more economically efficient park operation, and to use Quimby "In-Lieu" Funds for park development where appropriate.

5.6 Support efforts to satisfy the demand for more "active use" facilities such as ball fields, soccer fields and golf courses.

Analysis:

Parks, *Open Area* and recreational uses are integrated throughout the *Specific Plan Area* as shown on the Land Use Plan. A visitor-serving center will provide a regional cultural, recreational and commercial amenity, as well as serve the Newhall Ranch community. Public recreational uses include 10 Neighborhood Parks, 3 Community Parks, a Golf Course and a Community Lake. The Community Parks will contain both active and passive recreational uses and five of the Neighborhood Parks are proposed to be consolidated with elementary schools to provide the advantages of larger recreational facilities and efficiencies of their maintenance. Dedicated park lands, regional trails, *Open Area*, and SEAs/*SMAs* will be provided, as well as the costs of improvements for the High Country trail, Community and Neighborhood Parks, and Community and Local Trails. Consequently, the program of Newhall Ranch park facilities will far exceed the minimum park requirements mandated by the County. (See Table 2.8-1, Preliminary Park Program, in Section 2.8 of the *Specific Plan*.)

Newhall Ranch Project Objectives Land Use 6, 10; Parks, Recreation and Open Space 1, 2, 3, 4, 5, 6; and Resource Conservation 2, 5 respond to this policy.

Trails

6.1 As funding becomes available, implement the Trails Plan for the Santa Clarita Valley. Routes identified should be considered "routes for further study" and constitute a regional system. "Feeder trails" may be developed to encourage use of and improve access to the trails system. The San Francisquito and Sierra Pelona Ridge Trails are recommended for extension to the Pacific Crest Trail where it passes through the Antelope Valley planning area. Alignments are not intended to be precise; rather, the best and most feasible route is to be determined as a result of further study. As part of this implementation program, trail standards should be developed, including recommended signage limiting County liability, and design and signage alternatives to eliminate use of trails by motor vehicles.

6.2 Developers are encouraged to accommodate trail needs within and between equestrian developments, including the construction of private feeder routes into the main trails system. The provision of local trails is particularly compatible with the hillside management and open space provisions of this plan.

6.3 Where feasible, utilize designated open bottom flood control channels for horseback riding trails during the dry season as shown on the Trails Plan.

6.4 Encourage the use of public utility rights-of-way for trails when practical and compatible with the utility present, as shown on the Trails Plan.

6.6 Encourage the construction of public trail heads (especially where trails cross public parks) to serve as trails starts and mid-trail rest stops.

Analysis:

The Master Trails Plan of the *Specific Plan* provides a comprehensive system of bicycle, equestrian and pedestrian circulation throughout the *Specific Plan Area* and implements, constructs portions of, and provides connections to the regional trail system, thereby contributing to the implementation of the Trails Plan of the Santa Clarita Valley. Specifically, the Master Trails Plan implements portions of the regional trail system through Potrero Canyon and along the ridgeline of the Santa Susana Mountains. The Community Trails will provide pedestrian and bicycle access to *Open Area* and connections between living areas, shopping, work, entertainment, schools and recreational facilities.

The Visitor-Serving *Planning Area* immediately adjacent to the High Country is anticipated to serve as a trailhead to the trail system within the High Country. Other trail heads will be incorporated into the trails network during the tentative tract map process. The High Country Unimproved Trail system is anticipated to accommodate equestrian activity. An equestrian trail component will be included within the River Trail which will be sensitive to the nature of the wetlands and critical habitat.

The Master Plan of Trails designates portions of Southern California Edison Company and Southern California Gas Company easements located on the northern perimeter and within the Oak Valley and Potrero Valley Villages of the *Specific Plan Area* for use as improved and unimproved trails. The Development Plan of the *Specific Plan* includes cross sections of the various levels and types of trails and separates the trails from Limited Access, Major and Secondary Highways for safety and aesthetic reasons.

Newhall Ranch Project Objectives Land Use 5; Mobility 1, 5; and Parks, Recreation and Open Space 6 respond to this policy.

Bikeways

7.1 Implement the Bikeway Plan for the Santa Clarita Valley.

7.3 Developers are encouraged to accommodate local bikeway needs within and between developments of all types.

7.5 For bicyclists, pedestrians, and automobile drivers and passengers alike, encourage the development of signed bikeways and separate bike paths rather than striped lanes on roadways. Striped bikeways provide a false sense of security to the bicyclist as well as making vehicle right-of-way rules confusing at intersections.

7.6 The bikeway paralleling SR-126 is not to be opened until that road is widened to its full, planned width as shown on the Highway Plan.

Analysis:

The Santa Clarita Valley Bikeway Plan does not include a bike trail system through the Newhall Ranch. The Newhall Ranch Specific Plan, however, does accommodate bicycles on the Regional River Trail, Community and Local Trails, as well as designated Pathways and this satisfies the bikeway needs of the *Specific Plan Area*. Bike trails will be implemented in conjunction with the development of the Master Trails Plan of the *Specific Plan*, as discussed immediately above under “Trails”. Bicycles are accommodated by the Regional River Trail, Community Trails, and Pathways in the *Specific Plan Area*. Bicyclists are separated from vehicular roadways.

SR-126, within the Newhall Ranch, will be improved as a 6-lane Limited Access State Highway to the east of Potrero Valley Road and as a 4-lane State Highway to the west of Potrero Valley Road. Bicycle circulation in the vicinity of SR-126 will be via the Regional River Trail, which is separated from the SR-126 right-of-way.
Newhall Ranch Project Objectives Land Use 5; Mobility 1, 5; and Parks, Recreation and Open Space 6 respond to this policy.

Funding

8.1 Encourage the use of volunteers and community organizations for specific maintenance and improvement projects for public parks, trails and bikeways.

8.2 Support continuation of the current shared use agreement with the Department of Parks and Recreation and the local school systems.

Analysis:

Parks, *Open Area* and *SMAs* and recreational uses are integrated throughout the *Specific Plan Area* as shown on the Land Use Plan. A Visitor-Serving center will provide a regional cultural, recreational and commercial amenity, as well as serve the Newhall Ranch community. Public recreational uses include 10 Neighborhood Parks, 3 Community Parks, a Golf Course and a *Community Lake*. Five of the Neighborhood Parks are proposed to be consolidated with elementary schools to provide the advantages of larger recreational facilities and efficiencies of their maintenance.

The *Specific Plan* and the Resource Management Plan establish that the *SMAs* and *Open Area* be turned over to a public or responsible private agency or foundation for their long term management and protection.

Newhall Ranch Project Objectives Land Use 10, 11; Economic 1, 2; Mobility 5; and Parks, Recreation and Open Space 4, 5 respond to this policy.

NOISE ELEMENT

General Policy

1.3 Closely monitor conditions contributing to projected year 2000 or "worst case" noise exposure levels. As changes occur in the factors which contribute to these levels (vehicle trips, railroad use, technology, rate of development, etc.), revised noise contours will be prepared. Reduction of the extent of the annual CNEL contours of 60 and 65 dB will be accompanied by appropriate reduction in the "Noise Impact Management Area" classification on the Land Use Policy Map. Expansion of the contours will be accompanied by the appropriate reclassification. Conditions of development shall not be retroactively applied to uses existing at the time of reclassification.

Analysis:

The EIR includes a comprehensive analysis of noise impacts on existing and future land uses both off-site and on-site as a result of the Project. Where impacts exceed thresholds of significance, mitigation measures are proposed which will mitigate the impacts to acceptable levels. On-site areas where future noise impacts are not determined at the *Specific Plan* level are required to do further analysis at the tentative tract map stage, when more detailed layout and site design are known and specific impacts and mitigation can be determined.

Newhall Ranch Project Objectives Land Use 6,10; and Mobility 4 respond to this policy.

SAFETY ELEMENT

Fire Hazards

2.1 Carefully control urban development in areas with identified brush fire hazards, except in areas where fire retardant planting and/or fuel removal have eliminated the fire hazard to the satisfaction of the County Forester.

Analysis:

The *Specific Plan* prohibits development in hazardous areas unless appropriate corrective measures can be implemented that will protect public health, safety and welfare. In addition, brushfire hazards are minimized by the provision of two new fire stations and Fuel Modification Zones between development and natural *Open Area* and SMAs which will include the utilization of fire retardant plant materials and minimum distances between structures and natural open areas or "wet zones" (irrigated vegetation). Fuel Modification Zones are defined in the Landscape Design Section of the *Specific Plan*. Guidelines for fuel modification are also described within the Design Guidelines. The precise location and extent of the Fuel Modification Zone will be determined and regulated by the fire department and the County Forester.

Newhall Ranch Project Objectives Land Use 3,12 respond to this policy.

Geologic Hazards

3.3 Restrict urban development in areas with known slope stability problems unless appropriate mitigation measures are provided. Prohibit development in these areas until a geologic site investigation has been conducted and mitigating measures have been taken that satisfy the County Engineer.

Analysis:

The *Specific Plan* identifies several Project constraints which are potentially hazardous to public health, safety and welfare, such as major slopes, fault zones and slide areas. However, the *Specific Plan* design reflects these constraints, and specific areas have been either avoided or corrective measures have been incorporated into the *Specific Plan* that will minimize impacts. With regard to fault zones and slide areas, a preliminary geology report included in the EIR has been prepared to determine feasibility and assist in locating appropriate land uses. More detailed field work will take place during the tentative tract map (subdivision) and construction process in accordance with Los Angeles County Department of Public Works policies and regulations. Geologic hazards are addressed in the Design Constraints section of the *Specific Plan*. Special design guidelines for grading and hillside management are provided in the *Design Guidelines*, Chapter 4 of the *Specific Plan*. Areas of potential geologic or soils instability, if any, will be appropriately mitigated during the subdivision process to the standards of the County Public Works Department.

Newhall Ranch Project Objectives Land Use 3,12; and Resource Conservation 7 respond to this policy.

ENERGY CONSERVATION ELEMENT

General Policies

1.1 Conserve energy in all its forms to a degree commensurate with an optimum level of living and economic activities.

1.2 Require the adequate insulation of all new heated or cooled structures for energy conservation.

1.5 Encourage provision of water saving devices such as low-flow faucets, showerheads, etc., be installed in newly constructed private and public structures.

Analysis:

The Land Use Plan minimizes travel time and thereby energy consumption in Newhall Ranch by organizing the community into Villages with convenient Village Centers that give residents optimal access to commercial, recreational and public facilities. Each Village features an activity core providing a range of amenities, depending on the size of the population served. Four of the five Villages contain Mixed-Use Centers containing retail, office, residential, recreation and public uses. In addition, several Commercial centers, which will include full-service retail, food service, banking, entertainment and automobile-related uses, will be located near arterial highways, business parks, apartment complexes and visitor-serving uses. Facilities are sited to reduce automobile trips and maximize use of pedestrian and bicycle trails.

The employment centers of the Valencia Commerce Center, the Valencia Industrial Center, Magic Mountain Amusement Park and the new Business Parks are very near and easily accessible from Newhall Ranch, reducing the need for long commutes and reducing energy consumption.

The community has been designed to provide many alternative methods of public transit. The Village design concept facilitates transit use and provides for major transit stops at the Mixed-Use Village Centers. In addition, the Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor has been incorporated into the plan for the future transit/rail options. A potential site for a future transit station has been identified which, in the interim, can be used as a possible park-and-ride site. Finally, the Master Trails Plan encompasses a comprehensive system of bicycle, equestrian and pedestrian circulation throughout the *Specific Plan Area* and provides connections to regional trail systems. The trails will provide access to *Open Area* and *SMAs*, and connections between living areas, shopping, work, entertainment, schools and recreational facilities.

All building construction will be required to comply with energy conservation standards contained in Title 24 of the California Administrative Code which include the adequate insulation of all new heated or cooled structures. Energy conservation measures have been incorporated into the architecture section of the Specific Plan Design Guidelines. All improvements will comply with applicable water conservation and water reclamation standards identified in Section 17921.3 of the Health and Safety Code and Title 20 of the California Administrative Code and water-saving devices will be installed as appropriate. Reclaim water from the Water Reclamation Plant will be used for irrigation purposes of *Open Area* and other land uses permitted under health and safety codes.

Newhall Ranch Project Objectives Land Use 5, 8, 10, 11; Mobility 1, 3, 5; and Resource Conservation 8, 9 respond to this policy.

Transportation Energy Needs

2.1 Encourage development of self-sufficient communities, providing housing, employment and other opportunities.

Analysis:

The Newhall Ranch Specific Plan will accommodate population and land use demand projected for the Santa Clarita Valley by providing a broad price range and variety of dwelling unit types which will meet the housing needs of families of various sizes, incomes and age groups. The Project (and the Valencia Commerce and Industrial Centers) includes appropriate industrial and commercial uses, which will accommodate a major portion of the projected labor force. Commercial centers will be sited to reduce automobile trips and maximize use of the pedestrian and bicycle trails which will be located throughout the Villages. Mixed-Use Centers will combine retail/commercial, office and/or residential uses for Village residents, thus using infrastructure more efficiently and providing a relatively self-sufficient community which provides a significant number of jobs as well as housing. Although development will be consistent with the *Specific Plan*, flexibility has been designed into the Development Regulations to respond to changes in society and the economic marketplace which will occur over the estimated 25-year buildout of the *Specific Plan Area*.

Newhall Ranch Project Objectives Land Use 1, 2, 5, 6, 9, 10, 11; Economic 2, 3; Mobility 2, 3, 4, 5; Parks, Recreation and Open Space 1, 3, 4, 5, 6; and Resource Conservation 8, 9 respond to this policy.

7.3 School Facilities Funding Agreement Between the Castaic Union School District and Newhall Land and Farming Company

CASTAIC UNION SCHOOL DISTRICT

31616 North Ridge Route • Castaic, California 91384
Phone: (805) 257-0551 • Fax: (805) 257-5737

Nora Emmons • Dirk Gosda • Tom Caesar • Lester M. Freeman • Irene L. Massey
President *Clerk* *Member* *Member* *Member*

December 1, 1997

Mr. James M. Harter, Senior Vice President
Newhall Land and Farming Company
23823 Valencia Boulevard
Valencia, California 91355

Dear Jim:

Enclosed is one original executed copy of the Newhall Ranch Mitigation Agreement between the Castaic Union School District which was approved at our November 20, 1997 Board of Trustees meeting.

Thank you for the article you sent to me, and thanks for your interest in our schools. We look forward to working with you in the future.

Sincerely,

Dr. Alan K. Nishino
Superintendent

AKN/kb
Enclosures

NEWHALL LAND

13 November, 1997

Dr. Alan K. Nishino
Superintendent
Castaic Union School District
31616 North Ridge Route
Castaic CA 91384

Re: School Facilities Funding Agreement Between The Castaic Union School District
And The Newhall Land And Farming Company (Agreement)

Dear Alan:

As partial consideration for the provision of full mitigation in the above Agreement, NLF agreed to dedicate to the Castaic Union School District a parcel of land approximately 300 feet by 359.8 feet (Property) immediately north of the "LDI" lot as shown on Exhibit E of the Agreement. The dedication is subject to the following terms, among others: the Property will be conveyed expressly subject to specified NLF reservations and any and all existing rights of way, easements, encumbrances, and other matters of record as of the date of the execution of the Agreement and is conveyed in an "as is" condition, "with all faults" as of that date and the Property will be subject to NLF standard Commercial and Industrial Covenants, Conditions, and Restrictions (CC&R's).

The District has expressed concern about the potential inability to physically utilize the Property for its intended purpose resulting from its existing elevation and drainage and/or NLF's imposition of the CC&R's. It is NLF's opinion that the Property can be utilized for the District's bus operations and that the drainage and adherence to the CC&R's will not physically prevent the use of the Property.

If the Property cannot be utilized for the stated purpose as a result of the drainage of the Property at its current elevation or at an elevation at or near that of the "LDI" lot or if the CC&R's physically make the Property not usable, NLF agrees to enter into an agreement with the District to amend the above Agreement to include NLF's payment of commercial and industrial fees pursuant to State law in addition to the existing provisions of the Agreement.

Sincerely,

James M. Harter
Senior Vice President
Newhall Ranch Division

JMH:mn

SCHOOL FACILITIES FUNDING AGREEMENT BETWEEN THE CASTAIC UNION SCHOOL DISTRICT AND THE NEWHALL LAND AND FARMING COMPANY

This School Facilities Funding Agreement ("Agreement") is made at Valencia, California, as of November 20, 1997, between the CASTAIC UNION SCHOOL DISTRICT ("District"), a school district organized and existing under the laws of the State of California, on the one hand, and THE NEWHALL LAND AND FARMING COMPANY ("NLF"), a California limited partnership, on the other hand, with respect to the following facts:

A. NLF is the owner, and is presently developing, a new community, the Newhall Ranch ("Newhall Ranch"), which is located in part within District's boundaries and which is described in Exhibit A, and is hereby incorporated. District provides elementary school facilities (Grades K-5) and middle school facilities (Grades 6-8).

B. Newhall Ranch is a proposed new town which will include approximately 24,000 dwelling units in addition to commercial and industrial facilities. Total build out of Newhall Ranch will take approximately 30 years or longer and the details, including the location and extent of land uses and the number of dwelling units, are expected to change over time to meet the needs of the market. Corresponding changes in governmental approvals are also expected. The portion of Newhall Ranch that is within District is called Riverwood ("Riverwood"). It includes approximately 2,333 acres and is proposed to have approximately 2,338 single family, and 1,686 multi-family units, for an overall total of 4,024 dwelling units. The land use plan is attached hereto as Exhibit B and made a part hereof.

C. Historically, the State of California has provided a substantial portion of the money necessary to build new school facilities ("State Funding"). However, over the last several years funds have not been available from the State for this purpose and District does not believe that funds will be available from the State for this purpose in the near future.

D. District has determined, in cooperation with NLF, a financing method to mitigate the impacts below a level of significance of Riverwood on District's educational

facilities in the absence of State Funding ("Mitigation Payments").

E. Both District and NLF desire to provide a financing schedule ("Financing Schedule") and a financing plan ("Financing Plan"), as set out in this Agreement, in combination with certain Mitigation Payments, which will provide permanent facilities, including land, buildings, furnishings and equipment, ("School Facilities") to house the grades K-5 and 6-8 students who will reside in Riverwood ("Riverwood Students") and which will mitigate below a level of significance the direct and cumulative impacts on District's educational facilities. Temporary facilities to house NLF students while new School Facilities are being constructed will be provided, consistent with the provisions of Paragraph 4 hereafter. School Facilities will be constructed in accordance with the requirements and specifications contained in the Education Code and the Applicant Handbook for State School Building Lease-Purchase Program put out by the Office of Public School Construction as those requirements and specifications exist at any given time ("State Requirements and Specifications"). A copy of the State Requirements and Specifications as they currently exist is attached as Exhibit C which is hereby incorporated.

F. The construction of the first K-5 School Facility will be accomplished through the use of funds advanced by NLF in response to requests from District ("Construction Draws"). The Financing Schedule will ensure that District will always have sufficient capacity to house every Riverwood Student; the Financing Plan will minimize the financial impacts on NLF while at the same time maximizing the opportunity to obtain funds from the State for funding School Facilities or the repayment, without interest, of the funds advanced by NLF for the cost of School Facilities necessary to house Riverwood Students.

G. The Financing Schedule and the Financing Plan will ensure that the development of Riverwood, either individually or cumulatively with other projects within District's boundaries, will have no adverse impacts on District's ability to provide adequate

educational opportunities to every student in District. In particular, the Financing Schedule and the Financing Plan guarantees to District that there will be adequate School Facilities available to house every Riverwood Student.

H. District has determined that the development of Riverwood presents a unique opportunity for District to provide for mitigation of the impacts to below a level of significance that the Riverwood development is likely to have on District's educational facilities and that the Financing Schedule and the Financing Plan will provide all of the land and money necessary to provide all needed School Facilities without the need to collect any fees which might otherwise be available to District in connection with the construction of commercial or industrial buildings within Riverwood.

I. The development of Riverwood will result in a need for at least one elementary school and approximately one half of a middle school. If State funding is available, NLF's per student contribution to the acquisition and construction of the school(s) would be one half of the total per student cost. NLF is willing to take the risk that State funding will not be available to complete the acquisition and funding of these school facilities, in which case it will contribute the total per student cost. NLF will provide the site and advance funds for the construction of at least one elementary school in Riverwood and will contribute funds as set out in this Agreement to District for middle school facilities outside of Riverwood.

J. District will build the future permanent elementary K-5 school to house Riverwood Students to the State Requirements and Specifications. District may build the size school its deems appropriate ("New Elementary School"). NLF will provide a school site and funds to construct an elementary school that would house 837 students based on a traditional, single track, nine month schedule school program. Under the State program this school would house 1,004 students under a multi-track year round school system. Therefore, for the purposes of this Agreement, NLF will receive credit for providing full funding for School

Facilities for 1,004 students. The methodology to determine the construction cost of the 837 student traditional, single track, nine month schedule school program K-5 school is shown in Exhibit D, which is attached hereto and made a part hereof.

K. If the residential projects in Riverwood result in more than 1,260 K-5 Riverwood Students, NLF will provide a second elementary K-5 school site in Riverwood as further set out in this Agreement.

L. If District constructs the New Elementary School for less than 837 students on a traditional, single track, nine month schedule school program and the construction cost of the New Elementary School is less than the cost that NLF would have funded for the 837 student school under the methodology as set out in Exhibit D, then NLF will pay that difference in the method and amount as set out in this Agreement in paragraph 11, below. District shall house 1,004 Riverwood Students by housing the additional Riverwood Students at the New Elementary School or at any other District school by either, in its sole discretion, adding relocatable classrooms or, without adding relocatable classrooms, by operating the New Elementary School on a multi-track year round schedule.

M. The New Elementary School will be built on a ten acre school site or, in NLF's sole discretion, on a seven acre school site for joint use with an adjoining local public park containing at least five acres ("New Elementary School Site"). If there is a combination school site and a local park, there shall be available as part of the local park at least three useable acres for use by the school and the park design and location shall be acceptable to District. The local public park adjacent to a seven acre New Elementary School Site shall be improved and available for joint use in connection with the operation of the New Elementary School at the time that it opens for operation and shall remain available for as long afterwards as it remains in operation.

N. It is intended that the future permanent middle school to house Riverwood

Students will be built to the State Requirements and Specifications and will house a minimum of 800 students on a traditional, single track, nine month schedule, on a 20 acre site and this represents the appropriate size middle school to house Riverwood Students ("New Middle School"). District will operate the New Middle school to house 980 total students by housing the additional 180 students at the New Middle School or at any other District school by either, in its sole discretion, adding relocatable classrooms or, without adding relocatable classrooms, by operating the New Middle School on a multi-track, year-round schedule. The cost for the New Middle School shall be determined using the methodology contained in Exhibit D, and which cost includes an additional $450,000.00 to provide the permanent relocatables necessary to house the 180 students that are above the 800 students set out above. NLF shall also make a voluntary contribution of $500,000.00 to District, which District may use at its discretion for any purpose it deems necessary and appropriate. The payment of $500,000, shall be paid as follows: 1) $250,000.00 shall be paid at the time the first residential building permit is issued for Riverwood; and, 2) the remaining $250,000.00 shall be paid at the same time as paying the fees over approximately the first 2,000 units in Riverwood at the rate of $166 additional payment per single family detached dwelling unit and $68 per multifamily dwelling unit until such time as the total of $250,000.00 is paid, in addition to the fee calculated using the methodology contained in Exhibit D. The total cost for the New Middle School shall be calculated using the methodology set out in Exhibit D. The cost per student, based on a 980 student capacity, shall be calculated as set out in Paragraph 12 and represents the total cost per student for each student generated from Riverwood that NLF will pay pursuant to the terms and conditions set out in this Agreement. The cost per single family and multi-family unit is also determined thereafter pursuant to Paragraph 12.

IN LIGHT OF THE FOREGOING FACTS, IT IS MUTUALLY AGREED THAT:

1. District shall build the New Elementary School necessary to house Riverwood

Students pursuant to the terms of this Agreement and NLF will advance all of the funds needed by District to build the New Elementary School pursuant to the terms of this Agreement.

2. District shall provide NLF with written notice ("District Notice") for the New Elementary School when District reasonably determines that at least 420 Riverwood Students are estimated to exist within the next 30 months of the District Notice and that the New Elementary School is reasonably required to house Riverwood Students.

A. At such time that NLF receives the District Notice, NLF will advance as part of the Construction Draw sufficient funds for the design of the New Elementary School.

B. Within 90 days of providing District Notice to NLF, District shall provide NLF with further documentation which shall contain a description of the New Elementary School and a schematic footprint showing the location of all proposed buildings, parking lots, and other improved areas ("Project Layout") and shall state District's estimated cost to construct the New Elementary School and the amount needed for the remainder of the first Construction Draw.

3. District shall use its best efforts to provide the New Elementary School, open for operation, at the time when 420 Riverwood Students are available to be housed in the New Elementary School. NLF shall advance to District the funds required to construct the New Elementary School to a maximum as determined pursuant to the methodology set out in Exhibit D and adjusted annually to account for inflation based on the statewide cost index for Class D construction as determined by the State Allocation Board at its quarterly meetings, which adjustment shall be effective as of the date of each meeting ("Maximum Construction Cost"). If the State Allocation Board stops determining the adjustments, the adjustments shall be made using the Marshall and Swift Class D Wood Frame Cost Index for the Western United States, or another mutually agreed upon index, as of January 1 of each calendar year.

NLF shall, in its sole discretion, post an improvement bond, in a form, and by a surety, reasonably acceptable to District, or a letter of credit in favor of District in the lesser of the amount of the cost of construction set forth in District Notice or the Maximum Construction Cost and shall advance the funds required for the first Construction Draw to District within 60 calendar days of receipt of District Notice. Thereafter, District shall submit subsequent written Construction Draw requests to NLF and NLF shall advance the funds required by each subsequent Construction Draw request to District within 30 calendar days of receipt of the Construction Draw request up to the lesser of the amount of the cost of construction set forth in District Notice, plus any change orders or actual reasonable extra costs, or the Maximum Construction Cost. District shall confer with NLF as to any change orders involving extra costs in excess of 5% of the Maximum Construction Cost.

4. District shall be responsible for notifying NLF in writing that there is a necessity for installation of relocatable classrooms which are to be used to house Riverwood Students before the New Elementary School is open and that District is eligible to lease State emergency relocatable classrooms. NLF will provide the necessary funds to lease state emergency relocatable classrooms to house up to 420 Riverwood Students if the District applies for and is eligible for state emergency relocatable classrooms and the state does not have the funding or relocatable classrooms available. NLF would lease the classrooms to or for the District at no cost to the District until the opening of the New Elementary School or until the District is no longer eligible for emergency relocatable classrooms, whichever is earlier. When state matching funds are received by the District for the New Elementary School, NLF would be reimbursed for the lease costs incurred by NLF along with payment for the land, pursuant to Paragraph 10 below.

5. District and NLF shall consult with each other on the planning, design, layout, and grading of the New Elementary School and each New Elementary School Site to

maximize architectural compatibility with surrounding development and to minimize construction and maintenance costs to District to the greatest extent possible while still conforming to the State Requirements and Specifications. All decisions regarding the planning, design, layout, and grading of the New Elementary School and New Elementary School Site shall be in District's sole discretion and it is not intended that District be required to do anything that will increase its current or future costs of operation or maintenance.

6. NLF shall provide the New Elementary School Site to District in a construction ready condition within 180 calendar days of receipt of the information set out in Paragraph 2.B. The District and NLF will consult regarding the New Elementary School Site and the grading and utility plans for the Site and both parties must concur on this matter. It is the intent of District and NLF that plans, drawings, and construction documents will have been prepared and approved by the Office of the State Architect and the State Allocation Board and that a construction contract will have been awarded, or will be concurrently awarded, so that construction of the New Elementary School can begin at the time the New Elementary School Site is provided to District.

7. The New Elementary School Site shall be provided to District in a construction ready condition with all-weather access to public roads and utilities, which shall consist of one potable water line, one fire water line, one electrical line, one natural gas line, one telephone line, and up to two sewer lines, stubbed to the hook-up location indicated for each utility on pages 3-B-40-41 of Exhibit C and shown on the Project Layout, sufficient to service the New Elementary School, in place. The New Elementary School Site shall have no more than two pads with no more than a 2% grade as to each pad, including any park land being utilized. Each pad shall be compacted to the degree required by a geotechnical engineer to support the uses shown on the Project Layout without additional cost to District. If there are two pads, there shall not be a distance of more than five vertical feet between each pad.

8. NLF shall provide the New Elementary School Site to allow the construction of the New Elementary School (currently estimated to be one) in the Riverwood area of Newhall Ranch. The location of the New Elementary School Site is to be reasonably determined by NLF subject to the consent of District, which consent shall not be unreasonably withheld, the concurrence of the State Department of Education and, if required, the County of Los Angeles.

9. NLF shall lease the New Elementary School Site to District as needed by District on the terms and conditions of this Agreement. The lease shall commence 60 calendar days after receipt of District Notice. The lease for the New Elementary School Site shall be for a period of 30 years ("Lease Term") at a rental of $1 per year. The lease shall terminate if the New Elementary School is not open for operation within five years of the commencement of the lease, provided that NLF has advanced all required funds for the New Elementary School to District, or if, after the New Elementary School has opened for operation, it ceases to operate as an elementary school for five years in any seven year period. District, upon termination of the lease, shall, at District's sole expense, demolish all improvements constructed by it on the New Elementary School Site and return it to the condition it was in at the commencement of the lease and shall refund to NLF any funds advanced to District, together with interest actually earned by District, for the construction of the New Elementary School which have not been paid, irrevocably committed, or required to terminate any applicable contract.

10. The lease shall contain an option which allows District to purchase the New Elementary School Site and which District shall exercise immediately if District is able to obtain money for construction or land acquisition from any State or federal agency. The purchase price shall be the appraised value at the time of the exercise of the option or at such other time as required by applicable State or federal law plus the amount of funds advanced

by NLF pursuant to Paragraph 4. If the money received from any State or federal agency is less than the purchase price, then District shall pay NLF the amount received and any additional amounts received for the New Elementary School Sites from any State or federal agency thereafter. To the extent that District receives funds for construction or land acquisition from any state or federal agency for School Facilities acquired or constructed pursuant to this agreement and such funds are sufficient to repay NLF the full appraised value of the New Elementary School Site, such amount shall be paid. However, to the extent that District is not left with $500,000.00 in funds from the funds received from state and federal agencies, NLF shall reduce the amount it receives to ensure that District is able to retain $500,000.00 for District's use. If District is unable to exercise its purchase option during Lease Term, District shall purchase the New Elementary School Site for $l at the end of the Lease Term. Any purchase of a New Elementary School Site which does not include the payment of the full amount of the appraised value shall be subject to a power of termination, as that term is defined in Civil Code 885.010, in favor of NLF which will require District to deed the New Elementary School Site back to NLF, to demolish all improvements constructed by it on the New Elementary School Site, and to return it to the condition it was in at the commencement of the lease if the New Elementary School fails to operate as an elementary school for five years in any seven year period. Upon exercise of the power of termination, NLF shall pay District the amount of the purchase price, without interest, paid to NLF. The power of termination shall become ineffective at such time as NLF receives the full amount of the appraised value.

11. If District constructs a New Elementary School with a capacity of less than 837 students based on a traditional, single track, nine month schedule school program as set out in recital paragraph K., then NLF will pay the balance of the funds on a pro rata basis up to the full cost of the 837 student school as set out in Exhibit D pursuant to the following

formula:

Fee	=	[(A - B)/(1004 - C)] x SGR/SF or SGR/MF
A	=	Cost of 837 Student Traditional, Single Track, Nine Month Schedule School Program as set out in Exhibit D
B	=	Cost of New Elementary School of less than 837 students actually built by District
C	=	Student Capacity of New Elementary School based on multi-track year round schedule.
SGR/SF	=	Student Generation Rate for single family units based on the number of K-5 students living in single family units in Riverwood divided by the total number of single family units in Riverwood as of the date that the total number of students exceeds the number represented by C.
SGR/MF	=	Student Generation Rate for multi family units based on the number of K-5 students living in multi family units in Riverwood divided by the total number of multi family units in Riverwood as of the date that the total number of students exceeds the number represented by C.

Such fee will be payable by NLF at issuance of and for each building permit issued in excess of the number of units that would be required to be built to generate the number of students represented by C in the formula. Such fee will be paid by NLF until 1,004 students have been generated.

12. The cost of the New Elementary School and the New Middle School shall be calculated using the methodology set out in Exhibit D. The cost per K-5 student shall be calculated by dividing the cost of the New Elementary School by 1004 students. The cost per 6-8 student shall be calculated by dividing the cost of the New Middle School by 980 students.

The SGR shall be calculated at the time the 1500th building permit has been issued for each residential unit in Riverwood, excluding therefrom all units for which an occupancy permit has been issued in the prior three years. For the purpose of calculating the SGR, a recognized demographer shall be utilized by District to determine the actual number of students residing within Riverwood, excluding, however, the housing units for which building permits had been issued for the prior three years. That SGR shall be utilized in determining all fees being paid until all residential units have been constructed in Riverwood. At such time, the SGR shall be calculated for each of the two categories of housing by dividing the number of K-5 students and 6-8 students existing in Riverwood in each of the two categories of housing by the number of single family and multi-family units respectively, within Riverwood for each of the two categories of housing. Multi-family units shall be defined to include apartment units, condominium units, cooperative apartments, units in stock cooperatives, and single family attached units. Single family and multi-family units subject to age restrictions which require that all permanent residents be over 55 years of age ("Age-Restricted Units") shall not be counted. The single family SGR and the multi-family SGR so calculated shall be used in determining the fees per unit to be paid pursuant to this agreement. The appraisal value of land for the property required for the New Elementary School Site and New Middle School Site shall be redone every two years and the fees per unit revised to reflect the new appraised values. The fee per unit shall be calculated for the New Elementary School by multiplying the cost per K-5 student times the K-5 single family SGR and the multi-family SGR, respectively. The fee per unit shall be calculated for the New Middle School by multiplying the cost per 6-8 student times the 6-8 single family SGR and the multi-family SGR, respectively.

A. At such time that District prepares to purchase the New Elementary School Site pursuant to Paragraph 10, the District shall have a fair market appraisal of the New

Elementary School Site prepared and presented to NLF for review and approval. District shall, at such time that NLF is required to pay fees to be used for the New Middle School, provide a fair market appraisal of the New Middle School Site, or a fair market appraisal of the site upon which the last District middle school was constructed if a New Middle School Site is not known at that time, and present it to NLF for review and approval. District shall have the Sites appraised by an MAI appraiser to determine the fair market value of the Sites. Such appraisal values shall then be used in all calculations pursuant to Paragraph 12.

B. If District and NLF have not been able to reach agreement on a fair market appraised value of the Sites pursuant to Paragraph 12.A., after meeting in good faith to reach agreement, then the following method shall be used to establish the appraised value. The District and NLF shall each appoint one appraiser and the two appraisers appointed shall select a third appraiser. All appraisers shall be independent and shall have at least five years' experience in the appraisal of real property substantially similar to the Sites, and shall be members of professional organizations such as MAI or equivalent. For the purpose of such appraisal, the term "fair market value" shall mean the price that a ready and willing buyer would pay to a ready and willing seller of the Sites, with the Sites able to be used for normal development at their highest and best use, as of the date of the appraisal, if the property were exposed for sale on the open market for a reasonable period of time. The fair market value of each Site shall be deemed to be the arithmetic average of the two appraisals closest in value to each other and the third appraisal shall be disregarded.

C. Every two years after the initial appraised value of the Sites has been established pursuant to Paragraphs 12.A or 12.B., the Sites shall have the appraised value updated, which updated value shall be used for the calculations in Paragraph 12. District and NLF shall jointly select an MAI appraiser acceptable to each and such appraiser shall be provided with all previous appraisal material, shall update the material and then provide an

updated appraisal of the Site(s) and deliver such updated appraisal to District and NLF. If District and NLF have not been able to jointly agree on an appraiser, then the procedures set out in Paragraph 12.B. shall be followed to determine an updated appraised value of the Site(s).

13. If more than 1,004 K-5 students are generated by projects from Riverwood, for those students in excess of 1,004, NLF shall pay a fee per dwelling unit. Such fee is to be paid at the time of issuance of a building permit. The fee per dwelling unit shall be determined as set out in Paragraph 12. Half of any fee paid by NLF to District pursuant to this paragraph shall be treated as a loan to District, bearing no interest, and is repayable to NLF within thirty days of such time that District receives any State funds for School Facilities. Such repayment to NLF shall only be required to the extent and in the amount received by District up to the total amount of the NLF loan. Said loan shall terminate at such time as District is no longer eligible for State matching funds.

14. If more than 1,260 K-5 students are generated from NLF projects in Riverwood, then NLF will reserve a second New Elementary School Site in Riverwood. District shall have full discretion to determine whether it desires to build a second New Elementary School in Riverwood on the land reserved by NLF. District has one year from the date that the number of elementary students generated from Riverwood exceed 1,260 to notify NLF in writing that District will utilize and acquire the New Elementary School Site. District shall then complete the acquisition from NLF within one year of the notification to NLF of District's desire to acquire the New Elementary School Site, by paying a purchase price of the appraised value of the New Elementary School Site as of the date of District's written notice. District shall use the funds paid by NLF from those fees set out in paragraph 13 above to pay for the acquisition of the New Elementary School Site from NLF. NLF shall provide the New Elementary School Site as set out in paragraph 7 above. NLF shall continue to pay those fees

set out in paragraph 13 above for the remainder of the residential units built in Riverwood. NLF shall provide written notice to District when all projects in Riverwood are completed. The written notice shall also, after consultation with District, specify the number of K-5 Riverwood Students residing in District or are expected to be generated from the Riverwood project based upon the SGR determined after the 1500th building permit has been issued. If the number of K-5 Riverwood Students is less than 1,260 as of the date of the written notification, NLF's obligation to provide the second New Elementary School Site in Riverwood shall automatically terminate.

15. District shall use its best efforts to maximize its eligibility to obtain funding for the New Elementary School(s) and the New Elementary School Site(s) from any State or federal agency and shall take all reasonable efforts to obtain such funding, subject to the provisions of Section 23 of this Agreement. Toward this end, District and NLF will, upon NLF's request, revise this Agreement to provide a different procedure, including design/build and Public/Private Partnership concepts, which will increase the opportunity to obtain funding from any State or federal agency as long as there is no increased cost to either District or NLF. District shall, in any event, use its best efforts to ensure that NLF receives any funds received from any State or federal agency in connection with the acquisition of the New Elementary School Site. District shall be entitled to retain funds received from any State or federal agency up to the cost of six permanent relocatable classrooms for the New Elementary School, if District paid the cost and installed six permanent relocatable classrooms for the New Elementary School. However, if the law is changed to allow local bond issues to be approved by a majority of the voters, District shall use its best efforts to put a local bond issue on the ballot and have it approved. If such a local bond issue passes, then NLF shall be reimbursed for the appraised value of the New Elementary School Site before District retains funds received from the State or any federal agency for permanent relocatable classrooms, for which

it paid.

16. District shall provide the County of Los Angeles with information for the County's Development Monitoring System based on a capacity of 1004 K-5 students for the New Elementary School and 980 for the New Middle School.

17. The initial SGR to be used for the New Middle School shall be .148 for each single family unit and .061 for each multi-family unit. Multi-family units shall be defined to include apartment units, condominium units, cooperative apartments, units in stock cooperatives and single family attached units. Single family and multi-family units subject to age restrictions which require that all permanent residents be over 55 years of age ("Age-Restricted Units") shall not be counted. Said initial rate shall remain in place until such time as a new SGR is calculated pursuant to paragraph 12 above.

18. District shall determine the cost for the New Middle School pursuant to the methodology set out in Exhibit D. The cost per student of the New Middle School shall be determined by dividing the cost by 980 students to be housed in the school. The school mitigation fee for each of the two categories of housing shall be determined as set out in Paragraph 12 and using the methodology in Exhibit D (the "School Mitigation Fee"). The School Mitigation Fee shall be adjusted annually to reflect the change in the cost of the New Middle School to account for inflation based on the statewide cost index for Class D construction as determined by the State Allocation Board at its quarterly meetings, which adjustment shall be effective each meeting ("Maximum Construction Cost"). If the State Allocation Board stops determining the adjustments, the adjustments shall be made using the Marshall and Swift Class D Wood Frame Cost Index for the Western United States, or another mutually agreed upon index, as of January 1, of each calendar year.

19. The School Mitigation Fee for grades 6-8 shall be paid to District at the same time that an application for a building permit for the construction of a single family or multi-

family unit, other than an Age-Restricted Unit, is submitted to the County of Los Angeles, or any other governmental entity which has the authority to issue building permits. Fifty percent of the School Mitigation fee shall be treated as a loan to District by NLF. The loan shall bear no interest, but shall be immediately due and payable to NLF within thirty (30) days of District's receipt of any money received from the State that is designated for the acquisition or construction of any or all of the New Middle School. Such repayment to NLF shall only be required to the extent and in the amount received by District up to the total amount of the NLF loan.

20. All School Mitigation fees shall be deposited into a separate interest bearing account maintained by District. All School Mitigation Fees and the interest on those Fees shall be used only for the acquisition and construction of School Facilities and/or leasing interim facilities. However, the additional payment of $500,000.00, payable pursuant to paragraph N above, may be used solely at the discretion of the District.

21. District shall, immediately upon receipt of the School Mitigation Fee for each single family or multi-family unit, other than an Age-Restricted Unit, provide any written certification required to obtain building permits or other development approvals to the County of Los Angeles, or any other governmental entity which requires such certification. The certification shall be in writing and shall be provided for whatever number of single family or multi-family units are requested by NLF or any assignee of NLF at any time.

22. District shall, immediately upon request by NLF or any of its assignees and without the payment of any fees whatsoever, provide any written certification required to obtain building permits or other development approvals for the construction of an Age-Restricted Unit or a commercial or industrial building to the County of Los Angeles, or any other governmental entity which require such certification. The certification shall be in writing and shall be provided for whatever number of Age-Restricted Units or commercial or

industrial buildings are requested by NLF or any of its assignees at any time.

23. District agrees to actively seek state funding for facilities to house Riverwood students under the Leroy E. Greene Act or any similar state program and shall maintain an active, up-to-date priority one application with the office of Public School Construction for new State funding. District, when using relocatable classrooms shall, to the best of its ability, lease such classrooms rather than purchase relocatable classrooms. District shall not, however, be precluded from taking title to leased classrooms at the end of a lease term. District shall not be precluded from submitting applications for state funding for other facilities needed by District.

24. District shall not, under any circumstances:

A. Exercise any power or authority under current or future law to levy or impose an exaction of land, goods, money, or services, whether denominated a fee, charge, dedication, or tax, against any development of Riverwood except as to any District-wide general tax, special tax, or assessment for School Facilities;

B. Require, request, or cooperate with the County of Los Angeles, the City of Santa Clarita, or any other governmental entity to exercise its power or authority to levy or impose an exaction of land, goods, money, or services, whether denominated a fee, charge, dedication, or tax, as to Riverwood Property;

C. Oppose the development of either Riverwood or Newhall Ranch, except as it pertains to the health, safety and welfare of the school operations, as a whole; or

D. Sponsor, or require the formation of, a Communities Facilities District, except on a District-wide basis, for Riverwood without the express, written consent of NLF which consent may be given or withheld in NLF's sole discretion. District shall not unreasonably refuse to act as sponsor for a Community Facilities District if requested to do so by NLF.

25. As further consideration for the provisions of full mitigation in this Agreement, NLF will dedicate a parcel of land approximately 300 feet by 359.8 feet (Property) immediately north of the "LDI" lot to the Castaic Union School District, with the Property and the "LDI" lot shown on Exhibit E, attached to this Agreement, under the following terms:

A. Conveyance of the Property will be in fee at no cost to the District for the land.

B. The Property will be conveyed expressly subject to the NLF reservations as summarized below and any and all existing rights of way, easements, encumbrances, and other matters of record as of the date of the execution of this Agreement and is conveyed in an "AS IS" condition, "WITH ALL FAULTS" as of such date.

C. The dedication shall be subject to a power of termination as that term is defined in Civil Code Section 885.010, for a period of eight years plus seven days from the date of execution of the Newhall Ranch mitigation agreement or ten years from the issuance of the first grading permit within Newhall Ranch, whichever is sooner. The power of termination is to be recorded against the property so that title reverts back to NLF if the property is not used for School District purposes for a continuous period of two years within the next four years or if the adjacent "LDI" property is not acquired by the District within seven years of the execution of the Newhall Ranch mitigation agreement. NLF shall have the sole right to decide whether to accept the property back or not. If NLF decides to take back the property, NLF will compensate the District for the District's remaining undepreciated cost of the improvements constructed on the dedicated property, using straight line depreciation of those costs over a fifteen year life.

D. The property will be subject to NLF standard Commercial and Industrial Covenants, Conditions, and Restrictions.

E. Any title insurance is entirely up to the District to acquire, if it so

desires.

F. NLF will retain all water, mineral, and oil and gas rights underlying the Property.

G. District's use of the Property is subject to existing Southern California Edison Company easements. NLF makes no guarantee of the use of the Property and District is responsible for determining the uses acceptable under existing zoning, easements, etc.

H. Close of escrow shall be sixty (60) days after the final approval by the County of Los Angeles after expiration of all applicable appeal periods without appeal or entry of final judgment after exhausting all appeal rights affirming the approval of the Newhall Ranch Specific Plan, certification of the Environmental Impact Report (EIR), and Development Agreement for the development of Newhall Ranch in substantial compliance with Newhall's application for the Specific Plan.

I. Other standard terms to be negotiated in a formal purchase and sale agreement.

26. The funds and land to be provided to District by NLF pursuant to the terms of this Agreement constitute the entire extent of NLF's obligation to provide School Facilities for Riverwood. District shall not require or accept any fees in connection with the development of Riverwood which might otherwise be available to it under current or future State law, the Valley-Wide Joint School Fee Resolution, or by any other means. Further, the District shall not be entitled to collect any fees from NLF in connection with the construction of commercial or industrial buildings within Riverwood. District shall inform the William S. Hart Union High School District that the amount of any such fees that would be otherwise available to District shall not be collected. NLF agrees that upon unification by District and subject to any agreement between the District and Hart, a mitigation for 9-12 students generated after unification occurs will be paid to the new District equivalent to that agreed to with the Hart

District for grades 9-12 mitigation, if any, but subject to an appropriate land value adjustment.

27. District shall provide written certification upon written request from NLF that adequate School Facilities for District's K-8 needs either exist, or that the Financing Schedule and the Financing Plan provided by this Agreement guarantee their availability as needed, to house Riverwood Students. This written certification shall be given to the County of Los Angeles, or any other governmental entity which may have development approval authority over Riverwood as requested by NLF.

28. No development, change of development, governmental approval, nor change in any governmental approval of Riverwood shall constitute the basis for any change or termination of this Agreement because this Agreement provides for the mitigation of all impacts, direct and cumulative, of Riverwood on District's ability to provide adequate educational opportunities to every student in District.

29. District, immediately upon request by NLF, shall provide any written certification required to obtain building permits or other development approvals for Riverwood within the District. The written certifications shall be provided for whatever number of residential dwelling units or commercial or industrial buildings are requested by NLF at any time.

30. NLF shall have the right, in its sole discretion, to sell or encumber Riverwood, improved or unimproved and in whole or in part, by any deed, mortgage, deed of trust, or other security device. No sale, transfer, or encumbrance of Riverwood shall affect NLF's obligations under this Agreement, except as provided in paragraph 33. Neither this Agreement nor any breach of this Agreement shall defeat, invalidate, diminish, or impair the lien or priority of any deed, mortgage, deed of trust, or other security device.

31. District and NLF, within 30 calendar days of the written request, shall perform any acts and prepare, sign, deliver, file, and record any documents reasonably required to

obtain the goals, and to satisfy the conditions, contained in this Agreement. This includes, but is not limited to, providing the requesting party with a written statement certifying that:

A. This Agreement is unmodified and in full force and effect or, if there have been modifications, that this Agreement, as modified, is in full force and effect, stating the date and nature of any modifications; and

B. There are no current uncured defaults under this Agreement or, if there are any, the dates and natures of the defaults.

32. Any District Notice, request for a Construction Draw, information as to District's determination of student generation factors, or other document which would impose a duty on NLF or change the extent of NLF's obligations under this Agreement shall be accompanied by reasonable supporting documentation at the time that it is provided to NLF by District.

33. NLF is acting as the master developer of NLF's Land and intends to sell portions of NLF's Land to builders who will construct and sell residential, commercial, and industrial buildings to the public. NLF shall have the unconditional right to assign any right or obligation under this Agreement to anyone at any time. Whenever this Agreement provides NLF with a right, that right may be exercised by an assignee of that right to the same extent that NLF could have exercised that right. The assignment of any right or obligation under this Agreement shall be in writing and a copy of the assignment shall be provided to District. No such assignment shall relieve NLF of any of its obligations under this Agreement without District's written consent which consent shall not unreasonably be withheld.

34. This Agreement is entered into solely for the benefit of District and NLF and their successors, transferees, and assigns. Other than District and NLF and their successors, transferees and assigns, no third person shall be entitled, directly or indirectly, to base any claim or to have any right arising from, or related to, this Agreement.

35. This Agreement contains the entire agreement and understanding concerning the funding of educational facilities to house Riverwood Students and supersedes and replaces all prior negotiations and proposed agreements, written or oral. District and NLF acknowledge that neither the other party nor its agents or attorneys has made any promise, representation, or warranty whatsoever, express or implied, not contained herein to induce the execution of this Agreement and acknowledges that this Agreement has not been executed in reliance upon any promise, representation, or warranty not contained herein.

36. This Agreement may not be amended except in writing and signed by District and NLF.

37. District and NLF acknowledge that each has conducted an independent investigation of the facts concerning the development of Riverwood, the impact that Riverwood Students will have on District's educational facilities, and the costs of housing Riverwood Students.

38. District and NLF desire to resolve any disputes as to the meaning of any portion of this Agreement or the rights or obligations of District or NLF under it as quickly as possible. Therefore any such disputes shall be resolved by binding arbitration conducted by a mutually agreed upon retired judge of the Los Angeles Superior Court. If District and NLF are unable to agree on the arbitrator within 30 calendar days of the receipt of a request for arbitration, they shall request that the presiding judge of the Los Angeles Superior Court designate one. District and NLF shall each pay half of the cost of the arbitration and each shall be responsible for its own costs as to any such arbitration.

39. Except as provided in paragraph 38, if it becomes necessary to enforce any of the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and other costs of litigation in addition to any other relief to which it may be entitled.

40. In interpreting this Agreement, it shall be deemed that it was prepared by the

parties jointly and no ambiguity shall be resolved against either party on the premise that it or its attorneys was responsible for drafting this Agreement or any provision hereof.

41. Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents to enter into this Agreement on behalf of the party.

42. All notices, demands, and communications between District and NLF shall be given by personal delivery, registered or certified mail, postage prepaid, return receipt requested, Federal Express or other reliable private express delivery, or by facsimile transmission. Such notices, demands, or communications shall be deemed received upon delivery if personally served or sent by facsimile or after three business days if given by other approved means as specified above. Notices, demands, and communications shall be sent:

To District:	Castaic Union School District Attn: Superintendent 31616 North Ridge Route Castaic, Ca 91384 Fax No: (805) 257-5737
To NLF:	The Newhall Land and Farming Company Attn: President 23823 Valencia Blvd. Valencia, CA 91355 Fax No: (805) 255-3960
With a copy to:	Steven D. Zimmer Rupp, Holmberg & Zimmer Post Office Box 1426 Oxnard, California 93032-1426 Fax No: (805) 385-8891

The foregoing names, addresses, and fax numbers may be changed at any time by a written notice given as provided above.

43. This Agreement and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California.

44. Any litigation arising out of this Agreement shall be conducted only in Los Angeles County, California.

45. This Agreement may be signed in one or more counterparts and which, taken together, shall constitute one original document.

46. Recitals A through N are true and correct and are hereby incorporated.

47. The terms and conditions of this Agreement shall be incorporated in every environmental impact report, environmental monitoring program, general plan amendment, specific plan, and tentative subdivision map approval given by Los Angeles County or any other approving agency for Riverwood and Newhall Ranch.

48. NLF agrees to fund school facilities which are built to State Requirements and Specifications pursuant to the terms set out in this agreement. If the State formally amends the State Requirements and Specifications to include the State's new "class size reduction program", the costs and fees in the agreement will be adjusted appropriately. However, prior to adjustments to the costs and fees, all State allowances and/or contributions to District for capital outlay purposes to offset the costs of the "class size reduction program" shall be deducted from the costs and fees to be paid by NLF. If the "class size reduction program" remains a voluntary State program, NLF shall only pay such fees and costs as otherwise set out in the agreement.

Dated: November 20, 1997

BOARD OF TRUSTEES OF THE
CASTAIC UNION SCHOOL DISTRICT

By: _____
PRESIDENT OF THE BOARD OF
TRUSTEES OF THE CASTAIC
UNION SCHOOL DISTRICT

[Signatures continued on next page]

(Signatures continued from previous page)

ATTEST:

CLERK OF THE BOARD OF TRUSTEES
OF THE CASTAIC UNION SCHOOL DISTRICT

Dated: November 20, 1997

THE NEWHALL LAND AND FARMING COMPANY (A California Limited Partnership)

By: NEWHALL MANAGEMENT LIMITED PARTNERSHIP
Managing General Partner

By: NEWHALL MANAGEMENT CORPORATION
Managing General Partner

By: _____
Its: President

By: _____
Its: Sr. V.P.

EXHIBIT A

SIKAND
Engineering
Planning
Surveying

15230 Burbank Blvd. Van Nuys, CA 91411
Telephone:(818) 787-8550 (213) 873-5853

Written by	DAN MAY	Date	6-8-94	Work Order No.	1020-234-11
Checked by		Date		Description No.	5496
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

WEST RANCH

GENERAL PLAN AMENDMENT BOUNDARY

THOSE PORTIONS OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA PER MAP RECORDED IN BOOK 1, PAGES 521 AND 522, OF PATENTS, RECORDS OF SAID COUNTY AND THOSE PORTIONS OF THE RANCHO SIMI PER MAP RECORDED IN BOOK 39 PAGE 77 OF MISCELLANEOUS RECORDS, RECORDS OF SAID COUNTY AND THOSE PORTIONS OF FRACTIONAL SECTIONS 15, 21 AND 22 IN TOWNSHIP 4 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 16 IN SAID TOWNSHIP AND RANGE DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 11 OF LICENSED SURVEYOR'S MAP RECORDED IN BOOK 27 PAGES 22 TO 26, OF RECORDS OF SURVEYS, RECORDS OF SAID COUNTY, SAID CORNER IS AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID RANCHO SAN FRANCISCO WITH THE SOUTHWESTERLY BOUNDARY OF THE COUNTY OF LOS ANGELES; THENCE

1. EASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF THE EAST 2.16 ACRES OF GOVERNMENT LOT 4 IN SAID FRACTIONAL SECTION 21 AS DESCRIBED IN DEED RECORDED MAY 23, 1967 AS INSTRUMENT NO. 164, OF SAID OFFICIAL RECORDS; THENCE
2. NORTHERLY ALONG LAST SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID FRACTIONAL SECTION 21; THENCE
3. EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF SAID FRACTIONAL SECTION 15; THENCE
4. NORTHERLY ALONG THE GENERAL WESTERLY LINE OF PARCEL TWO OF CERTIFICATE OF COMPLIANCE NO. 101,171 FOR LOT LINE ADJUSTMENT RECORDED OCTOBER 1, 1992 AS INSTRUMENT NO. 92-1838357 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE
5. NORTHERLY ALONG LAST SAID GENERAL WESTERLY LINE TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE

SIKAND
Engineering
Planning
Surveying

15230 Burbank Blvd. Van Nuys, CA 91411
Telephone:(818) 787-8660 (213) 873-6863

Written by	DAN MAY	Date	6-8-94	Work Order No.	1020-234-11
Checked by		Date		Description No.	5496
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

6. WESTERLY, NORTHERLY AND EASTERLY ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY LINES, RESPECTIVELY, OF SAID NORTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 15; THENCE
7. EASTERLY AND SOUTHERLY ALONG THE NORTHERLY AND EASTERLY LINES, RESPECTIVELY, OF SAID PARCEL TWO TO THE CENTERLINE OF HENRY MAYO DRIVE (SAUGUS-VENTURA ROAD); THENCE
8. EASTERLY ALONG SAID CENTERLINE OF HENRY MAYO DRIVE TO THE NORTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF PARCEL MAP NO. 15541 AS SHOWN ON MAP FILED IN BOOK 177 PAGES 58 TO 60, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE
9. SOUTHERLY, NORTHEASTERLY AND NORTHWESTERLY ALONG THE WESTERLY, SOUTHEASTERLY AND NORTHEASTERLY BOUNDARY OF SAID PARCEL MAP NO. 15541 AND ITS NORTHWESTERLY PROLONGATION TO SAID CENTERLINE OF HENRY MAYO DRIVE; THENCE
10. NORTHEASTERLY ALONG SAID CENTERLINE NORTH 50°28'02" EAST 386.59 FEET; THENCE
11. LEAVING SAID CENTERLINE SOUTH 39°55'04" EAST 1554.40 FEET; THENCE
12. NORTH 47°50'17" EAST 611.85 FEET; THENCE
13. NORTH 29°20'00" EAST 838.84 FEET; THENCE
14. NORTH 64°49'31" EAST 275.84 FEET; THENCE
15. SOUTH 79°52'05" EAST 306.42 FEET; THENCE
16. SOUTH 64°22'57" EAST 428.58 FEET; THENCE
17. SOUTH 84°14'30" EAST 484.01 FEET; THENCE
18. SOUTH 03°11'11" WEST 363.11 FEET; THENCE
19. SOUTH 30°09'49" EAST 756.85 FEET; THENCE
20. SOUTH 00°15'46" EAST 330.84 FEET; THENCE
21. SOUTH 81°09'51" EAST 570.60 FEET; THENCE
22. SOUTH 41°36'19" EAST 381.30 FEET; THENCE
23. SOUTH 08°02'56" WEST 996.00 FEET; THENCE

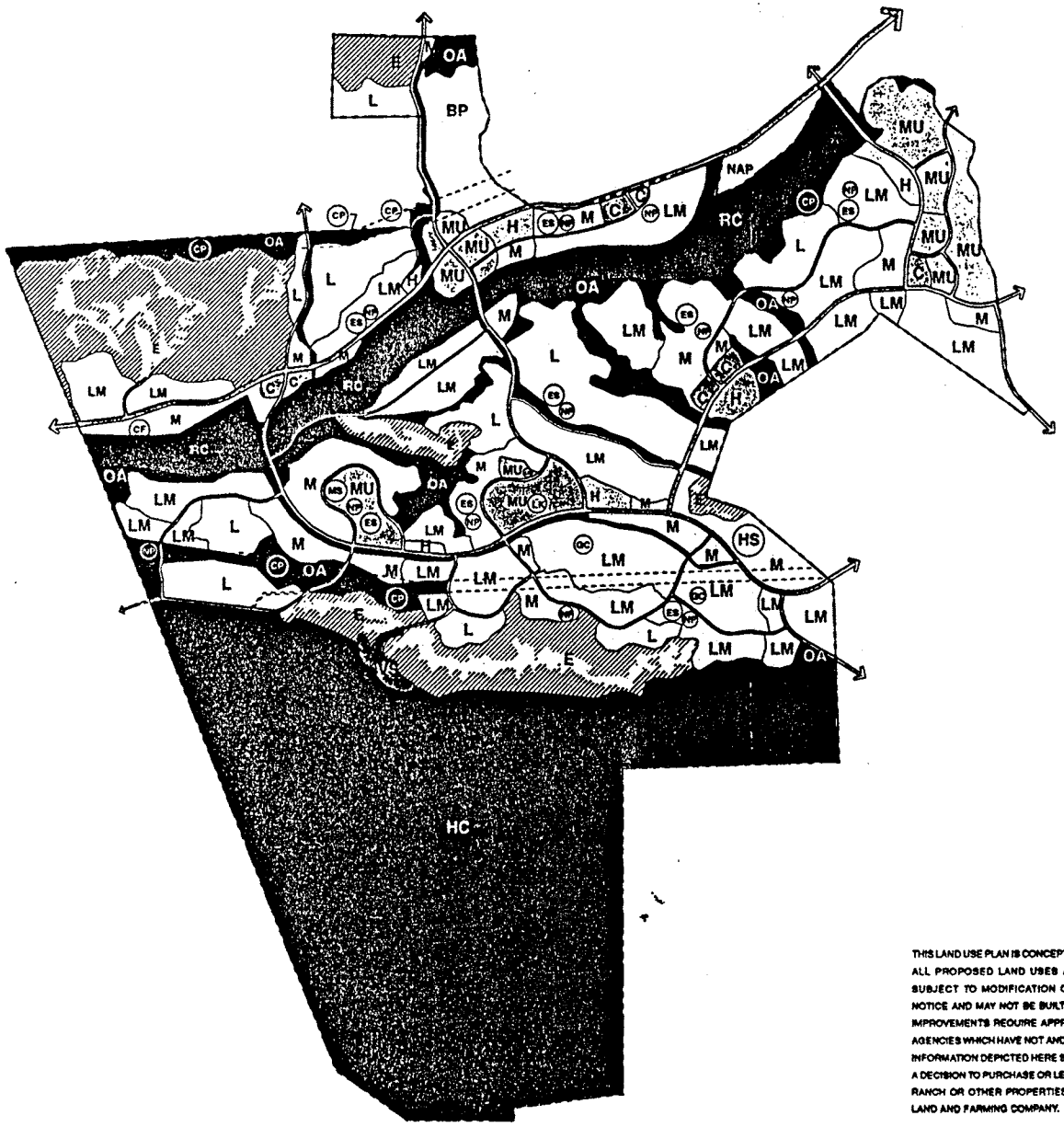
SIKAND
Engineering
Planning
Surveying

15230 Burbank Blvd. Van Nuys, CA 91411
Telephone:(818) 787-8650 (213) 873-5853

Written by	DAN MAY	Date	6-8-94	Work Order No.	1020-234-11
Checked by		Date		Description No.	5496
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

24. SOUTH 29°49'25" EAST 572.21 FEET; THENCE
25. SOUTH 03°42'18" EAST 1595.64 FEET; THENCE
26. SOUTH 24°41'31" EAST 939.41 FEET; THENCE
27. SOUTH 07°49'47" EAST 3173.03 FEET; THENCE
28. SOUTH 25°21'02" EAST 529.33 FEET; THENCE
29. SOUTH 42°13'08" EAST 708.10 FEET TO THE NORTHWESTERLY LINE OF THE EASEMENT TO SOUTHERN CALIFORNIA EDISON CO. DESCRIBED IN DOCUMENT RECORDED JULY 12, 1966 AS INSTRUMENT NO. 2217 IN BOOK D3363-475 OF SAID OFFICIAL RECORDS; THENCE
30. SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 293.14 FEET, MORE OR LESS, TO THE NORTHEASTERLY BOUNDARY OF PARCEL MAP NO. 15955 AS SHOWN ON MAP FILED IN BOOK 188 PAGES 90 TO 95 OF SAID PARCEL MAPS; THENCE
31. NORTHWESTERLY, SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE NORTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY LINES OF SAID PARCEL MAP TO THE NORTHERLY TERMINUS OF THAT COURSE IN THE WESTERLY LINE OF SAID PARCEL MAP SHOWN AS NORTH 02°21'36" WEST 2121.55 FEET ON SAID MAP; THENCE
32. SOUTHERLY ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROLONGATION TO THE SOUTHWESTERLY CORNER OF SAID PARCEL MAP; THENCE
33. WESTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID RANCHO SAN FRANCISCO TO THE EASTERLY BOUNDARY OF SAID RANCHO SIMI; THENCE
34. SOUTHERLY ALONG SAID EASTERLY BOUNDARY TO THE SOUTHERLY LINE OF LOT 13 OF LICENSED SURVEYOR'S MAP RECORDED IN BOOK 27 PAGES 19 TO 21, INCLUSIVE, OF SAID RECORDS OF SURVEYS; THENCE
35. WESTERLY, SOUTHERLY AND NORTHWESTERLY ALONG THE SOUTHERLY, EASTERLY AND SOUTHWESTERLY LINES OF SAID LOT 13 AND ALONG THE SOUTHWESTERLY LINE OF LOT 15 OF LAST SAID MAP TO SAID SOUTHWESTERLY BOUNDARY OF THE COUNTY OF LOS ANGELES; THENCE
36. NORTHWESTERLY ALONG SAID BOUNDARY TO THE POINT OF BEGINNING CONTAINING 11,958 ACRES, MORE OR LESS.



THIS LAND USE PLAN IS CONCEPTUAL AND PRELIMINARY, AND ALL PROPOSED LAND USES AND IMPROVEMENTS ARE SUBJECT TO MODIFICATION OR ELIMINATION WITHOUT NOTICE AND MAY NOT BE BUILT. THE LAND USE PLAN AND IMPROVEMENTS REQUIRE APPROVALS BY GOVERNMENTAL AGENCIES WHICH HAVE NOT AND MAY NOT BE OBTAINED. THE INFORMATION DEPICTED HERE SHOULD NOT BE A BASIS FOR A DECISION TO PURCHASE OR LEASE PROPERTY IN NEWHALL RANCH OR OTHER PROPERTIES OWNED BY THE NEWHALL LAND AND FARMING COMPANY. MAY, 1996.

NEWHALL RANCH™
A Community By Nature
Newhall Ranch Company

- 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

POTENTIAL LOCATIONS:

- CP — COMMUNITY PARK
- NP — NEIGHBORHOOD PARK
- ES — ELEMENTARY SCHOOL
- MS — MIDDLE SCHOOL
- HS — HIGH SCHOOL
- CF — COMMUNITY FACILITIES
- GC — GOLF COURSE
- LK — LAKE

SCALE:

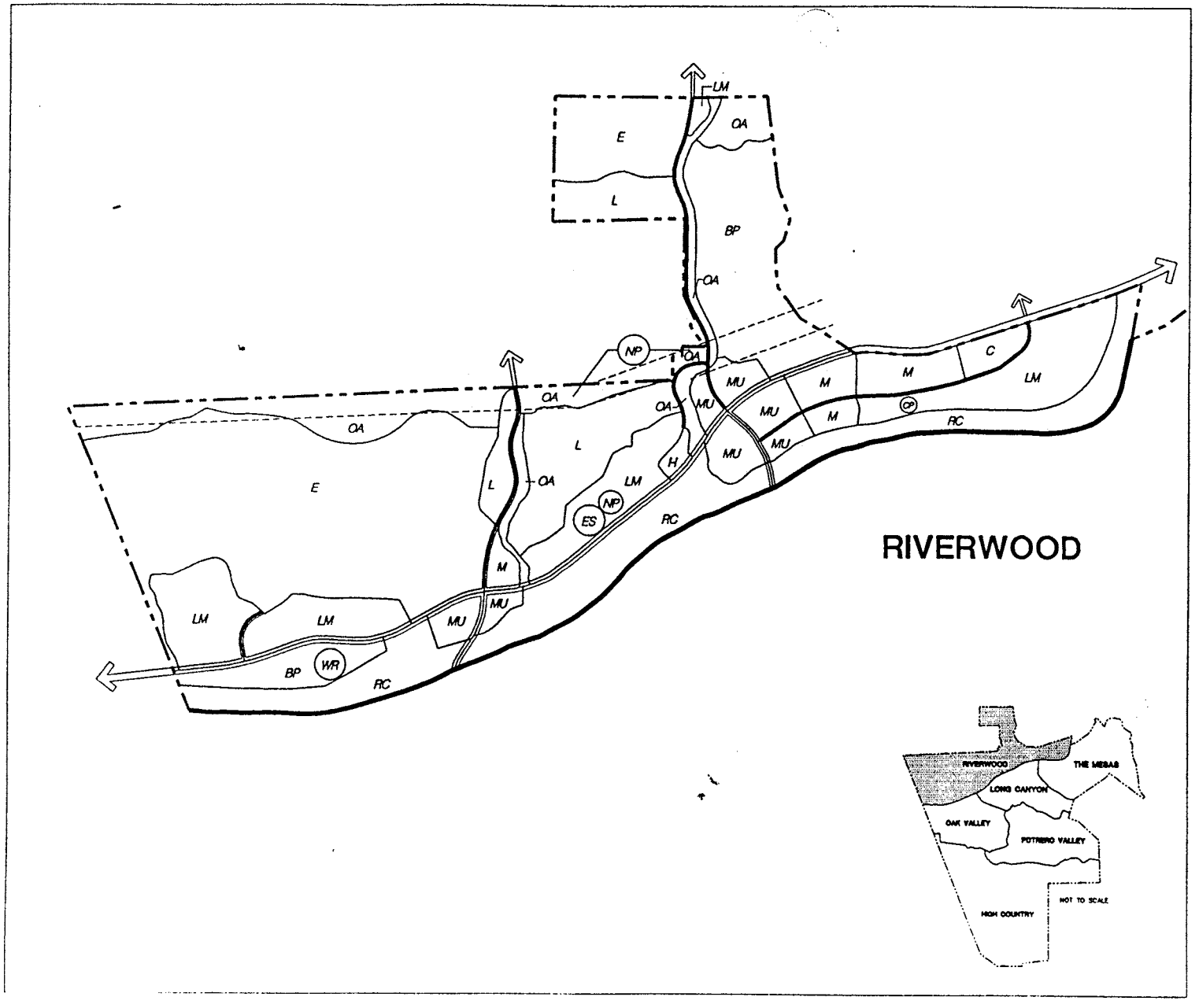
100 Acres

English

Metric

LAND USE PLAN

FORMA



NEWHALL RANCH SPECIFIC PLAN

Prepared For Newhall Ranch Company

LEGEND

- 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

LAND USE OVERLAYS (POTENTIAL LOCATIONS)

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

English: 1 Mile 2 Miles
Metric: 1 Km 2 Km
NORTH
10 ACRES 40 ACRES
Drawing by FORMA Systems

EXHIBIT 2.3-3

RIVERWOOD VILLAGE PLAN

9/12/97

EXHIBIT B

Exhibit C
Applicant Handbook
State School Building Lease-Purchase Program
Office Of Local Assistance
Dated January, 1992

Applicant Handbook

State School Building Lease-Purchase Program

PUBLISHED BY THE QUALITY CONTROL AND PUBLIC RESPONSE UNIT

Office of Local Assistance

STATE OF CALIFORNIA • DEPARTMENT OF GENERAL SERVICES

Assigning "Units of ADA"/State Loading Standards

Assigning Units of ADA

Units of average daily attendance (ADA) are assigned to each school facility as follows:

- Compute the number of ADA for all existing teaching stations at full capacity according to State loading standards (see *State Loading Standards, pages 3-A-33 through 33-A-35*). This number represents the number of ADA adequately housed.
- When all existing facilities have been reported to capacity, the remaining projected ADA must be reported as "to be housed".
- The total number of ADA "adequately housed" and "to be housed" cannot exceed the applicable enrollment projection as specified on the *Form SAB 411, Enrollment Projection.*

Note: When teaching stations are less than 800 square feet, determine the loading by dividing the actual size of the teaching station by 30 for elementary or 32 for secondary facilities. Round the quotient to the next highest whole number.

Interdistrict Enrollment Adjustment

Education Code Section 48204 allows students to enroll in a school district other than the district in which they reside. This interdistrict attendance agreement is contingent upon consideration and approval of both districts. However, the SAB does not provide an area allowance for these students.

SAB Policy

An interdistrict adjustment is required only when the "students living in but attending out" of the district, *exceeds* the "students living out but attending in" the district. The area reserved for these students is reported on the Form SAB 500. This adjustment does not apply to students attending continuation high schools and special education facilities.

Required Document

The district reports interdistrict students in Section A of the *Form SAB 411B, Enrollment Certification.*

Continued on the next page

Procedure

IF...	THEN...
the maximum amount of students "living within the district but attending outside" *exceeds* the amount of students "living outside the district but attending within".	calculate the interdistrict adjustment by subtracting the amount of students "living outside the district but attending within" from those students "living within the district but attending out".

Note: The interdistrict adjustment cannot exceed two percent of the district's current enrollment.

State Loading Standards

"Units of ADA" must be reported in accordance with SAB loading standards. The state loading standards are designated as follows:

ELEMENTARY GRADES K - 6 and K - 8 (when not a separate school)	
GRADE LEVEL	LOADING STANDARD
Kindergarten (double session)	55
Kindergarten (single session) *	29
1 - 3	29
4 - 8 (7 - 8 not departmentalized)	33
7 - 8 (departmentalized)	30
Lab (7 - 8 only)	26

Note: Evidence of a single session kindergarten may include teacher contracts, school board minutes or other documentation. However, the single session loading must have been in effect prior to January 1, 1987.

Continued on the next page

State Loading Standards, continued

SPECIAL DAY CLASS (SDC)			
	CLASSIFICATION	ABBREVIATION	LOADING STANDARD
NON-SEVERE HANDICAP	Severely Learning Disabled	SLD	12
	Mildly Mentally Retarded	MMR	12
	Severe Disorder of Language	SDL	10
SEVERE HANDICAP	Deaf and Hard of Hearing	DHH	10
	Visually Handicapped	VH	10
	Autistic	AUT	6
	Severely Emotionally Disturbed	SED	6
	Severely Mentally Retarded	SMR (Elementary)	12
	Severely Mentally Retarded	SMR (Secondary)	12
	Deaf-Blind/Multi	DBM	5
	Developmentally Handicapped	DH	10
	Orthopedically and Other Health Impaired	OOH	12

Special Day Class

The allowable area for special day class at each site is computed on a per classroom basis according to a specific handicap:

SPECIAL DAY CLASS			
	CLASSIFICATION	ABBREVIATION	AREA ALLOWANCE (SQ. FT.) PER CLASSROOM
NON-SEVERE HANDICAP	Severely Learning Disabled	SLD	1,080
	Mildly Mentally Retarded	MMR	1,080
	Severe Disorder of Language	SDL	1,080
SEVERE HANDICAP	Deaf and Hard of Hearing	DHH	1,080
	Visually Handicapped	VH	1,330
	Autistic	AUT	1,160
	Severely Emotionally Disturbed	SED	1,160
	Severely Mentally Retarded	SMR (Elementary)	1,750
	Severely Mentally Retarded	SMR (Secondary)	2,150
	Deaf-Blind/Multi	DBM	1,400
	Developmentally Handicapped	DH	2,000 + therapy *
	Orthopedically and Other Health Impaired	OOH	2,000 + therapy *

* DH and OOH classrooms receive additional square footage for therapy as follows:

- For therapy purposes, the first classroom receives 3,000 square feet and each additional classroom receives 750 square feet.

Maximum Computed Allowable Area: Seven Percent Area Allowance

Introduction

Education Code Section 17746.7 allows a seven percent increase in allowable area per ADA "to be housed". The seven percent increase in the allowance is restricted to unhoused ADA and not provided for those pupil units within the district's continuation high schools and special day class program.

New School Projects

For each ADA housed in a proposed project, use the following chart to calculate the seven percent area increase in the maximum computed allowable. Identify the increase with a 'seven percent' (7%) notification.

PROPOSED SCHOOLS	
GRADE LEVEL	CALCULATION
K – 6 (districts with less than 300 projected K – 6 ADA	0.07 x computed allowable (excluding any area bonuses)
K – 6 (districts with 300 or more projected K – 6 ADA)	4 sq. ft. x ADA
7 – 8	5 sq. ft. x ADA
9 – 12	0.07 x computed allowable (excluding any area bonuses)
Special Day Class	none
Continuation High School	none

Continued on the next page

Additions to Existing Schools

For each proposed addition, use the following chart to calculate the seven percent area increase in the maximum computed allowable for those ADA "to be housed". Identify the increased with a 'seven percent' notification.

ADDITIONS TO EXISTING SCHOOLS		
GRADE LEVEL	CALCULATION	
K – 6 (districts with less than 300 projected K – 6 ADA)	5 sq. ft. x per ADA	
K – 6 (districts with 300 or more projected K – 6 ADA)	4 sq. ft. x per ADA	
Grades 6 (when part of a 6 – 8 school)	4 sq. ft. x per ADA	
7 – 8	5 sq. ft. x per ADA	
Continuation High	none	
Special Education	none	
9 – 2 and 9, 10 (when part of a 7 – 9 or 7 – 10 school)	IF the 9 – 12 total ADA is . . .	THEN the multiplier is . . .
(Including grade 9 when part of a 7 – 9 or 7 – 10 project; determine the capacity of the school plant, both "adequately housed" and "to be housed" and allow the additional area according to the adjacent table for the units of ADA "to be housed" at that location).	1 – 50	0 sq. ft.
	51 – 00	11 sq. ft.
	101 – 200	7 sq. ft.
	201 – 300	4 sq. ft.
	301 – 600	4 sq. ft.
	601 – 1800	6 sq. ft.
	over 1800	6 sq. ft.

Maximum Computed Allowable Area: Resource Specialist Program

Introduction

Any project not approved for Phase II prior to January 1, 1987, may include a building area allowance for a resource specialist program (RSP). The RSP enrollment is reported on the *Form SAB 411B, Enrollment Certification* document.

RSP Entitlement

The maximum number of pupils per project for which an allowance will be provided is limited to four percent of the ADA to be housed in the project. Districtwide, the allowance allotted for a resource specialist program may not exceed the RSP enrollment reported on the Form SAB 411B or four percent of the actual unhoused ADA, whichever is less.

RSP Area Allowance

Use four percent of the project's ADA "to be housed" to determine the area allowance for an RSP facility.

RSP UNITS	AREA ALLOWANCE (SQ. FT.)
1–8	240
9–28	480
29–37	720
38–56	960
57–65	1200
66–85	1440
86–94	1680
95–112	1920

Note: The RSP area allowance must be exclusively dedicated to the RSP facility.

Maximum Computed Allowable Area: Relocatable Teaching Station Bonus Area

Introduction

Education Code Section 17749 (e) allows for a relocatable bonus area allowance for those projects including relocatable teaching stations.

Relocatable Requirement

The relocatable requirement is determined as follows:

- A minimum of 30 percent of all proposed teaching stations must be relocatable buildings.
- The structures must meet the definition of a relocatable (see *Portable/ Relocatable Buildings, page 3-A-26*).

Calculation of Relocatable Teaching Stations Requirement

Thirty percent of the proposed teaching stations must be relocatable as determined below:

Example

Total proposed teaching stations	30 percent of proposed teaching stations	Minimum number of relocatable teaching stations required
11	3.3	4

Note: The number of teaching stations must be rounded up to the next whole number.

Calculation of Bonus Area

Before determining the relocatable teaching station bonus area, verify that the "30 percent relocatable teaching station requirement" has been met. Use the following steps to calculate the "relocatable bonus area" for *each* project:

IF...	THEN...
• a minimum of 30 percent of all proposed teaching stations are relocatable buildings and,	multiply the ADA "to be housed" in the project by three square feet.
• 10 percent of the total proposed building area is comprised of relocatable buildings	

Continued on the next page

Reductions in Relocatable Requirement

All reductions to this requirement are subject to SAB approval. Reductions of the 30 percent relocatable teaching station requirement may be permitted under the following circumstances:

CIRCUMSTANCE A
Delivery of the relocatable structures by the manufacturer would cause a delay in the completion of the overall project
CIRCUMSTANCE B
Inclusion of the relocatable structure in the project is prohibited due to either one of the following: • excessive site preparation costs are inevitable • the utilization of relocatables would create a hazardous site condition for the pupils • transportation of the relocatable structures to the site is extremely dangerous due to road conditions • climatic conditions exist that severely affect the proper operation of the structure
CIRCUMSTANCE C
The usable site acreage of the facility is less than 75 percent of the recommended site size as determined by the California Department of Education.
CIRCUMSTANCE D
The relocatable structures are acquired by the district up to two years prior to the Phase III construction approval of the project, provided that the following conditions are met: • the area of the relocatable is included in the district's existing adequate area; and • the relocatable may be on the same site or another site within the attendance area the application is applied under, and • the relocatable is not be used to satisfy a requirement or condition on a previous project.
CIRCUMSTANCE E
When the proposed project has less than four teaching stations and the SAB finds that it would be to the benefit of the pupils affected to do so.

Note: Those projects containing less than ten percent of the total building area in relocatable structures are not eligible for the three square foot bonus per proposed ADA.

Form SAB 533, Agreement Between Client and Architect

Introduction

The district acts as the agent of the State in selecting a licensed architect who will provide professional services in the design development and construction phases of a project. Once an architect is selected, a *Form SAB 533, Agreement Between Client and Architect* must be completed.

Selection of an Architect

The district should solicit proposals from several architects known by reputation as being well qualified and experienced in the design and construction of public schools.

The district is expected to act on the behalf of the State in negotiating the best possible terms for the architectural services.

Architect's Fee Schedule

The following fee schedule may not be exceeded under any circumstances.

STANDARD ARCHITECTURAL FEE SCHEDULE		
% RATE	CONTRACT AMOUNT	FEE (100% OR FRACTION THEREOF)
9%	first $500,000.00	$45,000.00
8½%	next $500,000.00	$42,500.00
8%	next $1,000,000.00	$80,000.00
7%	next $4,000,000.00	$280,000.00
6%	next $4,000,000.00	$240,000.00
5%	excess of $10,000,000.00	

The architect fee is only an estimate through Phases I, II, and III. The final determination of the fee is made at the time of the bid approval. Adjustments to this fee will be calculated if approvable change orders arise.

Continued on the next page

Factory-built Portables

A factory-built portable is a manufactured facility. Factory-built portable building plans are prepared by the manufacturer for submission by the project architect to the Office of the State Architect.

FACTORY MANUFACTURED PORTABLE FEE SCHEDULE	
PERCENT RATE	CONTRACT AMOUNT
4 %	of factory built portable

This fee schedule applies to the manufactured portable building costs only. All other construction costs are calculated from the standard architect fee schedule.

A fee is calculated per contract to include the cost of all approved additive change orders with the exception of items resulting from errors and omissions on the part of the architect.

Budgetary Constraints

The architect must exercise his best judgement in determining the balance between the size, type and quality of construction to achieve a satisfactory solution within the project's construction allowance.

It is the duty of the architect to design a project *within* SAB cost standards. If a construction bid exceeds these standards, the architect is responsible for making the necessary changes in the approved plans, specifications and bid documents at no additional cost to the client.

Rate of Apportionments

The SAB apportions architect fees at the following rate:

PROJECT PHASE	PERCENTAGE OF TOTAL ESTIMATED ARCHITECT FEE (CUMULATIVE)
Phase I	25%
Phase II	80%
Bid Approval	100%

Continued on the next page

Phase I Apportionment: Feasibility Studies

Overview

When all necessary documentation has been received (see *Required Documents, pages 3-A-2 and page 3-A-3*), the OLA will submit a recommendation to the SAB that the project application be approved and apportioned for Phase I feasibility studies costs as follows:

CATEGORY	TYPE	MAXIMUM COSTS
A. SITE (for projects including site acquisition)	Appraisals	$2,000.00
	Escrow/Title Reports	$2,000.00
	Surveys	$3,000.00
	Note: Appraisal costs may be increased upon district request and justification.	
B. PLANS	Architect Fee	The fee is a sum of the following calculations: • $90.00 per sq. ft. x proposed permanent area x .08 * • $50.00 per sq. ft. x proposed relocatable area x .08 * Multiply the total calculated above by .25.
	Preliminary Tests	$5,000.00
G. CONTINGENCIES	Contingencies	$5,000.00

* Represents an average architect's fee rate.

Continued on the next page

Environmental Impact Documents (EID)

Introduction

Prior to the SAB approving an application beyond the feasibility stage (Phase I), a set of environmental impact documents (EID) must be prepared. The district has sole responsibility for meeting all California Environmental Quality Act (CEQA) requirements as administered by the State of California, Office of Planning and Research (OPR)/State Clearinghouse. The OLA verifies that the CEQA requirements have been addressed.

Every application requires either a:

- categorical exemption
- negative declaration
- environmental impact report (EIR)

California Environmental Quality Act (CEQA) Officer

The district's governing board is required to appoint a CEQA officer. All correspondence, consultation, and documentation relating to an EID must be coordinated through the district's CEQA officer. The *Form SAB 508, Authorized Signatory* is used for this purpose.

Title 14 of the California Administrative Code (CAC), incorporates the *CEQA: Statutes and Guidelines (Stock No. 7540-931-1022-0)* of the Office of Planning and Research/State Clearinghouse. This publication may be obtained at a nominal cost from:

Department of General Services
Documents Section
P.O. Box 1015
North Highlands, CA 95660
(916) 973-3700

Consultation with OLA CEQA Officer

If either a negative declaration or a draft EIR is being prepared, the district is required to consult with the OLA CEQA officer. It is advised that districts preparing categorical exemptions also consult with OLA's CEQA officer.

Site Selection

Introduction

Selection of a school site is critical to both a safe and supportive environment for the curriculum and learning process. The area acquired is limited to the minimum land area necessary to conduct an adequate educational program.

Criteria

The following criteria will be considered by the California Department of Education (CDE), School Facilities Planning Division (SFPD) when selecting a site:

- safety
- location
- environment
- soils
- topography
- size and shape
- accessibility
- public services
- utilities
- land/development costs
- availability
- political implications

Role of the California Department of Education

The California Department of Education, School Facilities Planning Division, is required to review and recommend approval of all new school sites and additions to school sites regardless of the funding source. To ensure that the best possible site selection is made with a balance of educational and financial considerations, the district must comply with the following procedures:

- The district must identify a minimum of *three approvable* sites to be reviewed with the SFPD. These sites must be identified on the California Department of Education's *Form SFPD 4.0, Approval Procedures and Site Report*. If the SFPD finds that one of the three proposed sites is not approvable, another approvable site must be added to the list for consideration.

- If there are not three approvable sites in the area in which the new school is to be located, *the SFPD must state this fact in a site review letter addressed to the Office of Local Assistance.*

The final selection of the proposed site must be approved and certified by the CDE.

Form SAB 509, Site Ownership Certification

Introduction

This document is a certification made by the district representative that the school district holds legal title to the site contained in the application. The title must be free of any liens and encumbrances which would adversely affect the use of the site for school purposes. All land related to a project is subject to a 40-year lease-purchase agreement between the State and the school district.

District Owned Site

For those projects being constructed on a district owned site, the *Form SAB 509, Site Ownership Certification*, is required prior to the Phase II SAB recommendation.

Sites Not Previously District Owned

For those projects which include the acquisition of real property not previously owned by the district, a grant deed to the property or the *Form SAB 509, Site Ownership Certification*, is required prior to the Phase III SAB recommendation.

County Superintendent of Schools Building Project

In the event a facility is to be constructed by a County Superintendent of Schools on property owned by a school district, it is not necessary for the county to acquire land. In lieu of the site ownership certification, a 40-year ground lease from the district to the county must be executed. In addition, the district that is leasing the site to the County Superintendent of Schools must provide the *Form SAB 509, Site Ownership Certification.*

Form SAB 510, School District Compliance Certification (Education Code Section 39002)

Introduction

Prior to the planning of a new school facility, the district must investigate the prospective school site for geological hazards per Education Code 39002. The geological characteristics of the site must be such that the construction effort required to make the site safe for occupancy is economically feasible.

Geological Study and Soils Analysis

The geological study and soils analysis are conducted to provide an assessment of the prospective site's geological condition and potential for earthquake or other geological hazard damage if the site is located within:

- the boundaries of any special study zone; or
- an area is designated as geologically hazardous in the safety element of the local general plan as provided in Government Code, Section 65302.

Note: The California Department of Education, School Facilities Planning Division, may request geological studies and soil analysis on school sites located outside the study zones if there is evidence to suggest such studies are warranted. However, no studies are required if the sites under consideration have been subject to prior adequate studies.

In addition to the geological hazards studies and soil analysis, the evaluation may include location of the site with respect to:

- population
- transportation
- water supply
- waste disposal facilities
- utilities
- traffic hazards
- surface drainage conditions
- other factors affecting the operating costs

Geological Fault

A school building cannot be built on the trace of a geological fault along which surface rupture can be reasonably expected to occur within the life of the school building.

Eligible Expenditures

The cost of site investigation and related reports pertaining to geological hazards are eligible project expenditures (see *B. Plans, Preliminary Tests, page 3-B-38*).

Real Property Appraisals

Definition

A real property appraisal is a written estimate of the fair market value of a real property.

Appraisal Specifications

Appraisal specifications must comply with those established by the Appraisal Institute.

Appraisal Options

To ensure that site acquisition conforms to law and that fair market value is properly determined, the district must comply with the SAB real property appraisal process.

Either one or two appraisals may be obtained to meet site acquisition requirements. A comparison of appraisal options is provided in the table below:

COMPARISON OF APPRAISAL OPTIONS	
One Appraisal	**Two Appraisals**
• One appraisal per parcel • The appraisal must be reviewed by the Office of Real Estate and Design Services (OREDS) • For valuations approved by OREDS, the appraisal fee is an eligible project cost	• Two appraisals per parcel • Appraisal fees are eligible project costs • OREDS must review the appraisals only in the event that the valuation(s) are relatively disparate

Appraisal Costs

The costs associated with the preparation of required appraisals are eligible State funded expenditures.

Continued on the next page

Updates

Updates to an appraisal are permissible under the following circumstances:

CIRCUMSTANCE A
The valuation date of the appraisals will exceed 60 days at the time of the district's request for a site apportionment and no more than 150 days at the time of the site apportionment. However, an appraisal exceeding 60 days at the time of the site apportionment may be updated. The appraisal update is an eligible project expenditure.
CIRCUMSTANCE B
Upon the initiation of eminent domain proceedings, the appraisal update is an eligible project expenditure.
CIRCUMSTANCE C
A court has ordered an updated appraisal due to a condemnation action. Only the appraisal which the site apportionment was based will be updated and considered an eligible project expenditure. Appraisals cannot be updated as a basis for negotiation toward a stipulated judgement.

Time Extension

When a settlement cannot be successfully negotiated and the district has not filed condemnation proceedings within the 60 day (single parcel) or 90 day (multiple parcel) time limit, a written time extension must be requested by the district and obtained from the OLA Executive Officer. If a written extension is not granted, the SAB will hold the district responsible for any increased costs exceeding the approved appraised value.

Cost Estimates: Forms SAB 506A and SAB 506B

Introduction

This topic focuses on the preparation of *Form SAB 506A, Estimated Project Cost Detail* and *Form SAB 506B, Summary of Estimated Costs.* The cost estimate details the expenditures associated with the following categories:

- Site
- Plans
- Construction
- Tests
- Inspection
- Furniture and Equipment
- Contingencies

The cost estimates are used to develop a construction budget in preparation for the Phase II SAB recommendation.

Form SAB 506A

The *Form SAB 506A, Estimated Project Cost Detail,* provides an itemized breakdown of all project costs. This form may be expanded to support the scope of the project as depicted on the project plans (see *Exhibits 2, 2A and 2B, pages 3-B-78 through 3-B-80 respectively*).

Form SAB 506B

The *Form 506B, Summary of Estimated Costs,* provides a summation of the costs detailed on the Form SAB 506A (see *Exhibit 1 on page 3-B-77*).

Cost Itemization

All items listed on the cost estimate must be clearly itemized by unit size, quantity and unit cost. *Lump sums are not permitted.*

Overhead and Profit

All costs associated with overhead and profit must be integrated into the unit cost itemization.

Updates

New cost estimates must be prepared if those previously submitted are older than 90 days.

Required Signatures

The cost estimates must contain the original signatures of a licensed architect or structural engineer.

Continued on the next page

A. Site

Description

The eligible costs and fees associated with the *site* classification are defined as follows:

ITEM	DESCRIPTION
Purchase Price of Property	The eligible State funded costs associated with the acquisition of real property.
Appraisals	Costs associated with securing real property appraisals and necessary updates as mandated (see *Real Property Appraisals, page 3-B-14 and Site Purchase, page 3-B-16 through 3-B-20*).
Escrow Fees	All charges normally included in the escrow agreement such as: • escrow charges • title insurance • loan fees Note: Property taxes are ineligible.
Surveys	If required, a certified survey of the site must include: • grades and lines of streets, pavements, and adjoining properties • right-of-way, restrictions, easements, boundaries and contours of the building site • locations, dimensions and floor elevations of existing buildings • other improvements and trees • full information as to available service and utility lines, both public and private
Site Support (85%)	See *Site Support Costs, page 3-B-10*.
Relocation Assistance	Actual costs related to the displacement of any person, business, farm operation, or non-profit organization in conjunction with the acquisition of real property (see *Relocation Assistance, page 3-B-21*).
Other	Justified fees which may include but are not limited to the following: • court costs • legal services (i.e., review of contracts, legal documents) • condemnation proceedings

B. Plans

Description

The eligible costs and fees associated with the *plans* classification are defined as follows:

ITEM	DESCRIPTION
Architect Fees	Fees as negotiated in the Architect's Agreement (see *Architect Fee Schedule, page 3-A-58*).
OSA/ACU Plan Check Fee	Fees as determined by the Office of the State Architect for the review of plans as required by law. Refer to the *California Administrative Code, Title 21 (Public Works).*
SDE Plan Check Fee	Fees as determined by the California Department of Education, School Facilities Planning Division, as required by law.
Energy Analysis Fee	Fees as determined by the SAB (see *Calculation of Energy Consultant Fee, page 3-B-68*).
Preliminary Tests	Includes the following costs: • soil tests, foundation tests, exploratory borings, and similar testing required prior to construction • site investigation and reports pertaining to geological hazards where required by Education Code, Section 39002 (see *Form SAB 510, School District Compliance Certification, page 3-B-13*).
Administrative Costs	Refer to *Administrative Cost Allowance, page 3-A-55.*
Other	Other plan costs such as: • advertising construction bids • printing limited to twenty-five plan sets for bidding and construction purposes

C. Construction

Description

Every project receives an allowance to provide for the full development of a school site. The State's cost standard for site development is based on the current *Lee-Saylor Construction Cost Manual*. The eligible costs associated with the *construction* classification include the broad categories of site development, new construction, energy conservation, and supplemental funding for multi-story construction.

Topic Items

This topic discusses the following items:

ITEM	SEE PAGE
Utility Services	3-B-40
Capital Development Fees	3-B-43
Off-Site Development	3-B-44
Service Site Development	3-B-46
General Site Development	3-B-49
Demolition	3-B-51
Building Cost Standards	3-B-52
Interfacing	3-B-60
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Deferred Items	3-B-70

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Utility Services

Introduction

Utility services development includes improvements such as water, sewer, gas, electric and telephone. This improvement provides service from a utility connection to the project site. Fees associated with the utility connection may also be allowed.

Eligible Utility Services Expenditures

The following utility services may be included as eligible project expenditures:

SERVICE	DESCRIPTION
Water	• The installation of a main supply line (domestic water only) from the utility company connection to the meter. One incidental fire hydrant is also eligible. • Meters not provided by the serving utility. • Installation of a domestic water system, to include a well, pump and necessary appurtenances (except a pump house), from the main supply line to the first building lateral. • Connection fee (defer for future release).
Sewage	• The installation of main sewage disposal line from the utility company connection to the first building lateral. • The installation of a sewage treatment/disposal system and a main disposal line from the treatment system to the nearest building lateral of the collection system. • Connection fee (defer for future release).
Gas	• The installation of main supply line from utility company to the meter. • The installation of meters not provided by the serving utility. • Connection of a liquefied petroleum gas system from the main supply line to the first building lateral. • Connection fee (defer for future release).

Continued on the next page

Eligible Utility Services Expenditures, continued

SERVICE	DESCRIPTION
Electric	• The installation of service from the serving utility to the meter. Primary electric service runs from the utility company's point of connection to the transformer. Secondary electric service runs from the transformer to the meter. Distribution panels or switch gear is considered building construction items. • The installation of meters not provided by the serving utility. • Transformers, transformer pads and protective bollards. • Connection fee (defer for future release).
Telephone	• The installation of service from the serving telephone company to the nearest distribution system.

Additions to Existing Schools

For additions to existing schools, all utility services must connect to the nearest available site source. If it is necessary to do otherwise, a registered engineer must certify that the existing lines will not adequately support the new facilities and that new routing is therefore required.

Connection Fees

Connection fees that are eligible (see *Eligible Utility Services Expenditures, page 3-B-40)* must be delineated on the cost estimate. At the time of bid, these connection fees will be deferred for future release. Upon receipt of an itemized invoice issued by the serving utility, these funds will be released to the district.

Continued on the next page

Ineligible Utility Services Expenditures

The following items are not eligible as utility service improvements:

- any portion of a utility which can be supplied by a utility company without charge,
- all heating systems and school communication systems, including public address systems,
- cable television,
- any a) electrical, water or gas service beyond the meter; b) sewer service beyond the building lateral; and c) telephone service to the distribution center, and
- fences, concrete pads, or other protective structures relating to utility systems on school grounds.

Capital Development Fees

Introduction

Public utility agencies have the authority to levy user fees for the cost of capital development facilities to provide service to schools. Capital development facilities fees may be included in a project as eligible costs but are limited to facilities which provide power, water, light, heat, communications, garbage services, drainage, flood control, or the collection, treatment, and disposal of sewage.

State Funding Limitations

Capital development fees levied by a local agency for those service capacities already provided for in the lease-purchase project are not eligible for State funding and must be reduced on a dollar-for-dollar basis. State funding is available *only* for service capacities that meet the needs of the lease-purchase project. Reimbursement agreements for service capacities beyond the need of the State-funded project are not allowed.

Required Documents

All requests for the funding of capital development fees as a component of a lease-purchase project must include the following information:

- written evidence from the serving utility that the capital facilities fee does not exceed amounts charged to comparable non-public users (i.e., county/city ordinance). In addition, any fee assessed to the district must not exceed the proportionate share of the public utility facilities benefiting the lease-purchase project (i.e., per acre assessment),
- a written statement prepared by the serving utility itemizing all fees levied against the lease-purchase project,
- for fees imposed/paid between July 21, 1986 and March 24, 1988: . . . "a written opinion from district legal counsel stating that the imposition of the fee was in conformance with Government Code Sections 54999 through 54999.6",
- for service to be provided after March 24, 1988: . . ." a written agreement which summarizes the negotiations between the district and serving utility company". The district cannot enter into an agreement until authorized by the Executive Officer of the State Allocation Board.

Note: Capital development fees *are not* connection fees.

Off-Site Development

Introduction

Off-site development improvements located along the perimeter of the site include roads, streets, storm drainage lines, curbs, gutters, sidewalks, and street lighting. These improvements are commonly dedicated for public use.

Eligible Off-Site Development

Development of a site, including existing improvements, may not exceed the State's established standards. Any off-site development may not be performed on more than two sides immediately adjacent to the site. The following are off-site development State standards:

IMPROVEMENT	STATE STANDARDS
Paving of streets, curbs & gutters (includes existing improvements)	One-half of the width of a standard residential street not to exceed 20 feet from the top face of curb to centerline of street less any existing paving. Note: For roadways of a width or standard greater than those of a normal subdivision, the ineligible improvement costs may be funded by local municipality (Street and Highway Code, Section 2117) or may be included as general site development improvements for the project.
Sidewalks	Five foot width of sidewalk Note: Any portion of a sidewalk in excess of the five foot width is not eligible as an off-site development improvement but may be funded as a general site development improvement.
Street lighting, planting areas, street signs, traffic signals, street trees	Eligible only when mandated by local ordinance or is currently so developed.

Note: Local entities having jurisdiction of areas where the off-site development is proposed, must approve the related plans and specifications.

Continued on the next page

Rough Grading

When a project includes rough grading of off-site development improvements for the balancing of cut and fill, rough grading may be funded as service site development costs. The cost estimate must specify that a balancing of cut and fill is necessary and must also be indicated in the specifications.

Ineligible Off-Site Development

Costs relating to off-site development improvements which benefit adjacent properties without those properties equitably sharing in the cost are ineligible for State funding. Therefore, the State will not fund the associated costs (i.e., planning, testing, inspection services, etc.).

Service Site Development

Introduction

Service site development improvements are performed on-site and may include site clearance, rough grading, soil compaction, drainage and eligible erosion control. This portion of the site preparation is accomplished prior to the general site development and the construction of buildings.

Eligible Service-Site Development

Eligible service site development improvements are described in the following table:

IMPROVEMENT	DESCRIPTION
Site Clearance	Removal of trees, brush, debris, etc. Also includes demolition.
Rough Grading	Grading of required contours, including cut and fill, leveling and terracing operations. May include off-site cut and fill operations (see *Off-Site Development, Rough Grading, page 3-B-45*).
Soil Compaction	Soil compaction adhering to common engineering practices.
On-Site Drainage Facilities	Below grade drainage facilities. Note: Does not include the surface drainage of football fields and running tracks.
Erosion Control/Embankment Improvements	For embankments having a slope of 2:1 and a vertical height greater than six feet, erosion control improvements such as plant material, sprinkler systems, jute mesh and straw are eligible. When the above slope and height conditions exist, stairways, handicap ramps and retaining walls are also eligible.
Removal/Relocation of Utility Service	Removal and rerouting of existing utility service which lie in the footprint of a proposed building or proposed parking lot.
Demolition	Demolition of existing buildings and site improvements which lie in the footprint of a proposed building or general site development improvements.

Continued on the next page

Eligible Service-Site Development, continued

IMPROVEMENT	DESCRIPTION
Portable Facilities Relocation	Relocation of existing portable buildings which lie in the footprint of a proposed building or proposed parking lot to a permanent site. A portable building may be moved to a permanent on-site location one time only during construction. Note: The replacement of general site development items which were displaced as a result of a building relocation must be funded as general site development costs.
All-weather Fire Service Roads/Site Access Gates	All-weather fire service roads and site access gates necessary to meet the State Fire Marshal requirements and which do not provide a dual use. An all-weather road not exceeding 20 feet in width and composed of two inches of asphalt concrete over a maximum of six inches of aggregate base.

Bid Options

Several options are available for bidding service site development contracts:

NEW SCHOOL	
CIRCUMSTANCE	ACTION
Site development not exceeding $100,000.00 of architect's preliminary estimate, or	Site development bid in concert with building contract. The bid may not exceed the project's cost allowance established prior to the bid.
Site development in excess of $100,000.00 or 10% of architect's preliminary estimate.	Site development bid independently of building contract.

Continued on the next page

Bid Options, continued

ADDITIONS TO EXISTING SCHOOL		
CIRCUMSTANCE	OPTION A	OPTION B
Site development in excess of $100,000.00 of architect's preliminary estimate.	Site development bid independently of building contract.	Site development bid in concert with building contract. The bid may not exceed the project's allowance established prior to the bid.

Separate Bids

When the service site development is bid independent of the building contract, the work must be accomplished as a separate contract rather than as an alternate to the building contract.

When bid separately, site development may include utility and off-site development, service site development and general site development.

General Site Development

Introduction

General site development improvements encompass the finishing detail of the site. This development is normally performed on-site. However, under certain circumstances, general site improvements may include disallowed off-site development.

Eligible General Site Development

Eligible general site development improvements are described in the following table:

IMPROVEMENT	DESCRIPTION
Finish grading	Final design grade.
Roads/driveways, walks, parking area, curbs and gutters	On-site facilities for vehicle and foot traffic.
Turfed/paved play area, permanent playground equipment, outdoor classrooms and places of assembly, tennis and handball courts, baseball fields, construction and surface drainage of football fields and running tracks	Outdoor instruction and play facilities.
V-gutters	Drainage of on-site parking lots.
Planting/sprinkling, aesthetic terracing	Landscaping of building frontages, courtyards, and parking areas.
Sprinkling system, topsoil and turf	Outdoor teaching stations and play areas.
Construction/surface drainage	Football fields and running track.
Fencing, outdoor walls/screens, flagpoles, utility enclosures, incinerators, pump houses, outdoor safety lighting and on-site fire lines and hydrants	Protective and service facilities.
Erosion Control	For embankments having a vertical height of less than six feet, erosion control improvement such as plant material, jute mesh and straw are eligible. Related improvements on these embankments including stairways, retaining walls and handicap ramps are also eligible.

General Site Development Allowance

All new construction projects are eligible for a general site development allowance. The allowance is generated from a standardized calculation derived from the established building allowance and the net gross site acreage, excluding any street easements, as recommended by the CDE.

The general site development allowance derived from the established building allowance is determined as follows:

GRADE LEVEL	ALLOWANCE
Elementary/Special Education (K-6), (K-8)	Eight percent of the building allowance.
Intermediate/Special Education (6-8, 7-8 and 7-9)	Same as above.
Continuation High Schools	Same as above.
District Administration	Same as above.
High Schools/Special Education (9-12 and 10-12)	Five percent of the building allowance.

Additionally, an allowance based on the gross site acreage, excluding any easements, is determined by the following circumstances:

	CIRCUMSTANCE	ALLOWANCE
A	A new school wherein site acreage is acquired as part of the project application or a new school built on a district- owned site.	$15,000.00 per acre.
B	Addition of building(s) to an existing school located on a district-owned site or acquisition of additional acreage at a district-owned site.	$15,000.00 per acre not to exceed the difference between the capacity of the existing facility and the master-planned capacity of the school.
C	Acquisition of additional acreage at a district-owned site wherein the existing acreage and proposed agreage addition is less than 75 percent of that recommended by the CDE.	Special consideration will be given to those projects wherein a need for additional general site development improvements is justified. In this instance, the site development contract must be bid separate from the building construction contract.

Demolition

Description

Costs associated with the removal of building(s) which stand in the footprint and/or inhibits access to the proposed building are considered demolition costs. All itemized demoltion costs will be given individual funding consideration.

Building Cost Standards

Introduction

The SAB has etablished cost standards for the construction of eligible school building facilities. The building construction cost standards may not be exceeded.

Building Types B & D

The following chart describes the building types utilized under the State School Building Lease-Purchase Program:

BUILDING TYPE		
COMPONENT	CLASS B	CLASS D
Floors/Roofs	• reinforced concrete on steel decking; or • formed slabs resting on the frame; or • poured to become an integral part of frame • composed of prefabricated panels which may be mechanically stressed	• supported on wood or steel joists or trusses • ground floor may be concrete slab • upper floors may be concrete plank, steel deck or wood
Exterior Walls	• masonry or reinforced concrete, metal, glass, or stone	• closely-spaced wood; or steel studs • skeleton wood frame on which some form of curtain wall is applied (includes pre-engineered pole buildings), • load-bearing or non-bearing (non-bearing walls may be supported by columns, bents, or arches constructed of concrete, steel or wood)
Interior Partitions	• masonry, reinforced concrete or gypsum • light-weight & movable partitions are used as non-bearing walls	no specific attribute

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Adjustment Indices

The following adjustment factors, where applicable, are made to the base building cost allowance:

TYPE OF ADJUSTMENT	BUILDING TYPE	
	CLASS B	CLASS D
Construction Cost Index	✓	✓
Geographic Area	✓	✓
Small Building	✓	✓
Urban	✓	✓
Security Allowance		✓

Construction Cost Index

The current construction cost index for Class B or Class D, as applicable, is applied to the base building cost allowance.

The Class B construction cost index adjustment is derived from the Marshal-Swift index. The Class D construction cost index adjustment is derived from the Lee Saylor index.

Geographic Area Adjustment

An adjustment factor for the geographic area in which a project is located is applied to the base building cost allowance (see, *Appendix 11, Geographic Adjustment Factors*).

Continued on the next page

Small Building Area Adjustment

A building area adjustment factor is applied to projects containing less than 12,000 square feet of building area. Use the following chart to determine the appropriate small building adjustment:

BUILDING AREA (SQUARE FEET)	MULTIPLIER	BUILDING AREA (SQUARE FEET)	MULTIPLIER
Under 800	1.15	6,400 – 7,199	1.07
800 – 1,599	1.14	7,200 – 7,999	1.06
1,600 – 2,399	1.13	8,000 – 8,799	1.05
2,400 – 3,199	1.12	8,800 – 9,599	1.04
3,200 – 3,999	1.11	9,600 – 10,399	1.03
4,000 – 4,799	1.10	10,400 – 11,199	1.02
4,800 – 5,599	1.09	11,200 – 11,999	1.01
5,600 – 6,399	1.08	12,000 or more	none

Urban Adjustment

An urban adjustment is applied to the building cost allowance accordingly:

CLASS B	CLASS D
An urban adjustment factor of 24 percent will be applied to the Class B building cost allowance for those projects located in areas of high property values and high population density.	An urban adjustment factor of one percent will be applied to the building cost allowance in areas of high population density.

In either case, the district must provide justification describing the necessity of this adjustment. The circumstances which would warrant this adjustment include:

- existing site is less than 75 percent of the California Department of Education's recommended site size,
- extent of development on surrounding property, and
- existence and extent of traffic congestion.

Continued on the next page

Security Adjustment

In areas where high crime rates exist, a security allowance may be provided for those projects requiring security fencing, other protective structures and a watchperson. These items must be described in the plans and/or specifications. The district must provide justification describing the necessity of these security measures. The circumstances which would necessitate this adjustment include:

- lack of site space for contractor to work and store materials;
- high risk of vandalism and theft (materials must be delivered to and from the site daily);
- twenty-four hour, seven day, around the clock watchperson is required;
- union agreement of basic trades requires contractor to provide parking for tradesmen; and
- increased premiums for insurance during construction in high density areas.

Final Adjustment to the Building Cost Allowance

A final cost allowance is determined as an outcome of OLA's review of the final plans. The allowance is adjusted according to the construction cost index in effect as of the date of the issuance of the bid authorization. The allowance is adjusted for the final time based on the construction cost index in effect as of the date of the bid opening.

Continued on the next page

Mainstream Education Facilities

The Class B and Class D building cost standards are identified on the schedule which follows. Please note, each building area is priced at the facility classification most nearly represented in the plans.

FACILITY CLASSIFICATION		UNIT COST PER SQUARE FOOT	
		CLASS B	CLASS D
TEACHING STATIONS	Arts and crafts, high school & intermediate	$81.78	$78.86
	Business machines	81.21	78.31
	Homemaking	92.14	88.85
	Kindergarten	82.24	79.30
	Music, high school & intermediate	91.90	88.62
	Science, General	85.98	82.91
	Science laboratory (above grade 6)	117.33	113.14
	Shop, high school & intermediate	85.94	82.87
	Standard, elementary	81.16	78.26
	Standard, high school & intermediate	77.68	74.91

Continued on the next page

Mainstream Education Facilities, continued

	FACILITY CLASSIFICATION	UNIT COST PER SQUARE FOOT	
		CLASS B	CLASS D
NON-TEACHING STATIONS	Administrative spaces	91.23	87.97
	Corridor, enclosed	71.55	68.99
	Corridor, covered unenclosed/shelters	NA	34.68
	Gymnasium	111.26	107.29
	Kitchen	136.63	131.75
	Food Service	79.71	76.86
	Library	88.29	85.14
	Multi-purpose, Type I	91.61	88.34
	Multi-purpose, Type II	78.48	75.68
	Performing Arts Facility	116.32	112.17
	Resources Specialist Program (RSP)	83.10	80.14
	Shower/Locker	101.15	97.54
	Staff Workroom	87.19	84.08
	Storage, Mechanical and Janitor	67.73	65.31
OTHER FACILITIES	Toilets	187.12	180.44
	Warehouses and Agricultural	40.45	39.01
	Parking basements *	40.45	NA
	District Maintenance	68.35	65.91
	Other	87.19	84.08

* Employee parking basements are Class B construction only.

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Special Day Class Teaching Stations

The Class B and Class D building cost standards for special day class teaching stations are identified on the schedule which follows. These costs include allowances for such special building items as additional electrical and plumbing improvements, wider doors and grab bars.

	FACILITY CLASSIFICATION	ABBREV.	UNIT COST PER SQUARE FOOT	
			CLASS B	CLASS D
NON-SEVERE HANDICAP	Specific Learning Disability	SLD	$83.10	$80.14
	Mildly Mentally Retarded	MMR	83.10	80.14
	Severe Disorder of Language	SDL	83.10	80.14
SEVERE HANDICAP	Deaf and Hard of Hearing	DHH	92.51	89.21
	Visually Handicapped	VH	89.38	86.18
	Orthopedically and Other Health Impaired	OOH	83.10	80.14
	Autistic	AUT	89.38	86.18
	Severely Emotionally Disturbed	SED	89.38	86.18
	Severely Mentally Retarded	SMR	89.38	86.18
	Developmentally Handicapped	DH	89.38	86.18

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Special Day Complex

A special day complex consists of at least one special day class teaching station as well as a medical therapy unit. In addition to instruction space, the teaching station and/or medical therapy unit may include toilets, showers, changing areas, large equipment storage and daily living skills space.

The medical therapy unit may also include clinic/administrative areas, waiting areas for out patients and clients and space for physical and occupational therapy activities.

The Class B and Class D building cost standards for a special day class complex are identified on the schedule as follows:

FACILITY CLASSIFICATION		ABBREV.	UNIT COST PER SQUARE FOOT	
			CLASS B	CLASS D
SEVERE HANDICAP	Severely Mentally Retarded	SMR	$90.50	$87.26
	Orthopedically and Other Health Impaired	OOH	88.70	85.54
	Developmentally Handicapped	DH	94.08	90.72
	Deaf-Blind/Multi	DBM	94.08	90.72

Interfacing

Description

Eligible interfacing costs include those costs associated with the connection of electrical, intercom, fire alarm and communication systems of an existing building to a new building area. All itemized interfacing costs will be given individual funding consideration.

Supplemental Funding

Introduction

Supplemental funding is available to those projects wherein the actual pupil density of the project site exceeds that recommended by the California Department of Education, School Facilities Planning Division.

Form SAB 502

Using the *Form SAB 502, Supplemental Funding Calculation*, determine the amount of supplemental funding available to a project accordingly:

STEP	FORMULA
1	The actual pupil density of the project site takes into consideration: • ADA capacity of existing (if applicable) and proposed teaching stations; and • usable existing (if applicable) and proposed acreage.
2	Determine the threshold pupil density using the existing (if applicable) and proposed acreage.
3	When the actual pupil density, as calculated in step 1, exceeds the threshold pupil density as calculated in Step 2, there is eligibility for supplemental funding.
4 and 5	The lesser of steps 4 and 5 as described on the Form SAB 502 determines the amount of supplemental funding.

Form SAB 506

All school districts applying for supplemental funding must formally request the apportionment on the *Form SAB 506, Application for Apportionment*.

Along with the complete description of proposed facilities as outlined in the "description and scope of project" section of the application, a statement requesting a supplemental funding allowance must be included. In addition, the "amount of apportionment requested" must include the supplemental funding allowance as determined on the *Form SAB 502, Supplemental Funding Calculation*.

Letter Appraisals

For purposes of establishing an approximate cost for the acquisition of real property and completing the *Form SAB 502, Supplemental Funding Calculation*, the district must submit two letter appraisals for each parcel to be acquired.

Continued on the next page

Form SAB 500

The *Form SAB 500, Lease-Purchase Justification Document* must identify all building area to be funded with the supplemental allowance calculation of the district's adequate building area.

Justification Letter

The district must provide a justification letter detailing the allocation of the supplemental funding allowance in relieving the effect resulting from a less than adequate site size.

Preliminary and/or Final Project Plans

All items to be funded from the supplemental funding allowance must be clearly identified on the plans. These enhancements must be noted on the plans as "supplemental funding" items.

Cost Estimates

A delineation of all items to be funded with the supplemental funding allowance must be identified on the cost estimates (Forms SAB 506A and SAB 506B). In addition, separate cost estimates identifying *only* the supplemental funding allowance expenditures must be submitted.

Eligible Supplemental Funding Expenditures

The following table describes eligible supplemental funding expenditures:

TYPE	DESCRIPTION
Enhancements	Construction items which will enhance the project in such a way as to mitigate the small site size.
Additional Building Area	Building area funded solely with the "Supplemental Funding" allowance.
Miscellaneous Items	These items may include but are not limited to: • fire safety • handicapped access • playground apparatus • duct shafts, utility tunnels and pipe conduit chases • security features

Continued on the next page

Eligible Supplemental Funding Expenditures, continued

Additionally, the district must reserve monies from the supplemental funding allowance to fund those support expenditures related to the items identified in the previous table. These expenditures may include:

- architectural services
- Office of State Architect fee
- California Department of Education, SFPD, fee
- construction tests
- inspection
- change orders (limited to those items funded with the supplemental funding allowance)

Deferment of Supplemental Funding Allowance

The district may opt to defer a portion of the supplemental funding allowance for specific expenditures to be completed subsequently to the project's main construction contract. These items and the associated costs must be identified prior to the acceptance of main construction bid.

Deferred Items

Introduction

Construction items that are excluded from a construction contract and are to be performed at a later date may be deferred for the future. In order for a reservation of funds to be made, these items must be clearly identified on the cost estimates and plans.

D. Tests

Description

The school district, as the agent of the State, and in accordance with Title 21, California Administrative Code, is responsible for funding all necessary tests during the project's construction phase.

Tests performed during construction may include soil compaction/fill tests, materials testing, etc.

E: Inspection

Description

In accordance with Title 21, California Administrative Code (CAC), inspection services are required during the construction of all new facilities. The school district, as the agent of the State, must solicit proposals from several OSA certified inspectors known by reputation as being well qualified and experienced in the construction of public schools. The district is also responsible for negotiating an agreement with the inspector which is most favorable to the State in regard to compensation for professional services.

Inspector's Salary

The estimate for the inspector's salary must be in accordance with prevailing wages for comparable services. Inspection costs will be approvable for a period not exceeding the legal duration of the construction contract. The contract period is terminated upon the filing of the *Notice of Completion*.

Additional inspectors fees may be approved for those contracts in which a time extension was granted through the OLA change order process.

Inspection fees for a period not exceeding 35 calendar days after the filing of the *Notice of Completion* are eligible for work the district has deemed incomplete at the close of the construction contract period.

Inspector's Role

The inspector shall act under the direction of the project architect or registered engineer in assuring compliance with the approved plans and specifications. The inspector must inspect every part of the work. In no case, shall the inspector have or assume any duties which would prohibit continuous inspection.

Note: A school district official/employee may not provide inspection services for their own school project regardless of qualifications.

F. Furniture and Equipment

Description

A furniture and equipment allowance is provided to each project to adequately equip all spaces and functions within the facility with the proper movable furniture and equipment items. The furniture and equipment allowance is generated by the eligible building area and facility classifications.

Ineligible Expenditures

Built-in or fixed equipment (fixtures) and supplies are not considered movable furniture and equipment items, and are generally funded with the building construction allowance. In addition, furniture and equipment funds may not be utilized for the purchase of equipment for adult education, community use, or for intramural or inter-school sports as distinguished from the required physical education program of the district.

Schedule of Allowance

The following chart is used to determine a preliminary estimate at Phase II for the furniture and equipment allowance. The final allowance will be determined by the OLA upon approval of the bid.

GRADES SERVED	ALLOWANCE PER SQUARE FOOT
K–6,K–8	$5.00
6–8,7–8,and7–9	6.00
9–12,10–12	7.00
Continuation High	8.00
Special Education	10.00

Furniture and Equipment Cost Index

Once a furniture and equipment allowance has been determined apply the current furniture and equipment cost index factor. The furniture and equipment cost index factor is adjusted quarterly.

Furniture and Equipment Included in the Contract

If the construction contract includes eligible furniture and equipment items, the district must submit an itemization of proposed purchases and the associated unit costs. The cost of these items will be transferred from the furniture and equipment allowance to the project's construction allowance. In addition, the architect fee, calculated at eight percent of the cost of these items, will be reduced from the furniture and equipment allowance.

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Maximum Allowance

The maximum furniture and equipment allowance, as established at the bid approval, is as follows:

- new construction is limited to 100 percent of the calculated allowance; and/or
- replacement of abandoned facilities is limited to 50 percent of the calculated allowance.*

* The allowance provided for the replacement of abandoned facilities is limited to 50 percent of the maximum allowance because inventory remains from the original facilities.

OLA Review

Upon the district's request, the OLA will conduct a courtesy review of the district's anticipated furniture and equipment purchases.

Audit of Furniture and Equipment Expenditures

Upon completion of the project, an audit of the district's furniture and equipment expenditures is conducted wherein any ineligible expenditures are reduced from the project. If prior to the final audit, the district has not completed purchasing all the furniture and equipment necessary the district must submit a list of anticipated expenditures. This action will reserve funds for future furniture and equipment expenditures.

District Certification for Central Kitchens

An allowance is provided to those projects including a central kitchen which services:

- at least two satellite serving kitchens in addition to its central kitchen site.

In order to receive a central kitchen allowance, the district must provide:

- identification of the schools which house the satellite serving kitchens; and
- the number of pupils to be served by the central kitchen.

G. Contingencies

Description

Contingencies in the project budget provide a means for financing eligible unforeseen costs necessary to complete the project.

Calculations of Contingencies

The contingency amount is calculated at 1½ percent of Items A through F as delineated on the cost estimate. In addition, an amount of $2,000.00 is allocated to this category.

Eligible Expenditures

Upon a bid approval and authorization by the Local Assistance Officer, expenditures from the contingency fund are allowable under the following circumstances:

TYPE OF EXPENDITURE	CIRCUMSTANCE
Non-Construction	For cost increases *not* involving changes to a construction contract (i.e., inspection, tests, etc.), a transfer of funds to the budget item requiring the increase may be requested when: • Prior to 90 percent construction completion (building), the District Representative must submit a written statement requesting a transfer of funds from the contingency fund to the specific budget item requiring the increase. • After 90 percent construction completion (building), funds will be automatically transferred based on the project's expenditure reports as submitted to the OLA.
Construction	For cost increases involving the construction contract (i.e., site development, building construction, etc.), a formal change order must be submitted to the OLA (see *Change Orders, page 3-D-11*).

Continued on the next page

Ineligible Expenditures

The contingency fund is not available for the following types of expenditures:

ITEM	DESCRIPTION
New Construction (Building)	Cost increases associated with the building portion of the construction contract that exceed the difference between the "bid allowance" and the "acceptable low bid" as established at the time of the bid approval.
General Site Development	Cost increases associated with general site development that exceed the general site development allowance as established by law and as calculated at the time of the bid approval (see *Bid Approval, pending development*).
Purchase Price of Property	Increases in the purchase of real property.

Change Orders

Introduction

Once a project is under construction any changes or alternations to the OSA-approved plans and specifications can be accomplished only through the "change order" process.

Approval Criteria

In order for a change order to be approved, at least one of the following criteria must be met:

- the change is necessary for the health, welfare, and/or safety of the children; or
- the change is required by the State Architect/State Fire Marshal; or
- the change is necessary to complete the project as approved by the SAB.

Restrictions

Under the following circumstances, changes or alterations will not be approved:

- SAB cost standards are exceeded; or
- performance is subsequent to the filing of the "notice of completion"; or
- performance is subsequent to acceptance by the governing body of the district; or
- items in the change order were included as a deductive alternate in the construction contract and the alternate was accepted by the district.

Continued on the next page

Components

It is suggested that change orders be prepared according to the American Institute of Architects (AIA) Change Order G701 document. Change orders must include the following components:

COMPONENT	DESCRIPTION/REQUIREMENT
Application Number	Identify project's application number as assigned by OLA.
School District/School Name	Identify school district and name of project.
Contractor	Identify the contractor.
Documentation	A detailed description of the change required including unit/cost itemization, drawings and any other supporting documents (i.e. videos, etc.).
Justification	Provide a reason why changes are necessary.
Requester	Party requesting change.
Change in Price	Identify dollar amount of each item (add/deduct).
Architect's Statement	Architect must certify that: • the changes are necessary; and • the district has reviewed and accepted the change order; and • the request is valid; and • approval is recommended.
Signatures	The following signatures are required: • contractor • school district • architect • Office of the State Architect (OSA): Structural Safety, Access Compliance and the State Fire Marshal, as required.
Local Agency	If requirements are made by a local agency after the project bid date, those requirements must be submitted for review. Furthermore, an explanation as to why the item was not included in the original plans and specifications is required.
Multi-Story Construction	Identify those projects which obtained a multi-story construction supplemental allowance.

Advance Approvals

Advance approvals may be obtained if immediate action is necessary to prevent extensive and unwarranted delay or to determine funding eligibility.

Maximum Funding

Funding of approved change orders for the following categories is limited to:

CATEGORY	MAXIMUM FUNDING
Utility Services, Off-Site Development, Service-Site Development or Demolition	Amount justified.
General Site Development	Allowance established prior to bid (see *General Site Development, page 3-B-49*).
New Construction (Building)	Project's bid savings (difference between bid allowance and approved contract).
Multi-Story Construction	Allowance established prior to bid (see *Multi-Story Construction, page 3-B-61*).

Note: Any item contained in a change order which exceeds ten percent of the original contract amount must be competitively bid or comply with the requirements set forth in the Public Works Code Section 20118.4.

Architect Fees

Architect fees will be calculated for all approved additive contract change order items with the exception of items resulting from errors and omissions on the part of the architect. Architect fees for change orders will be calculated based on the fees negotiated in the *Form SAB 533, Agreement Between Client and Architect.*

Fund Release

Once a change order has been approved by OLA, a fund release will be issued. However, if the contingency balance is insufficient to fund the changer order, OLA must prepare a recommendation to the SAB to obtain an additional apportionment to fund the change order. Subsequent to SAB approval a fund release will be issued.

Continued on the next page

Form SAB 521

The district will receive notification via the *Form SAB 521, Authorization to Expend Funds*, which specifically identifies the funding categories and costs which are currently being released and authorized for expenditure.

Form SAB 184 and Form SAB 184A

Upon the district's receipt of the fund release, a *Form SAB 184, Summary of Expenditures and Construction Progress, and a Form SAB 184A, Detailed Listing of Warrants by the District*, must be completed and returned to the OLA within 90 days.

Where to Submit

Submit change orders to the appropriate field representative at the Office of Local Assistance.

Audit

Introduction

All districts must submit expenditure reports detailing all project costs. These reports provide the OLA with an up-to-date project financial status.

Required Documents

All expenses incurred by the district are reported on expenditure reports as follows:

DOCUMENT NUMBER	DESCRIPTION
☐ SAB 184	Summary of Expenditures and Construction Progress
☐ SAB 184A	Detailed Listing of Warrants Issued by the District

Frequency of Reporting Expenditures

Within 90 days of the district's receipt of any State warrant, an expenditure report must be prepared by the district and submitted to the OLA. Failure to report expenditures in a timely manner may delay the release of future State funds.

Assistance

For assistance in preparing expenditure reports, contact the OLA Fiscal Services Section.

Topic Items

This topic discusses the following items:

ITEM	SEE PAGE
Preliminary Audit	3-D-16
Final Audit	3-D-17

Continued on the next page

Preliminary Audit of Expenditures

Introduction

The preliminary project audit is initiated when the building construction contract is 90 percent complete. The district is responsible to report all expenditures incurred on the project as well as any anticipated expenditures.

Form SAB 184A

The *Form SAB 184A, Detailed Listing of Warrants Issued by the District*, provides an itemization of all project expenditures.

In addition, the site and planning categories require a cost itemization by sub-Category (*see A. Site, page 3-B-37 and B. Plans, page 3-B-38*).

Form SAB 184

The *Form SAB 184, Summary of Expenditures and Construction Progress*, provides a summation of the costs detailed on the Form SAB 184A.

Final Building Construction Fund Release (10%)

The final ten percent of the building construction contract will be released when the district has reported the following information:

- actual expenditures, and
- anticipated expenditures

Final Site Development Fund Release (10%)

In the event the district has contracts other than building construction (i.e., site development) for which only 90 percent of the contract amount has been released, the district may request that the balance (ten percent) be disbursed upon submittal of the following documents:

- Notice of Completion, or
- Evidence that the contract has been performed to the satisfaction of the district. For example, evidence of satisfactory performance may be documented through a district board resolution.

In addition, the district must identify any other expenditures not authorized on the *Form SAB 521, Authorization to Expend Funds*. These expenditures must be reported on the Form SAB 184 and Form SAB 184A expenditure reports. The Form SAB 184 and Form SAB 184A must be accompanied by invoices and/or other documentation supporting the expenditures.

Final Audit of Expenditures

Introduction

A final project audit is initiated when all project expenditures with the possible exception of furniture and equipment, have been reported by the district.

Form SAB 184A

When all expenditures have been incurred, those which were not previously reported must be provided on the *Form SAB 184A, Detailed Listing of Warrants Issued by the District*.

Form SAB 184

All expenditures reported on the final *Form SAB 184A, Detailed Listing of Warrants Issued by the District*, must be summarized on the *Form SAB 184, Summary of Expenditures and Construction Progress*. If all furniture and equipment expenditures have not been completed, the remaining amount to be expended must also be identified on a separate Form SAB 184.

Notice of Completion

A notice of completion for each construction contract relative to the project must accompany the Form SAB 184A and Form SAB 184, expenditure reports.

Fund Reconciliation and Cost Analysis

When a complete audit of all expenditures reported by the district has been conducted by the OLA, a *"Fund Reconciliation and Cost Analysis"* report will be issued. This report reflects a summary of the total eligible State-funded project costs. In addition, any adjustments made to the district's Form SAB 184 and Form SAB 184A, will also appear in this report.

During this process, the district is required to review the report and respond to any inquiries made by the OLA.

Continued on the next page

Closing Action/Release of Funds

The project's final closing action consists of one of the following:

IF...	THEN...
the final eligible State funded costs are within the eligible costs authorized by the SAB	the closing action will be executed administratively.
the final eligible costs are in excess of the eligible costs authorized by the SAB	the closing action will require SAB approval.

Once the final closing action has been completed by the OLA, no additional expenditures will be recognized.

Release of Funds/Refund

Any funds due to the district as a result of the closing action will be disbursed.

If the closing action determines that a refund is due to the State, a request will be made to the district for the refund.

Field Audit

Project records are subject to a field audit up to four years after the project's final closing action.

Closing Action/Release of Funds

The project's final closing action consists of one of the following:

IF	THEN
the final eligible State funded costs are within the eligible costs authorized by the SAB	the closing action will be executed administratively.
the final eligible costs are in excess of the eligible costs authorized by the SAB	the closing action will require SAB approval.

Once the final closing action has been completed by the OLA, no additional expenditures will be recognized.

Release of Funds/Refund

Any funds due to the district as a result of the closing action will be disbursed.

If the closing action determines that a refund is due to the State, a request will be made to the district for the refund.

Field Audit

Project records are subject to a field audit up to four years after the project's final closing action.

EXHIBIT D
School Facility Cost Methodology For K-5 and 6-8 Schools

This exhibit sets out the methodology to be used for determining the cost for the District to build (1) a K-5 school which would house 837 students on a traditional, single track, nine month schedule education program; and (2) a 6-8 middle school which would house 800 students on a traditional, single track, nine month schedule education program. The cost of the K-5 school will include the 30% State required relocatables. The cost of the full 6-8 school will include the 30% State required relocatables, plus $400,000.00 for additional relocatables sufficient to house those 160 students in excess of 800, plus an additional allowance of $500,000.00 which District may use at its discretion for any purpose it deems necessary and appropriate.

The School Facilities and the application to the State for funding the School Facilities shall be in accordance with State standards and meet the following requirements:

> District shall file an application for both schools with the State as early as practically possible. If the applications are not accepted or approved by the State, District shall use all due diligence to have the State approve the costs listed in the application for the construction of the K-5 and 6-8 schools. Such approval of the costs listed in the application will provide District and NLF with an approved school cost which will be used to determine mitigation fees. If District is not able to get the State to approve the school construction costs, then District and NLF shall meet and confer to mutually agree upon the school construction costs. Such School Facilities shall be constructed in accordance with the requirements and specifications contained in the Education Code, the applicable rules and regulations adopted by the State Allocation Board and the Applicant Handbook for State School Building Lease-Purchase Program put out by the Office of Public School Construction as those requirements and specifications exist at any given time ("State Requirements and Specifications").

A copy of the State Requirements and Specifications as they currently exist is attached as Exhibit C.

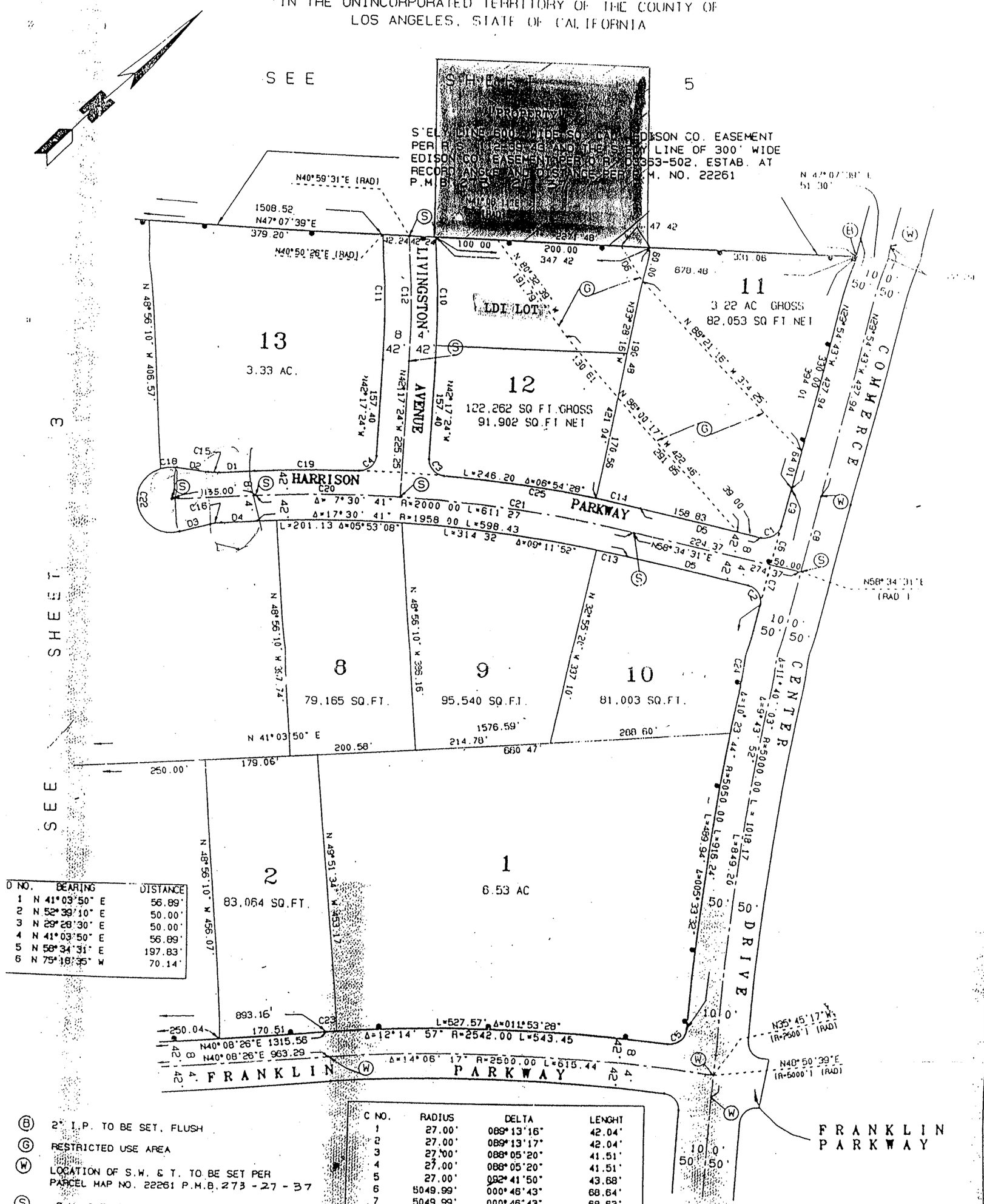
The application filed with the State as set out above shall include a cost estimate showing the costs which would meet the State Requirements and Specifications. Such amount shall then be used in the calculation of fees set out in this Agreement.

SCALE 1" = 100'

EXHIBIT E

VESTING PARCEL MAP NO. 20839

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



D NO.	BEARING	DISTANCE
1	N 41°03'50" E	56.89'
2	N 52°39'10" E	50.00'
3	N 29°28'30" E	50.00'
4	N 41°03'50" E	56.89'
5	N 58°34'31" E	197.83'
6	N 75°18'35" W	70.14'

(B) 2" I.P. TO BE SET, FLUSH

(G) RESTRICTED USE AREA

(W) LOCATION OF S.W. & T. TO BE SET PER PARCEL MAP NO. 22261 P.M.B. 273-27-37

(S) S.W. & T. TO BE SET

C NO.	RADIUS	DELTA	LENGHT
1	27.00'	089°13'16"	42.04'
2	27.00'	089°13'17"	42.04'
3	27.00'	088°05'20"	41.51'
4	27.00'	088°05'20"	41.51'
5	27.00'	092°41'50"	43.68'
6	5049.99'	000°46'43"	68.64'
7	5049.99'	000°46'43"	68.63'
8	4999.99'	001°30'45"	132.00'
9	5050.41'	000°44'02"	64.69'
10	1792.00'	006°34'25"	205.60'
11	1708.00'	006°52'10"	204.78'
12	1750.00'	006°43'04"	205.19'
13	1958.00'	001°29'51"	51.18'
14	2042.00'	002°02'47"	72.93'
15	90.00'	011°35'20"	18.20'

C NO.	RADIUS	DELTA	LENGHT
16	90.00'	011°35'20"	18.20'
18	55.00'	027°10'44"	20.00'
19	2042.00'	004°44'08"	168.75'
20	2000.00'	006°36'46"	231.00'
21	2000.00'	010°51'55"	378.27'
22	55.00'	203°10'40"	195.04'
23	2542.00'	000°21'28"	15.00'
24	5050.00'	002°32'43"	224.33'
25	2042.00'	008°57'15"	318.12'

PORTIONS OF PARCELS 1 AND 12 ARE SUBJECT TO GEOLOGICAL HAZARD

SUPPLEMENTAL SCHOOL FACILITIES FUNDING AGREEMENT BETWEEN THE CASTAIC UNION SCHOOL DISTRICT AND THE NEWHALL LAND AND FARMING COMPANY

This Supplemental School Facilities Funding Agreement ("Supplemental Agreement") is made at Valencia, California, as of November 20, 1997, between the CASTAIC UNION SCHOOL DISTRICT ("District"), a school district organized and existing under the laws of the State of California, on the one hand, and THE NEWHALL LAND AND FARMING COMPANY ("NLF"), a California limited partnership, on the other hand, with respect to the following facts:

A. Concurrently with the execution of this agreement, the District and NLF executed a master funding agreement for mitigation of the impacts of Newhall Ranch/Riverwood.

B. It is desired, by the execution of this Supplemental Agreement, to reach an agreement as to the other lands owned by NLF other than Newhall Ranch/Riverwood.

IN LIGHT OF THE FOREGOING FACTS, IT IS MUTUALLY AGREED THAT:

1. NLF also has other land which it is developing which includes a number of projects, listed on Exhibit A, attached hereto and made a part hereof, (the "Valencia Projects"), which are subject to an agreement dated January 16, 1992, between the William S. Hart Union High School District ("Hart"), NLF, District, and the County of Los Angeles which required that NLF pay presently a total of $2.84 for each square foot of new residential construction, adjusted for inflation, to Hart and District. The terms of the Agreement shall continue to govern the development of the Valencia Projects. In addition, NLF is also developing a residential project called the Presley Tract which has 64 residential family units covered by Tract Map Number 36668. NLF desires and District agrees that the approved Tract Map Number 36668, to the extent of 64 single family residential units, shall be covered under the same terms and conditions as are in the January 16, 1992 agreement in so far as such agreement applies to District and NLF.

2. Furthermore, NLF has other properties in and around Castaic (the "Castaic

Projects") which NLF intends to take through the entitlement process. Such properties are listed on Exhibit B, attached hereto and made a part hereof. To the extent that NLF is able to obtain entitlements on these properties, NLF agrees to pay the same economic fees that it is paying per unit as set forth in paragraphs 12, 13, 17, 18, and 19 of the agreement dated November 20, 1997, and all other terms and conditions of the agreement establishing conditions on District shall be met. Concurrently, for the impact of Newhall Ranch/Riverwood, and for that purpose that portion of the impact fees which consists of non-cash payments, such as land, shall have a dollar value assigned to any such non-cash payments and converted to a unit price so that the total mitigation for the Castaic Projects shall be the economic equivalent of the mitigation for Riverwood. In addition, non-residential projects listed on Exhibit B shall pay the statutory commercial and industrial fees. Notwithstanding any unification, District only waives the first $50,000 of such fees.

3. The District shall use its best efforts to enter into an agreement with the Saugus Union School District ("Saugus") whereby Saugus will provide classrooms and educational services to the students from that portion of the NLF property, known as the North River area, hereinafter defined as the Castaic Area ("Castaic Area"), which is depicted in Exhibit "C" to this agreement. This shall occur, if at all, through an interdistrict transfer agreement or some similar agreement to the mutual satisfaction of the District and Saugus. The terms of this agreement shall apply to those portions of the NLF property set out in this agreement which are within the District's boundaries regardless of the outcome of District's best efforts to successfully complete the annexation or reorganization set forth in this paragraph. District agrees that if the students go to Saugus as a result of this provision, then such fees paid by NLF as school fees shall be paid to Saugus.

Dated: November 20, 1997

BOARD OF TRUSTEES OF THE
CASTAIC UNION SCHOOL DISTRICT

(Signatures continued on next page)

(Signatures continued from previous page)

By: _____
PRESIDENT OF THE BOARD OF
TRUSTEES OF THE CASTAIC
UNION SCHOOL DISTRICT

ATTEST:

_____
CLERK OF THE BOARD OF TRUSTEES
OF THE CASTAIC UNION SCHOOL DISTRICT

Dated: November 20, 1997

THE NEWHALL LAND AND FARMING
COMPANY (A California
Limited Partnership)

By: NEWHALL MANAGEMENT LIMITED
PARTNERSHIP
Managing General Partner

By: NEWHALL MANAGEMENT
CORPORATION
Managing General Partner

By: _____
Its: President

By: _____
Its: Exec. V.P.

EXHIBIT A

"Valencia Projects" as defined in SETTLEMENT AGREEMENT BETWEEN WILLIAM S. HART UNION HIGH SCHOOL DISTRICT, CASTAIC UNION SCHOOL DISTRICT, COUNTY OF LOS ANGELES AND NEWHALL LAND AND FARMING COMPANY

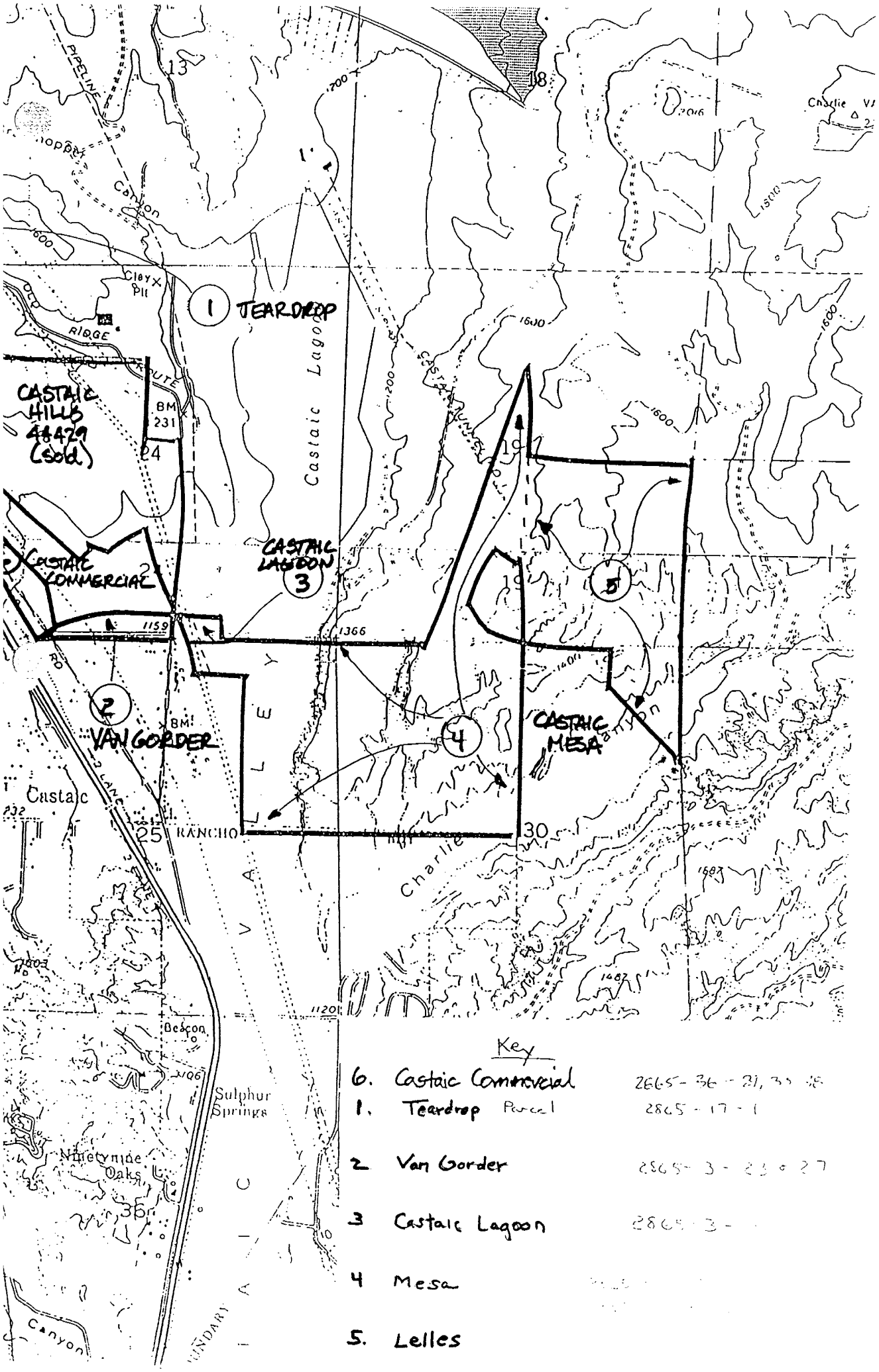
Tentative Tract No.	44429
Tentative Tract No.	44800
Tentative Tract No.	45084
Tentative Tract No.	45433
Tentative Tract No.	45440
Tentative Tract No.	44823
Tentative Tract No.	46389

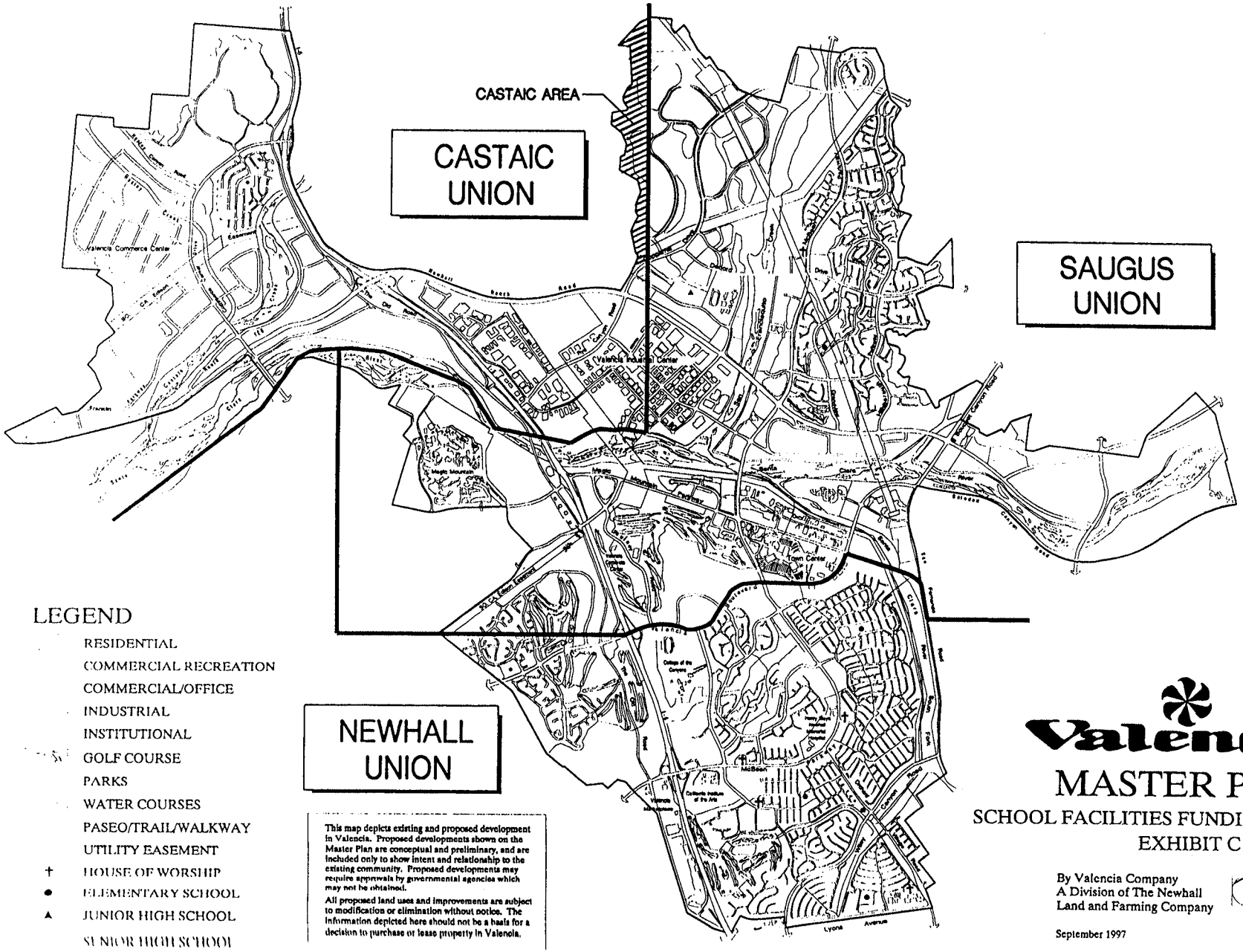
EXHIBIT B

"Castaic Projects"

NLF Common Name	APN
Teardrop parcel	2865-17-1
Van Gorder	2865-3-23
	2865-3-27
Castaic Lagoon	2865-3-11
Mesa	2865-4-1
	2865-5-12
	2865-5-13
	2865-5-14
	2865-7-8
	2865-7-9
	2865-11-15
Lelles	2865-5-23
	2865-4-14
	2865-4-15
	2865-4-16
	2865-4-17
Castaic Commercial	2865-36-29
	2865-36-33
	2865-36-34
	2865-36-35
	2865-36-36
	2865-36-37
	2865-36-38

The attached map shows their approximate locations.


PIPELINE
Canyon
Clay Pit
RIDGE
ROUTE
1 TEARDROP
Castaic Lagoon
CASTAIC HILLS 48429 (sold)
BM 231
24
CASTAIC COMMERCIAL
CASTAIC LAGOON
3
1159
1366
2
VAN GORDER
BM
4
CASTAIC MESA
5
Castaic
25
RANCHO
30
Charlie
Beacon
Sulphur Springs
Ninetynine Oaks
35
Canyon
Key
6. Castaic Commercial 2665-36-21, 35
1. Teardrop Parcel 2865-17-1
2 Van Gorder 2865-3-23 & 27
3 Castaic Lagoon 2865-3-
4 Mesa
5. Lelles



LEGEND

- RESIDENTIAL
- COMMERCIAL RECREATION
- COMMERCIAL/OFFICE
- INDUSTRIAL
- INSTITUTIONAL
- GOLF COURSE
- PARKS
- WATER COURSES
- PASEO/TRAIL/WALKWAY
- UTILITY EASEMENT
- † HOUSE OF WORSHIP
- ● ELEMENTARY SCHOOL
- ▲ JUNIOR HIGH SCHOOL
- SENIOR HIGH SCHOOL

This map depicts existing and proposed development in Valencia. Proposed developments shown on the Master Plan are conceptual and preliminary, and are included only to show intent and relationship to the existing community. Proposed developments may require approvals by governmental agencies which may not be obtained.

All proposed land uses and improvements are subject to modification or elimination without notice. The information depicted here should not be a basis for a decision to purchase or lease property in Valencia.

Valencia

MASTER PLAN

SCHOOL FACILITIES FUNDING AGREEMENT
EXHIBIT C

By Valencia Company
A Division of The Newhall
Land and Farming Company

September 1997

7.4 School Facilities Funding Agreement Between the Newhall School District and Newhall Land and Farming Company

SCHOOL FACILITIES FUNDING AGREEMENT
BETWEEN THE NEWHALL SCHOOL DISTRICT AND
THE NEWHALL LAND AND FARMING COMPANY

This School Facilities Funding Agreement ("Agreement") is made at Valencia, California, as of October 17, 1995, between the NEWHALL SCHOOL DISTRICT ("District"), a school district organized and existing under the laws of the State of California, on the one hand, and THE NEWHALL LAND AND FARMING COMPANY ("NLF"), a California limited partnership, on the other hand, with respect to the following facts:

A. NLF is the owner, and is presently developing, two new communities, Westridge ("Westridge") and the Newhall Ranch ("Newhall Ranch"), both of which are located in part within the District's boundaries and which are described in Exhibits A and B, respectively, which are hereby incorporated.

B. Westridge is a mixed use development which will include approximately 2,000 dwelling units in addition to commercial facilities; Newhall Ranch is a proposed new town which will include approximately 25,000 dwelling units in addition to commercial and industrial facilities. Total buildout of Westridge and Newhall Ranch will take 30 years or longer and the details of both, including the location and extent of land uses and the number of dwelling units, are expected to change over time to meet the needs of the market. Corresponding changes in governmental approvals are also expected.

C. Historically, the State of California has provided a substantial portion of the money necessary to build new school facilities ("State Funding"). However, over the last several years funds have not been available from the State for this purpose and the District does not believe that funds will be available from the State for this purpose in the near future.

D. The District has determined the amount of money which would be necessary on a per unit basis to completely mitigate the impacts of Westridge and Newhall Ranch on the District's educational facilities in the absence of State Funding ("Mitigation Payments").

E. Both the District and NLF desire to provide a financing schedule ("Financing Schedule") and a financing plan ("Financing Plan"), as set out in this Agreement, in lieu of Mitigation Payments, which will provide permanent facilities, including land, buildings, furnishings and equipment, ("School Facilities") to house the K-6 students who will be generated by Westridge and Newhall Ranch ("NLF students") and which will completely mitigate the direct and cumulative impacts on the District's educational facilities. Temporary facilities to house NLF students while new School Facilities are being constructed will be provided, and paid for, by the District. School Facilities will be constructed in accordance with the requirements and specifications contained in the Education Code and the Applicant Handbook for State School Building Lease-Purchase Program put out by the Office of Public School Construction as those requirements and specifications

exist at any given time ("State Requirements and Specifications"). A copy of the State Requirements and Specifications as they currently exist is attached as Exhibit C which is hereby incorporated.

F. The construction of School Facilities will be accomplished through the use of funds advanced by NLF in response to requests from the District ("Construction Draws"). The Financing Schedule will ensure that the District will always have sufficient capacity to house every NLF Student; the Financing Plan will minimize the financial impacts on NLF while at the same time maximizing the opportunity to obtain funds from the State for funding School Facilities or the repayment, without interest, of the funds advanced by NLF for the cost of School Facilities necessary to house NLF Students.

G. The Financing Schedule and the Financing Plan will ensure that the development of Westridge and Newhall Ranch, either individually or cumulatively with other projects within the District's boundaries, will have no adverse impacts on the District's ability to provide adequate educational opportunities to every student in the District. In particular, the Financing Schedule and the Financing Plan guarantees to the District that there will be adequate School Facilities available to house every NLF Student.

H. The District has determined that the development of Westridge, as a planned community, and Newhall Ranch, as a new town, presents a unique opportunity for the District to provide

for complete mitigation of the impacts that their development is likely to have on the District's educational facilities, that the Financing Schedule and the Financing Plan will provide all of the land and money necessary to provide all needed School Facilities without the need to collect any fees which might otherwise be available to the District in connection with the construction of commercial or industrial buildings within Westridge and Newhall Ranch, and that the number of additional students who might be entitled to attend the District's schools because of their parents' or guardians' employment in those buildings is less than, or equal to, the number of NLF Students who will not attend the District's schools because they will be attending schools in other districts or private schools. The District's determination is limited to Westridge and Newhall Ranch and does not represent a precedent applicable to any other property within the District.

I. Each future permanent elementary school to house NLF Students will be built to the State Requirements and Specifications and will contain at least 30% relocatable classrooms, which, together with permanent School Facilities, will house 837 students on a traditional, single track, nine month school schedule and that each represents the appropriate size elementary school to house NLF Students ("New Elementary School"). The District will operate each New Elementary School to house 1004 NLF Students by housing the additional 167 NLF Students at any New Elementary School or at any other District school by either, in its sole discretion, adding relocatable

classrooms or, without adding relocatable classrooms, by operating any New Elementary School on a multi-track, year-round schedule.

J. Each New Elementary School will be built on a ten acre school site or, in NLF's sole discretion, on a seven acre school site for joint use with an adjoining local public park containing at least five acres ("New Elementary School Site"). Any adjoining local park will be improved and available for use by the District at the time the adjoining New Elementary School is open for operation and for as long afterwards as the New Elementary School remains in operation.

IN LIGHT OF THE FOREGOING FACTS, IT IS MUTUALLY AGREED THAT:

1. The District shall use its best efforts to annex those portions of Westridge which are presently within the boundaries of the Saugus Union School District and those portions of Newhall Ranch which are currently within the boundaries of the Castaic Union School District. The terms of this Agreement shall apply to those portions of Westridge and Newhall Ranch which are within the District's boundaries regardless of the outcome of any annexation attempts.

2. The District shall build the New Elementary Schools necessary to house all NLF Students pursuant to the terms of this Agreement and NLF will advance all of the funds needed by the District to build the New Elementary Schools pursuant to the terms of this Agreement.

3. The District shall provide NLF with written notice ("District Notice") for the first New Elementary School when the District reasonably determines that at least 300 NLF Students are estimated to exist for the next succeeding school year and that a New Elementary School is reasonably required to house NLF Students. Thereafter the District shall provide NLF with a District Notice whenever it reasonably determines that all existing New Elementary Schools will house at least 1004 NLF Students in the next succeeding school year and that at least 300 additional NLF Students are reasonably estimated by the District to exist for the next succeeding school year. The District Notice shall contain a description of the New Elementary School and a schematic footprint showing the location of all proposed buildings, parking lots, and other improved areas ("Project Layout") and shall state the District's estimated cost to construct the New Elementary School and the amount needed for the first Construction Draw.

4. The District shall use its best efforts to provide each New Elementary School, open for operation, at the time when 450 additional NLF Students are available to be housed in the New Elementary School. NLF shall advance to the District the funds required to construct each New Elementary School to a maximum of $6,760,962 adjusted beginning in 1996 to account for inflation based on the statewide cost index for Class D construction as determined by the State Allocation Board at its quarterly meetings, which adjustment shall be effective as of the date of

each meeting ("Maximum Construction Cost"). If the State Allocation Board stops determining the adjustments, the adjustments shall be made using the Lee Saylor Class D Construction Cost Index for the Western United States, or another mutually agreed upon index, as of January 1 of each calendar year. NLF shall, in its sole discretion, post an improvement bond, in a form, and by a surety, reasonably acceptable to the District, or a letter of credit in favor of the District in the lesser of the amount of the cost of construction set forth in the District Notice and the Maximum Construction Cost and shall advance the funds required for the first Construction Draw to the District within 60 calendar days of receipt of the District Notice. Thereafter, the District shall submit subsequent written Construction Draw requests to NLF and NLF shall advance the funds required by each subsequent Construction Draw request to the District within 30 calendar days of receipt of the Construction Draw request up to the lesser of the amount of the cost of construction set forth in the District Notice, plus any change orders or actual reasonable extra costs, and the Maximum Construction Cost. The District shall confer with NLF as to any change orders involving extra costs in excess of 5% of the Maximum Construction Cost.

5. The District shall be responsible for obtaining, paying for, and installing any permanent or temporary relocatable classrooms which are to be used to house NLF Students while a New Elementary School is being built.

6. The District and NLF shall consult with each other on the planning, design, layout, and grading of each New Elementary School and each New Elementary School Site to maximize architectural compatibility with surrounding development and to minimize construction and maintenance costs to the District to the greatest extent possible while still conforming to the State Requirements and Specifications. All decisions regarding the planning, design, layout, and grading of New Elementary Schools and New Elementary School Sites shall be in the District's sole discretion and it is not intended that the District be required to do anything that will increase its current or future costs of operation or maintenance.

7. NLF shall provide each New Elementary School Site to the District in a construction ready condition within 180 calendar days of receipt of the District Notice. It is the intent of the District and NLF that plans, drawings, and construction documents will have been prepared and approved by the Office of the State Architect and the State Allocation Board and that a construction contract will have been awarded, or will be concurrently awarded, so that construction of each New Elementary School can begin at the time each New Elementary School Site is provided to the District.

8. Each New Elementary School Site shall be provided to the District in a construction ready condition with all-weather access to public roads and utilities, which shall consist of one potable water line, one fire water line, one electrical line, one

natural gas line, one telephone line, and up to two sewer lines, stubbed to the hook-up location indicated for each utility on pages 3-B-40-41 of Exhibit C and shown on the Project Layout, sufficient to service a New Elementary School, in place. Each New Elementary School Site shall have no more than two pads with no more than a 2% grade as to each pad. The District and NLF anticipate that one of the New Elementary School Sites may have a difference in pad elevation in excess of four feet. The Maximum Construction Cost shall be increased by any additional costs of service-site development over that which would otherwise be incurred if the difference in elevation of two pads on a New Elementary School Site exceeds four feet. Every pad shall be compacted to the degree required by a geotechnical engineer to support the uses shown on the Project Layout without additional cost to the District.

9. NLF shall provide New Elementary School Sites to allow the construction of New Elementary Schools (currently estimated to be one in Westridge and five in Newhall Ranch, provided that those portions of Westridge which are currently in the Saugus Union School District and those portions of Newhall Ranch which are currently in the Castaic Union School District are annexed to the District). The location of each New Elementary School Site is to be reasonably determined by NLF subject to the consent of the District, which consent shall not be unreasonably withheld, the concurrence of the State Department of Education and, if required, the County of Los Angeles. The number and locations of

New Elementary Schools and New Elementary School Sites shall be adjusted to account for changes in the number of NLF Students caused by changes in student generation factors, the number of dwelling units approved for Westridge and Newhall Ranch, or for any portions of either which are not annexed to the District.

10. NLF shall lease New Elementary School Sites to the District as needed by the District on the terms and conditions of this Agreement. Each lease shall commence 60 calendar days after receipt of the District Notice. Each local public park adjacent to a seven acre New Elementary School Site shall be improved and available for joint use in connection with the operation of the New Elementary School at the time that it opens for operation and shall remain available for as long afterwards as it remains in operation. Each lease for a New Elementary School Site shall be for a period of 30 years ("Lease Term") at a rental of $1 per year. Each lease shall terminate if the New Elementary School is not open for operation within five years of the commencement of the lease, provided that NLF has advanced all required funds for the New Elementary School to the District, or if, after the New Elementary School has opened for operation, it fails to operate as an elementary school for five years in any seven year period. The District, upon termination of any lease, shall, at the District's sole expense, demolish all improvements constructed by it on the New Elementary School Site and return it to the condition it was in at the commencement of the lease and shall refund to NLF any funds advanced to the District, together with

interest actually earned by the District, for the construction of the New Elementary School which have not been paid, irrevocably committed, or required to terminate any applicable contract.

11. Each lease shall contain an option which allows the District to purchase the New Elementary School Site and which the District shall exercise immediately if the District is able to obtain money for construction or land acquisition from any State or federal agency. The purchase price shall be the appraised value at the time of the exercise of the option or at such other time as required by applicable State or federal law. If the money received from any State or federal agency is less than the purchase price, then the District shall pay NLF the amount received and any additional amounts received for the New Elementary School Site from any State or federal agency thereafter. If the District is unable to exercise its purchase option during Lease Term, the District shall purchase the new elementary school site for $1 at the end of the Lease Term. Any purchase of a New Elementary School Site which does not include the payment of the full amount of the appraised value shall be subject to a power of termination, as that term is defined in Civil Code § 885.010, in favor of NLF which will require the District to deed the New Elementary School Site back to NLF, to demolish all improvements constructed by it on the New Elementary School Site, and to return it to the condition it was in at the commencement of the lease if the New Elementary School fails to operate as an elementary school for five years in any seven year

period. Upon exercise of the power of termination, NLF shall pay the District the amount of the purchase price, without interest, paid to NLF. The power of termination shall become ineffective at such time as NLF receives the full amount of the appraised value.

12. The District shall state in the District Notice for the last school needed to house NLF Students ("Last School") the number of NLF Students that will be housed in the Last School.

A. If the District determines that the Last School will house less than 1004 NLF Students but more than 500 NLF Students, then the District shall build the Last School on a New Elementary School Site to be provided by NLF. The Last School shall be built to the State Requirements and Specifications and shall be large enough to house the number of NLF Students if the school were operated on a multi-track, year round schedule. NLF shall only be required to advance funds to the District equal to the construction cost of the Last School up to the Maximum Construction Cost. Alternatively, the District, in its sole discretion, may build a New Elementary School in which case NLF shall be required to advance funds to the District equal to the lesser of the construction cost

of the New Elementary School multiplied by the ratio of the number of NLF Students to be housed to 1004 or the Maximum Construction Cost multiplied by the ratio of the number of NLF Students to be housed to 1004.

B. If the District determines that the Last School will house 500 NLF Students or less, then the District shall not be required to build the Last School and NLF shall only be required to advance funds to the District equal to the construction cost of a school large enough to house the number of NLF Students which shall be equal to the construction cost of a New Elementary School, up to the Maximum Construction Cost, multiplied by the ratio of the number of NLF Students to be housed to 1004. Alternatively, the District, in its sole discretion, may build the Last School in which case it shall be large enough to house a minimum of 500 students if operated on a traditional, single track, nine month school schedule and shall be built to the State Requirements and Specifications. If the District constructs the Last School and if it becomes obligated to purchase land for the

Last School within five years of the time that NLF advances the funds called for under this subparagraph, then NLF shall advance additional funds to the District equal to the construction cost of the Last School plus the District's actual out-of-pocket purchase price of the land, both times the ratio of the number of NLF Students to be housed to the number of students that the Last School will be able to house if the Last School were operated on a multi-track, year round schedule, up to the Maximum Construction Cost, less the amount of the funds previously advanced for the Last School. The District shall reimburse NLF for the funds advanced for the purchase of the land for the Last School if the District later receives funds for the purchase of the land from any State or federal agency. NLF shall have no obligation to advance additional funds for the construction cost or the purchase of the land for the Last School if the District does not become obligated to purchase the land within five years of the time that NLF advances the funds called for under this subparagraph.

13. The District shall use its best efforts to maximize its eligibility to obtain funding for each New Elementary School and each New Elementary School Site from any State or federal agency and shall take all reasonable efforts to obtain such funding. Toward this end, the District and NLF will, upon NLF's request, revise this Agreement to provide a different procedure, including Design/Build and Public/Private Partnership concepts, which will increase the opportunity to obtain funding from any State or federal agency as long as there is no increased cost to either the District or NLF. The District shall, in any event, use its best efforts to ensure that NLF receives any funds received from any State or federal agency in connection with the acquisition of a New Elementary School Site or the construction of a New Elementary School. The District shall be entitled to retain funds received from any State or federal agency up to the cost of six permanent relocatable classrooms for each New Elementary School. However, if the law is changed to allow local bond issues to be approved by a majority of the voters, the District shall use its best efforts to put a local bond issue on the ballot and have it approved. If such a local bond issue passes, then NLF shall be reimbursed for the appraised value of the New Elementary School Sites before the District retains funds received from the State or any federal agency for permanent relocatable classrooms.

14. Current student generation factors have been determined by the District to be .348 students for a single family dwelling

unit, .078 students for a multiple family dwelling unit, and .253 students for an apartment unit. The District shall determine student generation factors for each type of dwelling unit every five years based on the then-existing dwelling units in Westridge and Newhall Ranch for the purpose of estimating the number of NLF Students to be generated in succeeding school years and of the number of New Elementary Schools needed to house NLF Students. The result of each determination shall be used until a new determination is made. Dwelling units subject to age restrictions which require that all permanent residents be over 15 years of age are deemed to generate no students.

15. The District shall provide the County of Los Angeles with information for the County's Development Monitoring System based on a capacity of 1004 students for each New Elementary School.

16. The District may, with NLF's consent, which consent may be given or withheld in NLF's sole discretion, designate capacity in any New Elementary School to be used to permanently house non-NLF Students in which case it shall pay NLF $12,230 per student, adjusted as set forth in paragraph 3, for the capacity designated. The amount to be paid to NLF to designate capacity at any New Elementary School shall be reduced to account for any money received by NLF as a result of funds given to the District for land acquisition costs by any State or federal agency for that school.

17. The District shall not, under any circumstances:

A. Exercise any power or authority under current or future law to levy or impose an exaction of land, goods, money, or services, whether denominated a fee, charge, dedication, or tax, against any development of either Westridge or Newhall Ranch except as to any District-wide general tax, special tax, or assessment for School Facilities;

B. Require, request, or cooperate with the County of Los Angeles, the City of Santa Clarita, or any other governmental entity to exercise its power or authority to levy or impose an exaction of land, goods, money, or services, whether denominated a fee, charge, dedication, or tax, for the benefit of the District;

C. Oppose the development of either Westridge or Newhall Ranch, any governmental approval, whether legislative or administrative, of either, or any change in any governmental approval of either on any basis whatsoever; or

D. Sponsor, or require the formation of, a Communities Facilities District, except on a District-wide basis, for either

Westridge or Newhall Ranch without the express, written consent of NLF which consent may be given or withheld in NLF's sole discretion. The District shall not unreasonably refuse to act as sponsor for a Community Facilities District if requested to do so by NLF.

18. The funds and land to be provided to the District by NLF pursuant to the terms of this Agreement constitute the entire extent of NLF's obligation to provide School Facilities for Westridge and Newhall. The District shall not require or accept any fees in connection with the development of either Westridge or Newhall Ranch which might otherwise be available to it under current or future State law, the Valley-Wide Joint School Fee Resolution (which the District is no longer a party to), or by any other means. The District shall inform the William S. Hart Union High School District that the amount of any such fees that would be otherwise available to the District shall not be collected.

19. The District shall provide written certification upon written request from NLF that adequate School Facilities for the District's K-6 needs either exist, or that the Financing Schedule and the Financing Plan provided by this Agreement guarantee their availability as needed, to house NLF Students. This written certification shall be given to the County of Los Angeles, the City of Santa Clarita, or any other governmental entity which may

have development approval authority over either Westridge or Newhall Ranch as requested by NLF.

20. No development, change of development, governmental approval, nor change in any governmental approval of either Westridge or Newhall Ranch shall constitute the basis for any change or termination of this Agreement because this Agreement provides for the complete mitigation of all impacts, direct and cumulative, of Westridge and Newhall Ranch on the District's ability to provide adequate educational opportunities to every student in the District.

21. The District, immediately upon request by NLF, shall provide any written certification required to obtain building permits or other development approvals for Westridge and Newhall Ranch. The written certifications shall be provided for whatever number of residential dwelling units or commercial or industrial buildings are requested by NLF at any time.

22. NLF shall have the right, in its sole discretion, to sell or encumber Westridge or Newhall Ranch, improved or unimproved and in whole or in part, by any deed, mortgage, deed of trust, or other security device. No sale, transfer, or encumbrance of either Westridge or Newhall Ranch shall affect NLF's obligations under this Agreement. Neither this Agreement nor any breach of this Agreement shall defeat, invalidate, diminish, or impair the lien or priority of any deed, mortgage, deed of trust, or other security device.

23. The District and NLF, within 30 calendar days of the

written request, shall perform any acts and prepare, sign, deliver, file, and record any documents reasonably required to obtain the goals, and to satisfy the conditions, contained in this Agreement. This includes, but is not limited to, providing the requesting party with a written statement certifying that:

A. This Agreement is unmodified and in full force and effect or, if there have been modifications, that this Agreement, as modified, is in full force and effect, stating the date and nature of any modifications; and

B. There are no current uncured defaults under this Agreement or, if there are any, the dates and natures of the defaults.

24. Any District Notice, request for a Construction Draw, information as to the District's determination of student generation factors, or other document which would impose a duty on NLF or change the extent of NLF's obligations under this Agreement shall be accompanied by reasonable supporting documentation at the time that it is provided to NLF by the District.

25. This Agreement is entered into solely for the benefit of the District and NLF and their successors, transferrees, and assigns. Other than the District and NLF and their successors, transferrees and assigns, no third person shall be entitled,

directly or indirectly, to base any claim or to have any right arising from, or related to, this Agreement.

26. This Agreement contains the entire agreement and understanding concerning the funding of educational facilities to house NLF Students and supersedes and replaces all prior negotiations and reposed agreements, written or oral. The District and NLF acknowledge that neither the other party nor its agents or attorneys has made any promise, representation, or warranty whatsoever, express or implied, not contained herein to induce the execution of this Agreement and acknowledges that this Agreement has not been executed in reliance upon any promise, representation, or warranty not contained herein.

27. This Agreement may not be amended except in writing and signed by the District and NLF.

28. The District and NLF acknowledge that each has conducted an independent investigation of the facts concerning the development of Westridge and Newhall Ranch, the impact that NLF Students will have on the District's educational facilities, and the costs of housing NLF Students.

29. The District and NLF desire to resolve any disputes as to the meaning of any portion of this Agreement or the rights or obligations of the District or NLF under it as quickly as possible. Therefore any such disputes shall be resolved by binding arbitration conducted by a mutually agreed upon retired judge of the Los Angeles Superior Court. If the District and NLF are unable to agree on the arbitrator within 30 calendar days of

the receipt of a request for arbitration, they shall request that the presiding judge of the Los Angeles Superior Court designate one. The District and NLF shall each pay half of the cost of the arbitration and each shall be responsible for its own costs as to any such arbitration.

30. Except as provided in paragraph 29, if it becomes necessary to enforce any of the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and other costs of litigation in addition to any other relief to which it may be entitled.

31. In interpreting this Agreement, it shall be deemed that it was prepared by the parties jointly and no ambiguity shall be resolved against either party on the premise that it or its attorneys was responsible for drafting this Agreement or any provision hereof.

32. Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents to enter into this Agreement on behalf of the party.

33. All notices, demands, and communications between the District and NLF shall be given by personal delivery, registered or certified mail, postage prepaid, return receipt requested, Federal Express or other reliable private express delivery, or by facsimile transmission. Such notices, demands, or communications shall be deemed received upon delivery if personally served or sent by facsimile or after three business days if given by other

approved means as specified above. Notices, demands, and communications shall be sent:

To the District:	Newhall School District 25375 Orchard Village Road, Suite 200 Valencia, CA 91355 Fax No: (805) 286-2290
With a copy to:	Alexander Bowie, Esq. Bowie, Arneson, Kadi, Wiles & Giannone 4920 Campus Drive, Suite A Newport Beach, CA 92660 Fax No: (714) 851-2014
To NLF:	The Newhall Land and Farming Company Attn: President 23823 Valencia Blvd. Valencia, CA 91355 Fax No: (805) 255-3960
With a copy to:	Kenneth B. Bley, Esq. Cox, Castle & Nicholson 2049 Century Park East, 28th Floor Los Angeles, CA 90067 Fax No: (310) 277-7889

The foregoing names, addresses, and fax numbers may be changed at any time by a written notice given as provided above.

34. This Agreement and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California.

35. Any litigation arising out of this Agreement shall be conducted only in Los Angeles County, California.

36. This Agreement may be signed in one or more counterparts at which, taken together, shall constitute one original document.

37. Recitals A through I are true and correct and are hereby incorporated.

38. The terms and conditions of this Agreement shall be incorporated in every environmental impact report, environmental monitoring program, general plan amendment, specific plan, and tentative subdivision map approval given by Los Angeles County for Westridge or Newhall Ranch.

DATED: October __, 1995

BOARD OF TRUSTEES OF THE NEWHALL SCHOOL DISTRICT

By:_____
PRESIDENT OF THE BOARD OF TRUSTEES OF THE NEWHALL DISTRICT

ATTEST:

_____
CLERK OF THE BOARD OF TRUSTEES OF THE NEWHALL SCHOOL DISTRICT

DATED: October __, 1995

THE NEWHALL LAND AND FARMING COMPANY
(A California Limited Partnership)

By: NEWHALL MANAGEMENT LIMITED PARTNERSHIP
Managing General Partner

By: NEWHALL MANAGEMENT CORPORATION
Managing General Partner

By:_____

Its:_____

By:_____

Its:_____

(Signatures continued on the next page.)

APPROVED AS TO FORM:

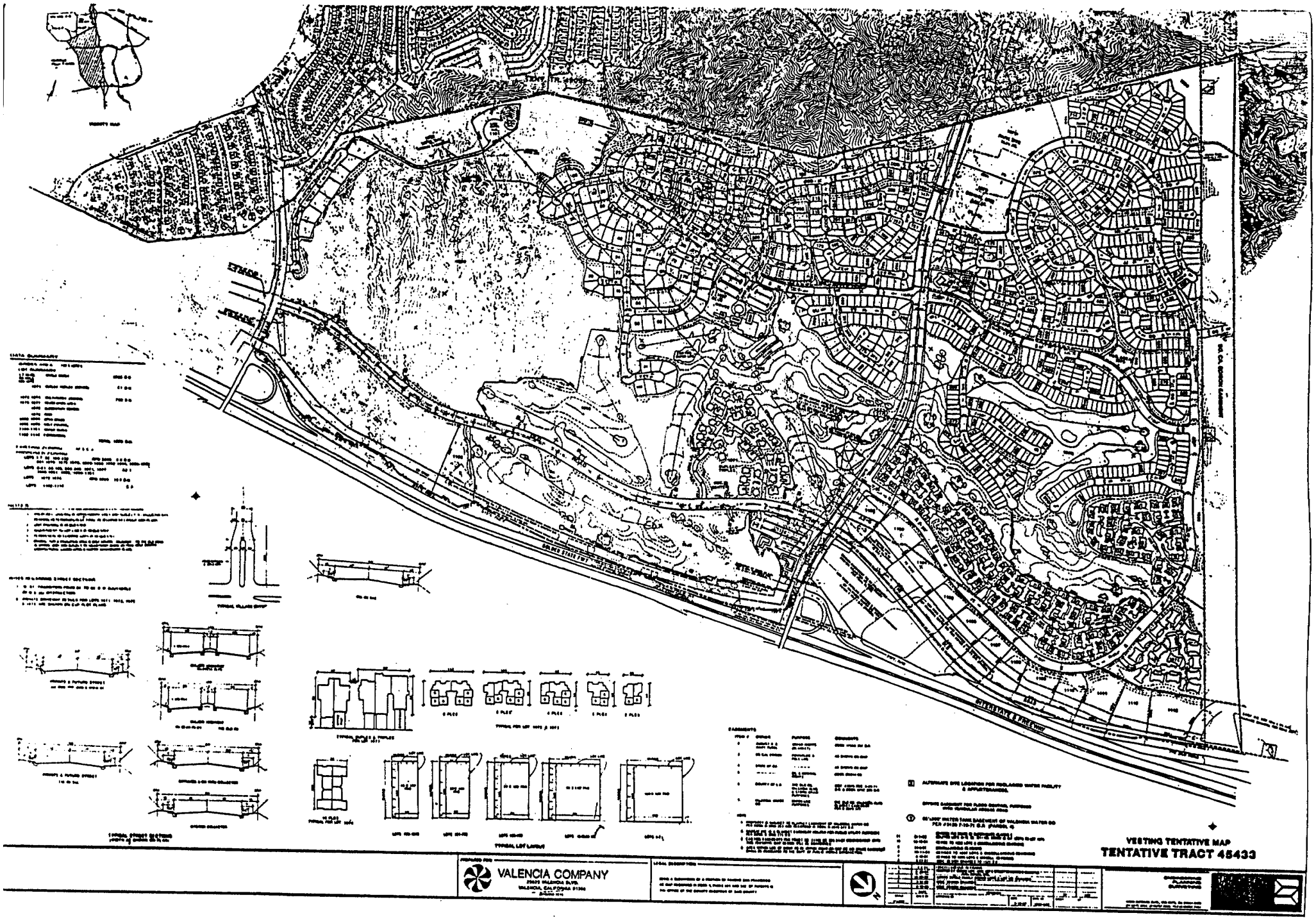
BOWIE, ARNESON, KADI, WILES & GIANNONE

By: _____
ALEXANDER BOWIE
Attorneys for THE NEWHALL SCHOOL DISTRICT

COX, CASTLE & NICHOLSON

By: _____
KENNETH B. BLEY
Attorneys for THE NEWHALL LAND AND FARMING COMPANY

Exhibit A
Westridge
Legal Description


VESTING TENTATIVE MAP
TENTATIVE TRACT 45433
VALENCIA COMPANY
TYPICAL LOT LAYOUT

STRIDGE

SIKAND
Engineering
Planning
Surveying
15230 Burbank Blvd. Van Nuys, CA 91411
Telephone:(818) 787-8550 (213) 873-5853

Written by	L. PILCHEN	Date	7-15-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5263
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

ZONE RPD - 5000 - 5.0 U

THAT PORTION OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, RECORDS OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF TRACT NO. 33698 PER MAP FILED IN BOOK 1114 PAGES 12 TO 49, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, AND THE CENTERLINE OF MCBEAN PARKWAY (100.00 FEET WIDE) PER LAST SAID MAP; THENCE

1. ALONG SAID CENTERLINE NORTH 47°13′11" EAST 193.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1917.79 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°02′11" AN ARC DISTANCE OF 603.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1950.00 FEET; AND
3. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°10′49" AN ARC DISTANCE OF 40.16 FEET; THENCE
4. LEAVING SAID CENTERLINE NORTH 19°00′00" WEST 200.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1500.00 FEET; THENCE
5. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°50′45" AN ARC DISTANCE OF 100.68 FEET; THENCE
6. SOUTH 48°01′23" WEST 17.87 FEET; THENCE
7. SOUTH 50°56′29" WEST 378.00 FEET; THENCE
8. SOUTH 58°38′37" WEST 132.74 FEET; THENCE
9. SOUTH 69°29′39" WEST 177.03 FEET; THENCE

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Surveying

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Telephone:(818) 787-8550 (213) 873-5853

Written by	L. PILCHEN	Date	7-15-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5263
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

10. NORTH 87°46'47" WEST 645.85 FEET; THENCE
11. NORTH 80°55'40" WEST 238.24 FEET; THENCE
12. NORTH 83°54'38" WEST 636.77 FEET TO THE NORTHEASTERLY LINE OF PARCEL 3 AS SHOWN ON PARCEL MAP NO. 15955 FILED IN BOOK 188 PAGES 90 TO 95, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE
13. ALONG LAST SAID NORTHEASTERLY LINE SOUTH 51°38'19" EAST 835.13 FEET; THENCE
14. ALONG THE NORTHERLY LINES OF PARCEL 2 PER SAID PARCEL MAP NORTH 86°20'35" EAST 696.24 FEET; AND
15. SOUTH 75°41'25" EAST 171.93 FEET TO THE POINT OF BEGINNING.

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Written by	L. PILCHEN	Date	7-14-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5264
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

ZONE A2-1

THAT PORTION OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, RECORDS OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF THE OLD ROAD AND VALENCIA BOULEVARD, AS SAID CENTERLINES ARE SHOWN ON MAP FILED IN BOOK 90 OF RECORDS OF SURVEY PAGES 26 TO 30, INCLUSIVE, RECORDS OF SAID COUNTY, SAID POINT BEING IN A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1800.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 83°14′21" WEST; THENCE

1. SOUTHERLY ALONG SAID CURVE AND ALONG THE SOUTHERLY PROLONGATION OF SAID CENTERLINE OF THE OLD ROAD THROUGH A CENTRAL ANGLE OF 00°11′42" AN ARC DISTANCE OF 6.13 FEET; THENCE
2. CONTINUING SOUTHERLY ALONG SAID CURVE AND ALONG SAID PROLONGATION THROUGH A CENTRAL ANGLE OF 00°17′07" AN ARC DISTANCE OF 8.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1500.00 FEET; THENCE
3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07′27" AN ARC DISTANCE OF 343.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE
4. CONTINUING SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°50′59" AN ARC DISTANCE OF 441.12 FEET; THENCE
5. NORTH 50°00′00" EAST 232.38 FEET; THENCE
6. NORTH 34°42′52" EAST 158.55 FEET; THENCE
7. NORTH 24°29′20" EAST 97.90 FEET; THENCE
8. NORTH 25°32′15" WEST 26.93 FEET; THENCE
9. SOUTH 72°28′44" WEST 71.89 FEET; THENCE

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15230 Burbank Blvd. Van Nuys, CA 91411
Telephone:(818) 787-8550 (213) 873-5853

Written by	L. PILCHEN	Date	7-14-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5264
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

10 NORTH 20°09'22" WEST 86.51 FEET; THENCE

11. NORTH 21°26'13" EAST 112.25 FEET; THENCE

12. NORTH 48°59'36" EAST 120.24 FEET; THENCE

13. NORTH 17°06'05" WEST 152.61 FEET TO THE SOUTHERLY LINE DESCRIBED AS COURSE NUMBER 44 PER DOCUMENT RECORDED MARCH 18, 1969 IN BOOK D4311 PAGE 508 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, AND SHOWN ON SAID RECORD OF SURVEY MAP; THENCE

14. ALONG THE SOUTHERLY AND WESTERLY LINES PER SAID DOCUMENT NORTH 69°45'31" EAST 246.62 FEET;

15. SOUTH 37°16'49" EAST 51.94 FEET;

16. SOUTH 43°40'34" EAST 139.97 FEET;

17. SOUTH 30°52'40" EAST 338.42 FEET;

18. SOUTH 20°14'21" EAST 240.01 FEET;

19. SOUTH 19°34'03" EAST 1450.19 FEET;

20. SOUTH 13°06'54" EAST 743.71 FEET;

21. SOUTH 56°08'50" EAST 125.30 FEET;

22. SOUTH 11°16'07" EAST 588.44 FEET;

23. SOUTH 05°41'22" WEST 224.46 FEET; AND

24. SOUTH 11°08'40" EAST 180.01 FEET TO THE WESTERLY LINE OF THAT LAND DESCRIBED AS PARCEL 3 IN DEED TO THE STATE OF CALIFORNIA RECORDED IN BOOK D3497 PAGE 37 OF SAID OFFICIAL RECORDS; THENCE

25. ALONG LAST SAID WESTERLY LINE SOUTH 16°09'59" EAST 445.56 FEET TO SAID WESTERLY LINES PER SAID DEED RECORDED IN BOOK D4311 PAGE 508; THENCE

26. ALONG LAST SAID WESTERLY LINES SOUTH 00°42'55" WEST 116.99 FEET; AND

27. SOUTH 06°35'04" WEST 193.52 FEET TO THE NORTHERLY LINE OF PARCEL 2 PER SAID DEED RECORDED IN BOOK D3497 PAGE 37; THENCE

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Written by	L. PILCHEN	Date	7-14-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5264
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

28. ALONG THE NORTHERLY AND WESTERLY LINES OF LAST SAID DEED SOUTH 64°15′26" WEST 97.07 FEET; AND
29. SOUTH 16°11′26" WEST 317.68 FEET TO SAID WESTERLY LINE PER DEED RECORDED IN BOOK D4311 PAGE 508; THENCE
30. ALONG LAST SAID WESTERLY LINES SOUTH 06°32′05" WEST 168.71 FEET; AND
31. SOUTH 11°08′40" EAST 60.18 FEET TO THE CENTERLINE OF MCBEAN PARKWAY (100.00 FEET WIDE) PER MAP OF TRACT NO. 33698 FILED IN BOOK 1114 PAGES 12 TO 49, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY; THENCE
32. ALONG SAID CENTERLINE SOUTH 78°51′20" WEST 40.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1950.00 FEET; AND
33. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°25′09" AN ARC DISTANCE OF 422.68 FEET; THENCE
34. LEAVING SAID CENTERLINE NORTH 19°00′00" WEST 200.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1500.00 FEET; THENCE
35. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°50′45" AN ARC DISTANCE OF 100.68 FEET; THENCE
36. SOUTH 48°01′23" WEST 17.87 FEET; THENCE
37. SOUTH 50°56′29" WEST 378.00 FEET; THENCE
38. SOUTH 58°38′37" WEST 132.74 FEET; THENCE
39. SOUTH 69°29′39" WEST 177.03 FEET; THENCE
40. NORTH 87°46′47" WEST 645.85 FEET; THENCE
41. NORTH 80°55′40" WEST 238.24 FEET; THENCE
42. NORTH 83°54′38" WEST 636.77 FEET TO THE NORTHEASTERLY LINE OF PARCEL 3 AS SHOWN ON PARCEL MAP NO. 15955 FILED IN BOOK 188 PAGES 90 TO 95, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE

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Written by	L. PILCHEN	Date	7-14-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5264
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

43. ALONG THE NORTHEASTERLY LINES OF PARCELS 3 AND 4 PER SAID PARCEL MAP NORTH 51°38'19" WEST 1024.46 FEET; AND
44. NORTH 26°40'48" WEST 616.97 FEET; THENCE
45. LEAVING SAID NORTHEASTERLY LINE NORTH 18°25'06" EAST 84.80 FEET; THENCE
46. NORTH 13°54'03" EAST 240.74 FEET; THENCE
47. NORTH 25°47'40" EAST 300.21 FEET; THENCE
48. NORTH 17°14'30" EAST 277.24 FEET; THENCE
49. NORTH 12°59'01" EAST 310.68 FEET; THENCE
50. NORTH 28°27'29" EAST 319.31 FEET; THENCE
51. NORTH 35°55'00" EAST 698.14 FEET; THENCE
52. NORTH 23°50'08" EAST 571.95 FEET; THENCE
53. NORTH 27°15'33" EAST 686.71 FEET; THENCE
54. NORTH 40°57'37" EAST 361.03 FEET; THENCE
55. NORTH 38°39'13" EAST 83.74 FEET; THENCE
56. NORTH 28°26'20" EAST 76.53 FEET TO THE TRUE POINT OF BEGINNING.

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Written by	L. PILCHEN	Date	7-14-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5265
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

ZONE RPD 5000 - 5.0 U

THAT PORTION OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, RECORDS OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF THE OLD ROAD AND VALENCIA BOULEVARD, AS SAID CENTERLINES ARE SHOWN ON MAP FILED IN BOOK 90 OF RECORDS OF SURVEY PAGES 26 TO 30, INCLUSIVE, RECORDS OF SAID COUNTY, SAID POINT BEING IN A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1800.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 83°14'21" WEST; THENCE

1. SOUTHERLY ALONG SAID CURVE AND ALONG THE SOUTHERLY PROLONGATION OF SAID CENTERLINE OF THE OLD ROAD THROUGH A CENTRAL ANGLE OF 00°11'42" AN ARC DISTANCE OF 6.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE
2. CONTINUING SOUTHERLY ALONG SAID CURVE AND ALONG SAID PROLONGATION THROUGH A CENTRAL ANGLE OF 00°17'07" AN ARC DISTANCE OF 8.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1500.00 FEET; THENCE
3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07'27" AN ARC DISTANCE OF 343.59 FEET; THENCE
4. SOUTH 28°26'20" WEST 76.53 FEET; THENCE
5. SOUTH 38°39'13" WEST 83.74 FEET; THENCE
6. SOUTH 40°57'37" WEST 361.03 FEET; THENCE
7. SOUTH 27°15'33" WEST 686.71 FEET; THENCE
8. SOUTH 23°50'08" WEST 571.95 FEET; THENCE
9. SOUTH 35°55'00" WEST 698.14 FEET; THENCE
10. SOUTH 28°27'29" WEST 319.31 FEET; THENCE

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Written by	L. PILCHEN	Date	7-14-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5265
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

11. SOUTH 12°59′01" WEST 310.68 FEET; THENCE
12. SOUTH 17°14′30" WEST 277.24 FEET; THENCE
13. SOUTH 25°47′40" WEST 300.21 FEET; THENCE
14. SOUTH 13°54′03" WEST 240.74 FEET; THENCE
15. SOUTH 18°25′06" WEST 84.80 FEET TO THE NORTHEASTERLY LINE OF PARCEL 4 AS SHOWN ON PARCEL MAP NO. 15955 FILED IN BOOK 188 PAGES 90 TO 95, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE
16. ALONG SAID NORTHEASTERLY LINE NORTH 26°40′48" WEST 1840.86 FEET; THENCE
17. ALONG THE NORTHEASTERLY LINE OF PARCEL 5 PER SAID PARCEL MAP NORTH 54°20′04" WEST 3494.98 FEET TO THE SOUTHEASTERLY LINE OF THAT LAND DESCRIBED AS PARCEL 1 IN DEED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED IN BOOK 10631 PAGE 4 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE
18. ALONG SAID SOUTHEASTERLY LINE NORTH 50°18′55" EAST 3921.38 FEET TO A POINT DISTANT THEREON SOUTH 50°18′55" WEST 1785.43 FEET FROM THE MOST WESTERLY CORNER OF ZONE CHANGE BOUNDARY ORDINANCE NO. 85-0112Z ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES ON JULY 2, 1985; THENCE
19. LEAVING SAID SOUTHEASTERLY LINE SOUTH 27°07′35" EAST 258.05 FEET; THENCE
20. SOUTH 77°43′25" EAST 99.30 FEET; THENCE
21. SOUTH 23°20′38" EAST 117.12 FEET; THENCE
22. SOUTH 38°31′51" EAST 39.88 FEET; THENCE
23. SOUTH 48°18′27" EAST 180.67 FEET; THENCE
24. SOUTH 42°29′46" EAST 145.91 FEET; THENCE
25. SOUTH 39°02′35" EAST 126.20 FEET; THENCE
26. SOUTH 54°53′13" EAST 44.83 FEET; THENCE

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Written by	L. PILCHEN	Date	7-14-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5265
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

27. SOUTH 70°10'41" EAST 80.52 FEET; THENCE
28. NORTH 57°46'12" EAST 290.72 FEET; THENCE
29. NORTH 20°39'30" EAST 141.79 FEET; THENCE
30. NORTH 06°45'20" WEST 107.11 FEET; THENCE
31. NORTH 28°24'01" WEST 466.94 FEET; THENCE
32. NORTH 55°23'48" EAST 162.31 FEET; THENCE
33. NORTH 37°31'09" EAST 80.96 FEET; THENCE
34. NORTH 02°02'56" EAST 154.04 FEET; THENCE
35. SOUTH 87°57'04" EAST 138.56 FEET; THENCE
36. SOUTH 06°40'15" EAST 259.85 FEET; THENCE
37. SOUTH 77°05'48" EAST 145.34 FEET; THENCE
38. SOUTH 31°40'02" EAST 267.56 FEET; THENCE
39. SOUTH 13°17'37" EAST 280.39 FEET; THENCE
40. NORTH 85°28'39" EAST 34.62 FEET; THENCE
41. SOUTH 09°44'03" EAST 193.71 FEET; THENCE
42. SOUTH 18°47'59" EAST 158.32 FEET; THENCE
43. SOUTH 08°24'19" WEST 233.36 FEET; THENCE
44. SOUTH 17°29'43" WEST 554.92 FEET; THENCE
45. SOUTH 47°35'16" EAST 154.98 FEET; THENCE
46. SOUTH 15°57'45" WEST 557.38 FEET; THENCE
47. SOUTH 05°17'47" EAST 228.97 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1600.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 11°22'12" WEST; THENCE
48. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°34'14" AN ARC DISTANCE OF 155.56 FEET; THENCE
49. TANGENT TO SAID CURVE NORTH 84°12'02" EAST 839.96 FEET TO THE **TRUE POINT OF BEGINNING.**

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Written by	L. PILCHEN	Date	7-14-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5266
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

ZONE RPD 5000 - 13 U

THAT PORTION OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, RECORDS OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF THE OLD ROAD AND VALENCIA BOULEVARD, AS SAID CENTERLINES ARE SHOWN ON MAP FILED IN BOOK 90 OF RECORDS OF SURVEY PAGES 26 TO 30, INCLUSIVE, RECORDS OF SAID COUNTY, SAID POINT BEING IN A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1800.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 83°14′21" WEST; THENCE

1. SOUTHERLY ALONG SAID CURVE AND ALONG THE SOUTHERLY PROLONGATION OF SAID CENTERLINE OF THE OLD ROAD THROUGH A CENTRAL ANGLE OF 00°11′42" AN ARC DISTANCE OF 6.13 FEET; THENCE
2. SOUTH 84°12′02" WEST 514.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE
3. NORTH 07°57′17" WEST 345.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 750.00 FEET; THENCE
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°02′35" AN ARC DISTANCE OF 406.35 FEET; THENCE
5. TANGENT TO SAID CURVE NORTH 23°05′18" EAST 277.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1000.00 FEET; THENCE
6. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°17′32" AN ARC DISTANCE OF 301.81 FEET; THENCE
7. NORTH 05°47′46" EAST 828.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 520.00 FEET; THENCE

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Written by	L. PILCHEN	Date	7-14-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5266
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

8. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°02′45" AN ARC DISTANCE OF 735.55 FEET TO THE WESTERLY LINE OF ZONE CHANGE BOUNDARY ORDINANCE NO. 85-0112Z ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES ON JULY 2, 1985; THENCE
9. ALONG THE WESTERLY LINES OF SAID ZONE CHANGE NORTH 15°00′00" WEST 447.68 FEET; AND
10. NORTH 32°00′00" WEST 473.45 FEET TO THE SOUTHEASTERLY LINE OF THAT LAND DESCRIBED AS PARCEL 1 IN DEED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED IN BOOK 10631 PAGE 4 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE
11. ALONG SAID SOUTHEASTERLY LINE SOUTH 50°18′55" WEST 1785.43 FEET; THENCE
12. LEAVING SAID SOUTHEASTERLY LINE SOUTH 27°07′35" EAST 258.05 FEET; THENCE
13. SOUTH 77°43′25" EAST 99.30 FEET; THENCE
14. SOUTH 23°20′38" EAST 117.12 FEET; THENCE
15. SOUTH 38°31′51" EAST 39.88 FEET; THENCE
16. SOUTH 48°18′27" EAST 180.67 FEET; THENCE
17. SOUTH 42°29′46" EAST 145.91 FEET; THENCE
18. SOUTH 39°02′35" EAST 126.20 FEET; THENCE
19. SOUTH 54°53′13" EAST 44.83 FEET; THENCE
20. SOUTH 70°10′41" EAST 80.52 FEET; THENCE
21. NORTH 57°46′12" EAST 290.72 FEET; THENCE
22. NORTH 20°39′30" EAST 141.79 FEET; THENCE
23. NORTH 06°45′20" WEST 107.11 FEET; THENCE
24. NORTH 28°24′01" WEST 466.94 FEET; THENCE
25. NORTH 55°23′48" EAST 162.31 FEET; THENCE
26. NORTH 37°31′09" EAST 80.96 FEET; THENCE

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Written by	L. PILCHEN	Date	7-14-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5266
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

27. NORTH 02°02'56" EAST 154.04 FEET; THENCE
28. SOUTH 87°57'04" EAST 138.56 FEET; THENCE
29. SOUTH 06°40'15" EAST 259.85 FEET; THENCE
30. SOUTH 77°05'48" EAST 145.34 FEET; THENCE
31. SOUTH 31°40'02" EAST 267.56 FEET; THENCE
32. SOUTH 13°17'37" EAST 280.39 FEET; THENCE
33. NORTH 85°28'39" EAST 34.62 FEET; THENCE
34. SOUTH 09°44'03" EAST 193.71 FEET; THENCE
35. SOUTH 18°47'59" EAST 158.32 FEET; THENCE
36. SOUTH 08°24'19" WEST 233.36 FEET; THENCE
37. SOUTH 17°29'43" WEST 554.92 FEET; THENCE
38. SOUTH 47°35'16" EAST 154.98 FEET; THENCE
39. SOUTH 15°57'45" WEST 557.38 FEET; THENCE
40. SOUTH 05°17'47" EAST 228.97 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1600.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 11°22'12" WEST; THENCE
41. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°34'14" AN ARC DISTANCE OF 155.56 FEET; THENCE
42. TANGENT TO SAID CURVE NORTH 84°12'02" EAST 325.36 FEET TO THE **TRUE POINT OF BEGINNING.**

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Written by	L. PILCHEN	Date	7-10-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5267
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

ZONE C-3-DP, NORTH OF VALENCIA BOULEVARD

THAT PORTION OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, RECORDS OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF THE OLD ROAD AND VALENCIA BOULEVARD, AS SAID CENTERLINES ARE SHOWN ON MAP FILED IN BOOK 90 OF RECORDS OF SURVEY PAGES 26 TO 30, INCLUSIVE, RECORDS OF SAID COUNTY, SAID POINT BEING IN A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1800.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 83°14′21" WEST; THENCE

1. SOUTHERLY ALONG SAID CURVE AND ALONG THE SOUTHERLY PROLONGATION OF SAID CENTERLINE OF THE OLD ROAD THROUGH A CENTRAL ANGLE OF 00°11′42" AN ARC DISTANCE OF 6.13 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE
2. SOUTH 84°12′02" WEST 514.60 FEET; THENCE
3. NORTH 07°57′17" WEST 345.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 750.00 FEET; THENCE
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°02′35" AN ARC DISTANCE OF 406.35 FEET; THENCE
5. TANGENT TO SAID CURVE NORTH 23°05′18" EAST 277.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1000.00 FEET; THENCE
6. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°49′30" AN ARC DISTANCE OF 66.76 FEET TO THE WESTERLY LINE OF ZONE CHANGE BOUNDARY ORDINANCE NO. 85-0112Z ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES ON JULY 2, 1985; THENCE
7. ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID ZONE CHANGE BOUNDARY SOUTH 04°00′00" EAST 428.05 FEET;

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Written by	L. PILCHEN	Date	7-10-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5267
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

8. SOUTH 48°00'00" EAST 65.00 FEET;
9. SOUTH 05°00'00" EAST 240.00 FEET;
10. SOUTH 17°00'00" EAST 240.00 FEET;
11. SOUTH 87°53'08" EAST 116.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 27.00 FEET; AND
12. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°52'01" AN ARC DISTANCE OF 46.59 FEET; THENCE
13. NORTH 86°06'07" EAST 52.13 FEET TO SAID CENTERLINE OF THE OLD ROAD, BEING A POINT IN A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1800.00 FEET, TO WHICH LAST SAID COURSE IS RADIAL; THENCE
14. SOUTHERLY ALONG SAID CURVE, ALONG SAID CENTERLINE AND ALONG SAID SOUTHERLY PROLONGATION THROUGH A CENTRAL ANGLE OF 03°03'28" AN ARC DISTANCE OF 96.06 FEET TO THE **TRUE POINT OF BEGINNING.**

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Written by	L. PILCHEN	Date	7-10-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5268
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

ZONE C-3-DP, SOUTH OF VALENCIA BOULEVARD

THAT PORTION OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, RECORDS OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF THE OLD ROAD AND VALENCIA BOULEVARD, AS SAID CENTERLINES ARE SHOWN ON MAP FILED IN BOOK 90 OF RECORDS OF SURVEY PAGES 26 TO 30, INCLUSIVE, RECORDS OF SAID COUNTY, SAID POINT BEING IN A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1800.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 83°14′21" WEST; THENCE

1. SOUTHERLY ALONG SAID CURVE AND ALONG THE SOUTHERLY PROLONGATION OF SAID CENTERLINE OF THE OLD ROAD THROUGH A CENTRAL ANGLE OF 00°11′42" AN ARC DISTANCE OF 6.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE
2. CONTINUING SOUTHERLY ALONG SAID CURVE AND ALONG SAID PROLONGATION THROUGH A CENTRAL ANGLE OF 00°17′07" AN ARC DISTANCE OF 8.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1500.00 FEET; THENCE
3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°58′26" AN ARC DISTANCE OF 784.71 FEET; THENCE
4. NORTH 50°00′00" EAST 232.38 FEET; THENCE
5. NORTH 34°42′52" EAST 158.55 FEET; THENCE
6. NORTH 24°29′20" EAST 97.90 FEET; THENCE
7. NORTH 25°32′15" WEST 26.93 FEET; THENCE
8. SOUTH 72°28′44" WEST 71.89 FEET; THENCE
9. NORTH 20°09′22" WEST 86.51 FEET; THENCE
10. NORTH 21°26′13" EAST 112.25 FEET; THENCE

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Checked by		Date		Description No.	5268
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

11. NORTH 48°59'36" EAST 120.24 FEET; THENCE
12. NORTH 17°06'05" WEST 152.61 FEET TO THE SOUTHERLY LINE DESCRIBED AS COURSE NUMBER 44 PER DOCUMENT RECORDED MARCH 18, 1969 IN BOOK D-4311 PAGE 508 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, AND SHOWN ON SAID RECORD OF SURVEY MAP; THENCE
13. ALONG THE SOUTHERLY AND WESTERLY LINES PER SAID DOCUMENT SOUTH 69°45'31" WEST 34.93 FEET; AND
14. NORTH 20°14'21" WEST 60.00 FEET TO SAID CENTERLINE OF VALENCIA BOULEVARD, BEING A POINT IN A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1700.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 19°03'53" EAST; THENCE
15. WESTERLY ALONG SAID CURVE AND ALONG SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 13°15'55" AN ARC DISTANCE OF 393.59 FEET; THENCE
16. LEAVING SAID CENTERLINE AND TANGENT TO SAID CURVE SOUTH 84°12'02" WEST 144.08 FEET TO THE TRUE POINT OF BEGINNING.

RECORDING REQUESTED BY

Department of Regional Planning
320 West Temple Street
Room 1195, Hall of Records
Los Angeles, California 90012

AND WHEN RECORDED MAIL TO

Name: Newhall Land & Farming Co.

Street: 23823 W. Valencia Blvd.

City: Valencia, CA 91355

90-1274315
7-23-90

(7)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATE OF COMPLIANCE

REQUEST FOR CERTIFICATE OF COMPLIANCE

I/We the undersigned owner(s) of record (and/or vendee(s) pursuant to a contract of sale) in the following described property within the unincorporated territory of the County of Los Angeles, hereby REQUEST the County of Los Angeles to determine if said property described below complies with the provisions of the Subdivision Map Act (Sec. 66410 et seq., Government Code, State of California) and the Los Angeles Code, Title 21 (Subdivisions).

Stephen C. Schmidt, SOLP		
Signature	Signature	Signature
Stephen C. Schmidt	John W. Meisner	
Name (typed or printed)	Name (typed or printed)	Name (typed or printed)
December 13, 1989	December 13, 1989	
Date	Date	Date

LEGAL DESCRIPTION
(TYPED)

THAT PORTION OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, RECORDS OF SAID COUNTY, BOUNDED ON THE EAST BY THE WESTERLY LINE OF THE GOLDEN STATE FREEWAY AS SHOWN ON MAP FILED IN BOOK 90 PAGES 26 TO 30, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY; BOUNDED ON THE WEST BY THE EASTERLY LINE OF THE OLD ROAD, 100 FEET WIDE PER DEED RECORDED APRIL 20, 1971 AS INSTRUMENT NO. 3876 IN BOOK D-5032 PAGE 108, OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, THE CENTERLINE OF WHICH IS SHOWN ON SAID RECORD OF SURVEY MAP; AND BOUNDED ON THE SOUTH BY THE NORTHERLY LINE OF VALENCIA BOULEVARD, 120 FEET WIDE PER SAID DEED, THE CENTERLINE OF WHICH IS SHOWN ON SAID RECORD OF SURVEY MAP.

SIKAND
Engineering
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Surveying

15230 Burbank Blvd. Van Nuys, CA 91411
Telephone:(818) 787-8550 (213) 873-5853

Written by	DAN MAY	Date	10-15-95	Work Order No.	1020-83G
Checked by		Date		Description No.	5681
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

WESTRIDGE COMMERCIAL PARCEL NORTHERLY OF FUTURE VALENCIA BOULEVARD, WESTERLY OF THE OLD ROAD, SOUTHERLY OF EDISON AND EASTERLY OF RPD-5000-13U ZONE

PARCEL 8

THAT PORTION OF THE RANCHO SAN FRANCISCO IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA PER MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY BOUNDED AS FOLLOWS:

BOUNDED ON THE EAST BY THE OLD ROAD;
BOUNDED ON THE SOUTH BY THE CENTERLINE OF FUTURE VALENCIA BOULEVARD;
BOUNDED ON THE WEST BY THE C-3-DP AND RPD-5000-13U ZONE BOUNDARY PER ZONE CHANGE ORDINANCE NO. 92-092Z; AND
BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF PARCEL 1 OF SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT DESCRIBED IN DOCUMENT RECORDED IN BOOK 10631 PAGE 4 OF OFFICIAL RECORDS.

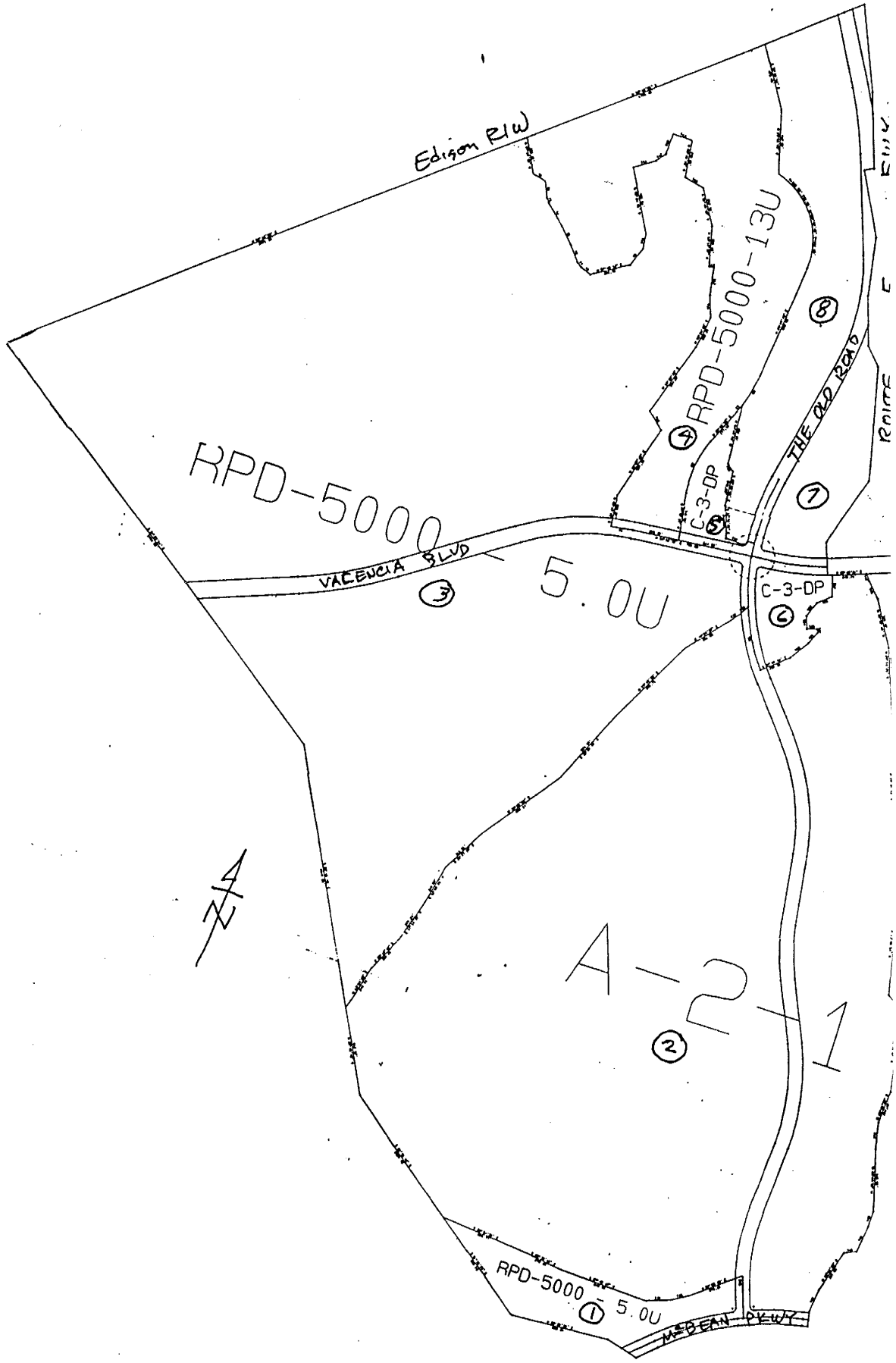
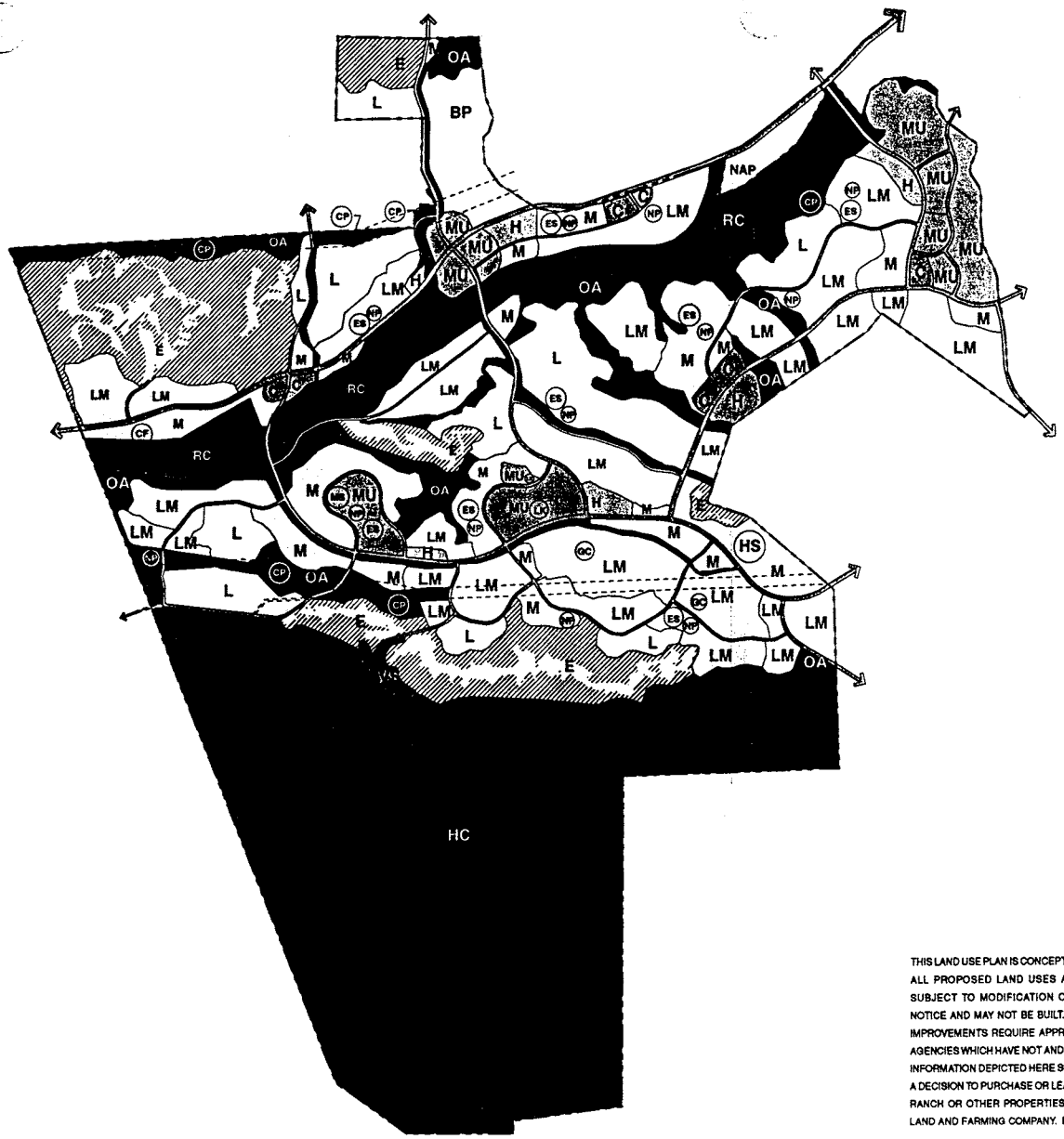

Edison R/W
RPD-5000-13U
RPD-5000
5.0U
VALENCIA BLVD
THE OLD ROAD
C-3-DP
C-3-DP
A-2-1
RPD-5000
5.0U
MCBEAN PKWY
1
2
3
4
5
6
7
8

Exhibit B
Newhall Ranch
Legal Description



THIS LAND USE PLAN IS CONCEPTUAL AND PRELIMINARY, AND ALL PROPOSED LAND USES AND IMPROVEMENTS ARE SUBJECT TO MODIFICATION OR ELIMINATION WITHOUT NOTICE AND MAY NOT BE BUILT. THE LAND USE PLAN AND IMPROVEMENTS REQUIRE APPROVALS BY GOVERNMENTAL AGENCIES WHICH HAVE NOT AND MAY NOT BE OBTAINED. THE INFORMATION DEPICTED HERE SHOULD NOT BE A BASIS FOR A DECISION TO PURCHASE OR LEASE PROPERTY IN NEWHALL RANCH OR OTHER PROPERTIES OWNED BY THE NEWHALL LAND AND FARMING COMPANY. MAY, 1995.

NEWHALL RANCH™
A Community By Nature
Newhall Ranch Company

- 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

POTENTIAL LOCATIONS:

- CP — COMMUNITY PARK
- NP — NEIGHBORHOOD PARK
- ES — ELEMENTARY SCHOOL
- MS — MIDDLE SCHOOL
- HS — HIGH SCHOOL
- CF — COMMUNITY FACILITIES
- GC — GOLF COURSE
- LK — LAKE

SCALE:

100 Acres

English 0 1000' 2000'

Metric 0 450m 900m

LAND USE PLAN

FORMA

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15230 Burbank Blvd. Van Nuys, CA 91411
Telephone:(818) 787-8550 (213) 873-5853

Written by	DAN MAY	Date	6-8-94	Work Order No.	1020-234-11
Checked by		Date		Description No.	5496
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

WEST RANCH

GENERAL PLAN AMENDMENT BOUNDARY

THOSE PORTIONS OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA PER MAP RECORDED IN BOOK 1, PAGES 521 AND 522, OF PATENTS, RECORDS OF SAID COUNTY AND THOSE PORTIONS OF THE RANCHO SIMI PER MAP RECORDED IN BOOK 39 PAGE 77 OF MISCELLANEOUS RECORDS, RECORDS OF SAID COUNTY AND THOSE PORTIONS OF FRACTIONAL SECTIONS 15, 21 AND 22 IN TOWNSHIP 4 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 16 IN SAID TOWNSHIP AND RANGE DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 11 OF LICENSED SURVEYOR'S MAP RECORDED IN BOOK 27 PAGES 22 TO 26, OF RECORDS OF SURVEYS, RECORDS OF SAID COUNTY, SAID CORNER IS AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID RANCHO SAN FRANCISCO WITH THE SOUTHWESTERLY BOUNDARY OF THE COUNTY OF LOS ANGELES; THENCE

1. EASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF THE EAST 2.16 ACRES OF GOVERNMENT LOT 4 IN SAID FRACTIONAL SECTION 21 AS DESCRIBED IN DEED RECORDED MAY 23, 1967 AS INSTRUMENT NO. 164, OF SAID OFFICIAL RECORDS; THENCE
2. NORTHERLY ALONG LAST SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID FRACTIONAL SECTION 21; THENCE
3. EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF SAID FRACTIONAL SECTION 15; THENCE
4. NORTHERLY ALONG THE GENERAL WESTERLY LINE OF PARCEL TWO OF CERTIFICATE OF COMPLIANCE NO. 101,171 FOR LOT LINE ADJUSTMENT RECORDED OCTOBER 1, 1992 AS INSTRUMENT NO. 92-1838357 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE
5. NORTHERLY ALONG LAST SAID GENERAL WESTERLY LINE TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE

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Telephone:(818) 787-8550 (213) 873-5853

Written by	DAN MAY	Date	6-8-94	Work Order No.	1020-234-11
Checked by		Date		Description No.	5496
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

6. WESTERLY, NORTHERLY AND EASTERLY ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY LINES, RESPECTIVELY, OF SAID NORTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 15; THENCE
7. EASTERLY AND SOUTHERLY ALONG THE NORTHERLY AND EASTERLY LINES, RESPECTIVELY, OF SAID PARCEL TWO TO THE CENTERLINE OF HENRY MAYO DRIVE (SAUGUS-VENTURA ROAD); THENCE
8. EASTERLY ALONG SAID CENTERLINE OF HENRY MAYO DRIVE TO THE NORTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF PARCEL MAP NO. 15541 AS SHOWN ON MAP FILED IN BOOK 177 PAGES 58 TO 60, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE
9. SOUTHERLY, NORTHEASTERLY AND NORTHWESTERLY ALONG THE WESTERLY, SOUTHEASTERLY AND NORTHEASTERLY BOUNDARY OF SAID PARCEL MAP NO. 15541 AND ITS NORTHWESTERLY PROLONGATION TO SAID CENTERLINE OF HENRY MAYO DRIVE; THENCE
10. NORTHEASTERLY ALONG SAID CENTERLINE NORTH 50°28′02" EAST 386.59 FEET; THENCE
11. LEAVING SAID CENTERLINE SOUTH 39°55′04" EAST 1554.40 FEET; THENCE
12. NORTH 47°50′17" EAST 611.85 FEET; THENCE
13. NORTH 29°20′00" EAST 838.84 FEET; THENCE
14. NORTH 64°49′31" EAST 275.84 FEET; THENCE
15. SOUTH 79°52′05" EAST 306.42 FEET; THENCE
16. SOUTH 64°22′57" EAST 428.58 FEET; THENCE
17. SOUTH 84°14′30" EAST 484.01 FEET; THENCE
18. SOUTH 03°11′11" WEST 363.11 FEET; THENCE
19. SOUTH 30°09′49" EAST 756.85 FEET; THENCE
20. SOUTH 00°15′46" EAST 330.84 FEET; THENCE
21. SOUTH 81°09′51" EAST 570.60 FEET; THENCE
22. SOUTH 41°36′19" EAST 381.30 FEET; THENCE
23. SOUTH 08°02′56" WEST 996.00 FEET; THENCE

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15230 Burbank Blvd. Van Nuys, CA 91411
Telephone:(818) 787-8550 (213) 873-5853

Written by	DAN MAY	Date	6-8-94	Work Order No.	1020-234-11
Checked by		Date		Description No.	5496
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

24. SOUTH 29°49'25" EAST 572.21 FEET; THENCE
25. SOUTH 03°42'18" EAST 1595.64 FEET; THENCE
26. SOUTH 24°41'31" EAST 939.41 FEET; THENCE
27. SOUTH 07°49'47" EAST 3173.03 FEET; THENCE
28. SOUTH 25°21'02" EAST 529.33 FEET; THENCE
29. SOUTH 42°13'08" EAST 708.10 FEET TO THE NORTHWESTERLY LINE OF THE EASEMENT TO SOUTHERN CALIFORNIA EDISON CO. DESCRIBED IN DOCUMENT RECORDED JULY 12, 1966 AS INSTRUMENT NO. 2217 IN BOOK D3363-475 OF SAID OFFICIAL RECORDS; THENCE
30. SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 293.14 FEET, MORE OR LESS, TO THE NORTHEASTERLY BOUNDARY OF PARCEL MAP NO. 15955 AS SHOWN ON MAP FILED IN BOOK 188 PAGES 90 TO 95 OF SAID PARCEL MAPS; THENCE
31. NORTHWESTERLY, SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE NORTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY LINES OF SAID PARCEL MAP TO THE NORTHERLY TERMINUS OF THAT COURSE IN THE WESTERLY LINE OF SAID PARCEL MAP SHOWN AS NORTH 02°21'36" WEST 2121.55 FEET ON SAID MAP; THENCE
32. SOUTHERLY ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROLONGATION TO THE SOUTHWESTERLY CORNER OF SAID PARCEL MAP; THENCE
33. WESTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID RANCHO SAN FRANCISCO TO THE EASTERLY BOUNDARY OF SAID RANCHO SIMI; THENCE
34. SOUTHERLY ALONG SAID EASTERLY BOUNDARY TO THE SOUTHERLY LINE OF LOT 13 OF LICENSED SURVEYOR'S MAP RECORDED IN BOOK 27 PAGES 19 TO 21, INCLUSIVE, OF SAID RECORDS OF SURVEYS; THENCE
35. WESTERLY, SOUTHERLY AND NORTHWESTERLY ALONG THE SOUTHERLY, EASTERLY AND SOUTHWESTERLY LINES OF SAID LOT 13 AND ALONG THE SOUTHWESTERLY LINE OF LOT 15 OF LAST SAID MAP TO SAID SOUTHWESTERLY BOUNDARY OF THE COUNTY OF LOS ANGELES; THENCE
36. NORTHWESTERLY ALONG SAID BOUNDARY TO THE POINT OF BEGINNING, CONTAINING 11,958 ACRES, MORE OR LESS.

Exhibit C
Applicant Handbook
State School Building Lease-Purchase Program
Office Of Local Assistance
Dated January, 1992

Applicant Handbook

State School Building Lease-Purchase Program

PUBLISHED BY THE QUALITY CONTROL AND PUBLIC RESPONSE UNIT

Office of Local Assistance

STATE OF CALIFORNIA • DEPARTMENT OF GENERAL SERVICES

Assigning "Units of ADA"/State Loading Standards

Assigning Units of ADA

Units of average daily attendance (ADA) are assigned to each school facility as follows:

- Compute the number of ADA for all existing teaching stations at full capacity according to State loading standards (see *State Loading Standards, pages 3-A-33 through 33-A-35*). This number represents the number of ADA adequately housed.
- When all existing facilities have been reported to capacity, the remaining projected ADA must be reported as "to be housed".
- The total number of ADA "adequately housed" and "to be housed" cannot exceed the applicable enrollment projection as specified on the *Form SAB 411, Enrollment Projection.*

Note: When teaching stations are less than 800 square feet, determine the loading by dividing the actual size of the teaching station by 30 for elementary or 32 for secondary facilities. Round the quotient to the next highest whole number.

Interdistrict Enrollment Adjustment

Education Code Section 48204 allows students to enroll in a school district other than the district in which they reside. This interdistrict attendance agreement is contingent upon consideration and approval of both districts. However, the SAB does not provide an area allowance for these students.

SAB Policy

An interdistrict adjustment is required only when the "students living in but attending out" of the district, *exceeds* the "students living out but attending in" the district. The area reserved for these students is reported on the Form SAB 500. This adjustment does not apply to students attending continuation high schools and special education facilities.

Required Document

The district reports interdistrict students in Section A of the *Form SAB 411B, Enrollment Certification.*

Continued on the next page

Procedure

IF...	THEN...
the maximum amount of students "living within the district but attending outside" *exceeds* the amount of students "living outside the district but attending within".	calculate the interdistrict adjustment by subtracting the amount of students "living outside the district but attending within" from those students "living within the district but attending out".

Note: The interdistrict adjustment cannot exceed two percent of the district's current enrollment.

State Loading Standards

"Units of ADA" must be reported in accordance with SAB loading standards. The state loading standards are designated as follows:

ELEMENTARY GRADES K - 6 and K - 8 (when not a separate school)	
GRADE LEVEL	**LOADING STANDARD**
Kindergarten (double session)	55
Kindergarten (single session) *	29
1 - 3	29
4 - 8 (7 - 8 not departmentalized)	33
7 - 8 (departmentalized)	30
Lab (7 - 8 only)	26

Note: Evidence of a single session kindergarten may include teacher contracts, school board minutes or other documentation. However, the single session loading must have been in effect prior to January 1, 1987.

Continued on the next page

State Loading Standards, continued

SPECIAL DAY CLASS (SDC)			
	CLASSIFICATION	ABBREVIATION	LOADING STANDARD
NON-SEVERE HANDICAP	Severely Learning Disabled	SLD	12
	Mildly Mentally Retarded	MMR	12
	Severe Disorder of Language	SDL	10
SEVERE HANDICAP	Deaf and Hard of Hearing	DHH	10
	Visually Handicapped	VH	10
	Autistic	AUT	6
	Severely Emotionally Disturbed	SED	6
	Severely Mentally Retarded	SMR (Elementary)	12
	Severely Mentally Retarded	SMR (Secondary)	12
	Deaf-Blind/Multi	DBM	5
	Developmentally Handicapped	DH	10
	Orthopedically and Other Health Impaired	OOH	12

Special Day Class

The allowable area for special day class at each site is computed on a per classroom basis according to a specific handicap:

SPECIAL DAY CLASS			
	CLASSIFICATION	ABBREVIATION	AREA ALLOWANCE (SQ. FT.) PER CLASSROOM
NON-SEVERE HANDICAP	Severely Learning Disabled	SLD	1,080
	Mildly Mentally Retarded	MMR	1,080
	Severe Disorder of Language	SDL	1,080
SEVERE HANDICAP	Deaf and Hard of Hearing	DHH	1,080
	Visually Handicapped	VH	1,330
	Autistic	AUT	1,160
	Severely Emotionally Disturbed	SED	1,160
	Severely Mentally Retarded	SMR (Elementary)	1,750
	Severely Mentally Retarded	SMR (Secondary)	2,150
	Deaf-Blind/Multi	DBM	1,400
	Developmentally Handicapped	DH	2,000 + therapy *
	Orthopedically and Other Health Impaired	OOH	2,000 + therapy *

* DH and OOH classrooms receive additional square footage for therapy as follows:

- For therapy purposes, the first classroom receives 3,000 square feet and each additional classroom receives 750 square feet.

Maximum Computed Allowable Area: Seven Percent Area Allowance

Introduction

Education Code Section 17746.7 allows a seven percent increase in allowable area per ADA "to be housed". The seven percent increase in the allowance is restricted to unhoused ADA and not provided for those pupil units within the district's continuation high schools and special day class program.

New School Projects

For each ADA housed in a proposed project, use the following chart to calculate the seven percent area increase in the maximum computed allowable. Identify the increase with a 'seven percent' (7%) notification.

PROPOSED SCHOOLS	
GRADE LEVEL	CALCULATION
K – 6 (districts with less than 300 projected K – 6 ADA	0.07 x computed allowable (excluding any area bonuses)
K – 6 (districts with 300 or more projected K – 6 ADA)	4 sq. ft. x ADA
7 – 8	5 sq. ft. x ADA
9 – 12	0.07 x computed allowable (excluding any area bonuses)
Special Day Class	none
Continuation High School	none

Continued on the next page

Additions to Existing Schools

For each proposed addition, use the following chart to calculate the seven percent area increase in the maximum computed allowable for those ADA "to be housed". Identify the increased with a 'seven percent' notification.

ADDITIONS TO EXISTING SCHOOLS		
GRADE LEVEL	CALCULATION	
K – 6 (districts with less than 300 projected K – 6 ADA)	5 sq. ft. x per ADA	
K – 6 (districts with 300 or more projected K – 6 ADA)	4 sq. ft. x per ADA	
Grades 6 (when part of a 6 – 8 school)	4 sq. ft. x per ADA	
7–8	5 sq. ft. x per ADA	
Continuation High	none	
Special Education	none	
9 – 2 and 9, 10 (when part of a 7 – 9 or 7 – 10 school)	IF the 9 – 12 total ADA is . . .	THEN the multiplier is . . .
(Including grade 9 when part of a 7 – 9 or 7 – 10 project; determine the capacity of the school plant, both "adequately housed" and "to be housed" and allow the additional area according to the adjacent table for the units of ADA "to be housed" at that location).	1 – 50	0 sq. ft.
	51 – 00	11 sq. ft.
	101 – 200	7 sq. ft.
	201 – 300	4 sq. ft.
	301 – 600	4 sq. ft.
	601 – 1800	6 sq. ft.
	over 1800	6 sq. ft.

Maximum Computed Allowable Area: Resource Specialist Program

Introduction

Any project not approved for Phase II prior to January 1, 1987, may include a building area allowance for a resource specialist program (RSP). The RSP enrollment is reported on the *Form SAB 411B, Enrollment Certification* document.

RSP Entitlement

The maximum number of pupils per project for which an allowance will be provided is limited to four percent of the ADA to be housed in the project. Districtwide, the allowance allotted for a resource specialist program may not exceed the RSP enrollment reported on the Form SAB 411B or four percent of the actual unhoused ADA, whichever is less.

RSP Area Allowance

Use four percent of the project's ADA "to be housed" to determine the area allowance for an RSP facility.

RSP UNITS	AREA ALLOWANCE (SQ. FT.)
1 – 8	240
9 – 28	480
29 – 37	720
38 – 56	960
57 – 65	1200
66 – 85	1440
86 – 94	1680
95 – 112	1920

Note: The RSP area allowance must be exclusively dedicated to the RSP facility.

Maximum Computed Allowable Area: Relocatable Teaching Station Bonus Area

Introduction

Education Code Section 17749 (e) allows for a relocatable bonus area allowance for those projects including relocatable teaching stations.

Relocatable Requirement

The relocatable requirement is determined as follows:

- A minimum of 30 percent of all proposed teaching stations must be relocatable buildings.
- The structures must meet the definition of a relocatable (see *Portable/Relocatable Buildings, page 3-A-26*).

Calculation of Relocatable Teaching Stations Requirement

Thirty percent of the proposed teaching stations must be relocatable as determined below:

Example

Total proposed teaching stations	30 percent of proposed teaching stations	Minimum number of relocatable teaching stations required
11	3.3	4

Note: The number of teaching stations must be rounded up to the next whole number.

Calculation of Bonus Area

Before determining the relocatable teaching station bonus area, verify that the "30 percent relocatable teaching station requirement" has been met. Use the following steps to calculate the "relocatable bonus area" for *each* project:

IF...	THEN...
• a minimum of 30 percent of all proposed teaching stations are relocatable buildings and,	multiply the ADA "to be housed" in the project by three square feet.
• 10 percent of the total proposed building area is comprised of relocatable buildings	

Continued on the next page

Reductions in Relocatable Requirement

All reductions to this requirement are subject to SAB approval. Reductions of the 30 percent relocatable teaching station requirement may be permitted under the following circumstances:

CIRCUMSTANCE A
Delivery of the relocatable structures by the manufacturer would cause a delay in the completion of the overall project
CIRCUMSTANCE B
Inclusion of the relocatable structure in the project is prohibited due to either one of the following: • excessive site preparation costs are inevitable • the utilization of relocatables would create a hazardous site condition for the pupils • transportation of the relocatable structures to the site is extremely dangerous due to road conditions • climatic conditions exist that severely affect the proper operation of the structure
CIRCUMSTANCE C
The usable site acreage of the facility is less than 75 percent of the recommended site size as determined by the California Department of Education.
CIRCUMSTANCE D
The relocatable structures are acquired by the district up to two years prior to the Phase III construction approval of the project, provided that the following conditions are met: • the area of the relocatable is included in the district's existing adequate area; and • the relocatable may be on the same site or another site within the attendance area the application is applied under, and • the relocatable is not be used to satisfy a requirement or condition on a previous project.
CIRCUMSTANCE E
When the proposed project has less than four teaching stations and the SAB finds that it would be to the benefit of the pupils affected to do so.

Note: Those projects containing less than ten percent of the total building area in relocatable structures are not eligible for the three square foot bonus per proposed ADA.

Form SAB 533, Agreement Between Client and Architect

Introduction

The district acts as the agent of the State in selecting a licensed architect who will provide professional services in the design development and construction phases of a project. Once an architect is selected, a *Form SAB 533, Agreement Between Client and Architect* must be completed.

Selection of an Architect

The district should solicit proposals from several architects known by reputation as being well qualified and experienced in the design and construction of public schools.

The district is expected to act on the behalf of the State in negotiating the best possible terms for the architectural services.

Architect's Fee Schedule

The following fee schedule may not be exceeded under any circumstances.

STANDARD ARCHITECTURAL FEE SCHEDULE		
% RATE	CONTRACT AMOUNT	FEE (100% OR FRACTION THEREOF)
9%	first $500,000.00	$45,000.00
8½%	next $500,000.00	$42,500.00
8%	next $1,000,000.00	$80,000.00
7%	next $4,000,000.00	$280,000.00
6%	next $4,000,000.00	$240,000.00
5%	excess of $10,000,000.00	

The architect fee is only an estimate through Phases I, II, and III. The final determination of the fee is made at the time of the bid approval. Adjustments to this fee will be calculated if approvable change orders arise.

Continued on the next page

Factory-built Portables

A factory-built portable is a manufactured facility. Factory-built portable building plans are prepared by the manufacturer for submission by the project architect to the Office of the State Architect.

FACTORY MANUFACTURED PORTABLE FEE SCHEDULE	
PERCENT RATE	CONTRACT AMOUNT
4 %	of factory built portable

This fee schedule applies to the manufactured portable building costs only. All other construction costs are calculated from the standard architect fee schedule.

A fee is calculated per contract to include the cost of all approved additive change orders with the exception of items resulting from errors and omissions on the part of the architect.

Budgetary Constraints

The architect must exercise his best judgement in determining the balance between the size, type and quality of construction to achieve a satisfactory solution within the project's construction allowance.

It is the duty of the architect to design a project *within* SAB cost standards. If a construction bid exceeds these standards, the architect is responsible for making the necessary changes in the approved plans, specifications and bid documents at no additional cost to the client.

Rate of Apportionments

The SAB apportions architect fees at the following rate:

PROJECT PHASE	PERCENTAGE OF TOTAL ESTIMATED ARCHITECT FEE (CUMULATIVE)
Phase I	25%
Phase II	80%
Bid Approval	100%

Continued on the next page

Phase I Apportionment: Feasibility Studies

Overview

When all necessary documentation has been received (see *Required Documents, pages 3-A-2 and page 3-A-3)*, the OLA will submit a recommendation to the SAB that the project application be approved and apportioned for Phase I feasibility studies costs as follows:

CATEGORY	TYPE	MAXIMUM COSTS
A. SITE (for projects including site acquisition)	Appraisals	$2,000.00
	Escrow/Title Reports	$2,000.00
	Surveys	$3,000.00
	Note: Appraisal costs may be increased upon district request and justification.	
B. PLANS	Architect Fee	The fee is a sum of the following calculations: • $90.00 per sq. ft. x proposed permanent area x .08 * • $50.00 per sq. ft. x proposed relocatable area x .08 * Multiply the total calculated above by .25.
	Preliminary Tests	$5,000.00
G. CONTINGENCIES	Contingencies	$5,000.00

* Represents an average architect's fee rate.

Continued on the next page

Environmental Impact Documents (EID)

Introduction

Prior to the SAB approving an application beyond the feasibility stage (Phase I), a set of environmental impact documents (EID) must be prepared. The district has sole responsibility for meeting all California Environmental Quality Act (CEQA) requirements as administered by the State of California, Office of Planning and Research (OPR)/State Clearinghouse. The OLA verifies that the CEQA requirements have been addressed.

Every application requires either a:

- categorical exemption
- negative declaration
- environmental impact report (EIR)

California Environmental Quality Act (CEQA) Officer

The district's governing board is required to appoint a CEQA officer. All correspondence, consultation, and documentation relating to an EID must be coordinated through the district's CEQA officer. The *Form SAB 508, Authorized Signatory* is used for this purpose.

Title 14 of the California Administrative Code (CAC), incorporates the *CEQA: Statutes and Guidelines (Stock No. 7540-931-1022-0)* of the Office of Planning and Research/State Clearinghouse. This publication may be obtained at a nominal cost from:

Department of General Services
Documents Section
P.O. Box 1015
North Highlands, CA 95660
(916) 973-3700

Consultation with OLA CEQA Officer

If either a negative declaration or a draft EIR is being prepared, the district is required to consult with the OLA CEQA officer. It is advised that districts preparing categorical exemptions also consult with OLA's CEQA officer.

Site Selection

Introduction

Selection of a school site is critical to both a safe and supportive environment for the curriculum and learning process. The area acquired is limited to the minimum land area necessary to conduct an adequate educational program.

Criteria

The following criteria will be considered by the California Department of Education (CDE), School Facilities Planning Division (SFPD) when selecting a site:

- safety
- location
- environment
- soils
- topography
- size and shape
- accessibility
- public services
- utilities
- land/development costs
- availability
- political implications

Role of the California Department of Education

The California Department of Education, School Facilities Planning Division, is required to review and recommend approval of all new school sites and additions to school sites regardless of the funding source. To ensure that the best possible site selection is made with a balance of educational and financial considerations, the district must comply with the following procedures:

- The district must identify a minimum of *three approvable* sites to be reviewed with the SFPD. These sites must be identified on the California Department of Education's *Form SFPD 4.0, Approval Procedures and Site Report*. If the SFPD finds that one of the three proposed sites is not approvable, another approvable site must be added to the list for consideration.

- If there are not three approvable sites in the area in which the new school is to be located, *the SFPD must state this fact in a site review letter addressed to the Office of Local Assistance.*

The final selection of the proposed site must be approved and certified by the CDE.

Form SAB 509, Site Ownership Certification

Introduction

This document is a certification made by the district representative that the school district holds legal title to the site contained in the application. The title must be free of any liens and encumbrances which would adversely affect the use of the site for school purposes. All land related to a project is subject to a 40-year lease-purchase agreement between the State and the school district.

District Owned Site

For those projects being constructed on a district owned site, the *Form SAB 509, Site Ownership Certification*, is required prior to the Phase II SAB recommendation.

Sites Not Previously District Owned

For those projects which include the acquisition of real property not previously owned by the district, a grant deed to the property or the *Form SAB 509, Site Ownership Certification*, is required prior to the Phase III SAB recommendation.

County Superintendent of Schools Building Project

In the event a facility is to be constructed by a County Superintendent of Schools on property owned by a school district, it is not necessary for the county to acquire land. In lieu of the site ownership certification, a 40-year ground lease from the district to the county must be executed. In addition, the district that is leasing the site to the County Superintendent of Schools must provide the *Form SAB 509, Site Ownership Certification.*

Form SAB 510, School District Compliance Certification (Education Code Section 39002)

Introduction

Prior to the planning of a new school facility, the district must investigate the prospective school site for geological hazards per Education Code 39002. The geological characteristics of the site must be such that the construction effort required to make the site safe for occupancy is economically feasible.

Geological Study and Soils Analysis

The geological study and soils analysis are conducted to provide an assessment of the prospective site's geological condition and potential for earthquake or other geological hazard damage if the site is located within:

- the boundaries of any special study zone; or
- an area is designated as geologically hazardous in the safety element of the local general plan as provided in Government Code, Section 65302.

Note: The California Department of Education, School Facilities Planning Division, may request geological studies and soil analysis on school sites located outside the study zones if there is evidence to suggest such studies are warranted. However, no studies are required if the sites under consideration have been subject to prior adequate studies.

In addition to the geological hazards studies and soil analysis, the evaluation may include location of the site with respect to:

- population
- transportation
- water supply
- waste disposal facilities
- utilities
- traffic hazards
- surface drainage conditions
- other factors affecting the operating costs

Geological Fault

A school building cannot be built on the trace of a geological fault along which surface rupture can be reasonably expected to occur within the life of the school building.

Eligible Expenditures

The cost of site investigation and related reports pertaining to geological hazards are eligible project expenditures (see *B. Plans, Preliminary Tests, page 3-B-38*).

Real Property Appraisals

Definition

A real property appraisal is a written estimate of the fair market value of a real property.

Appraisal Specifications

Appraisal specifications must comply with those established by the Appraisal Institute.

Appraisal Options

To ensure that site acquisition conforms to law and that fair market value is properly determined, the district must comply with the SAB real property appraisal process.

Either one or two appraisals may be obtained to meet site acquisition requirements. A comparison of appraisal options is provided in the table below:

COMPARISON OF APPRAISAL OPTIONS	
One Appraisal	**Two Appraisals**
• One appraisal per parcel • The appraisal must be reviewed by the Office of Real Estate and Design Services (OREDS) • For valuations approved by OREDS, the appraisal fee is an eligible project cost	• Two appraisals per parcel • Appraisal fees are eligible project costs • OREDS must review the appraisals only in the event that the valuation(s) are relatively disparate

Appraisal Costs

The costs associated with the preparation of required appraisals are eligible State funded expenditures.

Continued on the next page

Updates

Updates to an appraisal are permissible under the following circumstances:

CIRCUMSTANCE A
The valuation date of the appraisals will exceed 60 days at the time of the district's request for a site apportionment and no more than 150 days at the time of the site apportionment. However, an appraisal exceeding 60 days at the time of the site apportionment may be updated. The appraisal update is an eligible project expenditure.
CIRCUMSTANCE B
Upon the initiation of eminent domain proceedings, the appraisal update is an eligible project expenditure.
CIRCUMSTANCE C
A court has ordered an updated appraisal due to a condemnation action. Only the appraisal which the site apportionment was based will be updated and considered an eligible project expenditure. Appraisals cannot be updated as a basis for negotiation toward a stipulated judgement.

Time Extension

When a settlement cannot be successfully negotiated and the district has not filed condemnation proceedings within the 60 day (single parcel) or 90 day (multiple parcel) time limit, a written time extension must be requested by the district and obtained from the OLA Executive Officer. If a written extension is not granted, the SAB will hold the district responsible for any increased costs exceeding the approved appraised value.

Cost Estimates: Forms SAB 506A and SAB 506B

Introduction

This topic focuses on the preparation of *Form SAB 506A, Estimated Project Cost Detail* and *Form SAB 506B, Summary of Estimated Costs*. The cost estimate details the expenditures associated with the following categories:

- Site
- Plans
- Construction
- Tests
- Inspection
- Furniture and Equipment
- Contingencies

The cost estimates are used to develop a construction budget in preparation for the Phase II SAB recommendation.

Form SAB 506A

The *Form SAB 506A, Estimated Project Cost Detail*, provides an itemized breakdown of all project costs. This form may be expanded to support the scope of the project as depicted on the project plans (see *Exhibits 2, 2A and 2B, pages 3-B-78 through 3-B-80 respectively*).

Form SAB 506B

The *Form 506B, Summary of Estimated Costs*, provides a summation of the costs detailed on the Form SAB 506A (see *Exhibit 1 on page 3-B-77*).

Cost Itemization

All items listed on the cost estimate must be clearly itemized by unit size, quantity and unit cost. *Lump sums are not permitted.*

Overhead and Profit

All costs associated with overhead and profit must be integrated into the unit cost itemization.

Updates

New cost estimates must be prepared if those previously submitted are older than 90 days.

Required Signatures

The cost estimates must contain the original signatures of a licensed architect or structural engineer.

Continued on the next page

A. Site

Description

The eligible costs and fees associated with the *site* classification are defined as follows:

ITEM	DESCRIPTION
Purchase Price of Property	The eligible State funded costs associated with the acquisition of real property.
Appraisals	Costs associated with securing real property appraisals and necessary updates as mandated (see *Real Property Appraisals, page 3-B-14 and Site Purchase, page 3-B-16 through 3-B-20*).
Escrow Fees	All charges normally included in the escrow agreement such as: • escrow charges • title insurance • loan fees Note: Property taxes are ineligible.
Surveys	If required, a certified survey of the site must include: • grades and lines of streets, pavements, and adjoining properties • right-of-way, restrictions, easements, boundaries and contours of the building site • locations, dimensions and floor elevations of existing buildings • other improvements and trees • full information as to available service and utility lines, both public and private
Site Support (85%)	See *Site Support Costs, page 3-B-10.*
Relocation Assistance	Actual costs related to the displacement of any person, business, farm operation, or non-profit organization in conjunction with the acquisition of real property (see *Relocation Assistance, page 3-B-21*).
Other	Justified fees which may include but are not limited to the following: • court costs • legal services (i.e., review of contracts, legal documents) • condemnation proceedings

B. Plans

Description

The eligible costs and fees associated with the *plans* classification are defined as follows:

ITEM	DESCRIPTION
Architect Fees	Fees as negotiated in the Architect's Agreement (see *Architect Fee Schedule, page 3-A-58*).
OSA/ACU Plan Check Fee	Fees as determined by the Office of the State Architect for the review of plans as required by law. Refer to the *California Administrative Code, Title 21 (Public Works).*
SDE Plan Check Fee	Fees as determined by the California Department of Education, School Facilities Planning Division, as required by law.
Energy Analysis Fee	Fees as determined by the SAB (see *Calculation of Energy Consultant Fee, page 3-B-68).*
Preliminary Tests	Includes the following costs: • soil tests, foundation tests, exploratory borings, and similar testing required prior to construction • site investigation and reports pertaining to geological hazards where required by Education Code, Section 39002 (see *Form SAB 510, School District Compliance Certification, page 3-B-13*).
Administrative Costs	Refer to *Administrative Cost Allowance, page 3-A-55.*
Other	Other plan costs such as: • advertising construction bids • printing limited to twenty-five plan sets for bidding and construction purposes

C. Construction

Description

Every project receives an allowance to provide for the full development of a school site. The State's cost standard for site development is based on the current *Lee-Saylor Construction Cost Manual*. The eligible costs associated with the *construction* classification include the broad categories of site development, new construction, energy conservation, and supplemental funding for multi-story construction.

Topic Items

This topic discusses the following items:

ITEM	SEE PAGE
Utility Services	3-B-40
Capital Development Fees	3-B-43
Off-Site Development	3-B-44
Service Site Development	3-B-46
General Site Development	3-B-49
Demolition	3-B-51
Building Cost Standards	3-B-52
Interfacing	3-B-60
Multi-Story Construction	3-B-61
Energy Conservation	3-B-67
Deferred Items	3-B-70

Continued on the next page

Utility Services

Introduction

Utility services development includes improvements such as water, sewer, gas, electric and telephone. This improvement provides service from a utility connection to the project site. Fees associated with the utility connection may also be allowed.

Eligible Utility Services Expenditures

The following utility services may be included as eligible project expenditures:

SERVICE	DESCRIPTION
Water	• The installation of a main supply line (domestic water only) from the utility company connection to the meter. One incidental fire hydrant is also eligible. • Meters not provided by the serving utility. • Installation of a domestic water system, to include a well, pump and necessary appurtenances (except a pump house), from the main supply line to the first building lateral. • Connection fee (defer for future release).
Sewage	• The installation of main sewage disposal line from the utility company connection to the first building lateral. • The installation of a sewage treatment/disposal system and a main disposal line from the treatment system to the nearest building lateral of the collection system. • Connection fee (defer for future release).
Gas	• The installation of main supply line from utility company to the meter. • The installation of meters not provided by the serving utility. • Connection of a liquefied petroleum gas system from the main supply line to the first building lateral. • Connection fee (defer for future release).

Continued on the next page

Eligible Utility Services Expenditures, continued

SERVICE	DESCRIPTION
Electric	• The installation of service from the serving utility to the meter. Primary electric service runs from the utility company's point of connection to the transformer. Secondary electric service runs from the transformer to the meter. Distribution panels or switch gear is considered building construction items. • The installation of meters not provided by the serving utility. • Transformers, transformer pads and protective bollards. • Connection fee (defer for future release).
Telephone	• The installation of service from the serving telephone company to the nearest distribution system.

Additions to Existing Schools

For additions to existing schools, all utility services must connect to the nearest available site source. If it is necessary to do otherwise, a registered engineer must certify that the existing lines will not adequately support the new facilities and that new routing is therefore required.

Connection Fees

Connection fees that are eligible (see *Eligible Utility Services Expenditures, page 3-B-40)* must be delineated on the cost estimate. At the time of bid, these connection fees will be deferred for future release. Upon receipt of an itemized invoice issued by the serving utility, these funds will be released to the district.

Continued on the next page

Ineligible Utility Services Expenditures

The following items are not eligible as utility service improvements:

- any portion of a utility which can be supplied by a utility company without charge,
- all heating systems and school communication systems, including public address systems,
- cable television,
- any a) electrical, water or gas service beyond the meter; b) sewer service beyond the building lateral; and c) telephone service to the distribution center, and
- fences, concrete pads, or other protective structures relating to utility systems on school grounds.

Capital Development Fees

Introduction

Public utility agencies have the authority to levy user fees for the cost of capital development facilities to provide service to schools. Capital development facilities fees may be included in a project as eligible costs but are limited to facilities which provide power, water, light, heat, communications, garbage services, drainage, flood control, or the collection, treatment, and disposal of sewage.

State Funding Limitations

Capital development fees levied by a local agency for those service capacities already provided for in the lease-purchase project are not eligible for State funding and must be reduced on a dollar-for-dollar basis. State funding is available *only* for service capacities that meet the needs of the lease-purchase project. Reimbursement agreements for service capacities beyond the need of the State-funded project are not allowed.

Required Documents

All requests for the funding of capital development fees as a component of a lease-purchase project must include the following information:

- written evidence from the serving utility that the capital facilities fee does not exceed amounts charged to comparable non-public users (i.e., county/city ordinance). In addition, any fee assessed to the district must not exceed the proportionate share of the public utility facilities benefiting the lease-purchase project (i.e., per acre assessment),
- a written statement prepared by the serving utility itemizing all fees levied against the lease-purchase project,
- for fees imposed/paid between July 21, 1986 and March 24, 1988: . . . "a written opinion from district legal counsel stating that the imposition of the fee was in conformance with Government Code Sections 54999 through 54999.6",
- for service to be provided after March 24, 1988: . . ." a written agreement which summarizes the negotiations between the district and serving utility company". The district cannot enter into an agreement until authorized by the Executive Officer of the State Allocation Board.

Note: Capital development fees *are not* connection fees.

Off-Site Development

Introduction

Off-site development improvements located along the perimeter of the site include roads, streets, storm drainage lines, curbs, gutters, sidewalks, and street lighting. These improvements are commonly dedicated for public use.

Eligible Off-Site Development

Development of a site, including existing improvements, may not exceed the State's established standards. Any off-site development may not be performed on more than two sides immediately adjacent to the site. The following are off-site development State standards:

IMPROVEMENT	STATE STANDARDS
Paving of streets, curbs & gutters (includes existing improvements)	One-half of the width of a standard residential street not to exceed 20 feet from the top face of curb to centerline of street less any existing paving. Note: For roadways of a width or standard greater than those of a normal subdivision, the ineligible improvement costs may be funded by local municipality (Street and Highway Code, Section 2117) or may be included as general site development improvements for the project.
Sidewalks	Five foot width of sidewalk Note: Any portion of a sidewalk in excess of the five foot width is not eligible as an off-site development improvement but may be funded as a general site development improvement.
Street lighting, planting areas, street signs, traffic signals, street trees	Eligible only when mandated by local ordinance or is currently so developed.

Note: Local entities having jurisdiction of areas where the off-site development is proposed, must approve the related plans and specifications.

Continued on the next page

Rough Grading

When a project includes rough grading of off-site development improvements for the balancing of cut and fill, rough grading may be funded as service site development costs. The cost estimate must specify that a balancing of cut and fill is necessary and must also be indicated in the specifications.

Ineligible Off-Site Development

Costs relating to off-site development improvements which benefit adjacent properties without those properties equitably sharing in the cost are ineligible for State funding. Therefore, the State will not fund the associated costs (i.e., planning, testing, inspection services, etc.).

Service Site Development

Introduction

Service site development improvements are performed on-site and may include site clearance, rough grading, soil compaction, drainage and eligible erosion control. This portion of the site preparation is accomplished prior to the general site development and the construction of buildings.

Eligible Service-Site Development

Eligible service site development improvements are described in the following table:

IMPROVEMENT	DESCRIPTION
Site Clearance	Removal of trees, brush, debris, etc. Also includes demolition.
Rough Grading	Grading of required contours, including cut and fill, leveling and terracing operations. May include off-site cut and fill operations (see *Off-Site Development, Rough Grading, page 3-B-45*).
Soil Compaction	Soil compaction adhering to common engineering practices.
On-Site Drainage Facilities	Below grade drainage facilities. Note: Does not include the surface drainage of football fields and running tracks.
Erosion Control/Embankment Improvements	For embankments having a slope of 2:1 and a vertical height greater than six feet, erosion control improvements such as plant material, sprinkler systems, jute mesh and straw are eligible. When the above slope and height conditions exist, stairways, handicap ramps and retaining walls are also eligible.
Removal/Relocation of Utility Service	Removal and rerouting of existing utility service which lie in the footprint of a proposed building or proposed parking lot.
Demolition	Demolition of existing buildings and site improvements which lie in the footprint of a proposed building or general site development improvements.

Continued on the next page

Eligible Service-Site Development, continued

IMPROVEMENT	DESCRIPTION
Portable Facilities Relocation	Relocation of existing portable buildings which lie in the footprint of a proposed building or proposed parking lot to a permanent site. A portable building may be moved to a permanent on-site location one time only during construction. Note: The replacement of general site development items which were displaced as a result of a building relocation must be funded as general site development costs.
All-weather Fire Service Roads/Site Access Gates	All-weather fire service roads and site access gates necessary to meet the State Fire Marshal requirements and which do not provide a dual use. An all-weather road not exceeding 20 feet in width and composed of two inches of asphalt concrete over a maximum of six inches of aggregate base.

Bid Options

Several options are available for bidding service site development contracts:

NEW SCHOOL	
CIRCUMSTANCE	ACTION
Site development not exceeding $100,000.00 of architect's preliminary estimate, or	Site development bid in concert with building contract. The bid may not exceed the project's cost allowance established prior to the bid.
Site development in excess of $100,000.00 or 10% of architect's preliminary estimate.	Site development bid independently of building contract.

Continued on the next page

Bid Options, continued

ADDITIONS TO EXISTING SCHOOL		
CIRCUMSTANCE	**OPTION A**	**OPTION B**
Site development in excess of $100,000.00 of architect's preliminary estimate.	Site development bid independently of building contract.	Site development bid in concert with building contract. The bid may not exceed the project's allowance established prior to the bid.

Separate Bids

When the service site development is bid independent of the building contract, the work must be accomplished as a separate contract rather than as an alternate to the building contract.

When bid separately, site development may include utility and off-site development, service site development and general site development.

General Site Development

Introduction

General site development improvements encompass the finishing detail of the site. This development is normally performed on-site. However, under certain circumstances, general site improvements may include disallowed off-site development.

Eligible General Site Development

Eligible general site development improvements are described in the following table:

IMPROVEMENT	DESCRIPTION
Finish grading	Final design grade.
Roads/driveways, walks, parking area, curbs and gutters	On-site facilities for vehicle and foot traffic.
Turfed/paved play area, permanent playground equipment, outdoor classrooms and places of assembly, tennis and handball courts, baseball fields, construction and surface drainage of football fields and running tracks	Outdoor instruction and play facilities.
V-gutters	Drainage of on-site parking lots.
Planting/sprinkling, aesthetic terracing	Landscaping of building frontages, courtyards, and parking areas.
Sprinkling system, topsoil and turf	Outdoor teaching stations and play areas.
Construction/surface drainage	Football fields and running track.
Fencing, outdoor walls/screens, flagpoles, utility enclosures, incinerators, pump houses, outdoor safety lighting and on-site fire lines and hydrants	Protective and service facilities.
Erosion Control	For embankments having a vertical height of less than six feet, erosion control improvement such as plant material, jute mesh and straw are eligible. Related improvements on these embankments including stairways, retaining walls and handicap ramps are also eligible.

General Site Development Allowance

All new construction projects are eligible for a general site development allowance. The allowance is generated from a standardized calculation derived from the established building allowance and the net gross site acreage, excluding any street easements, as recommended by the CDE.

The general site development allowance derived from the established building allowance is determined as follows:

GRADE LEVEL	ALLOWANCE
Elementary/Special Education (K-6), (K-8)	Eight percent of the building allowance.
Intermediate/Special Education (6-8, 7-8 and 7-9)	Same as above.
Continuation High Schools	Same as above.
District Administration	Same as above.
High Schools/Special Education (9-12 and 10-12)	Five percent of the building allowance.

Additionally, an allowance based on the gross site acreage, excluding any easements, is determined by the following circumstances:

	CIRCUMSTANCE	ALLOWANCE
A	A new school wherein site acreage is acquired as part of the project application or a new school built on a district- owned site.	$15,000.00 per acre.
B	Addition of building(s) to an existing school located on a district-owned site or acquisition of additional acreage at a district-owned site.	$15,000.00 per acre not to exceed the difference between the capacity of the existing facility and the master-planned capacity of the school.
C	Acquisition of additional acreage at a district-owned site wherein the existing acreage and proposed agreage addition is less than 75 percent of that recommended by the CDE.	Special consideration will be given to those projects wherein a need for additional general site development improvements is justified. In this instance, the site development contract must be bid separate from the building construction contract.

Demolition

Description

Costs associated with the removal of building(s) which stand in the footprint and/or inhibits access to the proposed building are considered demolition costs. All itemized demoltion costs will be given individual funding consideration.

Building Cost Standards

Introduction

The SAB has etablished cost standards for the construction of eligible school building facilities. The building construction cost standards may not be exceeded.

Building Types B & D

The following chart describes the building types utilized under the State School Building Lease-Purchase Program:

BUILDING TYPE		
COMPONENT	CLASS B	CLASS D
Floors/Roofs	• reinforced concrete on steel decking; or • formed slabs resting on the frame; or • poured to become an integral part of frame • composed of prefabricated panels which may be mechanically stressed	• supported on wood or steel joists or trusses • ground floor may be concrete slab • upper floors may be concrete plank, steel deck or wood
Exterior Walls	• masonry or reinforced concrete, metal, glass, or stone	• closely-spaced wood; or steel studs • skeleton wood frame on which some form of curtain wall is applied (includes pre-engineered pole buildings), • load-bearing or non-bearing (non-bearing walls may be supported by columns, bents, or arches constructed of concrete, steel or wood)
Interior Partitions	• masonry, reinforced concrete or gypsum • light-weight & movable partitions are used as non-bearing walls	no specific attribute

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Adjustment Indices

The following adjustment factors, where applicable, are made to the base building cost allowance:

TYPE OF ADJUSTMENT	BUILDING TYPE	
	CLASS B	CLASS D
Construction Cost Index	✓	✓
Geographic Area	✓	✓
Small Building	✓	✓
Urban	✓	✓
Security Allowance		✓

Construction Cost Index

The current construction cost index for Class B or Class D, as applicable, is applied to the base building cost allowance.

The Class B construction cost index adjustment is derived from the Marshal-Swift index. The Class D construction cost index adjustment is derived from the Lee Saylor index.

Geographic Area Adjustment

An adjustment factor for the geographic area in which a project is located is applied to the base building cost allowance (see, *Appendix 11, Geographic Adjustment Factors*).

Continued on the next page

Small Building Area Adjustment

A building area adjustment factor is applied to projects containing less than 12,000 square feet of building area. Use the following chart to determine the appropriate small building adjustment:

BUILDING AREA (SQUARE FEET)	MULTIPLIER	BUILDING AREA (SQUARE FEET)	MULTIPLIER
Under 800	1.15	6,400 – 7,199	1.07
800 – 1,599	1.14	7,200 – 7,999	1.06
1,600 – 2,399	1.13	8,000 – 8,799	1.05
2,400 – 3,199	1.12	8,800 – 9,599	1.04
3,200 – 3,999	1.11	9,600 – 10,399	1.03
4,000 – 4,799	1.10	10,400 – 11,199	1.02
4,800 – 5,599	1.09	11,200 – 11,999	1.01
5,600 – 6,399	1.08	12,000 or more	none

Urban Adjustment

An urban adjustment is applied to the building cost allowance accordingly:

CLASS B	CLASS D
An urban adjustment factor of 24 percent will be applied to the Class B building cost allowance for those projects located in areas of high property values and high population density.	An urban adjustment factor of one percent will be applied to the building cost allowance in areas of high population density.

In either case, the district must provide justification describing the necessity of this adjustment. The circumstances which would warrant this adjustment include:

- existing site is less than 75 percent of the California Department of Education's recommended site size,
- extent of development on surrounding property, and
- existence and extent of traffic congestion.

Continued on the next page

Security Adjustment

In areas where high crime rates exist, a security allowance may be provided for those projects requiring security fencing, other protective structures and a watchperson. These items must be described in the plans and/or specifications. The district must provide justification describing the necessity of these security measures. The circumstances which would necessitate this adjustment include:

- lack of site space for contractor to work and store materials;
- high risk of vandalism and theft (materials must be delivered to and from the site daily);
- twenty-four hour, seven day, around the clock watchperson is required;
- union agreement of basic trades requires contractor to provide parking for tradesmen; and
- increased premiums for insurance during construction in high density areas.

Final Adjustment to the Building Cost Allowance

A final cost allowance is determined as an outcome of OLA's review of the final plans. The allowance is adjusted according to the construction cost index in effect as of the date of the issuance of the bid authorization. The allowance is adjusted for the final time based on the construction cost index in effect as of the date of the bid opening.

Continued on the next page

Mainstream Education Facilities

The Class B and Class D building cost standards are identified on the schedule which follows. Please note, each building area is priced at the facility classification most nearly represented in the plans.

FACILITY CLASSIFICATION		UNIT COST PER SQUARE FOOT	
		CLASS B	CLASS D
TEACHING STATIONS	Arts and crafts, high school & intermediate	$81.78	$78.86
	Business machines	81.21	78.31
	Homemaking	92.14	88.85
	Kindergarten	82.24	79.30
	Music, high school & intermediate	91.90	88.62
	Science, General	85.98	82.91
	Science laboratory (above grade 6)	117.33	113.14
	Shop, high school & intermediate	85.94	82.87
	Standard, elementary	81.16	78.26
	Standard, high school & intermediate	77.68	74.91

Continued on the next page

Mainstream Education Facilities, continued

	FACILITY CLASSIFICATION	UNIT COST PER SQUARE FOOT	
		CLASS B	CLASS D
NON-TEACHING STATIONS	Administrative spaces	91.23	87.97
	Corridor, enclosed	71.55	68.99
	Corridor, covered unenclosed/shelters	NA	34.68
	Gymnasium	111.26	107.29
	Kitchen	136.63	131.75
	Food Service	79.71	76.86
	Library	88.29	85.14
	Multi-purpose, Type I	91.61	88.34
	Multi-purpose, Type II	78.48	75.68
	Performing Arts Facility	116.32	112.17
	Resources Specialist Program (RSP)	83.10	80.14
	Shower/Locker	101.15	97.54
	Staff Workroom	87.19	84.08
	Storage, Mechanical and Janitor	67.73	65.31
OTHER FACILITIES	Toilets	187.12	180.44
	Warehouses and Agricultural	40.45	39.01
	Parking basements *	40.45	NA
	District Maintenance	68.35	65.91
	Other	87.19	84.08

* Employee parking basements are Class B construction only.

Continued on the next page

Special Day Class Teaching Stations

The Class B and Class D building cost standards for special day class teaching stations are identified on the schedule which follows. These costs include allowances for such special building items as additional electrical and plumbing improvements, wider doors and grab bars.

	FACILITY CLASSIFICATION	ABBREV.	UNIT COST PER SQUARE FOOT	
			CLASS B	CLASS D
NON-SEVERE HANDICAP	Specific Learning Disability	SLD	$83.10	$80.14
	Mildly Mentally Retarded	MMR	83.10	80.14
	Severe Disorder of Language	SDL	83.10	80.14
SEVERE HANDICAP	Deaf and Hard of Hearing	DHH	92.51	89.21
	Visually Handicapped	VH	89.38	86.18
	Orthopedically and Other Health Impaired	OOH	83.10	80.14
	Autistic	AUT	89.38	86.18
	Severely Emotionally Disturbed	SED	89.38	86.18
	Severely Mentally Retarded	SMR	89.38	86.18
	Developmentally Handicapped	DH	89.38	86.18

Continued on the next page

Special Day Complex

A special day complex consists of at least one special day class teaching station as well as a medical therapy unit. In addition to instruction space, the teaching station and/or medical therapy unit may include toilets, showers, changing areas, large equipment storage and daily living skills space.

The medical therapy unit may also include clinic/administrative areas, waiting areas for out patients and clients and space for physical and occupational therapy activities.

The Class B and Class D building cost standards for a special day class complex are identified on the schedule as follows:

FACILITY CLASSIFICATION		ABBREV.	UNIT COST PER SQUARE FOOT	
			CLASS B	CLASS D
SEVERE HANDICAP	Severely Mentally Retarded	SMR	$90.50	$87.26
	Orthopedically and Other Health Impaired	OOH	88.70	85.54
	Developmentally Handicapped	DH	94.08	90.72
	Deaf-Blind/Multi	DBM	94.08	90.72

Interfacing

Description

Eligible interfacing costs include those costs associated with the connection of electrical, intercom, fire alarm and communication systems of an existing building to a new building area. All itemized interfacing costs will be given individual funding consideration.

Supplemental Funding

Introduction

Supplemental funding is available to those projects wherein the actual pupil density of the project site exceeds that recommended by the California Department of Education, School Facilities Planning Division.

Form SAB 502

Using the *Form SAB 502, Supplemental Funding Calculation,* determine the amount of supplemental funding available to a project accordingly:

STEP	FORMULA
1	The actual pupil density of the project site takes into consideration: • ADA capacity of existing (if applicable) and proposed teaching stations; and • usable existing (if applicable) and proposed acreage.
2	Determine the threshold pupil density using the existing (if applicable) and proposed acreage.
3	When the actual pupil density, as calculated in step 1, exceeds the threshold pupil density as calculated in Step 2, there is eligibility for supplemental funding.
4 and 5	The lesser of steps 4 and 5 as described on the Form SAB 502 determines the amount of supplemental funding.

Form SAB 506

All school districts applying for supplemental funding must formally request the apportionment on the *Form SAB 506, Application for Apportionment.*

Along with the complete description of proposed facilities as outlined in the "description and scope of project" section of the application, a statement requesting a supplemental funding allowance must be included. In addition, the "amount of apportionment requested" must include the supplemental funding allowance as determined on the *Form SAB 502, Supplemental Funding Calculation.*

Letter Appraisals

For purposes of establishing an approximate cost for the acquisition of real property and completing the *Form SAB 502, Supplemental Funding Calculation,* the district must submit two letter appraisals for each parcel to be acquired.

Continued on the next page

Form SAB 500

The *Form SAB 500, Lease-Purchase Justification Document* must identify all building area to be funded with the supplemental allowance calculation of the district's adequate building area.

Justification Letter

The district must provide a justification letter detailing the allocation of the supplemental funding allowance in relieving the effect resulting from a less than adequate site size.

Preliminary and/or Final Project Plans

All items to be funded from the supplemental funding allowance must be clearly identified on the plans. These enhancements must be noted on the plans as "supplemental funding" items.

Cost Estimates

A delineation of all items to be funded with the supplemental funding allowance must be identified on the cost estimates (Forms SAB 506A and SAB 506B). In addition, separate cost estimates identifying *only* the supplemental funding allowance expenditures must be submitted.

Eligible Supplemental Funding Expenditures

The following table describes eligible supplemental funding expenditures:

TYPE	DESCRIPTION
Enhancements	Construction items which will enhance the project in such a way as to mitigate the small site size.
Additional Building Area	Building area funded solely with the "Supplemental Funding" allowance.
Miscellaneous Items	These items may include but are not limited to: • fire safety • handicapped acess • playground apparatus • duct shafts, utility tunnels and pipe conduit chases • security features

Continued on the next page

Eligible Supplemental Funding Expenditures, continued

Additionally, the district must reserve monies from the supplemental funding allowance to fund those support expenditures related to the items identified in the previous table. These expenditures may include:

- architectural services
- Office of State Architect fee
- California Department of Education, SFPD, fee
- construction tests
- inspection
- change orders (limited to those items funded with the supplemental funding allowance)

Deferment of Supplemental Funding Allowance

The district may opt to defer a portion of the supplemental funding allowance for specific expenditures to be completed subsequently to the project's main construction contract. These items and the associated costs must be identified prior to the acceptance of main construction bid.

Deferred Items

Introduction

Construction items that are excluded from a construction contract and are to be performed at a later date may be deferred for the future. In order for a reservation of funds to be made, these items must be clearly identified on the cost estimates and plans.

D. Tests

Description

The school district, as the agent of the State, and in accordance with Title 21, California Administrative Code, is responsible for funding all necessary tests during the project's construction phase.

Tests performed during construction may include soil compaction/fill tests, materials testing, etc.

E: Inspection

Description

In accordance with Title 21, California Administrative Code (CAC), inspection services are required during the construction of all new facilities. The school district, as the agent of the State, must solicit proposals from several OSA certified inspectors known by reputation as being well qualified and experienced in the construction of public schools. The district is also responsible for negotiating an agreement with the inspector which is most favorable to the State in regard to compensation for professional services.

Inspector's Salary

The estimate for the inspector's salary must be in accordance with prevailing wages for comparable services. Inspection costs will be approvable for a period not exceeding the legal duration of the construction contract. The contract period is terminated upon the filing of the *Notice of Completion*.

Additional inspectors fees may be approved for those contracts in which a time extension was granted through the OLA change order process.

Inspection fees for a period not exceeding 35 calendar days after the filing of the *Notice of Completion* are eligible for work the district has deemed incomplete at the close of the construction contract period.

Inspector's Role

The inspector shall act under the direction of the project architect or registered engineer in assuring compliance with the approved plans and specifications. The inspector must inspect every part of the work. In no case, shall the inspector have or assume any duties which would prohibit continuous inspection.

Note: A school district official/employee may not provide inspection services for their own school project regardless of qualifications.

F. Furniture and Equipment

Description

A furniture and equipment allowance is provided to each project to adequately equip all spaces and functions within the facility with the proper movable furniture and equipment items. The furniture and equipment allowance is generated by the eligible building area and facility classifications.

Ineligible Expenditures

Built-in or fixed equipment (fixtures) and supplies are not considered movable furniture and equipment items, and are generally funded with the building construction allowance. In addition, furniture and equipment funds may not be utilized for the purchase of equipment for adult education, community use, or for intramural or inter-school sports as distinguished from the required physical education program of the district.

Schedule of Allowance

The following chart is used to determine a preliminary estimate at Phase II for the furniture and equipment allowance. The final allowance will be determined by the OLA upon approval of the bid.

GRADES SERVED	ALLOWANCE PER SQUARE FOOT
K–6,K–8	$5.00
6–8,7–8,and7–9	6.00
9–12,10–12	7.00
Continuation High	8.00
Special Education	10.00

Furniture and Equipment Cost Index

Once a furniture and equipment allowance has been determined apply the current furniture and equipment cost index factor. The furniture and equipment cost index factor is adjusted quarterly.

Furniture and Equipment Included in the Contract

If the construction contract includes eligible furniture and equipment items, the district must submit an itemization of proposed purchases and the associated unit costs. The cost of these items will be transferred from the furniture and equipment allowance to the project's construction allowance. In addition, the architect fee, calculated at eight percent of the cost of these items, will be reduced from the furniture and equipment allowance.

Continued on the next page

Maximum Allowance

The maximum furniture and equipment allowance, as established at the bid approval, is as follows:

- new construction is limited to 100 percent of the calculated allowance; and/or
- replacement of abandoned facilities is limited to 50 percent of the calculated allowance.*

* The allowance provided for the replacement of abandoned facilities is limited to 50 percent of the maximum allowance because inventory remains from the original facilities.

OLA Review

Upon the district's request, the OLA will conduct a courtesy review of the district's anticipated furniture and equipment purchases.

Audit of Furniture and Equipment Expenditures

Upon completion of the project, an audit of the district's furniture and equipment expenditures is conducted wherein any ineligible expenditures are reduced from the project. If prior to the final audit, the district has not completed purchasing all the furniture and equipment necessary the district must submit a list of anticipated expenditures. This action will reserve funds for future furniture and equipment expenditures.

District Certification for Central Kitchens

An allowance is provided to those projects including a central kitchen which services:

- at least two satellite serving kitchens in addition to its central kitchen site.

In order to receive a central kitchen allowance, the district must provide:

- identification of the schools which house the satellite serving kitchens; and
- the number of pupils to be served by the central kitchen.

G. Contingencies

Description

Contingencies in the project budget provide a means for financing eligible unforeseen costs necessary to complete the project.

Calculations of Contingencies

The contingency amount is calculated at 1½ percent of Items A through F as delineated on the cost estimate. In addition, an amount of $2,000.00 is allocated to this category.

Eligible Expenditures

Upon a bid approval and authorization by the Local Assistance Officer, expenditures from the contingency fund are allowable under the following circumstances:

TYPE OF EXPENDITURE	CIRCUMSTANCE
Non-Construction	For cost increases *not* involving changes to a construction contract (i.e., inspection, tests, etc.), a transfer of funds to the budget item requiring the increase may be requested when: • Prior to 90 percent construction completion (building), the District Representative must submit a written statement requesting a transfer of funds from the contingency fund to the specific budget item requiring the increase. • After 90 percent construction completion (building), funds will be automatically transferred based on the project's expenditure reports as submitted to the OLA.
Construction	For cost increases involving the construction contract (i.e., site development, building construction, etc.), a formal change order must be submitted to the OLA (see *Change Orders, page 3-D-11*).

Continued on the next page

Ineligible Expenditures

The contingency fund is not available for the following types of expenditures:

ITEM	DESCRIPTION
New Construction (Building)	Cost increases associated with the building portion of the construction contract that exceed the difference between the "bid allowance" and the "acceptable low bid" as established at the time of the bid approval.
General Site Development	Cost increases associated with general site development that exceed the general site development allowance as established by law and as calculated at the time of the bid approval (see *Bid Approval, pending development*).
Purchase Price of Property	Increases in the purchase of real property.

Change Orders

Introduction

Once a project is under construction any changes or alternations to the OSA-approved plans and specifications can be accomplished only through the "change order" process.

Approval Criteria

In order for a change order to be approved, at least one of the following criteria must be met:

- the change is necessary for the health, welfare, and/or safety of the children; or
- the change is required by the State Architect/State Fire Marshal; or
- the change is necessary to complete the project as approved by the SAB.

Restrictions

Under the following circumstances, changes or alterations will not be approved:

- SAB cost standards are exceeded; or
- performance is subsequent to the filing of the "notice of completion"; or
- performance is subsequent to acceptance by the governing body of the district; or
- items in the change order were included as a deductive alternate in the construction contract and the alternate was accepted by the district.

Continued on the next page

Components

It is suggested that change orders be prepared according to the American Institute of Architects (AIA) Change Order G701 document. Change orders must include the following components:

COMPONENT	DESCRIPTION/REQUIREMENT
Application Number	Identify project's application number as assigned by OLA.
School District/School Name	Identify school district and name of project.
Contractor	Identify the contractor.
Documentation	A detailed description of the change required including unit/cost itemization, drawings and any other supporting documents (i.e. videos, etc.).
Justification	Provide a reason why changes are necessary.
Requester	Party requesting change.
Change in Price	Identify dollar amount of each item (add/deduct).
Architect's Statement	Architect must certify that: • the changes are necessary; and • the district has reviewed and accepted the change order; and • the request is valid; and • approval is recommended.
Signatures	The following signatures are required: • contractor • school district • architect • Office of the State Architect (OSA): Structural Safety, Access Compliance and the State Fire Marshal, as required.
Local Agency	If requirements are made by a local agency after the project bid date, those requirements must be submitted for review. Furthermore, an explanation as to why the item was not included in the original plans and specifications is required.
Multi-Story Construction	Identify those projects which obtained a multi-story construction supplemental allowance.

Advance Approvals

Advance approvals may be obtained if immediate action is necessary to prevent extensive and unwarranted delay or to determine funding eligibility.

Maximum Funding

Funding of approved change orders for the following categories is limited to:

CATEGORY	MAXIMUM FUNDING
Utility Services, Off-Site Development, Service-Site Development or Demolition	Amount justified.
General Site Development	Allowance established prior to bid (see *General Site Development, page 3-B-49*).
New Construction (Building)	Project's bid savings (difference between bid allowance and approved contract).
Multi-Story Construction	Allowance established prior to bid (see *Multi-Story Construction, page 3-B-61*).

Note: Any item contained in a change order which exceeds ten percent of the original contract amount must be competitively bid or comply with the requirements set forth in the Public Works Code Section 20118.4.

Architect Fees

Architect fees will be calculated for all approved additive contract change order items with the exception of items resulting from errors and omissions on the part of the architect. Architect fees for change orders will be calculated based on the fees negotiated in the *Form SAB 533, Agreement Between Client and Architect.*

Fund Release

Once a change order has been approved by OLA, a fund release will be issued. However, if the contingency balance is insufficient to fund the changer order, OLA must prepare a recommendation to the SAB to obtain an additional apportionment to fund the change order. Subsequent to SAB approval a fund release will be issued.

Continued on the next page

Form SAB 521

The district will receive notification via the *Form SAB 521, Authorization to Expend Funds*, which specifically identifies the funding categories and costs which are currently being released and authorized for expenditure.

Form SAB 184 and Form SAB 184A

Upon the district's receipt of the fund release, a *Form SAB 184, Summary of Expenditures and Construction Progress, and a Form SAB 184A, Detailed Listing of Warrants by the District*, must be completed and returned to the OLA within 90 days.

Where to Submit

Submit change orders to the appropriate field representative at the Office of Local Assistance.

Audit

Introduction

All districts must submit expenditure reports detailing all project costs. These reports provide the OLA with an up-to-date project financial status.

Required Documents

All expenses incurred by the district are reported on expenditure reports as follows:

DOCUMENT NUMBER	DESCRIPTION
☐ SAB 184	Summary of Expenditures and Construction Progress
☐ SAB 184A	Detailed Listing of Warrants Issued by the District

Frequency of Reporting Expenditures

Within 90 days of the district's receipt of any State warrant, an expenditure report must be prepared by the district and submitted to the OLA. Failure to report expenditures in a timely manner may delay the release of future State funds.

Assistance

For assistance in preparing expenditure reports, contact the OLA Fiscal Services Section.

Topic Items

This topic discusses the following items:

ITEM	SEE PAGE
Preliminary Audit	3-D-16
Final Audit	3-D-17

Continued on the next page

Preliminary Audit of Expenditures

Introduction

The preliminary project audit is initiated when the building construction contract is 90 percent complete. The district is responsible to report all expenditures incurred on the project as well as any anticipated expenditures.

Form SAB 184A

The *Form SAB 184A, Detailed Listing of Warrants Issued by the District*, provides an itemization of all project expenditures.

In addition, the site and planning categories require a cost itemization by sub-Category (*see A. Site, page 3-B-37 and B. Plans, page 3-B-38*).

Form SAB 184

The *Form SAB 184, Summary of Expenditures and Construction Progress*, provides a summation of the costs detailed on the Form SAB 184A.

Final Building Construction Fund Release (10%)

The final ten percent of the building construction contract will be released when the district has reported the following information:

- actual expenditures, and
- anticipated expenditures

Final Site Development Fund Release (10%)

In the event the district has contracts other than building construction (i.e., site development) for which only 90 percent of the contract amount has been released, the district may request that the balance (ten percent) be disbursed upon submittal of the following documents:

- Notice of Completion, or
- Evidence that the contract has been performed to the satisfaction of the district. For example, evidence of satisfactory performance may be documented through a district board resolution.

In addition, the district must identify any other expenditures not authorized on the *Form SAB 521, Authorization to Expend Funds*. These expenditures must be reported on the Form SAB 184 and Form SAB 184A expenditure reports. The Form SAB 184 and Form SAB 184A must be accompanied by invoices and/or other documentation supporting the expenditures.

Final Audit of Expenditures

Introduction

A final project audit is initiated when all project expenditures with the possible exception of furniture and equipment, have been reported by the district.

Form SAB 184A

When all expenditures have been incurred, those which were not previously reported must be provided on the *Form SAB 184A, Detailed Listing of Warrants Issued by the District.*

Form SAB 184

All expenditures reported on the final *Form SAB 184A, Detailed Listing of Warrants Issued by the District,* must be summarized on the *Form SAB 184, Summary of Expenditures and Construction Progress.* If all furniture and equipment expenditures have not been completed, the remaining amount to be expended must also be identified on a separate Form SAB 184.

Notice of Completion

A notice of completion for each construction contract relative to the project must accompany the Form SAB 184A and Form SAB 184, expenditure reports.

Fund Reconciliation and Cost Analysis

When a complete audit of all expenditures reported by the district has been conducted by the OLA, a *"Fund Reconciliation and Cost Analysis"* report will be issued. This report reflects a summary of the total eligible State-funded project costs. In addition, any adjustments made to the district's Form SAB 184 and Form SAB 184A, will also appear in this report.

During this process, the district is required to review the report and respond to any inquiries made by the OLA.

Continued on the next page

Closing Action/Release of Funds

The project's final closing action consists of one of the following:

IF...	THEN...
the final eligible State funded costs are within the eligible costs authorized by the SAB	the closing action will be executed administratively.
the final eligible costs are in excess of the eligible costs authorized by the SAB	the closing action will require SAB approval.

Once the final closing action has been completed by the OLA, no additional expenditures will be recognized.

Release of Funds/Refund

Any funds due to the district as a result of the closing action will be disbursed.

If the closing action determines that a refund is due to the State, a request will be made to the district for the refund.

Field Audit

Project records are subject to a field audit up to four years after the project's final closing action.

Closing Action/Release of Funds

The project's final closing action consists of one of the following:

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the final eligible State funded costs are within the eligible costs authorized by the SAB	the closing action will be executed administratively.
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Any funds due to the district as a result of the closing action will be disbursed.

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Project records are subject to a field audit up to four years after the project's final closing action.

7.5 School Facilities Funding Agreement Between the William S. Hart Union High School District and Newhall Land and Farming Company

William S. Hart Union High School District

Date: October 21, 1998

To: Mr. Gary Cusumano

From: Mr. Bob Lee

Subject: **MITIGATION AGREEMENT**

==========

Enclosed is the Newhall Land and Farming Company's official copy of the signed Mitigation Agreement. Also, per your request, we have authorized our legal counsel to submit a letter of support for the Westridge Project. The letter should be sent by October 27.

I will be out of the office from October 27 through November 2. I am hoping that Jim Harter and I can get together to work on Exhibit A in order that I may fully understand all the parcels included within the boundary of the Valencia development.

Finally, as per your letter, the District understands that a copy of the Mitigation Agreement will be formally filed with your Newhall Ranch application.

As of this date, we have not heard from Alex Bowie regarding the celebration. I will be encouraging him to work on the date, time, and place as soon as possible.

The journey that we have traveled over the past two years in formulating this Mitigation Agreement has been one which, from our standpoint, has provided greater insight into your needs as a developer and the challenges that come with your attempt to seek approvals for a project of this size. I truly believe that over time, this Mitigation Agreement will serve both the students and the Newhall Ranch community well.

Thanks for your commitment and patience.

RCL:gct
Enc.
cc: Governing Board
Mr. Bowie

SCHOOL FACILITIES FUNDING AGREEMENT BETWEEN THE WILLIAM S. HART UNION HIGH SCHOOL DISTRICT AND THE NEWHALL LAND AND FARMING COMPANY

This School Facilities Funding Agreement ("Agreement") is made as of October 15, 1998, between the WILLIAM S. HART UNION HIGH SCHOOL DISTRICT ("Hart"), a school district organized and existing under the laws of the State of California, on the one hand, and THE NEWHALL LAND AND FARMING COMPANY ("Newhall"), a California limited partnership, on the other hand, with respect to the following facts:

RECITALS

A. Newhall is the owner of approximately seventeen thousand (17,000) acres of land, as shown on Exhibit "A", ("Newhall Land") located within Hart's boundaries some of which is located in the City of Santa Clarita ("City") and all of which is in the County of Los Angeles ("County"), which Newhall currently is in the process of master planning for development and obtaining land use Entitlements either by itself or by others.

B. The current plans for development of Newhall Land envision the construction of an estimated thirty five thousand (35,000) residential dwelling units ("DU") and an estimated twenty seven million (27,000,000) square feet of commercial and industrial development ("Commercial/Industrial Development") over approximately thirty (30) years.

C. The provisions herein are applicable to whatever development occurs on Newhall Land, including the proposed Westridge Project (Tentative Map 45433) of County and the Newhall Ranch Project as described in the Specific Plan ("Newhall Ranch Project Specific Plan") now being considered therefor by the County. Subject to the provisions of Section 15 of this Agreement, development which occurs on the Newhall Land in the projects listed on Exhibit "B" ("Excluded Development") are subject to the agreements or conditions of approval or

mitigation measures applicable thereto and are excluded from the obligations herein provided as to Fair Share School Impact Mitigation Payments as hereinafter defined.

D. Hart and Newhall recognize that the planned development of DU on Newhall Land will generate additional junior high and senior high school students (collectively, "Newhall Students") which in turn, will require the construction of new junior high schools ("JHS") and senior high schools ("SHS").

E. Historically, the State of California ("State") has provided a substantial portion of the funds necessary to build additional school facilities needed by school districts. However, over the last several years the amount of funds available from the State for the construction of new school facilities has been limited. The method of apportioning such funds to Hart and other school districts has been varied and uncertain, and it is unclear what amount of funds, if any, will be available to Hart in the future from the State for such purposes.

F. Hart does not have school facility capacity to accommodate the Newhall Students. Accordingly, Hart will require, as applicable, substantial additional grade 7-12 interim and permanent school facilities, including land, buildings, furnishings and equipment, as well as interim classrooms, permanent classrooms, central and administration facilities, including such facilities to accommodate students considered as being accommodated in lieu of using the school facilities of Hart on a year-round multi-track ("YRE") basis which presently is required to obtain funding for school facilities from the State ("School Facilities"). Newhall and Hart desire to enter into this Agreement to set forth Newhall's obligations to mitigate the development of Newhall Land as to Hart, and the respective obligations of Hart relating to the provision of additional School Facilities for Newhall Students.

G. Hart and Newhall agree that the present anticipated development of the Newhall Land will result in a need for an estimated three (3) additional JHS and two (2) additional SHS. If, and only if, funding from the State ("State Funding") is received by Hart for the cost of the additional School Facilities to accommodate Newhall Students, the parties intend that Newhall, as herein provided, shall receive reimbursement without interest to the extent provided in this Agreement to be paid only from the herein specified portion of State Funding for a portion of

Newhall's herein specified payment to Hart per DU ("Fair Share School Impact Mitigation Payments") as defined in Section 3 of this Agreement. Newhall hereby assumes the risk that State Funding will not be available to assist in funding School Facilities necessary to mitigate the impact of development of Newhall Land. In such case, Newhall will have contributed one hundred percent (100%) of the cost to mitigate the impact of development of the Newhall Land on the School Facilities of Hart. In consideration of Newhall's obligations provided for in this Agreement, to the extent herein specified, Hart will take all reasonable actions to seek to maximize its priorities for obtaining State Funding for needed School Facilities. If Hart determines that it would be advantageous to do so in order to obtain State Funding for additional School Facilities, Hart may request that Newhall advance funds to Hart but Newhall shall have no obligation to advance such funds.

H. Hart has determined that the Fair Share School Impact Mitigation Payments which Newhall will pay to Hart pursuant to this Agreement will allow Hart to fully mitigate any adverse impacts which might otherwise result from the development of Newhall Land. Hence, except as to Excluded Development, there will be no need to collect any fees from development of the Newhall Land which might otherwise be collected by Hart in connection with the construction of DU which meet the requirements of Government Code §65995.1 ("Age-Restricted DU") or Commercial/Industrial Development.

I. The procedure set forth in this Agreement will ensure that the development of Newhall Land, either individually or cumulatively with other projects within Hart's boundaries, will have no adverse impacts on Hart's ability to provide adequate School Facilities to all students of Hart.

IN LIGHT OF THE FOREGOING FACTS, IT IS MUTUALLY AGREED THAT:

1. ***Incorporation of Recitals.*** Recitals A through I are hereby incorporated in this Agreement.

2. ***Mitigation Requirements.*** The cost of Hart's School Facilities as of January 1, 1997, calculated on a per student basis, is estimated to be as set forth in Exhibit "C". The cost of Hart's School Facilities as of January 1, 1997, through December 31, 1998, as calculated on per DU basis, is set forth in Exhibit "D".

3. ***Mitigation Obligation.*** The Fair Share School Impact Mitigation Payment determined by the impact of future development on the School Facilities of Hart, calculated on a per DU basis as shown on Exhibit "D" as of January 1, 1997, in current dollars, are $5,600 for each such single-family detached DU, ("SFDU") and $2,100 for each multi-family attached DU ("MFDU") located within the boundaries of Hart but outside of the boundaries of the Castaic Union School District ("CUSD"). A SFDU is any DU which is a single family residence with no common walls. A MFDU (including apartments) is a DU in a building or buildings in which all of the DU have one or more supporting, above-ground vertical common walls establishing a substantial connectivity between two (2) or more DU, or a second unit ("Second Unit"). A Second Unit may be either detached or attached construction but shall be only those DUs specified and defined in the Newhall Ranch Project Specific Plan, as the proposed terms thereof exist on the date of this Agreement. All Second Units shall be located within the Newhall Ranch Project portion of the Newhall Land as shown in Exhibit "A." A Second Unit constructed on an attached basis to what otherwise would be a SFDU does not recategorize the basic SFDU as a MFDU by reason of a Second Unit being constructed on an attached basis as to what otherwise would be a SFDU. As to SFDU and MFDU, or a Second Unit, located in the CUSD portion of Hart where Hart provides educational facilities for grades 9-12, the Fair Share School Impact Mitigation Payment as of January 1, 1997, through December 31, 1998, shall be $3,640 for each SFDU and $1,360 for each MFDU and Second Unit.

As previously described herein, Hart intends to seek State Funding for future School Facilities that, prospectively, may allow repayment as a special fund obligation of Hart to Newhall only from such funding as is received by Hart and allocated to Newhall as herein provided as to a portion of the Fair Share School Impact Mitigation Payments required by reason of the residential development of Newhall Land. Newhall acknowledges that Hart has entered,

and will enter, into similar agreements with others ("Fair Share Mitigation Payment Participants"). Newhall acknowledges that there is no assurance that such State Funding will be received by Hart and available for allocation to Newhall and other Fair Share Mitigation Payment Participants as provided for in this Agreement. Accordingly, Newhall will be responsible for paying to Hart the entire amount of the Fair Share School Impact Mitigation Payment relative to development of the Newhall Land on the basis provided for in this Agreement. The Fair Share School Impact Mitigation Payment shall be paid to Hart prior to the time that an application for a building permit for the construction of a DU, other than an Age-Restricted DU, a DU in an Excluded Development or a DU subject to the provisions of the Annexation Agreement, as that term is defined in Section 6.c of this Agreement, is submitted to the County, the City, or any other governmental entity which has the authority to issue building permits for the development of Newhall Land.

4. ***Adjustments To Mitigation Obligation***. The Fair Share School Impact Mitigation Payment shall be reviewed and, if appropriate, increased or decreased by Hart, from the base date, at the times, and in accordance with the methodologies set forth in this Section 4. The adjustments shall be based on variations in student generation factors ("SGF"), land value of school sites ("Land Value Component") and costs of construction, furnishings, equipment and related costs ("Non-Land Value Component") as follows:

a. *Student Generation Factors.* As set forth in Exhibit "E", certain initial SGF have been used in determining the initial amounts of the Fair Share School Impact Mitigation Payment. The SGF to be used until January 1, 1999, shall be: 0.171 SHS students for each SFDU, 0.064 SHS students for each MFDU or Second Unit, 0.098 JHS students for each SFDU, and 0.037 JHS students for each MFDU or Second Unit. Effective each January 1, commencing January 1, 1999, as provided in this Section 4, the amount of Fair Share School Impact Mitigation Payments shall be increased or decreased based upon the recalculation of the SGF for Hart determined in accordance with the methodology set forth in Exhibit "E" and the other provisions of this Section 4 of this Agreement, all as set forth in Exhibit "F".

b. *Land Value Component.* A Land Value Component of Three Hundred Seventy-five Thousand Dollars ($375,000) per net usable acre, as of January 1, 1997, assuming a construction-ready condition, with dedicated and improved public roads and utilities, including storm drainage facilities, has been used in calculating the initial Fair Share School Impact Mitigation Payment as of January 1, 1997. The parties acknowledge this value per acre may vary as the Newhall Land is developed. Consequently, effective each January 1st, commencing January 1, 1999, the Fair Share School Impact Mitigation Payment shall be increased or decreased based upon the Land Value Component determined as of a valuation date of the preceding October 15th. This adjustment shall be determined by the appraised per acre value of the sites then under consideration by Hart for the next JHS site and the next SHS site ("Proposed Sites"). If Hart identifies more than one (1) JHS Proposed Site or more than one (1) SHS Proposed Site, the Land Value Components for the JHS and for the SHS shall be based on the average of the appraised per acre values of all JHS Proposed Sites and the average of the appraised per acre values of all SHS Proposed Sites.

Appraisals at Hart's cost payable from Fair Share School Impact Mitigation Payment or interest earned thereon shall be conducted by a member of the Appraisal Institute ("AI") which person shall be selected by Hart ("Hart Appraiser"). The Proposed Sites shall be appraised on the basis that each Proposed Site satisfies the site requirements set forth in Section 7.b. of this Agreement and shall be on the basis of the highest and best use of the Proposed Sites as determined by the Hart Appraiser. If Newhall does not concur as to the Hart Appraiser, or its opinion of value, Newhall may designate, at its own expense, an appraiser that is currently a member of the AI ("Developer Appraiser") to independently appraise the Proposed Sites and prepare a report establishing and supporting the Developer Appraiser's opinion of the fair market value of each of the Proposed Sites. If the opinions of value of the Hart Appraiser and the Developer Appraiser differ by ten percent (10%) or less from each other, the appraised fair market value of the Proposed Sites shall be deemed to be the average of the two (2) appraisals as to each of the Proposed Sites. If the opinions of value of the Hart Appraiser and the Developer Appraiser differ by more than ten percent (10%), the Hart Appraiser and the Developer Appraiser

shall be instructed to agree upon a third appraiser who shall be a member of the AI ("Supplemental Appraiser"). The cost of the Supplemental Appraiser shall be shared equally by Hart and Newhall. The Supplemental Appraiser also shall independently appraise the Proposed Sites and prepare a report establishing and supporting his or her opinion of the fair market value of each of the Proposed Sites. In that event, the appraised fair market value of each of the Proposed Sites shall be deemed to be the average of the two (2) appraisals having the closest opinions of value. In the event the appraisal of each of the Proposed Sites conducted by the Supplemental Appraiser equals the average of the Hart Appraiser and the Developer Appraiser, then the appraised fair market value of each of the Proposed Sites shall be deemed to be the value determined by the Supplemental Appraiser. In the event other Fair Share Mitigation Payment Participants also desire to designate a Developer Appraiser, such appraiser shall be the appraiser designated by a majority of Newhall and the other Fair Share Mitigation Payment Participants whose mitigation agreements contain a Land Value Component adjustment substantially similar to the provisions of this Agreement. Newhall agrees to bear its pro rata share of the cost of the Developer Appraiser and the Supplemental Appraiser designated by a majority of the parties executing such mitigation agreements with Hart. If the parties are unable to agree on the Developer Appraiser, Hart shall designate the Developer Appraiser from a list of appraisers submitted by Newhall and other Fair Share Mitigation Payment Participants.

c. *Non-Land Value Component.* Effective January 1, 1999, the Non-Land Value Component shall be increased or decreased based upon the percentage change in the Marshall & Swift Class D Wood Frame Index for the Western United States ("Index"), for the period of November 1, , 1996 to October 31, 1998. Each January 1st subsequent to January 1, 1999, the Non-Land Value Component shall be increased or decreased based on the percentage change in the Index for the prior twelve (12) month period ending on the preceding October 31st. If the Index is no longer published, an equivalent index shall be reasonably determined by Hart.

d. *Adjustment Process.* The annual adjustment of the Fair Share School Impact Mitigation Payment shall be accomplished in the manner set forth in Exhibit "F" and in accordance with the procedure set forth in this Section 4.d.

Not later than November 15th of each year, Hart shall prepare and submit to Newhall an analysis of the proposed Fair Share School Impact Mitigation Payment adjustments described in Subsections (a) through (c) above ("Annual Adjustment Analysis") and Hart shall provide Newhall with all supporting documentation used for the Annual Adjustment Analysis. Hart shall therein state the proposed revised Fair Share School Impact Mitigation Payment to be applicable for the next succeeding calendar year effective on the next January 1st. Hart shall meet with Newhall to review and discuss the Annual Adjustment Analysis not later than December 10th of each year. Hart shall take into account any information provided by Newhall with respect to the Annual Adjustment Analysis, either before or after completion of the Annual Adjustment Analysis, in determining adjustment of the Fair Share School Impact Mitigation Payment. Any disputes between Newhall and Hart with respect to the Annual Adjustment Analysis not resolved to each party's satisfaction shall be resolved in accordance with Section 24 of this Agreement, but only after either Hart or Newhall determine no other alternative is feasible. Pending such resolution, any revised Fair Share School Impact Mitigation Payments that becomes due may be paid under protest and, if any amount subsequently is determined to have been improperly applied by Hart, such additional amount shall be returned by Hart to Newhall with interest at the average rate paid by the Los Angeles County Local Agency Investment Fund accruing from the date of payment to the date of repayment by Hart to Newhall.

5. ***Notice of Annual Adjustment***. No later than November 15th of each year, Hart shall forward to Newhall the Annual Adjustment Analysis provided for in Section 4.d of this Agreement. The Adjustment Analysis shall serve as notice from Hart as to any determination of the Student Generation Rate, Land Value Component, Non-Land Value Component, Fair Share School Impact Mitigation Payment, or any other determination or document which would impose a duty on Newhall or change the extent of Newhall's obligations under this Agreement.

6. ***Reimbursement From State Funding***. Prior to any allocation of State Funding to Newhall as provided for in this Agreement, Hart shall have received State Funding for a JHS and a SHS. This amount as to such JHS and SHS shall be equal to at least one hundred percent (100%) of fifty percent (50%) of the cost of site acquisition and improvement, design inspection,

construction. furnishing and equipment of a JHS and of a SHS for which State Funding is received by Hart. State Funding presently is provided, when available, for site acquisition and planning ("Phase P") and construction ("Phase C") of School Facilities. If only Phase P or Phase C, or however such funding is subsequently designated, is funded by the State, but not both, as to a given JHS or SHS, to be allocated to Hart as herein provided the unfunded portion of Phase P or Phase C, or if a JHS or SHS is designed and constructed at a lesser capacity than designated in Exhibit "C", such unfunded minimum amount as to a JHS or SHS shall carry forward as to State Funding and be reserved for Hart pursuant to this Agreement to the next JHS or SHS for which State Funding is received by Hart, prior to any allocation of State Funding to Newhall. The total amount of State Funding for a JHS and for a SHS to be allocated pursuant to the terms of this Agreement shall be determined on the basis equal to what would be apportioned and funded by the State for the actual completed total cost of such JHS or SHS based on a JHS of 1,000 students and a SHS of 2,000 students on a traditional school year calendar. This amount is not intended to include any cost for accommodating students in lieu of operating such JHS or SHS on a YRE. Subject to the foregoing, State Funding for future JHS and SHS, shall be apportioned to Newhall as follows:

a. Hart shall keep a cumulative total, which shall be adjusted as set forth herein, of JHS and SHS Newhall Students resulting from DU constructed as the result of building permits issued after Hart has received the Fair Share School Mitigation Payments provided for in this Agreement beginning on the day after this Agreement becomes effective based on the SGF in effect at the time each Fair Share School Impact Mitigation Payment for a SFDU, MFDU or Second Unit is paid to Hart ("Newhall Reimbursable Students").

i. If the total number of Newhall Reimbursable Students and students generated by DU subject to agreements with Fair Share Mitigation Payment Participants for a new JHS or SHS, as the case may be, is less than the design capacity of such JHS or SHS herein assumed to be 1,200 for a JHS or 2,400 for a SHS ("Capacity"), Hart shall divide the number of Newhall Reimbursable Students by the Capacity of that school ("Newhall Reimbursement Fraction"). Hart shall then pay an amount equal to the Newhall Reimbursement Fraction times

the amount of State Funding received by Hart to Newhall within thirty (30) days of Hart's receipt of such State Funding. Upon payment, Hart shall reduce the number of JHS or SHS Newhall Reimbursable Students, as the case may be, by a number equal to the Capacity of the applicable JHS or SHS multiplied by the Newhall Reimbursement Fraction.

ii. If the total number of Newhall Reimbursable Students and students generated by DUs subject to agreements with Fair Share Mitigation Payment Participants ("Total Number of Reimbursable Students") for a New JHS or SHS, as the case may be, is equal to or exceeds the Capacity of the school, Hart shall divide the number of Newhall Reimbursable Students by the Total Number of Reimbursable Students ("Newhall Adjustment Fraction"). Hart shall then pay an amount equal to the Newhall Adjustment Fraction times the amount of State Funding received by Hart to Newhall within thirty (30) days of Hart's receipt of such State Funding. Upon payment, Hart shall reduce in its records the number of JHS or SHS Newhall Reimbursable Students, as the case may be, by a number equal to the Capacity of that school multiplied by the Newhall Adjustment Fraction.

b. If Hart has requested and received advanced funds from Newhall, Newhall shall designate those funds as advance payment of Fair Share School Impact Mitigation Payments for SFDU, MFDU or Second Unit as it determines in its sole discretion. The number of Newhall Reimbursable Students associated with the number and type of DU specified by Newhall shall be increased immediately upon receipt by Hart of the advanced funds and Newhall shall be credited as herein provided in Section 6c with having paid the Fair Share School Impact Mitigation Payments for the number and type of DU specified.

c. Hart has entered into a school facilities funding agreement with Newhall, dated December 16, 1997, a copy of which is attached as Exhibit "G", which governs the school impact mitigation measures required for land designated therein that is to be annexed to the City ("Annexation Agreement"). At the time that the Proposed Junior High School Site, as that term is defined in the Annexation Agreement, is transferred to Hart and all required improvements completed on a lien-free basis, Newhall shall specify the number and type of DU as to which it will be deemed to have paid the Fair Share School Impact Mitigation Payments. In determining

the number of Newhall Reimbursable Students, Hart shall apply the initial SGF set forth on Exhibit "E" to this Agreement and the SFDU or MFDU designated by Newhall at the time of such payment to Hart. The number of Newhall Reimbursable Students associated with the number and type of DU specified by Newhall shall be increased immediately upon receipt by Hart of the Proposed JHS Site provided for in the Annexation Agreement and Newhall shall be credited with having paid the Fair Share School Impact Mitigation Payments for the number and type of DU specified by Newhall.

d. Attached as Exhibit "H" are examples of some possible scenarios of the foregoing which are attached only as explanatory material and are not intended to and do not affect or change any of the provisions of this Section 6 of this Agreement.

7. ***New School Facilities.***

a. *School Size.* Each additional JHS will be considered to have been designed and constructed to accommodate approximately one thousand two hundred (1,200) students on a traditional, single track, nine month school schedule and each additional SHS will be considered to have been designed and constructed to accommodate approximately two thousand four hundred (2,400) students, on a traditional, single track, nine month school schedule.

b. *Site Requirements.* Each additional JHS will be built on a site containing approximately twenty five (25) net usable acres, and each additional SHS will be built on a site containing approximately forty five (45) net usable acres. Net useable acres shall be exclusive of slopes which exceed two percent (2%) assuming a construction-ready condition.

c. *Construction of New Schools.* Hart, subject to availability of funds for such purposes, will build as many additional JHS and SHS as are necessary to house Newhall Students. Hart will use its best efforts to locate only two (2) additional JHS and one (1) additional SHS on Newhall Land. Hart, on a best efforts basis, will seek to locate such additional JHS and SHS as shown on Exhibit "A." The precise location of such JHS and SHS to be built on Newhall Land will be mutually agreed upon between Hart and Newhall and acceptable to the State. In the absence of such mutual agreement, the precise location of such

JHS or SHS shall be determined by Hart subject to approval by the State. In the event Hart reasonably determines that additional JHS or SHS should be located on Newhall Land, it may acquire the sites for the additional schools either through negotiations or by means of an eminent domain action. Hart shall pay Newhall the fair market price for all school sites it acquires from Newhall except for the JHS site transferred to Hart pursuant to the Annexation Agreement as to which the fair market value has been agreed upon and the consideration therefor is as provided for in the Annexation Agreement.

8. ***Certification of Mitigation.***

a. Immediately upon receipt from Newhall or any of its assignees of the required school impact mitigation fee or mitigation payment in the required amount for each DU and Commercial/Industrial Development in an Excluded Development or the Fair Share School Impact Mitigation Payment for each DU subject to this Agreement, Hart shall provide any written certification required to obtain building permits or other approvals for the construction of DU from the County, the City, or any other governmental entity which requires such certification. The certification shall be in writing and shall be provided for whatever number of DU are requested and paid for by Newhall or by any assignee of Newhall at any time.

b. As to the Newhall Land, immediately upon request by Newhall or any of its assignees without the payment of any fees whatsoever, Hart shall provide any written certification required to obtain building permits or other development approvals for the construction of Age-Restricted DU, or Commercial/Industrial Development and the construction of DU subject to the Annexation Agreement specified by Newhall from the County, the City, or any other governmental entity which requires such certification. The certification shall be in writing and shall be provided for whatever number of Age-Restricted DU, or Commercial/Industrial Development and DU subject to the Annexation Agreement are requested by Newhall or any of its assignees at any time. The foregoing is not applicable to the Excluded Development portion of the Newhall Land which is subject to the obligations and requirements applicable thereto .

9. ***Maximization of Priorities to Receive State Funding***. If it has not already done so, Hart shall submit applications for State Funding for a JHS and for a SHS to the Office of Public School Construction within thirty (30) days of the signing of this Agreement. Hart shall thereafter take all reasonable steps available to Hart to pursue and obtain State Funding and federal funding, if any, for a JHS and a SHS. Hart may pursue such funding on the basis of what is presently designated as Priority Two for one hundred percent (100%) funding or Priority One for fifty percent (50%) funding of State eligible area and costs of a JHS or SHS. Pending legislation may be enacted providing only for fifty percent (50%) of such funding except for greater amounts under specified circumstances. If Hart elects to not pursue the highest priority for the first JHS or the first SHS for State Funding and the greater amount based on what presently is a Priority Two or hardship basis is not received by Hart and the lesser amount, herein assumed fifty percent (50%), would have been received by Hart on the basis of a Priority One application, such amount, if not received, will be credited against and reduce the priority allocation of State Funding to Hart provided for in Section 6 of this Agreement. As to any subsequent JHS or SHS, Hart shall pursue the highest priority for State Funding unless otherwise agreed by the Parties. Neither Party shall unreasonably withhold such consent. Hart shall take no actions which would deny or delay obtaining State Funding as provided for in this Agreement. Provided Hart has the local matching funds or, as provided for herein, Newhall, in its sole discretion, has advanced the necessary funds, Hart, subject to the foregoing, shall maintain an active, up-to-date application for the first available State Funding. Hart shall pursue similar appropriate action if State law or policy changes in regard to future State Funding. Hart shall not acquire other chargeable space which substantially adversely affects its eligibility for future State Funding except as provided in this Agreement (i.e., facilities for students in lieu of YRE as referred to in Recital F). Newhall and Hart acknowledge that leases of portable classrooms for less than five (5) years prior to an application for State Funding are not existing school building capacity under Chapter 407 of the 1998 Statutes (Section 17071.30(a) of the Education Code) if existent and applicable to Hart at any point in time relevant to the Newhall Land. Further, Hart shall obtain any interim or temporary school facilities, including, but not limited to, relocatable

and portable, classrooms in such manner so as not to unreasonably reduce the number of unhoused students relative to Hart's eligibility for future State Funding. Except as set forth herein, this Agreement shall not in any manner be asserted by Newhall to interfere in any way with, or to limit, Hart's Board of Trustees in determining what educational and school facilities policies will best further the interests of Hart's students or the construction or operation of its educational facilities.

10. ***Support of Land Use Applications***. Hart shall, within ten (10) days of receipt of written request from Newhall as to adequacy of School Facilities for development of the Newhall Land, express, orally and in written form, its support for any request for a land use approval, whether legislative or administrative, sought for the development of any portion of Newhall Land from the County, the City, or any other governmental entity which has the right to grant such an approval. Such action by Hart shall relate only to the adequacy of school facilities for such development and not the desirability or undesirability of approval except as related to adequacy of School Facilities for such proposal.

11. ***Certification of Adequacy of Mitigation***. Hart shall provide written certification within ten (10) days of receipt of a written request from Newhall or any Newhall assignee that adequate educational facilities exist, or that the financing provided by this Agreement guarantees their availability as needed, to house Newhall Students. This written certification shall be given to the California Department of Real Estate, the County, the City, or any other governmental entity which may have development approval authority over any portion of Newhall Land. Each such certification shall be based on each JHS having the capacity to serve the needs of 1200 students and each SHS having the capacity to serve the needs of 2400 students.

12. ***Equal Treatment Provisions***. Not later than November 15th of each year, or upon Newhall's written request at any other time, Hart shall provide Newhall with copies of all mitigation agreements entered into with other developers or landowners that have not previously been provided to Newhall. Hart shall, at the same time, provide any analyses of such agreements prepared by Hart or its consultants and all other materials in Hart's possession reasonably

necessary for the evaluation of the economic terms of such agreements to the extent such documents are not subject to the attorney-client privilege.

If Hart enters into any such agreement which is more economically advantageous than this Agreement, as agreed upon by parties or as determined pursuant to Section 24 of this Agreement, this Agreement shall be modified to make the obligations of this Agreement consistent with, and no greater than, the obligation imposed by any such agreement. Any such modification shall not require an amendment to this Agreement but may be described in an addendum signed by Hart and Newhall. Any modification to the obligations imposed on Newhall by this Agreement shall be effective as of the date of Hart's approval of any such agreement and Newhall shall be entitled to a refund of the amount of the Fair Share School Impact Mitigation Payments in excess of the modified amount plus interest on the refunded amount at the average interest rate paid by the Los Angeles County Local Agency Investment Fund accruing from the date of each payment to the date of refund.

An agreement requiring a lesser mitigation payment per DU, but requiring other consideration of equal or greater value, such as land, shall not be considered a more economically advantageous agreement. A subsequent agreement shall not be deemed more economically advantageous if it is the result of a condition of approval imposed prior to the effective date of this Agreement which explicitly limits the amounts payable to Hart imposed by a prior action of a public agency (other than Hart) or due to a change in applicable law including but not by way of limitation Chapter 407 of the Statutes of 1998.

13. ***No Further Exactions***. Hart shall not, under any circumstances:

a. Exercise any power or authority under current of future law to levy or impose an exaction of land, goods, money, or services, whether denominated a fee, charge, dedication, or otherwise, against any development of Newhall Land;

b. Require, request, or cooperate with the County, the City, or any other governmental entity to exercise any power or authority to levy or impose an exaction of land, goods, money, or services, whether denominated a fee, charge, dedication, or otherwise, for Hart's benefit;

c. Oppose the development of any portion of Newhall Land or any governmental approval, whether legislative or administrative, or any change in any governmental approval on any basis whatsoever; or

d. Sponsor or require the formation of a Communities Facilities District ("CFD"), except for a CFD or multiple CFDs which together include all of the land within Hart's boundaries, for any of Newhall Land without the express, written consent of Newhall which consent may be given or withheld in Newhall's sole discretion. Hart shall not unreasonably refuse to act as a sponsor for a CFD or similar public financing procedure if requested to do so by Newhall. Hart may accomplish any general obligation bond election that it desires on a District-wide basis or by one or more school facilities improvement districts.

14. ***Adequacy of Newhall's Mitigation Obligation***. The school fees and payments as well as the Fair Share School Impact Mitigation Payments to be provided to Hart by Newhall pursuant to the terms of this Agreement constitute the entire extent of Newhall's obligation to provide the funds necessary for Hart to obtain the School Facilities needed to house Newhall Students.

15. ***Changes in Excluded Developments***. If the number or type of DU, other than Age-Restricted DU, in an Excluded Development is changed ("Changed Project") so that the total number of Newhall Students from a Changed Project is increased, the number of JHS and SHS students generated by the Excluded Development then under consideration, without taking into consideration the Changed Project. shall be determined using the then existing SGF ("Excluded Development Students"). Thereafter, the number of JHS and SHS students from the Changed Project shall be determined by using the then existing SGF ("Changed Project Students"). The difference shall be determined between the total number of Changed Project Students and the Excluded Development Students for both JHS students and SHS students ("Additional JHS Students" and "Additional SHS Students", collectively "Additional Students"). The cost of School Facilities for the Additional Students shall be determined as provided in Exhibit "D" adjusted as provided for in this Agreement. Such cost shall be apportioned proportionately to all DU in the Changed Project in addition to whatever obligation is otherwise

applicable to each such DU. Attached as Exhibit "I" are examples of some possible scenarios of the foregoing which are attached only as explanatory material and are not intended to and do not affect or change any provisions of this Section 15 of this Agreement.

16. ***Agreement Not Terminated By Change In Law.*** No development, change of development, governmental approval, nor change in any governmental approval of any portion of Newhall Land shall constitute the basis for any change or termination of this Agreement because this Agreement provides for the complete mitigation of all impacts, direct and cumulative, to the development of Newhall Land on Hart's ability to provide adequate educational opportunities to every student within Hart's boundaries. The provisions of this Agreement shall not be affected by any existing applicable law or subsequent legislation enacted by the State of California acting through the legislative or initiative process, or any subsequent judicial decisions relating to the matters provided for in this Agreement. The Fair Share School Impact Mitigation Payments provided for in this Agreement are hereby appropriated and dedicated to the costs related to future acquisition, construction and financing of the School Facilities and other such related costs of Hart for purposes of housing Newhall Students.

17. ***Transfer and Encumbrance.*** Newhall shall have the right, in its sole discretion, to sell or encumber Newhall Land, improved or unimproved and in whole or in part, by any deed, mortgage, deed of trust, or other security device. No sale, transfer, or encumbrance of any portion of Newhall Land shall affect Newhall's obligations under this Agreement. Neither this Agreement nor any breach of this Agreement shall defeat, invalidate, diminish, or impair the lien or priority of any deed, mortgage, deed of trust, or other security device.

18. ***Mutual Cooperation.*** Unless this Agreement provides to the contrary, Hart and Newhall shall, within ten (10) days of receipt of a written request from the other party, perform any acts and prepare, sign, deliver, file, and record any documents reasonably required to obtain the goals, and to satisfy the conditions, contained in this Agreement. This includes, but is not limited to, providing the requesting party with a written statement certifying that:

a. This Agreement is unmodified and in full force and effect, or, if there have been modifications, this Agreement, as modified, is in full force and effect, stating the date and nature of any modification; and

b. There are no current uncured defaults under this Agreement or, if there are any, the dates and natures of the defaults.

19. ***Assignability of Agreement.*** Newhall is acting as the master developer of Newhall Land and intends to sell portions of Newhall Land to builders who will construct and sell residential, commercial, and industrial buildings to the public. Newhall shall have the unconditional right to assign any right or obligation under this Agreement to anyone at any time which assignee shall proportionally assume all applicable provisions of this Agreement. Whenever this Agreement provides Newhall with a right, that right may be exercised by an assignee of that right to the same extent that Newhall could have exercised that right. The assignment of any right or obligation under this Agreement shall be in writing and a copy of the assignment shall be provided to Hart. No such assignment shall relieve Newhall of any of its obligations under this Agreement without Hart's written consent which consent shall not unreasonably be withheld.

20. ***No Third Party Beneficiaries.*** This Agreement is entered into solely for the benefit of Hart and Newhall and their successors, transferees, and assigns. Other than Hart and Newhall and their successors, transferees, and assigns, no third person shall be entitled, directly or indirectly, to base any claim or to have any right arising from, or related to, this Agreement.

21. ***Entire Agreement.*** Except as to the Excluded Development this Agreement contains the entire agreement and understanding concerning the funding of School Facilities as to the Newhall Land as described on Exhibit "A" and supersedes and replaces all prior negotiations and proposed agreements, written or oral, except as they are included in this Agreement. Excluded Development, except as herein specified in Section 15 of this Agreement, shall be subject to the applicable fees or Mitigation Payments identified in Exhibit "B". Hart and Newhall acknowledge that neither the other party nor its agents nor attorneys has made any promise, representation, or warranty whatsoever, express or implied, not contained herein to

induce the execution of this Agreement and acknowledge that this Agreement has not been executed in reliance upon any promise, representation, or warranty not contained herein.

22. ***Amendments Must Be In Writing.*** This Agreement may not be amended except by a writing signed by Hart and Newhall.

23. ***Acknowledgment of Independent Investigation.*** Hart and Newhall acknowledge that each has conducted an independent investigation of the facts concerning the development of Newhall Land (including the development of the Excluded Projects), the impacts that Newhall Students will have on Hart's educational facilities, and the costs of housing Newhall Students.

24. ***Disputes To Be Arbitrated.*** Hart and Newhall desire to resolve any disputes as to the meaning of any portion of this Agreement, the validity of any determination or calculation, or the rights or obligations of Hart or Newhall under it as quickly as possible. Therefore, any such disputes shall be resolved by binding arbitration conducted by a mutually agreed upon retired judge of the Los Angeles Superior Court. If Hart and Newhall are unable to agree on the arbitrator within thirty (30) days of the receipt of a request for arbitration, they shall request that the presiding judge of the Los Angeles Superior Court designate one. Hart and Newhall shall each pay one-half the cost of the arbitration and each shall be responsible for its own attorneys' fees and costs as to any such arbitration.

25. ***Recovery Of Litigation Expenses.*** Except as provided in Section 24 above, if it becomes necessary to enforce any of the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and other costs of litigation in addition to any other relief to which it may be entitled.

26. ***Venue for Resolving Disputes.*** Any arbitration or litigation arising out of this Agreement shall be conducted only in Los Angeles County, California.

27. ***Interpretation Guides.*** In interpreting this Agreement, it shall be deemed it was prepared by the parties jointly and no ambiguity shall be resolved against either party on the premise that it or its attorneys was responsible for drafting this Agreement or any provision hereof.

28. ***Due Authority of Signatories.*** Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents to enter into this Agreement on behalf of the party.

29. ***Notices.*** All notices, demands, and communications between Hart and Newhall shall be given by personal delivery; registered or certified mail, postage prepaid, return receipt requested; Federal Express or other reliable private express delivery; or by facsimile transmission. Such notices, demands, or communications shall be deemed received upon delivery if personally served or sent by facsimile or after three business days if given by other approved means as specified above. Notices, demands, and communications shall be sent:

To Hart:	William S. Hart Union High School District Attn: Superintendent 21515 Redview Drive Santa Clarita, CA 91350 Fax No. (805) 254-8653
With a copy to:	Alexander Bowie, Esq. Bowie, Arneson, Wiles & Giannone 4920 Campus Drive Newport Beach, CA 92660 Fax No. (949) 851-2014
To Newhall:	The Newhall Land and Farming Company Attn: President 23823 Valencia Boulevard Valencia, CA 91355 Fax No. (805) 255-3960
With a copy to:	Kenneth B. Bley, Esq. Cox, Castle & Nicholson LLP 2049 Century Park East, 28th Floor Los Angeles, CA 90067 Fax No. (310) 277-7889

The foregoing names, addresses, and fax numbers may be changed at any time by a written notice given as provided above.

30. ***California Law Governs.*** This Agreement and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California.

31. ***Counterparts.*** This Agreement may be signed in one or more counter-parts which, taken together, shall constitute one original document.

32. ***Exhibits.*** All Exhibits attached hereto are incorporated into this Agreement.

33. ***Incorporation Into Subsequent Approvals.*** These obligations shall be deemed to be obligations that relate to the Newhall Land Development Entitlements and shall run with the land as obligations of its future development, including all provisions and requirements hereof relating to any SRDU. This Agreement shall be included in the technical appendices of the EIRs for the Westridge Project and Newhall Ranch Project, and be included in the mitigation measures and monitoring programs of the EIRs for both such projects.

34. ***Effective Date.*** This Agreement shall become effective on the date of the last signature by a party.

DATED: October 15, 1998

BOARD OF TRUSTEES OF THE WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

By: Paula C. Olivares

President of the Board of Trustees of the WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

[Signatures continued on following page.]

[Signatures continued from previous page.]

Attest:

Clerk of the Board of Trustees of the WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

DATED: October 15, 1998

THE NEWHALL LAND AND FARMING COMPANY (a California Limited Partnership)

By: NEWHALL MANAGEMENT LIMITED PARTNERSHIP Managing General Partner

By: NEWHALL MANAGEMENT CORPORATION
Managing General Partner

By: Terry M Cerasuolo
Its: President
By: James M. Martin
Its: SR. V.P.

[Signatures continued on following page.]

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AB/pks/50016 v17
8028 B65 - 10/09/98

[Signatures continued from previous page.]

APPROVED AS TO FORM:

DATED: October 12, 1998

BOWIE, ARNESON, WILES & GIANNONE

By: _____
ALEXANDER BOWIE, ESQ.
Attorneys for the WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

APPROVED AS TO FORM:

DATED: October 13, 1998

COX, CASTLE & NICHOLSON LLP

By: _____
KENNETH B. BLEY
Attorneys for THE NEWHALL LAND AND FARMING COMPANY

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8028 B65 - 10/09/98

-ACETATE ENVELOPE

EXB.A OVERSIZE(1OF4)

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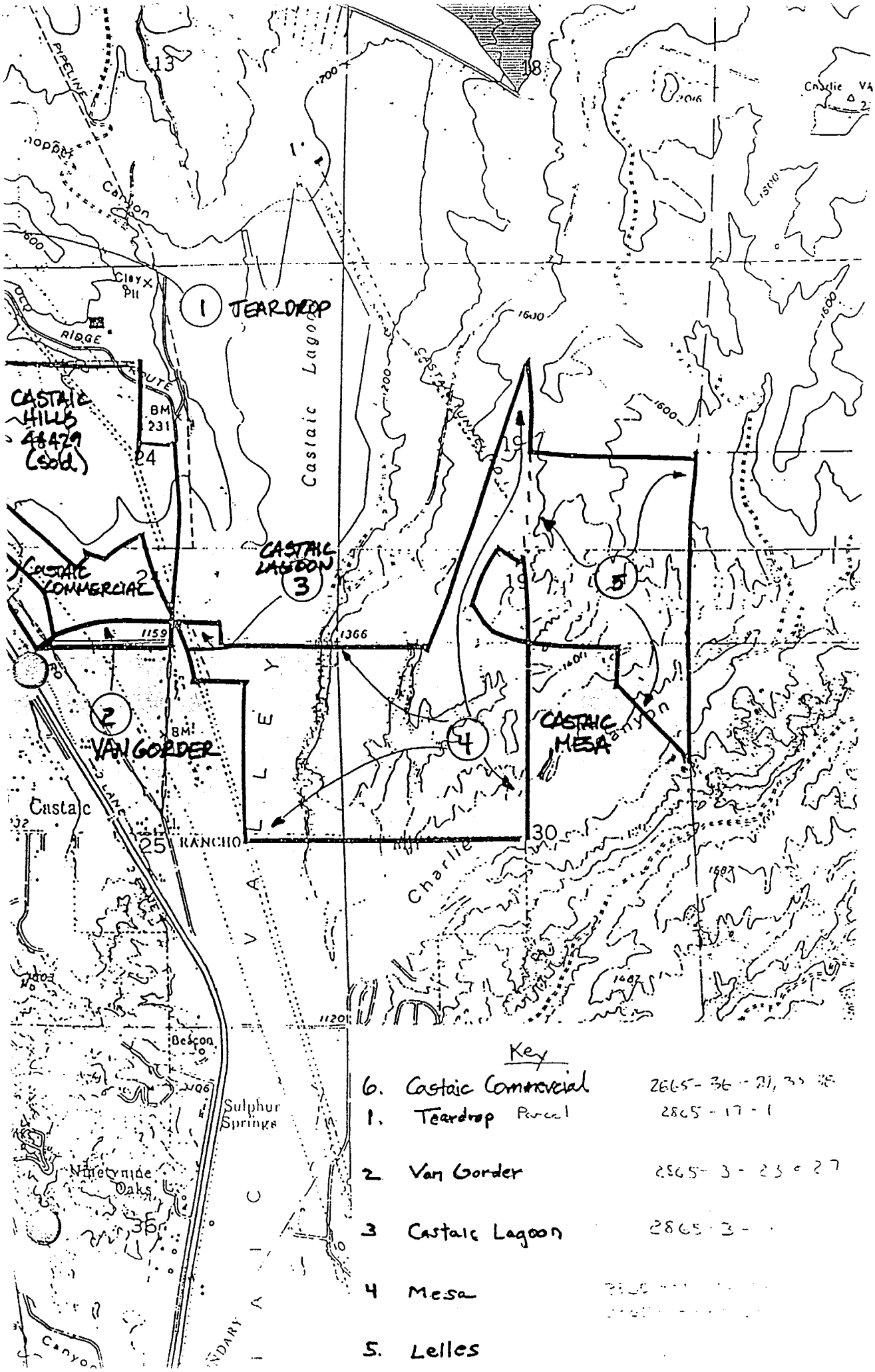
2.3-1

"Castaic Projects"

NLF Common Name	APN
Teardrop parcel	2865-17-1
Van Gorder	2865-3-23
	2865-3-27
Castaic Lagoon	2865-3-11
Mesa	2865-4-1
	2865-5-12
	2865-5-13
	2865-5-14
	2865-7-8
	2865-7-9
	2865-11-15
Lelles	2865-5-23
	2865-4-14
	2865-4-15
	2865-4-16
	2865-4-17
Castaic Commercial	2865-36-29
	2865-36-33
	2865-36-34
	2865-36-35
	2865-36-36
	2865-36-37
	2865-36-38

The attached map shows their approximate locations.


1 TEARDROP
CASTAIC HILLS 48429 (sold)
CASTAIC COMMERCIAL
CASTAIC LAGOON 3
2 VAN GORDER
4
CASTAIC MESA
5
Castaic Lagoon
Castaic
RANCHO
Charlie
Sulphur Springs
Ninetynine Oaks
Key
6. Castaic Commercial 2865-36-21, 33
1. Teardrop Parcel 2865-17-1
2. Van Gorder 2865-3-23 & 27
3 Castaic Lagoon 2865-3-
4 Mesa
5. Lelles

Excluded Development

All of the Excluded Areas listed below are conditioned to pay school mitigation fees equivalent to the fee determined under the Joint Valley-Wide School Fee Resolution, embodied in Resolution No. 91-143 adopted by the City of Santa Clarita on September 24, 1991. Commercial and industrial development and age-restricted units within these Excluded Areas will pay school mitigation fees pursuant to Government Code Section 65995(b).

Northbridge

TM 44481	TM 44488	TM 44689	TM 44695
TM 44482	TM 44489	TM 44690	TM 44696
TM 44483	TM 44490	TM 44691	TM 44697
TM 44484	TM 44491	TM 44692	TM 44698
TM 44485	TM 44687	TM 44693	TM 44699
TM 44486	TM 44688	TM 44694	TM 44821
TM 44487	TM 44688	TM 44694	TM 44823
			TM 44823-01
			TM 44848
			TM 44849
			TM 44850
			TM 44851

Northpark I and II

TM 45440
TM 45440-02
TM 46389-01
TM 46389-02
TM 46389-03
TM 46389-04
TM 46389-05
TM 46389-06
TM 51874
TM 51875

Other

TM 36668	(Hasley)
TM 44800	(Hasley)
TM 44800-01	(Hasley)
TM 44800-02	(Hasley)
TM 44800-03	(Hasley)
TM 45084	(Hasley)
TM 52206	(Avignon)
TM 44429	(Castaic Hills)
TM 20795	(Town Center Apartments)

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
ESTIMATED SCHOOL CONSTRUCTION ALLOWANCE
OFFICE OF PUBLIC SCHOOL CONSTRUCTION
MAXIMUM ALLOWABLE SQUARE FOOTAGE
(JUNIOR HIGH SCHOOL)

GRADE LEVEL	REGULAR CLASSROOMS	REGULAR LABS	LOADING STANDARDS	TOTAL STUDENTS	SQUARE FOOTAGE PER STUDENT	TOTAL AREA
Grades 7-8	11	0	30	330	75	24,750
Mathematics	5	0	30	150	75	11,250
General Science	0	4	26	104	75	7,800
Art	2	0	30	60	75	4,500
Art	0	2	26	52	75	3,900
Consumer Studies	0	1	26	26	75	1,950
Foreign Language	4	0	30	120	75	9,000
Technology	0	2	26	52	75	3,900
Band/Chorus	1	0	30	30	75	2,250
Band/Chorus	0	2	26	52	75	3,900
Special Education	2	0	12	24	90	2,160
Sub-total	**25**	**11**	**NA**	**1,000**	**NA**	**75,360**
7% Bonus (G 7-8)	NA	NA	NA	976	5	4,880
3% Bonus	NA	NA	NA	976	3	2,928
RSP Allowance	NA	NA	NA	NA	NA	960
Grand Total	**NA**	**NA**	**NA**	**1,000**	**NA**	**84,128**

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
OFFICE OF PUBLIC SCHOOL CONSTRUCTION
COST ALLOWANCE CONSTRUCTION
(JUNIOR HIGH SCHOOL)

NUMBER OF TEACHING STATIONS	USAGE	SQUARE FEET	COST PER SQUARE FOOT*	TOTAL COST
13	Reg. Permanent Classroom	12,480	$92.89	$1,159,247
10	Reg. Relocatable Classroom	9,600	$78.13	$750,000
NA	RSP	960	$99.37	$95,399
2	Special Education	2,160	$92.89	$200,639
4	Science (lab)	5,400	$140.29	$757,585
2	Art	3,440	$97.79	$336,385
1	Homemaking	1,875	$110.17	$206,576
2	Shop	6,400	$102.76	$657,656
2	Music/Band	4,490	$109.89	$493,401
NA	Gymnasium	10,254	$133.04	$1,364,188
NA	Library	3,539	$105.57	$373,625
NA	Ext. Cov. Walkways	6,426	$43.00	$276,339
NA	Shower/Locker	1,831	$120.95	$221,459
NA	Toilets	3,620	$223.75	$809,959
NA	Stor/Custodian/AV	2,846	$80.98	$230,482
NA	Corridors Closed	709	$85.55	$60,653
NA	Kitchen	844	$163.37	$137,884
NA	Food Service	339	$95.31	$32,309
NA	Office	4,466	$87.97	$392,874
NA	Multipurpose I	2,449	$109.54	$268,267
Total	NA	84,128	NA	$8,824,928

*Includes Cost Index Adjustment = 24%

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
ARCHITECT FEE SCHEDULE
(JUNIOR HIGH SCHOOL)

CONSTRUCTION FEES: **$10,347,168**

STEPS	CONTRACT AMOUNT	RATE	CONSTRUCTION FEE	ARCHITECT FEE
1	first $500,000	0.09	$500,000	$45,000
2	next $500,000	0.085	$500,000	$42,500
3	next $1,000,000	0.08	$1,000,000	$80,000
4	next $4,000,000	0.07	$4,000,000	$280,000
5	next $4,000,000	0.06	$4,000,000	$240,000
6	excess $10,000,000	0.05	$347,168	$17,358
Total	NA	NA	$10,347,168	$704,858

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
SUMMARY OF ESTIMATED COSTS
(JUNIOR HIGH SCHOOL)

A. SITE		**$9,418,000**
Purchase Price of Property	$9,375,000	
Acres *: 25		
Cost/Acre **: $375,000		
EIR	$15,000	
Appraisals	$10,000	
Escrow/Title	$8,000	
Surveys	$10,000	
* Assumes Net Usable Acres		
** Assumes a "Super Pad"		
B. PLANS		**$868,858**
Architect's Fee (see Architect Fee Schedule worksheet)	$704,858	
Preliminary Tests	$45,000	
DSA/SDE Plan Check	$88,000	
Energy Fee Analysis	$25,000	
Other	$6,000	
C. CONSTRUCTION		**$10,347,168**
Construction (see Cost Allowance Construction worksheet)	$8,824,928	
Utility Services	$0	
Off-Site Development	$0	
Service Site Development	$0	
General Site Development (8% of Construction + $15,000 per acre)	$1,080,994	
Technology (5% of Construction)	$441,246	
Unconventional Energy	$0	
D. TESTS		**$180,000**
E. INSPECTION		**$126,000**
($7,000/month x 18 months)		
F. FURNITURE AND EQUIPMENT		**$677,699**
($6 x Regular Education SF + $10 x Special Education SF)		
(Includes Cost index Factor of 1.32)		
G. CONTINGENCY		**$326,266**
($2,000 + 1.5% of items A - F)		
H. ITEMS NOT FUNDED BY OPSC		**$1,808,739**
Start-up Expenses	$500,000	
Technology	$441,246	
Landscaping	$517,493	
Library Collection	$100,000	
Student Books	$250,000	
TOTAL ESTIMATED COST		**$23,752,730**

MAJOR CONCLUSIONS

Number of Students - Traditional Caledar	1,000
Number of Students - Year-round Education	1,200
Total Cost Per Student - Year-round Education	$19,794
Cost Per Student - YRE Education No H Items	$18,287
Cost Per Student - YRE Education H Items Only	$1,507

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
ESTIMATED SCHOOL CONSTRUCTION ALLOWANCE
OFFICE OF PUBLIC SCHOOL CONSTRUCTION
MAXIMUM ALLOWABLE SQUARE FOOTAGE
(HIGH SCHOOL)

GRADE LEVEL	REGULAR CLASSROOMS	REGULAR LABS	LOADING STANDARDS	TOTAL STUDENTS	SQUARE FOOTAGE PER STUDENT	TOTAL AREA
English/Lang. Arts	10	0	28	280	85	23,800
Foreign Language	7	0	28	196	85	16,660
Social Science	10	0	28	280	85	23,800
Mathematics	10	0	28	280	85	23,800
Science	0	7	24	168	85	14,280
Fine Arts	2	0	28	56	85	4,760
Fine Arts	0	2	24	48	85	4,080
Performing Arts	2	0	28	56	85	4,760
Performing Arts	0	2	24	48	85	4,080
Career/Vocat. Ed.	6	0	28	168	85	14,280
Career/Vocat. Ed.	0	10	24	240	85	20,400
P.E./Health	2	0	28	56	85	4,760
P.E./Health	0	2	24	48	85	4,080
Assoc. Stud. Body	1	0	28	28	85	2,380
Special Education	4	0	12	48	90	4,320
Sub-total	54	23	NA	2,000	NA	170,240
7% Bonus	NA	NA	NA	1,952	6	11,614
3% Bonus	NA	NA	NA	1,952	3	5,856
RSP Allowance	NA	NA	NA	NA	NA	1,440
Grand Total	NA	NA	NA	2,000	NA	189,150

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
OFFICE OF PUBLIC SCHOOL CONSTRUCTION
COST ALLOWANCE CONSTRUCTION
(HIGH SCHOOL)

NUMBER OF TEACHING STATIONS	USAGE	SQUARE FEET	COST PER SQUARE FOOT*	TOTAL COST
28	Reg. Permanent Classroom	26,880	$92.89	$2,496,840
22	Reg. Relocatable Classroom	21,120	$78.13	$1,650,000
NA	RSP	1,440	$99.37	$143,098
4	Special Education	4,320	$92.89	$401,278
7	Science (lab)	7,999	$140.29	$1,122,194
2	Arts/Crafts (lab)	2,585	$97.79	$252,778
2	Homemaking (lab)**	2,453	$110.17	$270,257
4	Shop (lab)**	5,618	$102.76	$577,299
4	Business Machines (lab)**	4,041	$97.60	$394,384
2	Performing Arts (lab)	12,400	$109.89	$1,362,621
2	Gymnasium (lab)	18,896	$133.04	$2,513,916
NA	Multipurpose II	10,444	$93.84	$980,098
NA	Library	9,974	$105.57	$1,052,991
NA	Ext. Cov. Walkways	16,076	$43.00	$691,319
NA	Shower/Locker	5,313	$120.95	$642,605
NA	Toilets	5,546	$223.75	$1,240,893
NA	Stor/Custodian/AV	12,646	$80.98	$1,024,129
NA	Corridors Closed	3,393	$85.55	$290,263
NA	Kitchen	3,831	$163.37	$625,870
NA	Multipurpose I	2,806	$109.54	$307,374
NA	Office	9,617	$109.08	$1,049,049
NA	Other	1,752	$104.26	$182,662
Total	NA	189,150	NA	$19,271,920

*Includes Cost Index Adjustment = 24%

**Part of the Career and Vocational Education lab allotment

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
ARCHITECT FEE SCHEDULE
(HIGH SCHOOL)

CONSTRUCTION FEES: $22,452,269

STEPS	CONTRACT AMOUNT	RATE	CONSTRUCTION FEE	ARCHITECT FEE
1	first $500,000	0.09	$500,000	$45,000
2	next $500,000	0.085	$500,000	$42,500
3	next $1,000,000	0.08	$1,000,000	$80,000
4	next $4,000,000	0.07	$4,000,000	$280,000
5	next $4,000,000	0.06	$4,000,000	$240,000
6	excess $10,000,000	0.05	$12,452,269	$622,613
Total	NA	NA	$22,452,269	$1,310,113

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
SUMMARY OF ESTIMATED COSTS
(HIGH SCHOOL)

A. SITE		$16,942,000
Purchase Price of Property	$16,875,000	
Acres* : 45		
Cost/Acre **: $375,000		
EIR	$25,000	
Appraisals	$15,000	
Escrow/Title	$15,000	
Surveys	$12,000	
Other	$0	
* Assumes Net Usable Acres		
** Assumes a "Super Pad"		
B. PLANS		$1,535,113
Architect's Fee (see Architect Fee Schedule worksheet)	$1,310,113	
Preliminary Tests	$15,000	
DSA/SDE Plan Check	$170,000	
Energy Fee Analysis	$30,000	
Other	$10,000	
C. CONSTRUCTION		$22,452,269
Construction (see Cost Allowance Construction worksheet)	$19,271,920	
Utility Services	$0	
Off-Site Development	$0	
Service Site Development	$0	
General Site Development (8% of Construction + $15,000 per acre)	$2,216,754	
Technology (5% of Construction)	$963,596	
Unconventional Energy	$0	
D. TESTS		$350,000
E. INSPECTION ($7,000/month x 24 months)		$168,000
F. FURNITURE AND EQUIPMENT ($7 x Regular Education SF + $10 x Special Education SF) (Includes Cost Index Factor of 1.32)		$1,764,857
G. CONTINGENCY ($2,000 + 1.5% of items A - F)		$650,184
H. ITEMS NOT FUNDED BY OPSC		$6,670,083
Start-up Expenses	$1,000,000	
Technology	$963,596	
Landscaping	$931,487	
Library Collection	$175,000	
Student Books	$600,000	
Sport/Drama Facility	$3,000,000	
TOTAL ESTIMATED COST		$50,532,506

MAJOR CONCLUSIONS

Number of Students - Traditional Caledar	2,000
Number of Students - Year-round Education	2,400
Total Cost Per Student - Year-round Education	$21,055
Cost Per Student - YRE Education No H Items	$18,276
Cost Per Student - YRE Education H Items Only	$2,779

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
ESTIMATED SCHOOL FACILITIES IMPACT
PER UNIT BY LAND USE PRODUCT

SFDUs (NOT IN CASTAIC UNION SCHOOL DISTRICT)

School Level	Student Generation Factor	Facility Cost Per Student	School Facilities Impact
Junior High School (Excludes H Items)	0.0980	$18,287	$1,792
High School (Excludes H Items)	0.1710	$18,276	$3,125
Junior High School (H - Items)	0.0980	$1,507	$148
High School (H - Items)	0.1710	$2,779	$475
Junior High School - YRE	0.0980	$438	$43
High School - YRE	0.1710	$438	$75
Junior High School - Interim	0.0980	$393	$39
High School - Interim	0.1710	$430	$74
Total Gross School Facilities Impact	**NA**	**NA**	**$5,770**
Negotiation Factor	**NA**	**NA**	**($170)**
Net School Facilities Impact	**NA**	**NA**	**$5,600**

MFDUs/SRDUs (NOT IN CASTAIC UNION SCHOOL DISTRICT)

School Level	Student Generation Factor	Facility Cost Per Student	School Facilities Impact
Junior High School (Excludes H Items)	0.0370	$18,287	$677
High School (Excludes H Items)	0.0640	$18,276	$1,170
Junior High School (H - Items)	0.0370	$1,507	$56
High School (H - Items)	0.0640	$2,779	$178
Junior High School - YRE	0.0370	$438	$16
High School - YRE	0.0640	$438	$28
Junior High School - Interim	0.0370	$393	$15
High School - Interim	0.0640	$430	$28
Total Gross School Facilities Impact	**NA**	**NA**	**$2,168**
Negotiation Factor	**NA**	**NA**	**($68)**
Net School Facilities Impact	**NA**	**NA**	**$2,100**

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
ESTIMATED SCHOOL FACILITIES IMPACT
PER UNIT BY LAND USE PRODUCT

SFDUs (IN CASTAIC UNION SCHOOL DISTRICT)

School Level	Student Generation Factor	Facility Cost Per Student	School Facilities Impact
Junior High School (Excludes H Items)	NA	$18,287	$0
High School (Excludes H Items)	0.1710	$18,276	$3,125
Junior High School (H - Items)	NA	$1,507	$0
High School (H - Items)	0.1710	$2,779	$475
Junior High School - YRE	NA	$438	$0
High School - YRE	0.1710	$438	$75
Junior High School - Interim	NA	$393	$0
High School - Interim	0.1710	$430	$74
Total Gross School Facilities Impact	**NA**	**NA**	**$3,749**
Negotiation Factor	**NA**	**NA**	**($109)**
Net School Facilities Impact	**NA**	**NA**	**$3,640**

MFDUs/SRDUs (IN CASTAIC UNION SCHOOL DISTRICT)

School Level	Student Generation Factor	Facility Cost Per Student	School Facilities Impact
Junior High School (Excludes H Items)	NA	$18,287	$0
High School (Excludes H Items)	0.0640	$18,276	$1,170
Junior High School (H - Items)	NA	$1,507	$0
High School (H - Items)	0.0640	$2,779	$178
Junior High School - YRE	NA	$438	$0
High School - YRE	0.0640	$438	$28
Junior High School - Interim	NA	$393	$0
High School - Interim	0.0640	$430	$28
Total Gross School Facilities Impact	**NA**	**NA**	**$1,404**
Negotiation Factor	**NA**	**NA**	**($44)**
Net School Facilities Impact	**NA**	**NA**	**$1,360**

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
STUDENT GENERATION FACTORS

Initial Student Generation Factors

School Level	SFDU	MFDU
Junior High School	0.0980	0.0370
High School	0.1710	0.0640
Total	**0.2690**	**0.1010**

Student Generation Factor Calculation Methodology

The calculation of student generation factors ("SGFs") for William S. Hart Union High School District ("Hart") will be performed by Hart or a designee and will be based on a process of cross-referencing enrollment data of Hart against residential property data from the County of Los Angeles ("County").

The enrollment data of Hart will be based on its latest California Basic Educational Data Systems report and will provide the grade level and home address of every student in Hart (excluding inter-district transfer students). A student enrollment database will be prepared from this data. The residential property data to be obtained from the County Assessor will provide Assessor's Parcel Number, land use type, and street address information for all residential units ("DUs") in Hart. Sorting and extracting by land use, a database of all single-family detached DUs ("SFDUs"), multi-family attached DUs ("MFDUs") (including second units ("Second Units") within the Newhall Ranch Project Specific Plan portion of the Newhall Land), and mobile home DUs within Hart will be developed. All Age Restricted DUs consistent with Section 65995.1 of the Government Code or subsequent successor statutory provisions will be excluded from the residential property database. This property database will then be compared against Hart's enrollment database to identify address matches. Once the matching is completed, preliminary SGFs will be calculated for each housing type (SFDUs and MFDUs). In performing such calculations, the numerator shall be the total number of students residing in the particular housing type within Hart and the denominator shall be the total number of DUs of that housing type, less any Age Restricted DUs of that housing type, within Hart. For example, if there are determined to be 100,000 SFDUs which are not Age Restricted DUs within Hart and 30,000 students residing in SFDUs within Hart, the preliminary SGF for SFDUs will be 0.300.

Because of incomplete and/or incorrect address information in either the student enrollment database or the residential property database, it may not be possible to match every non-inter-district transfer student to an address within Hart. The result of such incomplete and/or incorrect data will be an underestimation of the number of students generated by SFDUs and MFDUs within Hart. The preliminary SGFs calculated as described above will therefore be adjusted upward, if necessary, to offset this effect by allocating the unmatched non-inter-district transfer students to existing DUs in the same proportion as the matched students and recalculating the SGFs. These adjusted SGFs will be the actual SGFs for Hart.

EXHIBIT "F"

William S. Hart High School District
Mitigation Payment
Annual Adjustment Calculation

Each January 1, commencing January 1, 1999, the Fair Share School Impact Mitigation Payment for SFDUs, MFDUs, and Second Units shall be adjusted as shown below:

1. Calculate the Land Value Component of the previous year's Fair Share School Impact Mitigation Payment by multiplying the previous year's Fair Share School Impact Mitigation by 0.355, e.g., $5,600 × 0.355 = $1,988.
2. Calculate the Non-Land Value Component of the previous year's Fair Share School Impact Mitigation Payment by multiplying the previous year's Fair Share School Impact Mitigation Payment by 0.645, e.g., $5,600 × 0.645 = $3,612.
3. Calculate the percentage change in the appraised value of the land pursuant to Section 4(b) of the Agreement and add 1.0, e.g., $400,000 new appraised value versus $375,000 per acre previous estimate = ($400,000 - $375,000) ÷ $375,000 = $25,000 ÷ $375,000 = 6.7%; 1.0 + 0.067 = 1.067.
4. Calculate the percentage change in the Marshall and Swift Class D Wood Frame Index for the Western United States pursuant to Section 4(c) of the Agreement and add 1.0.
5. Calculate the New Land Value Component by multiplying the Land Value Component calculated in step 1 above by the adjustment factor calculated in step 3 above.
6. Calculate the New Non-Land Value Component by multiplying the Non-Land Value Component calculated in step 2 above by the adjustment factor calculated in step 4 above.
7. Calculate the Preliminary New Fair Share School Impact Mitigation Payment by adding the New Land Value Component and the New Non-Land Value Component calculated in steps 5 and 6 above.
8. Calculate the Student Generation Factor Adjustment by calculating the percentage change in the total Student Generation Factor for grades 7-12 (non-Castaic Union School District areas) and grades 9-12 (Castaic Union School District areas) from Student Generation Factor used in the previous Fair Share School Impact Mitigation Payment calculation to the new Student Generation Factor determined pursuant to Exhibit E of the Agreement and add 1.0, e.g., (0.300 - 0.269) ÷ 0.269 = 11.5%; 1.0 + 0.115 = 1.115.
9. Calculate the New Fair Share School Impact Mitigation Payment by multiplying the Preliminary New Fair Share School Impact Mitigation Payment calculated in step 7 above by the Student Generation Factor Adjustment calculated in step 8 above.

SCHOOL FACILITIES FUNDING AGREEMENT BETWEEN

THE WILLIAM S. HART UNION HIGH SCHOOL DISTRICT AND

THE NEWHALL LAND AND FARMING COMPANY

This School Facilities Funding Agreement ("Agreement") is made as of _____, 1997, between the WILLIAM S. HART UNION HIGH SCHOOL DISTRICT ("Hart"), a school district organized and existing under the laws of the State of California, on the one hand, and THE NEWHALL LAND AND FARMING COMPANY ("Newhall"), a California limited partnership, on the other hand, with respect to the following facts:

RECITALS:

A. Newhall is the owner of the following projects located within Hart's district boundaries:

1. Vesting Tentative Tract Map No. 51931, currently pending before the City of Santa Clarita ("City") ("North Valencia Annexation Project");

2. Vesting Tentative Tract Map No. 48202, currently pending before the County of Los Angeles ("County") ("Decoro Highlands Project");

3. Tentative Tract Map Nos. 46389-07 through -16 inclusive, pursuant to a parent map approved by the County on January 3, 1996 ("North Park Project"); and

4. Tentative Tract Map No. 44374, approved by the City on February 4, 1997 ("Woodlands Project");

collectively referred to herein as the "Projects" or, individually, a "Project".

The Projects are being developed or are planned for development by Newhall or, after sale, by one or more merchant builders.

B. Newhall is the owner also of an approximately thirty-four and two-tenths (34.2) acre unimproved site, located at the northwest corner of Newhall Ranch Road and McBean

Parkway, as generally described in Exhibit "A" attached hereto and incorporated herein ("Newhall Ranch Road/McBean Site"). For purposes of this Agreement. the Newhall Ranch Road/McBean Site is divided for reference into two (2) separate parcels which are: a portion of a proposed junior high school site of twenty (20) acres ("Parcel A"); and an approximately fourteen and two-tenths (14.2) acre park site ("Parcel B") to be dedicated to the City, subject to a deed restriction providing that the conveyance of Parcel B is conditioned upon the City concurrently conveying five (5) acres of Parcel B ("Parcel C") to Hart, reserving to the City a perpetual easement for purposes of park and recreation, all as generally described in Exhibit "A." Exhibit "A" is intended only to generally describe such property. The exact locations, boundaries, and sizes of Parcel A, Parcel B and Parcel C shall be formally depicted on a separate Exhibit "B" which will be incorporated into the Agreement by amendment subsequent to execution of this Agreement. Newhall is willing to consent to annex the Newhall Ranch Road/McBean Site to the City.

C. Newhall and the County are party to the North River Park and Trail Agreement, entered into on June 2, 1992, providing a master plan for parks in the approximately two thousand three hundred (2,300) acre North River Community as defined in that agreement ("County Parks Agreement"). Pursuant to Section 1.B of the County Parks Agreement, Newhall is obligated to dedicate approximately twenty (20) acres of park area within Tentative Tract No. 44831 and Tentative Tract 45440, respectively, in some instances referred to as Duplex I and Duplex II. Newhall desires to satisfy a portion of its obligations to the County as set forth in the County Parks Agreement, by conveying Parcel B to the City.

D. Hart and Newhall recognize that the planned development of residential units of the Projects will generate additional grades 7 through 12 students ("Project Students") within Hart which will, in turn, require additional junior high and senior high school capacity. Newhall and Hart desire to enter into this Agreement for the purpose of setting forth Newhall's obligations to mitigate the impact of the development of the Projects on the school facilities of Hart, and the obligations of Hart relative to school facilities for the Project Students.

E. Performance by Newhall of the provisions set forth in this Agreement satisfy all of Newhall's obligations to Hart with respect to the impacts of the development of the Projects, and insure that, either individually or cumulatively with other development projects within Hart, the Projects will have no adverse impacts on Hart's ability to provide adequate school facilities for Project Students.

IN LIGHT OF THE FOREGOING FACTS, IT IS MUTUALLY AGREED THAT:

NEWHALL OBLIGATIONS

1. Newhall, on or before February 1, 1998, or such later date as the parties may agree, shall convey Parcel A to Hart in fee and Hart shall accept the conveyance of Parcel A from Newhall. Concurrent with the conveyance of Parcel A from Newhall to Hart, Newhall shall convey Parcel B to the City in fee, subject to a deed restriction providing that the conveyance is conditioned upon the City concurrently conveying in fee five (5) acres of Parcel B, previously defined herein as Parcel C, to Hart, reserving to the City a perpetual easement for purposes of park and recreation use which will be operated pursuant to a duly executed joint use agreement between Hart and the City. The form of the deeds for Parcel A to Hart, and Parcel B to the City are as set forth on Exhibits "C" and "D."

2. Newhall further, at its own expense, shall grade and improve Parcel A and Parcel C (collectively referred to as the "Proposed Junior High School Site"), to a construction ready condition consisting of a graded pad with dedicated and improved public roads and utilities, including storm drainage facilities, stubbed into the Proposed Junior High School Site, and with a cross-fall of no more than two percent (2%) and within one (1) foot of the elevation shown on grading plans to be approved by both parties ("Site Improvements"), all as generally provided for in the Applicant Handbook for the State School Building Lease Purchase Program promulgated by the Office of Public School Construction ("OPSC"). Newhall, subsequent to conveyance of Parcel A to Hart and the concurrent conveyance of Parcel C by the City to Hart, shall initiate and diligently pursue to completion the Site Improvements and shall make all reasonable efforts necessary to complete the Site Improvements by September 30, 1998, subject, however, to the provisions of Section 4, below.

3. If any one of the following events occurs prior to Newhall's conveyance of Parcel A to Hart and the conveyance of Parcel C by the City to Hart, Newhall shall, subject to the terms of this Agreement, identify and dedicate to Hart another mutually acceptable junior high school site, in the same general vicinity and of equivalent value, consisting of twenty (20) net usable acres, and identify and dedicate to the City a contiguous parcel consisting of a minimum of five (5) net usable acres, subject to a deed restriction as provided in Section 1 of this Agreement, instead of the dedication of Parcel A and Parcel B:

a. The State Department of Education fails to approve Parcel A for use as a junior high school site or to approve Parcel C for recreational, athletic field, open space, park, landscaping, parking, and like uses in conjunction with a school on the adjacent Parcel A;

b. After an environmental analysis conducted pursuant to the California Environmental Quality Act, Public Resources Code Section 21000 et seq., the Proposed Junior High School Site is deemed infeasible for purposes of school facilities;

c. After an environmental analysis conducted pursuant to Education Code Section 39001 et seq., Education Code Section 39101 et seq. and Title 5 of the California Code of Regulations, the Proposed Junior High School Site is deemed infeasible for purposes of school facilities; or

d. Hart fails to obtain the requisite local land use approvals or concurrence from the City or County pursuant to Government Code Section 65402 and Public Resources Code Section 21151.2 or the City or County disputes any action taken by Hart pursuant to Section 53094 of the Government Code.

4. Newhall shall deliver to Hart and its legal counsel, Bowie, Arneson, Kadi, Wiles & Giannone ("Legal Counsel") within twenty (20) calendar days after the opening of an escrow to consummate the transfer of Parcel A to Hart and Parcel B to the City, subject to the terms of this Agreement, a Preliminary Title Report covering Parcel A and Parcel B issued by Chicago

Title Insurance Company ("Title Insurer"), together with complete and legible copies of all underlying documents referred to in the Title Report as evidencing exceptions to title, and a complete map plotting all such exceptions and easements disclosed in the Title Report (collectively "PTR").

Hart shall have twenty (20) calendar days following receipt of the PTR within which to notify Newhall in writing of Hart's approval or disapproval of any exception to title disclosed in the PTR. In the event the PTR is supplemented ("Supplemental PTR"), Hart shall have twenty (20) calendar days after its receipt by Hart and Legal Counsel of such Supplemental PTR, and complete and legible copies of all additional documents described therein, and a plotting thereof, within which to approve or disapprove of any new matters disclosed in such Supplemental PTR.

Hart's failure to approve or disapprove of a matter by a writing delivered to Newhall within the time periods specified above shall be deemed to be Hart's disapproval of the PTR or Supplemental PTR, in which case all dates for performance of Newhall's obligations and duties under this Agreement shall be suspended and tolled for a period of time equal to the number of calendar days between the date that is twenty (20) days after the PTR or Supplemental PTR, as the case may be, is delivered to Hart and the date that Hart delivers to Newhall in writing specific disapproval or approval of title exceptions.

In the event Hart specifically disapproves a matter disclosed in the PTR or any Supplemental PTR, Newhall shall have twenty (20) calendar days from receipt of Hart's written notice of disapproval to inform Hart in writing whether Newhall will use its best efforts to remove such disapproved exception. In the event Newhall agrees that it shall use its best efforts to remove a disapproved exception prior to the conveyance of Parcel A to Hart and Parcel B to the City, such removal shall be a condition to the "Closing," as that term is defined in the escrow agreement, and the condition of title as disclosed in the PTR and Supplemental PTR otherwise shall be deemed to be approved by Hart. In the event Newhall gives notice that it will not cause the removal of a disapproved matter or fails to give timely notice of its election to correct a disapproved matter, and if Hart thereupon shall fail to waive its disapproval of the matter within twenty (20) calendar days after receipt of Newhall's written notice that it will not correct the

disapproved matter (or the expiration of Newhall's twenty (20) calendar day period for response to Hart's disapproval in the event Newhall has failed to make a timely response), then either Hart or Newhall may terminate this Agreement.

All matters shown in the PTR and any Supplemental PTR which are not disapproved by Hart (or as to which Hart waives its disapproval) or are otherwise approved by Hart prior to the conveyances of Parcel A and Parcel B shall be deemed to be "Permitted Exceptions." Newhall shall convey Parcel A to Hart in fee simple and Parcel B to the City in fee simple subject to a deed restriction providing that the conveyance is conditioned upon the City concurrently conveying Parcel C to Hart, excepting mineral and water rights, free and clear of all mortgages, liens, charges, encumbrances, encroachments, easements, conditions, exceptions and other defects of title, except for the Permitted Exceptions.

5. Newhall agrees to consent to and support annexation of Parcel A and Parcel B to the City. If the annexation is not completed, it shall not affect the terms of this Agreement. Hart as the owner of Parcel A and (when subsequently conveyed by the City) Parcel C agrees to affirmatively support the annexation of Parcel A and Parcel B to the City. All out-of-pocket costs of the annexation of Parcel A and Parcel B, if any, shall be borne or satisfied by Newhall and Hart in equal shares.

6. Newhall and Hart shall equally share in all costs of escrow: provided, however, that Hart's share of such closing costs shall not exceed one thousand five hundred dollars ($1,500.00) and any escrow costs in excess of three thousand dollars ($3,000.00) shall be the sole responsibility of Newhall.

HART OBLIGATIONS

7. In consideration of the dedications and other obligations of Newhall in the Agreement, Hart agrees that the Projects shall be deemed to have fully mitigated their impacts or to have fully satisfied their obligations or requirements for development, as to school facility construction pursuant to State School Facilities Act (Government Code sections 53080 et seq. and 65995 et seq.), the California Environmental Quality Act (Public Resources Code

section 21000 et seq.), the Planning and Zoning Law (Government Code sections 65000 et seq.), the Subdivision Map Act [Government Code section 66410], the County general plan (including without limitation the County Development Monitoring System ("DMS")) and any other applicable County plans, ordinances, or regulations, as well as the City general plan and any other applicable City plans, ordinances, or regulations, and any other law or policy which would otherwise require Newhall to pay fees or incur obligations with respect to Hart concerning the following specified dwelling units ("Dwelling Units") in the Projects, specifically as follows:

	Total	Single Family	Multi-Family
North Valencia Annexation (Lago de Valencia and South River)	2,000	750	1,250
Decoro Highlands	460	301	159
Woodlands	335	265	70
North Park III & IV/ (Tentative Tract 46389-07 through -16, inclusive)	240	240	———
	3,035	**1,556**	**1,479**

a. The location, number and types of units in each individual Project and the timing of development in the Projects are subject to change. In the event that one (1) or more of the Projects, as actually built, consists of more residential units in a given category (single family ("SF") or multi-family ("MF")) than specified above ("Additional Units"), Newhall may reallocate the herein specified Dwelling Unit credits among the above-described individual Projects as set forth in subsection 7(b) below. If the total number of Dwelling Units in the Projects exceeds the total credits provided under this Agreement ("Excess Units"), then Newhall shall pay mitigation payments to Hart in an amount to be determined by Newhall and Hart to reasonably mitigate the impacts of the Excess Units. If the parties cannot agree on the amount of reasonable mitigation, the dispute will be resolved pursuant to the provisions of Section 24 below.

b. In the event one (1) or more of the Projects as actually built consists of fewer Dwelling Units in a given category (i.e., SF or MF) than specified in this section, Newhall shall have the right to transfer credits for such unbuilt Dwelling Units to another

category (i.e., SF or MF) for that individual Project, to other Projects as specified in this Agreement or to other future residential developments of Newhall within the boundaries of Hart. The number of unbuilt Dwelling Units for which such credit will be given shall be based upon the difference between the total number of Dwelling Units per category (i.e., SF or MF) as specified in this section and the number of Dwelling Units actually built in the Projects. For purposes of such transfers of credits, each credit given for a SF Dwelling Unit shall be considered equivalent to 2.745 credit for MF Dwelling Units and each MF Dwelling Unit credit shall be equivalent to 0.364 SF Dwelling Unit credits.

8. Upon performance of Newhall's obligations as set forth in Sections 1-6 of this Agreement, Hart, for each residential unit in the Projects, shall provide any written certification required to obtain building permits or other development approvals from the County, the City, or any other governmental entity which requires such certification. The certification shall be in writing and shall be provided for whatever number of residential units are requested, as provided in this Agreement, by Newhall or any assignee of Newhall at any time.

9. Upon performance of Newhall's obligations as set forth in Sections 1-6, Hart shall, immediately upon request by Newhall or any of its assignees and without the payment of any fees whatsoever, provide any written certification required to obtain building permits or other development approvals for the construction of commercial/retail or industrial/business park buildings in the Projects to the County, the City, or any other governmental entity which requires such certification. The certification shall be in writing and shall be provided for whatever number of commercial or industrial buildings within the Projects are requested by Newhall or any of its assignees at any time.

STATE FUNDING PROVISIONS

10. Hart, if it has not already done so, shall submit to OPSC, within thirty (30) days of the signing of this Agreement, applications for State funding for the new junior high school to be constructed on the Proposed Junior High School Site ("New Junior High School"). In consideration of Newhall's obligations provided for in the Agreement, Hart shall take all reasonable steps to maximize its priorities for obtaining State and federal funding for school

facility construction necessary to accommodate Project Students. In particular, Hart under existing applicable law and procedures, shall maintain an active, up-to-date "Priority One" application with OPSC for the New Junior High School pursuant to the Leroy F. Greene State School Building Lease - Purchase law (Education Code Section 17700 et. seq.). Further, Hart shall obtain any interim or temporary school facilities, including, but not limited to, relocatable and portable classrooms in such manner so as not to jeopardize or reduce its State funding priority at any time. The costs of interim or temporary school facilities to house Project Students will be funded from Hart's new capital facilities construction account.

11. In the event Hart qualifies for and receives State funding for all or any portion of the construction costs of the New Junior High School and the first new senior high school, Hart shall credit Newhall for Newhall's pro-rata share of such State funding, which shall be 17.3% for the New Junior High School and 14.8% for the first new senior high school ("State Funding Credit"). Upon receipt of State funding by Hart, the amount of such State Funding Credit due to Newhall shall be increased annually on the anniversary date of the receipt of such funds by an amount equal to the annual percentage increase in the Marshall and Swift Class D Wood Frame Index. Newhall may apply such State Funding Credit to any future school facilities mitigation obligation owed to Hart.

12. If an agreement is reached by Newhall and Hart prior to July 1, 1999 concerning the mitigation of school facilities impacts on Hart for those residential development projects proposed by Newhall and which are the subject of current negotiation between Newhall and Hart, as described on Exhibit "E" attached hereto and incorporated herein, such agreement shall provide that Newhall, notwithstanding any other provision of the Agreement, shall not receive State Funding Credits for its pro-rata share of State funding for the New Junior High School and the first new senior high school.

HART COOPERATION

13. Upon performance of Newhall's obligations as set forth in Sections 1-6, Hart shall, within twenty (20) days of receipt of written request from Newhall, support, orally and in writing, any request for a land use approval, whether legislative or administrative, sought for the

development of any portion of the Projects from the County, the City, or any other governmental entity which has the right to grant such an approval.

14. Upon performance of Newhall's obligations as set forth in Sections 1-6, Hart shall thereafter, for purposes of state reporting or funding applications, reporting under the County DMS, comments on future Environmental Impact Reports, or any calculation of school capacity in any context, designate the capacity of the New Junior High School as one thousand two hundred (1200) students and designate the capacity of the first new senior high school as two thousand four hundred students (2400).

15. Upon satisfaction of Newhall's obligations herein, Hart shall not, under any circumstances:

a. Exercise any power or authority under current or future law to levy or impose an exaction of land, goods, money, or services, whether denominated a fee, charge, dedication, or tax, against any Project except for any general tax, special tax, or assessment for educational facilities levied against all of the land within Hart's boundaries or a school facilities improvement district ("SFID") to finance additional facilities at the New Junior High School provided that such SFID does not affect Hart's "Priority One" status;

b. Require, request, or cooperate with the County, the City, or any other governmental entity to exercise any power or authority to levy or impose an exaction of land, goods, money, or services, whether denominated a fee, charge, dedication, or tax, for Hart's benefit;

c. Oppose the development of any portion of the Projects or any governmental approval, whether legislative or administrative, or any change in any governmental approval on any basis whatsoever; or

d. Sponsor, or require the formation of, a Community Facilities District, except for one which includes all of the land within the boundaries of Hart, for any of the Projects without the express, written consent of Newhall which consent may be given or

withheld in Newhall's sole discretion. Hart shall not unreasonably refuse to act as a sponsor for a Community Facilities District or similar public financing procedure if requested to do so by Newhall.

e. Initiate, participate, cooperate with, or support any legal action brought to challenge governmental approvals of the Projects.

GENERAL PROVISIONS

16. No development, change of development, governmental approval, nor change in any governmental approval of any portion the Projects shall constitute the basis for any change or termination of this Agreement.

17. Newhall shall have the right, in its sole discretion, to sell or encumber the Projects, improved or unimproved and in whole or in part, by any deed, mortgage, deed of trust, or other security device. No sale, transfer, or encumbrance of any portion of the Projects shall affect Newhall's obligations under this Agreement. Neither this Agreement nor any breach of this Agreement shall defeat, invalidate, diminish, or impair the lien or priority of any deed, mortgage, deed of trust, or other security device.

18. Unless this Agreement provides to the contrary, Hart and Newhall shall, within twenty (20) days of receipt of a written request from the other party, perform any acts and prepare, sign, deliver, file and record any documents reasonably required to obtain the goals, and to satisfy the conditions, contained in this Agreement. This includes, but is not limited to, providing the requesting party with a written statement certifying that:

a. This Agreement is unmodified and in full force and effect, or, if there have been modifications, this Agreement, as modified, is in full force and effect, stating the date and nature of any modification; and

b. There are no current uncured defaults under this Agreement or, if there are any, the dates and nature of the defaults.

19. Newhall is acting as the master developer of the Projects and intends to sell portions of the Projects to builders who will construct and sell residential, commercial, and industrial buildings to the public. Newhall shall have the unconditional right to assign any right or obligation under this Agreement to anyone at any time. Whenever this Agreement provides Newhall with a right, that right may be exercised by an assignee of that right to the same extent that Newhall could have exercised that right. Newhall shall determine and advise Hart in writing as to the number of credits by housing product type assigned to any such assignee and the resulting remaining credits existing under this Agreement after such assignment. This shall occur prior to each assignment by Newhall under this Agreement. The assignment of any right or obligation under this Agreement shall be in writing and a copy of the assignment shall be provided to Hart. No such assignments shall relieve Newhall of any of its obligations under this Agreement without Hart's written consent which consent shall not unreasonably be withheld.

20. This Agreement is entered into solely for the benefit of Hart and Newhall and their successors, transferees, and assigns. Other than Hart and Newhall and their successors, transferees, and assigns, no third person shall be entitled, directly or indirectly, to base any claim or to have any right arising from, or related to, this Agreement.

21. This Agreement contains the entire agreement and understanding concerning the funding of school facilities to house Project Students and supersedes and replaces all prior negotiations and proposed agreements, written or oral with respect to the Projects. Hart and Newhall acknowledge that neither the other party nor its agents nor attorneys has made any promise, representation, or warranty whatsoever, express or implied, not contained herein to induce the execution of this Agreement and acknowledge that this Agreement has not been executed in reliance upon any promise, representation, or warranty not contained herein.

22. This Agreement may not be amended except by a writing signed by Hart and Newhall.

23. Hart and Newhall acknowledge that each has conducted an independent investigation of the facts concerning the development of the Projects, the impacts that Projects Students will have on Hart's educational facilities, and the costs of housing Project Students.

24. Hart and Newhall desire to resolve any disputes as to the meaning of any portion of this Agreement, the validity of any determination or calculation, or the rights or obligations of Hart or Newhall under it as quickly as possible. Therefore, except as provided in Section 25, any such disputes shall be resolved by binding arbitration conducted by a mutually agreed upon retired judge of the Los Angeles Superior Court. If Hart and Newhall are unable to agree on the arbitrator within twenty (20) days of the receipt of a request for arbitration, they shall request that the presiding judge of the Los Angeles Superior Court designate one. Hart and Newhall shall each pay one-half (½) the cost of the arbitration and each shall be responsible for its own attorneys' fees and costs as to any such arbitration.

25. Notwithstanding any other provision of this Agreement, either party shall be entitled to seek declaratory and injunctive relief in any court of jurisdiction to enforce the terms of this Agreement, or to enjoin the other party from an asserted breach thereof, pending arbitration as provided in Section 24, on a showing that the moving party would otherwise suffer irreparable harm.

26. If it becomes necessary to enforce any of the terms of this Agreement by actions as provided in Section 25, the prevailing party shall be entitled to reasonable attorneys' fees and other costs of litigation in addition to any other relief to which it may be entitled.

27. In interpreting this Agreement, it shall be deemed that it was prepared by the parties jointly and no ambiguity shall be resolved against either party on the premise that it or its attorneys was responsible for drafting this Agreement or any provision hereof.

28. Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents to enter into this Agreement on behalf of the party.

29. All notices, demands, and communications between Hart and Newhall shall be given by personal delivery; registered or certified mail, postage prepaid, return receipt requested; Federal Express or other reliable private express delivery; or by facsimile transmission. Such notices, demands, or communications shall be deemed received upon delivery if personally

served or sent by facsimile or after three (3) business days if given by other approved means as specified above. Notices, demands, and communications shall be sent:

To Hart:	William S. Hart Union High School District Attn: Superintendent 21515 Redview Drive Santa Clarita, CA 91350 Fax No.: (805) 254-8635
With a copy to:	Alexander Bowie, Esq. Bowie, Arneson, Kadi, Wiles & Giannone 4920 Campus Drive, Suite A Newport Beach, CA 92660 Fax No.: (714) 851-2014
To Newhall:	The Newhall Land and Farming Company Attn: President 23823 Valencia Boulevard Valencia, CA 91355 Fax No.: (805) 255-3960
With a copy to:	Robert I. McMurry, Esq. Nossaman, Guthner, Knox & Elliott, LLP 18101 Von Karman Avenue, Suite 1800 Irvine, CA 92612 Fax No.: (714) 833-7878

The foregoing names, addresses, and fax numbers may be changed at any time by a written notice given as provided above.

30. This Agreement and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California.

31. Any arbitration or litigation arising out of this Agreement shall be conducted only in Los Angeles County, California.

32. This Agreement may be signed in one or more counterparts which, taken together, shall constitute one original document.

33. Recitals A through E are true and correct and are hereby incorporated.

34. All Exhibits attached hereto are incorporated into this Agreement.

35. The terms of this Agreement shall be incorporated in every environmental impact report, environmental monitoring program, report provided to the County for inclusion in its DMS, general plan amendment, specific plan, and tentative subdivision map approval given by the County, the City, or any other governmental entity responsible for the approval of the development of the Projects.

DATED: Dec. 17, 1997

BOARD OF TRUSTEES OF THE
WILLIAM S. HART UNION HIGH
SCHOOL DISTRICT

By: _____

President of the Board of Trustees of the
WILLIAM S. HART UNION HIGH
SCHOOL DISTRICT

Attest:

_____

Superintendent
WILLIAM S. HART UNION HIGH
SCHOOL DISTRICT

DATED: Dec 16, 1997

THE NEWHALL LAND AND FARMING COMPANY (A California Limited Partnership)

By: NEWHALL MANAGEMENT LIMITED PARTNERSHIP
Managing General Partner

By: NEWHALL MANAGEMENT CORPORATION
Managing General Partner

By: _____
Its: President

By: _____
Its: Senior Vice President

APPROVED AS TO FORM:

BOWIE, ARNESON, KADI, WILES & GIANNONE

By: _____
ALEXANDER BOWIE, ESQ.
Attorneys for the WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

NOSSAMAN, GUTHNER, KNOX & ELLIOTT, LLP

By: _____
ROBERT I. McMURRY
Attorneys for THE NEWHALL LAND AND FARMING COMPANY

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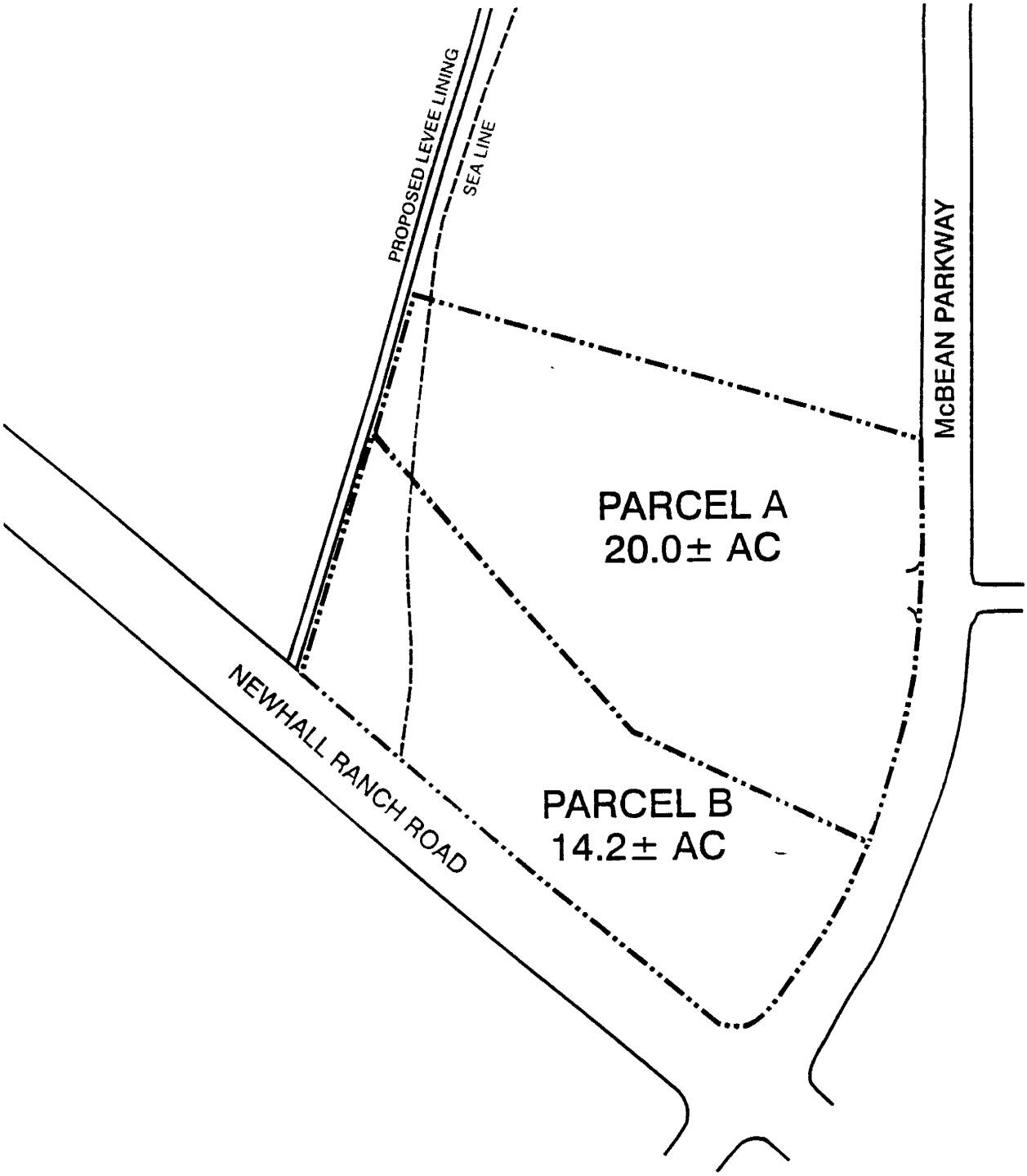
EXHIBIT A



Note: Exhibit A is intended only to generally describe such property.

Exhibit A

EXHIBIT B

EXHIBIT B
TO BE SUPPLIED LATER PURSUANT TO THE AGREEMENT.

EXHIBIT C

RECORDING REQUESTED BY AND
RETURN TO:

WILLIAM S. HART UNION HIGH SCHOOL
DISTRICT
21515 Redview Drive
Santa Clarita, CA 91350
Attn: Superintendent

(Space Above for Recorder's Use)

NO RECORDING FEE AND NO DOCUMENTARY
TRANSFER TAX DUE PURSUANT TO GOVERNMENT CODE
SECTION 6103 AND REVENUE AND TAX CODE SECTION 11922.

PARTNERSHIP GRANT DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), a limited partnership ("Grantor"), hereby grants to WILLIAM S. HART UNION HIGH SCHOOL DISTRICT, a school district organized and existing under the laws of the State of California ("Grantee"), that certain real property in the County of Los Angeles, State of California, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference ("Property").

EXCEPTING AND RESERVING UNTO GRANTOR, its successors and assigns, together with the right to grant and transfer all or a portion of the same, as follows:

A. All oil, oil rights, minerals, mineral rights, natural gas rights and other hydrocarbons by whatsoever name known, geothermal steam and all products derived from any of the foregoing, that may be within or under the parcel of Property hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from said Property or any other property, including the right to whipstock or directionally drill and mine from properties other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the Property hereinabove described, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines without, however, the right to drill, mine, store, explore or operate through the surface or the upper 500 feet of the subsurface of the Property hereinabove described.

B. The right to place on, under or across the Property conveyed hereby, transmission lines and other facilities for a community antenna television system and thereafter

EXHIBIT "C"

to own and convey such lines and facilities and the right to enter upon said Property to service, maintain, repair, reconstruct and replace said lines and facilities; provided, however, that the exercise of such rights shall be as least intrusive upon Grantee's proposed development and use of the Property for school facilities purposes as practicable and not unreasonably interfere with Grantee's reasonable use and enjoyment of said Property conveyed hereby for school facilities purposes.

C. Any and all water, water rights or interests therein appurtenant or relating to the Property hereinabove described or owned or used by Grantor in connection with or with respect to said Property (no matter how acquired by Grantor), whether such water rights shall he riparian, overlying appropriative, littoral, percolating, prescriptive, adjudicated, statutory or contractual, together with the right and power to explore, drill, redrill, remove and store the same from or in the Property hereinabove described or to divert or otherwise utilize such water, rights or interests on any other property owned or leased by Grantor; but without, however, any right to enter upon the surface or upper fifty (50) feet of the subsurface of the Property described herein in the exercise of such rights.

D. Easements over the Property conveyed hereby for the construction, installation and maintenance of electric, gas, telephone, water, sewer and drainage facilities, provided that the construction and installation of such facilities shall not unreasonably interfere with Grantee's development and use of the Property conveyed hereby for school facilities purposes.

SUBJECT TO:

1. Nondelinquent general, special and supplemental real property taxes and assessments, if any, for the current fiscal year.

2. All other covenants, conditions, restrictions, reservations, rights, rights-of-way, dedications, offers of dedication, easements and other matters of record or otherwise known to Grantee as of the date hereof.

[signature page follows]

IN WITNESS WHEREOF, the Grantor has executed this Partnership Grant Deed as of the date written below.

Dated: _____

GRANTOR:

THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), a limited partnership

By: NEWHALL MANAGEMENT LIMITED PARTNERSHIP, a California limited partnership
Its managing general partner

By: NEWHALL MANAGEMENT CORPORATION, a California corporation
Its managing general partner

By: _____
Its: _____
By: _____
Its; _____

EXHIBIT "A"

LEGAL DESCRIPTION

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____ before me, _____, a Notary Public, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

_____
Signature of Notary

[Seal]

EXHIBIT D

RECORDING REQUESTED BY AND
RETURN TO:

CITY OF SANTA CLARITA

Santa Clarita, CA 91350
Attn: _____

(Space Above for Recorder's Use)

NO RECORDING FEE AND NO DOCUMENTARY
TRANSFER TAX DUE PURSUANT TO GOVERNMENT CODE
SECTION 6103 AND REVENUE AND TAX CODE SECTION 11922.

PARTNERSHIP GRANT DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), a limited partnership ("Grantor"), hereby grants to THE CITY OF SANTA CLARITA, a municipal corporation ("Grantee"), that certain real property in the County of Los Angeles. State of California, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference ("Property").

EXCEPTING AND RESERVING UNTO GRANTOR, its successors and assigns, together with the right to grant and transfer all or a portion of the same, as follows:

A. All oil. oil rights. minerals. mineral rights, natural gas rights and other hydrocarbons by whatsoever name known. geothermal steam and all products derived from any of the foregoing, that may be within or under the parcel of Property hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from said Property or any other property, including the right to whipstock or directionally drill and mine from properties other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the Property hereinabove described, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines without, however, the right to drill, mine, store, explore or operate through the surface or the upper 500 feet of the subsurface of the Property hereinabove described.

B. The right to place on, under or across the Property conveyed hereby, transmission lines and other facilities for a community antenna television system and thereafter to own and convey such lines and facilities and the right to enter upon said Property to service, maintain, repair, reconstruct and replace said lines and facilities; provided, however, that the

EXHIBIT "D"

exercise of such rights shall be as least intrusive upon Grantee's proposed development and use of the Property for park and recreation and school facility purposes as practicable and not unreasonably interfere with Grantee's reasonable use and enjoyment of said Property conveyed hereby for park and recreation and school facility purposes.

C. Any and all water, water rights or interests therein appurtenant or relating to the Property hereinabove described or owned or used by Grantor in connection with or with respect to said Property (no matter how acquired by Grantor), whether such water rights shall he riparian, overlying appropriative, littoral, percolating, prescriptive, adjudicated, statutory or contractual, together with the right and power to explore, drill, redrill, remove and store the same from or in the Property hereinabove described or to divert or otherwise utilize such water, rights or interests on any other property owned or leased by Grantor; but without, however, any right to enter upon the surface or upper fifty (50) feet of the subsurface of the Property described herein in the exercise of such rights.

D. Easements over the Property conveyed hereby for the construction, installation and maintenance of electric, gas, telephone, water, sewer and drainage facilities, provided that the construction and installation of such facilities shall not unreasonably interfere with Grantee's development and use of the Property conveyed hereby for park and recreation and school facility purposes.

E. A power of termination and right of re-entry in favor of the County of Los Angeles, should the Property ever cease to be used for park and recreation purposes as further provided herein.

SUBJECT TO:

1. Nondelinquent general, special and supplemental real property taxes and assessments, if any, for the current fiscal year.

2. All other covenants, conditions, restrictions, reservations, rights, rights-of-way, dedications, offers of dedication, easements and other matters of record or otherwise known to Grantee as of the date hereof.

The grant of the Property by Grantor to Grantee is further subject to the following express covenants, conditions and restrictions:

a. By acceptance of the grant of the Property pursuant to this Partnership Grant Deed, City covenants and agrees, on behalf of itself and its successive owners and assigns, that the Property is being granted to the City pursuant to the dedication requirements of Government Code section 66477 of the Subdivision Map Act, and shall be operated consistent with such dedication requirements and only for park and recreation purposes ("Conditions"), which Conditions shall inure to the benefit of and be enforceful by the County of Los Angeles and Grantor as against the City or any successive owners and assigns, the covenants and the Conditions as set forth herein being for the benefit of the County of Los Angeles and Grantor and all property owned by the County of Los Angeles and Grantor within the County of Los Angeles.

The Property shall only be used for park and recreation purposes. and shall be open and available without discrimination as to all residents of the incorporated and unincorporated territory of the County of Los Angeles without discrimination against. or preference, gratuity or bonus or other benefit given to residents of incorporated areas not equally given to residents of unincorporated territory ("Non-Discrimination Covenant"). If for any reason Grantee fails to operate the Property for park and recreational purposes pursuant to the Conditions and other restrictions set forth herein, then the County of Los Angeles shall have the power to terminate the interests of Grantee or any successor in interest thereto and a right to re-enter and take possession of the Property.

b. Concurrent with the recordation of this Partnership Grant Deed, Grantee shall convey to the William S. Hart Union High School District ("Hart") by Grant Deed an approximate five (5) acre parcel as more particularly shown and described on Exhibit "B", attached hereto and incorporated herein by this reference ("Five Acre Parcel"), but reserving therefrom unto Grantee a nonexclusive perpetual easement for park and recreation purposes, and to be operated pursuant to that certain Joint Use Agreement between Grantee and Hart dated _____, 199__ ("Joint Use Agreement"). The Grant Deed conveying the Five Acre Parcel shall also incorporate the Non-Discrimination Covenant set forth above, shall acknowledge that the Conditions are for the benefit of Grantee, Grantor and the County of Los Angeles. shall acknowledge the power of termination and right of re-entry in favor of the County of Los Angeles. and shall separately provide for a power of termination and right of re-entry by City if Hart ceases to use the Five Acre Parcel for park and recreation and school facility purposes.

[signature page follows]

IN WITNESS WHEREOF, the Grantor and Grantee have executed this Partnership Grant Deed as of the date written below.

Dated: _____

GRANTOR:

THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), a limited partnership

By: NEWHALL MANAGEMENT LIMITED PARTNERSHIP, a California limited partnership
Its managing general partner

By: NEWHALL MANAGEMENT CORPORATION, a California corporation
Its managing general partner

By: _____
Its: _____
By: _____
Its; _____

Dated: _____

GRANTEE:

CITY OF SANTA CLARITA, a California municipal corporation

By: _____
Mayor

ATTEST:

By: _____

APPROVED AS TO FORM:

By: _____

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "B"

FIVE ACRE PARCEL

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____ before me, _____, a Notary Public, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

_____
Signature of Notary

[Seal]

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____ before me, _____, a Notary Public, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

_____
Signature of Notary

[Seal]

EXHIBIT E

Exhibit E

Residential development projects which are the subject of current negotiation and which are referred to in Paragraph 11 of the Agreement are those properties owned by The Newhall Land and Farming Company shown on the attached Exhibits E-1 (Valencia), E-2 (Newhall Ranch Specific Plan) and E-3 (Castaic area), not including the Projects as defined in the Agreement and the following excluded areas:

Excluded Areas:

Northbridge

TM44481	TM44488	TM44689	TM44695
TM44482	TM44489	TM44690	TM44696
TM44483	TM33390	TM44691	TM44697
TM44484	TM44491	TM44692	TM44698
TM44485	TM44687	TM44693	TM44699
TM44486	TM44688	TM44694	TM44821
TM44487			TM44823
			TM44823-01
			TM44848
			TM44849
			TM44850
			TM44851

Northpark I and II	**Other**	
TM45440	TM36668	(Hasley)
TM45440-02	TM44800	(Hasley)
TM46389-01	TM44800-01	(Hasley)
TM46389-02	TM44800-02	(Hasley)
TM46389-03	TM44800-03	(Hasley)
TM46389-04	TM45084	(Hasley)
TM46389-05	TM52206	(Avignon)
TM46389-06		
TM51874		
TM51875		

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
STATE FUNDING ALLOCATION TO
FAIR SHARE IMPACT MITIGATION PAYMENT UNITS AND HART
(FOR ILLUSTRATION PURPOSES ONLY)

JUNIOR HIGH SCHOOL LEVEL - SCENARIO 1

As of January 1, 1999

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF *			148
SFDU	940	0.098	
MFDU/SRDU	1,518	0.037	
Other			0
SFDU	0	0.098	
MFDU/SRDU	0	0.037	

* Assumes NLF provides Hart with a JHS site in the North Valencia Annexation Area (per the Mitigation Agreement).

As of January 1, 2000

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			0
SFDU	0	0.108	
MFDU/SRDU	0	0.039	
Other			30
SFDU	275	0.108	
MFDU/SRDU	0	0.039	

As of January 1, 2001

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			0
SFDU	0	0.114	
MFDU/SRDU	0	0.042	
Other			58
SFDU	437	0.114	
MFDU/SRDU	185	0.042	

As of January 1, 2002

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			127
SFDU	970	0.114	
MFDU/SRDU	373	0.043	
Other			75
SFDU	621	0.114	
MFDU/SRDU	90	0.043	

As of January 1, 2003

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			152
SFDU	1,169	0.112	
MFDU/SRDU	511	0.042	
Other			89
SFDU	795	0.112	
MFDU/SRDU	0	0.042	

As of January 1, 2004

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			225
SFDU	1,743	0.108	
MFDU/SRDU	925	0.039	
Other			47
SFDU	417	0.108	
MFDU/SRDU	55	0.039	

School Funded in Calendar Year 2004

1. Hart has already received State Funds for JHS No. 1
2. The Capacity of JHS No. 2 is 1,200 students
3. The State has apportioned an amount of $10,000,000 for JHS No. 2
4. The apportionment is as follows

Developer	Number Of Students	Percent of School Capacity/Enrollment	State Apportionment
NLF	652	54.333%	$5,433,333
Other	299	24.917%	$2,491,667
Hart	NA	20.750%	$2,075,000
Total Amount Apportioned			**$10,000,000**

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
STATE FUNDING ALLOCATION TO
FAIR SHARE IMPACT MITIGATION PAYMENT UNITS AND HART
(FOR ILLUSTRATION PURPOSES ONLY)

JUNIOR HIGH SCHOOL LEVEL - SCENARIO 2

As of January 1, 1999

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF *			148
SFDU	940	0.098	
MFDU/SRDU	1,518	0.037	
Other			0
SFDU	0	0.098	
MFDU/SRDU	0	0.037	

* Assumes NLF provides Hart with a JHS site in the North Valencia Annexation Area (per the Mitigation Agreement).

As of January 1, 2000

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			0
SFDU	0	0.108	
MFDU/SRDU	0	0.039	
Other			68
SFDU	550	0.108	
MFDU/SRDU	230	0.039	

As of January 1, 2001

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			103
SFDU	863	0.114	
MFDU/SRDU	110	0.042	
Other			113
SFDU	842	0.114	
MFDU/SRDU	387	0.042	

As of January 1, 2002

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			194
SFDU	1,364	0.114	
MFDU/SRDU	879	0.043	
Other			116
SFDU	1,012	0.114	
MFDU/SRDU	0	0.043	

As of January 1, 2003

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			234
SFDU	1,623	0.112	
MFDU/SRDU	1,267	0.042	
Other			68
SFDU	608	0.112	
MFDU/SRDU	0	0.042	

As of January 1, 2004

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			229
SFDU	1,584	0.108	
MFDU/SRDU	1,472	0.039	
Other			47
SFDU	417	0.108	
MFDU/SRDU	55	0.039	

School Funded in Calendar Year 2004

1. Hart has already received State Funds for JHS No. 1
2. The Capacity of JHS No. 2 is 1,200 students
3. The State has apportioned an amount of $10,000,000 for JHS No. 2
4. The apportionment is as follows

Developer	Number Of Students	Percent of School Capacity/Enrollment	State Apportionment
NLF	908	68.788%	$6,878,788
Other	412	31.212%	$3,121,212
Hart	NA	0.000%	$0
Total Amount Apportioned			$10,000,000

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
STATE FUNDING ALLOCATION TO
FAIR SHARE IMPACT MITIGATION PAYMENT UNITS AND HART
(FOR ILLUSTRATION PURPOSES ONLY)

HIGH SCHOOL LEVEL - SCENARIO 1

As of January 1, 1999

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF *			258
SFDU	940	0.171	
MFDU/SRDU	1,518	0.064	
Other			0
SFDU	0	0.171	
MFDU/SRDU	0	0.064	

* Assumes NLF provides Hart with a JHS site in the North Valencia Annexation Area (per the Mitigation Agreement).

As of January 1, 2000

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			0
SFDU	0	0.188	
MFDU/SRDU	0	0.067	
Other			52
SFDU	275	0.188	
MFDU/SRDU	0	0.067	

As of January 1, 2001

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			0
SFDU	0	0.199	
MFDU/SRDU	0	0.073	
Other			101
SFDU	437	0.199	
MFDU/SRDU	185	0.073	

As of January 1, 2002

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			221
SFDU	970	0.199	
MFDU/SRDU	373	0.075	
Other			131
SFDU	621	0.199	
MFDU/SRDU	90	0.075	

As of January 1, 2003

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			265
SFDU	1,169	0.195	
MFDU/SRDU	511	0.072	
Other			155
SFDU	795	0.195	
MFDU/SRDU	0	0.072	

As of January 1, 2004

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			392
SFDU	1,743	0.189	
MFDU/SRDU	925	0.068	
Other			82
SFDU	417	0.189	
MFDU/SRDU	55	0.068	

School Funded in Calendar Year 2004

1. Hart has already received State Funds for SHS No. 1
2. The Capacity of SHS No. 2 is 2,400 students
3. The State has apportioned an amount of $22,000,000 for SHS No. 2
4. The apportionment is as follows

Developer	Number Of Students	Percent of School Capacity/Enrollment	State Apportionment
NLF	1,136	47.333%	$10,413,333
Other	521	21.708%	$4,775,833
Hart	NA	30.958%	$6,810,833
Total Amount Apportioned			$22,000,000

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
STATE FUNDING ALLOCATION TO
FAIR SHARE IMPACT MITIGATION PAYMENT UNITS AND HART
(FOR ILLUSTRATION PURPOSES ONLY)

HIGH SCHOOL LEVEL - SCENARIO 2

As of January 1, 1999

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF *			258
SFDU	940	0.171	
MFDU/SRDU	1,518	0.064	
Other			0
SFDU	0	0.171	
MFDU/SRDU	0	0.064	

* Assumes NLF provides Hart with a JHS site in the North Valencia Annexation Area (per the Mitigation Agreement).

As of January 1, 2000

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			0
SFDU	0	0.188	
MFDU/SRDU	0	0.067	
Other			119
SFDU	550	0.188	
MFDU/SRDU	230	0.067	

As of January 1, 2001

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			180
SFDU	863	0.199	
MFDU/SRDU	110	0.073	
Other			196
SFDU	842	0.199	
MFDU/SRDU	387	0.073	

As of January 1, 2002

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			347
SFDU	1,364	0.207	
MFDU/SRDU	879	0.075	
Other			209
SFDU	1,012	0.207	
MFDU/SRDU	0	0.075	

As of January 1, 2003

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			437
SFDU	1,623	0.210	
MFDU/SRDU	1,267	0.076	
Other			128
SFDU	608	0.210	
MFDU/SRDU	0	0.076	

As of January 1, 2004

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			466
SFDU	1,584	0.220	
MFDU/SRDU	1,472	0.079	
Other			96
SFDU	417	0.220	
MFDU/SRDU	55	0.079	

School Funded in Calendar Year 2004

1. Hart has already received State Funds for SHS No. 1
2. The Capacity of SHS No. 2 is 2,400 students
3. The State has apportioned an amount of $22,000,000 for SHS No. 2
4. The apportionment is as follows

Developer	Number Of Students	Percent of School Capacity/Enrollment	State Apportionment
NLF	1,688	69.294%	$15,244,663
Other	748	30.706%	$6,755,337
Hart	NA	-0.000%	$0
Total Amount Apportioned			$22,000,000

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
CHANGES IN EXCLUDED DEVELOPMENT

Number and Type of Dus

Land Use	Original Project	Changed Project
SFDU	100	50
MFDU / Second Unit	0	75
Total Units	100	125

SGF for JHS Level

Land Use	Original Project	Changed Project
SFDU	0.098	0.098
MFDU/Second Unit	0.037	0.037

SGF for SHS Level

Land Use	Original Project	Changed Project
SFDU	0.171	0.171
MFDU/Second Unit	0.064	0.064

Project Student Enrollment at JHS Level

Land Use	Original Project	Changed Project
SFDU	10	5
MFDU/Second	0	3
Total Students	10	8

Project Student Enrollment at SHS Level

Land Use	Original Project	Changed Project
SFDU	17	9
MFDU / Second Unit	0	5
Total Students	17	14

SFDU Additional Mitigation

School Level Costs	Facility Cost per student	Change in students	Cost
Junior High School (exclu	$ 18,287	-5	$ (91,435)
Senior High School (exclu	$ 18,276	-8	$ (146,208)
Junior High School (H iter	$ 1,507	-5	$ (7,535)
Senior High School (H ite	$ 2,779	-8	$ (22,232)
Junior High School-YRE	$ 438	-5	$ (2,190)
Senior High School-YRE	$ 438	-8	$ (3,504)
Junior High School-Interir	$ 393	-5	$ (1,965)
Senior High School-Interi	$ 430	-8	$ (3,440)
Total School Facilities Cost			$ (278,509)
Less 2.9 % negotiation factor			$ 8,077
Net SFDU School facilities costs			$ (270,432)

MFDU/SRDU Additional Mitigation

School Level Costs	Facility Cost per student	Change in students	Cost
Junior High School	$ 18,287	3	$ 54,861
Senior High School	$ 18,276	5	$ 91,380
Junior High School (H iter	$ 1,507	3	$ 4,521
Senior High School (H ite	$ 2,779	5	$ 13,895
Junior High School-YRE	$ 438	3	$ 1,314
Senior High School-YRE	$ 438	5	$ 2,190
Junior High School-Interir	$ 393	3	$ 1,179
Senior High School-Interi	$ 430	5	$ 2,150
Total School Facilities Cost			$ 171,490
Less 2.9 % negotiation factor			$ (4,973)
Net MFDU/SRDU School facilities costs			$ 166,517

Total to be allocated over the project units **None**

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
CHANGES IN EXCLUDED DEVELOPMENT

Number and Type of Dus

Land Use	Original Project	Changed Project
SFDU	50	80
MFDU/Second Unit	50	20
Total Units	100	100

SGF for JHS Level

Land Use	Original Project	Changed Project
SFDU	0.098	0.098
MFDU/Second Unit	0.037	0.037

SGF for SHS Level

Land Use	Original Project	Changed Project
SFDU	0.171	0.171
MFDU/Second Unit	0.064	0.064

Project Student Enrollment at JHS Level

Land Use	Original Project	Changed Project
SFDU	5	8
MFDU/Second	2	1
Total Students	7	9

Project Student Enrollment at SHS Level

Land Use	Original Project	Changed Project
SFDU	9	14
MFDU / Second Unit	3	1
Total Students	12	15

SFDU Additional Mitigation

School Level Costs	Facility Cost per student	Change in students	Cost
Junior High School (excludes Item H)	$ 18,287	3	$ 54,861
Senior High School (excludes Item H)	$ 18,276	5	$ 91,380
Junior High School (H items)	$ 1,507	3	$ 4,521
Senior High School (H items)	$ 2,779	5	$ 13,895
Junior High School-YRE	$ 438	3	$ 1,314
Senior High School-YRE	$ 438	5	$ 2,190
Junior High School-Interim	$ 393	3	$ 1,179
Senior High School-Interim	$ 430	5	$ 2,150
Total School Facilities Cost			$ 171,490
Less 2.9 % negotiation factor			$ (4,973)
Net SFDU School facilities costs			$ 166,517

MFDU/Second Units Additional Mitigation

School Level Costs	Facility Cost per student	Change in students	Cost
Junior High School	$ 18,287	-1	$ (18,287)
Senior High School	$ 18,276	-2	$ (36,552)
Junior High School (H items)	$ 1,507	-1	$ (1,507)
Senior High School (H items)	$ 2,779	-2	$ (5,558)
Junior High School-YRE	$ 438	-1	$ (438)
Senior High School-YRE	$ 438	-2	$ (876)
Junior High School-Interim	$ 393	-1	$ (393)
Senior High School-Interim	$ 430	-2	$ (860)
Total School Facilities Cost			$ (64,471)
Less 2.9 % negotiation factor			$ 1,870
Net MFDU/Second Units School facilities costs			$ (62,601)

Total to be allocated over the project units	**$ 103,916**
Allocated to SFDU	$ 103,916
Allocated to MFDU/Second Units	$ -

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
CHANGES IN EXCLUDED DEVELOPMENT

Number and Type of Dus

Land Use	Original Project	Changed Project
SFDU	50	100
MFDU / Second Unit	50	100
Total Units	100	200

SGF for JHS Level

Land Use	Original Project	Changed Project
SFDU	0.098	0.098
MFDU/Second Unit	0.037	0.037

SGF for SHS Level

Land Use	Original Project	Changed Project
SFDU	0.171	0.171
MFDU/Second Unit	0.064	0.064

Project Student Enrollment at JHS Level

Land Use	Original Project	Changed Project
SFDU	5	10
MFDU/Second	2	4
Total Students	7	14

Project Student Enrollment at SHS Level

Land Use	Original Project	Changed Project
SFDU	9	17
MFDU / Second Unit	3	6
Total Students	12	23

SFDU Additional Mitigation

School Level Costs	Facility Cost per student	Change in students	Cost
Junior High School (excludes Item H)	$ 18,287	5	$ 91,435
Senior High School (excludes Item H)	$ 18,276	8	$ 146,208
Junior High School (H items)	$ 1,507	5	$ 7,535
Senior High School (H items)	$ 2,779	8	$ 22,232
Junior High School-YRE	$ 438	5	$ 2,190
Senior High School-YRE	$ 438	8	$ 3,504
Junior High School-Interim	$ 393	5	$ 1,965
Senior High School-Interim	$ 430	8	$ 3,440
Total School Facilities Cost			$ 278,509
Less 2.9 % negotiation factor			$ (8,077)
Net SFDU School facilities costs			$ 270,432

MFDU/Second Units Additional Mitigation

School Level Costs	Facility Cost per student	Change in students	Cost
Junior High School	$ 18,287	2	$ 36,574
Senior High School	$ 18,276	3	$ 54,828
Junior High School (H items)	$ 1,507	2	$ 3,014
Senior High School (H items)	$ 2,779	3	$ 8,337
Junior High School-YRE	$ 438	2	$ 876
Senior High School-YRE	$ 438	3	$ 1,314
Junior High School-Interim	$ 393	2	$ 786
Senior High School-Interim	$ 430	3	$ 1,290
Total School Facilities Cost			$ 107,019
Less 2.9 % negotiation factor			$ (3,104)
Net MFDU/Second Units School facilities costs			$ 103,915

Total to be allocated over the project units	**$ 374,347**
Allocated to SFDU	$ 270,432
Allocated to MFDU/Second Units	$ 103,915

7.6 Agreement Between the Val Verde Civic Association and Newhall Ranch Company in Regard to the Newhall Ranch Specific Plan

AGREEMENT
BETWEEN THE VAL VERDE CIVIC ASSOCIATION
AND NEWHALL RANCH COMPANY
IN REGARD TO THE NEWHALL RANCH SPECIFIC PLAN

The Board of the Val Verde Civic Association and Newhall Ranch Company staff met on May 31, 1998 to discuss the Civic Association's remaining issues regarding Newhall Ranch. These issues were contained in the March 15, 1998 letter from the Val Verde Civic Association to the Board of Supervisors. An additional discussion was held with the President of the Civic Association on June 10, 1998, which resulted in additional changes to the Agreement.

From the meeting and additional discussion, The Civic Association Board and Newhall Ranch Company reached the agreements below: All commitments for support, provision of improvements, and payment of funds are contingent on approval of the Newhall Ranch Specific Plan and certification of the Newhall Ranch EIR by the Los Angeles County Board of Supervisors, and final resolution of all legal challenges which prevent development of the Specific Plan.

1. Newhall Ranch Company will plant a total of 15 oak trees of approximately 20 inch circumference in the following locations:

   - the north end of the Business Park near existing Val Verde homes,
   - the entrance to the proposed fire station off Chiquito Canyon Road,
   - the neighborhood park near Chiquito Canyon Road.

   If space permits, an equal number of oak trees (5 trees) will be planted at each location. The trees will be planted when water lines are installed as part of the Business Park development.

2. Newhall Ranch Company will add the following to the Specific Plan (Chapter 4, Section 3 a.) as a mandatory design guideline for the Chiquito Canyon Business Park:

   "Within the Business Park in Chiquito Canyon, roof equipment shall be screened from view from public streets."

3. Newhall Ranch Company agrees to the following provisions for the area of Chiquito Canyon Road between the intersection of Chiquito Canyon/Business Park Drive and the northerly Newhall Ranch Boundary: (See the attached Exhibit A. prepared by Alliance Land Planning & Engineering, dated June 22, 1998.)

   A. The Chiquito Canyon Community Trail will be relocated to the west side of Chiquito Creek.

B. An 8 foot wide equestrian trail will be added to the Community Trail With fencing as shown on Exhibit A.

C. The Community Trail will be lighted, with the lighting directed so as to light the trail only with minimal or no spillover.

D. Chiquito Canyon Road will not have street lighting, subject to approval by the Department of Public Works.

E. Trees and groundcover will be planted within the easterly 8 foot parkway of Chiquito Canyon Road adjacent to the Community Trail. The trees will be staggered asymetrically and will have varied heights and canopies. A second row of trees and bushes will be planted between the east side of the Creek and the Business Park. The objective of the tree planting is to reduce the visibility of the Business Park buildings nearest to Chiquito Canyon Road. The Val Verde Civic Association will be consulted as to the types of trees to be planted, and the Civic Association may provide a list of tree types that are preferred.

F. The Community Trail section will include a 2 foot wide area in which bushes will be planted, to be located immediately east of the equestrian trail, as shown on Exhibit A.

4. Newhall Ranch Company agrees to the following provisions:

A. The Specific Plan areas adjacent to Val Verde will have Open Area, Estate and Low-Medium Residential land uses only, as shown on the revised Land Use Plan for the Specific Plan (see attached).

B. Adoption of the Specific Plan will result in the existing Commercial land use on Planning Area RW-22 being changed to Low-Medium Residential. The Low-Medium Residential land use area (RW-22) is restricted to not more than 30 detached homes. A footnote will be added to Table 5.4-*1 Annotated Land Use Plan* in Chapter 5 of the Specific Plan to state that Planning Area RW-22 shall not be converted to Commercial land use.

C. Chiquito Canyon Road north of Business Park Drive is to be retained as a two lane Limited Secondary Highway as shown in the "Alternate Highway Plan".

D. Newhall Ranch Company agrees to provide directional signage for the Val Verde Community at the intersection of Chiquito Canyon Road and Business Park Drive.

E. In the design of the directional sign above, Newhall Ranch Company will consider the use of sign elements to be provided by the Val Verde Civic Association. The Val Verde Civic Association recognizes that the directional sign must be compatible with other Newhall Ranch and Business Park signage.

F. Within 30 days of recordation of a final subdivision map for purposes of construction within the Estates Planning Area (RW-21), Newhall Ranch Company will pay the costs, not to exceed $2,000, for a community identification sign to identify the Val Verde Community. This community identification sign will be located along Chiquito Canyon Road, north of the Specific Plan boundary. The Val Verde Civic Association is responsible for acquiring a site or the necessary rights to erect the sign.

G. Newhall Ranch Company agrees to support the Val Verde Civic Association's efforts to retain the Caltrans directional sign to Val Verde which is located on SR-126.

H. For grading in hillside areas, the Specific Plan states that the Los Angeles County Hillside Development Guidelines should be followed. These call for contour grading and other techniques to maintain the natural appearance of hillsides, and are more restrictive than the County's Grading Ordinance standards which are normally followed.

I. Newhall Ranch Company agrees to request that the Board of Supervisors adopt a resolution prohibiting trucks weighing more than 14,000 pounds from using that portion of Chiquito Canyon Road north of Business Park Drive, except for any such trucks making local deliveries within Val Verde.

J. Lighting in the Business Park will conform to the lighting design guidelines in Section 4.7 *Design Guidelines* of the Specific Plan. (See the attached Section 4.7.)

K. Newhall Ranch Company will make its best efforts to preserve as many existing oak trees in the Business Park as feasible consistent with the reasonable development of the Business Park.

L. Trail access will be provided from the Chiquito Canyon Community Trail to the easterly Neighborhood Park north of SR-126 in the Riverwood Village and to the Regional River Trail. Pedestrian crossings of Chiquito Canyon Road and SR-126 will be at grade, except the trail will use a sidewalk across SR-126 when the interchange is built. Equestrian crossings will use the creek bed under Chiquito Canyon Road and SR-126.

5. Newhall Ranch Company agrees to provide a traffic signal at the Chiquito Canyon/Business Park Road intersection. Newhall Ranch Company agrees to request that the Department of Public Works approve a signal type which has a left-turn arrow for traffic northbound on to Chiquito Canyon Road, and which permits left turns when the arrow is not lighted if there is no opposing traffic. In addition, Newhall Ranch Company agrees to provide a southbound "free-right" turn movement at the above intersection.

6. In regard to the sewer main lines in SR-126 from the new Water Reclamation Plant to Chiquito Canyon Road, and in Chiquito Canyon Road from SR-126 to the northerly Specific Plan boundary, Newhall Ranch Company agrees:

   A. If in the future the above sewer lines need to be oversized and those sewer lines can be reserved to provide capacity to serve existing and planned land uses in the Val Verde Community Standards District which are tributary by gravity flow to the Newhall Ranch Water Reclamation Plant, Newhall Ranch Company agrees to fund the costs of oversizing the above sewer lines. (Capacity would not be provided to serve subdivisions proposed by commercial builders or developers.)

   B. Subject to approval by the County Sanitation Districts of Los Angeles County (CSDLAC), Newhall Ranch Company has no objection to the reservation of the additional sewer main line capacity for the land uses within the Val Verde Community Standards District after the sewer main lines are dedicated to the CSDLAC.

   C. Newhall Ranch Company and the Val Verde Civic Association mutually agree that in order to avoid delays in construction of the sewer main lines, the amount of oversizing needed to serve the Community Standards District will be estimated by the appropriate County Department or Agency if the Val Verde Community Standards District is not yet adopted by the Board of Supervisors by the time that sewer sizing must be determined. Newhall Ranch Company currently estimates the need to determine sewer sizing could occur in about year 2001.

7. Due to the rapid changes in communications technology, including development of "wireless" systems, Newhall Ranch Company does not know at this time whether underground TV cable would be provided to the 30 homes in Planning Area RW-22 adjacent to Val Verde. If cable is extended to Planning Area RW-22, it will be extended to the northerly boundary of that Planning Area, and Newhall Ranch Company would have no objection to the system being further extended into Val Verde by the cable company.

8. Newhall Ranch Company agrees to fund the preparation of a Community Standards District for Val Verde up to a maximum of $75,000. The funding would be provided to Los Angeles County after the final approval of Newhall

Ranch by the Board of Supervisors, and final resolution of all legal challenges to the approvals.

A. All of the work needed to determine the standards and set up the District would be completed by the Department of Regional Planning.

B. Newhall Ranch Company agrees to provide a representative to attend meetings and provide advice regarding the formation of the Community Standards District.

9. The Val Verde Civic Association and Newhall Ranch Company agree that the "frontage road" or "outer highway" is not feasible because it would require large amounts of grading, would intrude into an already-filled portion of the Chiquita Landfill, and because it is not supported by the Department of Public Works. Also, an east-west frontage road is being provided on the south side of SR-126 by the extension of Wolcott Avenue from SR-126 eastward to Long Canyon Road, as shown on Specific Plan Revised Exhibit 2.3-1 *Land Use Plan.*

10. This Agreement adopts by reference all of the previous commitments made by Newhall Ranch Company to the Val Verde Civic Association in regard to the Newhall Ranch Specific Plan, which are included here as Attachment A.

11. To facilitate the adoption of a Val Verde Community Standards District, Newhall Ranch Company will pay the costs for quarterly mailings of the Val Verde Civic Association Newsletter to Val Verde residents during the period of time that the Regional Planning Department is preparing and adopting the Val Verde Community Standards District. Newhall Ranch Company will pay for up to 12 mailings, not to exceed a total cost of $3,600. Publication of a Newsletter criticizing or opposing projects proposed and/or funded by The Newhall Land and Farming Company will result in immediate termination of the obligation to fund the remaining Newsletter mailings. Newhall Ranch Company will receive a copy of all Newsletters for which it pays mailing costs.

In recognition of the agreements made by Newhall Ranch Company, the Val Verde Civic Association agrees that it is no longer opposed to the approval of the Newhall Ranch Specific Plan and related cases and to certification of the Newhall Ranch EIR which are currently being considered by the Los Angeles County Board of Supervisors.

7/9/98

JAMES M. HARTER
Executive Vice-President
Newhall Ranch Company

RUTH GRIFFIN
President
Val Verde Civic Association

ARTEMISA LOPEZPrograms Director
Val Verde Civic Association

GEORGE SELPH
Projects Director
Val Verde Civic Association

EVA ITURRIAGA
Publicity Director
Val Verde Civic Association

GINA NORDENSTROM
Secretary,
Val Verde Civic Association

CAROL CRONK
Treasurer
Val Verde Civic Association

PAUL SIMMONDS
Associate Director & Parliamentarian
Val Verde Civic Association

GREG BRADLEY
Associate Director & Newsletter Editor
Val Verde Civic Association

YOLANDA KEYMOLENT
Associate Director & Spanish Interpreter
Val Verde Civic Association

ATTACHMENT A
LIST OF CHANGES TO THE NEWHALL RANCH
SPECIFIC PLAN AND EIR FOR THE BENEFIT OF
THE VAL VERDE COMMUNITY

1. Newhall Ranch Company withdrew the proposal for reorganization of elementary school districts for the area of the Riverwood Village, which would have changed elementary school education from the Castaic School District to the Newhall School District

2. The 5.3 acre parcel on the east side of Chiquito Canyon Road (Planning Area RW-22) was changed from "Medium Residential" to "Low Medium Residential". This change reduces the maximum number of homes that can be built on the parcel from 90 homes to 30 homes, and the overall density to 5.7 dwelling units per acre.

3. Planning Area RW-22 was restricted to single family detached homes only, which may include clustered single family detached homes such as the CourtHomes in Valencia.

4. The northern edge of the Chiquito Canyon Business Park was moved southward, creating an Open Area land use designation adjacent to existing Val Verde residences. (Planning Area RW-23).

5. At the request of Newhall Ranch Company and after review by the Department of Public Works, the Regional Planning Commission approved the "Alternate Highway Plan" which retains the existing two-lane Limited Secondary Highway on Chiquito Canyon Road north of Business Park Drive. There would be a traffic signal at the intersection of Chiquito Canyon Road and Business Park Drive. A southbound "free right" turn would be provided at this intersection. The northerly Business Park access to Chiquito Canyon Road would be for emergencies only.

6. Newhall Ranch Company agreed to seek Caltrans approval for and to fund construction of a traffic signal at the intersection of SR-126 and Chiquito Canyon Road along with the first construction at that intersection.

7. The following changes were made to Specific Plan Table 3.4-2 *Permitted Uses Matrix:*

   A. Alcoholic Beverage, Sale of: The Business Park land use will have Footnote 17, which prohibits this use within Planning Area RW-24, which is the Chiquito Canyon Business Park.

B. Dental Laboratories were added as a permitted use in the Business Park land use designation.

C. Contractor's Equipment Yards: Footnote 4 will be added to this use, which requires operations to be within a building or surrounded by a wall or solid fence not less than 6 feet high.

D. Escort Bureau: Footnote 13 will be added which restricts this use to the Business Park planning area adjacent to SR-126 near the County boundary.

E. Explosives Storage: This use will be deleted from the Permitted Uses Matrix and added to the Accessory Uses Matrix (Table 3.4-3 of the Specific Plan).

F. Fuel Yard: Footnote 4 will be added to this land use to require that the operations be within a building or surrounded by a wall or solid fence not less than 6 feet high.

G. Homeless Shelter: A Conditional Use Permit will be required for this use in the Business Park land use.

H. Pawnshop: Footnote 17 will be added for this use in the Business Park land use designation, which prohibits the use in the Chiquita Canyon Business Park (Planning Area RW-24).

I. Sewage Treatment Plant: Footnote 13 will be added to restrict this use to Planning Area RW-04.

J. Storage and Rental of Equipment: Footnote 4 will be added to this land use, requiring all operations to be within a building or surrounded by a wall or solid fence not less than 6 feet high.

K. Truck Storage or Rental: This use will have Footnote 4, which requires all operations to be within a building or surrounded by a wall or solid fence not less than 6 feet high.

L. Rental/Leasing/Repair of Articles Sold on Premises: Within the Business Park land use designation, a new Footnote 21 will be added which will state that within the Chiquito Canyon Business Park (Planning Area RW-24) this use is subject to Footnote 4.

M. Massage Parlors: This use will have Footnote 1, which states: This use is allowed, subject to a conditional use permit (CUP) only in the SR-126 Business Park (Planning Area RW-04).

Agreement between the Val Verde Civic Association
& Newhall Ranch Company in Regard to the
Newhall Ranch Specific Plan

EXHIBITS

1. Specific Plan. Chapter 4 Design Guidelines, Section 4.3 Site Planning: A new Subsection 3.a.(3) has been added.

2. Exhibit A. Community Trail Section, Chiquito Canyon Business Park, prepared by Alliance Land Planning & Engineering, Date June 22, 1998.

3. Specific Plan. Revised Exhibit 2.3-1 *Land Use Plan.*

4. Specific Plan. Revised Table 5.4-1 Draft Revision to *Annotated Land Use Plan Statistical Table.*

5. Specific Plan. Chapter 2 Development Plan, Section 2.4 Mobility Plan, Draft Revision to Subsection 2.d.(1)(e) **Chiquito Canyon Road.**

6. Specific Plan. Chapter 4 Design Guidelines, Section 4.8 Grading.

7. Specific Plan. Section 4 Design Guidelines, Section 4.7 Lighting.

8. Specific Plan. Exhibit 2.4.2 *Master Circulation Plan.*

9. Final EIR Section 4.8 Traffic/Access. Mitigation Measure 4.8-1.

10. Specific Plan. Chapter 3 Development Regulations, Revised Table 3.4-2 *Permitted Uses Matrix.* (Changes permitting Courthomes and prohibiting change to Commercial land use are draft revisions.)

Note: "Revised" exhibits were approved by the Regional Planning Commission. "Draft Revisions were made after RPC approval and will be approved by the Board of Supervisors.

(4) Within the Mixed-Use *land use designation*, commercial and office buildings should be clustered around central gathering places such as plazas.

(5) Within the Mixed-Use *land use designation* the shared use of service areas, parking, access, etc., should be integrated into the design.

(6) Public entrances to buildings should be visible from entry streets as much as possible.

c. Adjacent Use Orientation

(1) When rear or side building facades are adjacent to different land uses, employ one or more techniques such as landscaping, berms, walls or variable setbacks to avoid visibility of extensive unbroken wall planes.

(2) Pedestrian access to adjacent uses is encouraged .

3. Business Park

a. General Guidelines

(1) Site designs should minimize view impacts.

(2) Trash areas should be enclosed with a minimum six (6) foot high masonry wall and located away from public streets.

(3) Within the Business Park in Chiquito Canyon (Planning Area RW-24) roof equipment shall be screened from view from Chiquito Canyon Road.

b. Building/Parking Orientation

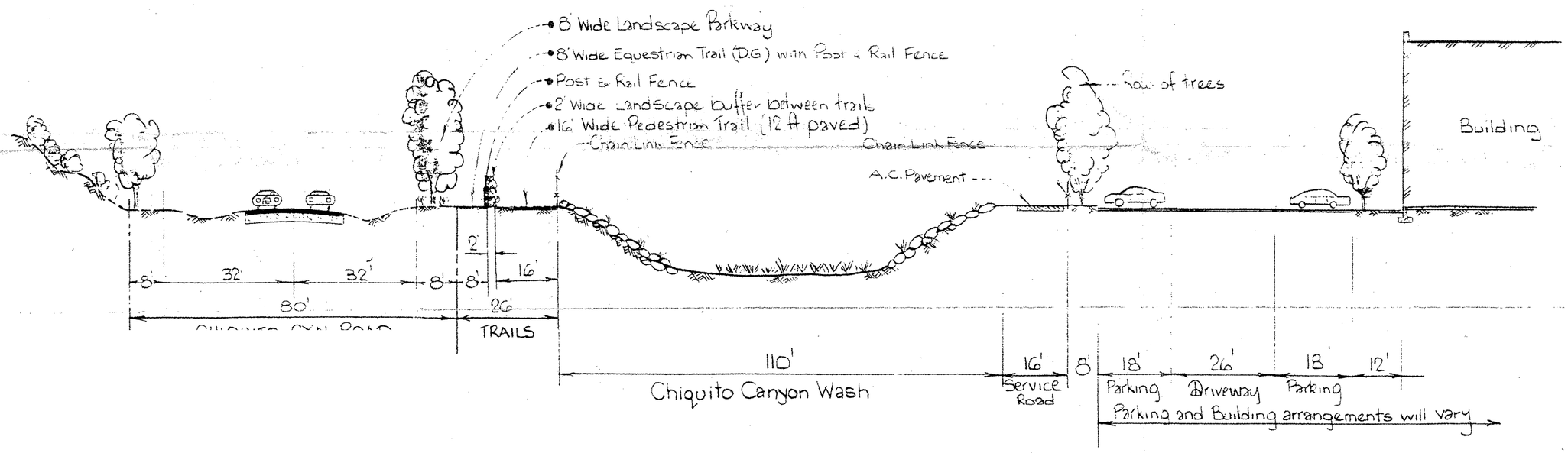
(1) Parking areas should be screened through the use of berms, landscaping, "headlight" walls, or a combination of these.

(2) Truck parking should not be located on the street side of any site.

THE NEWHALL RANCH

CHIQUITO CANYON BUSINESS PARK EXHIBIT A

JUNE 22, 1998



CHIQUITO CANYON ROAD

TYPICAL ROADWAY INTERFACE WITH CHIQUITO CANYON BUSINESS PARK

Scales: Horizontal 1"=20'
Vertical : 1"=20'

JUN 26 1998

ALLIANCE
LAND PLANNING & ENGINEERING INC.
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CARLSBAD, CA 92008
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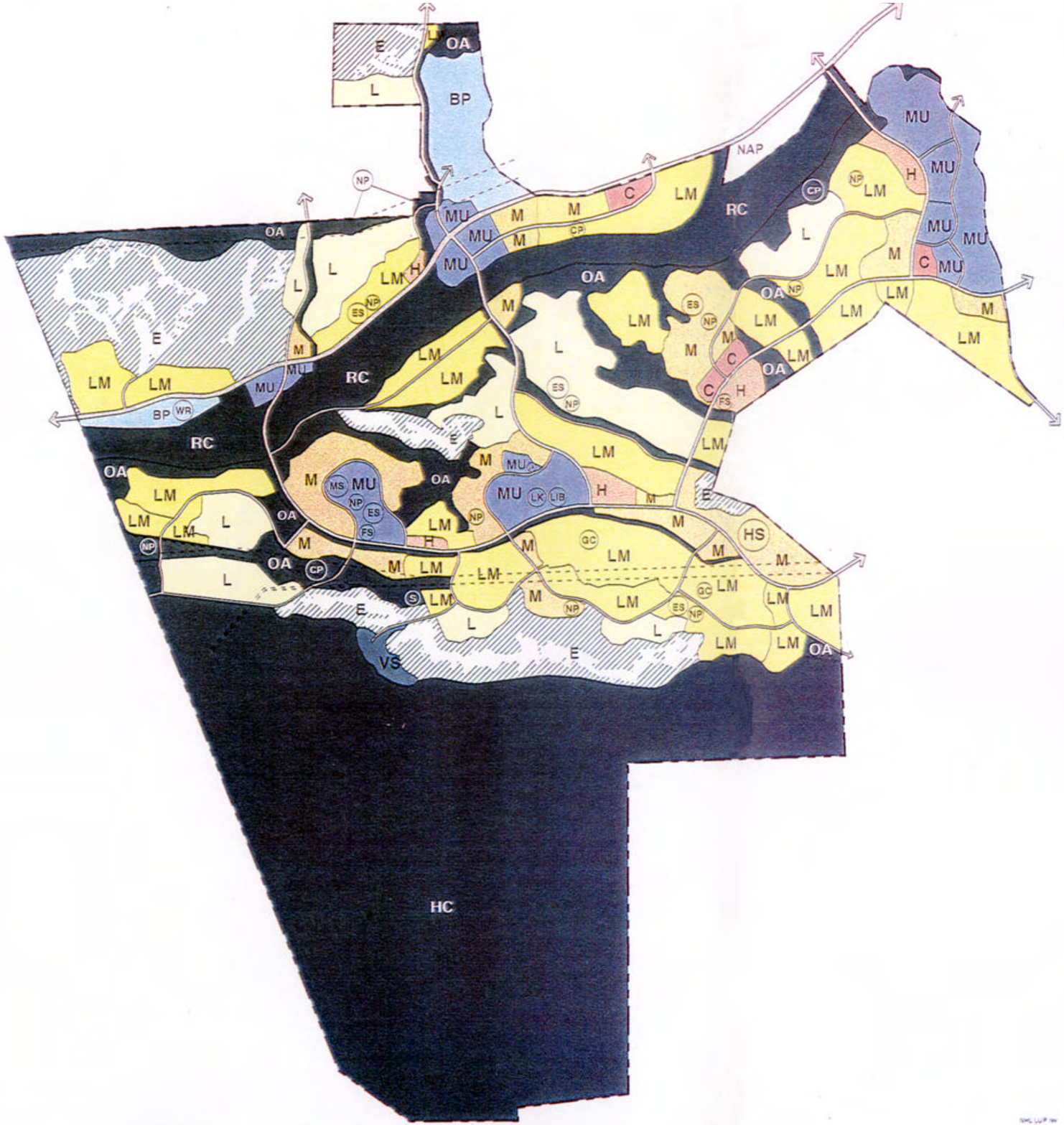
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

Job No 93001 5-29-98

[redacted]



NEWHALL RANCH®
SPECIFIC
Prepared For: Newhall

- 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 (SEA #23)
- HC — HIGH COUNTRY SPECIAL MANAGEMENT AREA (SEA #20)
- ROADS
- SCE/UTILITY EASEMENTS

LAND USE OVERLAYS (POTENTIAL LOCATIONS):

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

EXHIBIT 2.3-1
LAND USE PLAN

12/97

Exhibit A

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE

RIVERWOOD				RESIDENTIAL				NON-RESIDENTIAL	
				Dwelling Units		Second Units			
		Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
RESIDENTIAL									
E	ESTATE	RW-02	616.6	227	341	227	341	0	0
E		RW-21	95.7	19	29	19	29	0	0
L	LOW	RW-12	29.0	53	80	0	80	0	0
L		RW-14	119.7	256	384	0	384	0	0
L		RW-20	49.5	95	143	0	143	0	0
LM	LOW-MEDIUM	RW-03	77.5	448	672	0	0	0	0
LM		RW-06	64.2	299	449	0	0	0	0
LM		RW-15	81.5	377	566	0	0	0	0
LM		RW-22[1]	5.3	30 [1]	45 [1]	0	0	0	0
LM		RW-34[2]	118.5	534 [2]	801 [2]	0	0	0	0
M	MEDIUM	RW-11	15.0	267	401	0	0	0	0
M		RW-31[2]	26.5	304 [2]	456 [2]	0	0	0	0
M		RW-32[2]	14.1	206 [2]	309 [2]	0	0	0	0
M		RW-33[2]	39.5	400 [2]	600 [2]	0	0	0	0
H	HIGH	RW-16	8.3	263	395	0	0	0	0
			1,360.9	**3,778**		**246**		**0**	
MIXED USE									
MU	MIXED USE	RW-07	32.6	0	0	0	0	162,000	243,000
MU		RW-26	12.0	0	0	0	0	191,000	286,500
MU		RW-27[2]	27.8	0 [2]	0 [2]	0	0	396,000	594,000
MU		RW-28	19.8	0	0	0	0	285,000	427,500
MU		RW-29[2]	25.0	0 [2]	0 [2]	0	0	317,000	475,500
MU		RW-30[2]	12.5	0 [2]	0 [2]	0	0	189,000	283,500
			129.7	**0**		**0**		**1,540,000**	
NON-RESIDENTIAL									
C	COMMERCIAL	RW-35	15.6	0	0	0	0	131,000	196,500
C		RW-36	6.7	0	0	0	0	0	0
BP	BUSINESS PARK	RW-04	59.3	0	0	0	0	200,000	300,000
BP		RW-24	197.0	0	0	0	0	1,095,000	1,642,500
OA	OPEN AREA	RW-01	120.1	0	0	0	0	0	0
OA		RW-13	17.2	0	0	0	0	0	0
OA		RW-17	22.6	0	0	0	0	0	0
OA		RW-18	13.7	0	0	0	0	0	0
OA		RW-19	10.4	0	0	0	0	0	0
OA		RW-23	27.1	0	0	0	0	0	0
OA		RW-25	23.5	0	0	0	0	0	0
RC	RIVER CORRIDOR	RW-05	89.4	0	0	0	0	0	0
RC		RW-09	134.1	0	0	0	0	0	0
RC		RW-37	105.6	0	0	0	0	0	0
			842.3	**0**		**0**		**1,426,000**	
	VILLAGE		**2,332.9**	**3,778**		**246**		**2,966,000**	

1 The residential dwelling units within RW-22 are restricted to residences, single-family detached, which may include clustered single-family/court homes. Planning Area RW-22 shall not be converted to commercial land use.

2 The total number of residential dwelling units within the Planning Areas of the Indian Dunes portion of the Specific Plan Area (i.e., RW-27 and RW-29 through RW-34) shall not exceed 1,444.

Commerce Center Drive is categorized as a Major Highway. Additional parkway adjacent to the road will accommodate a Community Trail.

(e) **Chiquito Canyon Road**: The southerly portion of this existing Limited Secondary Highway will become Long Canyon Road and be relocated to provide safer access to SR-126, and to provide ~~free-flowing~~ direct access to the Business Park. The northerly portion of Chiquito Canyon Road will ~~be designed as a Collector Road, but ROW for a~~ form a "T" with Long Canyon Road. Chiquito Canyon Road will remain a two-lane Limited Secondary Highway ~~will be maintained~~(in an 80 foot right-of-way), and will be aligned adjacent to the toe of slope of the hills to the west ~~with a~~, with an equestrian trail and Community Trail ~~and creek/drainage channel along the eastern edge or with the Community Trail along the eastern edge of the creek.~~ adjacent to the easterly road right-of-way, and a creek/drainage channel on the east side of the Trail.

South of the intersection with SR-126, Long Canyon Road is designed as a Major (6-lane) Highway in the vicinity of its intersection with SR-126, and transitions to a Secondary (4-lane) Highway further south. The Long Canyon Road extension traverses the Villages of Riverwood, Long Canyon, and Potrero Valley and connects with Potrero Valley Road (Valencia Boulevard extension) near the center of the site. This connection provides easy access to the commercial, recreational and cultural activities of the Mixed-Use Center north of the SR-126 intersection and the Mixed-Use Center in Potrero Valley. Additional parkway adjacent to the road will incorporate a Community Trail to support pedestrian movement in this corridor.

A traffic signal will be constructed and funded, subject to Caltrans approval, at the intersection of SR-126/Long Canyon Road (existing Chiquito Canyon Road) with the first construction at that intersection.

(f) **San Martinez Grande**: The southerly portion of this existing road will be relocated to provide safer access to both adjacent residential neighborhoods and SR-126, and to connect with Potrero Valley Road at its intersection with SR-126. The road will be designed as a Collector and will feature a Local Trail linking the Riverwood Community Park and the Regional River Trail.

(g) **Pico Canyon Road**: The on-site portion of this existing road will be constructed as a Secondary Highway within the *Specific Plan Area*.

EXHIBIT 6.

4.8 GRADING

1. Grading and Hillside Management

a. Los Angeles County hillside development guidelines should be followed in hillside areas in order to minimize grading impacts.

b. Significant ridges, knolls, and rock outcroppings should be respected in the site design and incorporated as features where feasible.

c. Contour grading should be employed where feasible to lessen the visual impact of large slopes and long major uniform slopes should be avoided.

d. Avoid the removal of oak trees to the maximum extent feasible and minimize grading to the edge of tree driplines.

e. Grading should emphasize and accentuate scenic vistas and natural landforms.

f. Slopes requiring special erosion control or fuel modification prevention should be designed for ease of maintenance.

g. Special attention should be given to arrangement of landscape materials as means of creating a natural, hillside appearance.

h. Graded slopes should be planted and stabilized in compliance with County-approved landscape, irrigation, and maintenance requirements.

EXHIBIT 7.

4.7 LIGHTING

Lighting, while necessary for safety, is also a means to add character and enhance themes established for the different Villages. It should add to the overall cohesiveness of the community.

1. General Guidelines

a. Lighting of streets, public facilities (such as ball fields), and commercial areas will be used appropriately to minimize visual nuisance and maximize safety.

b. Light standards should blend in scale and character with buildings, pedestrian areas, landscape and plaza areas.

c. Lighting fixtures should be in compliance with all state and local safety and illumination standards.

d. Shielding should be used to avoid lighting glare adversely affecting adjacent properties, uses, buildings, and roadways.

e. Outdoor lighting should be energy-efficient, and shielded and screened to prevent direct rays from reaching adjacent properties.

2. Lighting Fixtures

Lighting fixtures and standards located along streets and public places should play a role in establishing the identity and theme of the development.

a. Roadways: Lighting should be designed to enhance the safety of vehicular and pedestrian flows. Lighting should be concentrated at intersections and crosswalks. This lighting should be in compliance with all government standards.

EXHIBIT 7.

b. **Parking:** The lighting standards should be located within the parking islands. These fixtures should reflect the theme of the Village or neighborhood. Fixtures should be shielded to prevent unwanted glare and intrusion into adjacent areas.

c. **Pedestrian and Entry Lighting:** To ensure the safety of pedestrians at twilight and evening hours, light fixtures should be located at building entries and along walkway locations. The fixtures should be designed to reflect the character or theme of the Village and must be positioned in such a manner as to minimize any glare or distraction for the pedestrian or motorist.

d. **Architectural Lighting:** The use of architectural lighting to highlight monument signs and architectural features is an important aspect of the nighttime image of Newhall Ranch and should be considered at entry points and intersections. Wall-washing lighting should be used sparingly. All architectural lighting fixtures should be carefully integrated into building details or concealed.

e. **Landscape:** Lighting can be used to highlight key landscape features such as specimen trees, walkways, and public plazas. As with architectural lighting, all light sources should be shielded to eliminate the potential for nighttime glare.

capacity within the space limitation of this location. This configuration was assumed in the impact analysis, and a Specific Plan impact was identified at the eastbound on-ramp where the addition of Specific Plan traffic caused the capacity of a single lane to be exceeded. As indicated in Table 4.8-18, the Specific Plan's share of an additional lane on the eastbound on-ramp is 100 percent.

6. SPECIFIC PLAN MITIGATION MEASURES

This subsection provides specific mitigation measures which, when implemented, will serve to mitigate the impacts of the proposed Specific Plan to less than significant levels. As indicated previously, the Alternative Highway Plan represents the most likely Valley transportation circulation system to occur in the future and results in a greater level of Specific Plan impacts than the Master Plan of Highways. Therefore, the Alternative Highway Plan represents a worst-case scenario as far as Specific Plan impacts and mitigation requirements are concerned. For this reason, the following Specific Plan mitigation measures are based on the Alternative Highway Plan.

a. On-Site (Except SR-126 - See below)

The following mitigation is required relative to all on-site roadways and intersections except SR-126, which is discussed separately below:

4.8-1. The applicants for future subdivision maps which permit construction shall be responsible for funding and constructing all on-site traffic improvements except as otherwise provided below. The obligation to construct improvements shall not preclude the applicants' ability to seek local, State or Federal funding for these facilities.

4.8-2. Prior to the approval of each subdivision map which permits construction, the applicant for that map shall prepare a transportation performance evaluation which shall indicate the specific improvements for all on-site roadways which are necessary to provide adequate roadway and intersection capacity as well as adequate right-of-way for the subdivision and other expected traffic. Transportation performance evaluations shall be approved by Los Angeles County Department of Public Works according to standards and policies in effect at that time. The transportation performance evaluation shall form the basis for specific conditions of approval for the subdivision.

2. Permitted Uses Matrix

a. Purpose

This section sets forth uses permitted within each of the *land use designations* described in Section 3.3 and shown on the Land Use Plan, Exhibit 2.3-1.

b. Use of the Matrix

(1) The following symbols indicate whether the use is permitted and the type of permit, if any, required for that use within that Land Use Plan designated area:

- ☐ Not Permitted (empty cell);
- P Permitted;
- S Permitted under provisions of Substantial Conformance review (see Section 5.2, paragraph 2);
- C Permitted with a Conditional Use Permit (see Section 5.2, paragraph 3);
- * Defined term (see Glossary, Chapter 6); and
- ** As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08.

(2) The abbreviations used in the matrix shall be interpreted as follows:

GFA	gross floor area;
Sq. Ft.	square feet;
E	Estate Residential;
L	Low Residential;
LM	Low-Medium Residential;
M	Medium Residential;
H	High Residential;
MU	Mixed-Use;
C	Commercial;
BP	Business Park;
VS	Visitor-Serving;
OA	*Open Area*;
RC	*River Corridor Special Management Area*; and
HC	*High Country Special Management Area*

(3) Notes qualifying designations on the [illegible] page following the table

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:			
	☐ Not Permitted (empty cell)	C	CUP
	P Permitted	*	Defined Term (see Glossary, Chapter 6)
	S Substantial Conformance	**	As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC**[16]	**HC**[16]
Access to property lawfully used for a purpose not permitted in this *land use designation*	S	S	S	S	S	S	S	S	S	S	P	P
Adult businesses*								C[1]				
Agricultural contractor equip, sale/rent								P				
Agricultural operations	P	P	P	P	P	P	P	P	P	P	P[18]	P[18]
Air pollution sampling stations								P		P		
Airports**												
Alcoholic beverages, sale of						P	P	P[17]	P			
Ambulance services						S[2]	S[2]	P[2]				
Amphitheaters - large*						C[3]	C[3]	C[3]	C[3]			
Amphitheaters - small* (see also Accessory Uses Matrix, 3.4-3)	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P	P	S		
Amusement rides, longer than 7 days						C	C	C		C		
Amusement rides, no longer than 7 days within 6 months						S	S	S	S	S		
Animal boarding kennels						C	C	C				
Animal experimental research institute*								C				
Animal hospitals*						C	C	P				
Animal raising*									S			
Animal training schools, excluding boarding						C	C	C				
Apartment houses**				P	P	P						
Apiaries, limited to hives only									P	P	P	P
Appliance assembly, electrical								P				
Appliance stores, household, sales/rental leasing/minor repair of						P	P	P				
Arboretums and horticultural gardens						P	P	P	P	S[3]		C
Arcades, game or movie**						P[3]	P[3]	P	S			
Archery ranges									S	S		

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:			
	☐ Not Permitted (empty cell)	C	CUP
	P Permitted	*	Defined Term (see Glossary, Chapter 6)
	S Substantial Conformance	**	As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16]**	**HC[16]**
Art galleries						P	P	P		S		
Assembly plants*								P[4]				
Athletic fields, excluding stadiums* (see also Accessory Uses Matrix 3.4-3)	P[3]	P[3]	P[3]	P[3]	P[3]	P		P	P	P		
Automobile repair and maintenance garages*[4]						S	S	P				
Automobile sales/rental/leasing*						P	P	P				
Automobile service stations*						P	P	P				
Bakeries						P	P	P				
Bakery goods distributors								P				
Bakery shops						P	P	P	P			
Banks and financial institutions						P	P	P	P			
Barbershops/beauty salon						P	P	P				
Bars and cocktail lounges*						P[3]	P[3]	C	S			
Baseball park	P	P	P	P	P							
Bicycle rentals						P	P	P	P	S		
Billboards, manufacture of								P[4]				
Billiard halls						S	P	S				
Blacksmith shops								P	P			
Boat and other marine sales/rental/leasing/ minor repair of, incidental to the sale of boat						P[4]	P[4]	P[4]				
Boat building and major repairs*								P[4]				
Boat rentals						P[2]	P	P				
Bottling plant								P[4]				
Bowling alleys						P	P	P				
Breweries, micro*[3]						P	P	P				
Bus storage and maintenance								P				
Butane and propane service stations						P	P	P				
Cabarets**						C	C	C				

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:	☐ Not Permitted (empty cell)	C	CUP
	P Permitted	*	Defined Term (see Glossary, Chapter 6)
	S Substantial Conformance	**	As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08

	LAND USE DESIGNATION											
USE TYPES	E	L	LM	M	H	MU	C	BP	VS	OA	RC[16] ~~18:19~~	HC[16] ~~18:20~~
Campgrounds									P			
Cannery												
Car and recreational vehicle wash facilities*								C				
Car barns for buses and streetcars								P				
Car washes, automatic and hand wash*						P[3]	P[3]	P				
Care facilities* day (6 or fewer persons)	S	S	S	S	S	S	S	S				
Care facilities*, residential (6 or fewer persons)	C	C	C	C	C	C	C	C				
Care facilities*, day (7 or more persons)	C	C	C	C	C	C	C	C				
Care facilities*, residential (7 or more persons)	C	C	C	C	C	C	C	C				
Caretakers' quarters*	P	P	P	P	P	P						
Carnivals*						S	S	S				
Carpenter shops.								P				
Cemeteries								C				
Cesspool pumping, cleaning and draining, contractors								P				
Christmas trees and wreath sales	S[12]	S[12]	S[12]	S[12]	S[12]	P[12]	P[12]	P[12]		S[12]		
Churches, temples	P[3]	P[3]	P[3]	P[3]	P[3]	P	P	P				
Circuses, temporary*						S		S				
Colleges, universities	C	C	C	C	C	P[3]	P	P	C			
Community centers, private*	P	P	P	P	P	P	P		P			
Concrete ~~batching~~ batching[3]								P[13]				
Contractor's equipment yards								P[4]				
Convents or monasteries	S	S	S	S	S	S	S	P	S			
Correctional facility												
Dance halls*, dancing only						C	C					
Dental Laboratories						P	P	P				
Distribution centers*								P				

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:	☐ Not Permitted (empty cell)	C	CUP
	P Permitted	*	Defined Term (see Glossary, Chapter 6)
	S Substantial Conformance	**	As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08

	LAND USE DESIGNATION											
USE TYPES	E	L	LM	M	H	MU	C	BP	VS	OA	RC[16]	HC[16]
Domestic violence shelters*		S	S	S	S	S	S	S				
Dry cleaning, plants - wholesale								C				
Dry cleaning, retail establishments						P[5]	P[5]	P				
Electric transmission substation	S	S	S	S	S	S	S	S		P		
Energy generating or storage devices	S	S	S	S	S	P	P	P	S	C		
Entertainment park**						C[14]		C[14]				
Escort bureaus**						C	C	C[13]				
Fairgrounds						C	C	C		C		
Film laboratories								P				
Film processing, retail						P	P	P	C			
Fire stations	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P	P	C	S		C
Fishing and casting ponds						S			S	S		
Food products*, manufacture of						S[15]	S[15]	P				
Foster family homes	P	P	P	P	P	P						
Fuel yard								C[4]				
Fumigating contractors								P				
Golf courses	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P	P		C		
Grazing operations	P	P	P	P	P	P	P	P	P	P	P[18]	P[18]
Greenhouses, commercial						S	P	P	P	C		
Grocery stores						P	P	P	S			
Guest ranches**	C								P			
Gymnasiums (see also Accessory Uses Matrix, 3.4-3)		C	C	C	S	P	P	P	C			
Health retreats**						S	C		P			
Health services*						P	P	P				
Heliports**						C	C	C		C		
Helistops**						C	C	C		C		C

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:			
	☐ Not Permitted (empty cell)	C	CUP
	P Permitted	*	Defined Term (see Glossary, Chapter 6)
	S Substantial Conformance	**	As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08

	LAND USE DESIGNATION											
USE TYPES	E	L	LM	M	H	MU	C	BP	VS	OA	RC[16]	HC[16]
Historical monuments and cultural heritage sites	S	S	S	S	S	P	P	P	P	P	C	C
Homeless shelters**						C		C				
Hospitals**						P	P	P				
Hospitals, small animals						P	P	P				
Hotels/Lodge						P	P	P	P			
Industrial gases*								P[4]				
Information centers*	P	P	P	P	P	P	P	P	P	P		C
Iron, ornamental iron works, excluding foundry								P[4]				
Laboratories, research and testing								P				
Lake, Community*						P			P	C		
Laundries, retail						P[5]	P[5]	P				
Laundries, self service						P[5]	P[5]	P				
Laundry plants, wholesale								P				
Libraries (see also Accessory Uses Matrix, 3.4-3)						P	P	P				
Living quarters employees on premises						C[6]	C[6]	C[6]	S[6]			C[6]
Lumberyards, except storage of boxes or pallets								P				
Machine shops*								P[4]				
Machinery, repair								P[4]				
Machinery storage yards								P[4]				
Mail order houses						P	P	P				
Manufacturing (assembly)*								P[4]				
Manufacturing (distribution)*						C	C	P[4]				
Manufacturing (medical)*						C[4]	C[4]	P[4]				
Marinas, small boat harbors						P[2]						
Massage parlors								C[1]				

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:	☐ Not Permitted (empty cell)	C	CUP
	P Permitted	*	Defined Term (see Glossary, Chapter 6)
	S Substantial Conformance	**	As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16]**	**HC[16]**
Meat markets, excluding slaughtering						P	P					
Medical clinics						P	P	P				
Microwave stations**/wireless communications facilities						P	P	P	S	S	C	C
Miniature golf courses						P	P	P	S			
Mobile home**, for caretakers and immediate family									S			C
Mobile home sales								S				
Mobile homes as residences during construction*	P	S	S	S	S				S			
Model home complex*	P	P	P	P	P	P						
Mortuaries						C	C	C				
Motels**						P[3]	P[3]	P[3]	P[3]			
Motion picture sets, permanent (see Existing Uses, Section 3.2.4)						P[7]	S	P	S[7]	S[7]		
Motion picture sets, temporary*	P	P	P	P	P	P	P	P	P	P	P	P
Motion picture studios								P				
Moving van storage or operating yards								P				
Museums*						P	P	P	P			
Newsstands						P	P	P				
Nightclubs						P[3]	P[3]					
Nurseries, including growing of nursery stock	S	S	S	S	S	S	S	P		C		
Observatories						P	P	P	P	S		C
Office (business, professional and administrative)*						P	P	P				
Oil and natural gas operations*	P	P	P	P	P	P	P	P	P	P	P[18]	P[18]
Outdoor festivals, temporary	S					S	S	S	S	C		
Parking lots, commercial						P	P	P	P			
Parks, public or private park	P	P	P	P	P	P	P	P	P	P		

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16]**	**HC[16]**
Pawnshops						S	S	P[17]				
Pest control contracting service								P				
Pet grooming, excluding boarding						P	P	P				
Pet supply stores						P	P	P				
Photocopying and duplicating services						P	P	P				
Police stations						P	P	P	S			
Pool / billiard halls						S	S	P				
Post offices						P	P	P	S			
Public utility service centers						P	P	P				
Public utility service yards								P				
Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this matrix	C	C	C	C	C	C	C	C	C	C	C	C
Radio and television stations and towers	C[10]					P	P	P				C[10]
Radio and television broadcasting studios						P	P	P				
Real estate offices						P	P	P				
Real estate tract office, temporary*	P	P	P	P	P	P	S	S				
Recording studios						P	P	P				
Recreation club, commercial*						P	P	P	C			
Recreation club private**						P	P	P	C			
Recreation facilities, neighborhood**	P	P	P	P	P	P	P	P				
Recreation vehicle sales						S[2]	S[2]	S[2]				
Recreational equipment rentals						P[2]	P[2]	P[2]	P[2]			
Recreational vehicle parks								P				
Recreational vehicle rentals*							S[2]	S[2]				
Refrigeration plants								P				
Rehabilitation station, wild animals						S	S	P	P	S		C

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:	☐ **Not Permitted (empty cell)**	C	**CUP**
	P Permitted	*	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	**	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC**[16] ~~[19]~~	**HC**[16] ~~[20]~~
Rental/leasing/repair of articles sold on premises						P	P	P				
Repair shops, household and fix-it						P	P	P				
Residences, multi-family*			P	P	P	P						
Residences, single-family attached*		P	P	P	P	P						
Residences, single-family detached*	P	P	P	P	P	P						~~C~~
Restaurants and incidental retail sales						P	P	P	P			
Restaurants, food take out						P	P	P	S			
Retail sales*						P	P	P				
Rifle, pistol, skeet or trap ~~ranges~~ ranges[3]								P				
Road construction and maintenance yards								P				
Rodeos, excluding horse racing								S		C		
Room rentals, including bed and breakfast (see Table 3.4-3)	C					P	P		P			
Rug cleaning plant								P				
Sand and gravel extraction/removal	P[8]	P[8]	P[8]	P[8]	P[8]	P[8]	P[8]	P[8]	C	C		
Scenic turnouts, vista points, interpretive displays	S	S	S	S	S	S	S	S	P	S	P	P
Schools, business and professional						P	P	P				
Schools through grade 12	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]						
Schools, trade*						S	S	S				
Self service storage facilities**								P				
Sewage treatment plants								P[13]				
Sheet metal shops								P				
Shoeshine stands						P	P	P				
Skating rinks, ice or roller (indoor)						P	P	P	P			
Stables - Commercial*	P[11]						C					
Stables - Non-Commercial*	P[11]											

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:			
	☐ Not Permitted (empty cell)	C	CUP
	P Permitted	*	Defined Term (see Glossary, Chapter 6)
	S Substantial Conformance	**	As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC**[16]	**HC**[16]
Stadium*						C	C	C				
Stands - display and sale of agricultural products*	S[9]	S[9]	S[9]	S[9]	S[9]	P[9]	P[9]	P[9]	P[9]			
Stations - bus, railroad and taxi						P	P	P				
Storage and rental of equipment, permanent						P[4]	P[4]	P[4]	P[4]			
Storage, temporary/construction	P	P	P	P	P	P	P	P	P	P	P	P
Swap meets**								S				
Telephone repeater stations*	P	P	P	P	P	P	P	P		S		C
Theaters**						P	P	P	P			
Theaters, drive-in								S				
Tool rentals								P[4]				
Tourist information centers						P	P	P	P	S		
Trails (biking)	P	P	P	P	P	P	P	P	P	P	P	
Trails (equestrian)	P[11]											P
Trails (pedestrian)	P	P	P	P	P	P	P	P	P	P	P	P
Truck storage or rental								P[4]				
Uses regulated by the Public Utilities Commission and other uses not regulated by the County	P	P	P	P	P	P	P	P	P	P	P	P
Veterinary clinics, small animals						P	P	P	S			
Warehouses**								P				
Wholesale sales*						P	P	P				
Wild animals**, the keeping of								S	S	S		C
Wildlife, nature, forest and marine preserves										P	P	P
Wine storage and manufacture								P				
Youth hostels**						P[3]	P		S			

FOOTNOTES FOR
TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

1. **SR-126 Business Park** -- This use is allowed, subject to a Conditional Use Permit (CUP), only in SR-126 Business Park, *Planning Area* RW 04, (see Annotated Land Use Plan, Exhibit 5.4-1).

2. **Vehicle Services** -- There shall be neither open storage nor retail sales of fuels. All vehicle repair and lubrication services shall take place in an enclosed building.

3. **Residential Compatibility** -- A CUP is required when this use is located within 500 feet of occupied residential units.

4. **Enclosed Building or Walls** -- All operations, including the storage of materials and equipment, shall be entirely within an enclosed building or inside walls or solid fences not less than six (6) feet in height.

5. **Dry Cleaning Plants and Laundries** -- Limited to dry cleaning plants and laundries which provide retail services only, use only nonflammable solvents, and employ not more than ten (10) people on-site.

6. **Dwellings as Secondary Uses** -- Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes or caretaker.

7. **Motion Picture Sets** -- of a permanent nature are not permitted within 500 feet of residential uses.

8. **Sand and Gravel Extraction/Removal Processing Operations** -- are permitted during grading and construction activities associated with implementation of a Tentative Tract Map, or with a CUP if there is a not Tentative Tract Map.

9. **Agricultural Product Sales** -- are not permitted within 500 feet of occupied residential units. Parking regulations also apply to this use, see Section 3.7.

10. **Radio and Television Towers** -- only transmission towers are permitted in these *land use designations*.

11. **Stables** -- are permitted only within the Estate *Planning Area*. RW 02 (see [illegible] Land Use Plan, Exhibit 5.4-1).

FOOTNOTES FOR
TABLE 3.4-2
PERMITTED USES MATRIX (continued)
Newhall Ranch Specific Plan

12. **Christmas tree sales** -- A temporary use, permitted no earlier than Thanksgiving weekend. The facility shall be removed and the premises cleared of all debris and restored to the condition prior to the establishment of the facility, within fourteen (14) days after Christmas.

13. **SR-126 Business Park** -- This use is permitted, only in SR-126 Business Park, *Planning Area* RW 04, (see Annotated Land Use Plan, Exhibit 5.4-1).

14. **Entertainment Park** -- This use is permitted, only in SR-126 Business Park, *Planning Area* RW 04 and *Planning Areas* TM 32 and TM 26, (see Annotated Land Use Plan, Exhibit 5.4-1).

15. **Incidental food manufacturing** -- Manufacturing of food products is limited to incidental manufacturing as part of a retail use.

16. **Special Management Areas** -- All permitted uses within the *Special Management Areas* are subject to review under the Los Angeles County Planning and Zoning Code section 22.56.215, and may require a Conditional Use Permit.

17. **Chiquito Canyon Business Park** -- This use is not permitted in Planning Area RW-24 (see Annotated Land Use Plan, Exhibit 5.4-1).

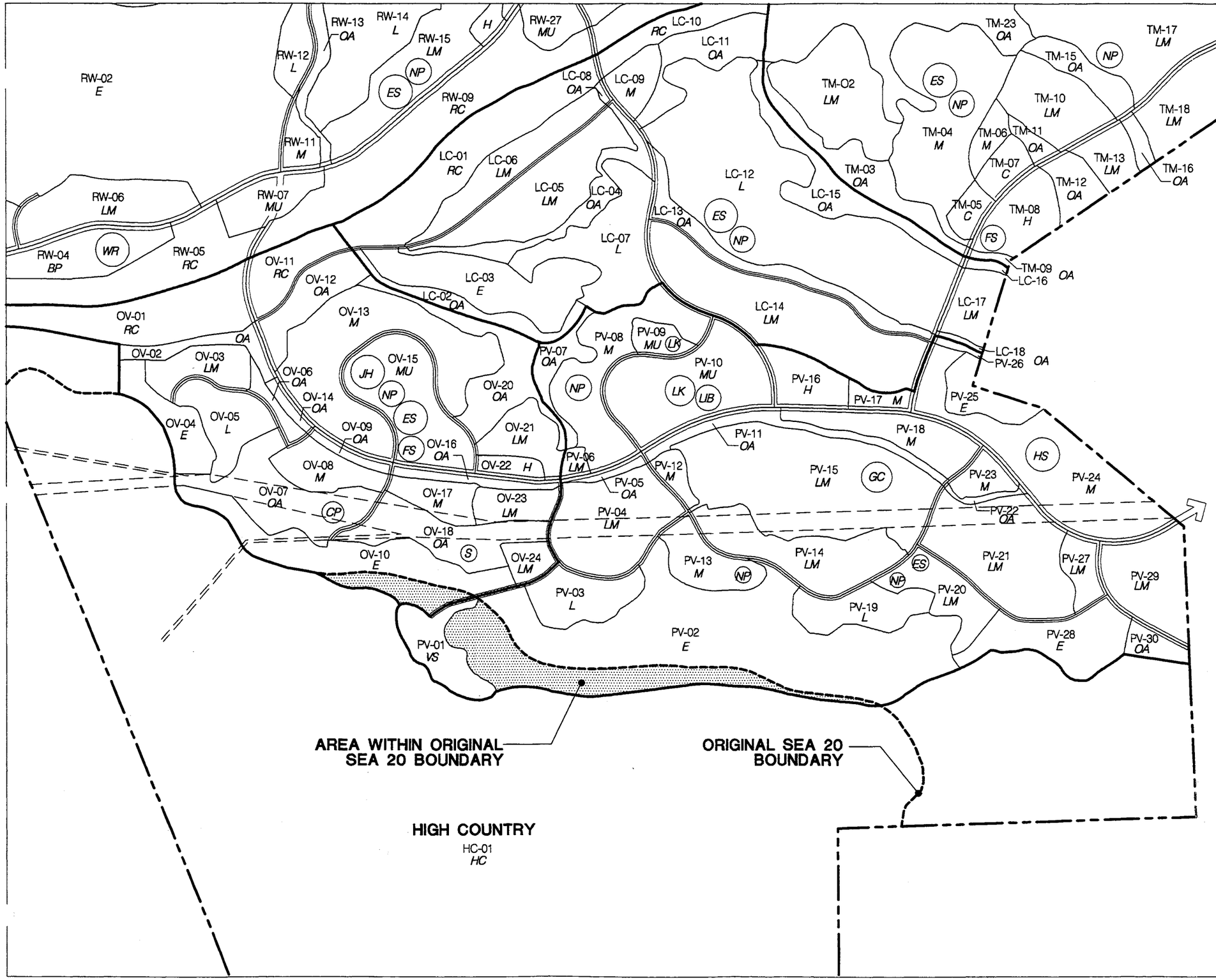
18. **Agricultural/Grazing/Oil and Gas Operations** -- If agricultural or grazing operations are expanded outside of the historical areas of operation, review of such expansion will be conducted under the County General Plan SEA criteria, and section 22.56.215 of the LA County Planning and Zoning Code. If exiting oil and gas leases are expanded, or in the event of new leases, review of the drilling of new oil and gas wells in the expansion area of an existing lease, or in a new lease area, will be conducted under the County General Plan SEA criteria and section 22.56.215 of the LA County Planning and Zoning Code.

19. **Grazing Operations** -- Upon approval of the *Specific Plan* and related approvals by the Board of Supervisors and exhaustion of all legal challenges on the approvals, commercial grazing operations will cease, and grazing will only be permitted for the purpose of resource conservation, in accordance with Chapter 2.6, Resource Management Plan.

20. **High Country SMA** -- Upon dedication of the *conservation easement* as described in provision b.(3)(d)ii, on page 2-108 of the *Specific Plan*, commercial grazing operations will cease, and grazing will only be permitted for the purpose of resource conservation, in accordance with Chapter 2.6, Resource Management Plan. If construction of a road within the Salt Creek Canyon wildlife corridor is proposed, detailed environmental analysis will be performed and a Conditional Use Permit will be required.

21. Within the Chiquito Canyon Business Park (Planning Area RW-24), this use is subject to Footnote 4.

7.7 Original SEA 20 Boundary Delineation



NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

L E G E N D

Area between the original SEA 20 boundary and the High Country boundary which is subject to specific development restrictions as set forth in Section 2.6 paragraph 2b (3) (b).

NORTH

English 0 900' 1800'

Computer Mapping by FORMA Systems

APPENDIX 7.7
RESIDENTIAL ESTATE AREA WITHIN ORIGINAL SEA 20 BOUNDARY

FEBRUARY 1999
m:\newhall1\sp-eir-0299\hc-sea.dwg

7.8 CDFG Conservation Easement Deed

RECORDING REQUESTED BY AND)
WHEN RECORDED MAIL TO:)
)
State of California)
Wildlife Conservation Board)
1807 13th Street, Suite 103)
Sacramento, CA 95814)
)

Space Above Line for Recorder's Use Only

CONSERVATION EASEMENT DEED

THIS CONSERVATION EASEMENT DEED ("Conservation Easement") is made this 12th day of February, 2003, by THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP) ("Grantor"), in favor of THE STATE OF CALIFORNIA ("Grantee"), acting through its Department of Fish and Game ("CDFG"), a subdivision of the California Resources Agency, with reference to the following facts:

RECITALS

A. Grantor is the sole owner in fee simple of certain real property in the County of Los Angeles, State of California, designated on the Airport Mesa Site Location Map and the Grapevine Mesa Site Location Map, and more particularly described in Exhibits "A" and "B," respectively (the "Property"). Both Exhibits "A" and "B" are attached hereto and incorporated by this reference.

B. The Property possesses plant and habitat values associated with the endangered plant known as the San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*; "spineflower") (collectively, "conservation values"). These conservation values are of great importance to Grantee and the people of the State of California.

C. The Property also possesses significant development value to Grantor, and without this Conservation Easement, could be developed to its highest and best use, including residential housing, which is needed in the region.

D. Grantee, acting through CDFG, is authorized to hold conservation easements pursuant to Civil Code Section 815.3. Specifically, Grantee is a governmental entity identified in Civil Code Section 815.3(b) and otherwise authorized to acquire and hold title to real property.

E. CDFG has jurisdiction, pursuant to Fish and Game Code Section 1802, over the conservation, protection, and management of fish, wildlife, native plants and habitat necessary for biologically sustainable populations of those species, and CDFG is authorized to hold conservation easements for these purposes pursuant to Civil Code Section 815.3, Fish and Game Code Section 1348, and other provisions of California law.

F. This Conservation Easement provides mitigation for certain impacts to the spineflower by providing a conservation easement on the Property to protect the spineflower and its habitat, and to create, within the Conservation Easement, buffer areas surrounding spineflower populations on the Property.

G. Grantee agrees by accepting this grant to honor the intentions of Grantor stated herein to preserve and protect in perpetuity the conservation values of the Property in accordance with the terms of this Conservation Easement.

COVENANTS, TERMS, CONDITIONS AND RESTRICTIONS

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to California law, including Civil Code Section 815, *et seq.*, Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property.

1. Purpose. The purpose of this Conservation Easement is to prevent any use of the Property that will impair or interfere with the conservation values of the Property. Grantor intends that this Conservation Easement will confine the use of the Property to such activities, including, without limitation, those involving the preservation and enhancement of the spineflower and its habitat in a manner consistent with the conservation values of this Conservation Easement.

2. Grantee's Rights. To accomplish the Purpose of this Conservation Easement, Grantor hereby grants and conveys the following rights to Grantee:

(a) To preserve and protect the conservation values of the Property;

(b) To enter upon the Property at reasonable times, and upon reasonable notice, in order to monitor Grantor's compliance with and to otherwise enforce the terms of this Conservation Easement, and for scientific research and interpretive purposes by Grantee, provided that Grantee shall not unreasonably interfere with Grantor's authorized use and quiet enjoyment of the Property;

(c) To prevent any activity on or use of the Property that is inconsistent with the Purpose of this Conservation Easement and to require the restoration of such areas or features of the Property that may be damaged by any act, failure to act, or any use that is inconsistent with the Purpose of this Conservation Easement;

(d) All present and future development rights, except as provided in Section 5 below.

3(A). **Prohibited Uses.** Any activity on or use of the Property inconsistent with the Purpose of this Conservation Easement is prohibited unless authorized by the Grantor and Grantee. Without limiting the generality of the foregoing, the following uses by Grantor, Grantor's agents, and third parties, are expressly prohibited:

(a) Use of any motorized vehicles except on existing roadways and in support of approved agricultural activities;

(b) Agricultural activity, except as provided in Section 5(f) and 5(g) of this Conservation Easement;

(c) Recreational activities including, but not limited to, horseback riding, biking, hunting or fishing, except as may be specifically permitted under this Conservation Easement;

(d) Commercial (not including agriculture) or industrial uses;

(e) Any legal or de facto division, subdivision or partitioning of the Property, except as authorized by Grantee;

(f) Construction, reconstruction or placement of any building or billboard;

(g) Depositing or accumulation of trash, ashes, refuse, waste, bio-solids or any other similar materials;

(h) Planting, introduction or dispersal of non-native or exotic plant or animal species;

(i) Filling, dumping, excavating, dredging, surface mining, drilling, or removing or exploring for or extraction of minerals, gravel, rocks or other material on the surface of the Property;

(j) Removing, destroying, or cutting of trees, shrubs or other native vegetation, except as required by law, or for: (1) fire breaks; (2) maintenance of existing foot trails or roads; or (3) prevention or treatment of disease;

(k) Manipulating, impounding or altering any natural water course, body of water or water circulation on the Property, and activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface waters;

(l) Blading along the slope of any existing unimproved agricultural roads on the Property; and

(m) Exercise of mineral or water rights in a manner that does not protect and sustain the conservation values of the Property.

3(B). Limited Uses. Subject to the Management Plan, referenced below, and Grantee's written authorization, through CDFG, the following limited uses may be allowed on the Property, provided that such uses do not significantly impair, interfere with, or adversely affect the conservation values of the Property:

(a) Watering, use of fertilizers, pesticides, biocides, herbicides or other agricultural chemicals, weed abatement activities and fire protection activities;

(b) Construction, reconstruction, placement or maintenance of conservation-related signage on the Property;

(c) Depositing or accumulation of soils in support of the conservation values of the Property;

(d) Filling or removing of loam, soil, sand or other similar material on the surface of the Property in support of the conservation values of the Property;

(e) Altering the surface or general topography of the Property, including building of roads;

(f) Removing, destroying or cutting of trees, shrubs or other native vegetation for revegetation activities;

(g) Removal of invasive or exotic plants;

(h) The right, both to Grantor and its agents, to conduct biological or water quality monitoring, and/or to conduct any habitat restoration, enhancement, management and monitoring; and

(i) Existing agricultural uses and activities on the Property shall not be expanded or intensified beyond those uses and activities in existence as of the date of this Conservation Easement.

4. Grantor's Duties. Grantor shall undertake all reasonable actions to prevent the unlawful entry and trespass by persons whose activities may degrade or harm the conservation values of the Property. In addition, Grantor shall undertake all necessary actions to perfect Grantee's rights under Section 2 of this Conservation Easement.

Immediately after execution of this Conservation Easement, Grantor shall provide copies of such easement to the lessees operating on the Property. Upon renewal of the existing Pasture Lease, dated August 1, 2001, and the Agricultural Lease, dated January 1, 2002, such lease agreements shall be subject to the covenants, terms, conditions and restrictions of this Conservation Easement.

Upon execution of this Conservation Easement, Grantor shall prepare an erosion control plan for the Property, which will be reviewed and approved by CDFG.

5. **Reserved Rights.** Except as limited by Section 3(A) and 3(B) above, Grantor reserves to itself, and to its representatives, heirs, successors, and assigns, all rights accruing from its ownership of the Property, including, but not limited to:

(a) The right to engage in or to permit or invite others to engage in all uses of the Property that are consistent with the Purpose of this Conservation Easement;

(b) Subject to written authorization and any necessary permits from the Grantee, the right for Grantor and Grantor's agents, designees, successors and assigns to engage in various Specific Plan construction and maintenance activities with limited ground disturbance to the Property, including but not limited to: utilities; roads; bridges; flood control and drainage structures; and passive recreation and open space uses, including easements for the above, provided that such activities or uses will not significantly impair, interfere with, or adversely affect the conservation values of the Property;

(c) All rights, title and interest in and to minerals, oil, gas, tars, hydrocarbons, and metalliferous substances of every kind, and to such reservoirs and wells of every kind, together with the right to drill, pump or mine the same, without however, the right to drill or mine for such substances through the surface or the upper five hundred feet (500') of the subsurface of the Property;

(d) All water rights of any nature whatsoever which are appurtenant or otherwise related to the Property, including, but not limited to, all appropriative, riparian, prescriptive, groundwater and other water rights, all rights to use all surface water, flood flows and subsurface water and percolating groundwater existing on or underneath the Property and the right to recharge and/or store water underneath the Property. No failure to exercise or delay in the exercise of any of Grantor's water rights shall impair or limit such right or be construed as a waiver or limitation of such right. Without limiting the generality of the foregoing, Grantor shall not drill, construct, or operate any water well or surface diversion facility upon the Property;

(e) By fully reserving all of its water rights (of any nature whatsoever, including surface, subsurface or otherwise), it is the intent of the Grantor to continue to possess and maintain all of its water rights, which are appurtenant or otherwise related to the Property to the same extent Grantor would possess and maintain such water rights if this Conservation Easement had never been granted. Except as provided in Section 3(A)(m), above, this Conservation Easement shall not limit or affect the exercise of any of the water rights on or from the Property;

(f) The right of access (ingress and egress), including access on and over unimproved agricultural paths and roads located on the Property. This right includes maintenance of existing unimproved agricultural paths and roads located on the Property; however , the maintenance of such agricultural roads shall be limited to the road "bed" or surface only, consistent with Section 3(A)(l) above; and

(g) Subject to Section 3(B)(i) above, the right to continue existing agricultural uses and activities, including grazing, on the Property's existing agricultural land areas, and in areas adjacent to the Property. However, such uses and activities shall cease upon development of the immediately surrounding Airport Mesa or Grapevine Mesa properties, respectively.

6. **Management Plan.** Grantor and Grantee, through CDFG, agree to prepare a mutually satisfactory management plan for the Property to be funded solely by Grantor. In the event of an actual conflict between the provisions of the Conservation Easement and Management Plan, the Management Plan provisions shall prevail.

7. **Grantee's Remedies.**

(a) If Grantee determines that Grantor is in violation of the terms of this Conservation Easement or that a violation is threatened, Grantee shall give written notice to Grantor of such violation and demand in writing the cure of such violation. At the time of giving any such notice, Grantee shall give a copy of the notice to CDFG. In cases where there is no imminent threat, if the Grantor disagrees that there is such a violation, CDFG and the Grantor shall meet and confer in an effort to resolve the issue within fourteen (14) days of the Grantee's original notice to the Grantor. If the issue is not resolved within 14 days of the original notice, the issue will be elevated to the CDFG Regional Manager and the Grantor's Vice-President or President who will meet and confer in an effort to resolve the issue within twenty-one (21) days of such elevation. If the issue is not resolved, the issue will be elevated to the CDFG's Director and General Counsel and the Grantor's President who will meet and confer in an attempt to resolve the issue within twenty-one (21) days of this second elevation. If the issue is not resolved by the Grantor and the CDFG, the parties may, if they so choose, proceed to non-binding arbitration pursuant to the procedures set forth in Fish and Game Code Section 1603(b), in effect as of May 2000. If the above process fails to resolve the issue, the Grantor or Grantee may proceed with the remedies set out in Civil Code Section 815, *et seq.*

(b) If a threatened violation is imminent, Grantee will provide telephone notice to Grantor, and Grantor agrees to cease the activity for 24 hours to meet and confer with CDFG.

(c) If Grantee believes that an existing violation requires immediate action to prevent further significant damage to the conservation values of the Property, to the extent those values are protected by this Conservation Easement, Grantee may pursue its remedies under this paragraph with simultaneous telephone notice to Grantor. Grantee's rights under this paragraph apply to actual violations of the terms of this Conservation Easement. Grantor agrees that Grantee's remedies under this subsection are otherwise as set forth in Civil Code Section 815, *et seq.*

(d) If at any time in the future Grantor or any subsequent transferee uses or threatens to use the Property for a Purpose inconsistent with this Conservation Easement, notwithstanding Civil Code Section 815.7, the California Attorney General has standing as an interested party in any proceeding affecting this Conservation Easement.

7.1. **Attorneys' Fees/Costs of Enforcement.** If any action, proceeding, or arbitration arising out of this Conservation Easement is commenced by either party to this easement, then the prevailing party shall be entitled to receive from the other party, in addition to any other relief that may be granted, the reasonable attorneys' fees, costs and expenses incurred in the action, proceeding or arbitration including, but not limited to, costs of suit, experts'/consultants' fees, and enforcement and restoration costs, if applicable.

7.2. **Discretion of Grantee.** Enforcement of the terms of this Conservation Easement by Grantee shall be at its discretion, and any forbearance by Grantee to exercise its rights under this Conservation Easement in the event of any breach of any term of this Conservation Easement by Grantor shall not be deemed or construed to be a waiver by Grantee of such term or of any subsequent breach of the same or any other term of this Conservation Easement or of any of Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

7.3. **Acts Beyond Grantor's Control.** Nothing contained in this Conservation Easement shall be construed to entitle Grantee or CDFG to bring any action against Grantor for any injury to or change in the Property resulting from (i) any natural cause beyond Grantor's control, including, without limitation, fire not caused by Grantor, flood, storm, and earth movement, or any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes; or (ii) acts by Grantee or its employees or CDFG or its employees.

7.4. **Department of Fish and Game Right of Enforcement.** All rights and remedies conveyed to Grantee under this Conservation Easement shall extend to and are enforceable by CDFG.

8. **Access.** Except as provided in Section 5 above, this Conservation Easement does not convey any right of access to the public on or over the Property.

9. **Costs and Liabilities.** Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property, subject to Section 7.3 above. Grantor agrees that neither Grantee nor CDFG shall have any duty or responsibility for the operation or maintenance of the Property, the monitoring of hazardous conditions thereon, or the protection of Grantor, the public or any third parties from risks relating to conditions on the Property. Grantor remains solely responsible for obtaining any applicable governmental permits and approvals for any activity or use permitted by this Conservation Easement, and any activity or use shall be undertaken in accordance with all applicable federal, state, local and administrative agency statutes, ordinances, rules, regulations, orders and requirements.

9.1. **Taxes; No Liens.** Grantor shall pay before delinquency all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Property by competent authority (collectively "taxes"), including any taxes imposed upon, or incurred as a result of, this Conservation Easement, and shall furnish Grantee with satisfactory evidence of

payment upon request. Grantor shall keep Grantee's interest in the Property free from any liens, including those arising out of any obligations incurred by Grantor or any labor or materials furnished or alleged to have been furnished to or for Grantor at or for use on the Property.

9.2. Hold Harmless. Grantor shall hold harmless, protect and indemnify Grantee and its directors, officers, employees, agents, contractors, and representatives and the heirs, personal representatives, successors and assigns of each of them (each a "Grantee Indemnified Party" and, collectively, "Grantee's Indemnified Parties") from and against any and all liabilities, penalties, costs, losses, damages, expenses (including, without limitation, reasonable attorneys' fees and experts' fees), causes of action, claims, demands, orders, liens or judgments (each a "Claim" and, collectively, "Claims"), arising from or in any way connected with: (1) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause, except that this indemnification shall be inapplicable to Grantee's Indemnified Parties with respect to any Claim due solely to the negligence of Grantee or any of its employees; and (2) the obligations specified in Sections 4, 9, and 9.1; and (3) the existence or administration of this Conservation Easement. If any action or proceeding is brought against any of the Grantee's Indemnified Parties by reason of any such Claim, Grantor shall, at the election of and upon written notice from Grantee, defend such action or proceeding by counsel reasonably acceptable to the Grantee's Indemnified Party or reimburse Grantee for all charges incurred for services of the Attorney General in defending the action or proceeding.

9.3. Condemnation. The Purpose of the Conservation Easement is presumed to be the best and most necessary public use as defined at Code of Civil Procedure Section 1240.680 notwithstanding Code of Civil Procedure Sections 1240.690 and 1240.700.

10. Assignment. This Conservation Easement is transferable by Grantee, but with the consent of the Grantor, which consent shall not be unreasonably withheld. The Grantee may assign its rights and obligations under this Conservation Easement only to an entity or organization authorized to acquire and hold conservation easements pursuant to Civil Code Section 815.3. Grantee shall require the assignee to record the assignment in the county where the Property is located.

11. Subsequent Transfers. Grantor agrees to incorporate the terms of this Conservation Easement in any deed or other legal instrument by which Grantor divests itself of any interest in all or any portion of the Property, including, without limitation, a leasehold interest. Grantor further agrees to give written notice to Grantee of the intent to transfer any interest at least thirty (30) days prior to the date of such transfer. Grantee shall have the right to prevent subsequent transfers in which prospective subsequent claimants or transferees are not given notice of the covenants, terms, conditions and restrictions of this Conservation Easement. The failure of Grantor or Grantee to perform any act provided in this section shall not impair the validity of this Conservation Easement or limit its enforceability in any way.

12. Notices. Any notice, demand, request, consent, approval, or communication that any party desires or is required to give to the other parties shall be in writing and be served

personally or sent by recognized overnight courier that guarantees next-day delivery or by first class mail, postage fully prepaid, addressed as follows:

To Grantor:	The Newhall Land and Farming Company Attn: Vice President Operations 23823 Valencia Boulevard Valencia, CA 91355 Phone: (661) 255-4223
To Grantee:	Department of Fish and Game South Coast Region Attn: Regional Manager 4949 Viewridge Ave. San Diego, CA 92123
With a copy to:	Department of Fish and Game Office of the General Counsel 1416 Ninth Street, 12th Floor Sacramento, California 95814-2090 Attn: General Counsel

or to such other address as Grantor or Grantee may designate by written notice to the other parties. Notice shall be deemed effective upon delivery in the case of personal delivery or delivery by overnight courier or, in the case of delivery by first class mail, five (5) days after deposit into the United States mail.

13. **Amendment.** This Conservation Easement may be amended by Grantor and Grantee only by mutual written agreement. Any such amendment shall be consistent with the Purpose of this Conservation Easement and shall not affect its perpetual duration. Any such amendment shall be recorded in the official records of Los Angeles County, State of California.

14. **General Provisions.**

(a) Controlling Law. The interpretation and performance of this Conservation Easement shall be governed by the laws of the State of California.

(b) Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Conservation Easement shall be liberally construed to effect the Purpose of this Conservation Easement and the policy and purpose of Civil Code Section 815, *et seq.* If any provision in this instrument is found to be ambiguous, an interpretation consistent with the Purpose of this Conservation Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

(c) Severability. If a court of competent jurisdiction voids or invalidates on its face any provision of this Conservation Easement, such action shall not affect the remainder of this Conservation Easement. If a court of competent jurisdiction voids or invalidates the application of any provision of this Conservation Easement to a person or circumstance, such action shall not affect the application of the provision to other persons or circumstances.

(d) Entire Agreement. This instrument sets forth the entire agreement of the parties with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Conservation Easement. No alteration or variation of this instrument shall be valid or binding unless contained in an amendment in accordance with Section 13 of this Conservation Easement.

(e) No Forfeiture. Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.

(f) Successors. The covenants, terms, conditions, and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective representatives, heirs, successors, and assigns and shall constitute a servitude running in perpetuity with the Property.

(g) Termination of Rights and Obligations. A party's rights and obligations under this Conservation Easement terminate upon transfer of the party's interest in the Conservation Easement or Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.

(h) Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon its construction or interpretation.

(i) No Hazardous Materials Liability. Grantor represents and warrants that it has no knowledge of any release or threatened release of Hazardous Materials (defined below) in, on, under, about or affecting the Property. Without limiting the obligations of Grantor under Section 9.2, Grantor agrees to indemnify, protect and hold harmless the Grantee's Indemnified Parties against any and all Claims (defined in Section 9.2) arising from or connected with any Hazardous Materials present, alleged to be present, or otherwise associated with the Property at any time, except that this indemnification shall be inapplicable to the Grantee's Indemnified Parties with respect to any Hazardous Materials placed, disposed or released by Grantee, its employees or agents. If any action or proceeding is brought against any of the Grantee's Indemnified Parties by reason of any such Claim, Grantor shall, at the election of and upon written notice from Grantee, defend such action or proceeding by counsel reasonably acceptable to the Grantee's Indemnified Party or reimburse Grantee for all charges incurred for services of the California Attorney General in defending the action or proceeding.

Despite any contrary provision of this Conservation Easement, the parties do not intend this Conservation Easement to be, and this Conservation Easement shall not be, construed such that it creates in or gives to Grantee any of the following:

(1) The obligations or liabilities of an "owner" or "operator," as those terms are defined and used in Environmental Laws (defined below), including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Section 9601 *et seq.*; hereinafter, "CERCLA"); or

(2) The obligations or liabilities of a person described in 42 U.S.C. Section 9607(a)(3) or (4); or

(3) The obligations of a responsible person under any applicable Environmental Laws; or

(4) The right to investigate and remediate any Hazardous Materials associated with the Property; or

(5) Any control over Grantor's ability to investigate, remove, remediate or otherwise clean up any Hazardous Materials associated with the Property.

The term "Hazardous Materials" includes, without limitation, (a) material that is flammable, explosive or radioactive; (b) petroleum products, including by-products and fractions thereof; and (c) hazardous materials, hazardous wastes, hazardous or toxic substances, or related materials defined in CERCLA, the Hazardous Materials Transportation Act (49 U.S.C. Section 6901 *et seq.*); the Hazardous Waste Control Law (California Health & Safety Code Section 25100 *et seq.*); the Hazardous Substance Account Act (California Health & Safety Code Section 25300 *et seq.*), and in the regulations adopted and publications promulgated pursuant to them, or any other applicable federal, state or local laws, ordinances, rules, regulations or orders now in effect or enacted after the date of this Conservation Easement.

The term "Environmental Laws" includes, without limitation, any federal, state, local or administrative agency statute, ordinance, rule, regulation, order or requirement relating to pollution, protection of human health or safety, the environment or Hazardous Materials. Grantor represents, warrants and covenants to Grantee that Grantor's activities upon and use of the Property will comply with all Environmental Laws.

(j) Warranty. Grantor represents and warrants that there are no outstanding mortgages, liens, encumbrances or other interests in the Property, except for existing leaseholds, and that the Property is not subject to any other conservation easement.

(k) Additional Easements. Except as reserved by Section 5 above, Grantor shall not grant any additional easements, rights of way or other interests in the Property (other

than a security interest that is subordinate to this Conservation Easement), or grant or otherwise abandon or relinquish any water agreement for the Property, without first obtaining the written consent of Grantee. Grantee may withhold such consent if it determines that the proposed interest or transfer is inconsistent with the Purpose of this Conservation Easement or will impair or interfere with the conservation values of the Property. This Section 14(k) shall not prohibit transfer of a fee or leasehold interest in the Property that is subject to this Conservation Easement and complies with Section 10.

(l) No Third-Party Beneficiaries. Nothing contained herein is intended to provide or otherwise convey third-party beneficiary rights to any person, organization, agency or entity.

(m) Counterparts. The parties may execute this instrument in any number of counterparts, which shall, in the aggregate, be signed by all of the parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

IN WITNESS WHEREOF Grantor and Grantee have executed this Conservation Easement as of the day and year first above written.

GRANTOR:

THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP)

By: Newhall Management Limited Partnership, a California limited Partnership, its Managing General Partner

By: Newhall Management Corporation, a California corporation, Its Managing General Partner

By: _____
Its Vice President

By: _____
Its Assistant Secretary

GRANTEE:

BY:

NAME:

TITLE:

Approved as to form:

General Counsel
State of California
Department of Fish and Game

BY: _____
Ann S. Malcolm
Deputy General Counsel

STATE OF CALIFORNIA)
)ss
COUNTY OF LOS ANGELES)

Conservation Easement Deed
The State of California (Grantee)
Wildlife Conservation Board

On this 12th day of February, in the year 2003, before me, Marian E. Miller, a Notary Public in and for said State, personally appeared Steven D. Zimmer and Mark A. Subbotin, personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the entity upon behalf of which the persons acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

MARIAN E. MILLER
Commission # 1274977
Notary Public - California
Los Angeles County
My Comm. Expires Aug 25, 2004

Marian E. Miller
Notary Public State of California

NEWHALL RANCH

L E G E N D

Conservation Easement Boundary

Lat/Long Waypoints (See Table)

Feet: 0, 62.5, 125, 250

Meters: 0, 17.5, 35, 70

EXHIBIT A

AIRPORT MESA SITE LOCATION MAP

EXHIBIT A

Newhall Ranch - Airport Mesa
Conservation Easement

	Lat/Long NAD 27 CONUS		Stateplane NAD 83 Zone 5 Spheriod GRS 1980	
Waypoint ID	Latitude	Longitude	X-Coordinate	Y-Coordinate
1	34.430054	-118.604400	6379136.66	1979434.86
2	34.430096	-118.604088	6379230.77	1979449.78
3	34.430041	-118.603791	6379320.38	1979429.18
4	34.429931	-118.603681	6379353.32	1979389.13
5	34.429724	-118.603535	6379396.77	1979313.25
6	34.429470	-118.603403	6379436.11	1979220.59
7	34.429360	-118.603299	6379467.17	1979180.58
8	34.429224	-118.603084	6379531.79	1979130.51
9	34.429021	-118.602938	6379575.27	1979056.50
10	34.428845	-118.602879	6379592.70	1978992.41
11	34.428058	-118.602924	6379577.38	1978705.94
12	34.427817	-118.603015	6379549.30	1978618.42
13	34.427419	-118.603334	6379452.51	1978474.22
14	34.427338	-118.603478	6379408.76	1978445.14
15	34.427079	-118.603725	6379333.65	1978351.10
16	34.426832	-118.603767	6379320.53	1978261.39
17	34.426579	-118.603740	6379328.00	1978169.39
18	34.426368	-118.603688	6379343.28	1978092.22
19	34.426085	-118.603755	6379322.39	1977989.56
20	34.426030	-118.603912	6379275.08	1977969.92
21	34.426071	-118.604695	6379039.05	1977986.06
22	34.426112	-118.605098	6378917.44	1978001.71
23	34.426127	-118.605484	6378801.27	1978007.86
24	34.426188	-118.605825	6378698.56	1978030.61
25	34.426407	-118.606063	6378627.07	1978110.82
26	34.426531	-118.606130	6378607.38	1978156.22
27	34.426988	-118.605985	6378652.09	1978322.12
28	34.427162	-118.605876	6378685.29	1978385.16
29	34.427392	-118.605772	6378717.04	1978468.85
30	34.427654	-118.605693	6378741.53	1978563.94
31	34.427776	-118.605566	6378779.96	1978608.13
32	34.428423	-118.604983	6378957.41	1978842.50
33	34.428593	-118.604961	6378964.32	1978904.22
34	34.429054	-118.604822	6379007.20	1979072.03
35	34.429183	-118.604807	6379011.92	1979118.79
36	34.429379	-118.604816	6379009.65	1979190.07
37	34.429703	-118.604780	6379021.47	1979307.91
38	34.429882	-118.604652	6379060.34	1979372.71

EXHIBIT A

LEGAL DESCRIPTION

AIRPORT MESA CONSERVATION EASEMENT BOUNDARY

A parcel of land over those portions of Parcels 11 and 12 of Parcel Map 24500-01 in the Unincorporated Territory of the County of Los Angeles, State of California, as shown on map recorded in Book 293 Pages 34 through 67 of Parcel Maps, records of said county described as follows:

Beginning at the most northerly common corner of said Parcels 11 and 12, said corner being on the boundary line of said Parcel Map; thence southerly along the common line of said Parcels 11 and 12, South 30°20'35" West 110.31 feet; thence South 3°26'20" West 259.45 feet; thence leaving said common line North 84°48'10" East 107.71 feet to the TRUE POINT OF BEGINNING;

Thence North 80°59'30" East 95.29 feet; thence South 77°03'10" East 91.96 feet; thence South 39°26'05" East 51.86 feet; thence South 29°47'41" East 87.45 feet; thence South 23°00'24" East 100.68 feet; thence South 37°49'27" East 50.65 feet; thence South 52°13'34" East 81.76 feet; thence South 30°26'19" East 85.85 feet; thence South 15°12'45" East 66.43 feet; thence South 3°03'45" West 286.91 feet; thence South 17°47'20" West 91.92 feet; thence South 33°52'12" West 173.69 feet; thence South 56°23'05" West 52.54 feet; thence South 38°36'56" West 120.37 feet; thence South 8°19'11" West 90.67 feet; thence South 4°38'30" East 92.32 feet; thence South 11°12'03" East 78.68 feet; thence South 11°30'07" West 104.78 feet; thence South 67°27'18" West 51.23 feet; thence North 86°05'17" West 236.61 feet; thence

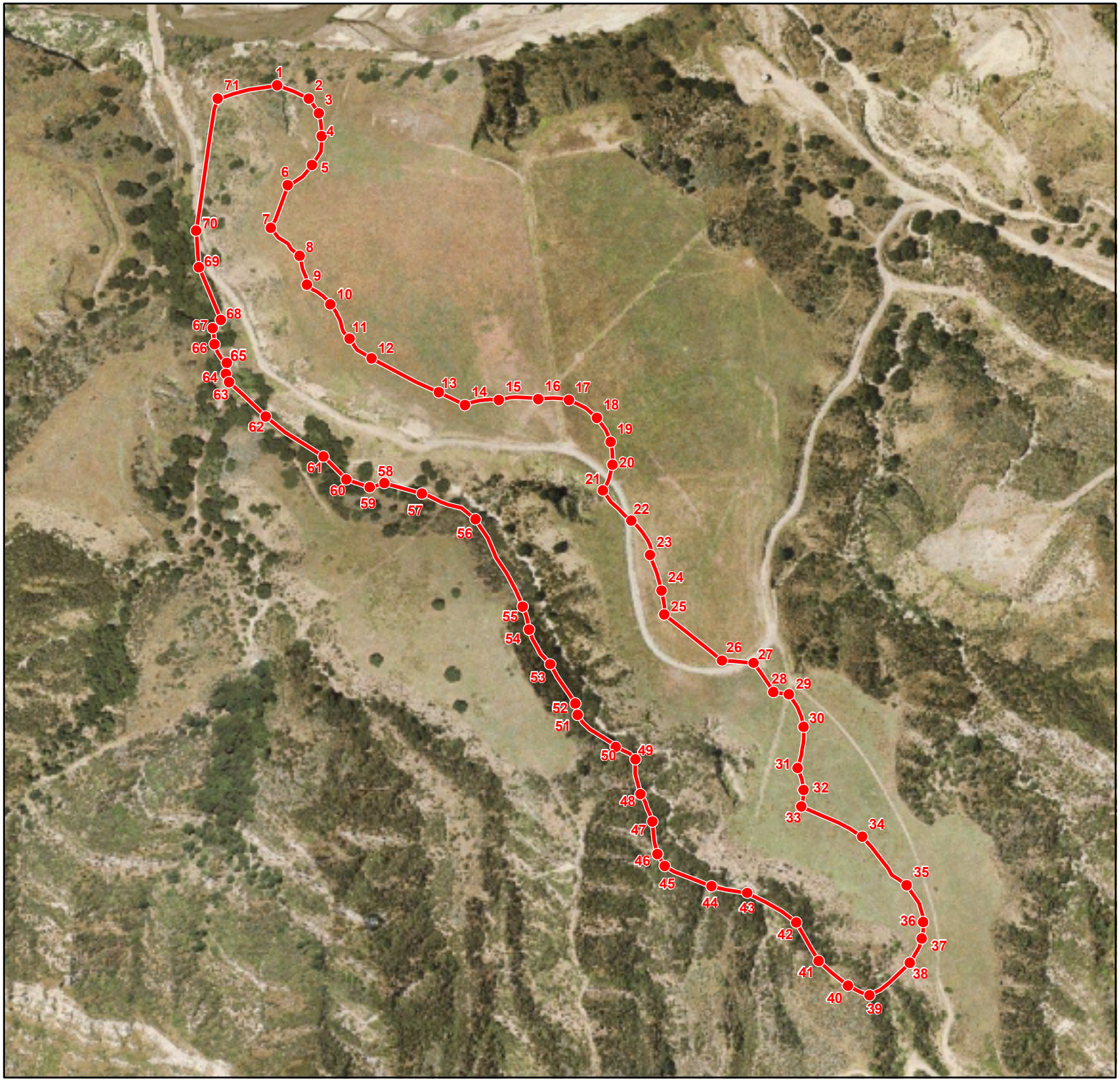
North 82°40'13" West 122.63 feet; thence North 86°57'58" West 116.35 feet; thence North 77°30'39" West 105.20 feet; thence North 41°42'45" West 107.46 feet; thence North 23°27'05" West 49.49 feet; thence North 15°05'03" East 171.84 feet; thence North 27°46'18" East 71.26 feet; thence North 20°46'35" East 89.52 feet; thence North 14°26'23" East 98.20 feet; thence North 41°00'58" East 58.57 feet; thence North 37°07'48" East 294.01 feet; thence North 06°23'16" East 62.11 feet; thence North 14°19'59" East 173.22 feet; thence North 05°46'00" East 47.01 feet; thence North 01°49'33" West 71.32 feet; thence North 05°43'50" East 118.45 feet; thence North 30°57'11" East 75.57 feet; thence North 50°50'46" East 98.44 feet to the TRUE POINT OF BEGINNING.

Containing 20.27 acres of land more or less.

Prepared under the direction of:

Philip F. Riordan, P.L.S. 5177 — Date: 2-12-03

LICENSED LAND SURVEYOR
PHILIP F RIORDAN
No. 5177
Exp. 6-30-05
STATE OF CALIFORNIA



NEWHALL RANCH

L E G E N D

Conservation Easement Boundary

Lat/Long Waypoints (See Table)

Feet
0 125 250 500

Meters
0 37.5 75 150

EXHIBIT B

GRAPEVINE MESA SITE LOCATION MAP

EXHIBIT B

Newhall Ranch - Grapevine Mesa
Conservation Easement

	Lat/Long NAD 83 Spheroid GRS1980		Stateplane NAD 83 Zone 5 Spheriod GRS 1980	
Waypoint ID	Latitude	Longitude	X-Coordinate	Y-Coordinate
1	34.41797	-118.63369	6370554.00	1975091.00
2	34.41784	-118.63331	6370668.50	1975042.13
3	34.41769	-118.63319	6370704.50	1974989.63
4	34.41746	-118.63315	6370715.00	1974905.75
5	34.41717	-118.63327	6370680.00	1974800.88
6	34.41697	-118.63356	6370592.50	1974727.38
7	34.41654	-118.63376	6370529.50	1974570.13
8	34.41626	-118.63341	6370634.50	1974468.63
9	34.41597	-118.63332	6370662.50	1974363.75
10	34.41578	-118.63303	6370747.50	1974292.50
11	34.41543	-118.63280	6370817.00	1974166.25
12	34.41524	-118.63254	6370896.50	1974094.50
13	34.41490	-118.63172	6371141.50	1973972.13
14	34.41478	-118.63140	6371237.50	1973925.00
15	34.41483	-118.63100	6371360.00	1973943.88
16	34.41484	-118.63052	6371504.50	1973946.63
17	34.41483	-118.63015	6371615.00	1973942.63
18	34.41466	-118.62981	6371717.00	1973878.88
19	34.41442	-118.62964	6371767.00	1973790.38
20	34.41418	-118.62962	6371774.00	1973706.38
21	34.41393	-118.62973	6371738.50	1973613.25
22	34.41363	-118.62939	6371842.00	1973503.50
23	34.41328	-118.62916	6371910.50	1973377.75
24	34.41293	-118.62902	6371952.50	1973248.38
25	34.41269	-118.62898	6371963.00	1973161.00
26	34.41223	-118.62828	6372173.00	1972993.13
27	34.41221	-118.62790	6372287.00	1972983.75
28	34.41192	-118.62766	6372359.50	1972877.63
29	34.41190	-118.62747	6372416.00	1972869.63
30	34.41157	-118.62729	6372469.00	1972750.63
31	34.41116	-118.62736	6372447.50	1972601.38
32	34.41094	-118.62729	6372470.00	1972521.13
33	34.41077	-118.62731	6372461.50	1972461.13
34	34.41047	-118.62658	6372683.00	1972350.38
35	34.40999	-118.62604	6372905.50	1972039.75
36	34.40962	-118.62583	6372905.50	1972039.75
37	34.40946	-118.62585	6372900.00	1971978.75
38	34.40922	-118.62599	6372856.00	1971891.25
39	34.40888	-118.62648	6372709.00	1971771.75
40	34.40898	-118.62674	6372631.50	1971806.63
41	34.40922	-118.62709	6372524.00	1971896.63
42	34.40961	-118.62737	6372442.50	1972038.00
43	34.40990	-118.62796	6372265.00	1972145.00
44	34.40997	-118.62839	6372134.00	1972170.38
45	34.41017	-118.62895	6371965.00	1972244.14

46	34.41029	-118.62905	6371937.19	1972287.73
47	34.41061	-118.62911	6371919.42	1972406.24
48	34.41089	-118.62926	6371875.31	1972506.45
49	34.41124	-118.62932	6371857.50	1972633.13
50	34.41136	-118.62956	6371785.50	1972677.50
51	34.41168	-118.63002	6371648.00	1972795.00
52	34.41179	-118.63005	6371638.50	1972836.88
53	34.41219	-118.63035	6371548.00	1972980.25
54	34.41253	-118.63061	6371471.00	1973107.00
55	34.41276	-118.63069	6371446.50	1973190.00
56	34.41363	-118.63127	6371275.54	1973508.17
57	34.41388	-118.63191	6371081.00	1973600.88
58	34.41399	-118.63237	6370944.50	1973639.63
59	34.41395	-118.63255	6370890.00	1973625.25
60	34.41402	-118.63283	6370805.00	1973652.75
61	34.41425	-118.63311	6370721.50	1973736.75
62	34.41465	-118.63381	6370512.00	1973883.75
63	34.41499	-118.63425	6370379.00	1974007.50
64	34.41507	-118.63429	6370367.50	1974037.75
65	34.41518	-118.63428	6370370.00	1974079.13
66	34.41537	-118.63443	6370325.00	1974146.63
67	34.41553	-118.63445	6370318.50	1974205.88
68	34.41561	-118.63436	6370348.50	1974234.63
69	34.41614	-118.63462	6370269.00	1974426.63
70	34.41651	-118.63466	6370257.50	1974561.00
71	34.41783	-118.63441	6370337.50	1975042.13

EXHIBIT B

LEGAL DESCRIPTION

GRAPEVINE MESA CONSERVATION EASEMENT BOUNDARY

A parcel of land over that portion of Parcel 14 of Parcel Map 24500-01 in the Unincorporated Territory of the County of Los Angeles, State of California, as shown on map recorded in Book 293 Pages 34 through 67 of Parcel Maps, records of said county described as follows:

Beginning at the most northeasterly corner of said Parcel 14, said corner being the most westerly corner of Parcel 13 of said Parcel Map; thence southwesterly along the common line of said Parcel 14 with the southerly parcel lines of Parcels 22 and 21 of said Parcel Map, South 58°38'06" West 298.87 feet; thence South 65°21'37" West 454.80 feet; thence South 76°51'55" West 209.91feet; thence South 83°26'26" West 594.93 feet; thence North 78°53'15" West 378.17 feet; thence southerly leaving said common line of Parcels 14 and 21 South 35°02'21" West 165.51 feet to the TRUE POINT OF BEGINNING;

Thence South 66°53'04" East 124.51 feet; thence South 34°26'20" East 63.66 feet; thence South 07°08'08" East 84.54 feet; thence South 18°27'20" West 110.57 feet; thence South 49°58'11" West 114.29 feet; thence South 21°49'58" West 169.42 feet; thence South 45°58'16" East 146.06 feet; thence South 14°56'54" East 108.56 feet; thence South 50°01'45" East 110.93 feet; thence South 28°49'57" East 144.13 feet; thence South 47°56'00" East 107.10 feet; thence South 63°27'30" East 273.89 feet; thence South 63°51'15" East 106.96 feet; thence North 81°14'26" East 123.96 feet; thence North 88°54'35" East 144.54 feet; thence South 87°55'37" East 110.59 feet; thence

South 57°59'41" East 120.30 feet; thence South 29°27'55" East 101.66 feet; thence South 04°45'49" East 84.30 feet; thence South 20°52'02" West 99.67 feet; thence South 43°19'16" East 150.87 feet; thence South 28°34'43" East 143.21 feet; thence South 17°59'07" East 136.04 feet; thence South 06°51'09" East 88.01 feet; thence South 51°21'40" East 268.88 feet; thence South 85°17'56" East 114.40 feet; thence South 34°20'21" East 128.54 feet; thence South 81°56'27" East 57.07 feet; thence South 24°00'26" East 130.28 feet; thence South 08°11'50" West 150.81 feet; thence South 15°39'44" East 83.35 feet; thence South 08°03'48" West 60.61 feet; thence South 63°26'06" East 247.67 feet; thence South 42°31'57" East 238.19 feet; thence South 24°28'19" East 148.48 feet; thence South 05°09'07" West 61.25 feet; thence South 26°41'45" West 97.95 feet; thence South 50°53'29" West 189.47 feet; thence North 65°46'20" West 85.00 feet; thence North 50°03'49" West 140.22 feet; thence North 29°57'45" West 163.20 feet; thence North 58°55'04" West 207.28 feet; thence North 79°02'15" West 133.45 feet; thence North 66°25'15" West 184.42 feet; thence North 32°31'57" West 51.71 feet; thence North 08°31'43" West 119.85 feet; thence North 23°45'28" West 109.50 feet; thence North 08°00'14" West 127.94 feet; thence North 58°21'13" West 84.59 feet; thence North 49°29'05" West 180.89 feet; thence North 12°46'56" West 42.94 feet; thence North 32°15'38" West 169.57 feet; thence North 31°16'43" West 148.32 feet; thence North 16°26'44" West 86.55 feet; thence North 28°15'02" West 361.23 feet; thence North 64°31'13" West 215.52 feet; thence North 74°09'06" West 141.91 feet; thence South 75°13'27" West 56.37 feet; thence North 72°04'19" West 89.35 feet; thence North 44°49'44" West 118.45 feet; thence North 54°56'38" West 255.96 feet; thence North 47°03'48" West 181.69 feet; thence North 20°48'54" West 32.37 feet; thence North 03°27'28" East 41.46 feet; thence North 33°41'24" West 81.13 feet; thence North 06°15'38" West 59.61 feet; thence North 46°13'08" East 41.56 feet; thence North 22°29'33" West 207.83 feet; thence North 04°53'30" West 134.88 feet; thence North 09°26'26" East 487.79 feet; thence North 77°16'43" East 221.97 feet to the TRUE POINT OF BEGINNING.

Containing 43.75 acres, more or less.

Prepared under the direction of:

Philip F. Riordan, P.L.S. 5177 — Date: 2-12-03

LICENSED LAND SURVEYOR
PHILIP F RIORDAN
No. 5177
Exp. 6-30-05
STATE OF CALIFORNIA

22.46.1987 Appendix

A. **References**

1. Table 22.46.1987-A, below, identifies outdated references to Title 22 used in the Newhall Ranch Specific Plan and the following equivalent references in this Title 22.

TABLE 22.46.1987-A:REFERENCE KEY TO TITLE 22		
Specific Plan Page No.	***Code Reference in Specific Plan***	***Title 22 Code Reference***
2-9, 3-23, 3-26, 7.2-51, 7.2-52, 7.2-54, 7.2-72, 7.2-140 to 143 , 7.2-161	22.56.215	Chapters 22.100 and 22.102
2-83	Section 22.72.090 of Section 2 of Ordinance No. 98-0068 of the County Zoning Code	22.248.050
2-124	Title 22 of the Los Angeles County Code, Part 16	Chapter 22.176
3-12, Table 3.4-2, 3-24, Table 3.4-3, 6-2, 6-3, 6-10, 6-12	Chapter 22.08	Division 2
3.25 (in Table 3.4-3)	Part 10 of Chapter 22.52; Section 22.52, Part 10	Chapter 22.114
3-52	22.52.1000	Chapter 22.112
3-55	22.08.230	Division 2
5-2	22.56.1660 through 22.56.1761	Chapter 22.190
5-5	22.60.100	22.222.080
5-10	Subsection D of Section 22.52.1120	22.112.050
5-12	Title 22 Chapter 22.56 Part 1	*Refer to the May 2003 version of Title 22 for Part 1 of Chapter 22.56.*
5-13	Title 22 Chapter 22.56 Part 2	*Refer to the May 2003 version of Title 22 for Part 2 of Chapter 22.56.*
6-1	22.08.010A	Division 2
6-1	22.52.300, 22.52.310, and 22.52.320	22.140.070
6-11	Chapter 22.56	Chapter 22.220

2. Unless specified in Subsection A.1 above, all other references to Title 22 are to the current version of Title 22 (Planning and Zoning Code) of the County Code.

B. **Terms.** Table 22.46.1987-B, below, identifies terms used in the Newhall Ranch Specific Plan and the following equivalent terms in this Title 22.

TABLE 22.46.1987-B:TERMS		
Page	***Term in Specific Plan***	***Equivalent Term in Title 22***
1-9	M-1½	M-1.5
1-11	Title 22, Chapter 22.46 of the Los Angeles	Volume III (Specific Plans)

	County Planning and Zoning Code	
2-60	Los Angeles County Subdivision Planning and Zoning Code, Chapter 21.24	Chapter 21.24 in Title 21 (Subdivisions) of the County Code
2-60, 2-61, 2-143, 5-1	Los Angeles County Subdivision Code; County Subdivision Ordinance	Title 21 (Subdivisions) of the County Code
2-61	Los Angeles County Code Chapter 12.24, Part 3	Part 3 (Local Streets and Ways) of Chapter 21.24 in Title 21 (Subdivisions) of the County Code
Multiple	State Department of Fish & Game; California Department of Fish & Game	California Department of Fish and Wildlife
2-83, 7.2-8	County Building Code	Title 26 (Building Code) of the County Code
2-119, 2-126, 2-128, 2-130, 7.2-172	County Forester	Forestry Division of the Fire Department
2-120	State Fish and Game Commission	California Fish and Game Commission
2-126, 7.2-142	County Oak Tree Ordinance	Chapter 22.134 (Oak Tree Permits)
3-68, 3-71	Community Development Commission (CDC)	Community Development Commission, or successor agency,
4-18	California Exotic Pest Plant Council	California Invasive Plant Council
Chapter 5 (5-1 to	Director's Review	Discretionary Site Plan Reviews
Multiple	Los Angeles Planning & Zoning Code; Los Angeles County Planning & Zoning Code	Title 22 (Planning and Zoning Code) of the Los Angeles County Code
5-9	State Water Code	California Water Code
6-9	21.24.340, 21.24.350, and 21.28.120-150	21.24.340, 21.24.350, and 21.28.120-150 in Title 21 (Subdivisions) of the County Code
7.2-14, 7.2-45, 7.2-175	Section 17921.3 of the Health and Safety Code	Section 17921.3 of the California Health and Safety Code
7.2-131	California Integrated Waste Management Board	CalRecycle

22.46.1995 Universal Studios Specific Plan Introduction

A. The Universal Studios Specific Plan is located in Section 22.46.2000 (Establishment of Specific Plan) through Section 22.46.2220 (Severability).

B. The Universal Studios Specific Plan was adopted by the Board of Supervisors on April 30, 2013.

22.46.2000 Universal Studios Specific Plan

UNIVERSAL STUDIOS SPECIFIC PLAN
April 30, 2013

ORDINANCE NO. 2013-0010

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An ordinance establishing a specific plan, known as the Universal Studios Specific Plan.

THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES ORDAINS AS FOLLOWS:

Section 1. Establishment of Specific Plan

A. As of the effective date of this ordinance, the Board of Supervisors establishes the Universal Studios Specific Plan pursuant to Chapter 22.46 of Title 22 of the Los Angeles County Code (County Code), for the area generally bounded by the Los Angeles River Flood Control Channel road on the north, the adjacent NBC Universal property and existing residential properties within the City of Los Angeles to the east, the Hollywood Freeway to the south (except for the southwest corner of the area, which abuts hotel and office properties in the City of Los Angeles), and Lankershim Boulevard to the west, as shown upon Exhibit 1-A within the heavy dashed lines. The legal description of the boundaries of the Universal Studios Specific Plan is set forth in the zone change ordinance (Ordinance No. 2013-0013Z). The Specific Plan Guidelines provides guidance to the Department of Regional Planning for the implementation of this Specific Plan and is available at Department of Regional Planning in the case file.

B. After the effective date of the Universal Studios Specific Plan, portions of the Universal Studios Specific Plan area existing within the County as of the effective date of this Specific Plan may be annexed into the City and areas of the NBC Universal properties within the City may be detached from the City and made part of the Universal Studios Specific Plan area upon approval of the annexation and detachment actions by the Local Agency Formation Commission for the County of Los Angeles. If the proposed annexation and detachment actions are approved by the Local Agency Formation Commission, then the Universal Studios Specific Plan area shall encompass those areas shown within the heavy dashed lines on the Universal Studios Specific Plan Map shown on Exhibit 1-B on the effective date of the annexation and detachment actions. The legal description of the boundaries of the Universal Studios Specific Plan following the proposed annexation and detachment actions is set forth in the zone change ordinance (Ordinance No. 2013-0013Z). Those areas proposed to be detached from the City and returned to the jurisdiction of the County are shown on Exhibit 1-C. If the Local Agency Formation Commission modifies the areas of annexation and detachment shown on Exhibit 1-C, the Director is authorized to modify the exhibits and tables of this Specific Plan consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan.

Section 2. Purposes

This Specific Plan is intended to:

A. Establish eligible uses and/or activities; and to provide a mechanism for implementing the appropriate operational requirements, regulations or other requirements for these uses. The requirements contained herein provide the necessary flexibility to accommodate future development and to achieve compatibility between land uses.

B. Set forth principles, standards, and general procedures to ensure the orderly development of the Universal Studios Specific Plan area.

C. Provide a comprehensive planning tool to guide continued development of a regional center recognizing Universal Studios as a comprehensive motion picture/television production facility; entertainment, dining and retail venue; and hotel and business center, creating business and job opportunities to enhance the economic vitality of the County of Los Angeles consistent with the intent, purpose and goals of the County General Plan. This includes, but is not limited to, the continuance and expansion of such uses as: television and motion picture production, cable, satellite, broadcast and telecommunications activities; tourism and entertainment activities, retail, restaurants, hotel, theaters, offices, shopping and dining opportunities; parking facilities; and associated operational activities.

D. Provide added opportunities to expand this regional center, which is located in immediate proximity to the Universal City Metro Red Line Station and a regional freeway system.

E. Establish a set of general procedures by which the County can verify that proposed projects comply with the regulations of the Universal Studios Specific Plan.

F. Recognize the relationship between the adjacent City [Q]C2 Area, the Universal Studios Specific Plan, and other uses surrounding the Universal Studios site such as residences, other studios, and other commercial enterprises.

G. To allow Additional Permitted Floor Area within the Universal Studios Specific Plan area as set forth in Table 5-1 and Table 5-2, as applicable, and including any additional square feet of Floor Area as may be permitted pursuant to Land Use Equivalency as set forth in Section 7 of this Specific Plan.

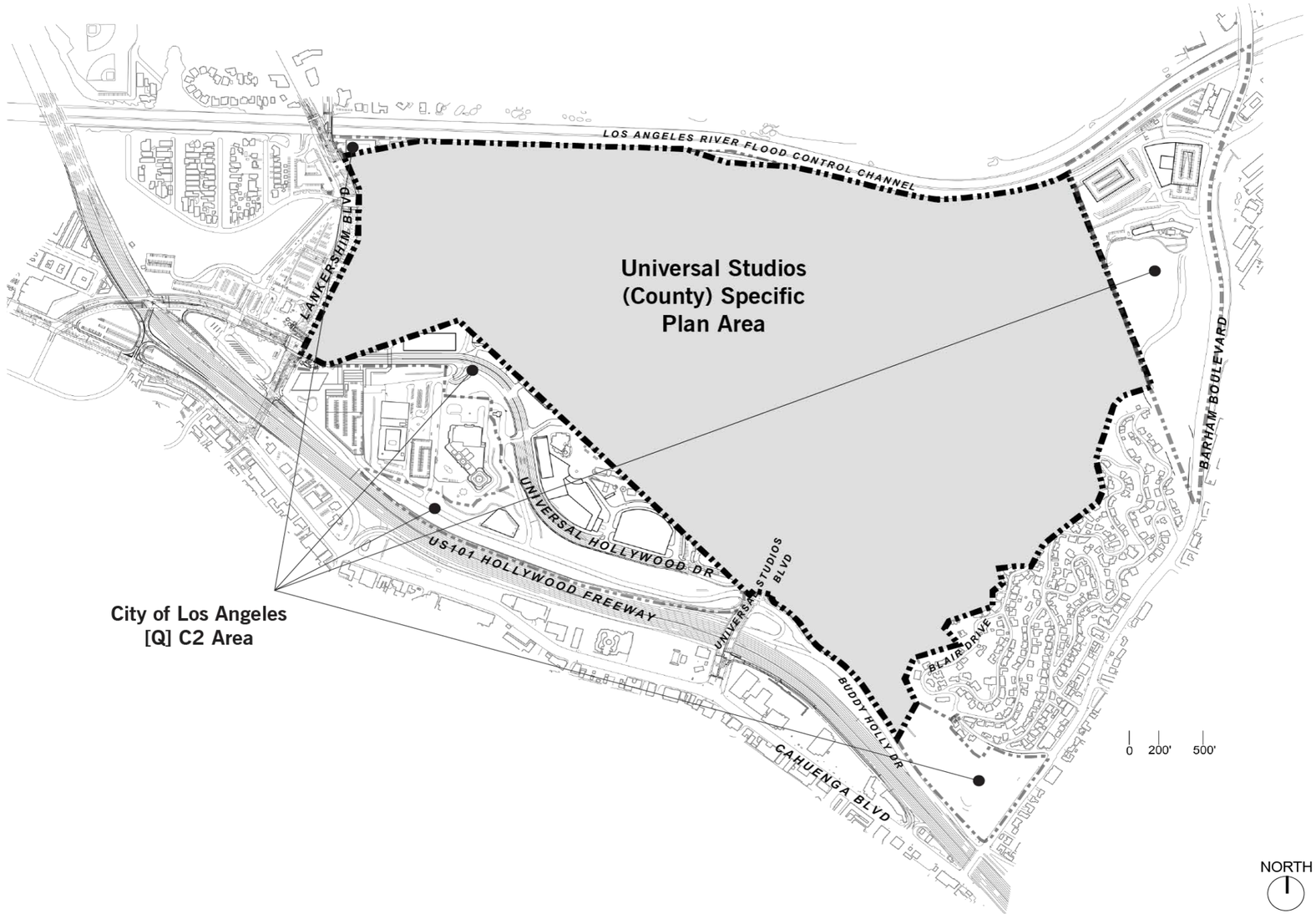

EXHIBIT 1-A – Universal Studios Specific Plan Boundaries Prior to Annexation/Detachment

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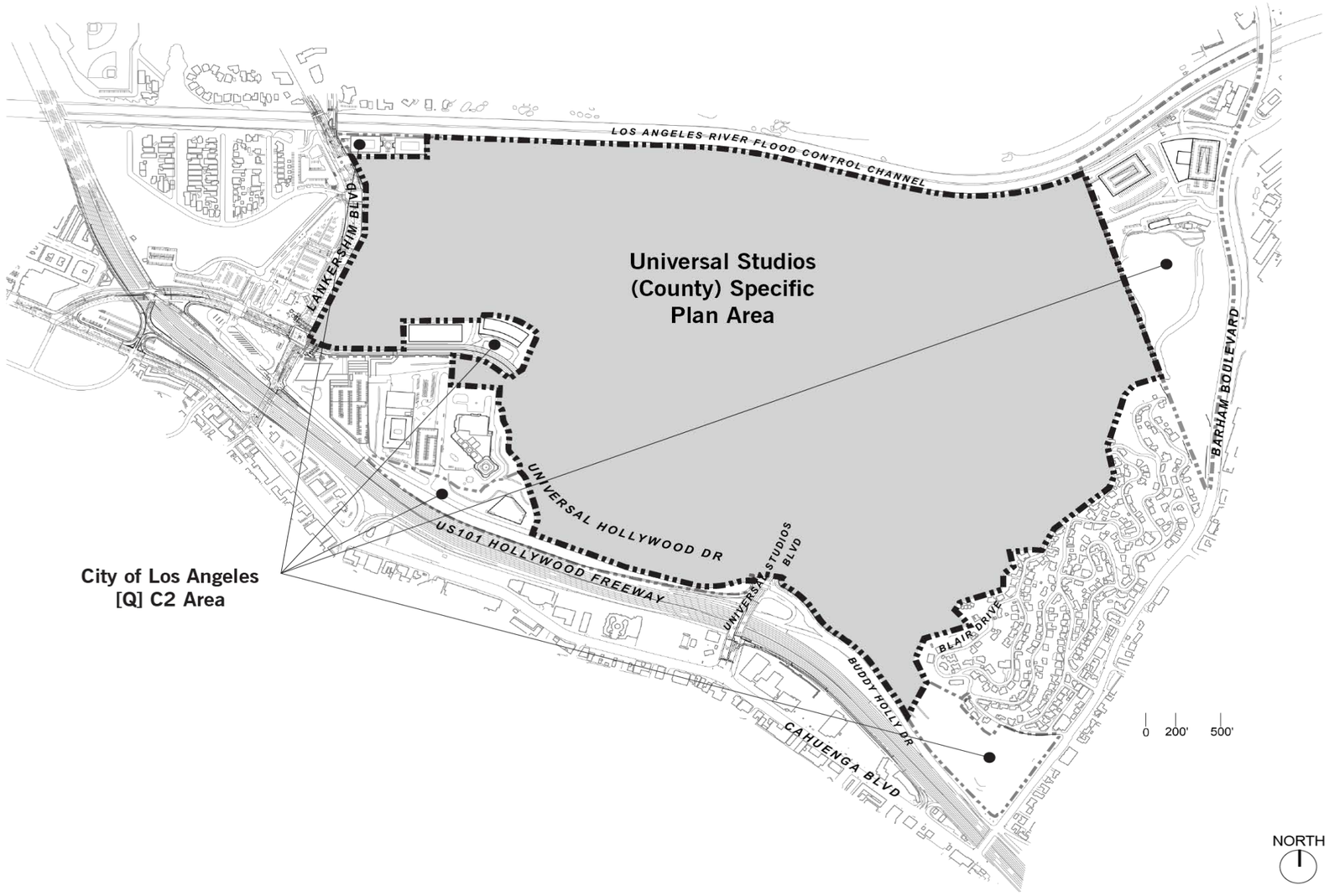

EXHIBIT 1-B – Universal Studios Specific Plan Boundaries After Annexation/Detachment

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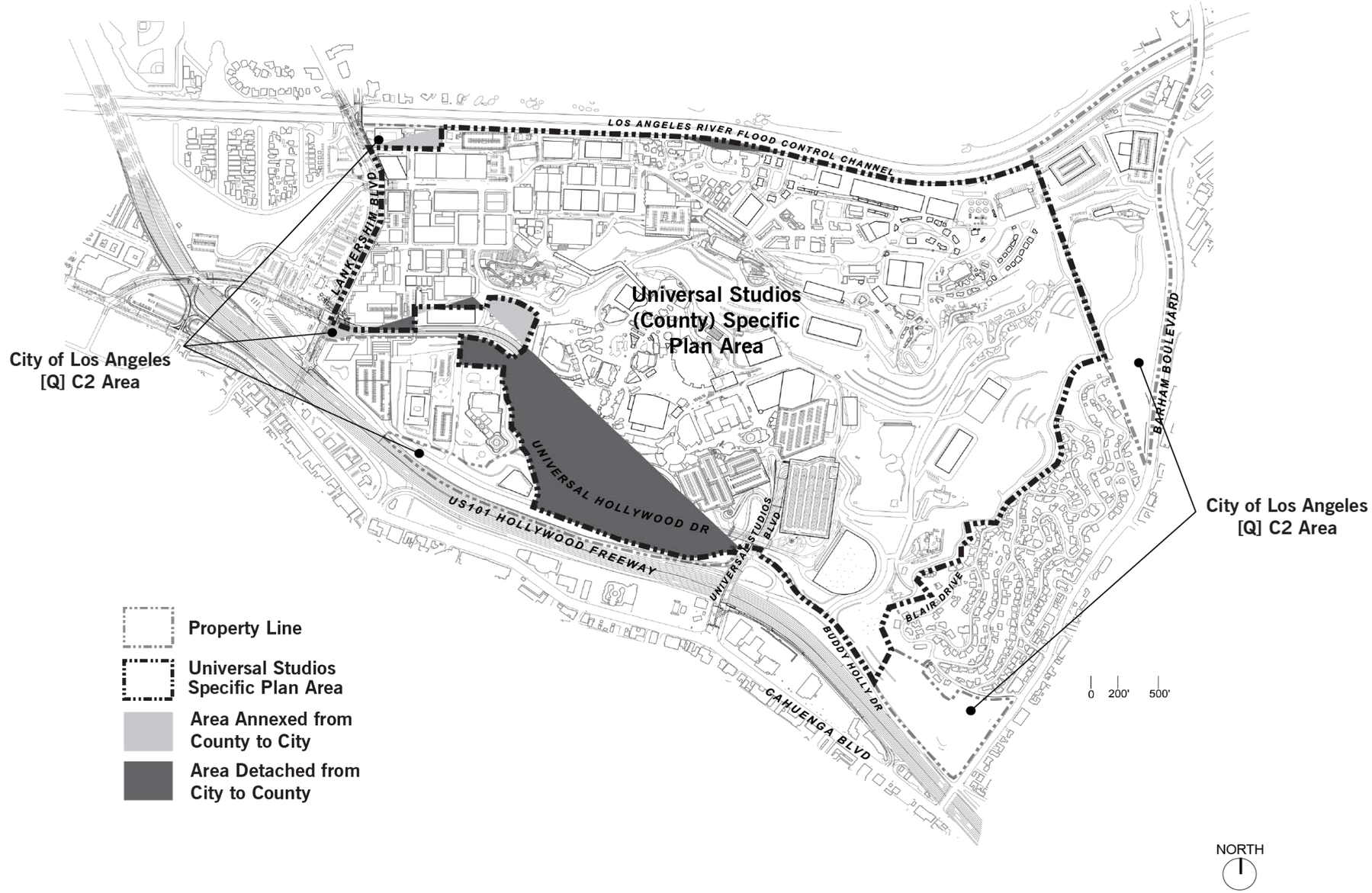

EXHIBIT 1-C – Universal Studios Specific Plan Boundaries with Annexation/Detachment Areas

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Section 3. Authority and Scope

A. Relationship to Los Angeles County General Plan.

The General Plan is a comprehensive long-range policy document that guides the growth and development of the unincorporated areas of the County. The General Plan includes state-mandated elements related to land use, circulation, housing, conservation, open space, noise, and safety. Whereas the General Plan provides a broad general policy directive for the County, a specific plan is a policy statement and implementation tool that is used to address a specified planning area. As stated in the General Plan Introduction: "the General Plan neither guarantees the achievement of a particular goal nor strict adherence to any single policy statement." Pursuant to California Government Code Section 65454, a specific plan must be consistent with the General Plan by furthering its overall objectives and policies while not obstructing their attainment, but also need not adhere to every goal and policy.

The Universal Studios Specific Plan area was classified prior to the effective date of this Specific Plan in the Industrial and Commercial categories on the General Plan Land Use Policy Map, which allow a wide variety of uses including motion picture studio, office, restaurants, retail, and entertainment park. As of the effective date of this Specific Plan, the Universal Studios Specific Plan area shall be classified as SP (Specific Plan) on the General Plan Land Use Policy Map. This Specific Plan is generally consistent with the applicable goals and policies in the land use; circulation; conservation and open space; noise; safety; and economic development elements of the General Plan as more fully detailed in Appendix B of the Specific Plan Guidelines.

B. Relationship to County Code.

1. The regulations of this Specific Plan are in addition to those set forth in Title 22 of the County Code (Zoning Code), and do not convey any rights not otherwise granted under the provisions and procedures contained in the Zoning Code, except as specifically provided for herein.

2. Whenever this Specific Plan contains provisions that establish regulations (including but not limited to, standards such as Heights, uses, parking requirements, noise, lighting, grading, signage, the sale and service of alcoholic beverages, removal and/or encroachment into the Protected Zone of oak trees), which are different from, more restrictive or more permissive than would otherwise be allowed pursuant to the provisions contained in the Zoning Code, this Specific Plan shall prevail and supersede the applicable provision of the Zoning Code. For matters on which this Specific Plan is silent, applicable provisions of the Zoning Code shall control. Whenever this Specific Plan states it supersedes and replaces specific provisions of the Zoning Code, the specified provision(s) of the Zoning Code shall not apply. Whenever this Specific Plan states that it modifies the applicability of specific provisions of the Zoning Code,

the specified provision(s) of the Zoning Code shall only apply as modified by this Specific Plan.

3. Sign Regulations. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.52, Part 10 of the Zoning Code that address types of signs permitted, sign Heights, maximum sign area permitted, sign face, illumination, and location of signs.

4. Oak Tree Regulations. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.56, Part 16 of the Zoning Code that address removal, replacement, and encroachment into the Protected Zone of oak trees.

5. Alcoholic Beverages Regulations. This Specific Plan shall modify the applicability of the regulations in Section 22.56.195 of the Zoning Code that address the sale and service of alcoholic beverages for on-site and off-site consumption, and Sections 22.56.1500, 22.56.1540, and 22.56.1550 of the Zoning Code that address the amortization schedule for establishments that existed prior to adoption of Ordinance 92-0097.

6. Live Entertainment/Public Dancing/Night Clubs. This Specific Plan shall supersede and replace the regulations in Sections 22.52.1110 and 22.56.1754 of the Zoning Code.

7. Wireless/Communications Facilities. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.52, Part 13 of the Zoning Code that address wireless or other communications facilities, except with regard to free-standing third-party outdoor wireless Communication Facilities.

8. Parking Requirements. This Specific Plan shall modify the applicability of the regulations in Division 1, Chapter 22.52, Part 11 and shall supersede and replace Division 1, Chapter 22.56, Part 7 of the Zoning Code.

9. Lighting Requirements. This Specific Plan shall supersede and replace any regulations in Division 1, Chapter 22.52, Part 10 of the Zoning Code that address lighting source intensity and design requirements.

10. Grading/Off-site Export/Import. This Specific Plan shall supersede and replace the regulations in Sections 22.56.210, 22.56.230, 22.56.1752, and 22.56.1753 of the Zoning Code that address grading, stockpiling, off-site import or export of grading materials, and other grading-related requirements.

11. Yard Requirements. This Specific Plan shall supersede and replace the regulations in Sections 22.48.050 through 22.48.110 of the Zoning Code that address front, side and rear yard requirements.

12. Projections Between Buildings. This Specific Plan shall supersede and replace Section 22.48.130.A.3 of the Zoning Code, that addresses projections between buildings.

13. Green Building Development Standards. This Specific Plan shall modify the applicability of the Green Building Development Standards contained in Division 1, Chapter 22.52, Part 20 of the Zoning Code.

14. Drought Tolerant Landscaping Requirements. This Specific Plan shall modify the applicability of the Drought Tolerant Landscaping Requirements contained in Division 1, Chapter 22.52, Part 21 of the Zoning Code.

15. Low Impact Development Standards. This Specific Plan shall modify the applicability of the Low Impact Development Standards contained in Division 1, Chapter 22.52, Part 22 of the Zoning Code.

16. Director's Review, Hearings and Appeals for Alcohol Sales and Service. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.56, Part 12, Sections 22.56.1660 through 22.56.1754 and Division 1, Chapter 22.60, Parts 4 and 5 of the Zoning Code for new Alcohol Use Establishments allowed pursuant to Subsections 10.A, 10.B and 10.C of this Specific Plan. Any additional establishments requesting to sell or serve alcoholic beverages beyond those permitted by Subsections 10.A – 10.C of this Specific Plan, shall be subject to a Conditional Use Permit pursuant to, and the modification, inspection and enforcement requirements of, Sections 22.56 and 22.60 of the Zoning Code, except as modified by Subsection 10.D of this Specific Plan.

17. Director's Review for Temporary Uses. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.56, Part 14, Sections 22.56.1830 through 22.56.1925 of the Zoning Code for Temporary Uses.

C. Relationship to CEQA.

Pursuant to the California Environmental Quality Act (CEQA), the NBC Universal Evolution Plan Environmental Impact Report (EIR) was prepared for the NBC Universal Evolution Plan, which includes the implementation of the Universal Studios Specific Plan. EIR SCH No. 2007071036 identifies potential effects on the environment of the NBC Universal Evolution Plan and sets forth mitigation measures to lessen those impacts.

D. Relationship to Existing Uses.

1. The Universal Studios Specific Plan creates a regulatory framework for long-term development of the Universal Studios Specific Plan area. This Specific Plan also recognizes that existing uses within the Universal Studios Specific Plan area will continue as the development permitted by

this Specific Plan is implemented. Existing uses include, but are not limited to: Studio Use including Production Activities; Studio Office; Office; Entertainment Use including the Theme Park and Universal Studio Tour; Entertainment Retail Use including all forms of retail and restaurant uses in CityWalk; and Amphitheater.

2. Replacement of Existing Permits. This Specific Plan shall supersede and replace the following County conditional use permits for grading, alcohol sales and service, and Communication Facilities: Case numbers 90074-(3), 95-047-(3), 99-158-(3), 99-159-(3), 99-160-(3), 99-161-(3), 99-162-(3), 99-163-(3), 99-164-(3), and 92252-(3). Upon the approval of the proposed annexation and detachment actions set forth in Subsection 1.B of this Specific Plan by which the establishments with alcohol sales and service permitted pursuant to City of Los Angeles case numbers ZA 93-0292 (ZV) and ZA 2001-3714(PAB) are located within the Specific Plan area, this Specific Plan shall also supersede and replace City of Los Angeles case numbers ZA 93-0292 (ZV) and ZA 2001-3714(PAB).

Section 4. Definitions

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined below or in Sections 11 and 17 of this Specific Plan shall be construed as defined in the County Code. The definitions set forth in this Specific Plan are intended to encompass future technologies and materials which may be utilized in the construction, implementation, or uses permitted herein.

Adult Business Establishment. Adult Business Establishment shall include Adult Business, Adult Cabaret, and Adult Hotel and Motel, as those terms are defined in Section 22.62.015 of the Zoning Code.

Alcohol Use Approval. A ministerial process to determine compliance of new establishments seeking approval after the effective date of this Specific Plan of the right to sell and/or serve alcoholic beverages with all applicable provisions of this Specific Plan, pursuant to Section 10 of this Specific Plan.

Amphitheater. A Land Use Category that allows a venue used for public assembly and/or entertainment including, but not limited to, theatrical performances, concerts, lectures, circuses, sporting events, or other similar events.

Ancillary Support Facility. Ancillary facilities to Studio Uses designed to provide consumer services within the Universal Studios Specific Plan area. Ancillary Support Facilities include, but are not limited to, those facilities used for food services, banking services, hair salons, physical fitness, commuter transportation, security, and the sale of sundries, studio merchandise and memorabilia, if theses uses are designed and operated to be primarily available for on-site employees, guests, and visitors, but are not generally available to the general public.

Applicant. Any person or entity submitting an application for a Substantial Conformance Review, an Alcohol Use Approval, Sign Conformance Review, Internal Sign Review, an administrative clarification, a Specific Plan exception, a Specific Plan interpretation, or similar action related to this Specific Plan.

Back-of-House. The area of an Entertainment Attraction, Universal Studio Tour or other feature of the Theme Park not normally accessible to visitors which contains maintenance and repair facilities, warehouses, storage areas, animal storage facilities, ancillary offices, delivery areas, employee dressing rooms and rest areas, mechanical/electrical equipment, ride track areas within Entertainment Attractions, and other support facilities. Back-of-House areas may be enclosed or unenclosed.

Candela. A measure of light energy from a source at a specific standard angle and distance. A measure of the light energy designed to evaluate the output of light from a lamp or light fixture in terms of both the intensity of light and the direction of travel of the light energy away from the source.

City. The City of Los Angeles, California.

City [Q]C2 Area. The applicable areas of the NBC Universal Evolution Plan project site within the boundaries of the City adjacent to the Universal Studios Specific Plan area, as shown on Exhibit 1-A as of the effective date of this Specific Plan and as shown on Exhibit 1-B on the effective date of the annexation and detachment actions discussed in Subsection 1.B of this Specific Plan should those actions be approved. The Director may modify Exhibit 1-B consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan.

CityWalk. An entertainment venue and entertainment retail venue area that provides retail, restaurant, entertainment and theater uses, including, but not limited to, the cinemas in CityWalk. Within CityWalk, there are also several administrative and employee support offices, along with some Office and Studio Use. The boundaries of CityWalk within the Universal Studios Specific Plan area as of the effective date of this Specific Plan are shown on Exhibit 2-A and are shown on Exhibit 2-B as of the effective date of the annexation and detachment actions discussed in Subsection 1.B of this Specific Plan should those actions be approved. The Director may modify Exhibit 2-B pursuant to Section 21 of this Specific Plan to be consistent with the detachment and annexation actions.

Communication Facilities. Any Non-Occupiable Structure or equipment used for the purpose of sending or receiving data and information communications or housing equipment to support the sending or receiving of communications, and other future technological advances in such communications. Communication Facilities may include, but are not limited to, satellite and microwave dishes, antennae dishes and/or satellite farms, wireless telecommunication facilities such as cellular, WiFi, television and two-way radio transmitters and broadcast communications facilities, communications and data facilities, control and telemetry signals, cable or fiber optic systems, or future technological advances in Communication Facilities. Communication Facilities shall

also include necessary support infrastructure, such as electrical, electronic or electromagnetic vaults, cabling, equipment racks, servers, generators, transformers, downlink systems, uninterrupted power supply (UPS) systems, and other related broadcast and communication support equipment and systems.

Conceptual Site Plan. The exhibit depicting, for informational purposes only, existing development and the conceptual plan for proposed development within the Universal Studios Specific Plan area pursuant to this Specific Plan. An initial Conceptual Site Plan is contained in the Plan Description, Chapter 2, of the Specific Plan Guidelines.

Contributing Building. A building listed as a contributing resource in the Historic Preservation Plan.

County. County of Los Angeles, California.

Department of Public Works. The Department of Public Works of the County of Los Angeles.

Department of Regional Planning. The Department of Regional Planning of the County of Los Angeles.

Director. The Director of the Department of Regional Planning or his or her designee.

Entertainment Attraction. A building, structure, improvement, device, mechanism or other facility or use, or combination thereof, operated primarily for entertainment purposes as part of the Theme Park, Universal Studio Tour, CityWalk, or related activities, which may include controlled access or controlled capacities. Entertainment Attractions may include, but are not limited to: amusement rides, shows (live, computerized, animated, automated, electronic, video, motion picture, and new technologies), animal shows, outdoor displays, aquarium, parades, tours, exhibitions, assembly areas, pavilions, interactive and active play areas, or other similar activities and facilities, all of which may be outdoors or indoors, or combination thereof.

Entertainment Retail Use. A Land Use Category that includes all forms of retail and restaurant uses in CityWalk, and support facilities, as permitted by this Specific Plan.

Entertainment Use. A Land Use Category that includes all forms of entertainment and recreation uses generally open to the public, as permitted by this Specific Plan. The uses include, but are not limited to, the Universal Studio Tour, events, and uses in the Theme Park, including restaurant and retail uses, Entertainment Attractions, and support facilities.

Existing Off-Site Residential Uses. Residential uses located outside of the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area. Hotel uses are not included as Existing Off-Site Residential Uses.

Existing Site Plan. The site plan for the existing NBC Universal property showing existing buildings within the current and proposed County portions of the property as it exists on the effective date of this Specific Plan.

Finished Grade. The lowest point of elevation of the finished surface of the ground, paving or sidewalk, excluding a driveway(s) or secondary access stairwell(s), within the area between a structure and the property line or a line 5 feet from the structure, when the property line is farther than 5 feet from the structure.

Floor Area. The total of the area in square feet of the floor surfaces confined within the exterior walls of a building. Floor Area does not include exterior patios, decks, balconies, rooftop areas, or other specifically defined exterior space which is designed for use by patrons, tenants or visitors within the Universal Studios Specific Plan area. Floor Area does not include exterior walls, space devoted to stairways and stairwells, basement storage, elevator shafts, mechanical or electrical equipment areas, vertical utility shafts, light courts, parking structures including associated driveways, ramps, loading areas and areas incidental thereto, rooms housing mechanical equipment and machinery incidental to the operation of buildings, temporary trailers used for Production Activities or construction activities, Temporary Uses, seasonal uses, helicopter landing areas, Sets / Facades, Thematic Elements, ride track areas within Entertainment Attractions, queue lines, covered or uncovered general public pedestrian circulation areas, plazas, and similar areas which are intended for public circulation.

Floor Area, Additional Permitted. The net new Floor Area that may be constructed pursuant to this Specific Plan as of the effective date of this Specific Plan as shown in Table 5-1, and the net new Floor Area that may be constructed as shown in Table 5-2 as of the effective date of the annexation and detachment actions discussed in Subsection 1.B of this Specific Plan should those actions be approved, and any net new Floor Area as permitted by this Specific Plan pursuant to the Land Use Equivalency provisions of Section 7 of this Specific Plan, (including repair, replacement, or modification of existing uses which increase Floor Area). The Additional Permitted Floor Area is calculated based on gross new Floor Area minus the demolition of Floor Area of any existing land uses within the Specific Plan area.

Floor Area, Baseline. The existing Floor Area as of the effective date of this Specific Plan as shown in Table 5-1, and the existing Floor Area as shown in Table 5-2 as of the effective date of the annexation and detachment actions discussed in Subsection 1.B of this Specific Plan should those actions be approved, located within the existing buildings shown on the Existing Site Plan.

Floor Area, Total Permitted. The total square feet of existing Baseline Floor Area and the Additional Permitted Floor Area, and any additional square feet of net new Floor Area as permitted by this Specific Plan pursuant to the Land Use Equivalency provisions of Section 7 of this Specific Plan. The Total Permitted Floor Area includes the repair, replacement, or modification of existing uses within the Specific Plan area.

Footcandle. A unit of light energy incident on a square foot of surface one foot away from a standard candle.

Graphic Treatment. Graphic Treatment is defined in Section 17 of this Specific Plan, Signage Regulations, of this Specific Plan.

Height. The vertical distance, in terms of feet above Mean Sea Level (MSL), measured to the highest point of the building, structure, roof structure or parapet wall, whichever is highest. For purposes of measuring Height, roof structures shall include rooftop equipment and architectural elements or Thematic Elements. Notwithstanding, the Height of Free-standing Signs, Communication Facilities and maintenance storage buildings shall be measured from Finished Grade, as set forth in this Specific Plan, unless specified otherwise.

Height Exception. A specified Height, measured in terms of feet above MSL, in which buildings within the 890' Height Zone may exceed the maximum Height of the Height Zone up to the maximum stated Height for the Height Exception as set forth in Section 6 of this Specific Plan and as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 3-B pursuant to Section 21 of this Specific Plan to be consistent with the annexation and detachment actions.

Height Zone. A specific limitation on building and structure Heights within the Universal Studios Specific Plan area defined in terms of maximum feet above Mean Sea Level (MSL) as identified on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 3-B pursuant to Section 21 of this Specific Plan to be consistent with the annexation and detachment actions.

Highly Reflective Building Materials. Exterior building materials, such as polished metal or mirrored glass (glazing with a ratio of 0.20 or higher of visible light reflectance from its exterior surface), that have the potential to cause glare impacts to offsite uses or public rights of way. Visible light reflectance is the ratio of visible light that is reflected from the surface to the sum of that which is transmitted, reflected and absorbed.

Historic Preservation Expert. A person, retained by the Universal Studios Specific Plan area property owner, who has a graduate degree in architectural history or architecture, and at least three (3) years of experience working as a historic preservation professional.

Historic Preservation Plan. The Universal Studios Historic District Historic Preservation Plan, dated March 2010, prepared by Historic Resources Group, LLC and included as Appendix D of the Specific Plan Guidelines.

Hotel. A Land Use Category for hotel related uses, including, but not limited to facilities such as guest rooms and suites; meeting, banquet and ballroom facilities; lobbies; retail; restaurants; bars; nightclubs; offices; gym and fitness rooms; pools and hot tubs; spas including massage treatment facilities; salons; entertainment uses that are ancillary to the operation of a hotel; parking; and other hotel amenities as part of the hotel complex and operations.

Internal Sign Review. See Signage Regulations, Section 17 of this Specific Plan, for Sign and Sign-related definitions.

Land Use Category. Those seven (7) general categories of land uses within the Universal Studios Specific Plan area, and as set forth in Tables 5-1 and 5-2 in Section 5 of this Specific Plan. The seven (7) categories are: Studio Use, Studio Office, Office, Hotel, Entertainment Use, Entertainment Retail Use, and Amphitheater.

Land Use Equivalency. The ability to exchange a certain amount of square feet of Floor Area of one type of Land Use Category (e.g., Studio Use) to a certain amount of square feet of Floor Area for a different Land Use Category (e.g., Office Use), based on an equivalency factor established in Section 7 of this Specific Plan. The procedures for Land Use Equivalency referenced in this Specific Plan are set forth in Section 7 of this Specific Plan.

Light Source. Device that emits light energy from an electric or alternative power source, i.e. the bulb or lamp. The term Light Source does not include lighting associated with Signs, or with the interiors of buildings and structures.

Mean Sea Level (MSL). Sea level at its mean position midway between mean high and mean low tide. MSL is used in this Specific Plan as the standard for the measurement of Heights of buildings or structures. For purposes of this Specific Plan, the MSL shall be based upon bench mark 08—00180 described as "LACFCD DISC *STMP 12-30 1952* IN WALK 5.3 FT E/O CURB CAHUENGA BLVD 11.7 FT S OF N END BRIDGE OVER LA RIVER"

Nightclub. Any bar, cocktail lounge or restaurant, other than a cabaret, wherein live entertainment is provided, excluding Hotel meeting rooms and ballrooms. Any related alcoholic beverage sales shall be subject to Section 10 of this Specific Plan.

Non-Occupiable Structure. Any structure not permitted to be occupied by a person.

Oak Tree. Those trees noted on the Master Oak Tree Map, dated February 2013, and included as Appendix E of the Specific Plan Guidelines as that appendix may be modified pursuant to Subsection 11.D.2 of this Specific Plan.

Office. A Land Use Category that includes all office uses other than Studio Office.

Off-Site Transport Grading Project. The movement of over 10,000 cubic yards of dirt, soil, sand, gravel, rock, clay, decomposed granite, or other minerals related to Projects within the boundaries of the Universal Studios Specific Plan area and which graded materials are imported into or exported out of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area.

On-Site Grading Project. Grading activities (excavation or fill) within the boundaries of the Universal Studios Specific Plan area involving movement of over 100,000 cubic yards of dirt, soil, sand, gravel, rock, clay, decomposed granite, or other minerals related to Projects.

Outdoor Special Light Effects. On-site lighting effects intended primarily for entertainment of visitors, which may include, but are not limited to, sky beacons, floodlights of Thematic Elements and structures, search lights, laser lights, laser light shows, lighting included in parades, pyrotechnic special effects, xenon lights, or future technological advances in special light effects.

Production Activities. A Studio Use that includes indoor and/or outdoor activities in conjunction with the creation, development, production (on sound stages, Sets / Facades, studios, stages, television facilities and other indoor and outdoor locations), acquisition, reproduction, recording, processing, editing, synchronizing, duplication, transmission, reception, viewing, and other use of visual, digital, print and/or aural and audio works, products, services, rights and communications. Production Activities shall include, but shall not be limited to, the use of any and all vehicles, equipment, machinery (temporary or permanent), materials (including pyrotechnic and other special effects materials), animals, or activities for such purposes. Examples of such activities include, but are not limited to, motion pictures, internet, television and radio programming, video recordings, audio recordings, digital recordings, digital media, computerization, publications, and any derivation or evolution of the foregoing as determined by the Director.

Production Facilities. Facilities used in conjunction with Studio Uses that include buildings, structures, Non-Occupiable Structures, Sets / Facades, equipment, man-made water features, and facilities that are related to Production Activities. Production Facilities may include, but are not limited to, sound stages (including live audience stages), studios, outdoor generators, workshops, garages, storage, mills, tents, trailers, trailer servicing facilities and trailer sanitation stations, paint shops, and paint booths.

Project. The construction, erection, addition to, or structural alteration of, any building or structure, a use of building or land, or change of use of building or land, on a lot located in whole or in part within the Universal Studios Specific Plan area, which requires the issuance of a grading permit, foundation permit, building permit, or land use permit, and which results in a net increase of Floor Area or a change in Land Use Category. For purposes of this Specific Plan, Sets / Facades (temporary or permanent), Production Activities (including outdoor production), Signs, and Temporary Uses are not a Project.

Public Services Facility. A facility occupied by a public agency providing sheriff, fire or other public services including any associated residential quarters for public agency personnel assigned to the facility.

Sets / Façades. Temporary or permanent structures not intended for permanent occupancy that are constructed and primarily used for motion picture, film, television, or digital production and any derivation or evolution of the foregoing technologies utilized in conjunction with Production Activities.

Signs. See Signage Regulations, Section 17 of this Specific Plan, for Sign and Sign-related definitions.

Sign Conformance Review. A ministerial process to determine compliance of a proposed Sign with all applicable provisions of Section 17 of this Specific Plan, as issued by the Director pursuant to Subsection 17.D.1 of this Specific Plan.

Specific Plan Land Use District Map. That map accompanying this Specific Plan which illustrates and categorizes the land use districts of development. The Specific Plan Land Use District Map is Exhibit 2-A as of the effective date of this Specific Plan and shall be as shown on Exhibit 2-B on the effective date of the detachment and annexation actions should those actions be approved, as may be modified by the Director pursuant to Section 21 of this Specific Plan.

Studio Office. A Land Use Category for work associated with Studio Uses in which the occupants conduct their primary work activity at a desk, or technical or non-technical work station, either within a private office or in an open area. Studio Office includes related support functions and facilities including, but not limited to, conference rooms, reception and waiting rooms, file rooms, copying rooms, coffee rooms, child care, restrooms, and ancillary uses such as food service, physical fitness, sale of sundries, and which are not otherwise designated for Production Activities, Production Facilities, Studio Support Facilities, or Ancillary Support Facilities.

Studio Support Facilities. Studio Use facilities primarily used for storage, utilities, central heating and cooling, manufacturing, equipment maintenance and repair, and other similar uses.

Studio Use. A Land Use Category primarily used for the acquisition, creation, development, production (on sound stages, Sets / Façades, television facilities and other facilities and locations), reproduction, recording, transmission, reception, publicizing, merchandising, marketing, promotion, licensing, sales, leasing, financing, accounting, legal, distribution and other exploitation of visual, print and/or aural works, products, services, rights, communications, and similar Production Activities. Examples of such works include, but are not limited to, motion pictures, television, digital and radio programming, video recordings, audio recordings, digital recordings, internet applications, video gaming, publications and any evolution of the foregoing, as well as the management and administration thereof. Studio Use facilities include Production Facilities, Studio Support Facilities, Ancillary Support Facilities, and related parking.

Substantial Conformance Review. A ministerial process conducted by the Director to determine conformance of a Project with all applicable provisions of this Specific Plan and any other applicable provisions of the County Code, as issued by the Director pursuant to Section 20 of this Specific Plan.

Temporary Use. A temporary operation of any use that is not expressly permitted or expressly prohibited by this Specific Plan subject to the provisions of Subsection 6.C.3 of this Specific Plan.

Thematic Element. A three-dimensional object or non-occupiable structure or portion thereof, freestanding or attached to any building or structure. Thematic Elements may include, but are not limited to, spheres, gateways, towers, sculptures, spires, special effect elements, and architectural features. Thematic Elements may be an appurtenance to a building or structure or function as screening. A Thematic Element may be static or kinetic, may create sound subject to Section 16 of this Specific Plan, and may be internally or externally illuminated. A Thematic Element is not a Sign.

Theme Park. The area that has controlled access and comprises Universal Studios Hollywood and associated uses, including Entertainment Attractions, related retail, restaurants, food service facilities, and related Back-of-House and accessory uses. The Theme Park includes portions of the Universal Studio Tour and also accessory facilities such as plazas, streets, walkways, promenades, water features, parks, and other landscaped open space areas.

Transportation Demand Management (TDM). A program promoting ridesharing, transit, bicycles, or other measures to reduce the number of vehicles accessing a property.

Transportation Facilities. People mover systems including, but not limited to, multi-passenger diesel, gas or electric vehicles (trams, shuttles, gondolas, etc.), a rail-guided system, escalators and/or moving sidewalk systems, all of which may be at, below, or above the surface of the ground. Transportation Facilities also include bus/shuttle stops and accessory shelters, and facilities.

Transportation Information Center (TIC). A centrally-located information center where employees, patrons, visitors, and guests may obtain information regarding shuttles, transit, metro, ridesharing programs, and real-time information for planning travel without using an automobile. The TIC may be located within the Specific Plan area or within the City [Q]C2 Area.

Transportation Management Association (TMA). An organization comprised of the Universal Studios Specific Plan area property owner(s) and tenants whose function is to promote and implement the Transportation Demand Management program. The goal of the TMA is to promote awareness of the available TDM strategies for the employees, patrons, visitors, and guests of the Universal Studios Specific Plan area. Specific components of the TMA may include: rideshare matching; transit passes; administrative support for formation of vanpools and/or carpools; bike and walk to work

promotions; emergency rides home; preferential load/unload for high occupancy vehicles; and operation of a Transportation Information Center.

Universal Studios Historic District. The portion of the Universal Studios Specific Plan area identified on Exhibit 5 that is subject to the Historic Preservation Plan.

Universal Studio Tour. A vehicular tour of Universal Studios for visitors to see and experience Universal Studios Hollywood and associated Entertainment Attractions.

Universal Studio Tour Capacity. The maximum amount of Universal Studio Tour patrons that can be accommodated on the Universal Studio Tour. Universal Studio Tour Capacity consists of 23 tram vehicles, with a maximum of 160 seats per tram vehicle, per hour, or the equivalent.

Section 5. Development Limitations

A. Prohibitions.

1. Except as provided herein, no grading permit, foundation permit, building permit, land use permit, or permit for a change of use shall be issued for any Project in whole or in part within the Universal Studios Specific Plan area until the Director has issued a Substantial Conformance Review approval, Alcohol Use Approval, or Sign Conformance Review approval, whichever is applicable, pursuant to this Specific Plan.

2. No Substantial Conformance Review application shall be approved for a Project that would result in Additional Permitted Floor Area and Total Permitted Floor Area that exceeds the Additional Permitted Floor Area and Total Permitted Floor Area for a Land Use Category as set forth in Table 5-1 or Table 5-2, as applicable, except as may be adjusted pursuant to the Land Use Equivalency provisions of Section 7 of this Specific Plan.

3. No Substantial Conformance Review, Alcohol Use Approval, Sign Conformance Review, or any other application listed in Subsection 20.D of this Specific Plan shall be approved unless the Project complies with all applicable provisions of this Specific Plan and with the applicable planning provisions of the Zoning Code.

B. Additional Permitted Floor Area and Total Permitted Floor Area.

1. Prior to the effective date of the proposed annexation and detachment actions, the Additional Permitted Floor Area and Total Permitted Floor Area within the Universal Studios Specific Plan area shall not exceed the Additional Permitted Floor Area and Total Permitted Floor Area by Land Use Category in Table 5-1, and as of the effective date of the annexation and detachment actions, should those actions be approved, the Additional Permitted Floor Area and Total Permitted Floor Area shall not exceed the Additional Permitted Floor Area and Total Permitted Floor

Area by Land Use Category in Table 5-2, except in each case for Additional Permitted Floor Area and Total Permitted Floor Area allowed pursuant to the Land Use Equivalency Transfer provisions of Section 7 of this Specific Plan. Within 30 days of the effective date of this Specific Plan, the Universal Studios Specific Plan area property owner shall provide an Existing Site Plan and revised Tables 5-1 and 5-2 reflecting the existing Baseline Floor Area by Land Use Category as of the effective date of the Specific Plan consistent with the Existing Site Plan. The Director may modify Tables 5-1 and 5-2 reflecting the existing Baseline Floor Area existing as of the effective date of the Specific Plan consistent with the Existing Site Plan without an amendment to this Specific Plan. The Director may modify Table 5-2 consistent with the Local Formation Commission's action pursuant to Section 21 of this Specific Plan. The repair, replacement, or modification of existing facilities within the Additional Permitted Floor Area and Total Permitted Floor Area is allowed.

C. Exemptions. The following uses and activities shall be permitted, shall not be subject to Substantial Conformance Review under this Specific Plan, and are not otherwise subject to the Zoning Code, except that in each case such activities shall comply with the Oak Tree regulations contained in Section 11 of this Specific Plan to the extent applicable:

1. Sets / Façades;

2. Grading activities involving:

   a. the movement of less than or equal to 100,000 cubic yards of earth material related to Projects within the boundaries of the Universal Studios Specific Plan area (i.e. not an On-Site Grading Project), and

   b. the movement of less than or equal to 10,000 cubic yards of graded materials related to Projects within the boundaries of the Universal Studios Specific Plan area and which graded materials are imported into or exported out of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area (i.e. not an Off-Site Transport Grading Project);

3. Production Activities; and

4. Repair or modification of buildings or structures that does not increase the Floor Area of the building or structure by more than 10 percent or 1,000 square feet, whichever is less. The total additional Floor Area in square feet of said uses above the conditions prior to modification shall be counted as Additional Permitted Floor Area.

D. Prohibited Uses and Facilities. The following uses and facilities shall be expressly prohibited within the Universal Studios Specific Plan area:

Adult Business Establishments
Gun shops
Gambling establishments
Medical Marijuana Dispensaries
Tattoo Parlors
Any other uses and facilities not listed in Subsection 6.C of this Specific Plan as permitted uses and facilities or that are determined by the Director not to be similar to permitted uses and facilities under this Specific Plan.

E. Existing Uses and Facilities.

1. Any buildings or structures, or any portion thereof, or use of land lawfully existing upon the effective date of this Specific Plan may, without limitation, be continued, maintained, remodeled, renovated, or replaced for any reason, whether conforming or nonconforming with the provisions of the Zoning Code prior to the effective date of this Specific Plan.

2. Any building or structure, whether existing upon or after the effective date of this Specific Plan, may be demolished and replaced with a new building or structure of equal Floor Area of the same Land Use Category, subject to Substantial Conformance Review as may be required pursuant to Section 5.A and 5.C above.

3. Any building or structure, whether existing upon or after the effective date of this Specific Plan, may be demolished and replaced with a new building or structure of a different Land Use Category, subject to Substantial Conformance Review as may be required pursuant to Subsection 5.A and 5.C above, provided that such building or structure complies with the Land Use Equivalency transfer procedures in Section 7 of this Specific Plan if the new building or structure would result in exceeding the Total Permitted Floor Area stated in Table 5-1 or 5-2, as applicable.

F. Large Scale Entertainment Attractions. Any new large scale Entertainment Attraction shall be limited to construction within the Entertainment District and Studio District as those districts are shown on Exhibit 2-A as of the effective date of this Specific Plan, and as shown on Exhibit 2-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan). New Entertainment Attractions in the Back Lot District shall be limited to Entertainment Attractions associated with the Tram Tour.

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TABLE 5-1

TOTAL PERMITTED FLOOR AREA BY LAND USE CATEGORY[a]
PRIOR TO ANNEXATION AND DETACHMENT

LAND USE CATEGORY	EXISTING BASELINE (Sq.Ft.)	DEMOLITION (Sq.Ft.)[b]	GROSS NEW DEVELOPMENT (Sq.Ft.)	ADDITIONAL PERMITTED[d] (Sq.Ft.)	TOTAL PERMITTED (Sq.Ft.)
Studio Use	1,228,010	185,051	443,000	257,949	1,485,959
Studio Office	769,905	97,680	415,000	317,320	1,087,225
Office	463,242	54,594	550,000	495,406	958,648
Entertainment Use	775,052	107,105	445,000	337,895	1,112,947
Entertainment Retail Use	480,021	30,784	20,000	-10,784	469,237
Amphitheater	108,100	108,100	60,000	-48,100	60,000
Hotel[c]	0	0	450,000	450,000	450,000
TOTAL	**3,824,330**	**583,314**	**2,383,000**	**1,799,686**	**5,624,016**

TABLE 5-2

TOTAL PERMITTED FLOOR AREA BY LAND USE CATEGORY[a]
AFTER ANNEXATION AND DETACHMENT

LAND USE CATEGORY	EXISTING BASELINE (Sq.Ft.)	DEMOLITION (Sq.Ft.)[b]	GROSS NEW DEVELOPMENT (Sq.Ft.)	ADDITIONAL PERMITTED[d] (Sq.Ft.)	TOTAL PERMITTED (Sq.Ft.)
Studio Use	1,228,100	185,051	443,000	257,949	1,486,049
Studio Office	671,564	80,226	415,000	334,774	1,006,338
Office	463,430	54,594	550,000	495,406	958,836
Entertainment Use	775,132	107,105	445,000	337,895	1,113,027
Entertainment Retail Use	632,244	6,884	70,000	63,116	695,360
Amphitheater	110,600	110,600	60,000	-50,600	60,000
Hotel[c]	0	0	450,000	450,000	450,000
TOTAL	**3,881,070**	**544,460**	**2,433,000**	**1,888,540**	**5,769,610**

a. The Additional Permitted Floor Area and Total Permitted Floor Area in square feet by Land Use Category may be adjusted pursuant to the Land Use Equivalency provisions of Section 7 of this Specific Plan.

b. See Subsection 5.E of this Specific Plan regarding demolition of existing buildings and structures.

c. Includes up to a maximum of 500 guestrooms/suites.

d. Note: Net Additional Permitted Floor Area is consistent with the net Additional Permitted Floor Area within the County reflected in the analysis of Alternative 10 in the Final Environmental Impact Report for the NBC Universal Evolution Plan (EIR SCH No. 2007071036) less 125,000 square feet of Studio Office Floor Area, less 17,454 square feet of Studio Office demolition and 23,900 square feet of Entertainment Retail demolition that is included in the City portion of the project site rather than within the County portion of the project site with the proposed annexation and detachment actions discussed in Subsection 1.B of this Specific Plan.

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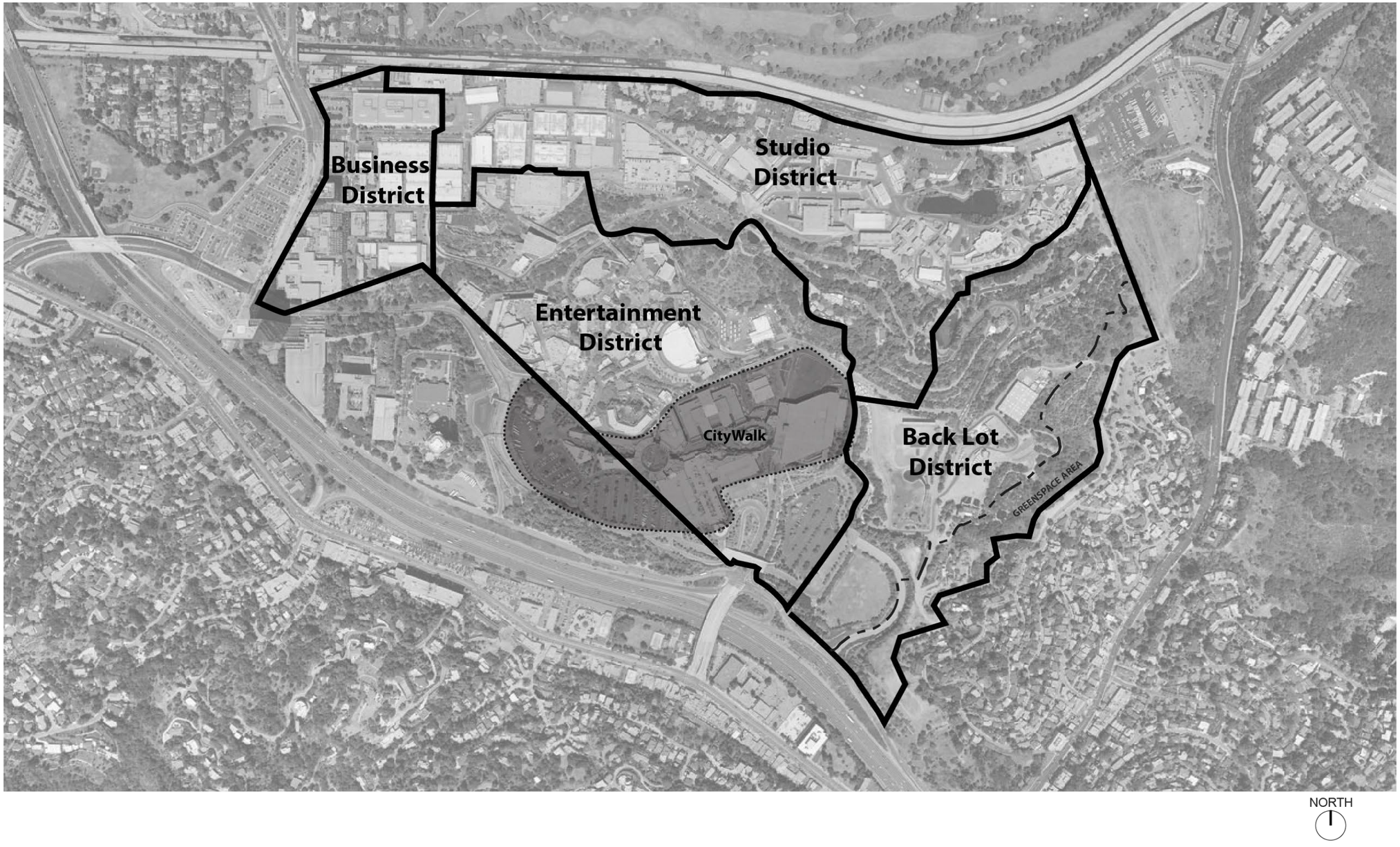

EXHIBIT 2-A – Land Use District Map Prior to Annexation/Detachment

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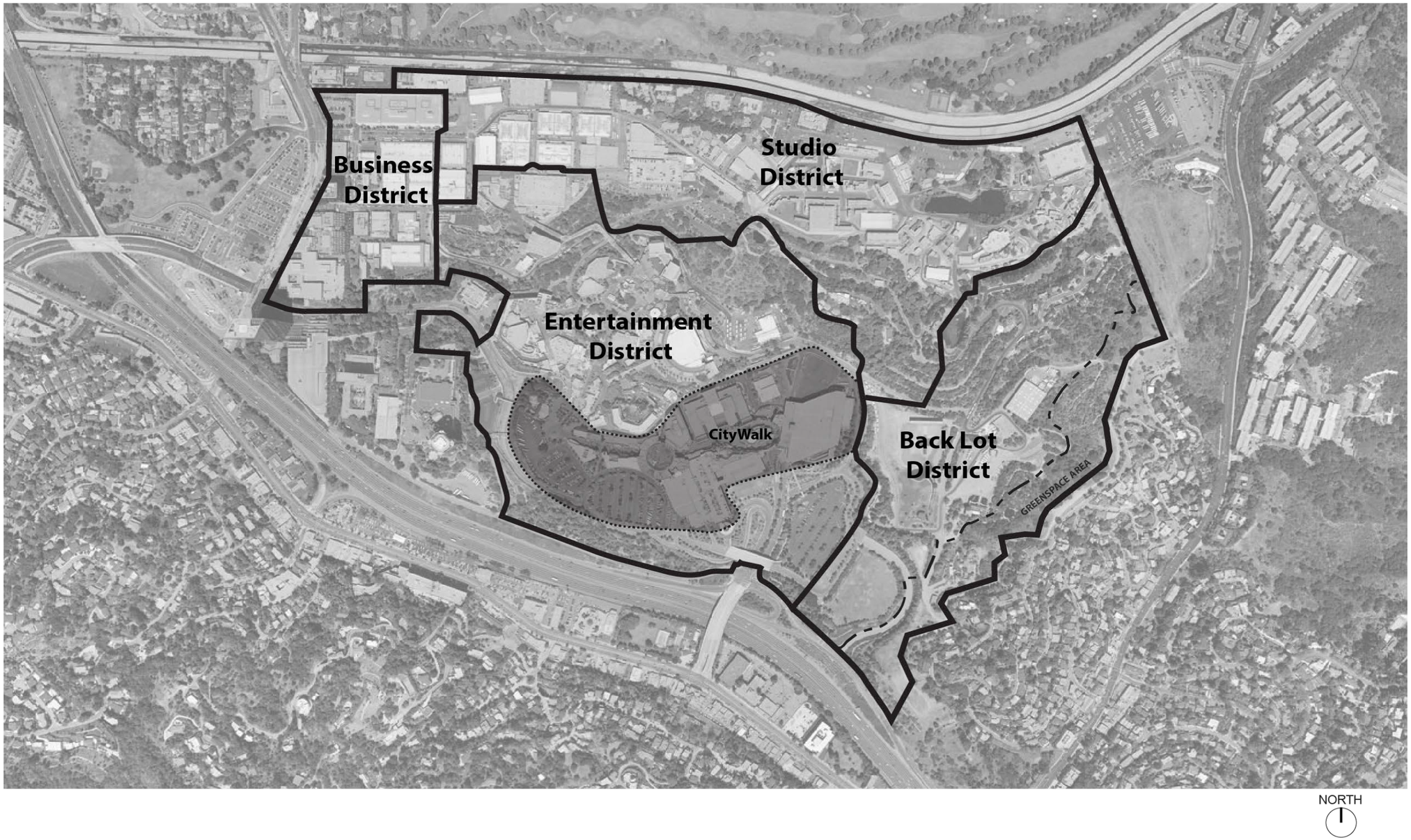

EXHIBIT 2-B – Land Use District Map After Annexation/Detachment

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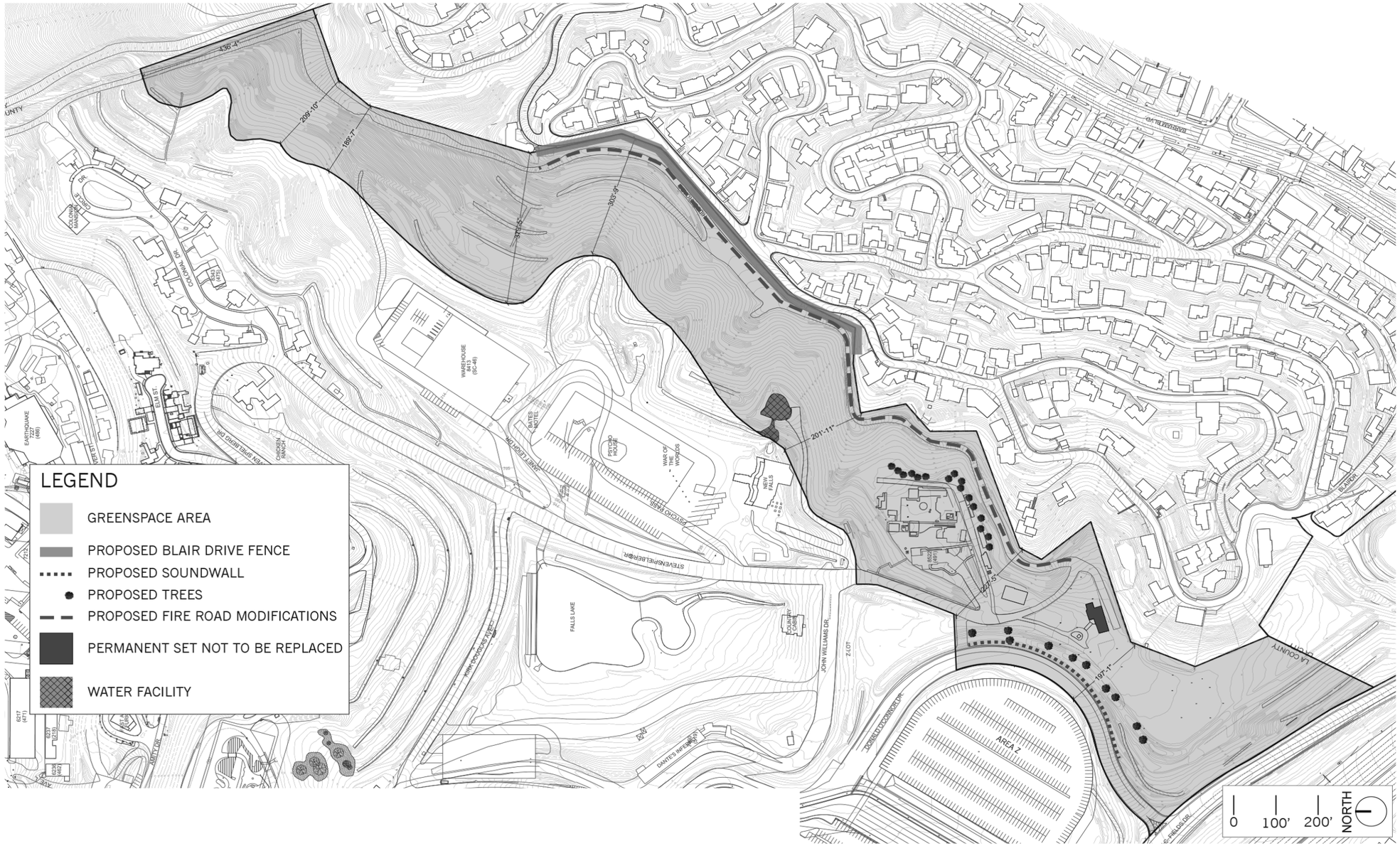

EXHIBIT 2-C – Universal Studios Specific Plan Greenspace Area

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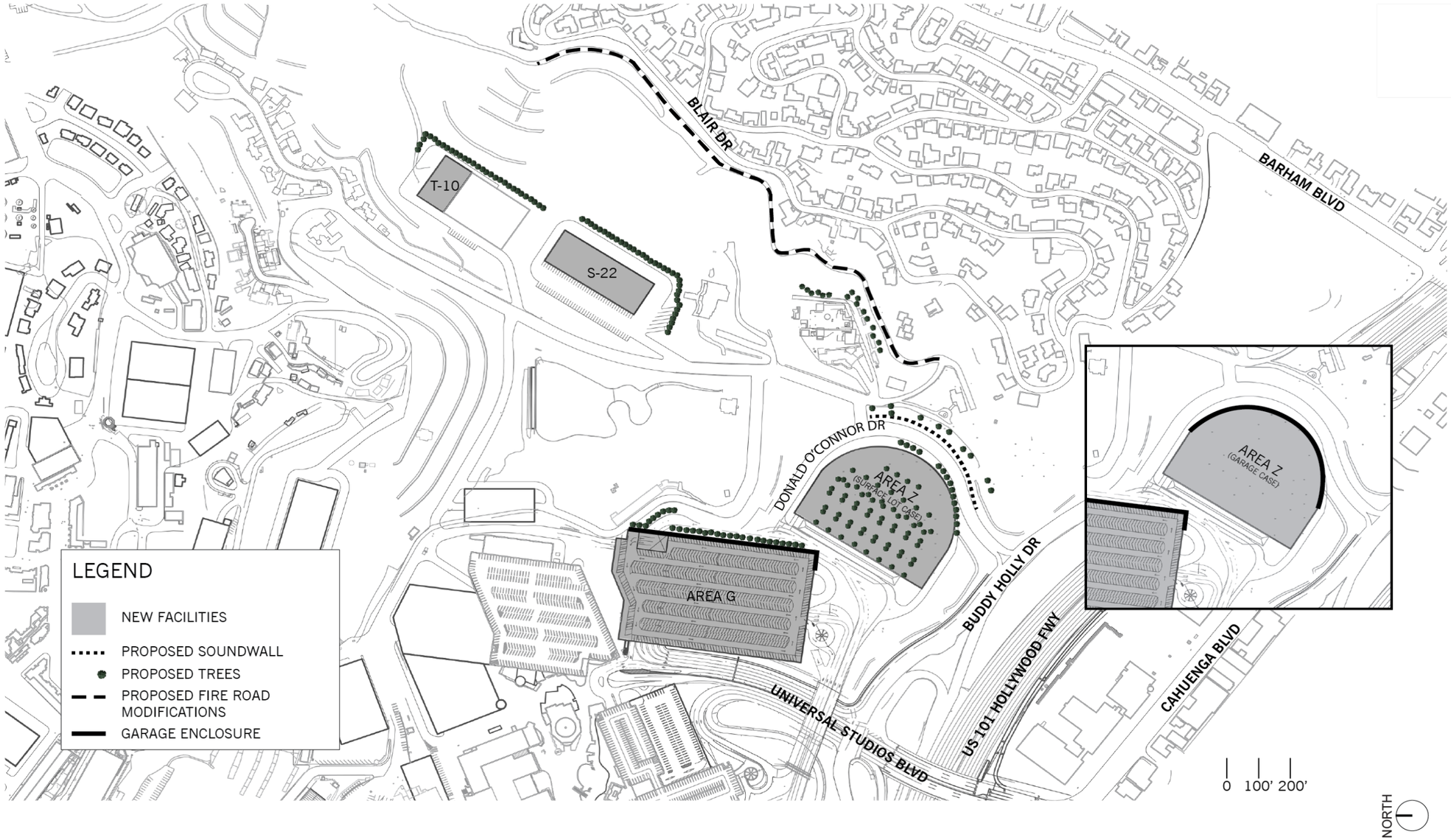

EXHIBIT 2-D – Location of Parking Facilities in Design Regulations

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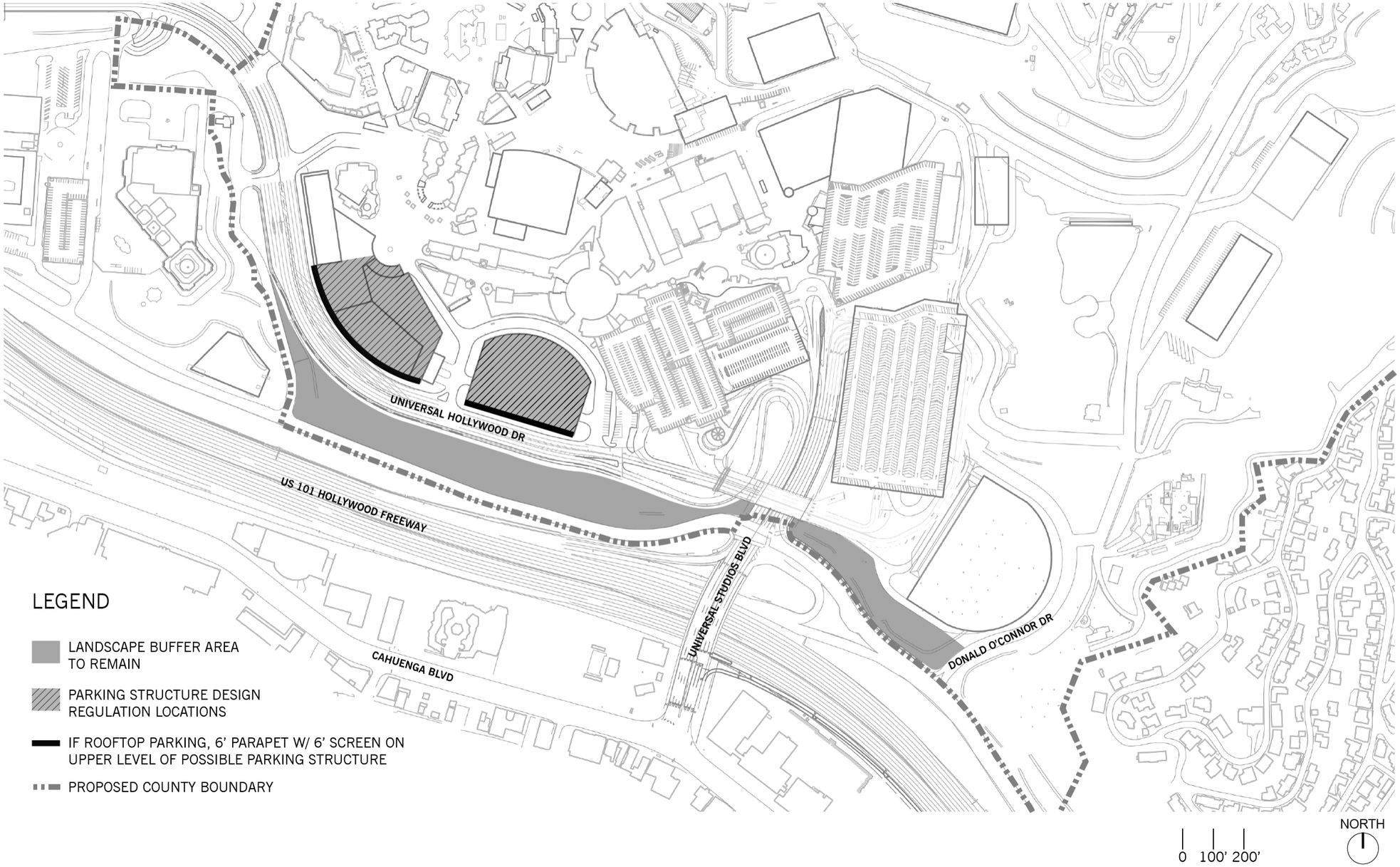

EXHIBIT 2-E – Universal Studios Specific Plan Southern Landscape Buffer

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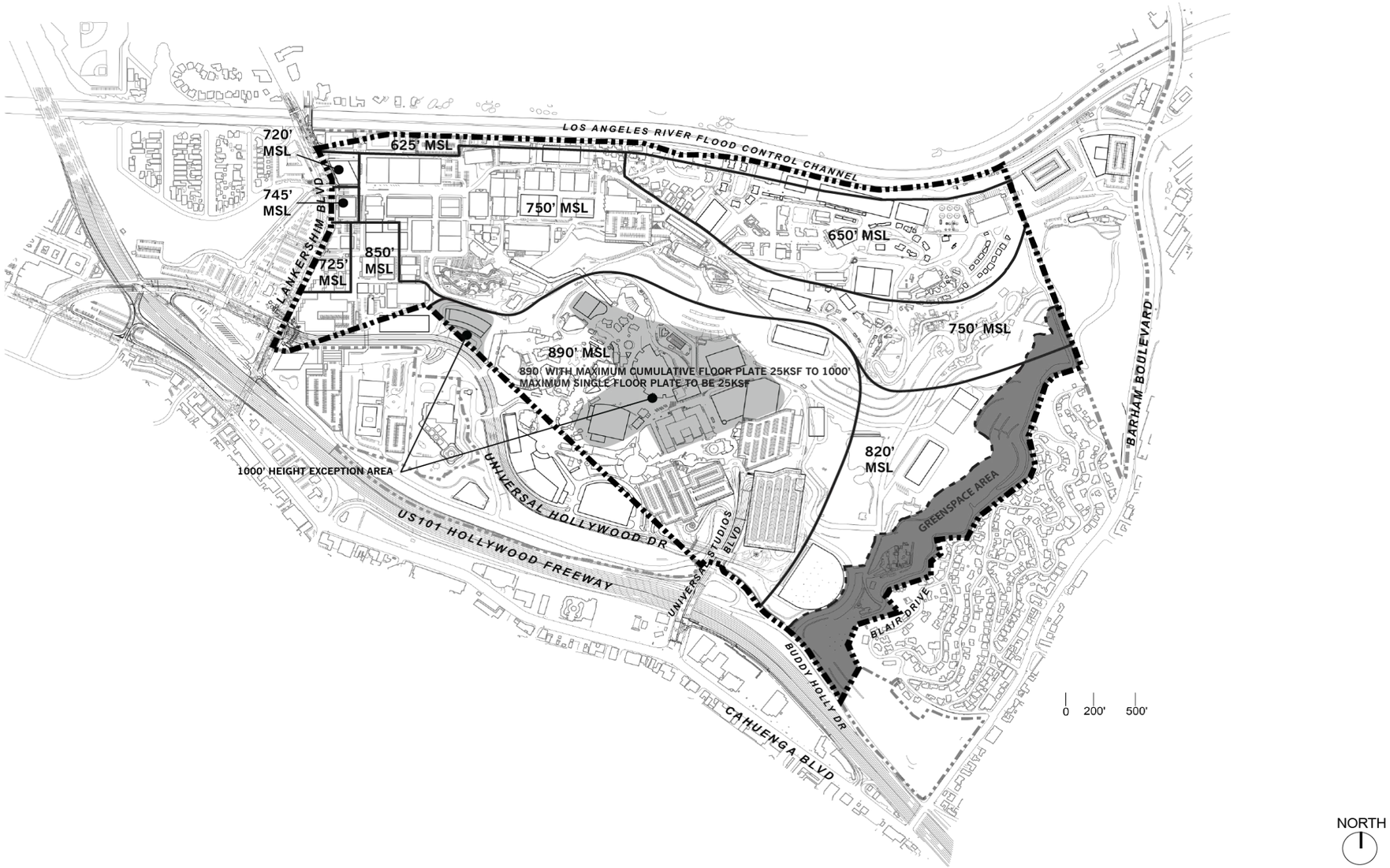

EXHIBIT 3-A – Height Zone Map Prior to Annexation/Detachment

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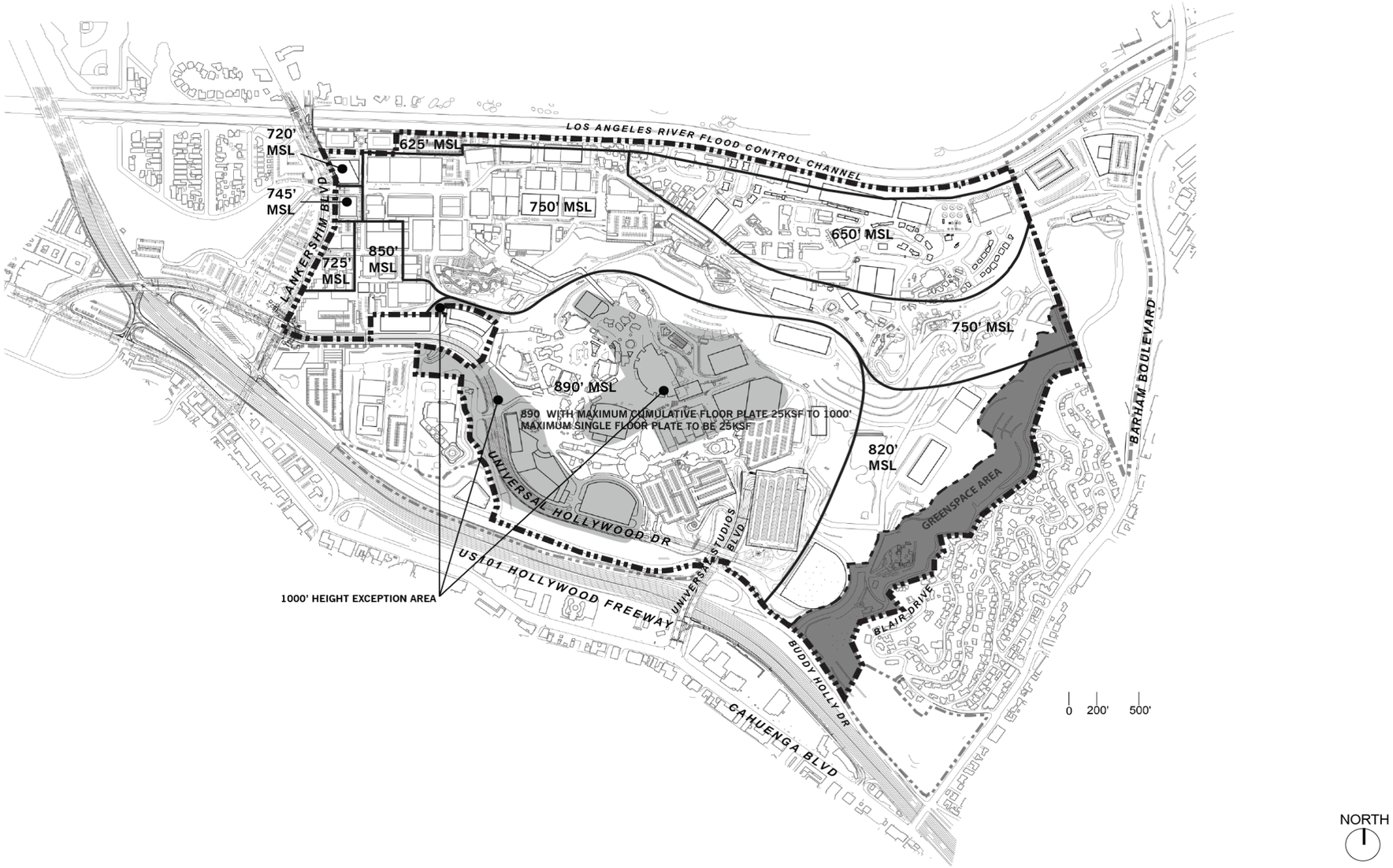

EXHIBIT 3-B – Height Zone Map After Annexation/Detachment

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Section 6. Land Use and Design Regulations

A. Designation of Districts. The Universal Studios Specific Plan area is divided into four (4) Districts, as shown on Exhibit 2-A as of the effective date of this Specific Plan, and as shown on Exhibit 2-B as of the effective date of the annexation and detachment actions should those actions be approved, which are designated as: Studio District; Studio Back Lot District; Business District; and Entertainment District. The Director may modify Exhibit 2-B consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan.

B. Land Use Categories. As set forth in Table 5-1 or Table 5-2, as applicable, of Section 5 of this Specific Plan, seven (7) Land Use Categories shall be permitted within the Universal Studios Specific Plan area. The seven (7) Land Use Categories are: Studio Use; Studio Office; Office; Hotel; Entertainment Use; Entertainment Retail Use; and Amphitheater.

C. Permitted Uses and Facilities.

1. The following uses and facilities shall be permitted within the Studio, Business, and Entertainment Districts described in Subsection 6.A above:

Amphitheater
Amusement games or arcades
Ancillary Support Facilities
Animal care and boarding facilities, provided said animals are kept or maintained pursuant to and in compliance with all applicable regulations of the Los Angeles County Department of Animal Care and Control
Athletic facilities
Billiard or pool halls
Bowling alleys
Charitable events
Civic events
Communication Facilities
Conference facilities
Construction offices
Educational facilities
Emergency medical facilities (for on-site employees, guests and visitors)
Entertainment Attractions
Entertainment Retail Uses
Entertainment shows
Entertainment Uses
Entry facilities, including but not limited to parking payment booths
Fences/walls
Financial institutions
Fueling stations (for businesses and activities conducted on-site or related to on-site businesses and activities)
Fundraisers

Government facilities
Health and exercise spas and physical fitness centers
Hotels, subject to provisions in Section 9 of this Specific Plan
Landscape nurseries and related uses
Museums, art displays, art shows, art galleries (indoor/outdoor)
Nightclubs
Offices
Outdoor Special Light Effects
Overnight sleeping quarters for security personnel, fire protection personnel, and on-site managers
Parades and street performers shows
Parking structures and surface parking lots including but not limited to parking payment booths
Pedestrian or vehicular tours
Power facility (to provide power for on-site purposes)
Premieres (film, television, audio, and other media events)
Production Activities (including outdoor production)
Production Facilities
Promotional activities
Public dancing and live entertainment
Public Services Facilities
Pyrotechnic special effects and storage
Recreational facilities
Recycling facilities
Research and development facilities
Restaurants, cafes, coffee shops, bars, dinner theaters and nightclubs (indoor/outdoor)
Retail uses, indoor and outdoor, including the display, rental and sale of new or second-hand goods in shops, retail facilities, carts, kiosks and other facilities
Roads
Sale of alcoholic beverages for on-site and off-site consumption (subject to the provisions of Section 10 of this Specific Plan)
Seasonal uses (e.g. pumpkin patches, Christmas tree lots)
Security facilities and short-term detention facilities for on-site security purposes
Sets / Façades (permanent and temporary)
Signs
Special events
Stockpiling/On-site storage of graded materials (less than 50,000 cubic yards)
Storage, outdoor and indoor (ancillary to uses on-site)
Storage tanks, underground and above ground (ancillary to uses on-site)
Studio Offices
Studio Support Facilities
Studio Uses

Temporary Uses
Theaters, motion picture theaters, live performance theaters
Thematic Elements
Theme Park, Universal Studio Tour and related activities
Trailers (non-residential)
Transportation Facilities
Utilities, underground and above ground
Vehicle maintenance and repair facilities
Wall Murals
Warehouses
Other uses, which are similar, accessory or incidental to permitted uses, as determined by the Director.

2. The following uses and facilities shall be permitted within the Studio Back Lot District described in Subsection 6.A above:

Ancillary Support Facilities
Animal care and boarding facilities, provided said animals are kept or maintained pursuant to and in compliance with all applicable regulations of the Los Angeles County Department of Animal Care and Control
Charitable events
Civic events
Communication Facilities
Construction offices
Emergency medical facilities (for on-site employees, guests and visitors)
Entertainment Attractions
Entertainment shows
Entertainment Uses
Entry facilities, including but not limited to parking payment booths
Fences/walls
Fueling stations (for businesses and activities conducted on-site or related to on-site businesses and activities)
Fundraisers
Landscape nurseries and related uses
Offices
Outdoor Special Light Effects
Overnight sleeping quarters for security personnel, fire protection personnel, and on-site managers
Parking structures and surface parking lots including but not limited to parking payment booths
Pedestrian or vehicular tours
Power facility (to provide power for on-site purposes)
Premieres (film, television, audio, and other media events)
Production Activities (including outdoor production)
Production Facilities

Promotional activities
Pyrotechnic special effects and storage
Recycling facilities
Roads
Seasonal uses (e.g. pumpkin patches, Christmas tree lots)
Security facilities and short-term detention facilities for on-site security purposes
Sets / Façades (permanent and temporary)
Signs
Special events
Stockpiling/On-site storage of graded materials (less than 50,000 cubic yards)
Storage, outdoor and indoor (ancillary to uses on-site)
Storage tanks, underground and above ground (ancillary to uses on-site)
Studio Offices
Studio Support Facilities
Studio Uses
Temporary Uses
Thematic Elements
Theme Park, Universal Studio Tour and related activities
Trailers (non-residential)
Transportation Facilities
Utilities, underground and above ground
Vehicle maintenance and repair facilities
Wall Murals
Warehouses
Other uses, which are similar, accessory or incidental to permitted uses, as determined by the Director.

3. Temporary Uses. Notwithstanding Subsections 6.C.1 and 6.C.2 above, a Temporary Use shall be permitted for up to 60 consecutive days per individual Temporary Use, which may be extended by the Director for an additional 30 days for a total of 90 days permitted for an individual Temporary Use; provided, however, that in no event shall the cumulative time for all Temporary Uses within the Universal Studios Specific Plan area during a calendar year exceed 120 days in the aggregate for all Temporary Uses.

   a. Application. The Applicant shall file a Temporary Use application using the County's standard Temporary Use application form accompanied by the filing fee applicable to a Temporary Use Permit not requiring a public hearing as established in Section 22.60.100 of the Zoning Code. The Temporary Use application shall contain the following information:

i. The name and address of Applicant and the operator of the proposed Temporary Use, if different;

ii. Site Address for proposed Temporary Use;

iii. The precise nature of the proposed Temporary Use;

iv. A site plan of the proposed Temporary Use drawn to a scale satisfactory to, and in the number of copies prescribed by the Director, indicating:

(a) The area and dimensions of the proposed Temporary Use;

(b) Hours of operation of the proposed Temporary Use; and

(c) Plan and elevation of temporary structure(s), if any.

v. Access and parking provisions;

vi. Duration of the Temporary Use;

vii. Unique operational conditions of the proposed Temporary Use, if any;

viii. Summary table of duration of prior Temporary Uses in the same calendar year; and

ix. Other information that the Director deems necessary to process the application.

b. Burden of proof. The Applicant shall substantiate to the satisfaction of the Director that:

i. The operation of the proposed Temporary Use at the location proposed and within the time period specified will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

ii. The proposed location for the Temporary Use is adequate in size and shape to accommodate such Temporary Use without material detriment to the use or enjoyment of the property of other persons located in the vicinity of the proposed Temporary Use location.

c. Findings. The Director shall not approve a Temporary Use unless the Director finds that:

i. The proposed use is consistent with the definition of Temporary Uses in Section 4 of this Specific Plan;

ii. Adequate temporary parking to accommodate vehicular traffic to be generated by such Temporary Use will be available either on-site or at alternate locations acceptable to the Director in any case where such Temporary Use is proposed for a period longer than one weekend or three consecutive days;

iii. Approval of the Temporary Use will not exceed the time limitations for Temporary Uses set forth in this Subsection;

iv. The Applicant has substantiated the facts required in Subsection 6.C.3.b above.

d. Conditions. In approving an application for a Temporary Use, the Director may impose such conditions as the Director deems necessary to ensure that the Temporary Use will be in accordance with the findings required by Subsection 6.C.3.c above.

e. Time for review. Within seven (7) calendar days of receipt of a complete Temporary Use application, the Director shall either approve the application or indicate how the application is not in substantial compliance with this Specific Plan.

D. Designation of Height Zones.

1. Height Zones. Within the Universal Studios Specific Plan area, nine (9) Height Zones are designated that establish the maximum permitted Height of buildings and structures measured in terms of feet above Mean Sea Level (MSL) as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B as of the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 3-B consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan to be consistent with the annexation and detachment actions. The Height Zones are designated as follows:

a. 625 feet MSL

b. 650 feet MSL

c. 720 feet MSL

d. 725 feet MSL

e. 745 feet MSL

f. 750 feet MSL

g. 820 feet MSL

h. 850 feet MSL

i. 890 feet MSL

These Height Zones and the corresponding approximate building heights above existing and future grade are summarized in Table 2.8a, Chapter 2 of the Specific Plan Guidelines.

2. Height of buildings or structures. Notwithstanding Zoning Code height provisions to the contrary, for purposes of this Specific Plan, the Height of any building or structure shall be the vertical distance, in terms of feet above MSL, measured to the highest point of the building or structure or roof structure or parapet wall, whichever is highest.

   For the purposes of measuring Height, roof structures shall include rooftop equipment, architectural elements and Thematic Elements. Rooftop equipment shall not include Communication Facilities, which are located on high-rise buildings containing ten (10) or more stories.

3. Height Exception. A Height Exception is the Height, measured in terms of feet above MSL, in which buildings (including roof-top equipment, other than Communication Facilities, architectural elements and Thematic Elements) may exceed the maximum Height of the 890' Height Zone up to the maximum stated Height of 1000' above MSL, as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan). There shall be no more than 25,000 square feet of total building floorplate(s) utilizing the Height Exception. For purposes of calculating the building floorplate, roof top equipment, architectural elements and Thematic Elements shall not be included in the calculation of the total building floorplate permitted to use the Height Exception.

4. Existing Buildings/Structures – Height. The Lew R. Wasserman Building (Building No. 1280), which exists prior to the effective date of this Specific Plan shall be permitted to exceed the Height Zone to its existing Height of approximately 770' MSL.

   a. In the event of any damage or destruction to Building No. 1280, it may be rebuilt up to the Height that existed as of the effective date of this Specific Plan.

   b. Any horizontal additions or enlargements in excess of 10% of Building No. 1280's Floor Area shall be subject to the Height Zone requirements of this Specific Plan. No vertical additions to the top of the existing Building No. 1280 shall be permitted.

5. Height of Fences. The height of any non-structural fence shall be permitted up to 15 feet in height above highest Finished Grade. The height of a fence shall be measured at the highest grade within three (3) feet of either side of said fence. In order to allow for variation in topography, the height of a fence may vary an amount not to exceed six (6) inches.

6. Retaining Walls/Engineered Walls. Retaining walls and specially-engineered or structural walls shall be allowed in conformance with County Code requirements.

E. Design Standards for Buildings and Other Structures.

All Projects shall comply with the following design requirements, as applicable.

1. Screening of buildings along the Los Angeles River Flood Control Channel edge. Any new buildings within the 625' Height Zone located along the Los Angeles River Flood Control Channel, as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan), shall incorporate, to the satisfaction of the Director, visual treatment along the north-facing building plane that may include, but shall not be limited to, such measures as: articulation of building plane; use of varying building materials to create visual interest; or installation of landscaping to visually buffer the building façade.

2. Screening/enclosing of rooftop equipment. All rooftop equipment, including Communication Facilities, shall be vertically screened from the view of public pedestrian locations within 500 feet of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, except such screening shall not be required where it would interfere with the operation or transmission of such Communication Facilities. Screening may include landscaping, walls, or fences to visually buffer the rooftop equipment. Screening shall be maintained. Non-vegetative screening materials shall complement the architecture of the structure. Screening of rooftop equipment from view from above is not required.

3. Screening of outdoor storage areas. With the exception of Sets / Façades and Production Activities, all outdoor storage shall be screened, to the satisfaction of the Director, from the view of public pedestrian locations within 500 feet of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area. Screening may include landscaping, walls, or fences to visually buffer the outdoor storage areas. Non-vegetative screening shall be comprised of materials

complementary to nearby buildings. Chain link fence shall only be used as screening in conjunction with the use of slats, mesh, fabric, or vegetation. Screening of outdoor storage areas from view from above is not required.

4. Yards, building projections and building separation requirements. No front, side or rear yards, limitations on building projections or building separations shall be required for any lot or building within the Universal Studios Specific Plan area, except as required by Titles 26 and 32 of the Los Angeles County Building and Fire Codes, respectively, or other applicable County Building and Safety or Fire Department regulations.

5. Highly Reflective Building Materials. Projects shall not utilize mirrored glass or other Highly Reflective Building Materials as defined by this Specific Plan.

6. Building façades. Building façades within 40 feet of and facing public rights-of-way shall include articulation of building plane; use of varying building materials to create visual interest, and/or the regular placement of windows, or other similar architectural treatments.

7. Greenspace Area. A greenspace area shall be maintained along the eastern boundary of the Universal Studios Specific Plan area adjacent to the Existing Off-Site Residential Uses to the east as shown on Exhibit 2-C. The western boundary of the greenspace area shall be marked approximately every 300 feet and the boundary markers shall be maintained. The following standards shall apply to the designated greenspace area:

   a. Other than the use of existing roadways and security and/or maintenance access, utilities, and as provided in Subsection 6.E.7.c below, no new activities or new buildings or structures shall occur within the greenspace area, except that the existing roadways may be modified and utilities, including recycled water storage and distribution facilities, may be added or modified;

   b. The portions of the existing fire road shown on Exhibit 2-C, and any modifications to such portions of the fire road, shall be improved with decomposed granite or other suitable material to control dust prior to the issuance of the certificate of occupancy for the new warehouse facility identified as S-22 on Exhibit 2-D, and the decomposed granite or other suitable material shall be properly maintained;

   c. Those Sets / Façades or other structures existing within the greenspace area as of the effective date of this Specific Plan as shown on Exhibit 2-C may remain and continue to be utilized for

Production Activities, including use of vehicles and trailers related to Production Activities, and in the event of any destruction of the Sets / Façades or other structures, such Set / Façades or other structures may be rebuilt up to substantially the same size and in substantially the same location that existed as of the effective date of this Specific Plan;

d. No new Sets / Façades shall be developed in this area and the permanent Set / Façade shown on Exhibit 2-C shall not be replaced;

8. Fencing at Specific Plan Eastern Boundary.

a. A new painted metal fence, 12 feet in height including a security section, shall be installed and maintained along the Specific Plan eastern boundary within the area shown on Exhibit 2-C prior to the issuance of the certificate of occupancy for the new warehouse facility identified as S-22 on Exhibit 2-D;

b. Any fencing required under this Specific Plan located along the eastern boundary of the Specific Plan area shall be properly maintained at all times.

9. Access for new buildings developed pursuant to this Specific Plan shall be designed consistent with the applicable provisions of Titles 26 and 32 of the Los Angeles County Building and Fire Codes, respectively, or other applicable County Building and Safety or Fire Department regulations.

10. See Subsection 14.H of this Specific Plan for Design Standards for Permanent Parking Facilities and Subsection 18.C of this Specific Plan for Design Standards for new Communication Facilities.

11. Prior to the Universal Studios Specific Plan area property owner using Donald O'Connor Drive after 11:00 p.m. or prior to 7:00 a.m., a 10-foot high painted block sound wall shall be constructed along the eastern edge of Donald O'Connor Drive in the location shown on Exhibit 2-D.

12. For any new warehouse facilities developed at the locations shown on Exhibit 2-D:

a. Parking areas and loading docks shall not be developed on the east side of such new warehouse facilities;

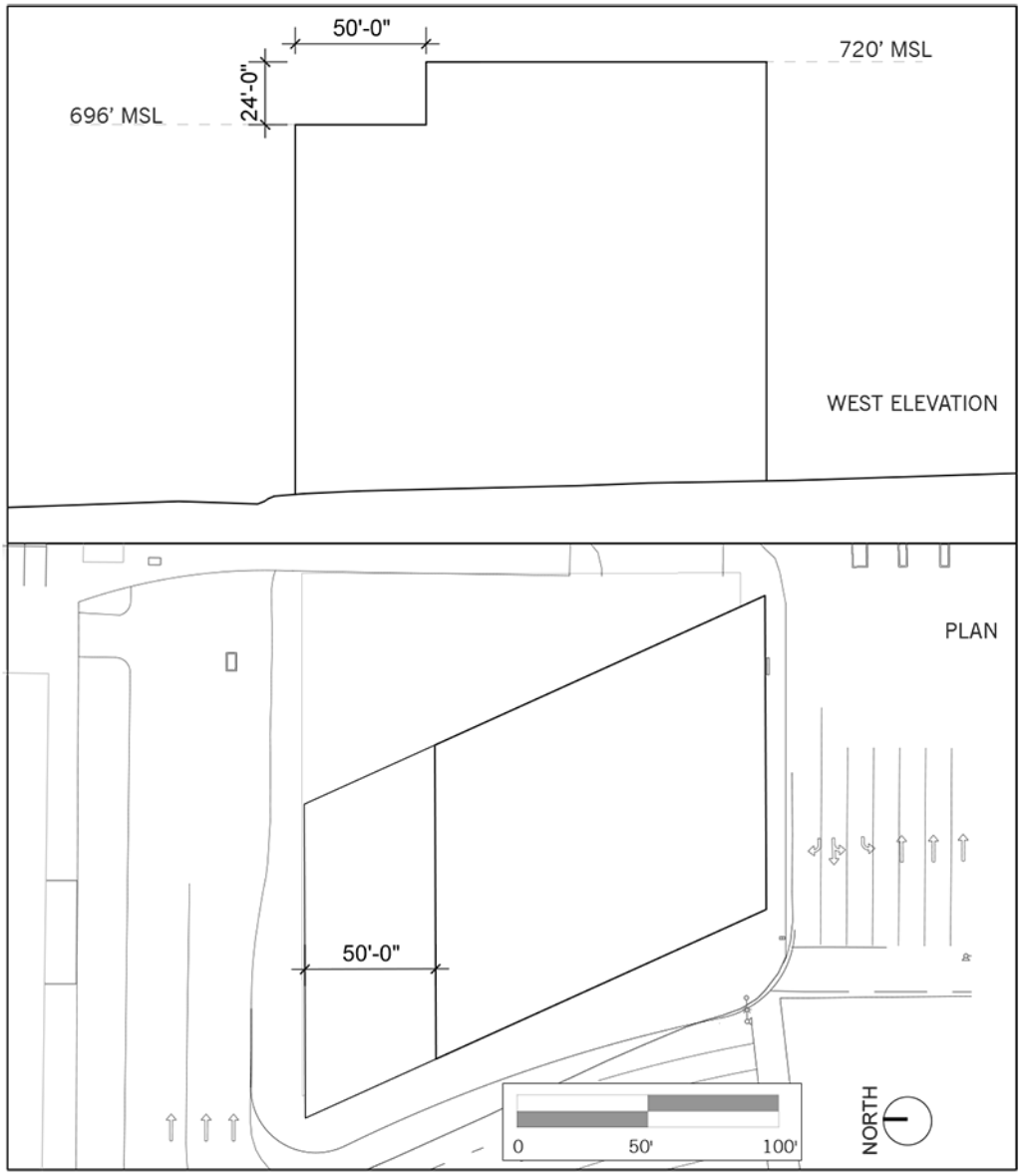
b. New trees shall be installed and maintained as shown on Exhibit 2-D to screen the eastern and southern sides of the new warehouse structure identified as S-22 on Exhibit 2-D prior to the issuance of the certificate of occupancy for that structure;

c. New trees shall be installed and maintained as shown on Exhibit 2-D to screen the eastern side of the expansion of the warehouse structure identified as T-10 on Exhibit 2-D prior to the issuance of the certificate of occupancy for that structure.

13. For any new building developed within the 720' MSL Height Zone, those portions of the building above 696' MSL shall be terraced back from the north façade of the building by 50 feet as shown on Figure 6-1 below.

Figure 6-1

720' MSL Height Zone Building Design

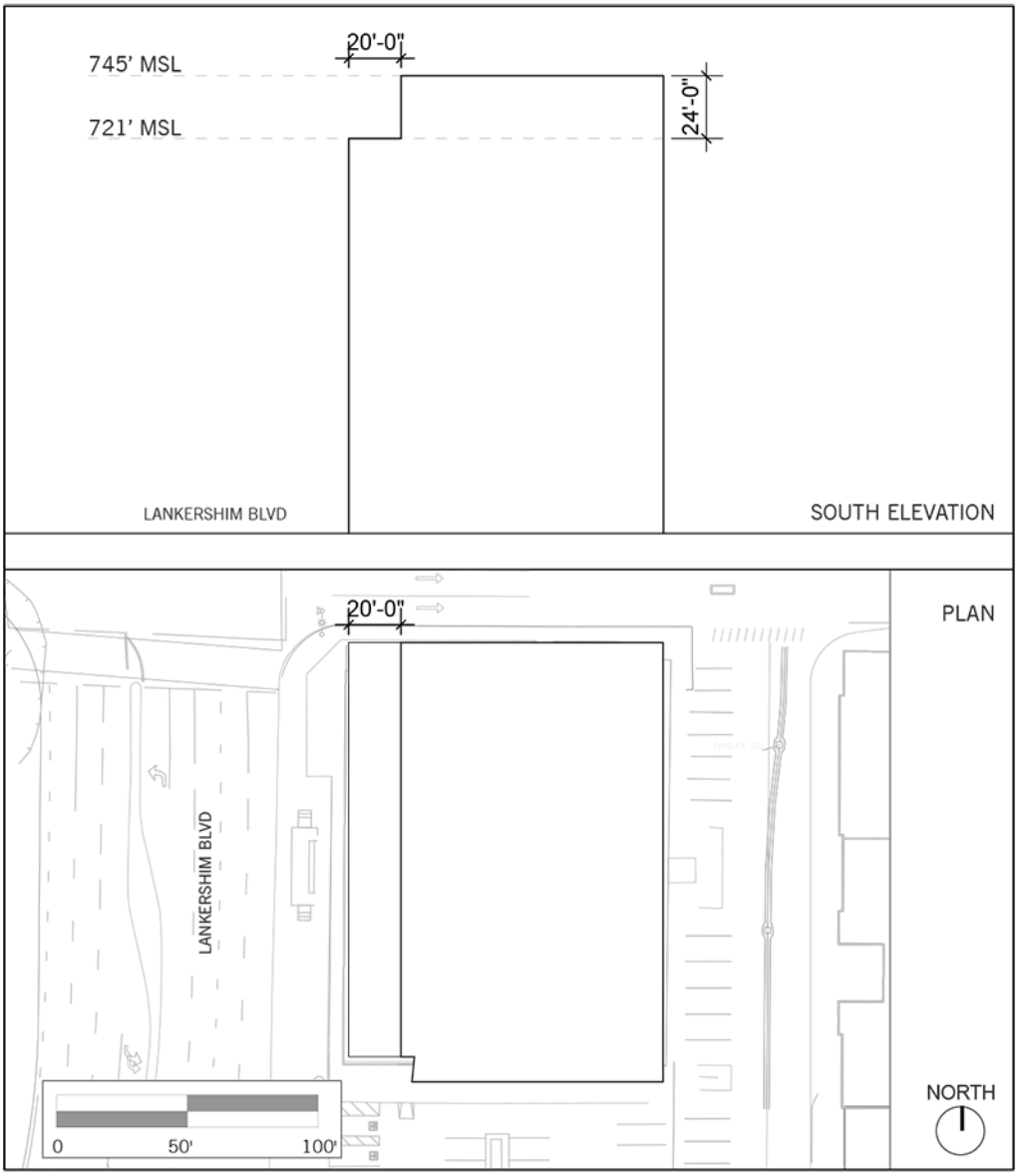


14. For any new building developed within the 745' MSL Height Zone, those portions of the building above 721' MSL shall be terraced back from the west façade of the building by 20 feet as shown on Figure 6-2 below.

15. Southern Landscape Buffer Area. The southern landscape buffer area shown on Exhibit 2-E shall be retained as a landscaped area. Any existing structures and signs existing in this area as of the effective date of this Specific Plan may be retained and maintained.

Figure 6-2

745' MSL Height Zone Building Design



F. Sustainable Development Measures.

1. General requirements. All Projects shall comply with Green Building regulations, as applicable, in Sections 22.52.2100 – 22.52.2160 of the Zoning Code, except that in addition to the exemptions in the Green Building regulations, the following shall be exempt from such requirements:

   a. Production Activities (which does not include construction of stages or television facilities within which Production Activities may occur), Sets / Facades, and amusement rides, shows, tour attractions, exhibitions or play areas associated with the Theme Park or Universal Studios Tour.

2. Additional sustainable standards. In addition to the requirements of Section 22.52.2130 of the Zoning Code, Projects within the Universal Studios Specific Plan area shall also comply with the following standards:

   a. All new buildings shall be designed to exceed Title 24, Part 6 of the California Code of Regulations (2005) energy requirements by at least fifteen percent. In the event Title 24 is amended such that the energy conservation requirements in the amended Title 24 exceed Title 24 (2005) by fifteen percent or greater, the building shall comply with the amended Title 24.

   b. Outdoor water conservation. Project landscaping shall include the following:

      i. Use of reclaimed water for landscape irrigation;
      ii. Installation of the infrastructure to deliver the reclaimed water, if necessary; and
      iii. Use of high efficiency irrigation systems, including weather-based irrigation controllers that use sensors and weather information to automatically adjust watering times and frequency in response to weather changes.

   c. Indoor water conservation. Water fixtures in new buildings shall meet or exceed the following water conservation standards:

      i. High Efficiency Toilets: 1.28 gallons/flush or less;
      ii. High Efficiency Urinals: 0.5 gallons/flush or less;
      iii. Restroom Faucets: 1.5 gallons/minute or less;
      iv. Pre-rinse Spray Valves: 1.6 gallons/minute or less for Commercial Kitchens; and
      v. Public Restroom: self-closing faucets.

   d. Education on water conservation shall be provided to the Universal Studios Specific Plan area property owner's employees through new employee orientation materials and three (3) times annually

through company website, exhibits, or meetings on energy conservation.

e. Resource conservation. During new construction, a minimum of 65 percent of the non-hazardous construction and demolition debris from construction of new Project buildings shall be recycled and/or salvaged for reuse. During occupancy and operations, the Project shall have a solid waste diversion target of 65 percent of the non-hazardous waste generated.

G. Landscape Standards.

1. General requirements. All Projects shall comply with the Drought-Tolerant Landscaping design regulations, as applicable, in Sections 22.52.2200 – 22.52.2270 of the Zoning Code, except that in addition to the exemptions in the Drought-Tolerant Landscaping design regulations the following shall be exempt from such requirements.

   a. Outdoor Production Activities, Sound Stages, Sets / Facades, amusement rides, shows, tour attractions, exhibitions or play areas associated with the Theme Park, CityWalk or Universal Studios Tour, and visitor entry points to the Theme Park and CityWalk.

2. With each Substantial Conformance Review application for a Project facing Lankershim Boulevard, the Applicant shall prepare and submit to the Director for review and approval a landscape design plan in substantial conformance with the Conceptual Lankershim Streetscape Plan in the Specific Plan Guidelines.

H. Low Impact Development.

1. General requirements. All Projects shall comply with Low Impact Development regulations, as applicable, in Section 22.52.2310 of the Zoning Code, except that in addition to the exemptions in the County Code Low Impact Development regulations, the following shall be exempt from such requirements to the extent the exemption is not in violation of any applicable Federal and State regulatory water quality requirements.

   a. Sets / Facades.

   b. The temporary addition, modification, or replacement of impervious surface area for Production Activities during the duration of the Production Activity.

   c. The modification or replacement of impervious surface area associated with repurposing of amusement rides, shows, tram tour attractions, exhibitions, and open air areas with facilities for play/games associated with the Low Impact Development Theme Park and CityWalk areas shown on Exhibit 4.

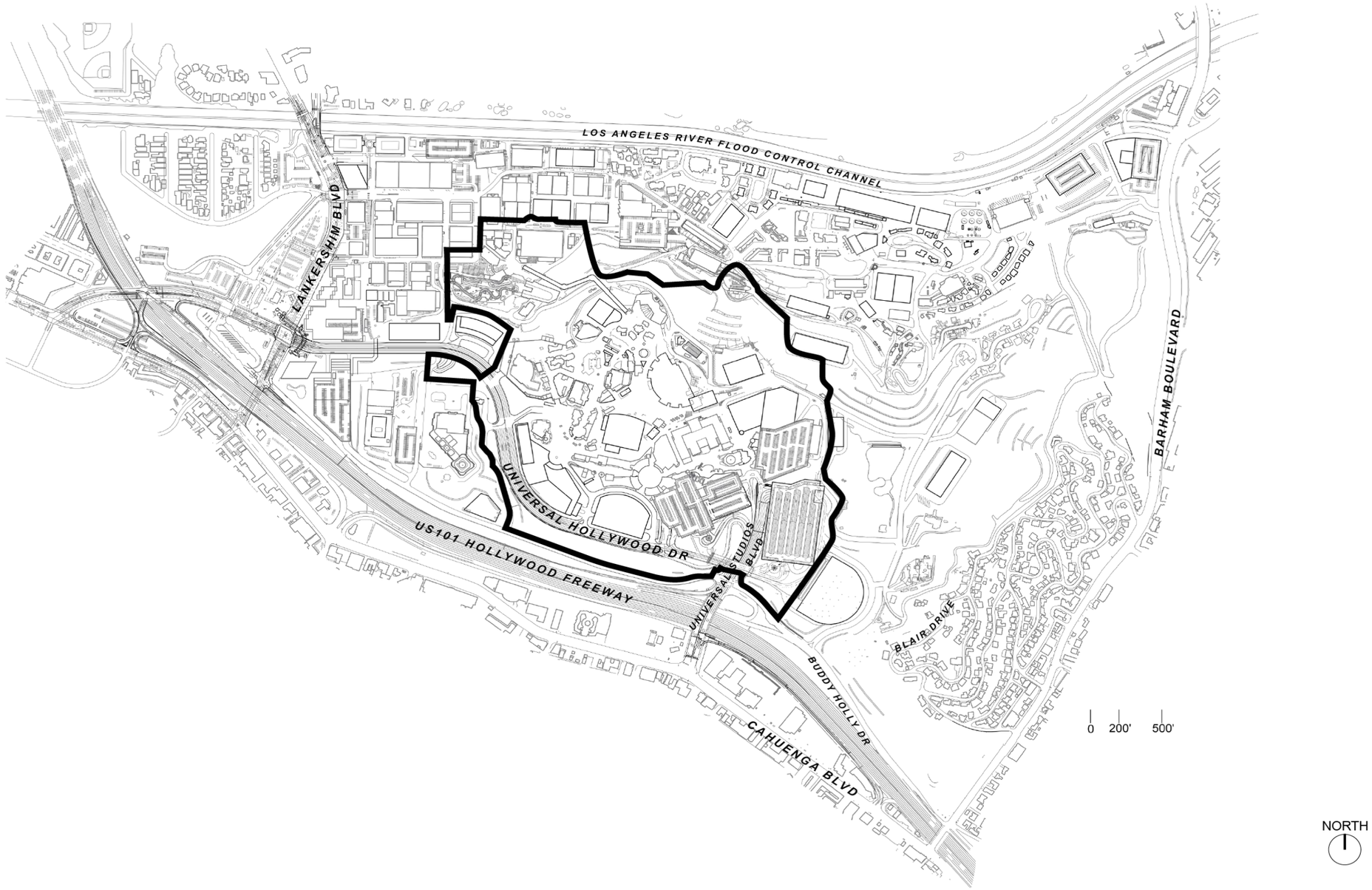


EXHIBIT 4 – Universal Studios Low Impact Development Theme Park Exemption Area

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Section 7. Land Use Equivalency

A. Purpose. The Land Use Equivalency procedure is established to provide development flexibility by permitting shifts of permitted Floor Area between certain Land Use Categories over the life of this Specific Plan, while maintaining the intent and regulatory requirements of this Specific Plan, and the overall character of the Universal Studios Specific Plan area and each District. The Land Use Equivalency Conversion Table 7-1 allows for Floor Area reallocations between the Land Use Categories utilizing conversion factors in the Table.

B. Procedure. Projects within the Universal Studios Specific Plan area may be developed consistent with this Specific Plan and pursuant to the Substantial Conformance Review procedures set forth in Section 20 of this Specific Plan up to the Total Permitted Floor Areas set forth in Table 5-1 or Table 5-2, as applicable, for each Land Use Category. At such time as a Project will exceed the Total Permitted Floor Area for a Land Use Category stated in Table 5-1 or Table 5-2, as applicable, the Project, and all subsequent Projects of the same Land Use Category, shall comply with the following Land Use Equivalency procedures.

1. A Land Use Category may be exchanged for another Land Use Category, so long as the new use is otherwise permitted by this Specific Plan and the Floor Area of the new use is in conformance with the applicable conversion factor in the Land Use Equivalency Conversion Table 7-1.

2. The Applicant shall submit the Land Use Equivalency calculation along with the Substantial Conformance Review application. The application shall include the following information:

   a. A statement as to which Land Use Category's Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, the Applicant wishes to draw against for the Land Use Equivalency transfer and the amount of the reduction of the selected Land Use Category Total Permitted Floor Area based upon the applicable Land Use Equivalency Conversion Table 7-1.

   b. Calculations to demonstrate compliance with the applicable Land Use Equivalency Conversion Table 7-1 conversion factors.

   c. A description of how the Project is fully consistent with all applicable provisions of this Specific Plan and mitigation measures in the NBC Universal Evolution Plan Mitigation Monitoring and Reporting Program (MMRP).

3. The Applicant shall submit a revised Table 5-1 or 5-2, as applicable, reflecting the change in Additional Permitted Floor Area and Total Permitted Floor Area based on the Land Use Equivalency.

4. The combined Total Permitted Floor Area of all Land Use Categories as adjusted pursuant to these Land Use Equivalency procedures shall not exceed 10 percent of the overall Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, and the Total Permitted Floor Area for each individual Land Use Category shall not exceed 10 percent of the Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, except for Studio Use that shall not exceed 30 percent of the Total Permitted Floor Area for Studio Use set forth in Table 5-1 or Table 5-2, as applicable.

C. Director's Review. The Director's review of the Land Use Equivalency transfer shall be limited to verifying that the proposed Project is within the applicable conversion factors set forth in the Land Use Equivalency Conversion Table 7-1. The Director shall not impose additional conditions or mitigation measures on the Project. The time periods for review shall be the same as those set forth in the Substantial Conformance Review procedures in Subsection 20.C of this Specific Plan.

D. A Specific Plan Amendment shall not be required for the updated Table 5-1 or Table 5-2, as applicable, stating the revised Additional Permitted Floor Area and Total Permitted Floor Area with the Land Use Equivalency provided the overall Total Permitted Floor Area of all Land Use Categories does not exceed 10 percent of the Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, and the Total Permitted Floor Area for each individual Land Use Category shall not exceed 10 percent of the Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, except for Studio Use that shall not exceed 30 percent of the Total Permitted Floor Area for Studio Use set forth in Table 5-1 or Table 5-2, as applicable.

E. Limitation. If the Project would not be within the Total Permitted Floor Area limitations in Subsection 7.B.4 above, then the Land Use Equivalency shall not be used, and additional analysis pursuant to the California Environmental Quality Act shall be undertaken for the Project, and a Specific Plan Amendment shall be required to revise the development limits set forth in this Specific Plan.

Table 7-1

Land Use Equivalency Conversion Table

Studio

Trip Equivalency Rates			Convert Studio to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Studio is equivalent to:	
Studio Office	0.63	0.90	9,000	sf of Studio Office
Office	1.21	0.47	4,700	sf of Office
Studio	0.57	*1.00*	*10,000*	*sf of Studio*
Entertainment	1.96	0.29	2,900	sf of Entertainment
Entertainment Retail	0.66	0.86	8,600	sf of Entertainment Retail
Amphitheater	5.24	0.11	1,100	sf of Amphitheater
Hotel	1.11	0.51	5,100	sf of Hotel

Studio Office

Trip Equivalency Rates			Convert Studio Office to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Studio Office is equivalent to:	
Studio Office	0.63	*1.00*	*10,000*	*sf of Studio Office*
Office	1.21	0.52	5,200	sf of Office
Studio	0.57	1.11	11,100	sf of Studio
Entertainment	1.96	0.32	3,200	sf of Entertainment
Entertainment Retail	0.66	0.95	9,500	sf of Entertainment Retail
Amphitheater	5.24	0.12	1,200	sf of Amphitheater
Hotel	1.11	0.57	5,700	sf of Hotel

Office

Trip Equivalency Rates			Convert Office to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Office is equivalent to:	
Studio Office	0.63	1.92	19,200	sf of Studio Office
Office	1.21	*1.00*	*10,000*	*sf of Office*
Studio	0.57	2.12	21,200	sf of Studio
Entertainment	1.96	0.62	6,200	sf of Entertainment
Entertainment Retail	0.66	1.83	18,300	sf of Entertainment Retail
Amphitheater	5.24	0.23	2,300	sf of Amphitheater
Hotel	1.11	1.09	10,900	sf of Hotel

Entertainment

Trip Equivalency Rates			Convert Entertainment to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Entertainment is equivalent to:	
Studio Office	0.63	3.11	31,100	sf of Studio Office
Office	1.21	1.62	16,200	sf of Office
Studio	0.57	3.44	34,400	sf of Studio
Entertainment	1.96	*1.00*	*10,000*	*sf of Entertainment*
Entertainment Retail	0.66	2.97	29,700	sf of Entertainment Retail
Amphitheater	5.24	0.37	3,700	sf of Amphitheater
Hotel	1.11	1.77	17,700	sf of Hotel

Entertainment Retail

Trip Equivalency Rates			Convert Entertainment Retail to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Entertainment Retail is equivalent to:	
Studio Office	0.63	1.05	10,500	sf of Studio Office
Office	1.21	0.55	5,500	sf of Office
Studio	0.57	1.16	11,600	sf of Studio
Entertainment	1.96	0.34	3,400	sf of Entertainment
Entertainment Retail	0.66	*1.00*	*10,000*	*sf of Entertainment Retail*
Amphitheater	5.24	0.13	1,300	sf of Amphitheater
Hotel	1.11	0.59	5,900	sf of Hotel

Amphitheater

Trip Equivalency Rates			Convert Amphitheater to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Amphitheater is equivalent to:	
Studio Office	0.63	8.32	83,200	sf of Studio Office
Office	1.21	4.33	43,300	sf of Office
Studio	0.57	9.19	91,900	sf of Studio
Entertainment	1.96	2.67	26,700	sf of Entertainment
Entertainment Retail	0.66	7.94	79,400	sf of Entertainment Retail
Amphitheater	5.24	*1.00*	*10,000*	*sf of Amphitheater*
Hotel	1.11	4.72	47,200	sf of Hotel

Hotel

Trip Equivalency Rates			Convert Hotel to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Hotel is equivalent to:	
Studio Office	0.63	1.76	17,600	sf of Studio Office
Office	1.21	0.92	9,200	sf of Office
Studio	0.57	1.95	19,500	sf of Studio
Entertainment	1.96	0.57	5,700	sf of Entertainment
Entertainment Retail	0.66	1.68	16,800	sf of Entertainment Retail
Amphitheater	5.24	0.21	2,100	sf of Amphitheater
Hotel	*1.11*	*1.00*	*10,000*	*sf of Hotel*

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Section 8. Historic Resources

A. Application. This Section regulates the alteration, preservation, relocation, or demolition of Contributing Buildings, and the construction of new structures within the potential Universal Studios Historic District as shown on Exhibit 5, with respect to their effect within and upon the potential Universal Studios Historic District. The requirements of this Section and the Historic Preservation Plan (Appendix D of the Specific Plan Guidelines*)* shall be the exclusive Historic Preservation requirements applicable to the Universal Studios Specific Plan area.

B. Requirement. Prior to the issuance of a building permit or demolition permit for any structure within the potential Universal Studios Historic District, the Applicant shall submit to the Director written verification from a Historic Preservation Expert of compliance with the Historic Preservation Plan.

Section 9. Hotel

A. Requirements. Hotel use shall be permitted within the Universal Studios Specific Plan area in accordance with the requirements of this Section and subject to the conditions listed in Exhibit 6. The Director, through the Substantial Conformance Review process set forth in Section 20 of this Specific Plan, shall determine compliance with this Section and Exhibit 6, including the limitation of potential locations of any Hotel(s) to those locations depicted on Exhibit 7-A as of the effective date of this Specific Plan and those locations depicted on Exhibit 7-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan).

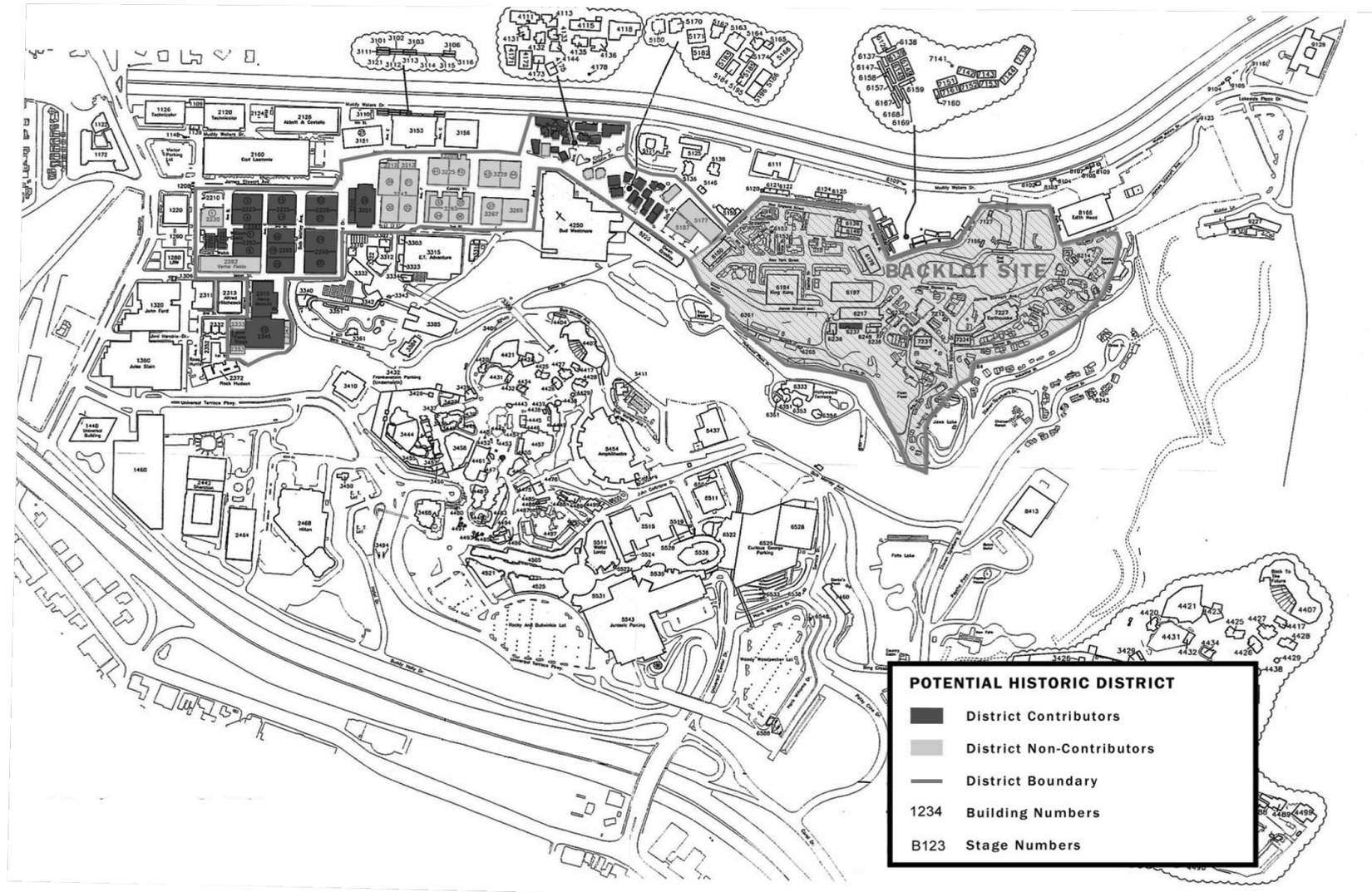
B. Location. Hotel(s) shall be permitted in those locations depicted on Exhibit 7-A as of the effective date of this Specific Plan and those locations depicted on Exhibit 7-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan).

C. Size. Hotel use shall be limited to a maximum of 450,000 square feet of Floor Area and a maximum of 500 hotel guest rooms/suites as may be modified by Land Use Equivalency as set forth in Section 7 of this Specific Plan.

D. Uses. Hotel use may include ancillary uses including but not limited to: meeting, banquet and ballroom facilities; lobbies; retail; restaurants; bars; nightclubs; offices; gym and fitness rooms; pools and hot tubs; spas including massage treatment facilities; salons; entertainment uses that are ancillary to the operation of a hotel; parking; and other hotel amenities as part of the hotel complex and operations.

E. Parking. Parking for any Hotel shall be provided as set forth in Section 14 of this Specific Plan.

F. Alcoholic Beverages. The sale and/or service of alcoholic beverages in connection with any Hotel shall be subject to the provisions set forth in Section 10 of this Specific Plan.



NORTH

EXHIBIT 5 – Potential Universal Studios Historic District Map

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EXHIBIT 6

Conditions for Hotel Use

1. The Hotel operator, if other than the owner of the subject property, shall file at the office of the Department of Regional Planning an affidavit stating that the Hotel operator is aware of and agrees to comply with all of the Hotel regulations and conditions of the Universal Studios Specific Plan.

2. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the Hotel shall remove or cover the graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

3. The Hotel shall be maintained in a neat and orderly fashion, free of litter and debris. All required landscaping shall be continuously maintained in good condition, including proper pruning, weeding, removal or litter, fertilizing and replacement of plants when necessary.

4. The Hotel use authorized hereby shall be conducted at all times with due regard for the character of the surrounding neighborhood.

5. Amplified sound equipment, music or public address systems intended to be audible outside the Hotel boundaries are prohibited, except for an emergency address system.

6. Security lighting shall be low intensity, shielded, at low height, and directed downward.

7. The Hotel shall be operated in manner such that guest rooms and suites will be occupied and rented on a temporary basis and no commercial apartments shall be permitted on the Hotel site consistent with Section 8.52.020 of the County Code.

8. Hotel guest rooms shall not be rented for a period of less than one (1) night's stay, and rent for each guest room shall not be collected more frequently than once daily.

9. The Hotel operator shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.

10. The Department of Regional Planning shall inspect the Hotel on an annual basis to determine compliance with these conditions and Hotel regulations of this Specific Plan.

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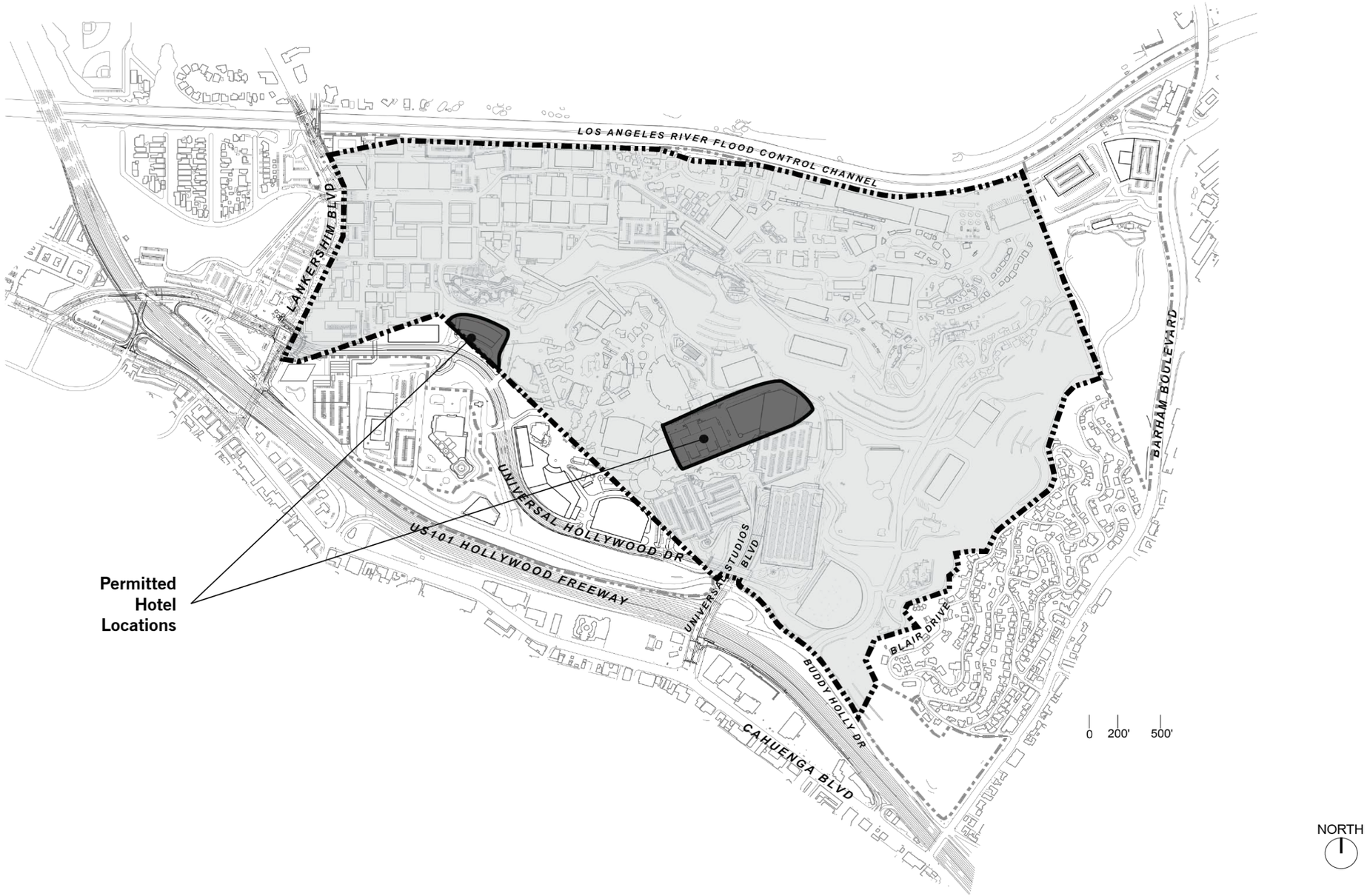

EXHIBIT 7-A – Hotel Permitted Locations Map Prior to Annexation/Detachment

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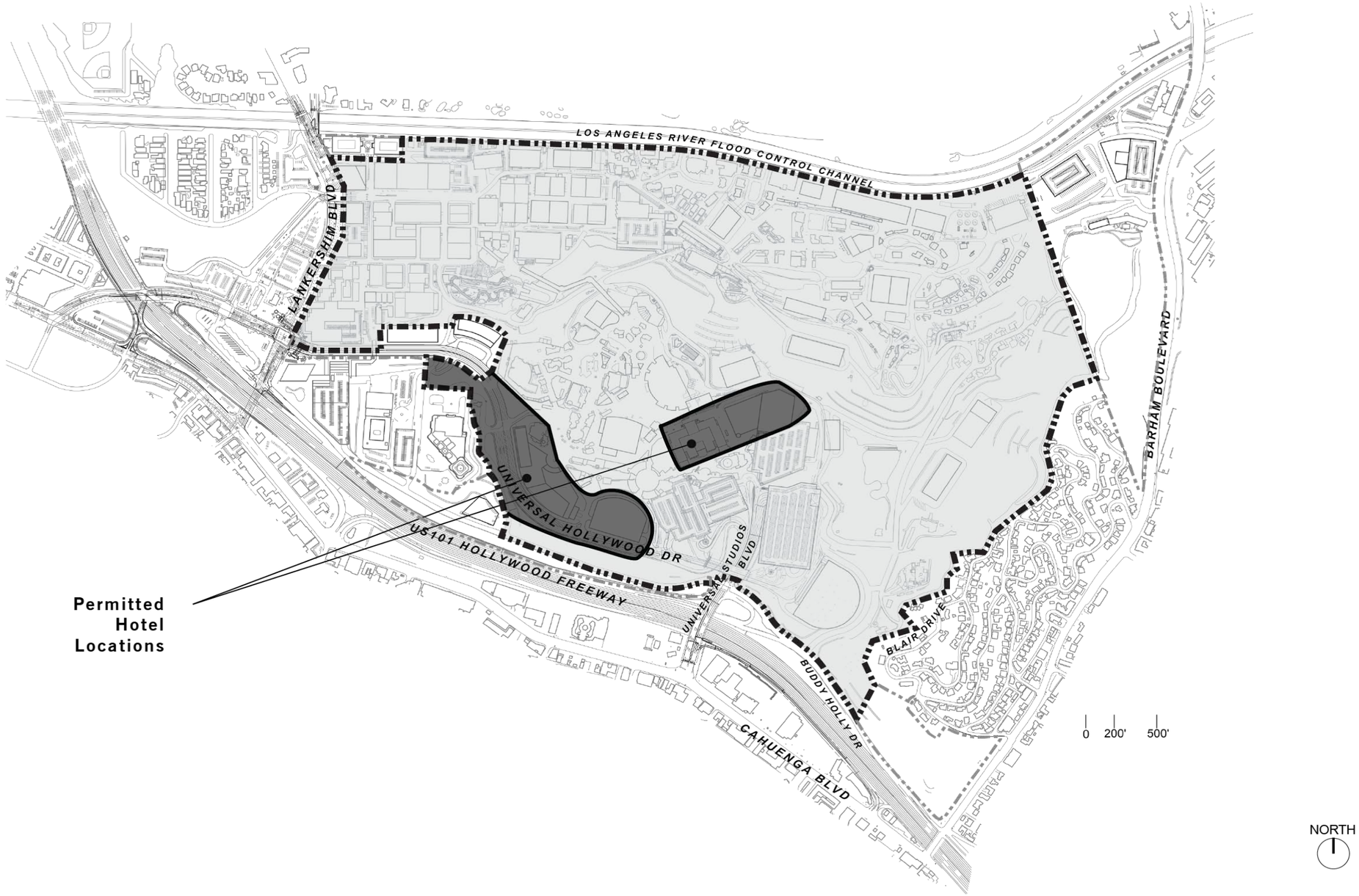

EXHIBIT 7-B – Hotel Permitted Locations Map After Annexation/Detachment

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Section 10. Alcoholic Beverages Regulations

The sale and service of alcoholic beverages for on-site and off-site consumption shall be permitted subject to the provisions of this Section. Entities that sell and serve alcoholic beverages for on-site consumption and off-site consumption shall obtain approvals from other agencies, as required, including licenses or permits from the State Department of Alcoholic Beverages Control (ABC).

A. Existing Establishments/Uses. There are 20 establishments existing as of the effective date of this Specific Plan as shown on Exhibit 8-A that are permitted to sell and serve alcoholic beverages for on-site consumption including one (1) that also is permitted for off-site consumption sales within the Universal Studios Specific Plan area. Within 30 days of the effective date of this Specific Plan, the Universal Studios Specific Plan area property owner shall provide the Director a list of the existing establishments including the address and the type of alcohol permit of each establishment and their respective floor plan(s). An additional 15 new establishments for the sale and/or service of alcoholic beverages for on-site and/or off-site consumption may be permitted within the Universal Studios Specific Plan area pursuant to the regulations set forth below.

1. Establishments existing as of the effective date of this Specific Plan, which sell and/or serve alcoholic beverages.

   a. Establishments existing as of the effective date of this Specific Plan, and which were authorized by issuance of a conditional use permit for alcohol sales. Those eight (8) establishments identified on Exhibit 8-A, which exist upon the effective date of this Specific Plan and have been authorized by issuance of a conditional use permit from the County, are hereby authorized to continue in operation under this Specific Plan. Those eight (8) establishments shall be subject to Subsection 10.A.1.d below and the applicable provisions and conditions as set forth in Exhibit 8-B of this Specific Plan upon the effective date of this Specific Plan.

   b. Establishments existing as of the effective date of this Specific Plan and which were established prior to adoption of Ordinance 92-0097. Those ten (10) establishments identified on Exhibit 8-A, which exist upon the effective date of this Specific Plan and which existed prior to the County's requirement to obtain a conditional use permit are hereby authorized to continue in operation under this Specific Plan. Those ten (10) establishments, which include the Theme Park, Amphitheater, and eight (8) restaurants, shall be subject to Subsection 10.A.1.d below and the applicable provisions and conditions as set forth in Exhibit 8-B and 8-C of this Specific Plan, as applicable, upon the effective date of this Specific Plan.

c. Establishments that were originally authorized by the City of Los Angeles and which are located in areas which will become part of the Universal Studios Specific Plan area. Those two (2) establishments identified on Exhibit 8-A, which exist upon the effective date of this Specific Plan and that were authorized by the City of Los Angeles, one (1) pursuant to a conditional use permit and one (1) pursuant to a variance, are hereby authorized to continue in operation under this Specific Plan as of the effective date of the annexation and detachment actions as described in Subsection 1.B of this Specific Plan should those actions be approved. Those two (2) establishments, which include a restaurant and a restaurant/club, shall be subject to Subsection 10.A.1.d below and the applicable provisions and conditions as outlined in Exhibit 8-B of this Specific Plan as of the effective date of the annexation and detachment actions should those actions be approved.

d. The existing establishments authorized pursuant to Subsection 10.A.1.a-c above shall require a new approval pursuant to Subsection 10.D below if:

i. The establishment proposes to substantially change the type of alcohol permit (e.g. from on-site to off-site consumption);

ii. There is a substantial change in the type of establishment (e.g. from a restaurant to a bar);

iii. There is a cumulative increase of greater than 10 percent in Floor Area devoted to the sale or service of alcoholic beverages or a cumulative increase of greater than 25 percent in facing used for the display of alcoholic beverages; and

iv. The establishment abandons operations for three (3) months or more. Notwithstanding the foregoing, abandonment shall not include closures for change of tenant or operator, reconstruction, refurbishing or modifications to the existing establishments, however, abandonment shall include a change of tenant or operator that results in the establishment no longer selling or serving alcoholic beverages.

e. The provisions of Subsection 10.A.1.d above shall apply to the establishments described in Subsection 10.A.1.c above as of the effective date of the annexation and detachment actions should those actions be approved.

2. Modifications to Existing Establishments. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or change of owner/operator, shall not require a new approval.

3. New Establishments/Uses. Following the effective date of this Specific Plan, in addition to the establishments selling and serving alcoholic beverages existing as of the effective date of this Specific Plan as provided for in Subsections 10.A.1.a, 10.A.1.b and 10.A.1.c above, a maximum of 15 new establishments shall be permitted to sell and serve a full line of alcoholic beverages as provided in Subsections 10.B, 10.C, and 10.D below.

B. Alcohol Use Approval Process for Hotel Use.

1. Procedure. A Hotel shall be considered a single establishment and shall be permitted to sell and serve a full line of alcoholic beverages for on-site consumption: (a) as part of its banquets, lobbies, meeting rooms, pool areas and room services; (b) within mini-bars located in each guest room; and (c) within a restaurant establishment(s) physically located within the Hotel that does/do not exceed a combined seating capacity of 500. Additional establishments within the Hotel seeking to sell and/or serve alcoholic beverages shall be subject to Subsection 10.D below. The operator of the Hotel shall apply to the Director for an Alcohol Use Approval following the same procedures as a Substantial Conformance Review. The Director's review of the Alcohol Use Approval application for the Hotel shall follow the same procedures as required for a Substantial Conformance Review as set forth in Section 20 of this Specific Plan, except that the Director's review of the Alcohol Use Approval application shall be limited to review of substantial compliance with the conditions set forth in the Alcoholic Beverages Regulations of this Specific Plan.

2. Exception. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or change of owner/operator, shall not require a new Alcohol Use Approval.

3. Conditions. A Hotel shall comply with the conditions for on-site alcohol consumption listed in Exhibit 8-B.

C. Alcohol Use Approval Process for Cinemas.

1. Procedure. The cinemas in CityWalk (a multi-screen theater complex) shall be considered a single establishment and shall be permitted to sell and serve a full line of alcoholic beverages for on-site consumption only within the upper floors and balconies that are accessed separately from the main theaters on the ground level. The operator of the cinemas shall apply to the Director for an Alcohol Use Approval following the same procedures as a Substantial Conformance Review. The Director's review of the Alcohol Use Approval application for the cinemas shall follow the same procedures as required for a Substantial Conformance Review as set forth in Section 20 of this Specific Plan, except that the Director's review of the Alcohol Use Approval application shall be limited to review of

substantial compliance with the conditions set forth in the Alcoholic Beverages Regulations of this Specific Plan.

2. Exception. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or change of owner/operator, shall not require a new Alcohol Use Approval provided that the sale of alcoholic beverages is limited to the upper floors and balconies of the cinemas.

3. Conditions. The cinemas shall comply with the conditions for on-site alcohol consumption listed in Exhibit 8-B.

D. Approval Process for Other New Alcohol Use Establishments. Any additional establishments requesting to sell or serve alcoholic beverages for either on-site or off-site consumption beyond those permitted by Subsections 10.A – 10.C above, shall be subject to a Conditional Use Permit pursuant to, and the modification, inspection and enforcement requirements of, Sections 22.56 and 22.60 of the Zoning Code, except that:

1. The Hearing Officer shall preside over the initial public hearing for the Conditional Use Permit. The Hearing Officer's decision shall only be appealed to the Board of Supervisors. The decision of the Hearing Officer may be called up for review by the Board of Supervisors.

2. Notwithstanding any other provision of Section 22.60 of the Zoning Code, upon receiving an appeal or initiating a call for review, the Board of Supervisors may:

   a. Affirm the action of the Hearing Officer; or

   b. Refer the matter back to the Hearing Officer for further proceedings with or without instructions; or

   c. Require a transcript of the testimony and any other evidence relevant to the decision and take such action as in its opinion is indicated by the evidence. In such case, the Board of Supervisors' decision need not be limited to the points appealed, and may cover all phases of the matter, including the addition or deletion of any conditions.

3. Conditions. Other new alcohol use establishments shall comply with the conditions for on-site alcohol consumption listed in Exhibit 8-B and/or conditions for off-site alcohol consumption listed in Exhibit 8-C, as applicable.

E. Alcohol Use Approval Applications.

1. In addition to the Substantial Conformance Review application requirements set forth in Section 20 of this Specific Plan, each application for an Alcohol Use Approval under Subsections 10.B and 10.C above shall include:

   a. A site plan, depicting floor plan, seating areas, and alcohol shelf space for the subject establishment;

   b. A table including the proposed establishment and existing establishments that sell and serve alcohol within the Universal Studios Specific Plan area existing as of the time of the Alcohol Use Approval application indicating the type of permit (e.g. on-site or off-site), type of establishment (e.g. restaurant, nightclub, or retail), and District (Business, Studio, or Entertainment) location as of the time of the Alcohol Use Approval application; and

   c. A copy of the State Alcohol Beverage Control violation report for establishments within the Universal Studios Specific Plan area.

F. Inspection and Enforcement of Alcohol Use Establishments Permitted Pursuant to Subsections 10.A, 10.B and 10.C above.

1. Zoning Enforcement may inspect each alcohol use establishment at least once per year to determine compliance with the alcohol regulations and conditions of this Specific Plan. The Universal Studios Specific Plan area property owner shall compensate the Department of Regional Planning for the reasonable expenses incurred in conducting the inspection pursuant to Subsection 19.E of this Specific Plan.

2. If the Director believes that an alcohol use establishment is in violation of the Alcoholic Beverages Regulations of this Specific Plan, or is detrimental to public health or safety or is a nuisance, the Director may provide written notification to the operator of the establishment and the Universal Studios Specific Plan area property owner requiring that the alleged violation be remedied. If the alleged violation is not remedied within the time specified by the written notification, and the Director makes written findings that the establishment violates the Alcoholic Beverages Regulations of this Specific Plan or is detrimental to public health or safety or is a nuisance, then the Director shall comply with the following:

   a. The Director shall give notice to the operator of the establishment and the Universal Studios Specific Plan area property owner to appear at a public hearing before the Hearing Officer at a time and place fixed by the Director and the Hearing Officer to determine whether the Alcohol Use Approval should be modified or revoked,

and the operator and owner shall show cause why the Alcohol Use Approval should not be modified or revoked by the Hearing Officer.

b. Not less than 30 days prior to the date of the hearing, the Director shall cause a copy of a notice of the time and place of such hearing to be (i) published once in a newspaper of general circulation in the County and (ii) mailed by first class mail, postage prepaid, to owners of land within a distance of 500 feet from the exterior boundaries of the subject parcel, and to any person who has filed a written request therefore with the Director.

c. Within ten (10) days of the hearing, the Director shall serve notice of the Hearing Officer's action upon (i) the operator of the establishment, (ii) the owner of the property and (iii) any person testifying or speaking at the public hearing, by registered or certified mail, postage prepaid, return receipt requested.

3. The decision of the Hearing Officer may be appealed to the Board of Supervisors by filing a written request with the executive officer of the Board within ten (10) days after the Hearing Officer serves notice of his/her action. The Board of Supervisors shall hear the matter within 60 days following receipt of the written request for a hearing by the Board. Notice of the hearing shall be provided to the persons set forth in Subsection 10.F.2.b above. The Board of Supervisors may approve, modify or disapprove the action of the Hearing Officer. The Board of Supervisors' action shall be supported by written findings. The Board of Supervisors shall serve notice of its action upon (i) the operator of the establishment, (ii) the owner of the property and (iii) any person testifying or speaking at the public hearing who wished to be notified, by registered or certified mail, postage prepaid, return receipt requested.

Section 11. Oak Tree Regulations

A. Removal Permitted.

Oak Trees may be removed, or the Protected Zone (as defined below) encroached upon, in accordance with the requirements of this Section. Removal or encroachment upon the Protected Zone of Oak Trees may be requested by filing a Substantial Conformance Review application in accordance with the procedures set forth in Section 20 of this Specific Plan. Removal of Oak Trees shall include cutting, destroying, removing, relocating, inflicting Damage (as defined below) or encroaching into the root zone or grading/filling within the drip line area of an Oak Tree; provided however, that pruning of branches up to two (2) inches in diameter, deadwood, stubs, and no more than 15 percent of the tree canopy of any one (1) tree, conducted under the supervision of a registered consulting arborist shall not be considered a removal or encroachment and shall not require a Substantial Conformance Review.

B. Definitions

Whenever the following terms are used in this Section, they shall be construed as defined in this Section. To the extent that other terms used in this Section are not defined herein or in Section 4 of this Specific Plan, but are defined in the County Code, those definitions shall apply.

Damage. Any act causing or tending to cause injury to the root system or other parts of a tree, including, but not limited to, burning, application of toxic substances, operation of equipment or machinery, or by paving, changing the natural grade, trenching or excavating within the Protected Zone of an Oak Tree.

Protected Zone. That area within the drip line of an Oak Tree and extending there from to a point at least five (5) feet outside the drip line, or 15 feet from the trunks of a tree, whichever distance is greater.

C. Oak Trees Subject to this Specific Plan.

1. Removal or encroachment upon the Protected Zone of those Oak Trees indicated on the Master Oak Tree Maps, dated February 2013, and included in the County file, and identified in the *NBC Universal Evolution Plan Tree Report* dated September 2010 (Oak Tree Report), and any trees identified per Subsection 11.C.2 below, shall be subject to this Specific Plan and shall not be otherwise subject to oak tree regulations contained in the Zoning Code.

2. Exemptions.

   a. Cases of emergency caused by an Oak Tree being in a hazardous or dangerous condition, or being irretrievably Damaged or destroyed through flood, fire, wind or lightning as determined after visual inspection by a Forester with County Forester or the County Fire Marshall;

   b. Emergency or routine maintenance by a public utility necessary to protect or maintain an electric power or communication line or other property of a public utility;

   c. Trees, including tree canopies, within existing road rights-of-way where pruning is necessary to obtain adequate line-of-sight distances and/or to keep street and sidewalk easements clear of obstructions or to remove or relocate trees causing damage to roadway improvements or other public facilities and infrastructure within existing road rights-of-way as required by the Director of Public Works.

   d. All trees, other than those identified on the Master Oak Tree Map or as provided in Subsections 11.D.2 and 11.D.6 below, shall be

exempt from the Oak Tree requirements of this Specific Plan and shall not be subject to any other tree regulations established by the Zoning Code. Trees that are exempt may be removed by the Universal Studios Specific Plan area property owner without any review or approval by the County.

D. Requirements.

Prior to the removal or encroachment upon the Protected Zone of any Oak Tree indicated on the Master Oak Tree Maps, dated February 2013, the Applicant shall provide a map, which corresponds to the Master Oak Tree Map, indicating the specific Oak Tree and its tag number to be removed. Copies of the original Oak Tree Report, Master Oak Tree Map, and Oak Tree Substantial Conformance Review application and approval shall be kept on the Project site and available for review, and all individuals associated with the Project as it relates to the oak resource shall be familiar with said documents. The Applicant shall suitably guarantee, to the satisfaction of the Director and County Forester, compliance with Subsection 11.D.1.a, 11.D.1.b, 11.D.1.c, or 11.D.1.d below in connection with the removal of an oak tree or an encroachment upon the Protected Zone that results in Damage to an oak tree.

1. The Applicant shall either:

a. Provide and plant two (2) replacement oak trees at an on-site location for each single Oak Tree removed within one (1) year of the Oak Tree removal unless otherwise specifically stated or extended by the County Forester. The replacement tree(s) shall be a minimum of fifteen gallon in size, measure at least one (1) inch in diameter one (1) foot above the base, and shall consist exclusively of indigenous oak trees and certified as being grown from a seed source collected from an indigenous oak woodland within valley regions of Los Angeles County where feasible; <u>or</u>

b. Provide and plant two (2) replacement oak trees at an off-site location within one (1) year of the Oak Tree removal unless otherwise specifically stated or extended. The off-site replacement tree location shall be approved by the Director and County Forester. The replacement tree(s) shall be a minimum of fifteen gallon in size, measure at least one (1) inch in diameter one (1) foot above the base, and shall consist exclusively of indigenous oak trees and certified as being grown from a seed source collected from indigenous oak woodland within valley regions of Los Angeles County where feasible; <u>or</u>

c. Pay an in lieu fee of $2,700 for each removed Oak Tree. This fee shall be adjusted by the County Forester consistent with the Consumer Price Index for the Los Angeles-Long Beach

metropolitan statistical area on the annual anniversary of the effective date of this Specific Plan. If the Applicant provides an in lieu fee, it shall be deposited into a segregated trust fund maintained or selected by the County for the planting of replacement oak trees and the deposit shall be made prior to issuance of a grading or building permit involving construction within the area of any Oak Tree removal; or

d. Any combination of Subsections (a), (b) and (c) above.

2. Removal of any oak tree, which is 8 inches, or more, in diameter as measured four (4) and one-half feet above mean natural grade or in the case of oaks with multiple trunks a combined diameter of twelve inches or more of the two (2) largest trunks, that is not identified on the Master Oak Tree Map shall comply with Subsection 11.D.1 above. In addition, the Master Oak Tree Map shall be amended to include the subject tree(s) including the additional tag number and tree data.

3. In addition to the Substantial Conformance Review application requirements set forth in Section 20 of this Specific Plan, each application for Substantial Conformance Review for removal of an Oak Tree shall include:

a. The location of all Oak Trees proposed to be removed and/or relocated, and/or within 200 feet of proposed construction and/or grading activity. Each tree shall be identified by the corresponding permanent identifying tag as listed on the Master Oak Tree Map. The Protected Zone shall be shown for each plotted tree;

b. Where a change in grade is proposed, the change in grade within the Protected Zone of each Oak Tree within the grading area;

c. Location and size of all proposed replacement trees or statement of the in-lieu fee amount to be paid calculated based on Subsection 11.D.1.c, above;

d. Proposed and existing land uses in the immediate vicinity of the proposed Oak Tree to be removed and location of proposed replacement trees;

e. A letter from the Applicant to the Director and the County Forester stating that a registered consulting arborist has been retained to perform or supervise the Oak Tree work; and

f. Other information that the Director deems necessary to process the application.

4. The registered consulting arborist shall monitor the replacement trees for a minimum of seven (7) years, to evaluate the growth, health and condition of the replacement trees. The seven-year maintenance period will begin upon receipt of a letter from the Applicant or registered consulting arborist to the Director and the County Forester indicating that the replacement trees have been planted.

5. The Applicant shall properly maintain each replacement tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth in Subsection 11.D.1 above. If a new replacement tree is required, the new replacement tree shall also be monitored for a period of seven (7) years commencing upon the receipt of a letter from the Applicant or registered consulting arborist to the Director and the County Forester indicating that the new replacement tree has been planted.

6. The removal or encroachment into the Protected Zone of any replacement trees located within the Universal Studios Specific Plan area, regardless of size, shall be subject to the requirements of Subsection 11.D.1 above.

7. The Applicant shall design landscapes and irrigation systems that are adjacent to the replacement trees in a manner that is compatible for the survival of the replacement trees.

8. The Applicant shall remove mistletoe infestations, insect infestations and other pathogens within existing Oak Trees as directed by a registered consulting arborist.

9. No planting or irrigation system shall be installed within the drip line of any Oak Tree.

10. Trenching, excavation, or clearance of vegetation within the Protected Zone of an Oak Tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the registered consulting arborist.

11. Oak Trees which are determined to be healthy, structurally sound, and located on accessible terrain shall be considered as candidates for relocation, to the extent feasible, as determined by a registered consulting arborist retained by the Applicant.

E. Mitigation Banking.

The Applicant may plant blocks of trees either on- or off-site to the satisfaction of the Director and the County Forester as provided in Subsections 11.D.1.a and 11.D.1.b above, which may be used as mitigation for future removals. This would create a more efficient and consolidated monitoring effort for both the Applicant and the County Forester. Any replacement trees planted pursuant to

this Subsection shall meet the minimum requirements outlined in Subsections 11.D.1.a and/or 11.D.1.b above, as applicable.

F. Forester Inspection and Monitoring Fee.

In addition to the Substantial Conformance Review fee required pursuant to Subsection 20.C, the Applicant shall, prior to commencement of the use of the Substantial Conformance Review approval under this Section, deposit with the County Fire Department, Forestry Division an inspection and monitoring fee in a manner and amount as determined by the County Forester.

G. Violations and Enforcement. If the provisions of this Section are violated, the County Forester may issue a notice of correction. A reasonable time frame within which deficiencies must be corrected shall be indicated on the notice of correction. Should an inspection disclose the removal or encroachment upon the Protected Zone of an Oak Tree in violation of this Specific Plan, the Universal Studios Specific Plan area property owner shall pay $2,700 (as may be adjusted for inflation annually from the effective date of this Specific Plan based upon Subsection 11.D.1.c above) for each such removed or Damaged Oak Tree and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance with this Specific Plan.

Section 12. Grading and Construction Regulations

A. Maximum import or export. A total of 530,000 cubic yards of import or export of earth shall be permitted within the Universal Studios Specific Plan area. Movement of earth within the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area shall not count toward this total.

B. Cross-lot authorization. Movement of earth related to projects within the boundaries of the Universal Studios Specific Plan area shall be permitted regardless of lot lines. The grading of and import or export of earth shall also be subject to the applicable provisions of Title 26 of the County Code.

C. Approval required for Off-Site Transport Grading Project. An Off-Site Transport Grading Project shall be subject to the Substantial Conformance Review process as outlined in Section 20 of this Specific Plan.

1. In addition to the Substantial Conformance Review application requirements set forth in Section 20 of this Specific Plan, each application for Substantial Conformance Review involving an Off-Site Transport Grading Project shall include:

a. The names and addresses of all persons owning all or any part of the property from which Off-Site Transport Grading material is proposed to be removed from and transported to;

b. The names and addresses of the persons who will be conducting the Off-Site Transport Grading operations;

c. A map showing in sufficient detail the location of the property from which such material is proposed to be removed, the proposed route over streets and highways, and the location to which such material is to be transported;

D. Approval required for On-Site Grading Project. An On-Site Grading Project shall be subject to the Substantial Conformance Review process as outlined in Section 20 of this Specific Plan. Cumulative On-Site Grading shall not exceed 4,600,000 cubic yards of cut and 3,700,000 cubic yards of fill.

E. Standard County requirements. Any grading shall be subject to the applicable provisions of Title 26 of the County Code, and any import or export of earth shall be subject to the applicable requirements of the Department of Public Works.

F. Construction liaison. At the time of application for a grading permit, a construction relations officer shall be designated to serve as a liaison with surrounding property owners, with the responsibility of responding to concerns regarding construction activity. The liaison's telephone number(s) shall be prominently displayed at multiple locations along the perimeter of the Project site.

Section 13. Transportation/Transportation Demand Management Regulations

A. Transportation Demand Management. Prior to the issuance of the first Substantial Conformance Review for the first Project developed under this Specific Plan, the Applicant shall provide documentation satisfactory to the Director that a Transportation Demand Management program has been prepared to the satisfaction of the City of Los Angeles Department of Transportation. The program shall include implementation of several Transportation Demand Management strategies satisfactory to the Director in consultation with the County Department of Public Works Traffic and Lighting Division, which may include, but are not limited to, the following:

1. Flexible work schedules and telecommuting programs
2. Alternative work schedules
3. Pedestrian friendly environment
4. Bicycle amenities (bicycle racks, lockers, etc.)
5. Rideshare/carpool/vanpool promotion and support
6. Mixed-use development
7. Education and information on alternative transportation modes
8. Transportation Information Center
9. Guaranteed Ride Home program
10. Join an existing or form a new Transportation Management Association

11. Participation in a flex car program in the vicinity of the Universal Studios Specific Plan area

12. Discounted employee transit passes

13. Financial mechanisms and/or programs to provide for the implementation of the Transportation Demand Management program.

B. Required Traffic Improvements

1. Phasing plan. Prior to the issuance of the first Substantial Conformance Review approval for the first Project developed under this Specific Plan, the Applicant shall provide documentation satisfactory to the Director that a Traffic Mitigation Phasing Plan (TMPP) has been approved by the City of Los Angeles Department of Transportation.

2. Guarantee of traffic improvements.

   a. Prior to the issuance of a building permit for a Project, the Applicant shall provide documentation satisfactory to the Director that all transportation improvements and associated traffic signal work required by the Traffic Mitigation Phasing Plan for the Project has been guaranteed to the satisfaction of the City's Department of Transportation.

   b. Any guarantee required pursuant to this Subsection may be satisfied by a letter of credit, surety bond or other suitable guarantee satisfactory to the City's Department of Transportation.

   c. Prior to the issuance of the Certificates of Occupancy for a Project, all transportation improvements required by the Traffic Mitigation Phasing Plan for the Project shall be completed or suitably guaranteed to the satisfaction of the City of Los Angeles Department of Transportation. Temporary Certificates of Occupancy may be granted in the event of any delay through no fault of the Applicant, provided that, in each case the Applicant has demonstrated reasonable efforts and due diligence to the satisfaction of the City of Los Angeles Department of Transportation.

3. Traffic Improvement Modifications. The City's Department of Transportation, at the request of the Applicant, may determine the implementation of a transportation improvement is infeasible and should be substituted with a comparable transportation improvement of equivalent effectiveness. In that situation, the City's Department of Transportation, in consultation with the Director (in consultation with the County Department of Public Works Traffic and Lighting Division) and the City's Director of Planning, may modify or substitute the traffic improvement; provided the City's Department of Transportation

determines the alternative mitigation measure(s) to be implemented by the Applicant shall provide equivalent effectiveness.

Section 14. Parking Regulations

A. General Requirements.

1. Pursuant to the Substantial Conformance Review procedures set forth in Section 20 of this Specific Plan, parking for Projects which are subject to this Specific Plan shall be provided in accordance with the requirements of this Section. Where this Specific Plan contains language or standards which require more parking or permit less parking than the Zoning Code, this Specific Plan shall supersede the Zoning Code.

2. Within 30 days of the effective date of this Specific Plan, the Universal Studios Specific Plan area property owner shall provide a table summarizing the existing parking supply for the Universal Studios Specific Plan area. With each Substantial Conformance Review submittal, the Applicant shall provide a table summarizing the existing parking and any changes in parking required pursuant to this Section and proposed by the Project as well as information regarding the location of any new bicycle amenities pursuant to Subsection 13.A. of this Specific Plan as may be required for the Project.

3. The Department of Regional Planning shall be responsible for monitoring the Applicant's compliance with the parking requirements of this Specific Plan.

B. Required. On-site parking shall be provided as follows:

1. Retail. Parking for retail establishments that are not located within the Theme Park or Hotel shall be provided at a rate of four (4) parking spaces per 1,000 square feet of Floor Area.

2. Restaurant. Parking for restaurant establishments that are not located within the Theme Park or Hotel shall be provided at a rate of one (1) parking space per three (3) seats.

3. Theme Park. Parking for Theme Park Entertainment Attractions shall be provided at a rate of 7.9 parking spaces per 1,000 square feet of net new Floor Area. Change-out of existing Entertainment Attractions shall not require additional parking. Parking shall not be required for Theme Park restaurant, retail and Back-of-House areas. Additional parking shall not be required for new Universal Studio Tour Entertainment Attractions provided that the new Universal Studio Tour Entertainment Attraction will not increase Universal Studio Tour Capacity, as certified by the Applicant.

4. Hotel. Parking shall be provided at the rate of one (1) parking space for each two (2) guest rooms and one (1) parking space for each guest suite. No additional parking spaces shall be required for Hotel related ancillary uses such as meeting, banquet and ballroom facilities; lobbies; retail; restaurants; bars; nightclubs; offices; gym and fitness rooms; pools and hot tubs; spas including massage treatments; salons; entertainment uses that are ancillary to the operation of a hotel; and other hotel amenities as part of the hotel complex and operations.

5. Office. Parking shall be provided at the rate of one (1) parking space for each 400 square feet of Floor Area.

6. Studio Office. Parking shall be provided at the rate of one (1) parking space for each 400 square feet of Floor Area.

7. Studio Use (other than Ancillary Support Facilities, Studio Support Facilities, sound stage or warehouse). Parking shall be provided at the rate of one (1) parking space for each 500 square feet of Floor Area.

8. Sound stage. Parking shall be provided at the rate of one (1) parking space for each 1,000 square feet of Floor Area.

9. Warehouse. Parking shall be provided at the rate of one (1) parking space for each 1,000 square feet of Floor Area.

10. Theater/Cinema/Amphitheater/Performance Venue/Assembly (other than Theme Park). Parking shall be provided at the rate of one (1) parking space for each three (3) seats.

11. Ancillary Support Facilities and Studio Support Facilities. No parking shall be required unless otherwise provided herein.

12. Parking for any land use categories not addressed by this Section shall be provided at a parking rate in accordance with the Zoning Code.

C. Modifications to Minimum Parking Required. The minimum parking requirements established by this Specific Plan or the Zoning Code, where this Specific Plan is silent, may be modified upon request and application by the Applicant as part of a Substantial Conformance Review request pursuant to Section 20 of this Specific Plan. Such request shall be accompanied by a parking analysis, prepared by a qualified transportation/parking engineer to the satisfaction of the Director, and shall demonstrate justification for the modification request.

D. Location of Parking. Parking for each use or activity may be located at any location within the combined boundaries of the Universal Studios Specific Plan area or the adjacent City [Q]C2 Area. Parking for each use or activity may be located outside the combined boundaries of the Universal Studios Specific Plan area and City [Q]C2 Area upon submittal of a parking agreement or covenant satisfactory to the Director. Such parking agreement or covenant shall be provided to the Director for review when a Project seeks to rely on parking outside the combined boundaries of the Universal Studios Specific Plan area or

the adjacent City [Q]C2 Area. In the event that separate legal lots are created within the Universal Studios Specific Plan area, parking may be provided within any lot within the Universal Studios Specific Plan area upon submittal of a parking agreement or covenants satisfactory to the Director.

E. Tandem and Valet Parking. Vehicles may be parked in tandem or by valet, provided that attendants to move vehicles are available at the times the parking area using tandem or valet parking is open for use. If the attendant requirement is met, each tandem or valet stall shall constitute the number of parking spaces equivalent to the number of cars it can accommodate.

F. Parking for Existing Uses, Buildings or Structures. Any use, building or structure established or constructed prior to the effective date of this Specific Plan may be continuously maintained with parking as provided as of the effective date of this Specific Plan with no change in parking requirements.

1. Alterations or Modifications. Such existing uses, buildings or structures shall not be required to provide additional parking in connection with alterations or modifications to such uses, buildings or structures provided that such alterations or modifications do not increase the Floor Area by greater than 10 percent or 1,000 square feet, whichever is less. In the event that the alteration or modification increases the Floor Area by greater than 10 percent or 1,000 square feet, additional parking shall be provided for the additional square footage only.

2. Damage or Destruction. In the event of any damage or destruction to such uses, buildings or structures, such existing uses, buildings and structures may be rebuilt to the Floor Area existing as of the effective date of this Specific Plan without providing any additional parking in excess of that provided by such uses, buildings or structures as of the effective date of this Specific Plan.

G. Credit for Parking Provided. In the event that a use, building or structure is demolished, removed, or repurposed, the amount of parking that was provided for such use, building or structure shall be credited and considered surplus parking. Such surplus parking may be allocated to satisfy the parking requirements for new uses, buildings or structures as developed in accordance with this Specific Plan.

H. Design Standards for Permanent Parking Facilities.

1. Parking structures.

a. The exterior design of a parking structure shall utilize architectural styles or techniques that enhance their visual compatibility with surrounding buildings, structures and terrain, which architectural styles or techniques may include but not be limited to the following features: façade articulation; step backs or terracing of the parking

levels; landscaping and Graphic Treatments; use of compatible building materials and colors.

b. Rooftop parking shall be vertically screened from view when located within 500 feet of Existing Off-Site Residential Uses located outside the combined boundaries of this Specific Plan and the adjacent City [Q]C2 Area. Screening may include landscaping or "headlight" parapet walls.

c. The use of Highly Reflective Building Materials is prohibited.

d. The paving surfaces within parking structures shall be designed to reduce tire squeal.

e. Parking structures shall comply with Zoning Code provisions related to parking space dimensions, aisle width, and access to parking spaces that are applicable to such parking structures.

f. Parking facilities shall comply with the applicable lighting requirements set forth in Section 15 of this Specific Plan.

2. Surface parking lots.

a. The use of highly reflective paving materials is prohibited.

b. Parking lots shall comply with Zoning Code provisions related to parking space dimensions, aisle width, landscaping, and access to parking spaces that are applicable to such parking lots.

3. Any parking structure, including any associated parking payment booths, constructed in Area G as shown on Exhibit 2-D shall include the following design features:

a. The east façade and the easterly 60 feet of the south façade of the parking structure where there are no access driveways or ramps shall be enclosed as shown on Exhibit 2-D and shall be painted;

b. If the parking structure is constructed with roof-top parking, a minimum six-foot high parapet with an additional six-foot high visual screen on the parapet (twelve feet total above roof level) shall be provided along the east and south side of the roof where there are no access driveways or ramps.

c. The roof surface shall be a non-reflective finish.

4. Any parking facility, including any associated parking payment booths, constructed in Area Z as shown on Exhibit 2-D shall include the following design features:

a. If a parking structures is developed:

i. The east façade of the parking structure shall be enclosed as shown on Exhibit 2-D and shall be painted;

ii. No parking shall be permitted on the roof of the structure;

iii. The roof surface shall be a non-reflective finish.

b. If an at-grade surface parking lot is developed:

i. The parking area, not including driveways or roadways, shall be a concrete material that allows for growth of grass (e.g. grasscrete), or other suitable material;

ii. A 10-foot high painted block sound wall shall be constructed in the location shown on Exhibit 2-D.

c. Landscaping as shown on Exhibit 2-D shall be installed and maintained along the eastern perimeter of any parking facility developed at this location.

5. Any parking structures constructed in the locations shown on Exhibit 2-E shall include the following design features:

a. If the parking structures are constructed with roof-top parking, a minimum six-foot high parapet with an additional six-foot high visual screen on the parapet (twelve feet total above roof level) shall be provided along the south side of the roof where there are no access driveways or ramps.

b. The roof surface shall be a non-reflective finish

I. Fire Lane Enforcement. The Applicant shall designate on-site fire lanes in consultation with the Los Angeles County Fire Department. The Applicant shall prohibit parking within designated fire lanes by installing surface painting and signage.

J. Shared Parking Plan. The parking requirements listed in Subsection 14.B above may be modified for shared parking between two (2) or more uses within the Universal Studios Specific Plan area and/or the adjacent City [Q]C2 Area if the Director determines that a lower total number of parking spaces will provide adequate parking for these uses. A Shared Parking Plan shall not be required for special events or Temporary Uses that utilize shared parking with other uses for the duration of the special event or Temporary Use. An application for and consideration of a Shared Parking Plan shall be processed pursuant to the following requirements:

1. Contents of Shared Parking Plan. The Shared Parking Plan shall contain the following information:

    a. An analysis of parking demand. This analysis shall be conducted by a qualified traffic/parking engineer on an hourly basis, 24 hours per day, for seven (7) consecutive days or by other means acceptable to the Director;

    b. A description of the portion of the Universal Studios Specific Plan area and/or the adjacent City [Q]C2 Area subject to the Shared Parking Plan;

    c. A description of the uses, hours of operation, parking requirements, and allocation of parking spaces that demonstrates that adequate parking for each use will be available, taking into account their hours of operation; and

    d. A description of the characteristics of the affected uses and/or special programs that will reduce the need for the required number of parking spaces, which may include the availability of alternative transportation modes.

2. Review. The Shared Parking Plan application shall be deemed complete within thirty (30) days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the specific reasons therefore. Within thirty (30) days of receipt of a complete application for a Shared Parking Plan, the Director shall either approve the Shared Parking Plan application or indicate how the Shared Parking Plan would not provide adequate parking. This time period may be extended by the mutual consent of the Applicant and Director. If the Director does not act within such thirty (30) day period, the Shared Parking Plan application shall be deemed approved. The decision of the Director shall not be appealable.

3. Findings. The Director shall grant a Shared Parking Plan application if he/she makes the following findings:

    a. The peak hours of operations are different or other operational characteristics warrant such a reduction; and

    b. The joint use or shared parking shall not create a negative parking impact on the surrounding public streets.

Section 15. Lighting Regulations

A. Applicability. Except as provided herein, all new lighting within the Universal Studios Specific Plan area shall comply with the following regulations. New lighting fixtures shall be constructed and installed in conformance with applicable provisions of the Los Angeles County Building Code.

B. Existing lighting. All lighting which exists on the effective date of this Specific Plan shall be permitted and shall not be required to comply with this Section. Additions or alterations to existing lighting shall be permitted provided that such additions or alterations do not materially change the location, type, or orientation of the existing lighting. In the event of any damage or destruction to existing lighting, such existing lighting may be replaced with lighting comparable in location, type, orientation and illumination.

C. Light Sources Requirements and Limitations.

1. Light Sources shall be designed and maintained so as to produce not more than two (2) footcandles of illumination as measured at the property line of the nearest residentially zoned property outside of the combined boundaries of the adjacent City [Q]C2 Area and Universal Studios Specific Plan area.

2. Light Sources (i.e. bulb or lamp) which exceed 300 Candelas (approximately equivalent to a 200-watt incandescent light bulb) within the range from 45 degrees above horizontal to 21 degrees below horizontal as measured at the Light Source shall not be visible from Existing Off-Site Residential Uses located outside of the combined boundary of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area. For purposes of this Subsection, “not visible” shall mean: i) that the Light Source shall not be directly visible from the lot on which the residential use is located; or ii) that the Light Source is a minimum of 2000 feet in distance from the residential use. Various forms of screening measures, which may or may not be physically attached to the Light Source, may be utilized in order to comply with this regulation. Such screening measures of the Light Source may include, but are not limited to, shielding measures attached to the Light Source or structure, other buildings or structures, and non-deciduous landscaping or landscape trellises and louver systems.

3. Light Sources, which emit no more than 300 Candelas (approximately equivalent to a 200-watt incandescent light bulb) within the range from 45 degrees above horizontal to 21 degrees below horizontal as measured at the Light Source shall comply with Subsection 15.C.1 above, but shall not otherwise be regulated.

4. In addition to the requirements set forth in Subsections 15.C.1, 15.C.2 and 15.C.3 above, Light Sources greater than 10,000 Candela, as determined by the manufacturer, shall be full cut-off type.

5. Light Sources which do not meet Subsection 15.C.2 above or the exceptions in Section 15.C.9 below shall be subject to a conditional use permit, pursuant to Section 22.56 of the Zoning Code.

6. The transitions (modulations) of Light Sources that provide animated, moving, programmed, flashing, color changing or variable lighting effects shall take a minimum of thirty (30) seconds prior to being queued for a subsequent transition. Non-stroboscopic lighting transitions that are perceived as linear dimming, or linear color changing, are required.

7. New surface parking lot lighting shall be installed with cut-off fixtures.

8. Exceptions.

   a. Production Activities. Light Sources associated with Production Activities shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code.

   b. Outdoor Special Light Effects. Light Sources associated with Outdoor Special Light Effects shall not be subject to the lighting regulations contained in Subsections 15.C.1 through 15.C.7 above, or in the Zoning Code.

   c. Decorative lights, other than those installed along the Lankershim Boulevard property boundary and the northern property boundary of the Universal Studios Specific Plan area, which are temporarily installed between September 1 and January 15 of the next year shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code. Decorative lights temporarily installed between September 1 and January 15 of the next year along the Lankershim Boulevard property boundary and the northern property boundary of the Universal Studios Specific Plan area shall be subject to any applicable lighting regulations in this Specific Plan or the Zoning Code.

   d. Emergency Light Sources or temporary Light Sources used for repair or construction as required by governmental agencies shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code.

   e. Light Sources owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic or for highway or street illumination shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code.

f. Signs. Lighting associated with Signs shall not be subject to the lighting regulations contained in this Section and shall be subject to the lighting regulations contained in Section 17 of this Specific Plan.

g. Hotel. Hotel rooftop lighting for sports/recreational uses, such as recreation areas, pools, tennis or paddle courts, which would not comply with Subsections 15.C.1, 15.C.2, 15.C.3 or 15.C.4 above, shall comply with the following lighting standard: Such uses shall be lighted by horizontally mounted, rectilinear-type, cut-off fixtures shielded in such a manner that the bulb or lamp cannot be viewable from Existing Off-Site Residential Uses outside of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area. Such Light Sources shall be mounted at a height of 20 feet or less above the roof top surface.

h. Construction lighting. Light Sources related to construction activities, which would not comply with Subsections 15.C.1, 15.C.2, 15.C.3 or 15.C.4 above, shall be shielded or directed to restrict any direct illumination onto property located outside of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area.

9. Current and future technologies of Light Sources such as neon, LED, LCD, projected images and similar lighting displays or installations shall be permitted provided they comply with the applicable regulations in this Section or Section 17 of this Specific Plan. Animated, moving, programmed, flashing, neon, LCD, and similar technologies of lighting displays or installations also shall be permitted as determined by the Director.

10. In office buildings greater than four (4) stories in height and abutting Lankershim Boulevard, the property owner shall implement, at the property owner's election, one or a combination of the following features to reduce the visibility of all interior lights of offices facing north or west after 10:00 p.m.:

a. installing and maintaining an electronic or mechanical device, such as motion sensors, that turn off the interior lights of offices facing north or west that are not in use;

b. installing and maintaining opaque window shades in offices facing north or west that are lowered by 10:00 p.m.; or

c. on-site personnel walking through the building by 10:00 p.m. each night to turn off any interior lights of offices facing north or west that are not in use.

Section 16. Sound Attenuation Regulations

A. General Requirements. For operational and construction noise, Project sound sources within the Universal Studios Specific Plan area shall comply with Title 12 of the County Code as applicable.

B. Additional Operational Noise Requirements. In addition to compliance with Subsection 16.A above, all operational sound sources, including existing (e.g. Waterworld) and future sound sources, shall comply with the following provisions except as provided in Subsections 16.C and16.D below:

1. From 7:00 a.m. to 7:00 p.m. the allowable noise level shall not exceed the greater of (i) a L_{50} of 50 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1.

2. From 7:00 p.m. to 1:00 a.m. the allowable noise level shall not exceed the greater of (i) a L_{75} of 47 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1.

3. From 1:00 a.m. to 7:00 a.m. the allowable noise level shall not exceed the greater of (i) a L_{90} of 44 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1.

4. From 7:00 a.m. to 10 p.m. the L_0 (otherwise known as the L_{max}) shall not exceed the greater of (i) 67 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1. For sound sources that emit a pure tone or impulsive noise (e.g. gunshot) from 7:00 a.m. to 10 p.m., the L_0 shall not exceed the greater of (i) 62 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1. Consistent with Title 12 of the County Code, from 10:00 p.m. to 7:00 a.m. the L_0 shall not exceed the greater of (i) 65 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1, and for sound sources that emit a pure tone or impulsive noise (e.g. gunshot) from 10:00 p.m. to 7:00 a.m., the L_0 shall not exceed the greater of (i) 60 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1.

C. Compliance. Operational sound sources existing upon the effective date of this Specific Plan shall have 18 months from the effective date of this Specific Plan to bring the operational sound sources into compliance with the provisions in Subsection 16.B above. New sound sources, developed or installed after the effective date of this Specific Plan, shall comply with the provisions in Subsection 16.B above upon commencing operations.

1. In order to comply with Subsections 16.B and C above, the following modifications to the Waterworld attraction shall be commenced within 60 days of the effective date of this Specific Plan and shall be completed within 120 days of the effective date of this Specific Plan:

a. The conventional loud speaker system shall be replaced with directional audio technology capable of delivering digital processed sound; and

b. The live action special effects (i.e. gunshots and pyrotechnics) shall be modified with prerecorded digital sound track.

D. Exemptions. The following shall be exempted from the sound attenuation provisions of Subsection 16.B above:

1. Those activities identified in Section 12.08.570 of the County Code;

2. Motion picture, television, video, digital and other media related production activities (which does not include construction of stages or television facilities within which Production Activities may occur); and

3. Firework displays associated with special events subject to Section 326.2 of Title 32 of the County Code requiring a permit from the County Fire Department.

E. Construction and Grading Sound Requirements. Prior to the issuance of a grading permit for a Project, the Applicant shall provide proof satisfactory to the Department of Public Works that all construction contractors have been required in writing to comply with Subsection 16.A above. The contractor or Applicant shall prepare a Construction Noise Mitigation Plan. The Construction Noise Mitigation Plan shall include a noise hotline to enable the public to call to report specific construction noise issues or activities that may be causing problems at offsite locations. The Construction Noise Mitigation Plan also shall provide a telephone number for the adjacent homeowner associations and Forest Lawn Memorial-Park Association to contact construction management personnel during normal business hours. The Construction Noise Mitigation Plan also shall include measures to mitigate construction noise to comply with Subsection 16.A above. Such measures may include:

1. Use of the most current methods of equipment noise control

2. Ensure that construction equipment is fitted with modern sound-reduction equipment

3. Use of highly efficient mufflers

4. Use of air inlet silencers on motors

5. Enclosures on motor compartments

6. Staging certain high noise-generating activities to take place during mid-day when less people are at home or ambient noise levels in the receptor areas are at their highest levels

7. Scheduling construction and demolition activities to the extent feasible so as to avoid operating several pieces of high noise generating equipment simultaneously

8. Provide for the location of construction staging areas to be situated and operated in manners which will avoid direct interference with and impact upon Existing Off-Site Residential streets outside of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area.

9. Comply with all applicable requirements to shield and screen staging areas to minimize any associated noise impacts.

10. Use best efforts to minimize the sound of backup bells during nighttime construction in the Back Lot District

F. Monitoring.

1. Noise Monitoring. The Director shall retain a qualified third-party acoustical consultant, mutually acceptable to the Universal Studios Specific Plan area property owner and the Director, in consultation with the County Director of Public Health, to monitor the noise levels at the <u>six (6)</u> designated monitoring sites shown in Figure 16-1. Following selection of a third-party acoustical consultant, the acoustical consultant, the Director and the Universal Studios Specific Plan area property owner shall agree upon the procedures for conducting the monitoring, including the manner for documenting the sound monitoring to identify noises not associated with the Universal Studios Specific Plan area for purposes of calculating the L_0 (otherwise known as the L_{max}). The third-party acoustical consultant shall use the latest technology generally accepted by qualified acoustical consultants as applicable to the required monitoring, if available to the acoustical consultant. The monitoring shall be conducted, without prior notice to the Universal Studios Specific Plan area property owner, for a 24-hour period every quarter. In addition, the Director may require monitoring of noise levels during special events. The Universal Studios Specific Plan property owner shall give the Director at least 48 hours notification prior to any outdoor special event that will have more than 250 attendees and amplified sound in the Studio or Back Lot District. Notwithstanding the foregoing, nothing herein shall limit the ability of the Director to require additional monitoring for determining compliance and enforcement of the regulations in this Specific Plan. Upon completion of the monitoring, the acoustical consultant shall prepare a monitoring and compliance report with the monitoring data. The monitoring and compliance report shall be provided to the Director and the Universal Studios Specific Plan area property owner. The Universal Studios Specific Plan area property owner shall post the report to the Universal Studios Specific Plan area web site as provided in Subsection 19.F.6 of this Specific Plan. A copy of the monitoring and compliance report shall

also be provided to the Community Advisory Panel as set forth in Subsection 19.F.1 of this Specific Plan.

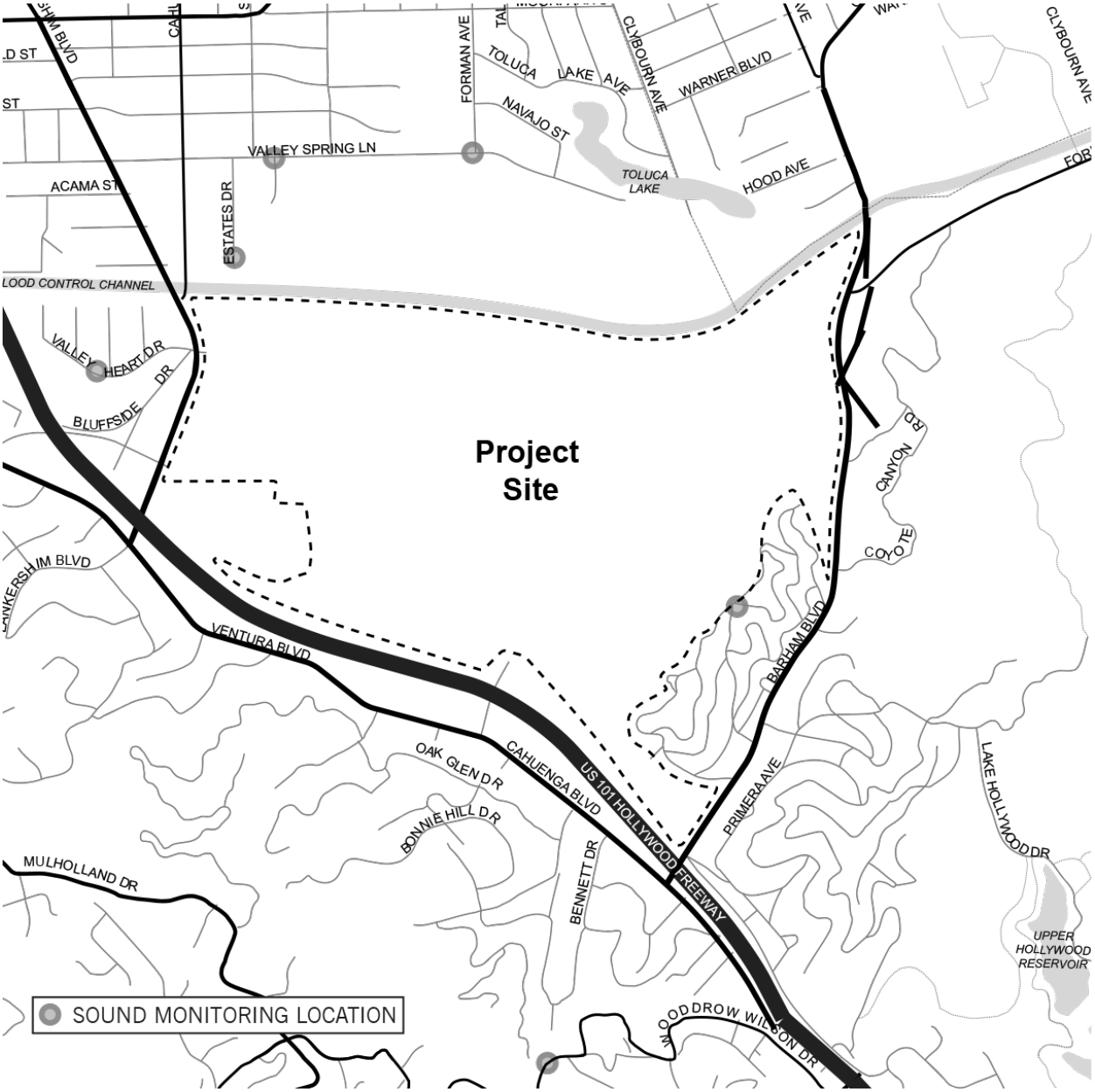
2. Pursuant to Subsection 19.E of this Specific Plan, the Universal Studios Specific Plan area property owner(s) shall be responsible for all reasonable costs and expenses incurred by the County in implementing, monitoring, or enforcing this Section, including but not limited to, costs for monitoring, reviewing and verifying information contained in reports, undertaking inspections, and administrative support.

3. The Universal Studios Specific Plan area property owner(s) shall conduct community outreach regarding noise generating operations within the Universal Studios Specific Plan area as set forth in Subsection 19.F of this Specific Plan.

G. Ombudsperson(s). As more fully set forth in Subsection 19.F of this Specific Plan, the Universal Studios Specific Plan area property owner(s) shall designate an employee or employees to serve as ombudsperson(s) to respond to questions and concerns regarding operations including noise within the Universal Studios Specific Plan area.

Figure 16-1

Designated Sound Monitoring Sites



Section 17. Signage Regulations

A. General requirements.

1. Purpose. The intent of the signage program in this Specific Plan is to create vibrant, clear, attractive signage and graphics that enhance the Universal Studios Specific Plan area while complementing and protecting the character of the surrounding neighborhoods by limiting visual clutter through regulation of the location, size, shape, density, and types of Signs allowed within the Universal Studios Specific Plan area.

2. Permitted Signs. All Signs defined in Subsection 17.B below, which are not otherwise allowed by the Zoning Code, shall be permitted, as set forth in this Specific Plan.

3. Sign Review.

   a. Sign Conformance Review. New Signs, other than Internal Signs, shall require a Sign Conformance Review as set forth in this Subsection.

   b. The Sign Conformance Review procedure for applicable Signs is in lieu of the Substantial Conformance Review set forth in Section 20 of this Specific Plan.

   c. Internal Sign Review. New illuminated Internal Signs in Sign Districts 1, 2, 4 and 5 shall require an Internal Sign Review to verify that the Sign meets the definition and qualifies as an Internal Sign for location, height and orientation. No other review shall be required. A Sign determined not to qualify as an Internal Sign in Sign Districts 1, 2, 4 or 5 shall be subject to Sign Conformance Review.

4. Compliance. All new Signs shall comply with the requirements of this Section, as determined by the Director pursuant to Subsection 17.D below. All new Signs shall comply with the provisions of Title 26, Chapter 65 of the County Code, related to the construction and installation of Sign structures.

5. Existing Signs. Signs and/or Sign support structures that lawfully exist on the effective date of this Specific Plan shall be permitted to continue and shall not be required to comply with this Specific Plan, but shall comply with the County Code related to the construction, installation and maintenance of Sign structures.

   a. In the event of any damage, dilapidation, destruction, or structural upgrade to an existing Sign, such existing Sign may be replaced

with a Sign with comparable Height, Sign Area, location, type, and orientation existing as of the effective date of this Specific Plan; and

b. Except as set forth in Subsections 17.C.6.d.vi and 17.C.6.d.vii below, additions or alterations of existing Signs which increase the Sign Area or Height or which materially change the location or orientation of the existing Sign shall comply with the requirements of this Specific Plan and shall be subject to Sign Review.

c. Existing Sign Inventory. Upon submittal of the first Sign Conformance Review application for an Area Identification Sign, Electronic Message Sign, On-Site (Business) Sign and/or Group 'A' Wall Sign, the Applicant shall provide a baseline inventory of existing Area Identification Signs, Electronic Message Signs, On-Site (Business) Signs and/or Group 'A' Wall Signs that are not Internal Signs. The inventory shall include location, type, Height, and Sign Area. Inventory of such existing Signs permitted during the subject year shall be provided annually along with a copy of the baseline inventory of such existing Signs at the time of the Specific Plan annual report.

6. Sign Area Calculation. Sign Area shall be calculated in accordance with the Sign Area definition set forth in Subsection 17.B below.

7. Backs of Signs. All Signs which are located within 500 feet of this Specific Plan boundary and which are oriented so as to expose the unimproved back of the Sign toward a location outside of the combined boundaries of the Universal Studios Specific Plan area and adjacent City [Q]C2 Area shall be improved or screened with landscaping or other aesthetic treatment(s) to buffer the view of the back of the Sign to the satisfaction of the Director.

8. Internal Electronic Message Signs. Any Internal Sign that is an Electronic Message Sign shall be limited in orientation to the Specific Plan boundary as shown on Figures 17-1 and 17-2.

9. Sign Illumination Standards. The following lighting and illumination standards shall apply to Signs within the Specific Plan area:

a. Animated Area Identification Signs. (i) The light source (i.e. the bulb or lamp) illuminating an Animated Sign shall be shielded from view outside of the combined boundaries of the Specific Plan area and the adjacent City [Q]C2 Area; (ii) The lighting on the Sign shall be turned off from 2:00 a.m. to 7:00 a.m.

b. Building Identification Signs. The brightness of any Building Identification Sign located at the top 10 percent of a Building Face shall not exceed the following:

- During Standard Time
  (1st Sunday in November to 2nd Sunday in March).
  - 7:00 a.m. 7:30 p.m.: 300 Candelas/ meter sq.
  - 7:30 pm to 7:00 a.m.: 150 Candelas/ meter sq.
- During Daylight Savings Time
  (2nd Sunday in March to 1st Sunday in November)
  - 7:00 a.m. to 10:00 p.m.: 300 Candelas/ meter sq.
  - 10:00 pm to 7:00 a.m.: 150 Candelas/ meter sq.

c. Group 'A' Wall Signs. (i) Group 'A' Wall Signs shall be externally lit with light sources (i.e. the bulb or lamp) shielded from view outside of the combined boundaries of the Specific Plan area and the adjacent City [Q]C2 Area; (ii) The brightness of any Group 'A' Wall Sign shall not exceed 300 Candelas per square meter; (iii) Illumination of Group 'A' Wall Signs shall be turned off from 2:00 a.m. to 7:00 a.m.

d. Electronic Message Signs. (i) Instantaneous image changes shall not be allowed; (ii) The image refresh shall occur through a seamless transition from one (1) image to the next with no strobing effect; (iii) The brightness of the Electronic Message Sign shall not exceed the following:

- During Standard Time
  (1st Sunday in November to 2nd Sunday in March).
  - 7:00 a.m. to sunset: 7,500 Candelas/ meter sq.
  - Sunset to 7:30 p.m.: 600 Candelas/ meter sq.
  - 7:30 pm to 2:00 a.m.: 450 Candelas/ meter sq.
  - 2:00 a.m. to 7:00 a.m.: Turned off
- During Daylight Savings Time
  (2nd Sunday in March to 1st Sunday in November)
  - 7:00 a.m. to sunset: 7,500 Candelas/ meter sq.
  - Sunset to 10:00 p.m.: 600 Candelas/ meter sq.
  - 10:00 pm to 2:00 a.m.: 450 Candelas/ meter sq.
  - 2:00 a.m. to 7:00 a.m.: Turned off

Beginning 45 minutes prior to sunset and concluding 45 minutes after sunset, the Electronic Message Signs shall transition smoothly at a consistent rate from the permitted daytime brightness level to the permitted brightness level during the Sunset to 7:30 p.m. or Sunset to 10:00 p.m. period as applicable. Beginning 15 minutes prior to the required time, the Electronic Message Sign shall also

transition smoothly at a consistent rate from the permitted brightness for the Sunset to 7:30 p.m. or Sunset to 10:00 p.m. period to the 7:30 pm to 2:00 am or 10:00 pm to 2:00 am period as applicable.

e. Measurement of Brightness. The brightness of Electronic Message Signs, Group 'A' Wall Signs and Building Identification Signs shall be measured from ground level at the nearest residential property outside of the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area. The measured maximum brightness shall be based on the luminance levels of the white display portion of the Sign. For Electronic Message Signs, the red, green and blue outputs shall be turned to full ON at the time of testing. A calibrated luminance meter shall be used to measure the luminance intensity of the Sign in candela per meter squared (nits) in accordance with the luminance meter manufacturer's operational instructions. The luminance measurements should not be taken at oblique angles that exceed 60 degrees off-axis from the face of the Sign.

f. Sign Illumination Limitations. Illuminated Signs shall not generate light intensity levels of greater than two (2) footcandles as measured at the property line of the nearest residentially zoned property outside the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area, and illuminated Signs shall not cumulatively generate light intensity levels of greater than three (3) footcandles as measured at the property line of the nearest residentially zoned property outside of the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area. A calibrated illuminance meter shall be used to measure the maximum incident illuminance resultant from the illuminated Sign in footcandles, in accordance with the illuminance meter manufacturer's operational instructions. The meter shall be mounted to a tripod at eye level, and aimed at the Sign. A measurement shall be taken with the Sign turned on, and again with the Sign turned off. The difference of the two measurements shall be considered the resultant illuminance generated by the Sign.

Figure 17-1

Orientation of Internal Electronic Message Signs

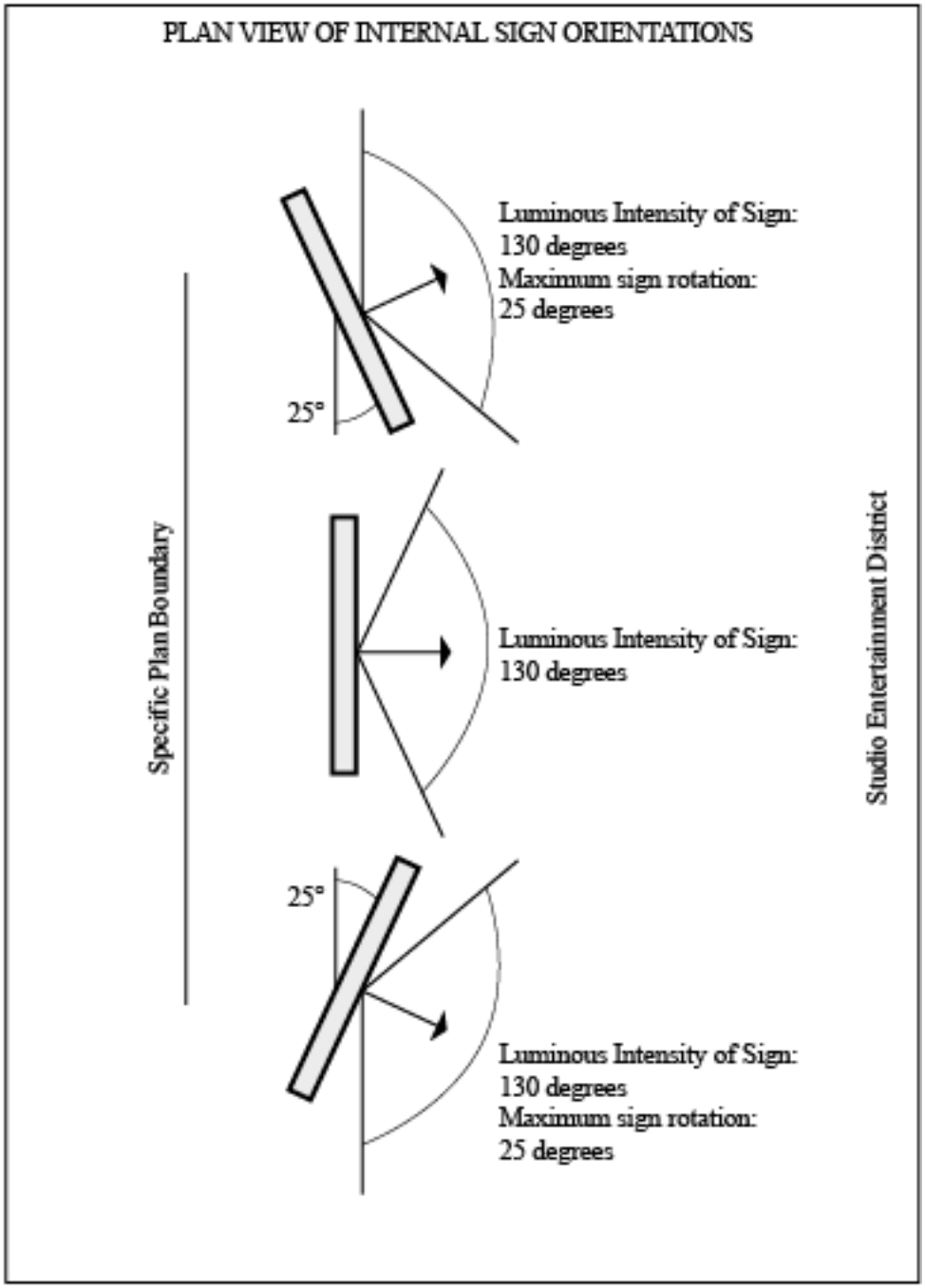
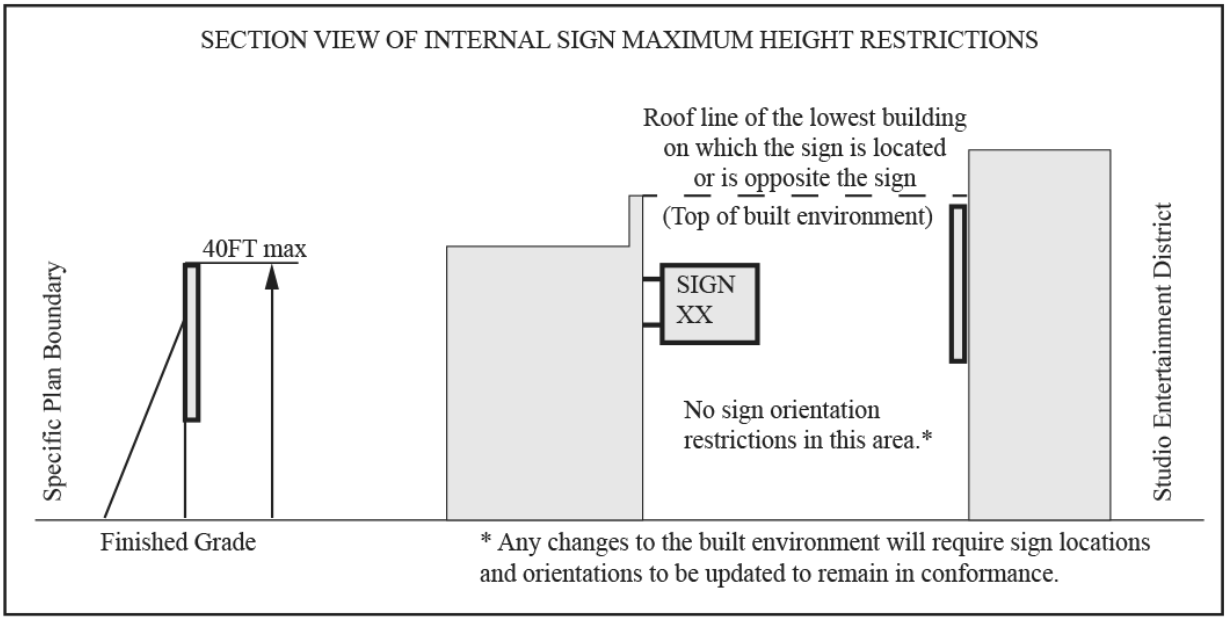


Figure 17-2

Orientation of Internal Electronic Message Signs



B. Definitions.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Subsection. To the extent that other terms used in this Section are not defined herein or in Section 4 of this Specific Plan, but are defined in the Zoning Code, those definitions shall apply.

Aerial View Sign. A type of Sign that is applied or placed upon the roof surface, approximately parallel with the roof plane, intended to be viewed from the sky.

Animated Sign. A Sign that contains parts that change, move, rotate or otherwise incorporate physical motion that is not an Electronic Message Sign.

Architectural Ledge Sign. A Sign with individual channel letters, numbers, symbols or icons, which stand atop a horizontal projection forming a narrow shelf on a wall or architectural projection.

Area Identification Sign. A category of Sign intended to identify an area by the common place name of the area or business.

Awning Sign. A Sign affixed to an awning or removable canopy not permanently attached to or built as part of a building or structure that projects over a deck, door, or window of a building or structure.

Banner Sign. (See also Street Banner Sign) A Sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a pole, building, or hung by wire, and is fixed in place.

Blade Sign. A Sign that projects perpendicularly from a Building Face, not exceeding five (5) feet in width, which has a vertical dimension that exceeds the horizontal dimension and may or may not extend above a roof line.

Building Face. The general outer surface, not including cornices, bay windows, or architectural projections, of any wall of a building.

Building Identification Sign. A category of Sign that is limited to a company logo, name of building, business, or destination that may include the building address.

Channel Letters Sign. Multi-dimensional, individually cut letters, numbers, or figures, illuminated or un-illuminated, which are affixed to a building or structure.

Construction / Contractor Sign. A category of Sign located on the site of a building that states the name of the contractor(s) working on the site and any owners, building-related architectural, engineering, financial firms, future tenants, and others associated with a construction project, but which contains no other advertising matter.

Construction Fence / Wall Sign. A type of Construction/Contractor Sign located on a fence or wall securing a construction site. Signs shall be limited to the names of the developer, building owner and contractor(s) working on the site and any building-related architectural, engineering or financial firms involved with the building on that site and may include a Graphic Treatment.

Electronic Message Sign. A Sign that displays still images, scrolling images, or moving images, including video and animation, utilizing a series or grid of lights that may be changed by electronic means, including cathode ray, light emitting diode display (LED), plasma screen, liquid crystal display (LCD), fiber optic, or other electronic media or technology.

Exempt Sign. The following are exempt from Sign Review:

a. Regulatory signs, information signs or warning signs required or authorized by law or by federal, state, or county authority;

b. Official and legal notices issued by any court, public body, person, or officer in performance of a public duty or in giving any legal notice;

c. Official flags of the United States of America, the State of California, and other states of the United States, counties,

municipalities, official flags of foreign countries, and flags of internationally and nationally recognized organizations; and

d. Internal Signs. Internal Signs in Sign District 3 and Internal Signs that are not illuminated shall be exempt from Sign Review.

e. Graphic Treatments are not Signs and are permitted and not regulated by this Section.

Free-standing Sign. A Sign that is placed on the ground or has as its primary structural support one or more columns, poles, uprights or braces in or upon the ground. Free-standing Signs includes Monument and Pole Signs.

Graphic Treatment. An image or pattern which is applied to a fence, wall or structure and does not constitute a Sign. A Graphic Treatment may function as a screening device. Thematic Elements may be combined with Graphic Treatments.

Inflatable Sign. An object that is inflated with cold air, hot air, helium, or a lighter-than-air substance. It may be of various shapes, made of flexible fabric, and may be equipped with a portable blower motor that provides a constant flow of air into the device. Inflatable Signs are restrained, attached, or held in place by a cord rope, cable, or similar method. Inflatable Signs shall be limited to Internal Signs.

Information Sign (Directional Sign). A category of Sign that is limited to a message giving directions, instructions, menus, selections, or address numerals. Information Signs are often referred to as “directional signs”.

Internal Sign. A category of Sign that includes:

a. Signs that are below 40 feet in Height above Finished Grade located in the Lankershim Edge and Northern Edge Sign Districts provided the Signs directly face the Studio District; or

b. Signs that are below rooflines if within CityWalk or below 40 feet Height above Finished Grade if within other areas of the Studio and Entertainment Sign District; or

c. Signs that are below 40 feet in Height above Finished Grade located in the Visitor Gateway Sign District provided the Signs directly face the Entertainment District; or

d. Signs that are below 40 feet in Height above Finished Grade located in the Studio Back Lot Sign District provided the Signs directly face the Entertainment District or Studio District; and

e. Internal Signs may be On-site or Off-site Signs and consist of any other Sign category (e.g. Area Identification) or Sign type (e.g. Wall Sign).

Internal Sign Review. A ministerial process conducted by the Director to determine that a Sign qualifies as an Internal Sign as defined in this Subsection.

Marquee Sign. A type of Sign painted on or affixed to the perimeter or border of a permanently roofed structure constructed as part of a building and protruding over the sidewalk, plaza or roadway.

Monument Sign. A Free-standing Sign that is erected directly upon the existing or Finished Grade, or that is raised no more than 12 inches from the existing or Finished Grade to the bottom of the sign, and that has a horizontal dimension equal to or greater than its vertical dimension.

Off-site Sign (Outdoor Advertising Sign). A category of Sign that is other than an On-Site (Business) Sign, Area Identification Sign, Building Identification Sign, Information Sign, Tenant Identification Sign, Construction/Contractor Sign, or Real Estate Sign. Off-site does not refer to the physical location of the Sign.

On-site (Business) Sign. A category of Sign that identifies or promotes (1) media and entertainment industry products of NBCUniversal or its affiliates, (2) products related to the media and entertainment industry that are produced, distributed, or sold within the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, not including products solely displayed in commercials produced therein, (3) media and entertainment industry businesses, services, activities, or events located or conducted within the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, and (4) businesses, services, activities or events conducted or located on a lot in which the Sign is located. On-Site (Business) Signs may take the form of the Sign types listed in the Sign definitions as allowed by the Sign District.

Pillar (Pylon) Sign. A type of Monument Sign that is mounted directly on the ground, consisting of rectangular sign faces or a sculptural themed shape, with a vertical dimension that exceeds its horizontal dimension.

Pole Sign. A Free-standing Sign that is erected or affixed to one or more poles or posts and that does not meet the requirements of a Monument Sign.

Projected Image Sign. A still image projected on the face of a wall from a distant electronic device, such that the image does not originate from the plane of the wall.

Projecting Sign. A Sign, other than a Wall Sign, that is affixed to and wholly supported by an exterior wall of a building or structure and projects outward and/or upward there from with one or more sign faces, other than a Wall Sign.

Real Estate Sign. A category of Sign indicating that a property, building, or any portion thereof is available for inspection, sale, lease, or rent.

Roof Sign. A Sign erected upon or above and wholly supported by a roof or parapet of a building or structure.

Sign. Any display board, wall, screen, projected image, object or part thereof, or any other material or medium used to announce, declare, demonstrate, display or otherwise present a message and attract the attention of the public outdoors.

Sign Area. An area circumscribed by the smallest geometric shape created with a maximum of eight straight lines, which enclose all words, letters, figures, symbols, designs, and pictures, together with framing, background material, colored or illuminated areas and attention-attracting devices forming an integral part of an individual message except that:

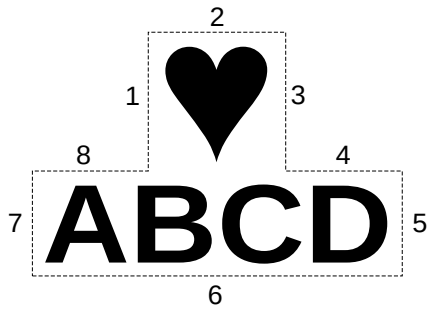
a. Wall Signs having no discernible boundary shall have areas between the letters and/or words intended to be read together and device intended to draw attention to the sign message included in any computation of Sign Area;

b. For spherical, cylindrical, or other three-dimensional Signs, the Sign Area shall be computed from the two-dimensional geographical shape or shapes that will best approximate the greatest actual surface area visible from any one direction;

c. Sign support structures are excluded if neutral in color; and

d. “Time and temperature” sign copy is excluded from computation of Sign Area if such copy is less than 56 square feet in area. An explanatory graphic “Calculating Sign Area” is provided below.

EXPLANATORY GRAPHIC
Calculating Sign Area



Sign

Sign Area:
An area circumscribed by the smallest geometric shape created with a maximum of eight straight lines which enclose all words, letters, figures, symbols, designs and pictures, together with framing, background material, colored or illuminated areas and attention-attracting devices forming an integral part of an individual message.

Sign Conformance Review. A ministerial process to determine compliance of a Sign with all applicable provisions of this Section, as issued by the Director pursuant to Subsection 17.D below.

Street Banner Sign – Private. An On-Site Banner Sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a street light fixture or other such fixture on a Private Street.

Temporary Sign. Any Sign that is to be maintained for a limited duration, not to exceed 60 days in duration, and not to exceed a total of 90 days per year on a single Building Face, and which is not permanently affixed to the ground, or a building or structure. Temporary Signs include Inflatable Signs, but shall not include Electronic Message Signs, or Group 'A' Wall Signs.

Tenant Identification Sign. A category of Sign that is limited to a company logo or the name of a business used to identify the tenant(s) or establishment located on the same lot or premises.

Wall Mural. A painted or digitally produced image generally large in scale that is incorporated onto the wall and/or parapet of a building or a structure and does not constitute a Sign.

Wall Sign. A Sign, other than a Roof Sign, that is attached to, painted on or erected against the wall and/or parapet of a building or a structure, with the exposed face of the Sign on a plane approximately parallel to the plane of the wall. Group 'A' Wall Signs are all Walls Signs greater than 1,000 square feet in Sign Area. Group 'B' Wall Signs are all Wall Signs 1,000 square feet or less in Sign Area. Group 'A' Wall Signs may consist of an image, with or without written text, which is applied to and architecturally and compositionally integrated with a wall. The Group 'A' Wall Sign may be printed on vinyl, mesh, window film, or other material supported and attached to a wall or window by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods provided the Sign is architecturally and compositionally integrated with the wall.

Window Sign. A Sign, other than a Group 'A' Wall Sign, that is attached to, affixed to, leaning against, or otherwise placed inside of a building within six (6) feet of any window or door in such a manner that it is visible from outside the building, but not including the display of merchandise in store windows.

C. Sign Districts.

1. Sign Districts. There shall be five (5) Sign Districts in the Universal Studios Specific Plan area as shown on Exhibit 9-A as of the effective date of this Specific Plan and as shown on Exhibit 9-B as of the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 9-B consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan.

   a. Sign District 1 – Lankershim Edge Sign District.

   b. Sign District 2 – Northern Edge Sign District.

   c. Sign District 3 – Studio and Entertainment Sign District.

   d. Sign District 4 – Visitor Gateway Sign District

   e. Sign District 5 – Studio Back Lot Sign District.

2. Permitted and Prohibited Signs by Sign District. Table 17-1 summarizes the Sign categories and Sign Type allowed in each Sign District.

3. Wall Murals. Wall Murals, which do not constitute a Sign, shall be permitted in Sign District 3. Wall Murals shall be prohibited in Sign Districts 1, 2, 4 and 5.

4. Graphic Treatments. Graphic Treatments, which do not constitute a Sign, shall be permitted generally within Sign District 3, shall be permitted in Sign Districts 1, 2, 4 and 5 only as a screening device, and in Sign District 1 shall not be on building façades facing Lankershim Boulevard.

Table 17-1

Permitted and Prohibited Signs

Sign District	Signs Permitted	Prohibited Signs
1 Lankershim Edge	**Permitted Sign Categories:** Internal, Area Identification, Building Identification, Tenant Identification, On-Site (Business), Information, Temporary, Construction, Real Estate	Off-Site (other than Internal Signs)
	Permitted Sign Types: Animated, Architectural Ledge, Awning, Banner, Blade, Channel Letters, Construction Fence/Wall, Electronic Message, Monument, Pillar (Pylon), Pole (limited to Information and replacement Sign), Projecting, Street Banners – Private, Wall (limited to Group 'B'), Window	Aerial View, Group 'A' Wall
2 Northern Edge	**Permitted Sign Categories:** Internal, Building Identification, Information	Off-Site (other than Internal Signs) Temporary (other than Internal Signs)
	Permitted Sign Types: Architectural Ledge, Awning, Blade, Channel Letters, Monument, Pillar (Pylon), Pole (limited to Information), Projecting, Wall (limited to Group 'B'), Window	Aerial View, Animated (other than Internal Signs), Electronic Message (other than Internal Signs), Group 'A' Wall (other than Internal Signs),
3 Studio & Entertainment	**Permitted Sign Categories:** Internal, Area Identification, Building Identification, Tenant Identification, On-Site (Business), Information, Temporary, Construction, Real Estate	Off-Site (other than Internal Signs)
	Permitted Sign Types: Aerial View, Animated, Architectural Ledge, Awning, Banner, Blade, Channel Letters, Construction Fence/Wall, Electronic Message, Marquee, Monument, Pillar (Pylon), Pole, Projecting, Street Banners – Private, Wall Signs (Group 'A' and Group 'B'), Window Signs	
4 Visitor Gateway	**Permitted Sign Categories:** Internal, Area Identification, Building Identification, Tenant Identification, On-Site (Business), Information, Temporary, Construction	Off-Site (other than Internal Signs)
	Permitted Sign Types: Animated, Architectural Ledge, Awning, Banner, Blade, Channel Letters, Construction Fence/Wall, Marquee, Monument, Pillar (Pylon), Pole, Projecting, Street Banners – Private, Wall (limited to Group 'B'), Window	Aerial View, Electronic Message (other than Internal Signs), Group 'A' Wall (other than Internal Signs)
5 Back Lot	**Permitted Sign Categories:** Internal, Building Identification, Information	Off-Site (other than Internal Signs), Temporary
	Permitted Sign Types: Architectural Ledge, Awning, Banner, Blade, Channel Letters, Monument, Pillar (Pylon), Pole (limited to Information), Projecting, Wall (limited to Group 'B'), Window	Aerial View, Animated (other than Internal Signs), Electronic Message (other than Internal Signs), Group 'A' Wall (other than Internal Signs)

5. Overall Specific Plan Limitations. The following is a summary of the On-Site (Business) Signs permitted by Subsections 17.C.6 to 17.C.10 below.

   a. A maximum of 36 new On-Site (Business) Signs shall be permitted within the entire Universal Studios Specific Plan area including a maximum of: 10 new On-Site (Business) Signs within the Lankershim Edge Sign District, 17 new On-Site (Business) Signs within the Studio and Entertainment Sign District, 22 new On-Site (Business) Signs within the Visitor Gateway Sign District, and no On-Site (Business) Signs in the Northern Edge and Studio Back Lot Sign Districts.

   b. Of the 36 On-Site (Business) Signs permitted in the Universal Studios Specific Plan area, a maximum of 1 new Electronic Message Sign shall be permitted within the entire Specific Plan area with such Electronic Message Sign located within the Studio and Entertainment Sign District, and no new Electronic Message Signs in the Lankershim Edge, Northern Edge, Visitor Gateway and Studio Back Lot Sign Districts.

   c. Of the 36 On-Site (Business) Signs permitted in the Universal Studios Specific Plan area, a maximum of 3 new Group 'A' Wall Signs shall be permitted within the entire Specific Plan with all 3 Group 'A' Wall Signs located within the Studio and Entertainment Sign District, and no Group 'A' Wall Signs in the Lankershim Edge, Northern Edge, Visitor Gateway and Studio Back Lot Sign Districts.

   d. One (1) existing On-Site Pole Sign located in the Lankershim Edge Sign District may be relocated as set forth in Subsection 17.C.6.d.vi below.

   e. One (1) existing Area Identification Sign (with an On-Site Electronic Message Sign component) located in the Lankershim Edge Sign District may be replaced as set forth on Subsection 17.C.6.d.vii below.

6. Sign District 1 – Lankershim Edge Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Lankershim Edge Sign District:

i. Internal Signs
ii. Area Identification Signs
iii. Building Identification Signs
iv. Tenant Identification Signs
v. On-Site (Business) Signs
vi. Information (Directional) Signs
vii. Temporary Signs
viii. Construction Signs
ix. Real Estate Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Lankershim Edge Sign District. For all other Sign categories identified in Subsection 17.C.6.a.ii-ix above, the following types of Signs are permitted within the Lankershim Edge Sign District:

i. Animated Signs
ii. Architectural Ledge Signs
iii. Awning Signs
iv. Banner Signs
v. Blade Signs
vi. Channel Letters Signs
vii. Construction Fence/Wall Signs
viii. Electronic Message Signs (limited to one replacement Sign)
ix. Monument Signs
x. Pillar (Pylon) Signs
xi. Pole Signs (limited to Information Signs)
xii. Projecting Signs
xiii. Street Banner Signs – Private
xiv. Wall Signs (limited to Group ‘B’ Wall Signs)
xv. Window Signs

c. Prohibited Signs. The following types of Signs are prohibited within the Lankershim Edge Sign District:

i. Aerial View Signs
ii. Off-Site Signs, other than Internal Signs
iii. Group ‘A’ Wall Signs
iv. Signs that emit audio sounds

d. District Provisions for the Lankershim Edge Sign District:

i. General Provisions. (i) Area Identification Signs, Building Identification Signs and Tenant Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall, or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Signs shall not exceed 40 feet in Height above Finished Grade.

iii. Area Identification Signs: (i) A maximum of 3 new Area Identification Signs shall be permitted within the Lankershim Edge Sign District and a maximum of 5 new Area Identification Signs shall be permitted in the Universal Studios Specific Plan area; (ii) Individual Area Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Area Identification Signs shall be located below the edge of the highest roof, parapet or similar architectural feature of the building if affixed to a building; (iv) Area Identification Signs shall not exceed 100 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Area Identification Signs may be Animated Signs subject to the additional limitations in Subsection (xiii) below.

iv. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Building Identification Signs shall not exceed 75 feet in Height above Finished Grade if affixed to a building; (iv) Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; and (v) Building Identification Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

v. Tenant Identification Signs: (i) A maximum of 1 Tenant Identification Sign per tenant space shall be permitted; (ii) Individual Tenant Identification Signs shall not exceed a Sign Area equal to 3 square feet per lineal foot of commercial tenant frontage when affixed to a building or 25 square feet maximum if Free-standing; (iii) Tenant Identification Signs shall be located below the edge of the highest roof, parapet or similar architectural feature of the building if affixed to a

building; (iv) Tenant Identification Signs shall not exceed 40 feet above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.

vi. On-Site (Business) Signs - General: (i) A maximum of 10 new On-Site (Business) Signs shall be permitted within the Lankershim Edge Sign District; (ii) new individual On-Site (Business) Signs shall not exceed 600 square feet in Sign Area; (iii) On-Site (Business) Signs facing north and west shall not exceed 40 feet in Height above Finished Grade; (iv) new On-Site (Business) Signs may take the form of Banner Signs, Blade Signs, and Group 'B' Wall Signs; (v) new On-Site (Business) Signs shall not be Pole Signs or Free-standing Signs; (vi) The existing On-Site (Business) Free-standing Sign located adjacent to Muddy Waters Drive may be relocated southeastwardly to accommodate improvements to Muddy Waters Drive; (vii) On the existing Jules Stein (Bldg. No. 1360) and John Ford (Bldg. No. 1320) Buildings at the locations shown on Figure 17-3, west-facing Group 'B' Wall Signs shall be prohibited from facing the Campo de Cahuenga and a maximum of two (2) west-facing Group 'B' Wall Signs facing the Campo de Cahuenga shall be permitted at the locations shown on Figure 17-3; (viii) the limitations in Subsection 17.C.6.d.vi(vii) above shall only apply to the existing Jules Stein and John Ford Buildings.

vii. Replacement Area Identification Sign / On-site Electronic Message Sign: (i) The existing Area Identification Sign that contains a double sided Electronic Message Sign located in the median of Universal Hollywood Drive at the intersection with Lankershim Boulevard may be replaced with a re-designed Area Identification Sign / On-Site double sided Electronic Message Sign; (iii) The Area Identification Sign shall not exceed 500 square feet in Sign Area and the double sided Electronic Message Sign shall not exceed 1,000 square feet in Sign Area per face; (iv) The Thematic Element of the Area Identification Sign shall not exceed 60 feet in Height and the Electronic Message Sign portion of the Sign shall not exceed 30 feet in Height above Finished Grade; (v) The replacement Area Identification / On-Site double sided Electronic Message Sign shall be located in substantially the same location as the existing Area Identification Sign/Electronic Message Sign near the intersection of Lankershim Boulevard and Universal Hollywood Drive; (vi) The Sign shall comply with the Sign illumination standards in Subsection 17.A.9 above.

viii. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Information Signs shall not exceed the maximum Height permitted within the applicable exceed Height Zone.

ix. Temporary Signs: (i) There shall be no more than a maximum of two (2) Temporary Signs at any one time in the Lankershim Edge Sign District; (ii) Individual Temporary Signs shall not exceed 125 square feet in Sign Area; (iii) Temporary Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

x. Construction/Contractor Signs: (i) A maximum of 1 Construction/Contractor Sign per Building Face and a total of 2 Construction/Contractor Signs per building under construction shall be permitted; (ii) Individual Construction/Contractor Signs shall not exceed 500 square feet in Sign Area; (iii) Construction/Contractor Signs shall not exceed the Height of the building; (iv) Animated and Electronic Message Signs are prohibited; (v) Construction/Contractor Signs shall be limited to the names of the building developer, building owner and contractor(s) working on the building and any building-related architectural, engineering or financial firms involved with the building on the site.

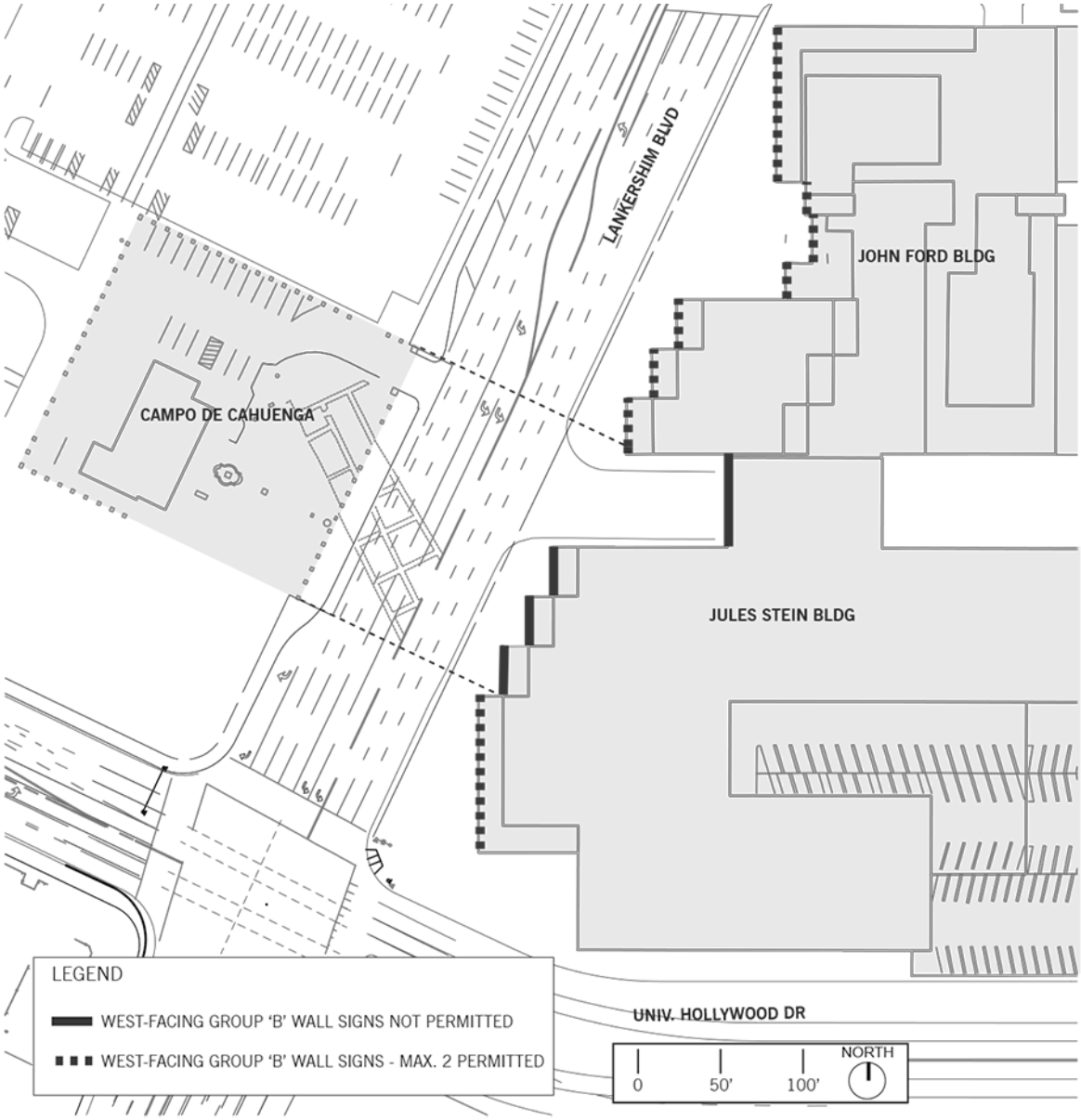
xi. Real Estate Signs: (i) A maximum of 1 Real Estate Sign per Building Face and a maximum of 4 Real Estate Signs per building shall be permitted, however, multiple listings may be shown on 1 Real Estate Sign; (ii) Individual Real Estate Signs shall not exceed 500 square feet in Sign Area; (iii) Real Estate Signs shall not exceed the Height of the building; (iv) Real Estate Signs shall be limited to the sales, lease or rent of building(s) and unit(s) or directing people to the building.

xii. Street Banners – Private: (i) A maximum of 2 double-sided Street Banners – Private Signs per private street light fixture shall be permitted; (ii) Individual Street Banners – Private Signs shall not exceed 24 square feet in Sign Area; (iii) Street Banners – Private Signs shall not obstruct traffic signals or warning devices in compliance with State and County Codes (iv) Street Banners – Private Signs shall not be allowed along Lankershim Boulevard where County jurisdiction applies, but are otherwise allowed on other roadways within the Lankershim Edge Sign District.

xiii. Additional Limitations on Animated Signs: (i) Animated Signs may contain parts that change, move, or rotate provided the Animated Sign is limited to physical rotation motion not to exceed six (6) revolutions per minute; (ii) The rotating portion of any Animated Sign shall not be an Electronic Message Sign; (iii) Animated Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

Figure 17-3

Limitations on Group 'B' Wall Signs Facing Campo de Cahuenga



7. Sign District 2 – Northern Edge Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Northern Edge Sign District:

i. Internal Signs
ii. Building Identification Signs
iii. Information (Directional) Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Northern Edge Sign District. For all other Sign categories identified in Subsection 17.C.7.a.ii-iii above, the following types of Signs are permitted within the Northern Edge Sign District:

i. Architectural Ledge Signs
ii. Awning Signs
iii. Blade Signs
iv. Channel Letters Signs
v. Monument Signs
vi. Pillar (Pylon) Signs
vii. Pole Signs (limited to Information Signs)
viii. Projecting Signs
ix. Wall Signs (limited to Group 'B' Wall Signs)
x. Window Signs

c. Prohibited Signs. The following Sign Types are prohibited in the Northern Edge Sign District:

i. Aerial View Signs
ii. Animated Signs, other than Internal Signs
iii. Off-Site Signs, other than Internal Signs
iv. Electronic Message Signs, other than Internal Signs
v. Group 'A' Wall Signs, other than Internal Signs
vi. Signs that emit audio sounds
vii. Temporary Signs, other than Internal Signs

d. District Provisions for the Northern Edge Sign District:

i. General Provisions. (i) Building Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall, or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs: (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall not exceed 40 feet in Height above Finished Grade.

iii. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Except for Building Identification Signs facing north, Building Identification Signs shall be located below the edge of the highest roof, parapet or similar architectural feature of the building if attached to a building; (iv) Except for Building Identification Signs facing north, Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs facing north shall be limited to 20 feet in Height above Finished Grade and shall not be internally lit; (vi) Except for Building Identification Signs facing north, Building Identification Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

iv. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Except for Information Signs facing north, Information Signs shall not exceed the maximum Height permitted within the applicable Height Zone; (iv) Information Signs facing north shall be limited to 20 feet in Height above Finished Grade and shall not be internally lit.

8. Sign District 3 – Studio and Entertainment Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Studio and Entertainment Sign District:

i. Internal Signs
ii. Area Identification Signs
iii. Building Identification Signs
iv. Tenant Identification Signs
v. On-Site (Business) Signs
vi. Information (Directional) Signs
vii. Temporary Signs
viii. Construction Signs
ix. Real Estate Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Studio and Entertainment Sign District. For all other Sign categories identified in Subsection 17.C.8.a.ii-ix above, the following types of Signs are permitted within the Studio and Entertainment Sign District:

i. Aerial View Signs
ii. Animated Signs
iii. Architectural Ledge Signs
iv. Awning Signs
v. Banner Signs
vi. Blade Signs
vii. Channel Letters Signs
viii. Construction Fence/Wall Signs
ix. Electronic Message Signs
x. Marquee Signs
xi. Monument Signs
xii. Pillar (Pylon) Signs
xiii. Pole Signs
xiv. Projecting Signs
xv. Street Banners – Private
xvi. Wall Signs (Group 'A' and Group 'B')
xvii. Window Signs

c. Prohibited Signs. The following types of Signs are prohibited in the Studio and Entertainment Sign District:

i. Off-Site Signs, other than Internal Signs
ii. Signs that emit audio sounds, other than Internal Signs subject to Section 16 of this Specific Plan

d. District Provisions for the Studio and Entertainment Sign District:

i. General Provisions. Area Identification Signs, Building Identification Signs and Tenant Identification Signs shall be limited to Aerial View, Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall or Window Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall not exceed 40 feet in Height above Finished Grade or shall be below rooflines if within CityWalk.

iii. Area Identification Signs: (i) A maximum of 2 Area Identification Signs shall be permitted within the Studio and Entertainment Sign District and a maximum of 5 Area Identification Signs shall be permitted in the entire Specific Plan area; (ii) Individual Area Identification Signs shall not exceed 500 square feet in Sign Area except for Aerial View Area Identification Signs; (iii) Area Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Area Identification Signs shall not exceed 55 feet in Height

above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Aerial View Area Identification Signs shall be limited to Sign District 3 within the Studio and Business Districts as shown on Exhibit 2-A as of the effective date of this Specific Plan, and as shown on Exhibit 2-B as of the effective date of the annexation and detachment actions should those actions be approved; (vi) Aerial View Area Identification Signs shall be limited to 50% of the flat roof area of the building on which it is located; (vii) Area Identification Signs may be Animated Signs subject to the additional limitations in Subsection 17.C.8.d(xiii) below; (viii) one (1) Area Identification Sign may be combined with a double sided Electronic Message Sign in the configuration, Sign Area, Height and location as shown on Exhibit 9-C with the combined Sign counting as one (1) Area Identification Sign and one (1) Electronic Message Sign.

iv. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Building Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

v. Tenant Identification Signs: (i) A maximum of 1 Tenant Identification Sign per tenant space shall be permitted; (ii) Individual Tenant Identification Signs shall not exceed a Sign Area equal to 3 square feet per lineal foot of commercial tenant frontage when affixed to building or 25 square feet maximum if Free-standing; (iii) Tenant Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Tenant Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.

vi. On-Site (Business) Signs - General: (i) A maximum of 17 new On-Site (Business) Signs shall be permitted within the Studio and Entertainment Sign District; (ii) Except as provided in Subsection 17.C.8.d(viii) below, individual On-Site (Business) Signs shall not exceed 1,000 square feet in

Sign Area; (iii) On-Site (Business) Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) On-Site (Business) Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing; (v) Additional limitations on Electronic Message and Group 'A' Wall Signs are contained in Subsections 17.C.8.d(vii) and (viii) below.

vii. On-Site (Business) – Electronic Message Sign: (i) Of the 17 new On-Site (Business) Signs permitted in the Studio and Entertainment Sign District, a maximum of 1 new double sided Electronic Message Sign shall be permitted within the Studio and Entertainment Sign District; (ii) The Electronic Message Sign may be double sided and shall not exceed 1,000 square feet in Sign Area per face; (iii) The Electronic Message Sign may be combined with one (1) Area Identification Sign and located in the area shown on Exhibit 9-C with the combined Sign counting as one (1) Area Identification Sign and one (1) Electronic Message Sign; (iv) The Electronic Message Sign shall not exceed 30 feet in Height above Finished Grade; (v) The Electronic Message Sign shall not be more than incidentally visible from Existing Off-Site Residential Uses; (vi) The Electronic Message Sign shall comply with the Sign illumination standards in Subsection 17.A.9 above.

viii. On-Site (Business) – Group 'A' Wall Signs : (i) Of the 17 new On-Site (Business) Signs permitted in the Studio and Entertainment Sign District, a maximum of 3 new Group 'A' Wall Signs shall be permitted within the Studio and Entertainment Sign District; (ii) Individual Group 'A' Wall Signs shall not be limited in Sign Area, however, the total combined Sign Area for all 3 Group 'A' Wall Signs shall not exceed 9,000 square feet; (iii) Group 'A' Wall Signs shall not exceed 150 feet above Finished Grade and shall not exceed the Height of the building; (iv) Group 'A' Wall Signs shall be architecturally and compositionally integrated into the building's façade; (v) Group 'A' Wall Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

ix. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Information Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

x. Temporary Signs: (i) There shall be maximum of two (2) Temporary Signs at any one time within the Studio and Entertainment Sign District; (ii) Individual Temporary Signs shall not exceed 125 square feet in Sign Area; (iii) Temporary Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

xi. Construction/Contractor Signs: (i) A maximum of 1 Construction/Contractor Sign per Building Face and a total of 2 Signs per building under construction shall be permitted; (ii) Individual Construction/Contractor Signs shall not exceed 500 square feet in Sign Area; (iii) Construction/Contractor Signs shall not exceed the Height of the building; (iv) Animated and Electronic Message Signs are prohibited; (v) Construction/Contractor Signs shall be limited to the names of the building developer, building owner and contractor(s) working on the building and any building-related architectural, engineering or financial firms involved with the building on the site.

xii. Real Estate Signs: (i) A maximum of 1 Real Estate Sign per Building Face and a maximum of 4 Real Estate Signs per building shall be permitted, however, multiple listings may be shown on 1 Real Estate Sign; (ii) Individual Real Estate Signs shall not exceed 500 square feet in Sign Area; (iii) Real Estate Signs shall not exceed the Height of the building; (iv) Real Estate Signs shall be limited to the sales, lease or rent of building(s) and unit(s) or directing people to the building.

xiii. Additional Limitations on Animated Signs: (i) Animated Signs may contain parts that change, move, or rotate provided the Animated Sign is limited to physical rotation motion not to exceed six (6) revolutions per minute; (ii) The rotating portion of any Animated Sign shall not be an Electronic Message Sign; (iii) Animated Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

9. Sign District 4 – Visitor Gateway Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Visitor Gateway Sign District:

i. Internal Signs
ii. Area Identification Signs
iii. Building Identification Signs
iv. Tenant Identification Signs

v. On-Site (Business) Signs
vi. Information (Directional) Signs
vii. Temporary Signs
viii. Construction Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Visitor Gateway Sign District. For all other Sign categories identified in Subsection 17.C.9.a.ii-viii above, the following types of Signs are permitted within the Visitor Gateway Sign District:

i. Animated Signs
ii. Architectural Ledge Signs
iii. Awning Signs
iv. Banner Signs
v. Blade Signs
vi. Channel Letters Signs
vii. Construction Fence/Wall Signs
viii. Marquee Signs
ix. Monument Signs
x. Pillar (Pylon) Signs
xi. Pole Signs
xii. Projecting Signs
xiii. Street Banner Signs – Private
xiv. Wall Signs (limited to Group 'B' Wall Signs)
xv. Window Signs

c. Prohibited Signs. The following Sign types are prohibited in the Visitor Gateway Sign District:

i. Off-Site Signs, other than Internal Signs
ii. Aerial View Signs
iii. Electronic Message Signs, other than Internal Signs
iv. Group 'A' Wall Signs, other than Internal Signs
v. Signs that emit audio sounds

d. District Provisions for the Visitor Gateway Sign District:

i. General Provisions. (i) Area Identification Signs, Building Identification Signs and Tenant Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall

not exceed 40 feet in Height above Finished Grade or shall be below rooflines if within CityWalk.

iii. Area Identification Signs: (i) A maximum of 2 Area Identification Signs shall be permitted within the Visitor Gateway Sign District and a maximum of 5 Area Identification Signs shall be permitted in the entire Specific Plan area; (ii) Individual Area Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Area Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Area Identification Signs shall not exceed 100 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone (v) Area Identification Signs may be Animated Signs subject to the additional limitations in Subsection 17.C.9.d(xi) below.

iv. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

v. Tenant Identification Signs: (i) A maximum of 1 Tenant Identification Sign per tenant space shall be permitted; (ii) Individual Tenant Identification Signs shall not exceed a Sign Area equal to 3 square feet per lineal foot of commercial tenant frontage when affixed to a building or 25 square feet maximum if Free-standing; (iii) Tenant Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Tenant Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.

vi. On-Site (Business) Signs - General: (i) A maximum of 22 new On-Site (Business) Signs shall be permitted within the Visitor Gateway Sign District; (ii) Individual On-Site (Business) Signs shall not exceed 1,000 square feet in Sign Area; (iii) other than the height of certain southerly facing

On-Site (Business) Signs that are set forth in Subsection 17.C.9.d(xii) below, On-Site (Business) Signs shall be located below the highest roof, parapet or similar architectural feature of a building; (iv) On-Site (Business) Signs shall not exceed 40 feet in Height above Finished Grade, if Free-standing; (v) Additional limitations on Animated and southerly facing Signs are contained in Subsections 17.C.9.d(xi) and (xii) below.

vii. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Information Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

viii. Temporary Signs: (i) There shall be maximum of two (2) Temporary Signs at any one time in the Visitor Gateway Sign District; (ii) Individual Temporary Signs shall not exceed 125 square feet in Sign Area; (iii) Temporary Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

ix. Construction/Contractor Signs: (i) A maximum of 1 Construction/Contractor Sign per Building Face and a total of 2 Construction/Contractor Signs per building shall be permitted; (ii) Individual Construction/Contractor Signs shall not exceed 500 square feet in Sign Area; (iii) Construction/Contractor Signs shall not exceed the Height of the building; (iv) Animated and Electronic Message Signs are prohibited; (v) Construction/Contractor Signs shall be limited to the names of the building developer, building owner and contractor(s) working on the building and any building-related architectural, engineering or financial firms involved with the building on the site.

x. Street Banners – Private: (i) A maximum of 2 double-sided Street Banners – Private Signs per private street light fixture shall be permitted; (ii) Individual Street Banners – Private Signs shall not exceed 24 square feet in Sign Area; (iii) Street Banners – Private Signs shall not obstruct traffic signals or warning devices in compliance with State and County Codes.

xi. Additional Limitations on Animated Signs: (i) Animated Signs may contain parts that change, move, or rotate provided the Animated Sign is limited to physical rotation motion not to exceed six (6) revolutions per minute; (ii) The rotating portion

of any Animated Sign shall not be an Electronic Message Sign; (iii) Animated Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

xii. Additional Limitation on Southerly Facing On-Site (Business) Signs. (i) On-Site (Business) Signs located in the area identified on Exhibit 9-A as of the effective date of this Specific Plan, and on Exhibit 9-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan), shall not be oriented south of the Visitor Gateway Sign District; (ii) South facing On-Site (Business) Signs located along the north-side of Universal Hollywood Drive shall not exceed 40 feet in Height above Finished Grade and shall have trees, other landscaping, or Signs across from such On-Site (Business) Signs on the opposite side of the roadway to buffer the view of the south facing On-Site (Business) Sign to the satisfaction of the Director.

10. Sign District 5 – Studio Back Lot Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Studio Back Lot Sign District:

i. Internal Signs
ii. Building Identification Signs
iii. Information (Directional) Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Studio Back Lot Sign District. For all other Sign categories identified in Subsection 17.C.10.a.ii-iii above, the following types of Signs are permitted within the Studio Back Lot Sign District:

i. Architectural Ledge Signs
ii. Awning Signs
iii. Banner Signs
iv. Blade Signs
v. Channel Letters Signs
vi. Monument Signs
vii. Pillar (Pylon) Signs
viii. Pole Signs (limited to Information Signs)
ix. Projecting Signs
x. Wall Signs (limited to Group 'B' Wall Signs)
xi. Window Signs

c. Prohibited Signs. The following types of Signs are prohibited in the Studio Back Lot Sign District:

i. Aerial View Signs
ii. Animated Signs, other than Internal Signs
iii. Electronic Message Signs, other than Internal Signs
iv. Off-Site Signs, other than Internal Signs
v. Group 'A' Wall Signs, other than Internal Signs
vi. Temporary Signs
vii. Signs that emit audio sounds

d. District Provisions for the Studio Back Lot Sign District:

i. General Provisions. (i) Building Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall not exceed 40 feet in Height above Finished Grade.

iii. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Except for Building Identification Signs facing east, Building Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building; (iv) Except for Building Identification Signs facing east, Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs facing east shall not exceed 20 feet in Height above Finished Grade and shall not be internally lit; (vi) Building Identification Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

iv. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Except for Information Signs facing east, Information Signs shall not exceed 40 feet in Height above Finished Grade; (iv) Information Signs facing east shall not exceed 20 feet in Height above Finished Grade and shall not be internally lit.

D. Sign Review Procedures.

1. Sign Conformance Review.

a. Review procedures. The Director shall establish appropriate forms and fees required for the Sign Conformance Review application from among those fees provided in Section 22.60.100 of the Zoning Code. The Sign Conformance Review application shall be deemed complete within (15) calendar days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the reason therefore. Within thirty (30) calendar days of the receipt of a complete application, as determined by the Director, the Director shall either approve the application or indicate how the application is not in compliance with this Specific Plan or any applicable County Code regulations, unless the time limit is extended by mutual consent of the Applicant and the Director. Upon any approval, the Director shall stamp, sign, and date an approved Sign plan to be given to the Department of Public Works. The Department of Public Works shall issue any applicable Sign permit upon receipt of the Director's approval and verification of compliance with this Specific Plan.

b. Applications. The Applicant shall submit a Sign plan drawn to scale, in such quantities or electronic form as determined by the Director, indicating the Sign Area, Sign type, Sign Height, placement, lettering styles, materials, colors and lighting methods for the proposed Sign(s). The application also shall identify the location graphically on a map similar to Sign District Map Exhibit 9-A as of the effective date of this Specific Plan, and Exhibit 9-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan), the proposed location of the Sign and indicate conformance with the requirements of this Specific Plan. For Signs utilizing landscaping as visual screening pursuant to Subsections 17.A.7 and 17.C.9.d.xii above, the application also shall include a landscape design plan. An Applicant may apply for Sign approvals for individual Signs or for a more comprehensive Sign program through the Sign Conformance Review procedure.

c. Decision. The Director shall approve the Sign Conformance Review application if the application is in compliance with the requirements of this Specific Plan and any applicable County Code regulations. If the application fails to comply with the applicable requirements of this Specific Plan, the Sign Conformance Review

shall be denied. If denied, the Director shall set forth the specific reasons for denial in the decision letter.

d. Re-application. If the Director denies an application for a Sign Conformance Review, the Applicant may file without prejudice at any time a new application with a revised sign plan addressing the Director's reasons for denial. Review of the new application shall be in accordance with Subsections 17.D.1.a-c above.

2. Internal Sign Review.

a. Application. The Applicant shall submit to the Department of Regional Planning a plan drawn to scale indicating the Sign Area, Sign location and Sign Height of the proposed illuminated Internal Sign in Sign Districts 1, 2, 4 or 5 using the County's standard Zoning Conformance Review application form accompanied by the filing fee applicable to a Zoning Conformance Review as established in Section 22.60.100 of the Zoning Code.

b. Review and Decision. At the time the application is submitted, the Director shall confirm that the proposed illuminated Internal Sign conforms with the definition of Internal Sign in Subsection 17.B above. If the proposed illuminated Internal Sign conforms with the definition of Internal Sign, the Sign is cleared as an Internal Sign and no further review is required. If a proposed illuminated Internal Sign in Sign District 1, 2, 4 or 5 is determined not to conform with the definition of Internal Sign, the Applicant shall submit a Sign Conformance Review application as set forth in Subsection 17.D.1 above.

Section 18. Communication Facilities

A. Existing Communication Facilities. All Communication Facilities that lawfully exist on the effective date of this Specific Plan shall be permitted to continue and shall not be subject to this Specific Plan. Any alteration or replacement of such existing Communication Facilities that does not enlarge the area occupied and/or the Height of the Communication Facility by more than 10 percent shall not be subject to Substantial Conformance Review as outlined in Section 20 of this Specific Plan.

B. New Communication Facilities.

1. New Communication Facilities 3.9 meters or less in diameter shall be permitted anywhere within the Universal Studios Specific Plan area. No more than eight (8) individual Communication Facilities shall be permitted on any individual building rooftop.

2. New Communication Facilities greater than 3.9 meters in diameter shall be subject to Substantial Conformance Review pursuant to the procedures set forth in Section 20 of this Specific Plan. In addition to the Substantial Conformance Review application requirements set forth in Section 20 of this Specific Plan, each application for a Communication Facility shall contain the following information:

   a. Type of Communication Facility and other related equipment and necessary support infrastructure;

   b. The site plan shall include an elevation showing in sufficient detail the location and materials of the proposed Communication Facility and any related equipment; including distance from edge of roof and/or nearest walkway, if applicable; type of screening material, if applicable; and nearest pedestrian public location within 500 feet of the boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, if applicable.

3. New Third-Party Communication Facilities. New freestanding third-party outdoor wireless Communication Facilities on the property shall be subject to the permitting requirements applicable to such use as provided in the Zoning Code.

C. Design Standards for New Communication Facilities.

1. Communication Facilities shall not occupy more than 50 percent of a building rooftop.

2. Communication Facilities shall be set back a minimum of 20 feet from the edge of the building rooftop on which it is located.

3. Screening. Communication Facilities shall be screened by landscaping or fencing in order to minimize visibility of the Communication Facilities from the view of pedestrian public locations within 500 feet of the boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area except such screening shall not be required where it would interfere with the operation or transmission of such Communication Facilities. “Minimizing visibility” means that not more than 25 percent of the antenna, exclusive of any structural supports, shall be visible from pedestrian public locations. Screening shall be maintained.

Section 19. Administration

A. Implementation. The Director is responsible for the overall administration and enforcement of the provisions of this Specific Plan. Within 30 days of the effective date this Specific Plan, the Universal Studios Specific Plan area property owner shall file at the Office of the County Department of Regional Planning an affidavit in substantially the form attached as Exhibit 10-A.

B. Enforcement. The regulatory portions of this Specific Plan have been adopted by Ordinance and therefore are subject to the enforcement and penalty provisions of the County Code. Notwithstanding anything to the contrary in the County Code, the monitoring data collected by a third-party consultant retained by the Director pursuant to this Specific Plan, including Subsection 16.F of this Specific Plan, may be used as a basis to enforce the sound attenuation regulations of this Specific Plan. Nothing herein shall limit the ability of the Applicant or Universal Studios Specific Plan area property owner(s) to challenge any enforcement action or penalty as provided in the County Code.

C. Annual Report. An annual report for the prior calendar year prepared by each Universal Studios Specific Plan area property owner shall be submitted by March 31st of each year to the Director for review. The annual report shall contain the following:

1. Identification of the property;

2. Name, address and contact information of the property owner;

3. Summary of Projects that occurred during the prior calendar year and the current Conceptual Site Plan as described in Subsection 20.D.3 of this Specific Plan;

4. Identification of the location and quantity of associated parking, if applicable and a copy of the current parking table as described in Subsection 14.A.2 of this Specific Plan;

5. A summary of any demolition, relocation, alteration, and/or new construction within the potential Universal Studios Historic District and verification of compliance with the Historic Preservation Plan during the prior calendar year;

6. A summary of any Oak Tree removals within the property during the prior calendar year;

7. A summary of any Alcohol Use Approvals or Conditional Use Permits for other new alcohol use establishments within the property obtained during the prior calendar year; and

8. A summary of new Area Identification, Electronic Message Signs, On-site (Business) Signs, and Group 'A' Wall Signs requiring Sign Conformance Review, by locations, during the prior calendar year.

D. Adopted Mitigation Monitoring and Reporting Program. The Mitigation Monitoring and Reporting Program including Attachments adopted by the County applicable to those portions of the NBC Universal Evolution Plan located within the County is incorporated in full by reference as a condition of this Specific Plan and all activities undertaken pursuant to this Specific Plan shall comply with the Mitigation Monitoring and Reporting Program.

E. Inspection and Monitoring Fee. Prior to approval of the first Substantial Conformance Review pursuant to Section 20 of this Specific Plan, the Universal Studios Specific Plan area property owner(s) shall provide an initial deposit with the Department of Regional Planning in the amount of $50,000.00 to be used to compensate the Department of Regional Planning for all reasonable expenses incurred while inspecting and monitoring the Universal Studios Specific Plan area for compliance with the applicable provisions of this Specific Plan. The fee shall be placed in a performance fund that shall be used exclusively to compensate the Department of Regional Planning for reasonable expenses incurred by the Department of Regional Planning or third-party consultants retained by the Department of Regional Planning to inspect the property to determine compliance with the provisions and conditions of this Specific Plan. If during the inspection and monitoring process, actual costs or expenses reasonably incurred by the Department of Regional Planning reach 80 percent of the amount on deposit, the Universal Studios Specific Plan area property owner(s) shall deposit additional funds sufficient to bring the balance up to the initial deposit amount if requested by the Department of Regional Planning. There is no limit to the number of supplemental deposits that may be required throughout the life of this Specific Plan. If there are multiple Universal Studios Specific Plan area property owners in the future, such deposits and costs shall be proportionally paid by each Universal Studios Specific Plan area property owner.

F. Community Outreach and Feedback.

1. Community Advisory Panel. A Community Advisory Panel ("CAP") shall be established to foster communication about ongoing operations within the Universal Studios Specific Plan area and to allow the community representatives to provide input to the County and the Applicant concerning ongoing operations within the Universal Studios Specific Plan area.

a. CAP Members. The CAP shall include two (2) representatives from each of the following community organizations:

- Cahuenga Pass Neighborhood Association
- Cahuenga Pass Property Owners Association

- Hollywood Knolls Community Club
- Studio City Residents Association
- Toluca Estates Drive Homeowners Association
- Toluca Lake Homeowners Association

The CAP shall also include a representative of the Supervisorial District (currently Third District) and one representative for each of the City of Los Angeles City Council Districts adjacent to the Universal Studios Specific Plan area (currently 2nd and 4th Districts).

b. CAP Meetings. The CAP shall meet quarterly each year. The first quarterly meeting of each year shall be open to all members of the community organizations represented by the CAP as an annual community meeting to provide updates to the community on operations within the Universal Studios Specific Plan area. Notice of all CAP meetings shall be sent the CAP members, the applicable Supervisorial and Los Angeles City Council Districts and the Department of Regional Planning. The Department of Regional Planning may attend the CAP meetings.

c. Documents Provided to the CAP. A notice of availability of all monitoring and compliance reports prepared by the County pursuant to Subsection 16.F of this Specific Plan shall be provided to all CAP members. Copies of the monitoring and compliance reports shall be provided to CAP members upon request except to the extent information therein may not be legally disclosed. Prior to each CAP meeting, the County shall provide to the CAP a list of any violations of the provisions of Section 16 this Specific Plan that have occurred since the last CAP meeting.

2. Community Hotline. The Universal Studios Specific Plan area property owner(s) shall maintain a community hotline and dedicated email address for community members to file comments or complaints concerning the Universal Studio Specific Plan area operations ((anonymously, if preferred) – (818) 622-2995 and Community.Hotline@nbcuni.com which may be updated, the Community Hotline shall be answered by a live person 24 hours / 7 days a week.

3. Ombudsperson(s). The Universal Studios Specific Plan area property owner(s) shall designate an employee or employees to serve as ombudsperson(s) to respond to questions and concerns regarding operations including noise within the Universal Studios Specific Plan area. The ombudsperson(s) shall be familiar with all operational provisions of this Specific Plan. It shall be the further responsibility of the ombudsperson(s) to facilitate, to the extent feasible, the prompt resolution of any issues that may arise relating to individual and community concerns regarding operations within the Universal Studios Specific Plan area. The

name, title, email address, and telephone number of the ombudsperson(s) shall be posted on the Universal Studios Specific Plan area web site, prominently displayed in the newsletter distributed annually pursuant to Subsection 19.F.7 below, and provided to any other persons requesting such information. The ombudsperson(s) also shall meet at reasonable times with interested parties in an attempt to resolve issues regarding operations within the Universal Studio Specific Plan area. The ombudsperson(s) shall have authority to initiate a response on behalf of the Universal Studios Specific Plan area property owner(s) in matters relating to operations within the Universal Studio Specific Plan area.

4. Comments and Complaints.

   a. The Universal Studios Specific Plan area property owner(s) shall be required to maintain a written log of all calls to the Community Hotline number and emails registering comments or complaints regarding Universal Studios Specific Plan area operations. The log shall include the date, time, nature of the comment or complaint, and the response or resolution offered. A copy of the log shall be provided to the Director and the CAP on a quarterly basis and updated on the Universal Studios Specific Plan area web site on an on-going basis.

   b. The ombudsperson(s) designated pursuant to Subsection 19.F.3 above shall be called promptly to assist in resolving reported conditions regarding Universal Studios Specific Plan area operations.

   c. Each call or email comment or complaint shall be responded to within 24 hours or the next business day, as applicable, with an update on the Applicant's actions to address the comment or complaint.

5. Community Meetings. The Universal Studios Specific Plan area property owner(s) shall hold a community meeting open to all members of the community organizations represented by the CAP on an annual basis at the first quarterly CAP meeting as provided pursuant to Subsection 19.F.1 above to provide updates on operations within the Universal Studio Specific Plan area.

6. Universal Studios Specific Plan Area Web Site. The Universal Studios Specific Plan area property owner(s) shall maintain and update on a regular basis a Universal Studios Specific Plan area web site that shall include information on operations within the Universal Studios Specific Plan area.

a. All monitoring and compliance reports prepared by the County pursuant to Subsection 16.F of this Specific Plan (except to the extent they contain information that may not legally be disclosed) shall be posted promptly on the Universal Studios Specific Plan area web site in PDF format. CAP members shall be given password-protected access to all monitoring and compliance reports on the Universal Studios Specific Plan area web site.

7. Newsletter. The Universal Studios Specific Plan area property owner(s) shall publish an informational newsletter annually, which shall contain updated information on operations within the Universal Studio Specific Plan area and any related effects on the surrounding community. The newsletter shall be mailed by the Universal Studios Specific Plan area property owner(s) to all owners of property within 500 feet of the perimeter of the Universal Studios Specific Plan area as shown in the records of the County assessor's office and to any person or entity who has filed a written request with the Director. The Universal Studios Specific Plan area property owner(s) also shall make these newsletters available on the Universal Studios Specific Plan area web site. The web site address shall be publicized in each newsletter.

Section 20. Substantial Conformance Review

A. General. Except for the activities exempted under Subsection 5.C of this Specific Plan, no grading permit, foundation permit, building permit, or land use permit, including a change of use, shall be issued for a Project until a Substantial Conformance Review application has been approved pursuant to the procedures set forth in this Section.

B. Director's Authority. The Director shall have the authority to review each Project for substantial compliance with the applicable requirements of this Specific Plan and applicable provisions of the Zoning Code not addressed by this Specific Plan. The Director may consult with other County Departments as necessary, including, but not limited to, the Department of Public Works and the Los Angeles County Fire Department. If the Project is in substantial compliance with the applicable requirements of this Specific Plan, the Director shall grant a Substantial Conformance Review determination conditioned upon the applicable requirements of this Specific Plan and the applicable provisions of the Zoning Code not addressed in this Specific Plan. If the Project fails to be in substantial compliance with the applicable requirements of this Specific Plan, the Director shall deny the application for a Substantial Conformance Review determination.

C. Procedures. A Substantial Conformance Review application shall be filed by the Applicant using the Ministerial Site Plan Review application form with associated fees from Section 22.60.100 of the Zoning Code. The Substantial Conformance Review application shall be deemed complete within thirty (30) calendar days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the specific reasons therefore. Within sixty (60)

calendar days of the receipt of a complete application, as determined by the Director, the Director shall either approve the Substantial Conformance Review application or deny the application and indicate how the Substantial Conformance Review application is not in substantial compliance with this Specific Plan or any applicable Zoning Code regulations not addressed in this Specific Plan, unless the time limit is extended by the mutual consent of the Applicant and the Director. The decision of the Director shall be final and not appealable.

D. Applications. In addition to the forms that may be required under Subsection 20.C above, the following information and documents shall be submitted with an application for Substantial Conformance Review:

1. All applications for Substantial Conformance Review shall contain the following information: name, signature and address of the Applicant and of all persons owning any or all of the property included in the application; evidence that the Applicant is the owner of the property involved or has written permission of the owner(s) to make such application; location of subject property; legal description of property; and description of the proposed facility or use.

2. A site plan, in such quantities or electronic form as determined by the Director, illustrating the proposed use, type of operation, and construction boundaries of the Project. Site plans must be drawn to a scale and sufficient detail satisfactory to the Director.

3. An updated Conceptual Site Plan that identifies the Project that is the subject of the Substantial Conformance Review application and for informational purposes only the existing structures and uses, and other proposed conceptual development distinguished from existing uses and the Project. Each Conceptual Site Plan submitted to the Director shall be numbered sequentially and dated.

4. With each Substantial Conformance Review application, the Applicant shall prepare and submit to the Director a report containing an inventory of actual cumulative to date and proposed quantities in cubic yards of earth import and export relative to the total 530,000 cubic yards of import or export, and maximum On-Site grading quantities allowed by Subsections 12.A and 12.D. of this Specific Plan. The Director shall use said report to compare with the current inventory on file with the Department of Regional Planning to monitor compliance with the provisions of Section 12 of this Specific Plan.

5. With each Substantial Conformance Review application, the Applicant shall prepare and submit to the Director a report containing a table, in the format shown on Table 20-1, with an inventory of Floor Area for each Land Use Category as follows:

a. Total Existing Development (square feet);

b. Proposed Project Demolition (square feet);

c. Proposed Project Gross New Development (square feet);

d. Proposed Project Net New Development (square feet); and

e. Total Development including Proposed Project (square feet).

The Director shall use said report to compare with the current inventory on file with the Department of Regional Planning to monitor compliance with the Total Permitted Floor Area provisions of Subsection 5.B of this Specific Plan. The Director shall advise the Department of Public Works, Building and Safety Division, in writing, whether the proposed Project would be in compliance with the Total Permitted Floor Area provisions of this Specific Plan.

6. In addition to filing the Substantial Conformance Review application required according to Subsection 20.C above, pursuant to the following Sections and Subsections of this Specific Plan, additional procedures and/or information may be required as applicable:

a. Landscape design plan for the following:

i. Projects utilizing landscaping as visual screening: Subsections 6.E.1, 6.E.2, 6.E.3;

ii. Projects as may be required by Subsection 6.G.1;

iii. Projects directly facing Lankershim Boulevard: Subsection 6.G.2;

iv. Parking facilities: Subsections 14.H.1, 14.H.2 and 14.H.4;

v. Communication Facilities: Subsection 18.C.3;

vi. As may otherwise be required by this Specific Plan;

b. Land Use Equivalency: Subsection 7.B;

c. Historic Resources: Section 8;

d. Oak Tree removal: Subsections 11.C and 11.D;

e. Parking: Subsection 14.A.2;

f. Shared Parking: Subsection 14.J;

g. Alcohol Use Approval: Subsections 10.A, 10.B and 10.C;

h. Sign Conformance Review: Subsection 17.D.1;

i. New Communication Facility: Subsection 18.B;

j. Grading Project, Off-Site Transport: Subsections 12.C and 12.D;

k. Temporary Use Review: Subsection 6.C.3; and

l. Internal Sign Review: Subsection 17.D.2.

m. Other information that the Director deems necessary to process the application.

Table 20-1

Substantial Conformance Review Floor Area Inventory

Land Use Category	**Total Existing Development** (Sq. Ft.)	**Proposed Project Demolition** (Sq. Ft.)	**Proposed Project Gross New Development** (Sq. Ft.)	**Proposed Project Net New Development** (Sq. Ft.)	**Total Development including Proposed Project** (Sq. Ft.)
Studio Use					
Studio Office					
Office					
Hotel					
Entertainment Use					
Entertainment Retail Use					
Amphitheater					
TOTAL					

E. Ministerial Review. The Substantial Conformance Review shall be a ministerial review of the applicable provisions of this Specific Plan and the applicable provisions of the Zoning Code not addressed in this Specific Plan and determination whether a Project is in substantial compliance with the applicable provisions of this Specific Plan and applicable provisions of the Zoning Code not addressed in this Specific Plan.

F. Decision and Re-application. If the Director denies an application for a Substantial Conformance Review, the Director shall set forth the specific reasons for denial in the determination letter. Following a denial, the Applicant may file without prejudice at any time a new application for a Substantial Conformance Review with a revised Project addressing the Director's reasons for denial. Review of the new Substantial Conformance Review application shall be in accordance with Subsections 20.A through 20.F.

G. Expiration date of unused Substantial Conformance Review Approval.

1. A Substantial Conformance Review approval issued pursuant to the provisions of Subsection 20.E above that is not used within two (2) years after the granting of the Substantial Conformance Review approval becomes null, void and of no effect at all.

2. In all cases of an expiration per Subsection 20.G.1 above, the Director may extend such time for a period of not to exceed one (1) year, provided an application in writing with payment of the application fee requesting such extension is filed prior to such expiration date.

3. A Substantial Conformance Review approval shall be considered used, within the intent of this Subsection, when construction or other development authorized by such permit has commenced that would be prohibited if no Substantial Conformance Review had been granted.

Section 21. Specific Plan Boundaries, Exhibits and Tables Following LAFCO Action

A. As of the effective date of this Specific Plan, the boundaries of the Universal Studios Specific Plan area shall be as shown on Exhibit 1-A and the applicable exhibits, tables and figures for this Specific Plan shall be Exhibits 1-A, 1-C, 2-A, 2-C, 2-D, 2-E, 3-A, 4, 5, 6, 7-A, 8-A, 8-B, 8-C, 9-A, 9-C and 10-A, Tables 5-1, 7-1, 17-1 and 20-1, and Figures 6-1, 6-2, 16-1, 17-1, 17-2 and 17-3.

B. If the Local Agency Formation Commission for the County of Los Angeles approves the annexation and detachment actions shown on Exhibit 1-C, then the Universal Studios Specific Plan area shall encompass those areas shown on Exhibit 1-B and the applicable exhibits, tables and figures for this Specific Plan shall be Exhibits 1-B, 1-C, 2-B, 2-C, 2-D, 2-E, 3-B, 4, 5, 6, 7-B, 8-A, 8-B, 8-C, 9-B, 9-C and 10-A, Tables 5-2, 7-1, 17-1 and 20-1, and Figures 6-1, 6-2, 16-1, 17-1, 17-2 and 17-3. If the Local Agency Formation Commission for the County of Los Angeles modifies the annexation and detachment areas shown on Exhibit 1-C, the boundaries of the Specific Plan area shall be modified consistent with the Local Agency Formation Commission's action and the Director is authorized to modify Exhibits 1-B, 2-B, 3-B, 7-B, and 9-B and Table 5-2 of this Specific Plan to be consistent with the Local Agency Formation Commission's action without an amendment to this Specific Plan.

C. No further Regional Planning Commission or Board of Supervisors action shall be required to modify the boundaries of the Specific Plan area and Exhibits 1-B, 2-B, 3-B, 7-B, 9-B and Table 5-2 of this Specific Plan to be consistent with the Local Agency Formation Commission's action. These boundary, exhibit and table modification procedures shall apply only to modifications for consistency with the Local Agency Formation Commission's action. All other boundary adjustments, exceptions, amendments and interpretations to this Specific Plan shall follow the applicable procedures set forth in the Zoning Code.

Section 22. Interpretations

Whenever any ambiguity or uncertainty exists related to the uses permitted by this Specific Plan or the application of this Specific Plan so that it is difficult to determine the precise application of these provisions, the Director shall, upon application by the Applicant, issue written interpretations of this Specific Plan requirements consistent with the purpose and intent of this Specific Plan. The Director may consult with County Counsel and other County Departments as necessary in evaluating and issuing such interpretations.

Section 23. Severability

If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Specific Plan provisions, clauses, or applications thereof which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Specific Plan are declared to be severable.

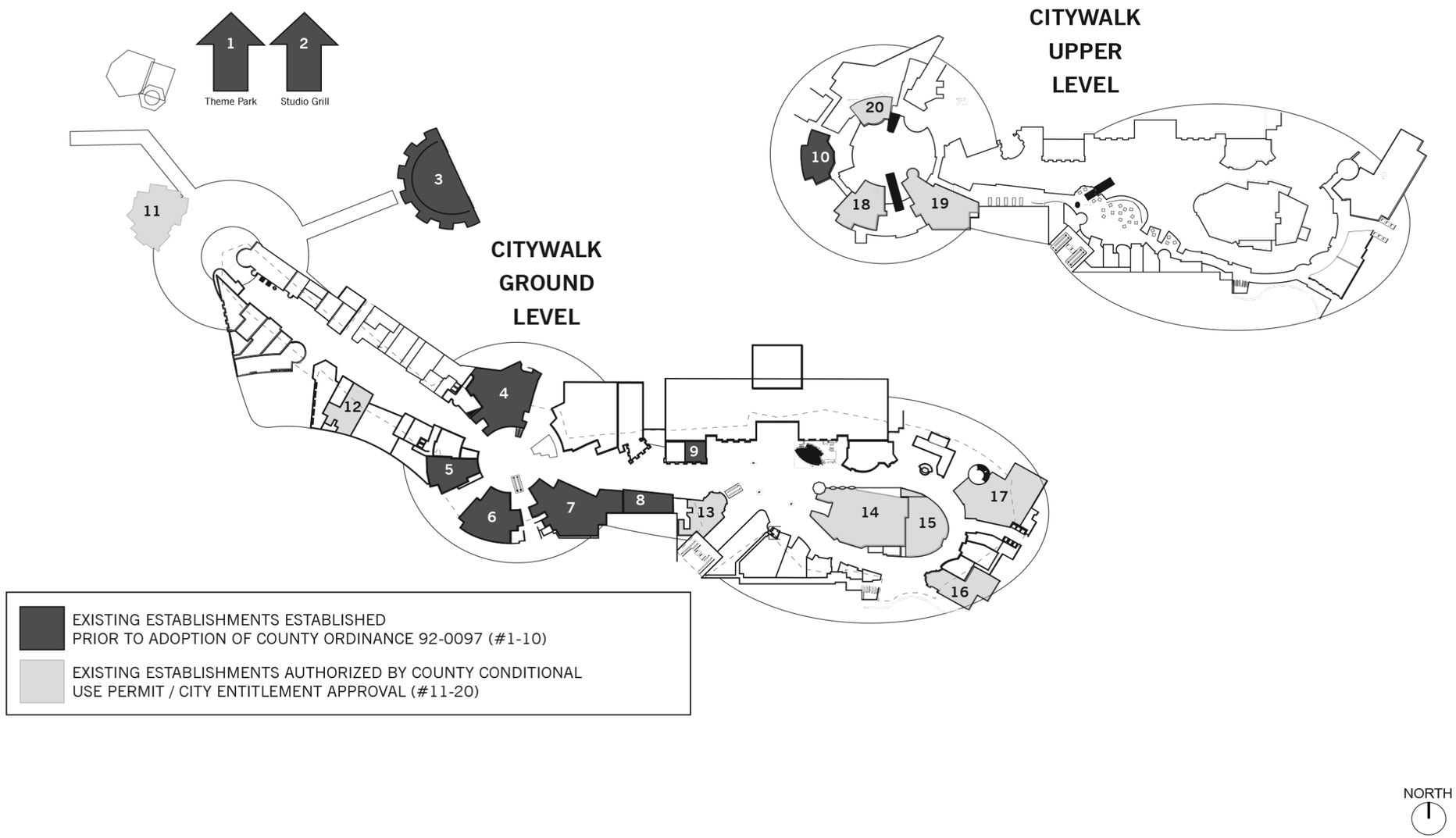


EXHIBIT 8-A – Locations of Existing Establishments That Sell and/or Serve Alcoholic Beverages

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EXHIBIT 8-B

Conditions for Establishments That Sell and/or Serve Alcoholic Beverages for On-Site Consumption

1. The sale of alcoholic beverages shall be limited to on-site consumption within the establishment boundaries only.

2. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.

3. The Universal Studios Specific Plan area property owner shall coordinate with the Los Angeles County Sheriff's Substation located within the boundaries of the Universal Studios Specific Plan area in order to monitor and patrol areas and prohibit loitering where establishments selling alcoholic beverages are located during the operating hours of the establishments.

4. The permittee shall maintain the property in a neat and orderly fashion at all times.

5. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

6. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the permittee shall remove or cover the graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

7. The permittee shall ensure each employee of said establishment/permit who sells or serves alcoholic beverages shall attend training classes in the sale and service of alcoholic beverages within 60 days of the start of employment or opening of the establishment. Such training classes shall be either those provided by the Universal Studios Specific Plan area property owner or permittee, in coordination with the Los Angeles County Sheriff's Department, or shall be a training class approved by the Los Angeles County Sheriff's Department and/or the State Department of Alcoholic Beverages Control. Training shall be renewed annually and record of training shall be maintained on premises and available to Planning Staff upon request.

8. Posted signs shall include the following information:

    a. No alcohol beyond establishment boundaries;

    b. Contact information for the Sheriff's Substation and Department of Regional Planning;

c. Complimentary non-alcoholic beverages available to designated drivers; and

d. Hours of alcohol service.

9. The permittee shall provide adequate lighting above the entrance of the premises. The lighting shall be of sufficient power to illuminate and make easily discernible persons entering or exiting the premises.

10. A copy of these conditions shall be retained on the premises in each establishment which serves alcoholic beverages and shall be made available upon request by the Director of Planning or County Sheriff.

11. Restaurants/Cafes/Dinner Theaters.

a. Hours of sales. Alcoholic beverages may be sold during the following hours: 7 days a week, 9:00 a.m. – 2:00 a.m. All alcoholic beverage service and sales must cease thirty (30) minutes prior to closing of the restaurant.

b. The premises shall be maintained as a bonafide restaurant and shall provide a menu containing an assortment of foods. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food and non-alcoholic beverages during the same period.

c. The perimeter of outdoor eating areas shall be defined by physical barriers and shall be designed to prevent the unrestricted flow of persons to and from the establishment boundaries.

12. Night Club Establishments/Comedy Clubs/Music Clubs:

a. Hours of sales. Alcoholic beverages may be sold during the following hours: 7 days a week, 11:00 a.m. – 2:00 a.m. All alcoholic beverage service and sales must cease thirty (30) minutes prior to closing of the night club.

13. Cinemas:

a. Hours of sales. Alcoholic beverages may be sold during the following hours: 7 days a week, 11:00 a.m. – 2:00 a.m.

b. Food items shall also be offered for sale where alcoholic beverages are sold.

c. Restricted areas for sale and dispensing. Alcoholic beverages may be sold and dispensed only within a restricted area located within concession areas of the cinema, as determined by the Alcohol Use

Approval review. Said area shall be physically separated (via ropes or similar devices) from other circulation areas of the cinema/theater. A uniformed cinema/theater employee shall be stationed at the entrance to any restricted areas.

d. Theater auditorium use.

i. At all times that alcoholic beverage sales, dispensing, and consumption is available to the general public, all access to the designated theaters and balconies shall be restricted to patrons who have purchased a reserved and designated seat. Patrons shall provide staff with sufficient identification to confirm that patrons with alcoholic beverages are 21 years of age or older at the entry locations to each theater.

ii. No sales or dispensing of alcoholic beverages shall take place within any theaters, except that patrons may carry their alcoholic beverages from the restricted areas to the designated theaters and balconies, and for patrons requiring or requesting assistance, servers may transport patrons' alcoholic beverages from the restricted areas to the designated theaters and balconies for them.

iii. During the period from the initiation of seating until the commencement of the feature presentation (which interval shall not be shorter than 10 minutes), ambient light in the designated theaters shall remain at a level sufficient to allow a reasonable person to observe patrons who may be consuming alcoholic beverages.

e. There shall be no requirement for an admission charge or a cover charge, nor shall there be a requirement to purchase a minimum number of drinks.

f. All servers providing alcoholic beverage service within the restricted areas shall be at least 21 years of age.

g. At such times as a theater is utilized for a private function, alcoholic beverages may be sold, dispensed and consumed in the presence of persons under 21 years of age.

h. The sale of distilled spirits by the bottle for same day or future consumption is prohibited.

14. Hotel:

    a. Hours of sales. Alcoholic beverages may be sold as part of banquet or meeting room activities, within lobby, pool and similar guest areas, within restaurants/cafes or night clubs which are physically located within the Hotel or are physically/operationally connected to the Hotel; during the following hours: 7 days a week, 9:00 a.m. – 2:00 a.m. Mini-bars located within hotel guest rooms and room service shall not be limited in the hours of alcohol service.

15. Theme Park:

    a. The Theme Park shall be considered a single establishment with a single permit and shall be permitted to sell a full line of alcoholic beverages at various locations within the boundaries of the Theme Park.

    b. Hours of sales. Alcoholic beverages may be sold during Theme Park operational hours, 7 days a week. All alcoholic beverage service and sales must cease at 2:00 a.m.

    c. Venues that sell and/or serve alcoholic beverages within the Theme Park shall be subject to conditions outlined in this Exhibit.

    d. Alcoholic beverages sold within the Theme Park shall be consumed on-site and shall not be taken or consumed outside the boundaries of the Theme Park.

16. Amphitheater/Performance Venue

    a. An Amphitheater/performance venue shall be considered a single establishment with a single permit and shall be permitted to sell a full line of alcoholic beverages.

    b. Hours of sales. Alcoholic beverages may be sold during operational hours of the Amphitheater or performance venue, 7 days a week. All alcoholic beverage service and sales must cease at 2:00 a.m.

    c. Alcoholic beverages sold within the Amphitheater/performance venue shall be consumed on-site and shall not be taken or consumed outside the boundaries of the establishment.

EXHIBIT 8-C

Conditions for Establishments That Sell Alcoholic Beverages for Off-Site Consumption

1. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.

2. Consumption on the premises of alcoholic beverages sold for off-site consumption is prohibited unless same establishment also has a license for on-site consumption.

3. Universal Studios Specific Plan area property owner shall coordinate with the Los Angeles County Sheriff's Substation located within the boundaries of the Universal Studios Specific Plan area in order to monitor and patrol areas and prohibit loitering where establishments selling alcoholic beverages are located during the operating hours of the establishments.

4. The permittee shall maintain the property in a neat and orderly fashion at all times.

5. The permittee shall maintain free of litter all areas of the premises over which permittee has control.

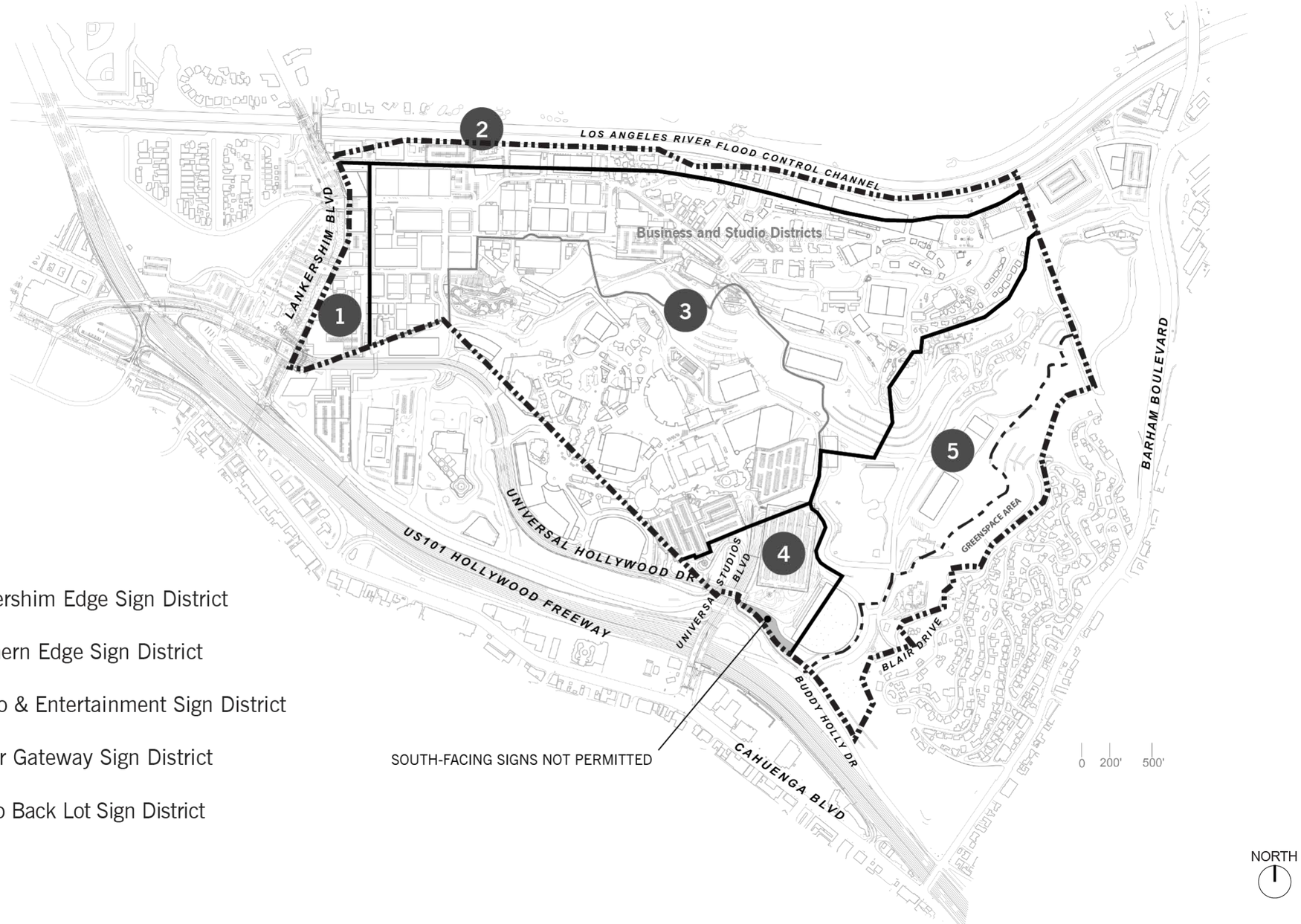
6. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the permittee shall remove or cover the graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces

7. The permittee shall ensure each employee of said establishment/permit who sells alcoholic beverages shall attend training classes in the sale of alcoholic beverages within 60 days of the start of employment or opening of the establishment. Such training classes shall be either those provided by the Universal Studios Specific Plan area property owner or permittee, in coordination with the Los Angeles County Sheriff's Department, or shall be a training class approved by the Los Angeles County Sheriff's Department and/or the State Department of Alcoholic Beverages Control. Training shall be renewed annually and record of training shall be maintained on premises and available to County Staff upon request.

8. Sale of alcoholic beverages from drive-up or walk-up windows is prohibited.

9. Hours of sales. Alcoholic beverages may be sold 7 days a week between the hours of 9:00 a.m. and 2:00 a.m.

10. A copy of these conditions shall be retained on the premises in each establishment which sells alcoholic beverages and shall be made available upon request by the Director or County Sheriff.



1. Lankershim Edge Sign District
2. Northern Edge Sign District
3. Studio & Entertainment Sign District
4. Visitor Gateway Sign District
5. Studio Back Lot Sign District

EXHIBIT 9-A – Sign District Map Prior to Annexation/Detachment

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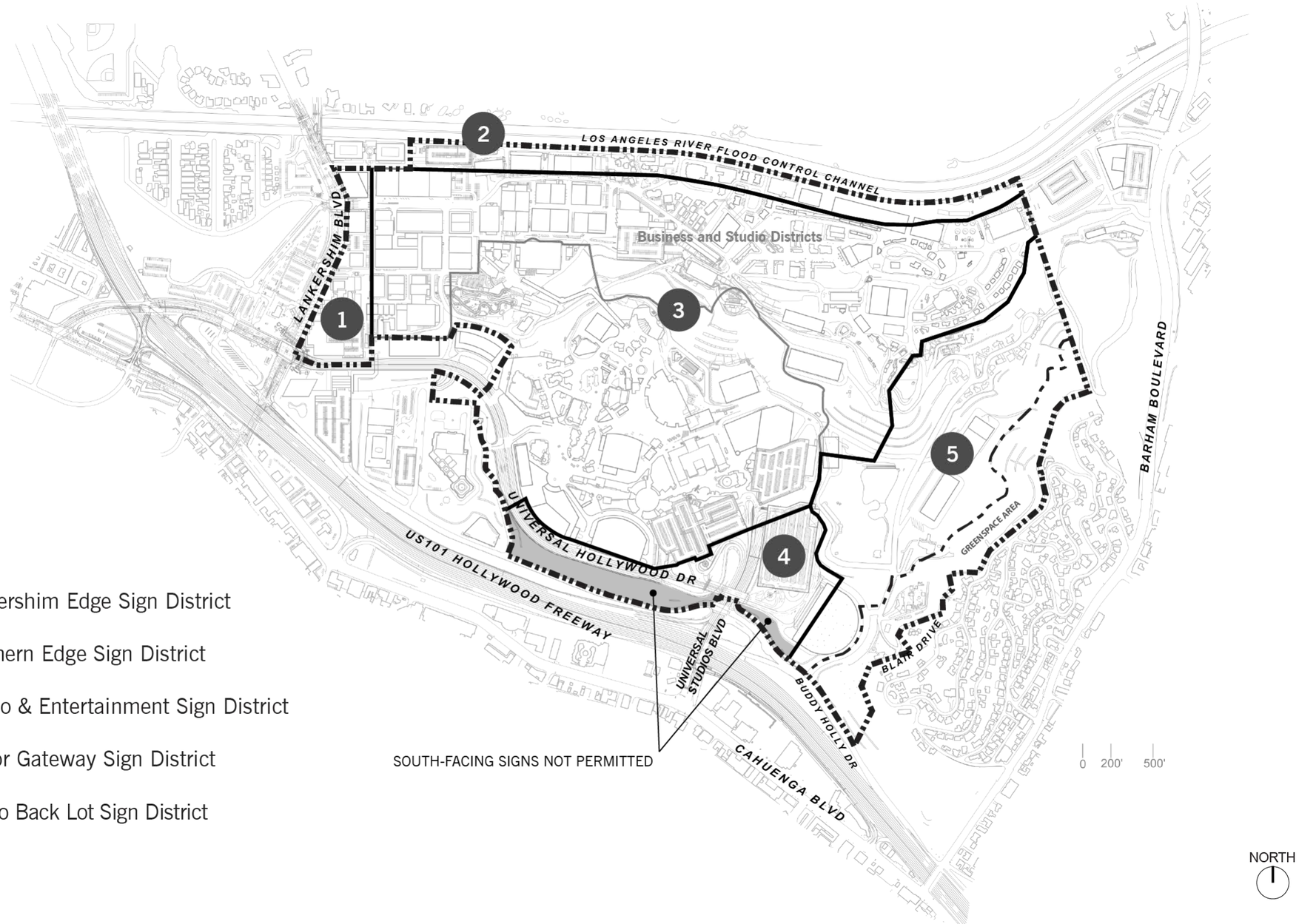

EXHIBIT 9-B – Sign District Map After Annexation/Detachment

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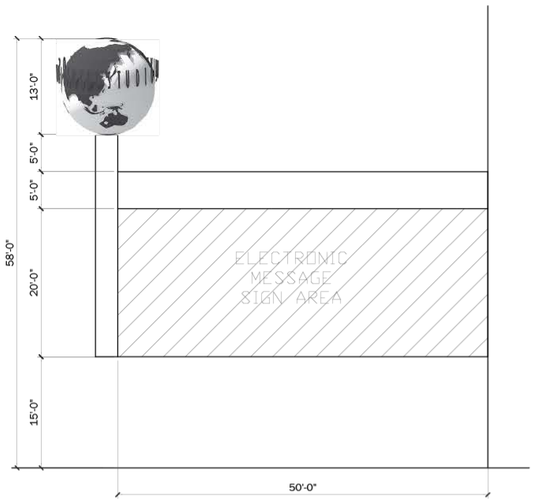
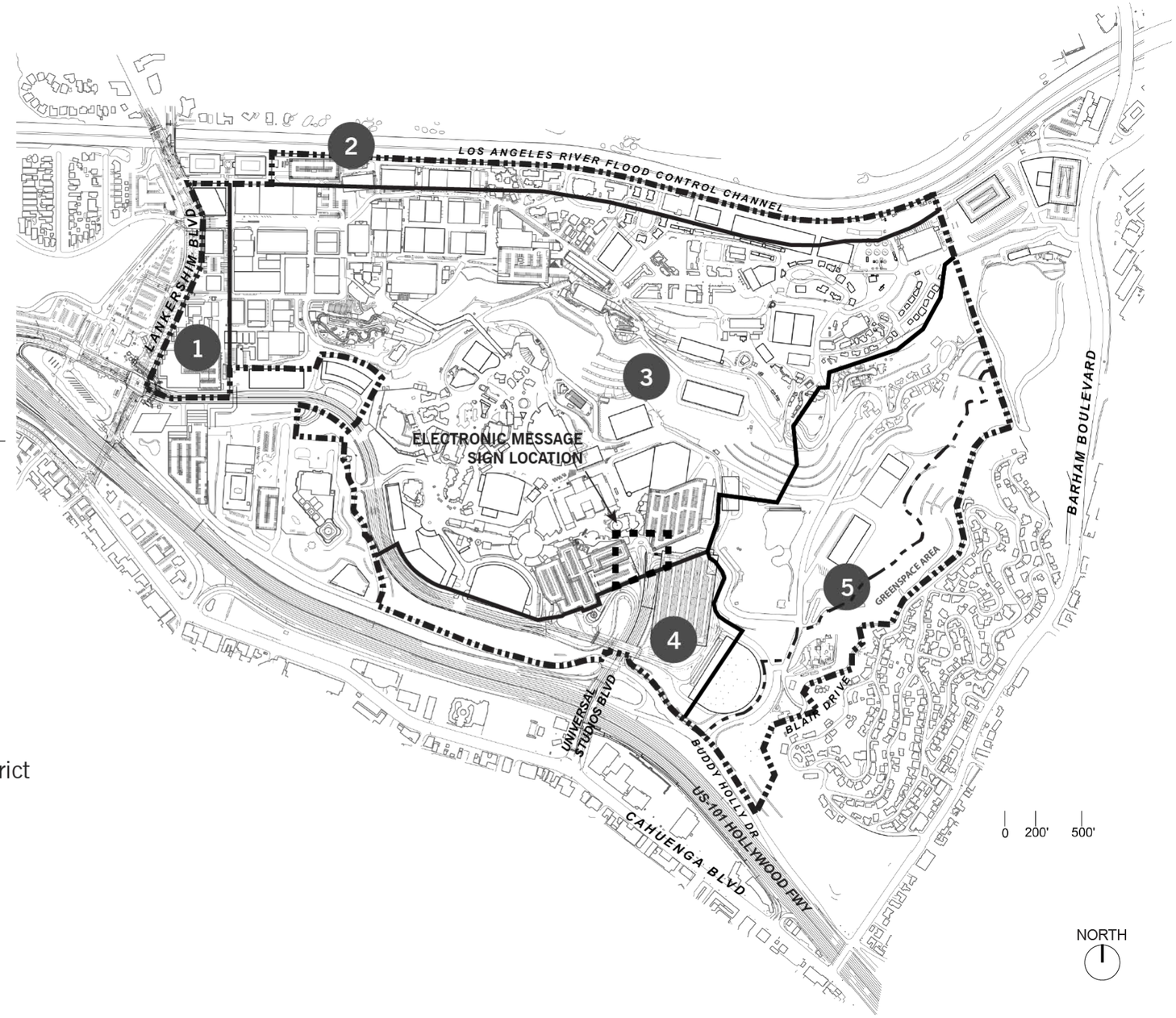


SOUTH ELEVATION



1 Lankershim Edge Sign District

2 Northern Edge Sign District

3 Studio & Entertainment Sign District

4 Visitor Gateway Sign District

5 Studio Back Lot Sign District

EXHIBIT 9-C – Proposed Area Identification Sign with Electronic Message Sign in Studio and Entertainment Sign District

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EXHIBIT 10-A

Form of Affidavit of Acceptance

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Please complete and return to:
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA }ss
COUNTY OF LOS ANGELES

REGARDING: PROJECT NO. TR068565-(3)
SPECIFIC PLAN NO. 200700001
100 Universal City Plaza, Universal City, CA 91608
APN(S): 2424-043-019, 2424-043-020, 2424-043-021, 2424-043-022, 2424-043-024, 2424-044-009, 2424-044-023, 2424-045-009

_____ hereby states:

Universal Studios LLC is the owner of the property described above. Universal Studios LLC is aware of and accepts the provisions of the Universal Studios Specific Plan (Ordinance No. _____) as those provisions were set forth in the Universal Studios Specific Plan adopted on, April 30, 2013. Nothing in this affidavit shall limit the Universal Studios Specific Plan property owner(s) from challenging or defending the application of any provision of the Universal Studios Specific Plan, or challenging the constitutionality or enforceability of any amendment or modification to the initially adopted Universal Studios Specific Plan.

Executed this _____ day of _____ 20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Signature must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Owner's Name: _____

Address: 100 Universal City Plaza, 1280-8

City, State, Zip: Universal City, CA 91608

Signature: _____

22.46.2230 Appendix

All references to Title 22 are to the version of Title 22 (Planning and Zoning Code) of the County Code in effect at the time of this Specific Plan's adoption, which is applicable through April 30, 2038.

22.46.2990 East Los Angeles Third Street Form Based Code Introduction

A. The East Los Angeles Third Street Form Based Code in Section 22.46.3001 (Establishment of Form-Based Code.) through Section 22.46.3013 (Severability).

B. This East Los Angeles Third Street Form Based Code was adopted by the Board of Supervisors on November 12, 2014.

EAST LOS ANGELES THIRD STREET FORM-BASED CODE SPECIFIC PLAN

Chapter 22.46 Part 5

22.46.3000 Establishment of Form-Based Code

22.46.3001 Intent and Purpose

22.46.3002 Applicability

22.46.3003 Administration

22.46.3004 Project Review Procedures

22.46.3005 Definition of Uses and Terms

22.46.3006 Transect Zones

22.46.3007 General Standards

22.46.3008 Required Form and Articulations

22.46.3009 Transect Zone Standards

22.46.3010 Building Type Standards

22.46.3011 Frontage Type Standards

22.46.3012 Signs

22.46.3013 Block and Subdivision Guidelines

22.46.3000 Establishment of Form-Based Code.

This Form-Based Code Specific Plan (Form-Based Code or ordinance) is established as the primary means to implement the East Los Angeles Third Street Plan, which is

applicable to the area shown on the Plan Map (Figure 1) ("Plan Area") set forth in Section 22.46.3006, and may be cited as the Third Street Form-Based Code.

22.46.3001 Intent and Purpose.

This Form-Based Code is established to:

A. Update development standards, add prescriptive evaluation standards, and provide implementing options for the Plan Area to ensure that new development exhibits high standards of urban design, architecture, and landscaping.

B. Establish allowable uses and provide procedures for implementing requirements for these uses. The requirements contained herein provide the necessary flexibility to accommodate future development and to achieve compatibility between land uses.

C. Identify comprehensive principles, standards, implementing options, and procedures to ensure the orderly development of the Plan Area into a mixed-use and multi-modal community, with residences, offices, entertainment, dining, and retail venues. These mixed uses will allow for the creation of business and job opportunities in the Plan Area so as to enhance the economic vitality of the County consistent with the intent, purpose, and goals of the Countywide General Plan.

D. Allow for expansion of residential and commercial uses within the Plan Area by increasing the commercial floor area and dwelling units allowed.

22.46.3002 Applicability.

1. General Applicability. This Form-Based Code shall apply to all new development projects for which a complete application has been filed on or after the effective date of the ordinance containing these new or revised regulations. Complete applications that were filed before the effective date of this Form-Based Code shall comply with the regulations and applicable Title 22 provisions that were in effect at the time that the respective complete applications were filed.

2. Additions, Repairs, or Modifications to Existing Development. The provisions of this Form-Based Code shall apply to any addition, repair, or modification to existing development, or to any new use proposed for existing development, except as otherwise provided for in this section C.2. When an addition, repair, or modification to existing development is subject to this Form-Based Code, only the actual addition, repair, or modification shall be required to comply with this Form-Based Code.

The following types of additions, repairs, or modification to existing development shall be exempt from the provisions of this Form-Based Code.

a. Projects involving the normal maintenance or repair to an existing building or structure that is necessary to ensure its safe and habitable condition for ordinary and intended use;

b. Projects involving the remodeling of interior space of a structure that do not cause any of the structure's windows to be removed, and also do not increase the gross square footage of the structure's nonresidential floor area, the number of hotel rooms if the structure is a hotel, or the number of dwelling units in the structure;

c. Projects involving a modification to a property that, as of the effective date of this Form-Based Code, has an associated conditional use permit ("CUP") that is valid and the applicant holding the CUP is in good standing under the CUP. For these modifications, the applicant shall comply with the CUP provisions for carrying out such modifications.

d. Projects involving the repair or restoration of a designated historic landmark, however such a project shall be subject to a Director's review.

3. Non-Conforming Uses, Buildings, or Structures.

a. Except as otherwise provided for in this subsection 3, the nonconforming use and structure provisions in Section 22.56.1500, et seq., of Title 22 shall apply to all uses and structures in the area governed by this Form-Based Code that were legally established or built prior to the effective date of this Form-Based Code.

b. The application of the nonconforming use and structure provisions as described in subsection 3.a shall be limited as follows:

i. The termination period or periods set forth in Section 22.56.1540 that would otherwise apply to residential dwelling units shall not apply;

ii. Section 22.56.1510.H shall not apply to any alteration to a nonconforming building or structure that is due to seismic retrofitting as required by Chapters 95 and 96 of Title 26 (Building Code) of the Los Angeles County Code; and

iii. Buildings originally constructed as a Neighborhood Market in an underlying residential zone that were legally established prior to the effective date of this Form-Based Code may be made a legally conforming use pursuant to a Specific Plan Substantial Conformance Review under Section 22.46.3003.D of this Form-Based Code.

D. Existing CUP Structures and Uses. Existing structures or uses established through a CUP or otherwise authorized by a nonconforming use permit under a previous regulation in Title 22 shall be deemed a lawful conditional or nonconforming use upon the effective date of this Form-Based Code. Any such conditional or non-conforming use shall be subject to all the conditions of approval in its respective permit.

22.46.3003 Administration.

A. Other Requirements May Apply. No provision in this Form-Based Code shall eliminate the need for: obtaining any other permit, approval, or entitlement required by the County, or any other applicable special district or agency, or the State or federal government or their agencies; or otherwise comply with applicable State and federal regulations or laws.

B. Prohibited Uses and Facilities. Any uses or facilities not listed or defined in Section 22.46.3005 of this Form-Based Code as allowed uses or facilities are prohibited.

C. Severability. If any provision of this Form-Based Code or the application thereof to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity shall not affect the other Form-Based Code provisions, clauses, or applications thereof which can be implemented without the invalid provision, clause, or application, and to this end the provisions and clauses of this Form-Based Code are declared to be severable.

D. Relationship to other provisions of Title 22.

1. The provisions contained in this Form-Based Code shall be considered to be in combination with the other applicable provisions of Title 22.

2. Where provisions of this Form-Based Code conflict with any other provision of Title 22, this Form-Based Code shall govern.

3. Where provisions of this Form-Based Code are silent, the other applicable provisions of Title 22 shall govern.

E. In this Form-Based Code, the term "shall" means the related action is required; "should" means the related action is recommended; and "may" means the related action is optional.

F. Capitalized terms used throughout this Form-Based Code are defined herein or in Chapter 22.08 of Title 22.

G. The metrics contained herein are an integral part of this Form-Based Code. However, the diagrams and illustrations that accompany these metrics should be considered guidelines. When in conflict, numerical metrics shall take precedence over graphic metrics.

H. Encroachments into the Public Right-of-Way. All design features described in this Form-Based Code, including, but not limited to, canopies, awnings, overhanging roofs, ornamental light fixtures, columns, or any other architectural element, that would encroach into the public right-of-way shall be subject to the applicable provisions of Title 16 (Highways) and Title 26 (Building Code) of the Los Angeles County Code.

22.46.3004 Project Review Procedures.

A. No new development or use shall be established under this Form-Based Code, and no grading or building permits shall be issued for these uses, until an application has been approved for the required permit type listed in Section 22.46.3009 and pursuant to

the applicable procedures set forth in subsections B through E. If the new development or use is not covered by this Form-Based Code, the applicable provisions of Title 22 shall apply to the application.

B. Ministerial Site Plan Review.

1. Review Authority. The Director shall have the authority to review projects subject to a Ministerial Site Plan Review for compliance with this Form-Based Code and other provisions of Title 22.

2. Application Requirements. A Ministerial Site Plan Review application shall include all information required by the form provided by the Department, and the payment of the required fee set forth in Part 2 of Chapter 22.60.

3. Determination. If the project complies with the provisions of this Form-Based Code and other applicable provisions of Title 22, the Director shall grant the Ministerial Site Plan Review approval. Otherwise, the Director shall deny the application for a Ministerial Site Plan Review.

C. Modification Review.

1. Review Authority. The Hearing Officer shall have the authority to review projects requesting a modification to the development standards identified in subsection 4 below, for substantial compliance with the applicable requirements of this Form-Based Code and other provisions of Title 22.

2. Application Requirements. A modification application shall include all information required by the form provided by the Department, and the payment of the required fee set forth in Part 2 of Chapter 22.60.

3. Procedures. A modification request shall be subject to the public hearing procedures and requirements set forth in Part 4 of Chapter 22.60.

4. Determination. If the Hearing Officer determines that the request for a modification is consistent with the principles and standards of Section 22.56.1690, the Hearing Officer may approve the modification. Nothwithstanding the foregoing, only the following development standards may be modified pursuant to this subsection C:

Requirement	Maximum Modification
Lot Width	10%
Setback	15%
Building Height	10%
Building Size/Massing	15%
Open Space Area/Landscaping	15%
Sign Height/Width/Area	10%
Parking Spaces	10%
Loading Areas	May be modified or waived.

Table 1, Modifications

5. Appeals. The decision of the Hearing Officer may be appealed or called up for review pursuant to the procedures and requirements of Part 5 of Chapter 22.60.

6. Revisions to Modification. Revisions to a modification grant may be approved by the Director if the revisions do not affect the intent of the original approval. Revisions that would deviate from the intent of the original approval shall require approval of a new modification.

D. Specific Plan Substantial Conformance Review.

1. Review Authority. The Hearing Officer shall have the authority to review projects subject to a Specific Plan Substantial Conformance Review for substantial compliance with the applicable standards and implementing options of this Form-Based Code and other applicable provisions of Title 22.

2. Application Requirements. A Specific Plan Substantial Conformance Review application shall include all information required by the form provided by the Department, and the payment of the fee set forth in Part 2 of Chapter 22.60.

3. Procedures. A Specific Plan Substantial Conformance Review shall be subject to the public hearing procedures and requirements set forth in Part 4 of Chapter 22.60.

4. Burden of Proof. The applicant shall substantiate to the satisfaction of the Hearing Officer that:

a. Approval of the project conforms with the applicable provisions of this Form-Based Code and other applicable provisions of Title 22;

b. Approval of the project is in the interest of the public health, safety, and general welfare;

c. Site layout, open space, orientation and location of buildings, vehicular access, circulation and parking, setbacks, heights, and walls and fences are designed to provide a desirable environment within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses;

d. Architectural character, scale, quality of design, building materials, colors, screening of exterior appurtenances, and signs are designed to ensure

compatibility of the development with the Form-Based Code and the character of the neighborhood;

e. Project landscaping, including its location, type, size, color, texture, and coverage of plant materials at the time of planting are designed and developed to provide visual interest, complement buildings and structures, and provide an attractive environment for the public. The project landscaping shall also include measures to provide for irrigation, maintenance, and protection of the landscaped areas;

f. Parking areas are designed and developed to buffer surrounding land uses, complement pedestrian-oriented development, enhance the environmental quality of the site such as to minimize stormwater run-off and the heat-island effect, and achieve a safe, efficient, and harmonious development; and

g. Lighting and lighting fixtures are designed to complement buildings, are of appropriate scale, avoid creating glare, and provide adequate light over walkways and parking areas to foster pedestrian safety.

5. Appeals. The decision of the Hearing Officer for the Substantial Conformance Review may be appealed or called up for review pursuant to the procedures and requirements of Part 5 of Chapter 22.60 of Title 22.

6. Revisions to Specific Plan Substantial Conformance Review. Revisions to the Substantial Conformance Review may be approved by the Director if the revisions do not affect the intent of the original approval. Revisions that would deviate from the intent of the original approval shall require the approval of a new Specific Plan Substantial Conformance Review.

E. Conditional Use Permit. When a conditional use permit is required under this Form-Based Code or otherwise required under Title 22, the review procedures for a conditional use permit shall be the same as those prescribed in Part 1 of Chapter 22.56, except that in addition to the required burden of proof in Section 22.56.040, the burden of proof for a Substantial Conformance Review set forth in subsection 22.46.2004.D.4 shall also apply.

22.46.3005 Definitions of Uses and Terms.

The following definitions shall apply in this Form-Based Code.

A. Definitions of Uses.

1. Alcoholic Beverage Sales: Alcoholic Beverage Sales means a place of business selling alcoholic beverages for on-site or off-site consumption, and where the sale of food may be incidental to the sale of such beverages. This includes any establishment that has a valid alcoholic beverage license from the State. Alcoholic beverage sales businesses may include, but are not limited to, restaurants, bars, taverns, liquor stores, cocktail lounges, nightclubs, and supper clubs.

2. Artisan/Craft Product Manufacturing: Artisan/Craft Product Manufacturing means an establishment that manufactures and/or assembles small products primarily by hand, including jewelry, pottery, and other ceramics, as well as small glass and metal art and craft products, where any retail sales, if any, are incidental to the manufacturing activity.

3. Auto-Related, Commercial: Auto-Related, Commercial means a place of business serving auto-related needs including, but not limited to, car rental; car wash; gas

station; mechanic offering routine minor maintenance, such as fluid replacement, wiper blade replacement, flat tire repair, or similar activities that produce minimal noise, vibration, or fumes and that exclude activities listed under the definition of "auto-related industrial establishment" in this subsection; consumer retail auto parts; and indoor vehicle sales. Excluded from this definition are auto-related commercial storage facilities and drive-through establishments.

4 Auto-Related, Industrial: Auto-Related, Industrial means a facility conducting activities associated with: the repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment; paint and body work; major overhaul of engine or engine parts; vehicle impound or wrecking yard; outdoor vehicle sales, storage, or repair; and government vehicle maintenance facilities. This definition includes auto-related uses not otherwise allowed within the Auto-Related, Commercial category.

5. Commercial, General: Commercial, General means a use where the place of business provides the sale and display of goods or sale of services directly to the consumer with goods available for immediate purchase and removal by the purchaser. General commercial goods include, but are not limited to, clothing, food, furniture, pharmaceuticals, books, antiques, and art. General commercial service includes, but is not limited to, a barber/beauty shop, bicycle rental, travel agency, retail store, bank, retail dry cleaning with limited equipment, express delivery service, photo studio, repair service establishment, employment office, and a veterinary clinic. Excluded from this definition are drive-through establishments.

6. Commercial, Restricted: Commercial, Restricted means a use which, because of its characteristics or location, may be suitable only in specific locations

and only if such uses are designed or arranged on the site in a particular manner. For such uses, the Hearing Officer may impose conditions to ensure the purpose and intent of this Form-Based Code are satisfied including conditions related to, but not limited to, location, construction, maintenance, operation, site planning, traffic control, and time limits for the use. Restricted Commercial may include, but not be limited to, a tobacco shop, cigar bar, hookah bar, nail salon, dry cleaning plant, mortuary, tattoo and body piercing, massage parlor, check-cashing store, bail bond, pawn shop, and a food and beverage processing use.

7. Community Facility: Community Facility means a non-commercial facility established primarily for the benefit and service of the general public of the community in which it is located. Such facilities may include, but are not limited to, community centers, County field offices, police and fire stations, and cultural facilities, such as libraries and museums.

8. Community Residence: A Community Residence includes, but is not limited to, the following:

– Adult day care facility.

– Adult residential facility.

– Child care center.

– Dormitory.

– Family child care home, large.

– Family child care home, small.

– Foster family home.

– Group home, children, having seven or more children.

– Group home, children, limited to six or fewer children.

– Homeless shelter.

– Juvenile hall.

– Small family home, children.

9. Community Support Facility: Community Support Facility means a facility providing basic services for the benefit and service of the population of the community in which it is located. Such facilities may include, but not be limited to, extended care facilities, nursing homes, convalescent homes, continuing care facilities, and assisted living facilities.

10. Designated Historic Landmark: Designated Historic Landmark is a property that is either of the following:

a. Listed in the National Register of Historic Places as defined in section 1.191-2(b) of Title 26 of the Code of Federal Regulations; or

b. Listed in any State or County official register of historical or architecturally significant sites, places, or landmarks.

11. Entertainment, Major: Entertainment, Major means a place of business serving the amusement and recreational needs of the community with an occupant load of 200 people or more. This category may include, but not be limited to, cinemas, billiard parlors, cabarets, teen clubs, dance halls, or game arcades.

12. Entertainment, Minor: Entertainment, Minor, means a place of business serving the amusement and recreational needs of the community with an occupant load of less than 200 people. This category may include, but not be limited to, cinemas, billiard parlors, cabarets, teen clubs, dance halls, or game arcades.

13. Food Service: Food Service means a place of business dedicated to the preparation and sale of food and beverage for immediate consumption on or off-site.

14. Infrastructure and Utilities: Infrastructure and Utilities means facilities or structures related to the provision of roads, transit facilities, water and sewer lines, electrical, telephone and cable transmission, wireless telecommunication facilities, and all other utilities and communication systems necessary to the functioning of a community.

15. Learning Center: Learning Center means a facility offering training, tutoring, or instruction to students in subjects including, but not limited to, languages, music, fine arts, or dance. Instruction may include the provision of electronic testing and distance learning.

16. Major Facility: Major Facility means a facility of an institutional nature including, but not limited to, a hospital, public health and social service facility, medical clinic, research facility, shelter, judicial building, jail, juvenile hall, detention facility, cemetery, mausoleum, ambulance service, pharmaceutical laboratory, human testing, animal husbandry, and an incinerator.

17. Manufacturing and Processing Facility: Manufacturing and Processing Facility means a facility primarily engaged in the manufacturing, processing, repair, or assembly of goods.

18. Office: Office means a building or portion thereof used for conducting a business, profession, service, or government function. This category may include, but not be limited to, offices of attorneys, engineers, architects, physicians, dentists, accountants, financial institutions, real estate companies, insurance companies, financial planners, or corporate offices. A facility for manufacturing activities shall be excluded from this definition.

19. Place of Assembly: Place of Assembly means a facility for public assembly including, but not limited to, arenas, auditoriums, banquet halls, conference facilities, convention centers, exhibition halls, major sports facilities, theaters, and performing arts centers.

20. Products and Services Facility: Products and Services Facility means a public or private facility providing industrial and other services to individuals or businesses. This category may include, but is not limited to, laundry/dry cleaning plants, and metal, machine, or welding shops. This category may also include special services such as, but not limited to, pharmaceutical laboratories, animal kennels, government maintenance facilities, and solid waste facilities.

21. Public Parking: Public Parking means a non-accessory parking facility available to the general public for parking motor vehicles, including parking lots or parking structures. This use does not include parking located in the public right-of-way.

22. Recreational, Commercial: Recreational, Commercial means a place of business providing group leisure activities, often requiring equipment, and open to the public with or without entry or activity fees. This category may include, but not be limited to, game courts, skating rinks, bowling alleys, and commercial golf facilities, gyms, or sports rooms.

23. Recreational, Non-Commercial: Recreational, Non-Commercial means a non-commercial facility, primarily an open space, serving the recreational needs of the general public. This category may include, but not be limited to, golf courses, parks, playfields, and playgrounds.

24. Religious Facility: Religious Facility means a facility used for regular organized religious worship and related activities.

25. Research Facility: Research Facility means a facility used primarily for research and development that does not involve the use of human testing, animal husbandry, incinerators, heavy equipment, mass manufacturing, fabrication, processing, or sale of products.

26. Schools: Schools means any public, parochial, private, charitable or non-profit school, college, or university, other than trade or business schools, which may include instructional or recreational uses, living quarters, dining rooms, restaurants, heating plants, or other incidental facilities for students, teachers and employees. Examples of schools include: boarding schools, charter schools, pre-schools, elementary schools, middle schools, high schools, colleges, and universities.

27. Special Training/Vocational: Special Training/Vocational means a facility offering instruction or training in trades or occupations such as secretarial, paralegal, business, beauty, barber, bartender, acupuncture, massage, or other similar vocations. This category excludes training or education for any activity that is not otherwise allowed in the zone.

28. Storage and Distribution Facility: Storage and Distribution Facility means a facility providing long-term or short-term storage, and the selling or distribution of merchandise. This category includes, but is not limited to, container yards, crating, packing and shipping service, heavy equipment sales, service and storage, warehousing or distribution establishments, public storage facilities, commercial storage facilities, or outdoor storage of building materials.

B. Definitions of Terms.

1. Attic: Attic means the space between the ceiling joists and roof rafters of a structure. Attics may be accessible by a staircase or other means.

2. Arcade: See Frontage Type Standards for Arcade (Section 22.46.3011).

3. Awning Sign: See Sign Standards for Awning Sign (Section 22.46.3012).

4. Bulkhead: Bulkhead means a low partition wall located between the grade and window opening(s) used for the display of merchandise.

5. Cabinet Sign: Cabinet Sign means a sign in which a removable sign face (usually with translucent sign graphics) is enclosed on all edges by a metal cabinet. A Cabinet Sign may also be multi-sided.

6. Civic Space: Civic Space means an open area dedicated for public use, typically for community gatherings.

7. Clearly Visible From the Street: When a project is "clearly visible from the street," the street includes its sidewalks, squares, plazas, civic greens, parks, and all public space except alleys. A building element more than 30 feet from the building line or street is considered not Clearly Visible From the Street. A common wall is considered not Clearly Visible From the Street.

8. Colonnade: Colonnade means a series of columns similar to an arcade but spanned by straight lintels rather than arches, linked together, usually as an element of a building.

9. Compatible: Compatible means that the characteristics of different uses or activities or designs, allow them to be located near or adjacent to each other so as

to be in harmony and to avoid abrupt or severe differences. Some elements affecting compatibility include height, scale, mass, and bulk of structures. Other elements affecting compatibility include pedestrian or vehicular traffic routes, circulation, access, parking impacts, landscaping, lighting, noise, odor, and architecture. Compatible does not mean "the same as," but rather, refers to the sensitivity of development proposals in maintaining the character of existing development.

10. Court: See Building Type Standards for Court (Section 22.46.3010).

11. Creative Sign: Creative Sign means a sign that meets the requirements of Section 22.46.3012.F of this Form-Based Code and has a Creative Sign permit.

12. Curb, Curb Line: Curb, Curb Line means a stone, concrete, or other improved boundary, marking the edge of the roadway or paved area.

13. Drive-through Establishment: Drive-through Establishment means a retail or service business where services may be obtained by motorists without leaving their vehicles. Examples include automated teller machines (ATMs), banks, pharmacies, and food service establishments.

14. Duplex/Triplex: See Building Type Standards for Duplex/Triplex (Section 22.46.3010).

15. Façade: Façade means the exterior wall of a building that is set along a frontage line that supports the public realm, and is subject to frontage requirements.

16. Flex Block: See Building Type Standards for Flex Block (Section 22.46.3010).

17. Flex Space: Flex Space means a ground-level floor area that is structurally built to accommodate both residential and non-residential uses, such as that in a live-work building.

18. Forecourt: See Frontage Type Standards for Forecourt (Section 22.46.3011).

19. Front Yard/Porch: See Frontage Type Standards for Front Yard/Porch (Section 22.46.3011).

20. Gallery: See Frontage Type Standards for Gallery (Section 22.46.3011).

21. Half-Story: Half-Story means a partial story located above a full story and underneath a sloping roof, where the roof planes intersect two opposite exterior walls at a height of no more than three feet above the half-story floor level.

22. House: See Building Type Standards for House (Section 22.46.3010).

23. Hybrid Court: See Building Type Standards for Hybrid Court (Section 22.46.3010).

24. I-710: I-710 refers to Interstate Highway 710, also known as the Long Beach Freeway.

25. Lined Block: See Building Type Standards for Lined Block (Section 22.46.3010).

26. Main Entrance: A main building entrance is the widest entrance to a building and the one that most pedestrians are expected to use. In multi-tenant buildings, main entrances open directly into the building's lobby or principal interior ground level

circulation space. When a multi-tenant building does not have a lobby or ground level interior circulation space, there shall be no main entrance for purposes of this definition. In single-tenant buildings, main entrances typically open directly into lobby, reception, or sales areas.

27. Neighborhood Market: Neighborhood Market means a neighborhood-serving retail store with merchandise, oriented to daily convenience shopping needs, and sell items such as fresh foods and produce. A Neighborhood Market shall not sell used merchandise.

28. Projecting Sign: See Sign Standards for Projecting Sign (Section 22.46.3012).

29. Relief: Relief means an architectural element in which forms or figures are distinguished from a surrounding plane surface or wall. Typical relief may include projecting detail or carved or molded ornamentation that projects from a flat surface.

30. Rowhouse: See Building Type Standards for Rowhouse (Section 22.46.3010).

31. Setback, Setback Line: Setback, Setback Line means the area of a lot measured from a lot line to a building façade or elevation that must be maintained clear of permanent structures except for an encroachment allowed by an encroachment permit issued in compliance with Title 16 and Title 26 of the Los Angeles County Code.

32. Shared Parking: Shared Parking means parking space that is available to more than one use.

33. Shop Front: See Frontage Type Standards for Shop Front (Section 22.46.3011).

34. Stoop: See Frontage Type Standards for Stoop (Section 22.46.3011).

35. Story: Story means a habitable level within a building from finished floor to finished ceiling. Attics and raised basements are not considered part of a story for purposes of determining building height when measured in stories.

36. Street, Front: Street, Front means a street that is predominately bordered by front lot lines and which the front façade of a structure would normally face.

37. Street, Side: Street, Side means a street or right-of-way that is not a front street or an alley.

38. Terrace: See Frontage Type Standards for Terrace (Section 22.46.3011).

39. Transect Zone: Transect Zone means a designated area governed by the regulations set forth in this Form-Based Code.

40. Wall Sign: See Sign Standards for Wall Sign (Section 22.46.3012).

41. Yard Sign: See Sign Standards for Yard Sign (Section 22.46.3012).

22.46.3006 Transect Zones.

A. Purpose. This section identifies the eight Transect Zones within the Specific Plan Area, as delineated on the Plan Map in Figure 1:

- 3rd Street (TOD)
- Cesar E. Chavez Avenue (CC)
- 1st Street (FS)
- Atlantic Boulevard (AB)

- Neighborhood Center (NC)
- Low-Medium Density Residential (LMD)
- Civic (CV)
- Open Space (OS)

COUNTY OF LOS ANGELES

FORM - BASED CODE SPECIFIC PLAN

TRANSECT ZONES

0 400 800 Feet

- Metrolink Stations
- Metro Rail Stations
- Metrolink
- Transitways
- Light Rail - Existing
- Light Rail - Proposed
- Light Rail - Under Construction
- Specific Plan Boundary
- 3rd Street (TOD) Zone
- Cesar Chavez Avenue (CC) Zone
- 1st Street (FS) Zone
- Atlantic Boulevard (AB) Zone
- Neighborhood Center (NC) Zone
- Low-Medium Density (LMD) Zone
- Civic (CV) Zone
- Open Space (OS) Zone

Date: 11/4/2014

VICINITY MAP:

22.46.3007 General Standards.

A. Purpose. This section establishes the general standards and regulations that apply to all Transect Zones.

B. Standards for Non-Residential Uses. The following standards are applicable to non-residential uses:

1. Mechanical Equipment and Utility Standards. Mechanical equipment, including air conditioning, piping, ducts, and conduits external to a building, shall be concealed from view from adjacent buildings and the street level by use of landscaping, grills, screens, or other enclosures.

2. Outdoor Lighting. Outdoor lighting, as defined in Section 22.44.510.K, shall confine glare and reflections to the boundaries of the site. Each light source shall be shielded and directed away from any adjoining properties and public rights-of-way.

3. Operational Standards. All non-residential uses shall be conducted and located within an enclosed building, except that the following uses may be conducted outside an enclosed building:

a. Outdoor dining;

b. A bicycle sharing station;

c. Seasonal outdoor sales of plants, trees, or produce no more than twice a year for a maximum of five consecutive weeks for each sales period; and

d. Other outdoor uses allowed by this Form-Based Code within a specific Transect Zone.

4. Outdoor Structures Allowed. Outdoor fixtures such as tables, chairs, umbrellas, landscape pots, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, and waste receptacles are allowed in connection with all non-residential uses.

5. Outdoor Structures Prohibited. The following outdoor structures are prohibited when located outdoors of a non-residential use and clearly visible from the street: donation boxes for collecting goods; machines such as, but not limited to, photo booths, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other such machines that are internally illuminated, or have moving parts, make noise, and/or have flashing lights; inanimate figures such as statues or sculptures of horses, kangaroos, bears, gorillas, or similar animals, and mannequins, cartoon figures, or human figures.

C. Parking.

1. Purpose. This subsection regulates parking for motor vehicles and bicycles, and provides options to adjust parking requirements in a Transect Zone. These regulations ensure that the parking needs of new land uses and development are met, while ensuring that parking spaces are provided in a manner that promotes the development of a walkable community.

2. General Parking Standards.

a. The minimum number of parking spaces required by the applicable Transect Zone (See Section 22.46.3009) shall be provided, except as follows:

i. There shall be no minimum non-residential use parking for a property located within 500 feet from any Metro rail station, as measured

from that property's closest property line to the rail station's property line, along a thoroughfare right-of-way;

ii. Accessory outdoor dining shall require no additional parking spaces;

iii. For changes in land use, as long as the gross square footage of an existing building or structure is the same or less than the preexisting land use, no new parking or loading spaces are required for that change of land use. In the event that the gross floor area of the building or structure is increased by the change in land use, required parking and loading spaces shall be provided only as they relate to the increased gross floor area.

b. Off-Site Parking, Non-Residential. Required parking for non-residential uses may be provided off-site if all of the following requirements are met:

i. The required parking is provided in an off-street parking facility on another site within 500 feet of the site proposed for development, as measured from that parking facility's and the closest property line to the development, along a thoroughfare right-of-way;

ii Pedestrian access between the site and the off-site parking area is via concrete or paved sidewalk or walkway; and

iii. The owners of the development site and the off-site parking area enter into, and record, a parking agreement or covenant in a form approved by the Director reflecting the terms of the agreement, including, but not limited to, identifying the number of spaces provided, length of time of the agreement, and hours the parking is available, and any time limits on the parking.

3. Shared Parking, Non-Residential. The shared use of parking spaces may occur where two or more non-residential uses located on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times of the day or because parking demands can be managed in a Shared Parking facility. This shared use of non-residential parking is subject to a Specific Plan Substantial Conformance Review, the application for which shall include all of the following:

a. The names and addresses of the uses and of the owners or tenants that will share the parking;

b. The number of parking spaces that will be shared;

c. Evidence, provided by the applicant, that location of the parking is no more than 500 feet from each use as measured from the parking site's closest property line to the proposed use, along a thoroughfare right-of-way;

d. An analysis, provided by the applicant, showing that the peak parking times for the separate uses occur at different times of the day and that the amount of available parking spaces shall be sufficient for each use;

e. A covenant between the property owners that guarantees access to the parking for all of the shared uses;

f. Any operational limitations on the Shared Parking, including but not limited to, the time limits or hours of the day for the parking; and

g. Any designated signage and parking space markings for the shared parking.

4. Landscaping and Screening for Parking Lots. Parking lots shall be screened for the purpose of minimizing views of parked vehicles from the nearby public

right-of-way. If the requirements of this subsection are determined to be technologically infeasible or impractical, a different landscape configuration or the use of alternative materials may be used, at the discretion of the Hearing Officer, subject to a Specific Plan Substantial Conformance Review.

a. Adjacent to Residential Zone. Where a parking lot is located on property adjoining a residential zone, in addition to the requirements of this subsection, the applicable provisions of Section 22.52.1060.D shall apply;

b. Trees. Parking lots with more than 12 parking spaces shall contain a minimum of one 24-inch box canopy shade tree for every six parking spaces. The required trees shall be evenly spaced on the lot and distributed in an "orchard" configuration (placement of trees in uniformly-spaced rows) within the interior parking lot area, and shall be planted within raised curbed planter islands that are at least four feet wide on all sides;

c. Landscaped Setback and Screening. All required setbacks for parking areas shall be landscaped with living plant material and screened with a continuous landscaped hedge, masonry or stone wall, landscaped berm, or any combination thereof, so that views of parked vehicles are minimized and shielded. The screening of parking areas shall meet the following requirements:

i. At the time of installation, the screening shall be at least 30 inches in height, and any walls or fences used shall not exceed 36 inches in height;

ii. Any plant screening established as a screen shall reach a height of 36 inches within two years of planting;

iii. Walls used for screening shall have the same architectural treatment on both sides of the wall;

iv. When a wall is used for screening, the wall shall be placed on the interior line of the required setback and the setback shall be landscaped with living plant material and a continuous hedge;

v. Wood and chain link fences are prohibited for screening parking areas; and

vi. Irrigation. A permanent and automatic irrigation system shall be installed and maintained for all landscaped areas.

5. Lighting. Parking lot lighting shall comply with the following:

a. Outdoor light fixtures for parking lot lighting shall be limited to a maximum height of 15 feet; and

b. Parking lot lighting, as defined in Section 22.44.510.K, shall confine glare and reflections to the boundaries of the site. Each light source shall be shielded and directed away from any adjoining properties and public rights-of-way;

6. Materials.

a. All parking lots and driveways shall be surfaced with materials approved by the Director of the County Department of Public Works.

b. The use of pervious or semi-pervious parking area surfacing materials including, but not limited to "grasscrete," or recycled materials such as glass, rubber, used asphalt, brick, block, and concrete, may be approved by the Director for vehicular surface area on a site, provided such area is properly maintained. Where possible, such materials should be used in areas in proximity to, and in combination with, on-site stormwater control devices.

7. Parking Canopy Structures. The installation of solar photovoltaic, hot water systems on canopies, green roofs, or other structures over parking areas is encouraged. Setback and height restrictions shall apply to such structures, and fire apparatus access lanes shall not be obstructed by such structures. Canopies or similar structures that provide coverage like a roof shall be included in building coverage calculations. Freestanding solar structures that do not provide roof-like coverage, such as solar structures designed as "trees," shall not be included in building coverage calculations for purposes of this subsection.

22.46.3008 Required Form and Articulations.

A. Purpose. This section establishes the building forms and articulations for each Transect Zone.

B. Applicability. All buildings types, except the building types for a house and duplex or triplex, used exclusively for residential uses, shall be subject to the provisions of this section.

C. Architectural Character.

1. Required Form. Refer to Sections 22.46.3010 (Building Types) and 22.46.3011 (Frontage Types) for the required form related to architectural character.

2. Architectural Implementation. To implement the building form requirement in subsection C.1, proposed buildings should be compatible with the architectural characteristics of surrounding buildings, and allow for a range of architectural expressions that complement the existing urban fabric. The proposed

building design should be based upon, and reflect, a thorough analysis of the surrounding patterns with regard to the following:

a. Building orientation;

b. Horizontal and vertical building articulation;

c. Architectural style;

d. Building scale and proportion;

e. Roof line and form;

f. Window pattern and detailing;

g. Architectural detailing;

h. Exterior finish materials and colors; and

i. Lighting and landscape patterns.

Where there is no consistent architectural character or pattern found in the surrounding area, building design and massing should complement the architectural characteristics of neighboring buildings that are consistent with this Form-Based Code. In some cases, where the existing context is not well-defined, or may be undesirable, a proposed project may establish an architectural character and pattern for which future development in the area should be compatible.

D. Building Massing.

1. Required Articulation.

a. Façade Height Articulation Elements. Each building, or portions of a building, with more than one story shall have, at minimum, a distinctive building base, a building middle and building top (eave, cornice, and/or parapet line), all that complement and balance one another.

See Figure 2, Façade Height Articulation Elements below.

Figure 2, Façade Height Articulation Elements

b. Main building entrances shall be easily identifiable and distinguishable from other ground floor entries. Such main building entrances shall be at least one of the following:

i. Marked by a taller mass above the entrance, such as a tower, or within a volume that protrudes from the rest of the building surface;

ii. Located in the center of the façade, as part of a symmetrical overall composition;

iii. Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures;

iv. Marked or accented by a change in the roofline or change in the roof type; or

v. If a corner building, they shall provide prominent corner entrances for shops or other activity-generating uses.

2. Building Massing Implementation. To implement to the building massing requirement in subsection D.1, the following principles shall be considered.

a. Articulation. Horizontal articulations are recommended and may be produced by material changes or applied Façade elements. Vertical

articulations should be produced by variations in rooflines, window groupings, applied façade elements such as piers or pilasters, bay windows, balconies, entrance stoops, porches, or subtle changes in materials and vertical planes that create shadow lines and textural differences. Vertical elements should break up long, monolithic building façades along the street.

b. Building base. A building base articulation may consist of a small projection of the wall surface and/or a different material or color. For a building of two or more floors, a building base may be heavier or of a thicker design treatment than the rest of the building, or be setback from the upper floors.

c. Building middle. The building middle articulation may be created using façade offsets, consisting of slight recesses in the wall plane. This articulation should include multiple architectural rhythms derived through step backs, changes in plane, changes in materials or colors, window types, window sizes, pairing, multiple windows, or other detailing.

d. Building top. The building top should consist of a horizontal decorative molding that crowns the building, and should be aesthetically differentiated from the building middle. The differentiation may be significant or subtle, and possible approaches from this differentiation and include variations in color, materials, ornamentation, or shape.

e. The location, spacing, materials, and colors of exposed downspouts, gutters, scuppers, and other visible roof drainage components should be incorporated into the architectural composition of the façade and roof. The haphazard placement of such features should be avoided. Downspouts should be concealed within walls.

E. Wall Surface Materials.

1. Required Articulation. Building walls Building walls shall be constructed of durable materials, such as brick, natural stone, terra cotta, decorative concrete, metal, glass, or other similar materials.

i. Standards for using decorative concrete block, stucco or other similar troweled finishes in non-residential, mixed-use, and multi-family residential buildings are:

(1) Decorative concrete block. Decorative concrete block shall be limited to a maximum of 50 percent of the street façade. When decorative concrete blocks are used for the street façade, the building shall incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth stone can create distinctive patterns. Cinder block (concrete masonry unit) is not allowed as an exterior finish.

(2) Stucco or other similar troweled finishes shall: (a) be smooth to prevent the collection of dirt and surface pollutants; (b) be trimmed or combined with wood, masonry, or other durable material and be limited to a maximum of 50 percent of the street façade; and (c) not extend below two feet above grade of the street façade. Concrete, masonry, natural stone, or other durable material shall be used for wall surfaces within two feet above grade of the street façade.

(3) If clearly visible from the street, side and rear building façades shall have a level of trim and finish compatible with the front façade;

(4) Blank wall areas without windows or doors are only allowed on internal-block, side-property line walls. Any blank exterior wall shall also be treated with a graffiti-resistant coating;

(5) Building walls shall have contrasting trim colors. For example, dark colors and saturated hues for accent and ornamental colors may be used with neutral or light walls; white or light window and door trim may be used on a medium or dark building wall; and medium or dark window and door trim may be used on a white or light building wall. Other contrasting wall and trim combinations may also be used.

(6) All building elements that project from the building wall by more than 16 inches, including but not limited to decks, balconies, porch roofs, and bays, shall be visibly supported by pilasters, piers, brackets, posts, columns, or beams that correspond in size to the structure above. This requirement does not apply to cantilevered elements that are typical for a specific style.

2. Wall Surface Implementation. To implement the wall surface requirement in subsection E.1, the following principles shall be considered.

a. Change in wall surface materials should be used to articulate building elements such as base, body, parapets caps, bays, arcades, and structural elements. Not all building elements require a change in material. Change in materials should be integral with building façade and structure, rather than an application.

b. If the building mass and pattern of windows and doors are complex, simple wall surfaces should be used (such as stucco, terra-cotta veneer, or metal/cement paneling); if the building mass and the pattern of windows and doors are simple, additional wall texture and articulation should be employed (such as bricks or blocks, ornamental reliefs, pilasters, columns, and/or cornices).

c. Internal blank walls. Wall articulation or surface reliefs, decorative vines, architectural murals (trompe l'oeil), or other surface enhancements should be considered for internal walls and may be approved by the Director.

d. Bright colors for wall surfaces should be used sparingly to allow display windows and merchandise to catch the eye and stand out in the visual field. Typical and appropriate application of bright colors would be for fabric awnings.

e. A secondary color for wall surfaces may be used to give additional emphasis to the walls and to architectural features such as a building base (like a wainscot), plaster, cornice, capital, and a band.

F. Wall Openings.

1. Required Articulation.

a. For Shop Front frontages, upper stories shall generally have a window to wall area proportion that is less than that of ground floor shop fronts. Glass curtain walls or portions of glass curtain walls are exempt from this standard;

b. Window Inset. Glass shall be recessed or projected at least three inches from the exterior wall surface to add relief to the wall surface. Glass curtain walls or portions of glass curtain walls are exempt from this standard;

c. Glazing. Reflective glazing shall not be used on windows.

2. Wall Opening Implementation. To implement the wall opening requirement in subsection F.1, the following principles shall be considered.

a. Glazing. Clear glazing is strongly recommended for windows. If tinted glazing is used, the tint shall be kept as light as possible. Green, gray, and blue glazing are recommended.

b. Shop Fronts, Clerestory Windows. Clerestory windows are vertical panels of glass arranged in a row between the first and second story of a storefront. These windows reflect a traditional element of "main street" buildings, and are recommended for all new or renovated shop fronts. Clerestory windows are acceptable locations for neon, painted-window, and other non-obtrusive types of signs.

c. Shop Front, Recessed Entries. Recessed entries are recommended as another traditional element of a main street storefront. Recommended treatments for this element include:

i. Special paving materials, such as ceramic or mosaic tile;

ii. Ornamental ceilings, such as coffering; or

iii. Decorative light fixtures.

G. Roofs.

1. Required Articulation.

a. To differentiate the roofline from the building and to add visual interest, a horizontal articulation shall be applied at the top of the building by projecting cornices, parapets, lintels, caps, or other architectural expression to cap the building.

b. Flat roofs are acceptable if a cornice and/or parapet wall is provided.

c. Metal seam roofing, if used, shall be anodized, fluorocoated, or painted. Copper and lead roofs shall be natural or oxidized.

2. Roof Implementation. To implement the roof requirement in subsection G.1., the following principles shall be considered.

a. Roof forms should complement the building mass and match the principal building in terms of style, detailing, and materials.

b. Parapet walls should have cornice detailing or a distinct shape or profile, such as a gable, arc, or raised center.

22.46.3009 Transect Zone Standards.

A. Purpose. This section establishes the allowable uses and the development standards for each Transect Zone.

B. Applicability. The standards of this section shall be considered in combination with the standards and requirements of Sections 22.46.3007 (General Standards), 22.46.3008 (Development Requirements and Implementing Options), 22.46.3010 (Building Type Standards), and 22.46.3011 (Frontage Type Standards).

C. Permissible Land Uses and Permit Requirements. Permissible uses for each Transect Zone and the type of review required are identified below in Table 2. Land uses are defined in the Transect Zones specified. Section 22.46.3004 sets forth the review procedures for obtaining project approval.

LAND USE TYPES AND PERMITS REQUIRED BY TRANSECT ZONE								
Land Use Type	TOD	CC	FS	AB	NC	LMD	CV	OS
RESIDENTIAL								
Community Residence	1	1	1	1	1	2	x	x
Residence, Apartment House	P	P	P	P	P	x	x	x
Residence, Single-Family	x	P	x	x	P	P	x	x
Residence, Two-Family	x	P	P	x	P	P	x	x
Second-Unit	x	P	x	x	P	P	x	x
LODGING								
Hotel	P	P	P	P	P	x	x	x
Motel	x	x	x	x	x	x	x	x
OFFICE								
Office	P	P	P	P	P	x	SCR	SCR
COMMERCIAL								
Alcoholic Beverage Sales	CUP	CUP	CUP	CUP	CUP	x	CUP	CUP
Auto-Related, Commercial	SCR	SCR	SCR	SCR	SCR	x	x	x
Commercial, General	P	P	P	P	P	x	x	x
Commercial, Restricted	SCR	SCR	SCR	SCR	SCR	x	x	x
Entertainment, Major	SCR	SCR	SCR	SCR	SCR	x	CUP	CUP
Entertainment, Minor	P	P	P	P	P	x	SCR	SCR
Food Service	P	P	P	P	P	x	SCR	SCR
Place of Assembly	SCR	SCR	SCR	SCR	SCR	x	x	x
Recreational, Commercial	SCR	SCR	SCR	SCR	SCR	x	SCR	x
COMMUNITY								
Community Facility	SCR	SCR	SCR	SCR	SCR	CUP	SCR	SCR
Recreational, Non-Commercial	SCR	SCR	SCR	SCR	SCR	CUP	SCR	SCR
Religious Facility	P	P	P	P	P	CUP	SCR	x
COMMUNITY SUPPORT								
Community Support Facility	P	P	P	P	P	CUP	CUP	x
Infrastructure and Utilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Major Facility	SCR	SCR	SCR	SCR	SCR	x	CUP	x
Public Parking	SCR	SCR	SCR	SCR	SCR	SCR	SCR	SCR
EDUCATION								
Learning Center	P	P	P	P	P	x	x	x
Research Facility	P	P	P	P	P	x	x	x
Schools	P	P	P	P	P	CUP	CUP	x
Special Training/Vocational	P	P	P	P	P	x	x	x
INDUSTRIAL								
Artisan/Craft Production Manufacturing	P	P	P	P	P	x	x	x
Auto-Related, Industrial	x	x	x	x	x	x	x	x
Manufacturing and Processing	x	x	x	x	x	x	x	x
Products and Services Facility	x	x	x	x	x	x	x	x
Storage and Distribution Facility	x	x	x	x	x	x	x	x

Permit Requirements Key	
x = Not a permissible use	CUP = Conditional Use Permit (22.46.3004.E)
P = A permissible use	1 = Permissible pursuant to Part 5 of Chapter 22.28 of Title 22
SCR = Specific Plan Substantial Conformance Review (22.46.3004.D)	2 = Permissible pursuant to Part 2 of Chapter 22.20 of Title 22

Key to Transect Zone Names			
TOD	3rd Street	NC	Neighborhood Center
CC	Cesar E. Chavez Avenue	LMD	Low-Medium Density Residential
FS	1st Street	CV	Civic
AB	Atlantic Boulevard	OS	Open Space

Table 2, Land Use Types and Permits Required by Transect Zone

D. Transect Zone Standards. This subsection D specifies the requirements of each Transect Zone.

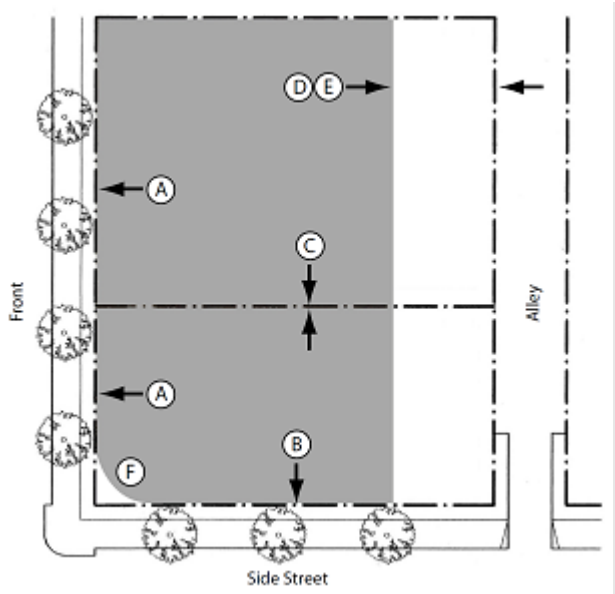
1. 3rd Street (TOD).

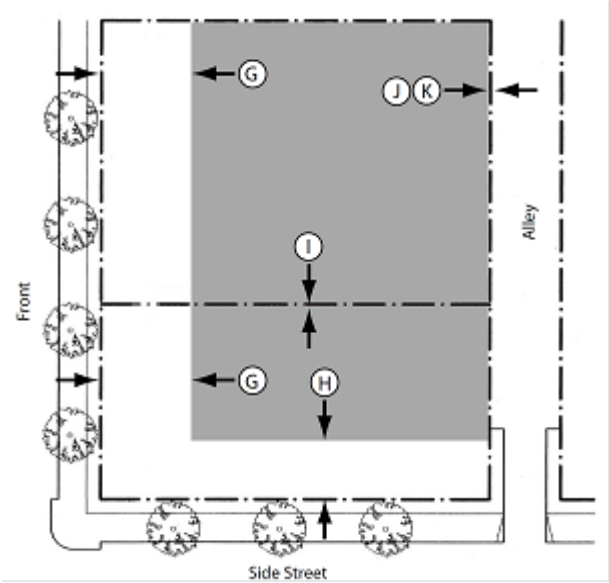
Property in the TOD Zone shall be subject to the following requirements:

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Hybrid Court	22.46.3010.H
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the application requirements for frontage types.	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Stoop	22.46.3011.E
Terrace	22.46.3011.F
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery (Allowed only east of I-710)	22.46.3011.I
Arcade (Allowed only east of I-710)	22.46.3011.J

c. Building Form	
Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48.140
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 40 dwelling units per acre.	





d. Building Placement		
Setback Line (See Definition)		
Front	0 min., 10 ft. max.	Ⓐ
Side Street	0 min., 10 ft. max.	Ⓑ
Interior Side	0 min.	Ⓒ
Rear		
No Alley	10 ft. min.	Ⓓ
With Alley	3 ft. min.	Ⓔ
Corner Cutoff as required by Sec. 22.48.210		Ⓕ

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No spaces required	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use	1 per unit	
For other parking and landscape requirements, see Sections 22.46.3007.C		
Location		
Front Setback	20 ft. min.	Ⓖ
Side Street Setback	5 ft. min.	Ⓗ
Interior Side	0 min.	Ⓘ
Rear		
No Alley	5 ft. min.	Ⓙ
With Alley	3 ft. min.	Ⓚ
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

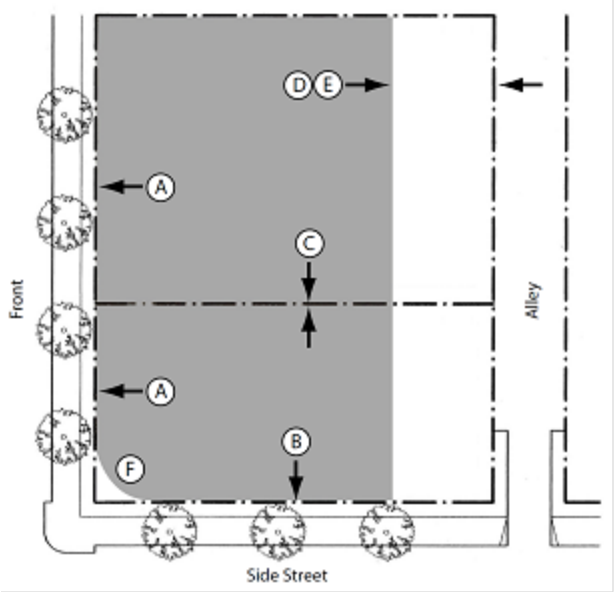
2. Cesar E. Chavez Avenue (CC).

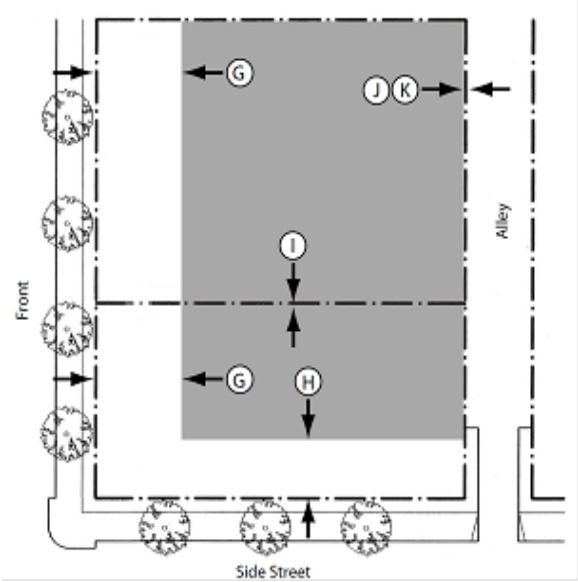
Property in the CC Transect Zone shall be subject to the following requirements:

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
House	22.46.3010.D
Duplex/Triplex	22.46.3010.E
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Hybrid Court (Allowed only west of I-710)	22.46.3010.H
Lined Block (Allowed only west of I-710)	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Front Yard/Porch	22.46.3011.D
Stoop	22.46.3011.E
Terrace	22.46.3011.F
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I

c. Building Form	
Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48.140
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.	
Maximum density is 30 dwelling units per acre.	





d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	Ⓐ
Side Street	0 min., 10 ft. max.	Ⓑ
Interior Side	0 min.	Ⓒ
Rear		
No Alley	10 ft. min.	Ⓓ
With Alley	3 ft. min.	Ⓔ
Corner Cutoff as required by Sec. 22.48.210		Ⓕ

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses	1 per unit	
For other parking and landscape requirements, see Section 22.46.3007.C		
Location		
Front Setback	20 ft. min.	Ⓖ
Side Street Setback	5 ft. min.	Ⓗ
Interior Side	0 min.	Ⓘ
Rear		
No Alley	5 ft. min.	Ⓙ
With Alley	3 ft. min.	Ⓚ
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet deep from the street.		
Driveways may be shared by adjacent parcels.		

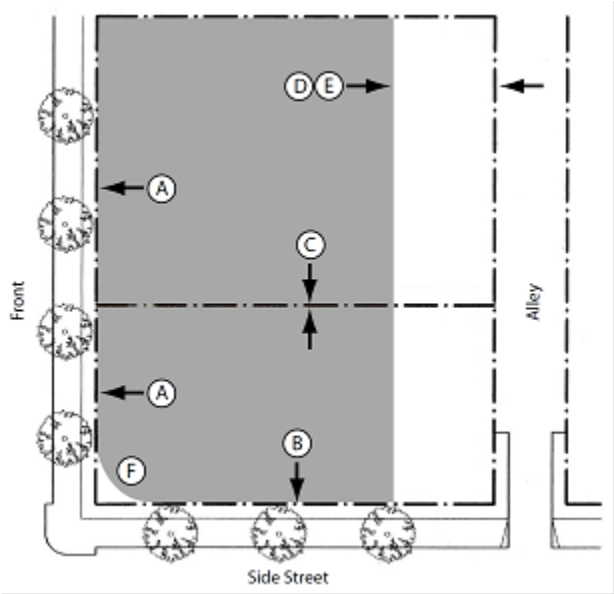
3. First Street (FS).

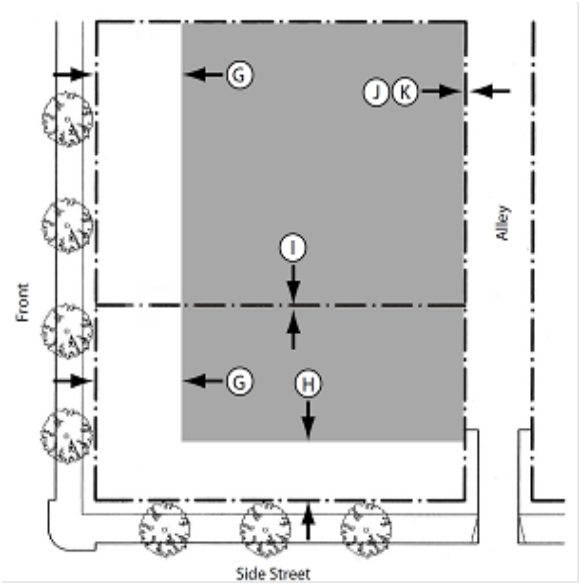
Property in the FS Transect Zone shall be subject to the following requirements:

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Stoop	22.46.3011.E
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I

c. Building Form	
Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48.140
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 30 dwelling units per acre.	





d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	Ⓐ
Side Street	0 min., 10 ft. max.	Ⓑ
Interior Side	0 min.	Ⓒ
Rear		
No Alley	10 ft. min.	Ⓓ
With Alley	3 ft. min.	Ⓔ
Corner Cutoff per Sec. 22.44.210		

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses	1 per unit	
For other parking and landscape requirements, see Sections 22.46.3007.C		
Location		
Front Setback	20 ft. min.	Ⓖ
Side Street Setback	5 ft. min.	Ⓗ
Interior Side	0 min.	Ⓘ
Rear		
No Alley	5 ft. min.	Ⓙ
With Alley	3 ft. min.	Ⓚ
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street		
Driveways may be shared by adjacent parcels		

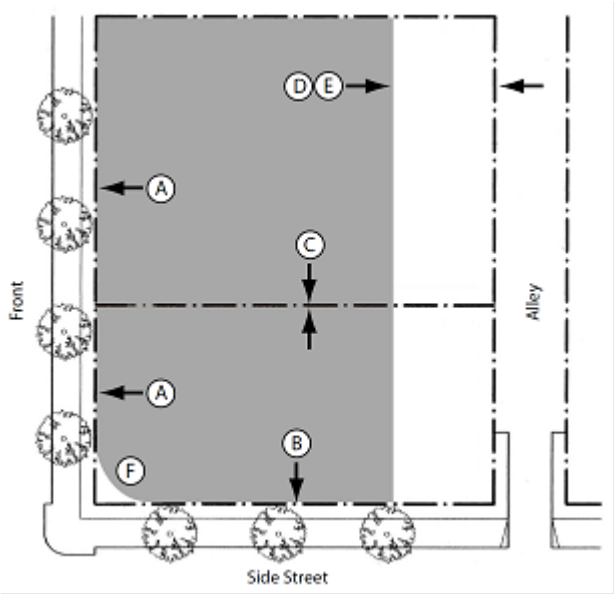
4. Atlantic Boulevard (AB).

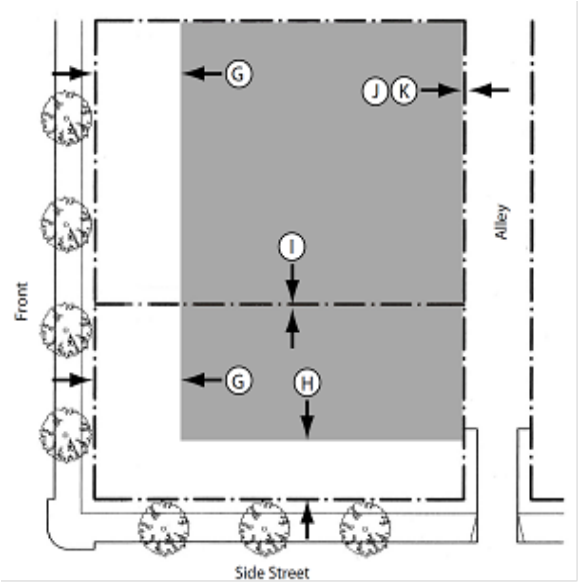
Property in the AB Transect Zone shall be subject to the following requirements:

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
Court	22.46.3010.G
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I
Arcade	22.46.3011.J

c. Building Form	
Height	
Main Building	
Stories	2-1/2 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48.140
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.	
Maximum density is 30 dwelling units per acre.	





d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	Ⓐ
Side Street	0 min., 10 ft. max.	Ⓑ
Interior Side	0 min.	Ⓒ
Rear		
No Alley	10 ft. min.	Ⓓ
With Alley	3 ft. min.	Ⓔ
Corner Cutoff as required by Sec. 22.48.210		Ⓕ

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use	1 per unit	
For other parking and landscape requirements, see Section 22.46.3007.C		
Location		
Front Setback	20 ft. min.	Ⓖ
Side Street Setback	5 ft. min.	Ⓗ
Interior Side	0 min.	Ⓘ
Rear		
No Alley	5 ft. min.	Ⓙ
With Alley	3 ft. min.	Ⓚ
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

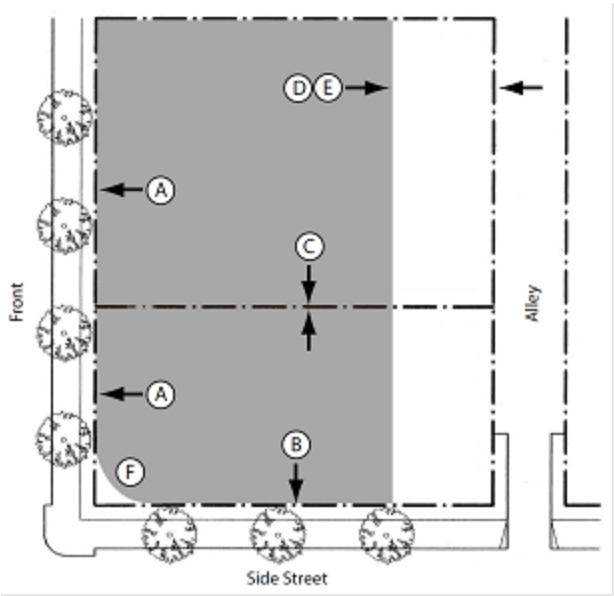
5. Neighborhood Center (NC).

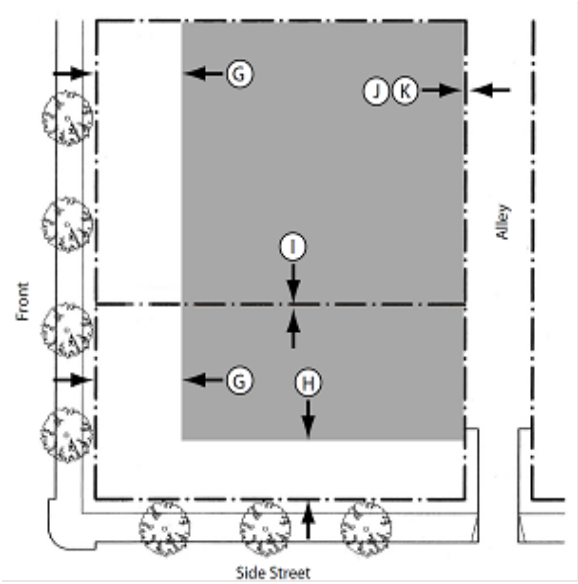
Property in the NC Transect Zone shall be subject to the following requirements:

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
House	22.46.3010.D
Duplex/Triplex	22.46.3010.E
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Hybrid Court	22.46.3010.H
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Front Yard/Porch	22.46.3011.D
Terrace	22.46.3011.E
Stoop	22.46.3011.F
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H

c. Building Form	
Height	
Main Building	
Stories	2-1/2 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48.140
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 30 dwelling units per acre.	





d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	Ⓐ
Side Street	0 min., 10 ft. max.	Ⓑ
Interior Side	0 min.	Ⓒ
Rear		
No Alley	10 ft. min.	Ⓓ
With Alley	3 ft. min.	Ⓔ
Corner Cutoff as required by Sec. 22.48.210		Ⓕ

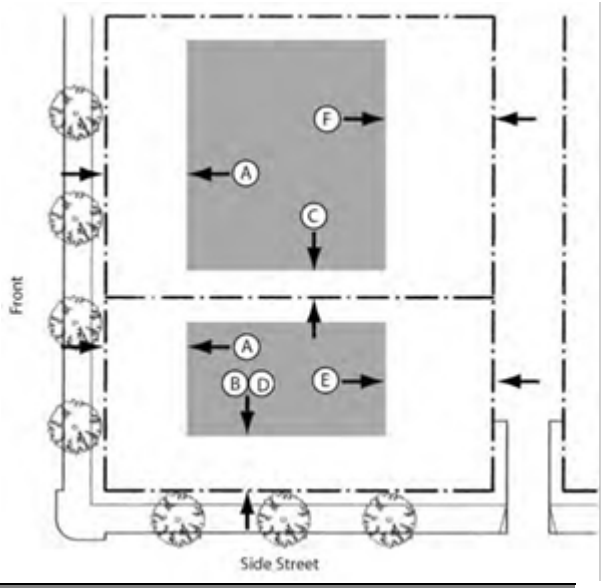
e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use	1 per unit	
For other parking and landscape requirements, see Sections 22.46.3007.C		
Location		
Front Setback	20 ft. min.	Ⓖ
Side Street Setback	5 ft. min.	Ⓗ
Interior Side	0 min.	Ⓘ
Rear		
No Alley	5 ft. min.	Ⓙ
With Alley	3 ft. min.	Ⓚ
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

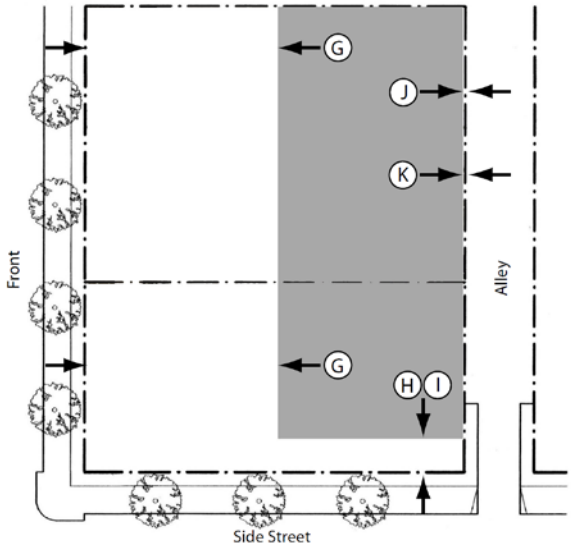
6. Low-Moderate Density Residential (LMD). Property in the LMD shall be subject to the following requirements:

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
House	22.46.3010.D
Duplex/Triplex	22.46.3010.E

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Front Yard/Porch	22.46.3011.D
Terrace	22.46.3011.F

c. Building Form	
Height	
Main Building	
Stories	2-1/2 stories max.
Overall	35 ft. max.
Accessory Structures	See Sec. 22.48.140
Lot Coverage	
Lot Coverage	60% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 17 dwelling units per acre.	





d. Building Placement		
Setback Line (See Definition.)		
Front	15 min, 25 ft. max.	Ⓐ
Side Street	5 min., 10 ft. max.	Ⓑ
Interior Side	5 ft.	Ⓒ
Reverse Corner Side	10 ft. min.	Ⓓ
Rear		
No Alley	10 ft. min.	Ⓔ
With Alley	3 ft. min.	Ⓕ

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses		
Single-Family residence	2 per unit	
Other *dwelling* units	1 per unit	
For other parking and landscape requirements, see Sections 22.46.3007.C.		
Location		
Front Setback	15 ft. min.	Ⓖ
Corner Side Setback	5 ft. min.	Ⓗ
Reverse Corner Side Setback	10 ft. min.	Ⓘ
Rear		
No Alley	0 ft. min.	Ⓙ
With Alley	5 ft. min. (26 ft. backup space min.)	Ⓚ
Miscellaneous		
Driveways may be shared by adjacent parcels.		

7. Civic Space (CV).

The regulations for the Civic Space Transect Zone shall be the same as those for the Institutional Zone as prescribed in Part 14 of Chapter 22.40, except as specifically provided for herein.

8. Open Space (OS).

The regulations for the Open Space Transect Zone shall be the same as those for the Open-Space Zone as prescribed in Part 9 of Chapter 22.40, except as specifically provided for herein.

22.46.3010 Building Type Standards.

A. Purpose. This section establishes the building types allowed within the Plan Area and the standards applicable to each building type.

B. Applicability. The requirements of this section shall apply to all development and uses within the Transect Zones, and shall be considered in combination with the standards for the applicable Transect Zone in Section 22.46.3009 (Transect Zone Standards).

C. Building Type Overview. Figure 3, Building Types Plan and Diagram below provides an illustrative overview of the permissible building types.

- House
- Duplex/Triplex
- Rowhouse
- Court
- Hybrid Court
- Lined Block

- Flex Block

Figure 3, Building Types Plan and Diagram

D. House. This subsection specifies standards for development of the House building type.

General note: The drawing above and photos below are examples of the House form and are illustrative only.

Example of 1-story House with a Front Yard/ Porch.

Example of a 2-1/2-story House with a raised Front Yard and wrap-around Porch.

1. Description	
House. A building designed as a single-family dwelling unit, and may be used for non-residential purposes where allowed by the Transect Zone.	
2. Transect Zones where permissible	
CC, NC, LMD	
3. Number of Units	
Units per parcel	1 max.
4. Building Size and Massing	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
5. Pedestrian Access	
Main Entrance shall face the street.	
6. Vehicle Access and Parking	
Parking may be accessed from the alley or side street, and from the front when there is no adjacent alley or side street.	
Street-facing garages shall be set back at least 5 feet behind the house Façade facing the street and shall not accommodate more than 2 cars side-by-side.	
Garage doors that face a street shall not exceed 10 feet in width. Double-loading garage doors are not permitted to face the street.	
Parking spaces may be enclosed, covered, or open.	
7. Open Space and Landscape	
The following required open space shall be located behind the House:	
Width	15 ft. min. (so long as minimum area requirement is met)
Depth	15 ft. min (so long as minimum area requirement is met)
Area	300 sq. ft. min.
In addition to any other tree planting requirements, at least one 36-inch box canopy tree per dwelling unit shall be provided, and may be located in the front yard or required open space.	
8. Accessory Buildings	
Accessory building locations and types permissible pursuant to Section 22.48.140.	

E. Duplex/Triplex. This subsection specifies standards for development of the Duplex/Triplex building type.

General note: The drawing above and photos below are examples of the Duplex/Triplex form and are illustrative only.

Example of a Duplex/Triplex with a Front Yard/ Porch.

Example of a Duplex/Triplex with a Front Yard/Porch.

1. Description			
Duplex/Triplex. A building containing two or three dwelling units where each dwelling unit is accessed directly from the street, and may be used for non-residential purposes where allowed by the Transect Zone.			
2. Transect Zones where permissible			
CC, NC, LMD			
3. Number of Units			
Units per structure	2 min.; 3 max.		
One structure per parcel			
4. Building Size and Massing			
Height			
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)			
Massing			
The structure type and mass shall be a single-family house derivative with the overall composition made up of various House forms. Allowed ratio of each floor in percentage of the ground floor:			
Story	**1**	**2 to 2-1/2**	**3**
Ratio	100%	100%	75%
5. Pedestrian Access			
At least one unit shall have an individual entry facing the street.			
6. Vehicle Access and Parking			
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.			
Street-facing garages shall be set back at least 5 feet behind the residential structure's façade facing the street and shall not accommodate more than 2 cars side-by-side.			
Garages doors that face a street shall not exceed 10 feet in width. Double-loading garage doors are not permitted to face the street.			
Parking spaces may be enclosed, covered, or open.			
7. Open Space and Landscape			
The following required open space must be located behind the House:			
Width	15 ft. min. (so long as the minimum area requirement is met)		
Depth	15 ft. min (so long as the minimum area requirement is met)		
Area	300 sq. ft. min.		
In addition to any other tree planting requirements, at least one 36-inch box canopy tree per dwelling unit shall be provided, and may be located in the front yard or required open space.			
8. Accessory Buildings			
Accessory building locations and types are permissible pursuant to Section 22.48.140.			

F. Rowhouse. This subsection specifies standards for development of the Rowhouse building type.

General note: The drawing above and photos below are examples of the Rowhouse form and are illustrative only.

Example of an asymmetrical Rowhouse form with roof articulation.

Example of a Rowhouse form with wall and roof articulation

1. Description	
Rowhouse. A residential building that is an attached structure that shares a common party wall with another of the same type and is arranged side by side. The front elevation and massing design may be symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of a private yard is evident.	
2. Transect Zones Where Permissible	
TOD, CC, FS, NC	
3. Number of Units	
Units that may be connected	2 min.; 6 max.
4. Building Size and Massing	
Height	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
Unit Width	
Width	18 ft. min; 36 ft. max
Massing	
Units shall be delineated by at least one of the following methods: varied massing, wall articulation, frontage type placement, or roof line articulation.	
At least two sides of each dwelling shall be exposed to the outdoors.	
5. Pedestrian Access	
Each unit shall have an individual entry facing the street.	
6. Vehicle Access and Parking	
Parking shall be accessed from the alley.	
Parking spaces may be enclosed, covered, or open.	
7. Open Space and Landscape	
The following required open space shall be located behind the main body of each unit.	
Width	8 ft. min. (so long as minimum area requirement is met)
Depth	8 ft. min (so long as minimum are requirement is met)
Area	100 sq. ft. min.
In addition to any other tree planting requirements, at least one 36-inch box canopy tree per unit shall be provided, and may be located in the front yard or required open space.	
8. Accessory Buildings	
Accessory building locations and types are allowed pursuant to Section 22.48.140.	

G. Court. This subsection specifies standards for development of the Court building type.

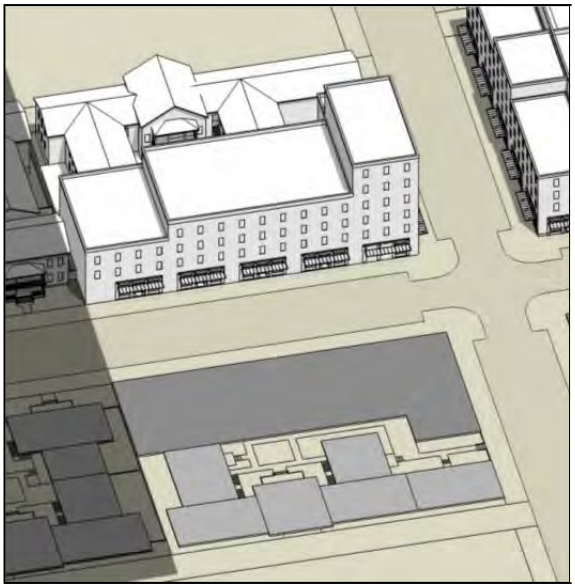
General note: The drawing above and photos below are examples of the Court form and are illustrative only.

Example of Court form with a Stoop frontage type configuration.

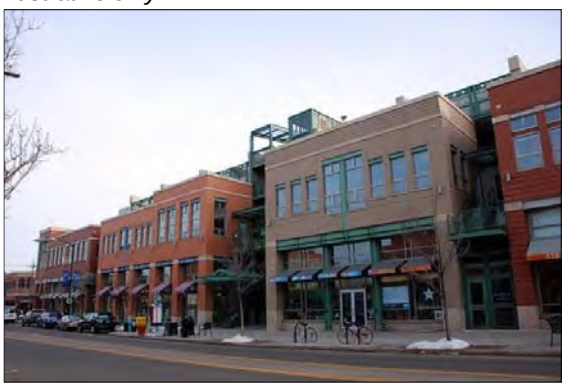
Example of a landscaped interior courtyard defined by two story buildings.

1. Description	
A building comprised of attached and/or stacked dwelling units arranged around a shared, landscaped courtyard that is visible from the street. Dwelling units face and are directly accessed from the street or courtyard via Stoops, porches, or other allowed frontage types. In qualifying Transect Zones, Court buildings may accommodate ground floor non-residential uses.	
2. Transect Zones Where Permissible	
TOD, CC, FS, AB, NC	
3. Number of Units	
Per the maximum density based on the Transect Zone. (See Section 22.46.3009)	
4. Building Size and Massing	
Height	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
At least two sides of each dwelling shall be exposed to the outdoors.	
5. Pedestrian Access	
Each ground floor unit shall have an individual entry facing a street or courtyard.	
6. Vehicle Access and Parking	
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.	
Parking spaces may be enclosed, covered, or open.	
7. Open Space and Landscape	
Courtyard Dimension	
Width	30 ft. min.(so long as the minimum area requirement is met)
Depth	20 ft. min (so long as the minimum area requirement is met)
Area	600 sq. ft. min.
Landscape	
Courtyard area shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.	
8. Accessory Buildings	
Accessory building locations and types are allowed pursuant to Section 22.48.140.	
9. Miscellaneous	
Courtyard areas may be located on a podium no more than one story above street level.	
Courtyards located on a podium shall be designed to minimize the aesthetic impacts of the podiums hardscape through the use of ample landscaping treatment on the courtyard surface and, if possible and necessary, at street level.	

H. Hybrid Court. This subsection specifies standards for development of the Hybrid Court building type.



General note: The drawing above and photos below are examples of the Hybrid Court form and are illustrative only.

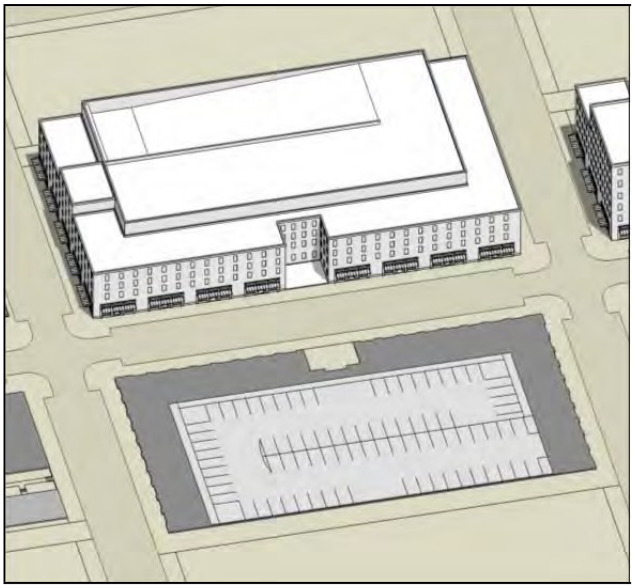


Example of two- and three-story massing Hybrid Court form with a Shop Front configuration.

Example of a three story massing Hybrid Court with Shop Front configuration.

1. Description	
A building that is a combination of the Court and Flex Block buildings designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences that combines stacked dwelling units with the Court housing types. May contain horizontal mixed uses.	
2. Transect Zones Where Permissible	
TOD, CC (Allowed west of I-710 only), NC	
3. Number of Units	
Per the maximum density based on the Transect Zone. (See Section 22.46.3009)	
4. Building Size and Massing	
Height	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
5. Pedestrian Access	
Upper floor units shall be accessed by a common entry along the front street.	
Ground floor units may have individual entries along the front or side street.	
6. Vehicle Access and Parking	
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.	
Parking spaces may be enclosed, covered, or open.	
7. Open Space and Landscape	
Courtyard Dimension	
Width	30 ft. min. (so long as the minimum area requirement is met)
Depth	20 ft. min. (so long as the minimum area requirement is met)
Area	600 sq. ft. min.
Landscape	
Courtyards shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.	
Required Setback shall include landscaping, which may be in pots or planters.	
8. Accessory Buildings	
Accessory building locations and types are allowed pursuant to Section 22.48.140.	
9. Miscellaneous	
Courtyard areas may be located on a podium of no more than one story above street level.	
Courtyards located on a podium shall be designed to minimize the aesthetic impacts of the podium's hardscape through the use of ample landscaping treatment on the courtyard surface and, if possible and necessary, at street level.	

I. Lined Block. This subsection specifies standards for development of the Lined Block building type.



General note: The drawing above and photos below are examples of the Lined Block form and are illustrative only.

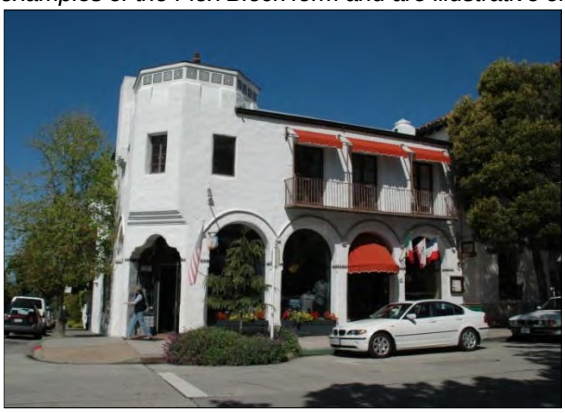
Example of two-story Lined Block form with Shop Front configuration.

Example of a three-story Lined Block form with Shop Front configuration.

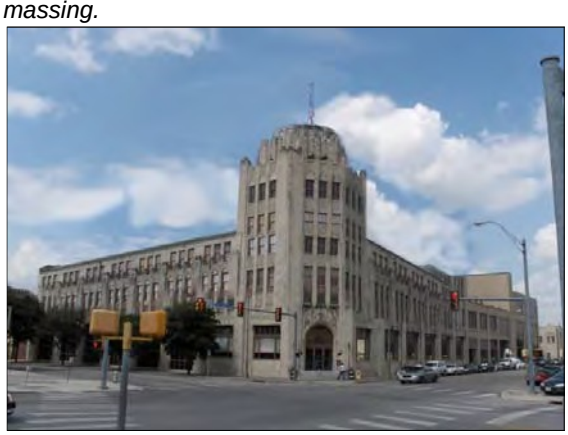
1. Description
A building that conceals a larger structure such as a public structure or "big box store" and which is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.
2. Transect Zones Where Permissible
TOD, CC (Allowed only west of I-710), FS, AB
3. Number of Units
Per the maximum density based on the Transect Zone. (See Section 22.46.3009)
4. Building Size and Massing
Height
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)
5. Pedestrian Access
Upper floor units shall be accessed by a common entry along the front street.
Ground floor units may have individual entries along the front or side street.
6. Vehicle Access and Parking
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.
On-site parking shall be in a structured garage or underground, or combination thereof.
7. Open Space and Landscape
Private patios may be provided at balconies, terraces, and roof gardens.
Required Setback shall include landscaping, which may be in pots or planters.
8. Accessory Buildings
Accessory building locations and types are allowed pursuant to Section 22.48.140.

J. Flex Block. This subsection specifies standards for development of the Flex Block building type.

General note: The drawing above and photos below are examples of the Flex Block form and are illustrative only.



Example of two-story Flex Block with single-volume massing.



Example of three-story Flex Block with secondary-volume massing and corner feature.

1. Description
A building that is one to three stories tall and designed for occupancy by retail, service, and/or office uses on the ground floor; and when present the upper floors are also configured for those uses or for dwelling units. May contain horizontal mixed uses.
2. Transect Zones Where Permissible
TOD, CC, FS, AB, NC
3. Number of Units
Per the maximum density based on the Transect Zone. (See Section 22.46.3009)
4. Building Size and Massing
Height
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)
5. Pedestrian Access
Upper floor units shall be accessed by a common entry along the front street.
Ground floor units may have individual entries along the front or side street.
6. Vehicle Access and Parking
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.
On-site parking may be underground, or in a landscaped lot behind the building, or combination thereof.
7. Open Space and Landscape
Private patios may be provided at balconies, terraces, and roof gardens.
Required Setback shall include landscaping, which may be in pots or planters.
8. Accessory Buildings
Accessory building locations and types are allowed pursuant to Section 22.48.140.

22.46.3011 Frontage Type Standards.

A. Purpose. This section establishes the frontage types allowed within each Transect Zone and the standards applicable to these frontage types. Frontages are the components of a building that provide an important transition and interface between the public realm (street and sidewalk) and the private realm (yard or building).

B. Applicability. The standards in this section shall be considered in combination with the standards found in Section 22.46.3009 (Transect Zone Standards) and Section 22.46.3010 (Building Types Standards) and are applicable to the development or alteration of all frontages within the Transect Zones.

C. Frontage Type Overview. Figure 4, Frontage Types Illustrative Diagram below provides an illustrative overview of the allowed frontage types.

- Front Yard/Porch
- Terrace
- Stoop
- Forecourt
- Shop Front
- Gallery
- Arcade

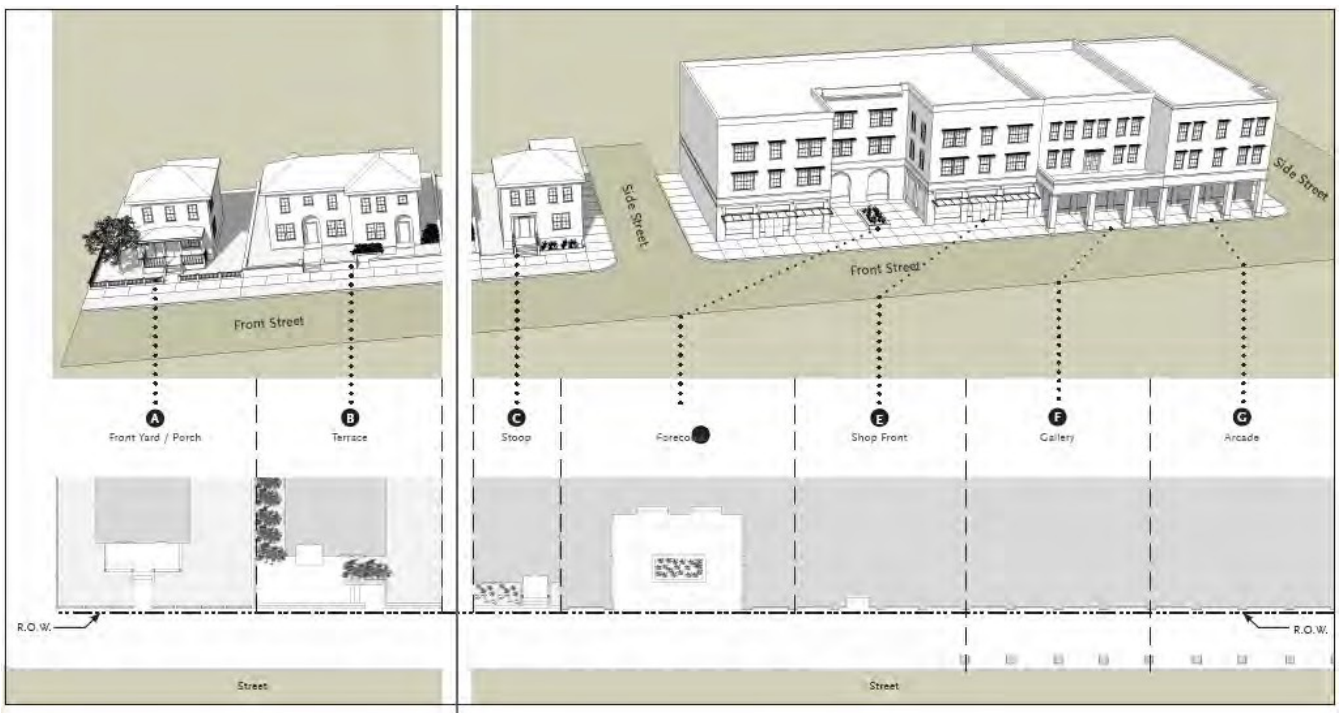
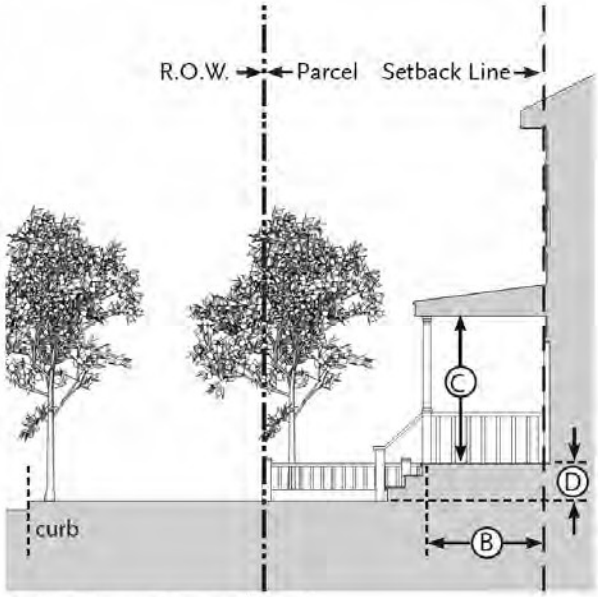
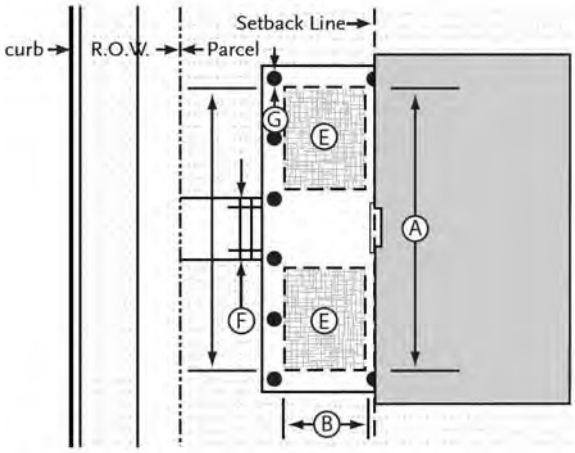


Figure 4, Frontage Types Illustrative Diagram

D. Front Yard/Porch. This subsection specifies standards applicable to the Front Yard/Porch frontage type.



Section Diagram: Frontyard / Porch



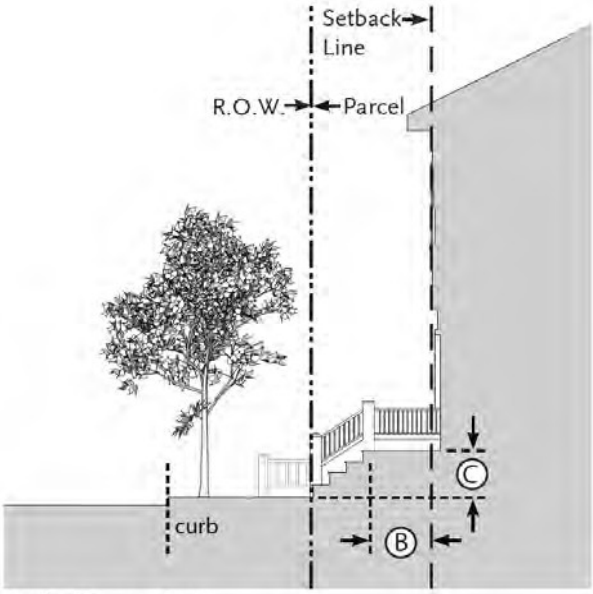
Plan Diagram: Frontyard / Porch

1. Description		
Front yards provide a physical transition from the sidewalk to the building. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard. A raised porch may be combined with the front yard as shown in the photo example.		
2. Transect Zones Allowed		
CC, NC, LMD		
3. Size		
Width, Clear	12 ft. min. centered entry 10 ft. min asymmetrical entry	Ⓐ
Depth, Clear	7 ft. min.	Ⓑ
Height, Clear	8 ft. min.	Ⓒ
Finish Level above Grade	3 ft. max.	Ⓓ
Floor Area, Clear	4 ft. x 6 ft. min.	Ⓔ
Path of Travel	3 ft. wide min.	Ⓕ
Width, Support Pillars	1 ft. max.	Ⓖ
4. Miscellaneous		
Porch must be open on at least three sides and have a roof.		
Porch may project a maximum of four feet into front yard Setback.		
Where required, access compliant with the Americans with Disabilities Act shall also be provided.		

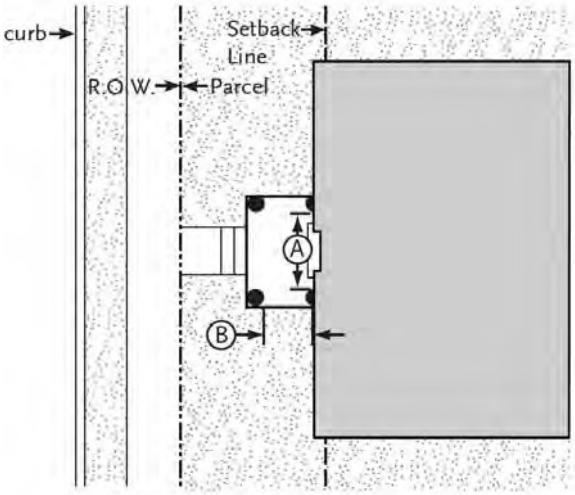
Example of one-story House with Front Yard/Porch.

Example of 1-1/2 story House with wrap-around Porch and raised Front Yard.

E. Stoop. This subsection specifies standards applicable to the Stoop frontage type.



Section Diagram: Stoop



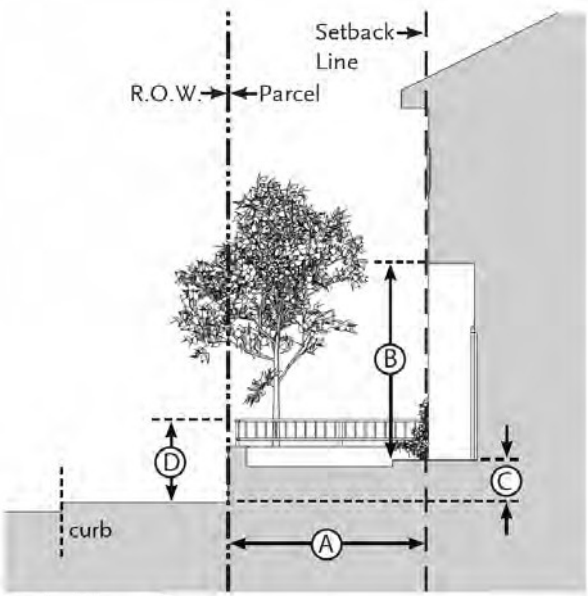
Plan Diagram: Stoop

1. Description		
Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short Setbacks. This type may be interspersed with the Shop Front frontage type.		
2. Transect Zones Allowed		
TOD, CC, FS, NC		
3. Size		
Width, Clear	4 ft. min. 8 ft. max.	Ⓐ
Depth, Clear	4 ft. min. 8 ft. max.	Ⓑ
Finish Level above Sidewalk	3 ft. max.	Ⓒ
4. Miscellaneous		
May project a maximum of 4 feet into front yard Setback.		
Stairs may be perpendicular or parallel to the building Façade.		
Ramps shall be parallel to the Façade or along the side of the building.		
Covered or recessed entry doors are encouraged. Entry doors shall face the street.		
Where required, access compliant with the Americans with Disabilities Act shall also be provided.		

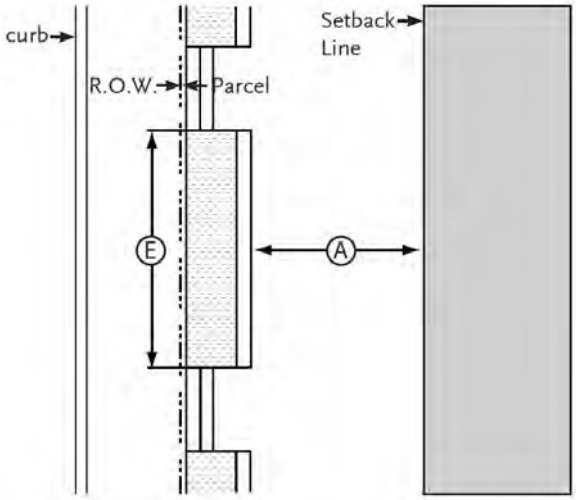
Example of covered Stoop serving a commercial use.

Example of Stoop serving two residential entries.

F. Terrace. This subsection specifies standards applicable to the Terrace frontage type.



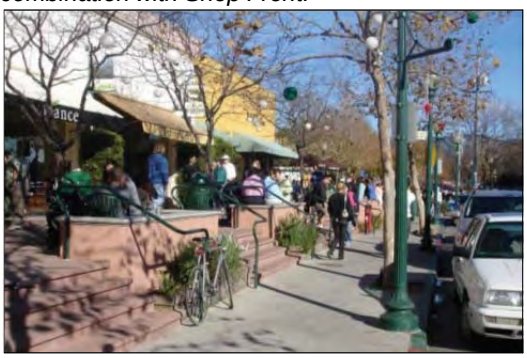
Section Diagram: Terrace



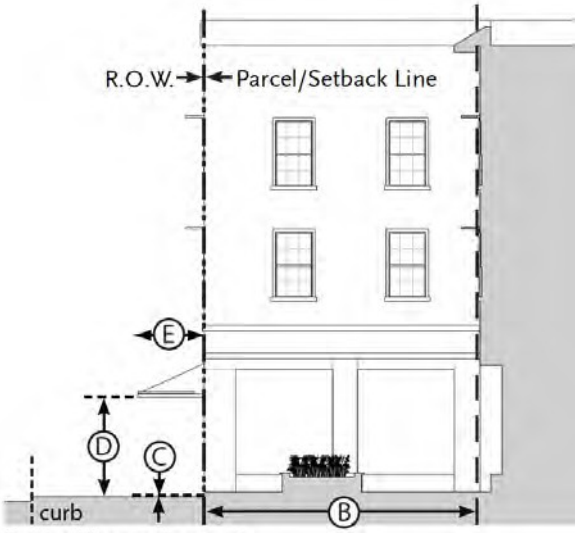
Plan Diagram: Terrace

1. Description		
A Terrace separates the Façade from the sidewalk and the street. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes where such a use is allowed by the Transect Zone.		
2. Transect Zones Allowed		
TOD, CC, NC, LMD		
3. Size		
Depth, Clear	7 ft. min.	Ⓐ
Height, Clear	8 ft. min.	Ⓑ
Finish Level above Sidewalk	3 ft. max.	Ⓒ
Height, Perimeter Wall	4 ft. max.	Ⓓ
Distance between Stairs	50 ft. max.	Ⓔ
Length of Terrace	150 ft. max.	
4. Miscellaneous		
These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Terrace frontage standards shall govern.		
Low walls used as seating are encouraged.		
Where required, access compliant with the Americans with Disabilities Act shall also be provided.		

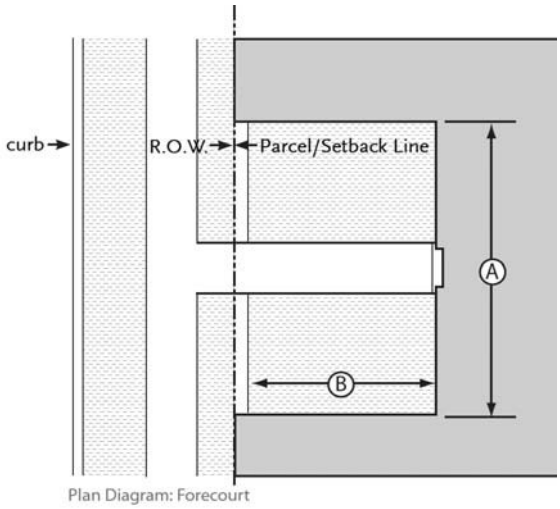
Example of covered Terrace used to accommodate change in grade and used in combination with Shop Front.


Example of Terrace with seating areas used in combination with Shop Fronts and awnings.

G. Forecourt. This subsection specifies standards applicable to the Forecourt frontage type.

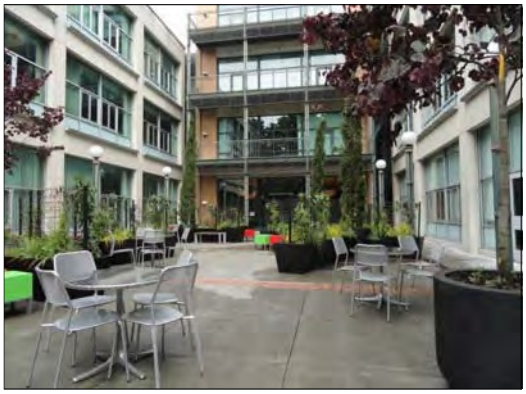


Section Diagram: Forecourt



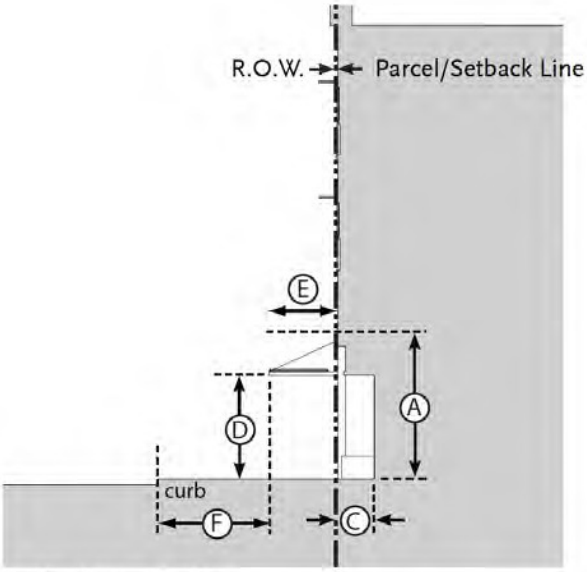
Plan Diagram: Forecourt

1. Description		
A Forecourt is a semi-public space formed by a recess in the façade of a building and is generally appropriate for commercial or civic use.		
2. Transect Zones Allowed		
TOD, CC, FS, AB, NC		
3. Size		
Width, Clear	10 ft. min. 60 ft. max.	Ⓐ
Depth, Clear	20 ft. min. 60 ft. max.	Ⓑ
Finish Level above Sidewalk	3 ft. max.	Ⓒ
Ground Floor Transparency	65% min.	
4. Awning		
Height, Clear	8 ft. max.	Ⓓ
Depth	4 ft. min.	Ⓔ
5. Miscellaneous		
These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Forecourt frontage standards shall govern.		
Encroachments, such as balconies, awnings, and signage are allowed in the Forecourt and shall be located at least 8 feet above finish level.		
The proportions and orientation of Forecourt space should be carefully considered for solar orientation and user comfort.		
Access compliant with the Americans with Disabilities Act shall be provided.		

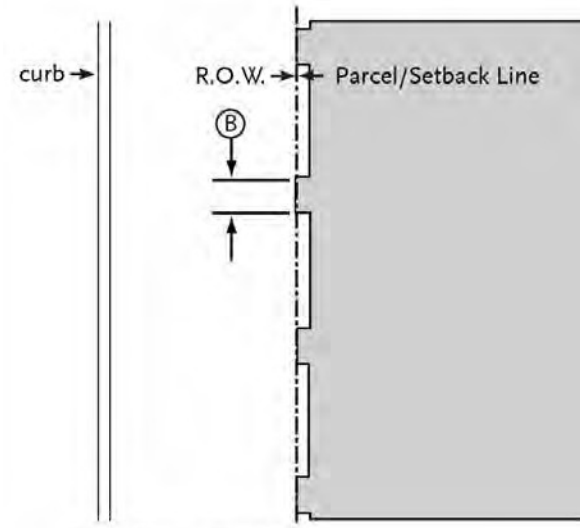

Example of Forecourt interior space with seating and landscape in planters and pots.

Example of small Forecourt area used in combination with Shop Front.

H. Shop Front. This subsection specifies standards applicable to the Shop Front frontage type.



Section Diagram: Shopfront



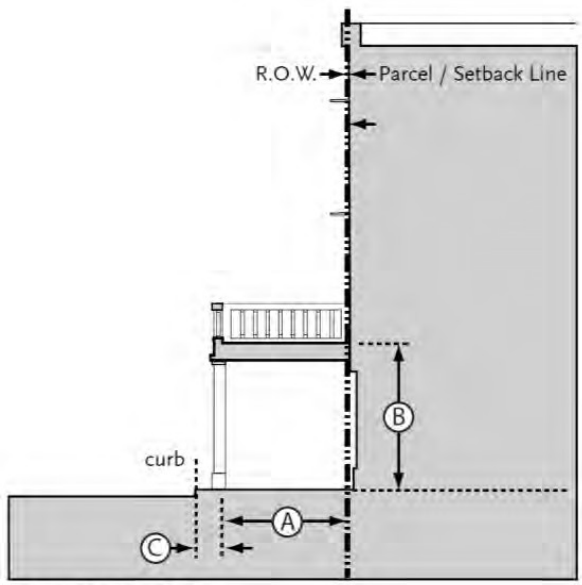
Plan Diagram: Shopfront

1. Description		
Shop Fronts are large glazed openings in a Façade, filled with doors and transparent glass in a storefront assembly.		
2. Transect Zone Allowed		
TOD, CC, FS, AB, NC		
3. Size		
Height, Shop Front Opening	11 ft. min.	Ⓐ
Distance Between Glazing	2 ft. max.	Ⓑ
Depth of Recessed Entries	10 ft. max.	Ⓒ
Ground Floor Transparency	65% min.	
4. Awning		
Height, Clear	8 ft. min.	Ⓓ
Depth	4 ft. min.	Ⓔ
Setback from Curb	2 ft. min.	Ⓕ
5. Miscellaneous		
Operable retractable awnings are encouraged.		
Open-ended awnings are encouraged.		
Rounded, hooped, or bubble awning are discouraged.		
Shop Fronts with accordion-style doors/windows or other windows that may be opened to allow the space to open to the street are encouraged.		
Access compliant with the Americans with Disabilities Act shall be provided.		

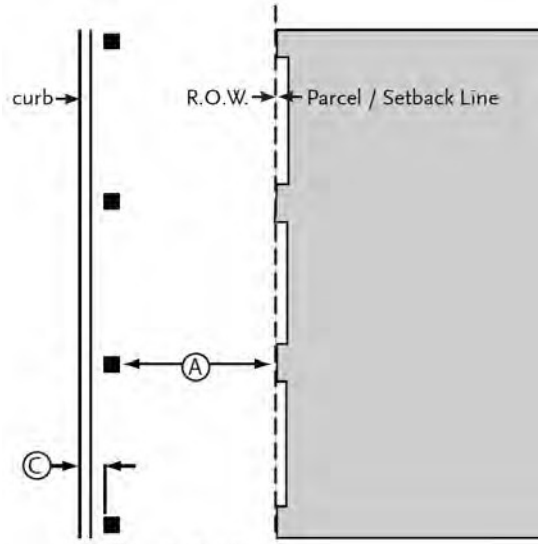
Example of a series of Shop Fronts.

Example of Shop Front with covered corner entry.

I. Gallery. This subsection specifies standards applicable to the Gallery frontage type.



Section Diagram: Gallery



Plan Diagram: Arcade

1. Description
A Gallery is a roof or deck projecting from the Façade of a building, supported by columns that may be located behind the curb. Galleries shelter the sidewalk, but the space above the gallery is unenclosed. Galleries may be one to three stories in height as allowed by the Transect Zone, such that they may provide covered or uncovered porches at the second and third floors.
2. Transect Zones Allowed
TOD (Allowed only east of I-710), CC, FS, AB

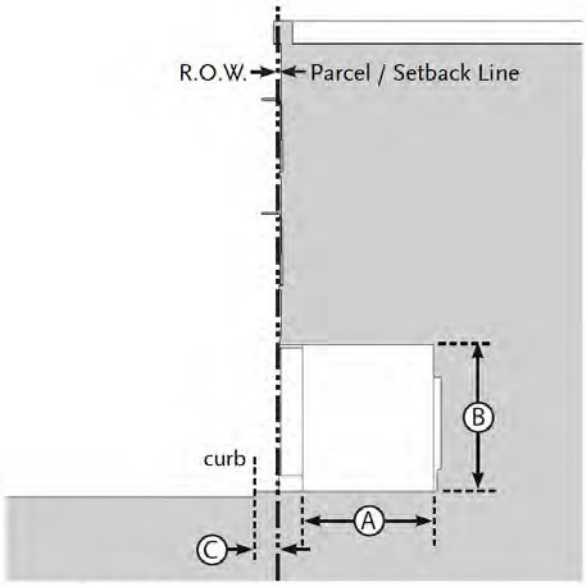
3. Size		
Depth, Clear	12 ft. min.	Ⓐ
Ground Floor Height, Clear	14 ft. min.	Ⓑ
Setback From Curb	2 ft. min.	Ⓒ

4. Miscellaneous
These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Gallery frontage standards shall govern.
Colonnades shall not screen from public view more than 25 percent of the ground floor façade.
Sidewalks adjacent to, or under a Gallery, shall comply with the Americans with Disabilities Act.

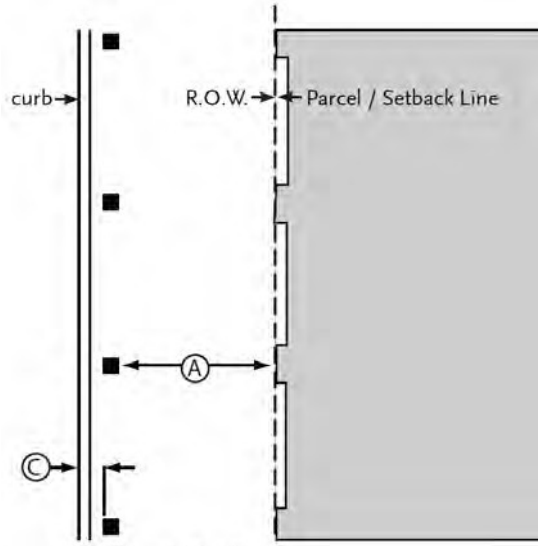
Example of Gallery abutting the curb and covering the pedestrian walkway.

Example of Gallery Setback from curb and located along the sidewalk line.

J. Arcade. This subsection specifies standards applicable to the Arcade frontage type.



Section Diagram: Arcade



Plan Diagram: Arcade

1. Description
Arcades are Façades with an attached Colonnade that is covered by upper stories. The arcade should extend far enough from the building to provide adequate protection and circulation for pedestrians and shall allow access as required by the Americans with Disabilities Act. This type is intended for buildings with ground floor non-residential uses.
2. Transect Zones Allowed
TOD (Allowed only east of I-710), AB
3. Size

Depth, Clear	12 ft. min.	Ⓐ
Ground Floor Height, Clear	12 ft. min.	Ⓑ
Setback From Curb	2 ft. min.	Ⓒ

4. Miscellaneous
These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Gallery frontage standards shall govern.
Colonnades shall not screen from public view more than 25 percent of the ground floor Façade.
Sidewalk within an Arcade frontage shall comply with the Americans with Disabilities Act.

Example of Arcade Setback from curb used in combination with Shop Front.

Example of Arcade located at curb and covering the pedestrian walkway; used in combination with Shop Front.

22.46.3012 Signs.

A. Purpose. The purpose of these sign regulations is to:

1. Allow property owners and occupants an opportunity to have effective signage in all Transect Zones subject to reasonable conditions related to identifying goods sold or produced, or services rendered.

2. Maintain and enhance the quality of the community's appearance by:

a. Regulating the size, location, and design of temporary and permanent signs so that the appearance of such signs will reduce sign clutter, be aesthetically harmonious with their surroundings, and enhance the overall appearance of the built environment;

b. Preserving and perpetuating uncluttered views, and significant architectural and cultural resources; and

c. Protecting residential neighborhoods from adverse impacts of excessive signage.

3. Ensure that signs are located and designed to:

a. Maintain a safe and orderly pedestrian and vehicular environment; and

b. Reduce potentially hazardous conflicts between commercial or identification signs and traffic control devices and signs.

B. Applicability.

1. The requirements of this section apply to all on-site signs in the Transect Zones.

2. Signs regulated by this Form-Based Code shall not be erected or displayed unless a building permit is first obtained, unless the sign is exempt as set forth in subsection C below.

C. Exempt Signs. In addition to the exception for signs described in Section 22.52.810, the following types of signs are exempt from this Form-Based Code, provided the signs conform to the following and are located in the TOD, CC, FS, AB, or NC Transect Zones.

1. Future tenant signs. Temporary signs that identify the name of future businesses. Only one such sign is allowed per street frontage of the building with a maximum of 32 square feet of sign area. Such a sign may only be displayed after tenant improvements for the site have begun and may not be displayed after the first occupancy of the tenant space.

2. Grand opening sign. A temporary promotional sign used by newly established businesses to inform the public of their location and services. Such signs are permitted only until 90 days after initial occupancy of the new business and shall be removed no later than the 91st day after such initial occupancy. One such sign is allowed per street frontage with a maximum of 32 square feet of sign area. A "Grand Opening" sign does include an annual or occasional promotion by a business.

3. Window sign. Two window signs per tenant are allowed consisting of permanently fixed individual lettering and/or logos not exceeding six inches in height and a total maximum sign area of three square feet. If illuminated, a window sign shall only be externally illuminated.

4. Temporary window sign. In addition to the signage allowed in subsection C.3 above, a tenant may display one additional temporary window sign,

provided the sign does not exceed 25 percent of the area of any single window or adjoining windows on the same street frontage. Display of such temporary window sign shall not exceed 30 days and there shall be a minimum of 30 days between use of temporary window signs. Temporary window signs are permitted a maximum of four times per calendar year, and, if illuminated, shall only be externally illuminated.

5. Directory Sign. A directory sign for a building providing a list of the names of business establishments within the building or series of buildings is allowed provided the sign area for the directory sign is no larger than six square feet. Such directory sign may be wall mounted, provided it is no higher than eight feet from the finished level. The directory sign may also be freestanding, provided it is no higher than three feet from the finished level, and does not cause entrances and walkways to violate ADA.

6. Affiliation Sign. Affiliation signs that provide notice of services within an establishment (e.g., credit cards accepted, trade affiliations, etc.) are allowed provided such signs shall not exceed one square foot in area for each sign, and no more than three such signs shall be allowed for each business. If illuminated, affiliation signs shall only be externally illuminated.

D. Prohibited Signs. Signs prohibited by Section 22.52.990 of Title 22 and any sign type or sign size not expressly provided for in this Form-Based Code are prohibited.

E. Permitted Signs.

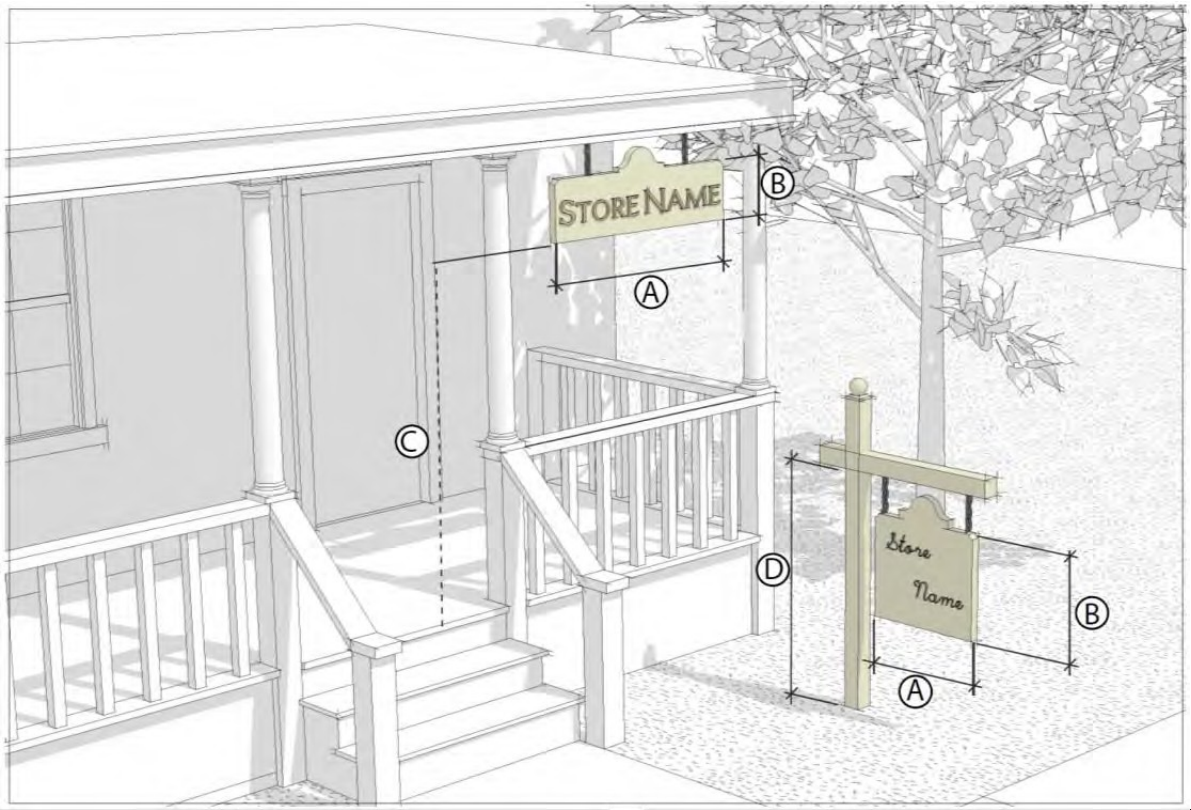
1. The signs identified in Sections 22.52.910, 22.52.940, 22.52.950, and 22.52.980 are permitted, subject to the requirements of those sections.

2. The signs described in subsections 22.46.3012.E.3 through 22.46.3012.E.6 shall be permitted in the TOD, CC, FS, AB, and NC Transect Zones, subject to the following procedures:

a. Application Requirements. A sign application shall be submitted and shall include all information, materials, and fees required by Section 22.46.3004.B of this Form-Based Code;

b. Review and Approval. The application shall be subject to the review and approval of the Director under a Ministerial Site Plan Review pursuant to Section 22.46.3004.B.

3. Yard Sign. This subsection specifies standards for Yard Signs.



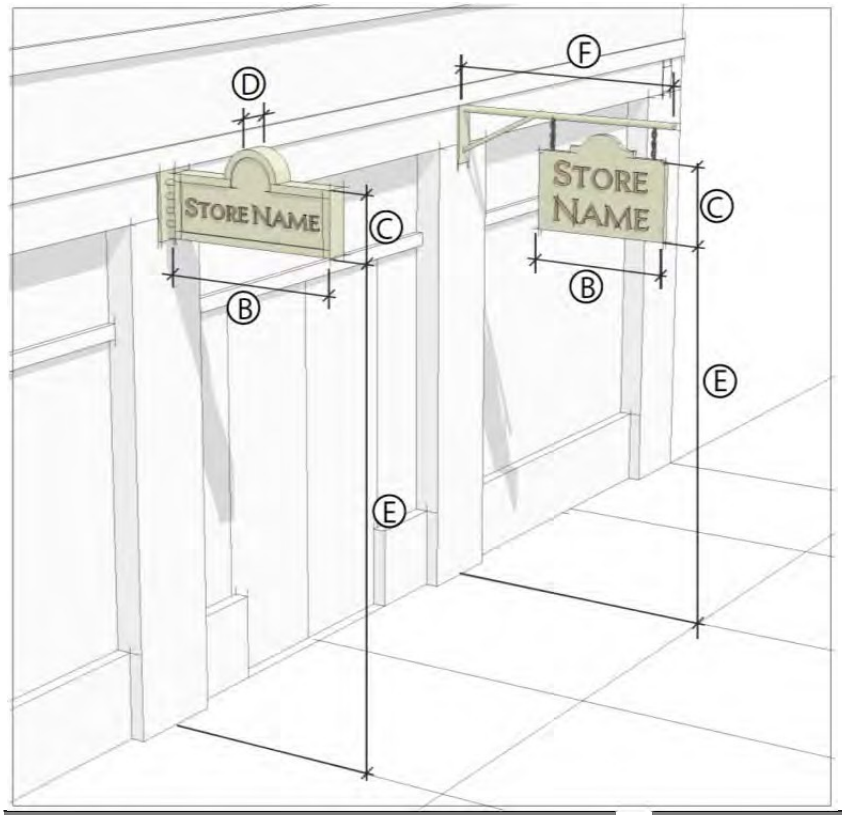
a. Description
Yard sign. The Yard Sign type is a sign mounted on a porch or in a yard between the public right-of-way and the building Façade. Yard signs mounted on a porch are placed parallel to the building's Façade. Yard signs mounted in a yard are placed parallel or perpendicular to the right-of-way.

b. Size		
Signable Area		
Area	8 sq. ft. max.	
Width	3 ft. max. (so long as compliant with maximum sign square footage area)	Ⓐ
Height	3 ft. max. (so long as compliant with maximum sign square footage area)	Ⓑ

c. Location		
Clear Height		Ⓒ
Mounted on Porch	6 ft. 8 in min.	
Mounted in Yard	1 ft. min.	
Overall Height	5 ft. max.	Ⓓ
Signs per Building		
Mounted on Porch	1 max.	
Mounted in Yard	1 max.	

d. Miscellaneous
Yard signs may not be located within the public right-of-way.
Yard signs shall be parallel or perpendicular to the public right-of-way.

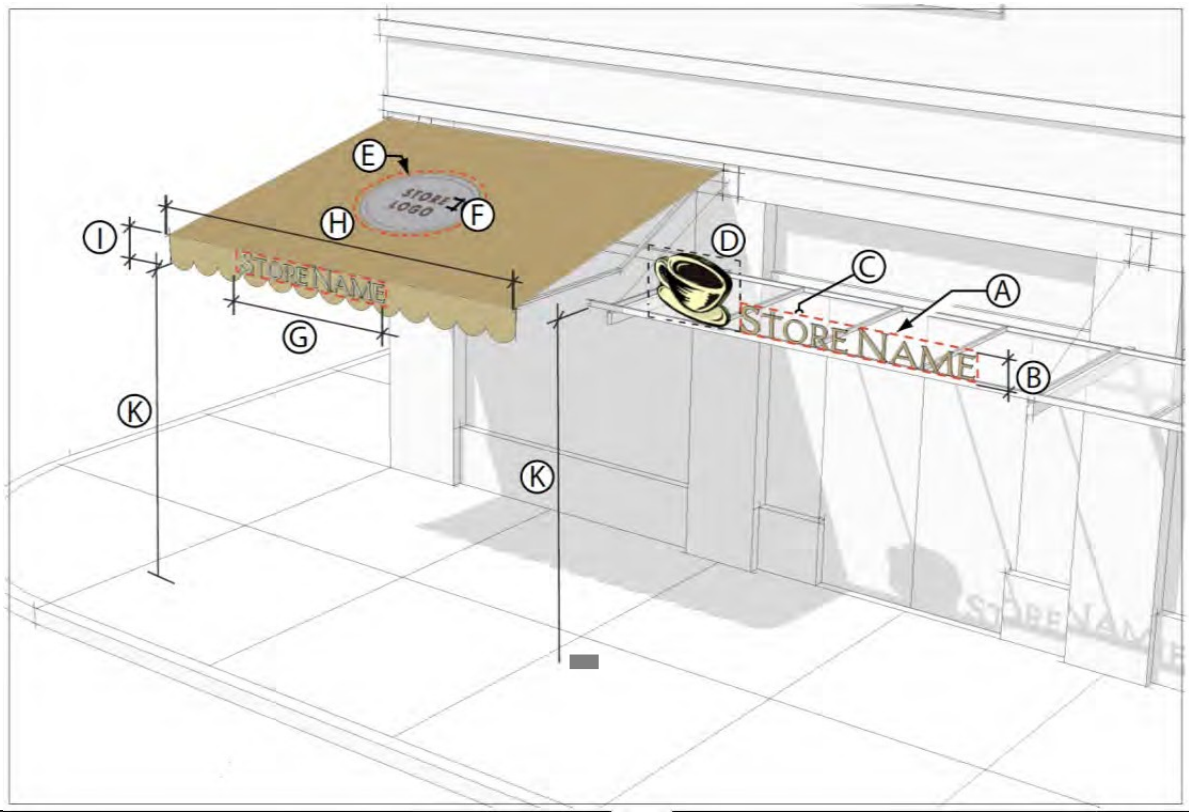
4. Projecting Sign. This subsection specifies standards for Projecting Signs.



a. Description
Projecting sign. The Projecting Sign type is mounted perpendicular to a building's Façade from decorative metal brackets or mounted on the building wall. Projecting Signs are small, pedestrian scaled, and easily read from both sides.

b. Size		
Sign Area	6 sq. ft. max. per side; 12 sq. ft. max. total	Ⓐ
Width	4 ft. max. (so long as compliant with maximum square footage area)	Ⓑ
Height	3 ft. max. (so long as compliant with maximum square footage area)	Ⓒ
Thickness	4 in. max.	Ⓓ
c. Location		
Clear Height	8 ft. min.	Ⓔ
Projection	5 ft. max.	Ⓕ
Signs Per Building	1 per entry door max.	

5. Awning Sign. This subsection specifies standards for Awning Signs.



a. Description
Awning Sign. The Awning Sign type is a traditional shop front element and can be used to protect merchandise, and keep interiors and sidewalk passages shaded and cool in hot weather. Tenant identification signs or logos may be painted, screen printed, or appliquéd on the awnings.

b. Size		
Projecting Awning		
Signable Area	1 sq. ft. per linear ft. of shop front max.	Ⓐ
Lettering Height	12 in. max.	Ⓑ
Lettering Thickness	6 in. max.	Ⓒ
Feature/Logo	2-1/4 sq. ft. max.	Ⓓ
Sloping Awning		
Signable Area	25% coverage max.	Ⓔ
Lettering Height	18 in. max.	Ⓕ

Size (continued)		
Valance		
Signable Area	75% coverage max.	Ⓖ
Width	Shop front width max.	Ⓗ
Height	8 in. min; 12 in. max.	Ⓘ
Lettering Height	8 in. max.	Ⓙ

c. Location		
Clear Height	8 ft. min.	Ⓚ
Signs Per Awning	1 projecting; or 1 valance and 1 sloping max.	

d. Miscellaneous
Only the tenant's store name, logo, and/or address shall be applied to the awning. Additional information is prohibited.
Open-ended awnings are encouraged.
Vinyl or plastic awnings are discouraged.

6. Wall Sign. This subsection specifies standards for Wall Signs.

a. Description
Wall Sign. The Wall Sign type lies flat against the Façade consisting of individual cut letters applied directly to the building, raised letters on a panel, or painted directly on the surface of the building. Wall Signs are placed above shop fronts and often run horizontally along the entablature of traditional buildings, decorative cornice of a building or sign band at the top of the building.

b. Size		
Signable Area		
Area	1 sq. ft. per linear foot of shop front width up to 30 sq. ft. max.	Ⓐ
Width	Shop front width, max.	Ⓑ
Height	1 ft. min., 3 ft. max.	Ⓒ

Size (continued)		
Lettering		
Width	75% of signable width max.	Ⓓ
Height	75% of signable height, max.; 3 ft. max., whichever is less	Ⓔ

c. Location	
Projection	8 inches max.
Signs Per Building	1 per establishment max.

d. Miscellaneous
Changeable copy signs are only allowed for gasoline price signs, directory signs listing more than one tenant, signs advertising restaurant food specials, and films and live entertainment which change on a regular basis.
Internally illuminated signs are discouraged.
Cabinet Signs are prohibited.
Wall Signs shall not protrude beyond the roof line or cornice of a building, or the building wall.

F. Creative Signs.

1. Purpose. This subsection establishes standards and procedures for the design, review, and approval of Creative Signs to encourage the use of signs with unique design that exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit, and that make a positive visual contribution to the overall image of East Los Angeles.

2. Applicability. A property owner or applicant may request a Creative Sign Permit to authorize an on-site creative sign that employs standards that differ from the other provisions of this Section 22.46.3012, but otherwise comply with the provisions of this subsection 22.46.3012.F.

3. Application Requirements. A Creative Sign permit application shall include all information, materials, and fees as required for a Substantial Conformance Review pursuant to Section 22.46.3004.D of this Form-Based Code.

4. Review and Approval. The Hearing Officer may approve a Creative Sign permit under a Specific Plan Substantial Conformance Review pursuant to Section 22.46.3004.D of this Form-Based Code, except that the burden of proof findings for a Specific Plan Substantial Conformance Review set forth in Section 22.46.3004.D.4 of this Form-Based Code shall not be required.

5. Burden of Proof. The applicant shall substantiate to the satisfaction of the Hearing Officer all of the following:

a. Design Quality. That the sign:

i. Constitutes a substantial aesthetic improvement to the site and has a positive visual impact on the surrounding area;

ii. Is of unique design, and exhibits a high degree of thoughtfulness, imagination, inventiveness, and spirit; and

iii. Provides strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.

b. Contextual Criteria. That the sign meets at least one of the following criteria:

i. It is composed in a classic historic design style;

ii. It includes a creative image reflecting current or historic character of the community; or

iii. It reflects an inventive representation of the use, name, or logo of the structure or business.

c. Architectural Criteria. That the sign:

i. Utilizes or enhances the architectural elements of the building; and

ii. Is placed in a logical location in relation to the overall composition of the building's façade, not covering any key architectural features or details of the façade.

d. Neighborhood Impact Criteria. That the sign is located and designed so as to not cause light and glare impacts on neighboring residential uses.

6. Revisions to Creative Sign Permit. Revisions to a Creative Sign permit may be approved by the Director if the intent of the sign's original approval is not affected. Revisions to a creative sign permit that would deviate from the intent of the sign's original approval shall require a new Creative Sign permit.

G. Master Sign Program. This subsection allows for a master sign program within the Plan Area.

1. Purpose. A master sign program is intended to:

a. Integrate the design of multiple signs proposed for a development project with the design of the project's structures so that the multiple signs create a unified architectural statement; and/or

b. Provide a means for applying common sign regulations for multi-tenant projects and to allow latitude in the design and display of multiple sign for the projects. A master sign program is intended to achieve, not circumvent, the intent of this Form-Based Code and the vision of the East Los Angeles Third Street Plan.

2. Applicability. A master sign program permit shall be required whenever any of the following circumstances exist:

a. The property owner or applicant requests a master sign program;

b. A project is proposed to include four or more non-exempt signs on the same lot or parcel or building; or

c. A non-exempt sign is proposed at a location where a non-conforming sign exists on the property, and the property has four or more tenants or tenant spaces.

3. Application Requirements. A master sign program application shall include all information, materials, and fees required for a Substantial Conformance Review application pursuant to Section 22.46.3004.D of this Form-Based Code.

4. Review and Approval. The Hearing Officer may approve a master sign program under a Specific Plan Substantial Conformance Review pursuant to Section 22.46.3004.D of this Form-Based Code, except that the burden of proof findings for a Specific Plan Substantial Conformance Review set forth in Section 22.46.3004.D.4 of this Form-Based Code shall not be required.

5. Burden of Proof. The applicant shall substantiate to the satisfaction of the Hearing Officer all of the following:

a. That the master sign program is consistent with the purposes of this Form-Based Code and the overall intent and vision of the East Los Angeles Third Street Plan;

b. That the master sign program enhances the overall development, is harmonious with, and relates visually to, other signs included in the master sign program, to the structures or developments they identify, and to surrounding development; and

c. That the master sign program accommodates future revisions that may be required because of changes in use or tenants in the development.

6. Revisions to Master Sign Programs. Revisions to a master sign program may be approved by the Director if the intent of the program's original approval is not affected. Revisions to a master sign program that would deviate from the intent of the sign's original approval shall require the approval of a new master sign program.

H. Sign Design Recommendations. While the County does not regulate the message content, or copy, of a sign, the following principles of copy design and layout can enhance the readability and attractiveness of signs and are therefore encouraged.

1. Sign copy should relate only to the name and/or nature of the business or building.

2. Permanent signs that advertise information such as continuous sales, special prices, or include phone numbers, should be avoided.

3. Information on signs should be conveyed briefly or by logo, symbol, or other graphic manner. The intent of the sign should be to increase the readability of the sign and thereby enhance the identity of the business.

I. Sign Maintenance Requirements. A sign that is not properly maintained or is dilapidated shall be deemed a public nuisance, and shall be abated in compliance with Part 6 of Chapter 22.60.

J. Non-conforming Signs.

1. Applicability. The provisions of this subsection shall apply to all nonconforming signs.

a. In addition to all other applicable provisions of this Section 22.46.3012, nonconforming signs shall not be:

i. Modified, relocated, replaced, repaired or re-established unless the sign is brought into conformance with the provisions of this Section 22.46.3012;

ii. Re-built or re-constructed after damage or destruction of more than 50 percent of the replacement value of the sign prior to said damage or destruction.

2. Removal and Amortization Schedule. Any sign which is nonconforming due to the requirements of this Form-Based Code or to the requirements

of Title 22, shall be removed or made to comply with this Form-Based Code within 15 years from the effective date of this Form-Based Code.

22.46.3013 Block and Subdivision Guidelines.

A. Purpose. This section establishes guidelines for maintaining the existing interconnected street and block network in the Plan Area as well as for subdividing blocks into pedestrian-scaled blocks. These guidelines are intended to generate an urban infrastructure of small-scale, walkable blocks defined by an interconnected street network that is punctuated by a variety of public open space types.

B. Applicability. An applicant for any new development that exceeds two acres in area should review and consider the guidelines in this section.

C. Design Objectives and Subdivision Guidelines for Existing Blocks. Each site subject to this section should be designed to:

1. Maintain the existing street network.

2. Enhance circulation and access.

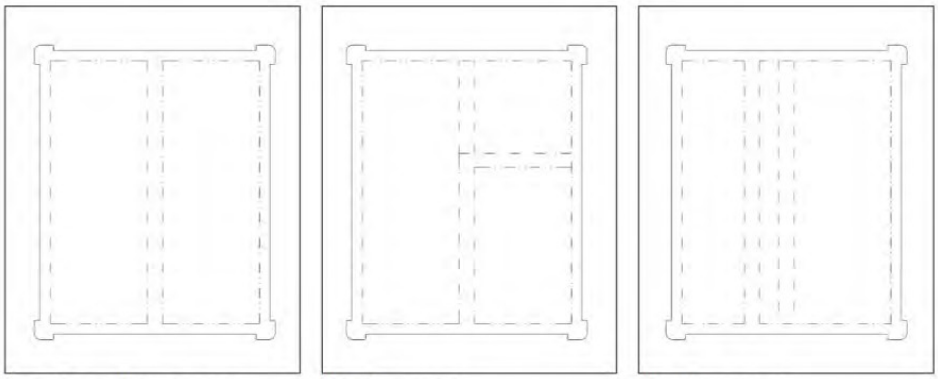
3. Develop lots within the block that facilitate pedestrian-oriented building design.

4. Develop buildings with their entrances facing bordering streets.

D. Existing Right-of-Way and Alley Guidelines.

1. Realignment of Right(s)-of-Way. Existing rights-of-way may be realigned provided that the resulting block and private property meet the guidelines of this section and the applicable building type standards of Section 22.46.3010 of this Form-Based Code.

2. Existing Alley-Access. In all cases, blocks with alleys should maintain alley access. Existing alley-access may be modified through realignment (shift, deflection, etc.) provided the realigned alley results in a minimum of 100 feet of net lot depth on both sides of the realigned alley.



Existing alley access | Realignment - Deflected Alley | Realignment - Shifted Alley

E. Design Objectives and Subdivision Guidelines for New Blocks. Each site should be designed to be divided into smaller blocks with:

1. Internal streets, where appropriate, to connect with off-site streets and/or to create a series of smaller, walkable blocks.

2. Service alleys within the new blocks.

3. Lots established within the block(s) for the purpose of facilitating pedestrian-oriented building design so that buildings can have their main entrances on the front street, rather than the side street.

4. Corner buildings with a frontage on both streets may have entrances on both streets.

F. Proposed New Block Guidelines. The dimensional and required lot width guidelines are summarized below:

1. Orthogonal Block Guidelines. Orthogonal blocks are rectilinear and consist of square or rectangular designs. The following apply to such proposed blocks:

a. Block Length. Orthogonal blocks of various designs and functions are allowed as diagrammed in this section and pursuant to the following guidelines implementation options. Minimum length of the block is 150 feet. Maximum length of the block is 400 feet.

b. Lot Width. All buildings shall be designed to a lot with a minimum width of 50 feet or as allowed by building type, whichever is less. Maximum lot width is 300 feet.

Note: The lot is primarily for design purposes and may be made permanent through the regular process for lot line adjustments, parcel maps and/or tract maps.

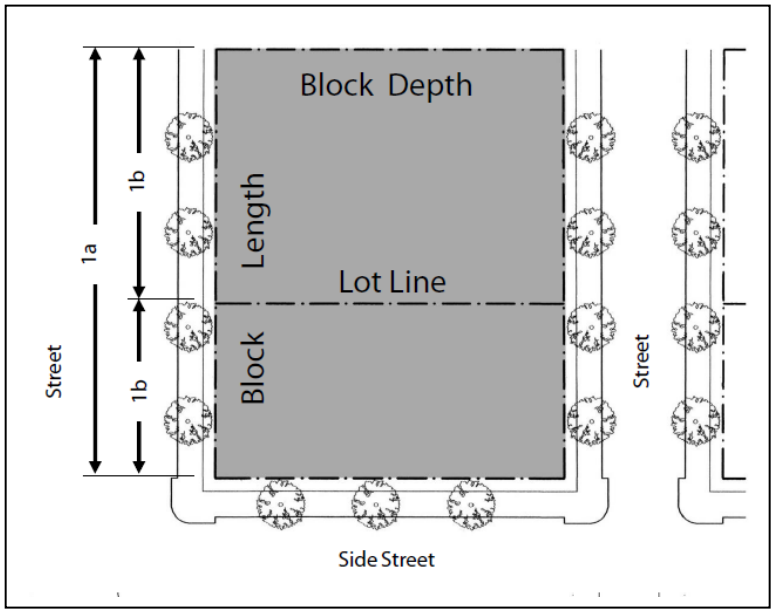


Figure 5 Orthogonal Block Guidelines Diagram

2. Trapezoidal Block Implementation Options. Trapezoidal blocks are irregular in shape and consist of various designs. Blocks of various designs and functions are allowed as identified in the diagram below and pursuant to the following guidelines.

a. Block Length. Minimum length/width of a block is 100 feet. Maximum length of a block is determined by allowing an average of 500 feet for the two longest sides of the block.

b. Block Width. All buildings should be designed with a minimum width of 50 feet or as allowed by building type, whichever is less. Maximum width of a lot is 300 feet.

Note: The lot is primarily for design purposes and may be made permanent through the regular process for lot line adjustments, parcel maps and/or tract maps.

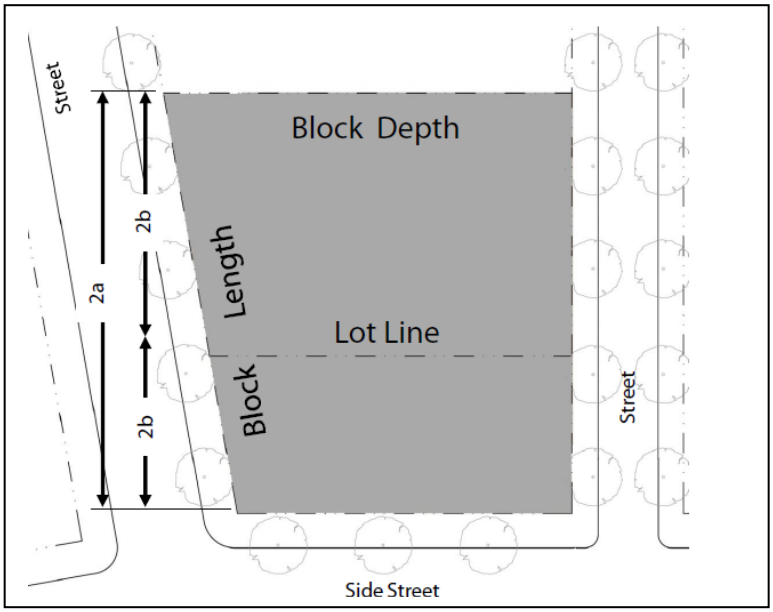


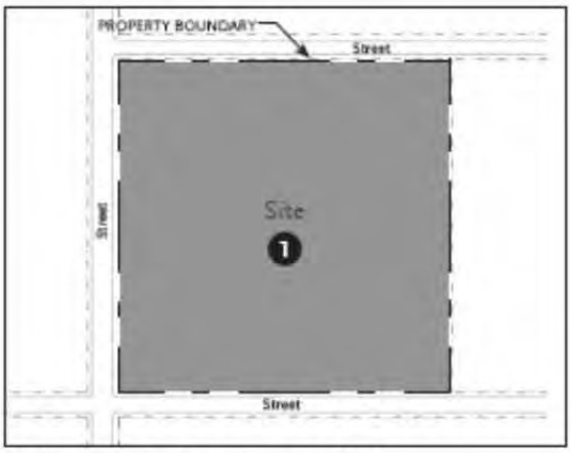
Figure 6 Trapezoidal Block Guidelines Diagram

3. Streets/Rights-of-Way. All blocks should be designed to support a pedestrian-oriented environment pursuant to the goals and policies of the East Los Angeles Third Street Plan.

G. Illustrative Sequence: Applying Subdivision Guidelines to Achieve Pedestrian-Scaled Buildings. The series of diagrams below identifies the sequence of creating and maintaining walkable and multi-modal blocks to be developed in a variety of ways pursuant to the provisions of this Form-Based Code. This information illustrates the

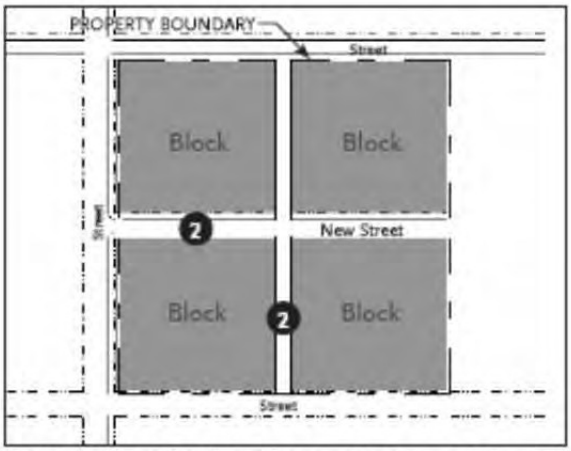
intent of the subdivision guidelines of this Section 22.46.3013, combined with the building type standards of Section 22.46.3010. Title 21 of the Los Angeles County Code provides direction and options regarding subdividing large lots.

Step 1: Existing Site. Sites larger than two acres should be subdivided further to create additional blocks. For sites less than two acres in size the requirements to introduce streets and alleys do not apply.



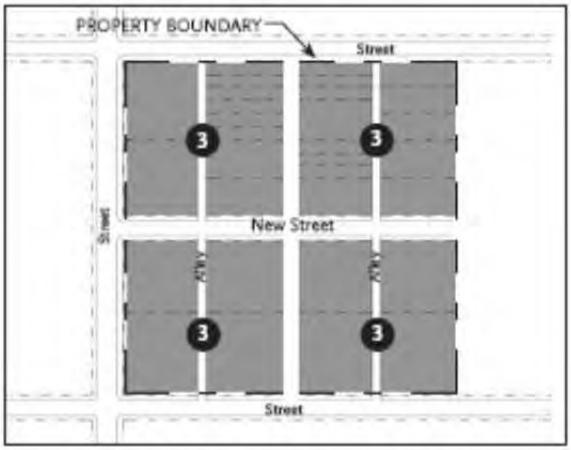
Existing site prior to creating new blocks

Step 2: Introduce Streets. Sites being subdivided into additional blocks should introduce pedestrian-scaled streets and comply with applicable block-size requirements.



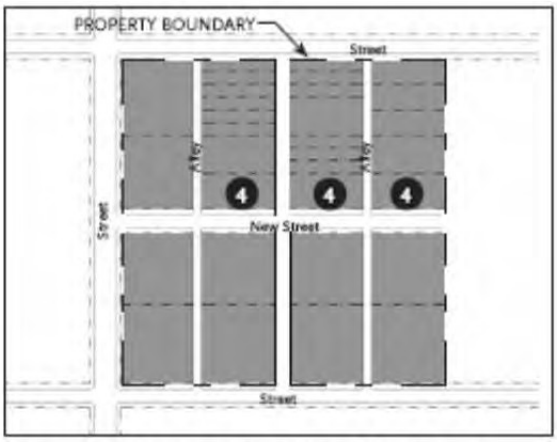
Streets are introduced to acheive pedestrian-scaled environment

Step 3: Introduce Alleys. Vehicular and pedestrian access to blocks and their individual lots is allowed only by alley/lane, side street, or in the case of residential development, via small side drives accessing multiple dwellings. The intent is to maintain the integrity and continuity of the streetscape without interruptions such as driveway access. Therefore, although residential development allows minor interruptions along the primary frontage, the introduction of rear service thoroughfares such as alleys and lanes is required.



Alleys are introduced to provide service and vehicular access

Step 4: Introduce Lots. Based on the type(s) of blocks created and the thoroughfare(s) that they front, for the purposes of design, lot(s) are introduced on each block to accommodate allowable building types. Lots should reflect the minimum area needed to effectively design allowable building types. These lot/lot lines need not be permanent at this initial stage.



Lots are introduced per the width and depth requirements.

Step 5: Introduce Projects. Undertake design of the lots to support building(s) and building configurations for the allowed building types in the applicable Transect Zone. The allowable building types are combined with the allowable frontage types, per the Transect Zone in which the lot is located.

Projects/Buildings are introduced per the applicable requirements:

22.46.3014 Appendix

A. **References**

1. Table 22.46.1987-A, below, identifies outdated references to Title 22 used in the East Los Angeles Third Street Form Based Code and the following equivalent references in this Title 22.

TABLE 22.46.3014-A:REFERENCE KEY TO TITLE 22		
Specific Plan Page No.	***Code Reference in Specific Plan***	***Title 22 Code Reference***
3	22.56.1500, et seq.	Chapter 22.174
	22.56.1540	22.174.050
	22.56.1510.H	22.174.020.H
4, 5, 6	Part 2 of Chapter 22.60	22.222.080
5, 6	Part 4 of Chapter 22.60	Chapter 22.222
5	22.56.1690	22.228.040
5, 7	Part 5 of Chapter 22.60	Chapter 22.242
7	Part 1 of Chapter 22.56	Chapter 22.158
7	22.56.040	22.222.200
16, 19	22.44.510.K	Division 2 "Rural Outdoor Lighting District"
18	22.52.1060.D	22.112.100.E
25	Part 5 of Chapter 22.28	Chapter 22.20
25	Part 2 of Chapter 22.20	Chapter 22.18
27, 29, 31, 33, 35	22.48.210	22.116.040
28, 30, 32, 34, 36, 39-45	22.48.140	22.110.030
38	Part 14 of Chapter 22.40	22.54.660-710
38	Part 9 of Chapter 22.40	Chapter 22.16
54	22.52.810	22.114.050
55	22.52.990	22.114.060
	22.52.910	22.114.160
	22.52.940	22.114.180.C
	22.52.950	22.114.190.A
	22.52.980	22.114.180.A-B
62	Part 6 of Chapter 22.60	Chapter 22.244

2. Unless specified in Subsection A.1 above, all other references to Title 22 are to the current version of Title 22 (Planning and Zoning Code) of the County Code.

B. **Terms.** Table 22.46.1987-B, below, identifies terms used in the East Los Angeles Third Street Form Based Code and the following equivalent terms in this Title 22.

TABLE 22.46.3014-B:TERMS		
Page	***Term in Specific Plan***	***Equivalent Term in Title 22***
3	Director's review	Discretionary Site Plan Review
6, 7, 60, 61	burden of proof	findings
61	parcel	lot