



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

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



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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

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

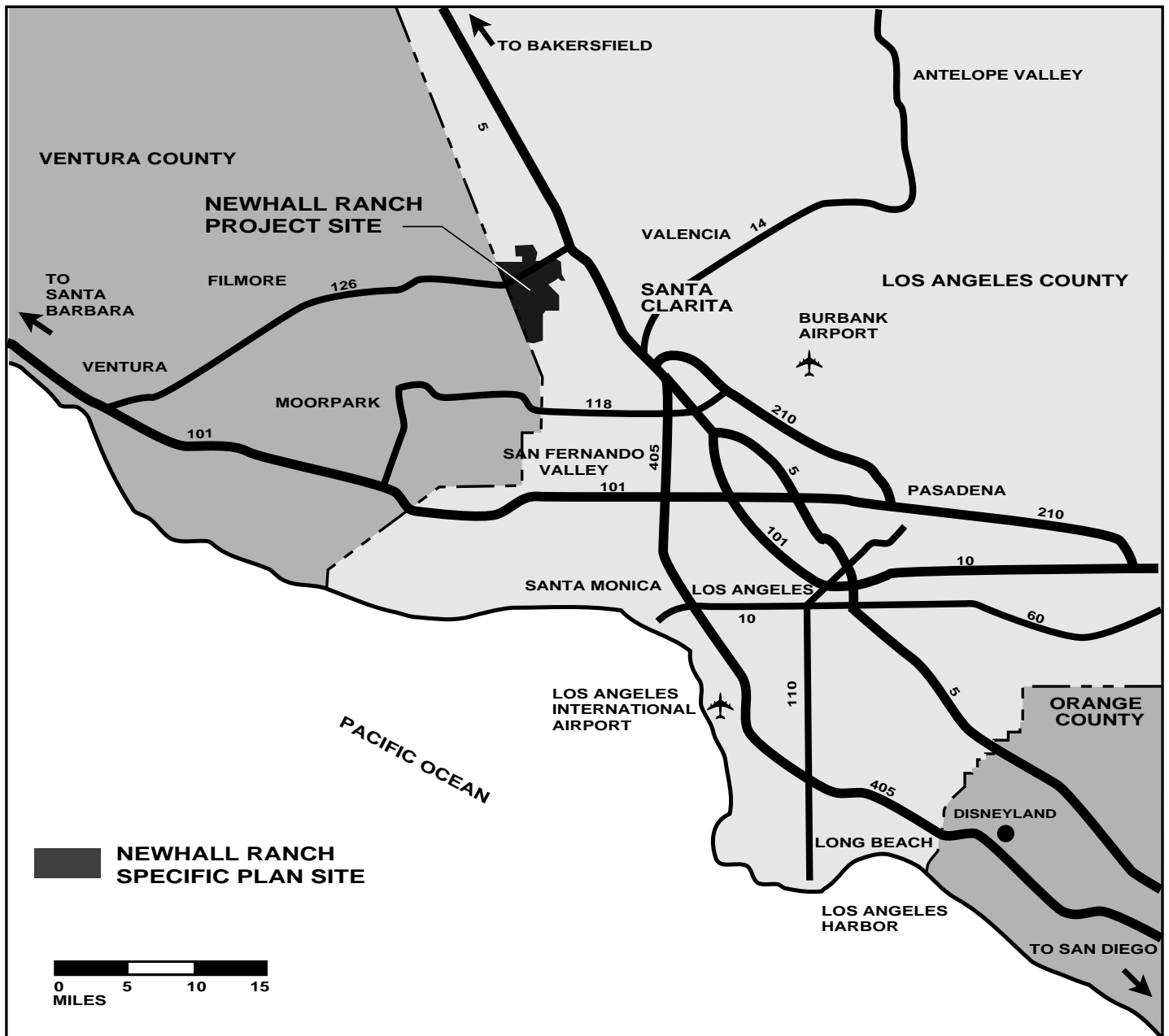
1. Location

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

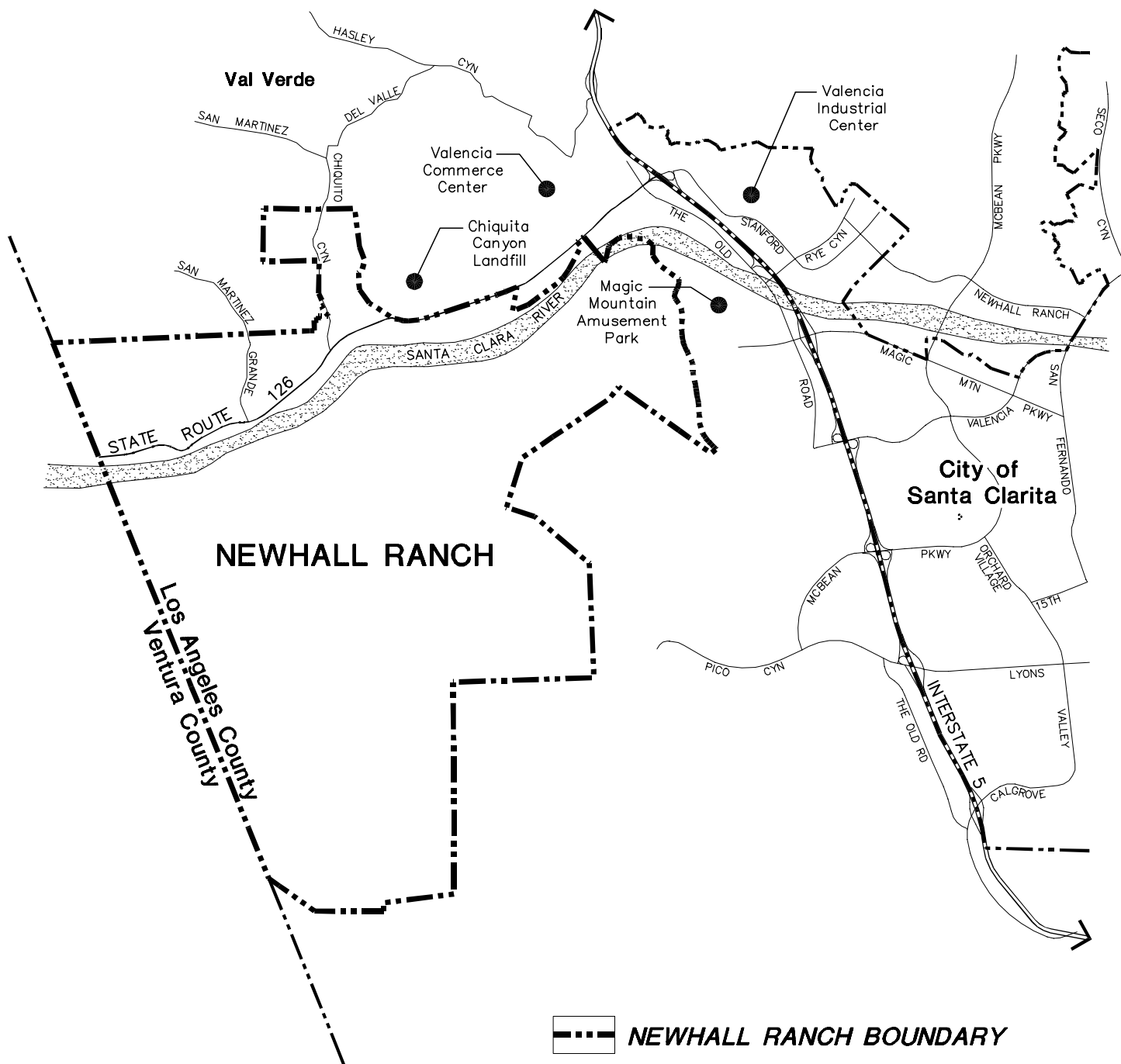
Direct access to the site is provided by State Route 126 which transects *Specific Plan Area* in an east-west direction. The Golden State Freeway (Interstate Highway 5)/SR-126 interchange is located approximately one mile east of the site. San Martinez Grande Road and Chiquito Canyon Road north of SR-126 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 BOUNDARY**

 **CITY OF SANTA CLARITA BOUNDARY**



NEWHALL RANCHTM

SPECIFIC PLAN

Prepared For: **Newhall Ranch Company**

EXHIBIT 1.2-2

VICINITY MAP

Computer Mapping by **KOMA** 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

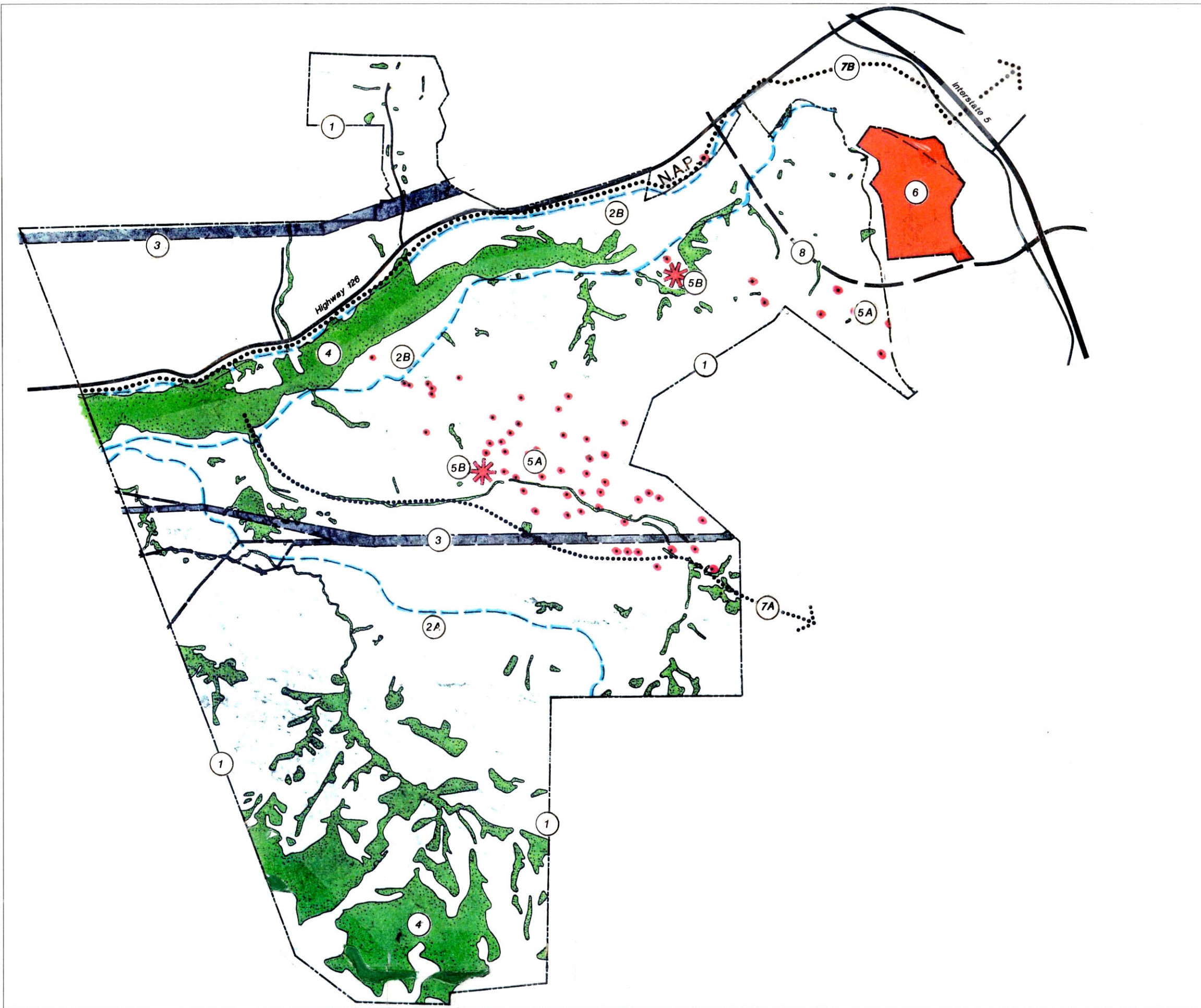
The constraints discussed below are identified by the corresponding number on the Constraints Maps A and B, Exhibits 2.2-1 and 2.2-3. Exhibit 2.2-2 is a separate exhibit which more clearly shows the SEA Boundaries discussed in paragraph 2 below.

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.

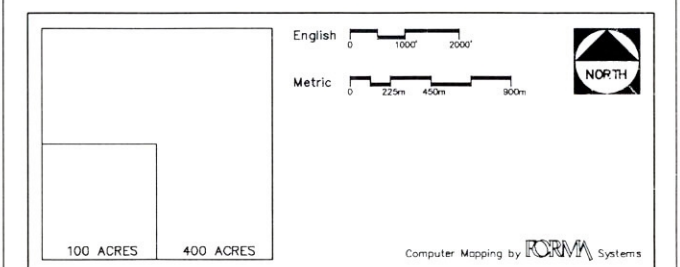
2. Significant Ecological Area (SEA) Boundaries

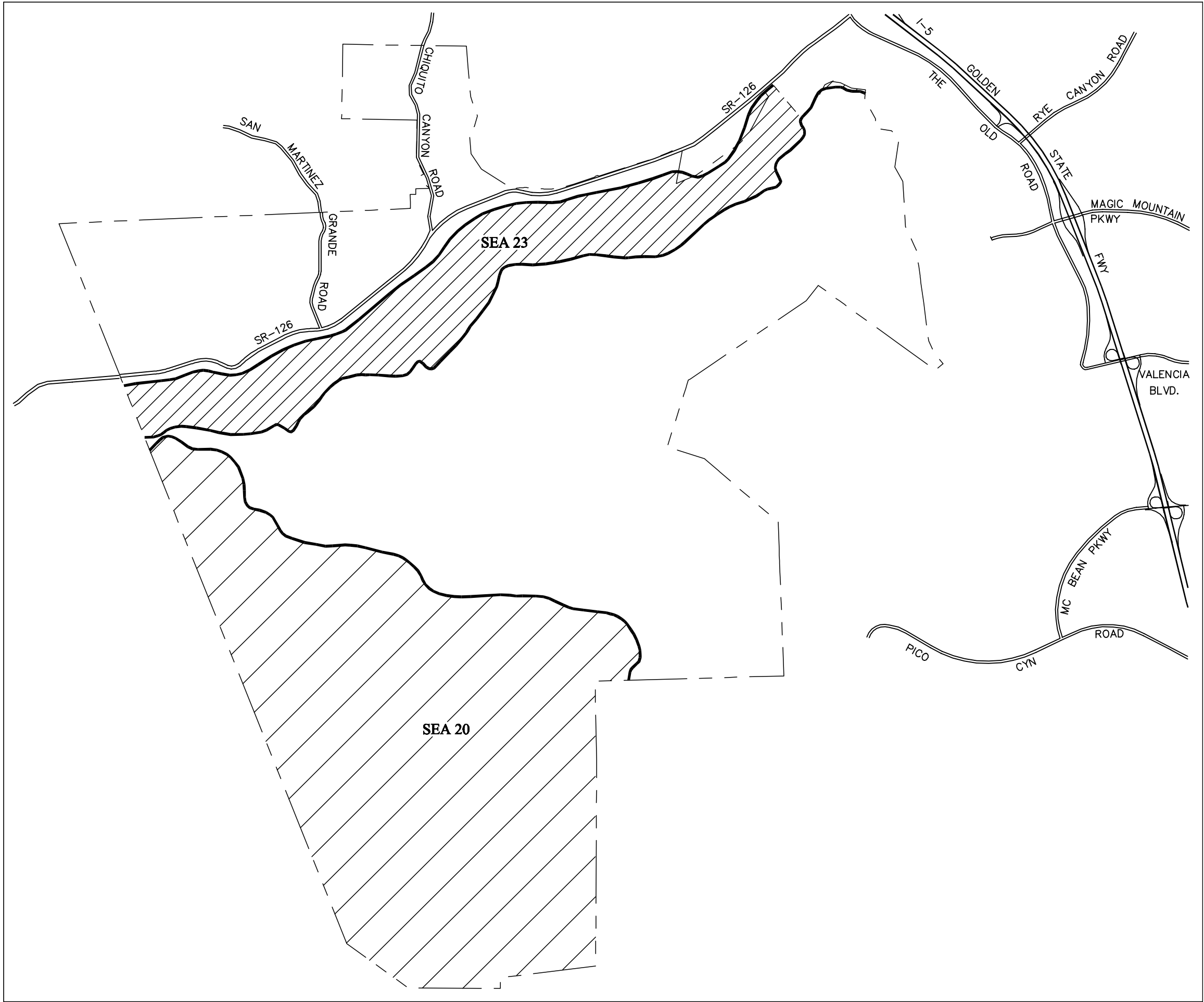
Portions of County Significant Ecological Areas 20 (Santa Susana Mountains) and 23 (Santa Clara River) are located within the *Specific Plan Areas*, as shown on Exhibit 2.2-2, Significant Ecological Areas Map. The Los Angeles County General Plan established SEAs in order "to preserve the County's





LEGEND

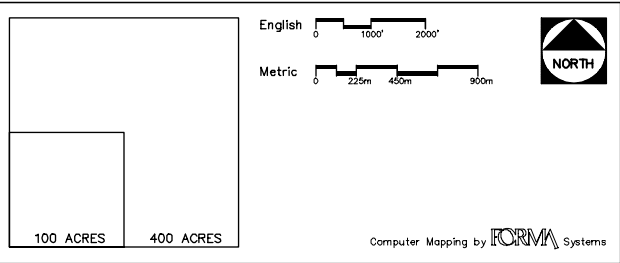
- 1** PROJECT BOUNDARY
- 2** SIGNIFICANT ECOLOGICAL AREA BOUNDARIES
 - 2A** S.E.A. #20 SANTA SUSANA MOUNTAINS
 - 2B** S.E.A. #23 SANTA CLARA RIVER
- 3** SIGNIFICANT ENCUMBRANCES AND EASEMENTS
- 4** SENSITIVE VEGETATION/HABITAT ZONES
- 5** OIL AND NATURAL GAS OPERATIONS
 - 5A** OPERATIONAL SITES (●)
 - 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





L E G E N D

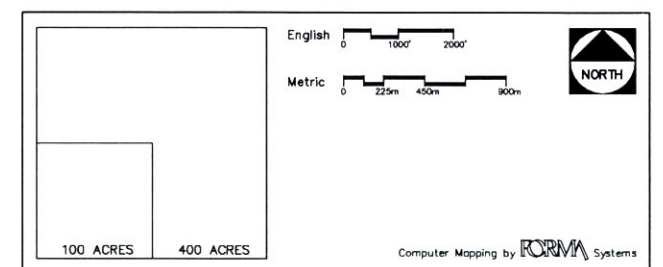
-  **SIGNIFICANT ECOLOGICAL AREA #20
SANTA SUSANA MOUNTAINS**
-  **SIGNIFICANT ECOLOGICAL AREA #23
SANTA CLARA RIVER**





LEGEND

- 9 MAJOR DRAINAGES**
 - 9A BLUE LINE STREAMS (Blue Line Stream)
 - 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 (see map)
- 12 CHIQUITA CANYON LANDFILL**



2.2 DESIGN CONSTRAINTS AND OPPORTUNITIES

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.

2.2 DESIGN CONSTRAINTS AND OPPORTUNITIES

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.

2.2 DESIGN CONSTRAINTS AND OPPORTUNITIES

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.

2.2 DESIGN CONSTRAINTS AND OPPORTUNITIES

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.

2.2 DESIGN CONSTRAINTS AND OPPORTUNITIES**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)

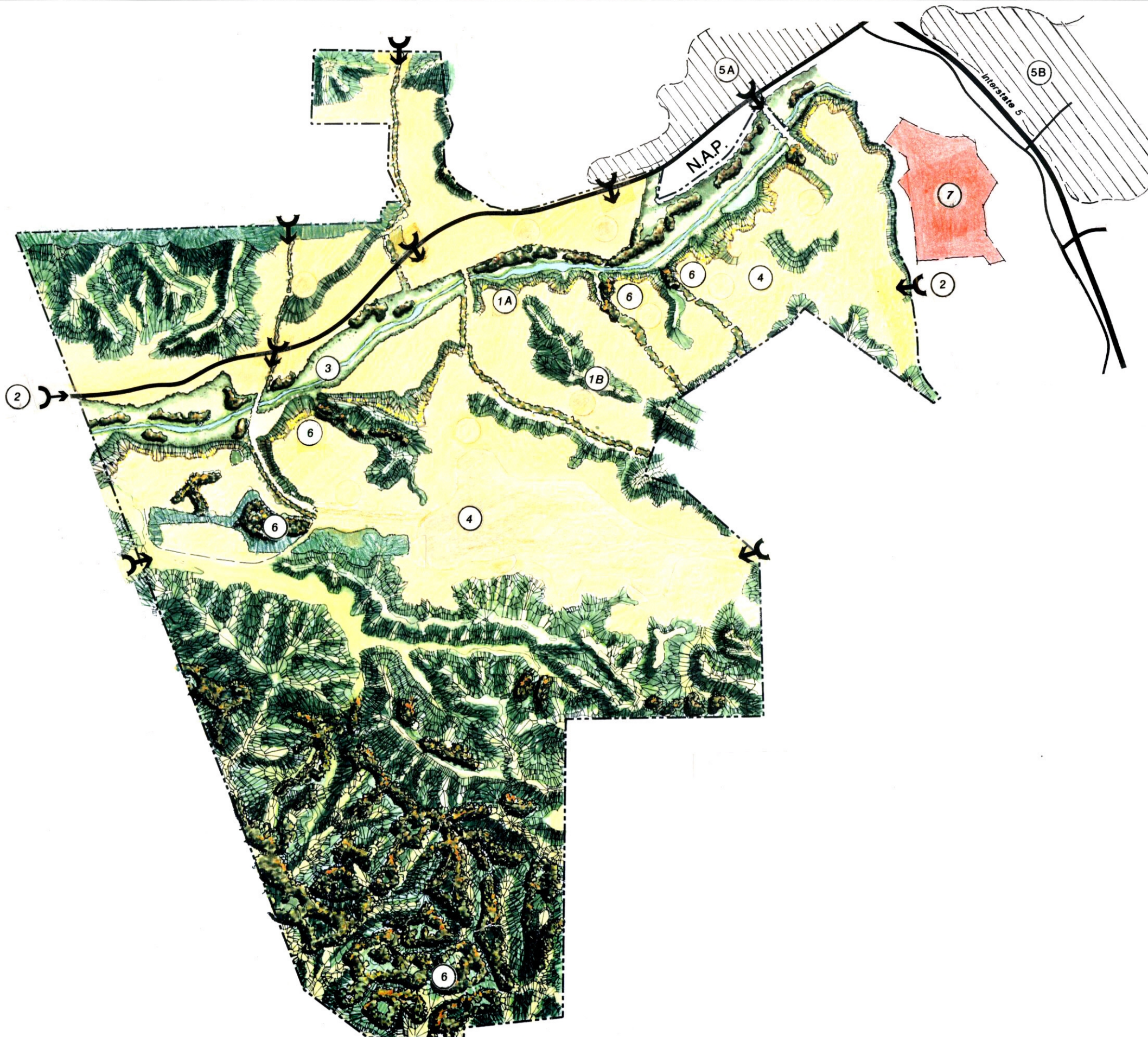
The *Specific Plan Area* was found to have a very low density of archaeological remains, with site locations closely conforming to the expectations derived from the archival records search. With only two exceptions, identified sites are concentrated along the Santa Clara River. A total of eight prehistoric 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.

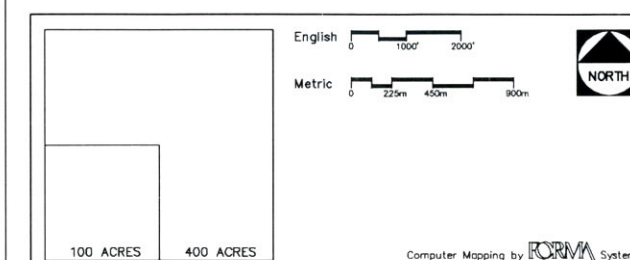
1. Topography

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).



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**



2.2 DESIGN CONSTRAINTS AND OPPORTUNITIES

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*.

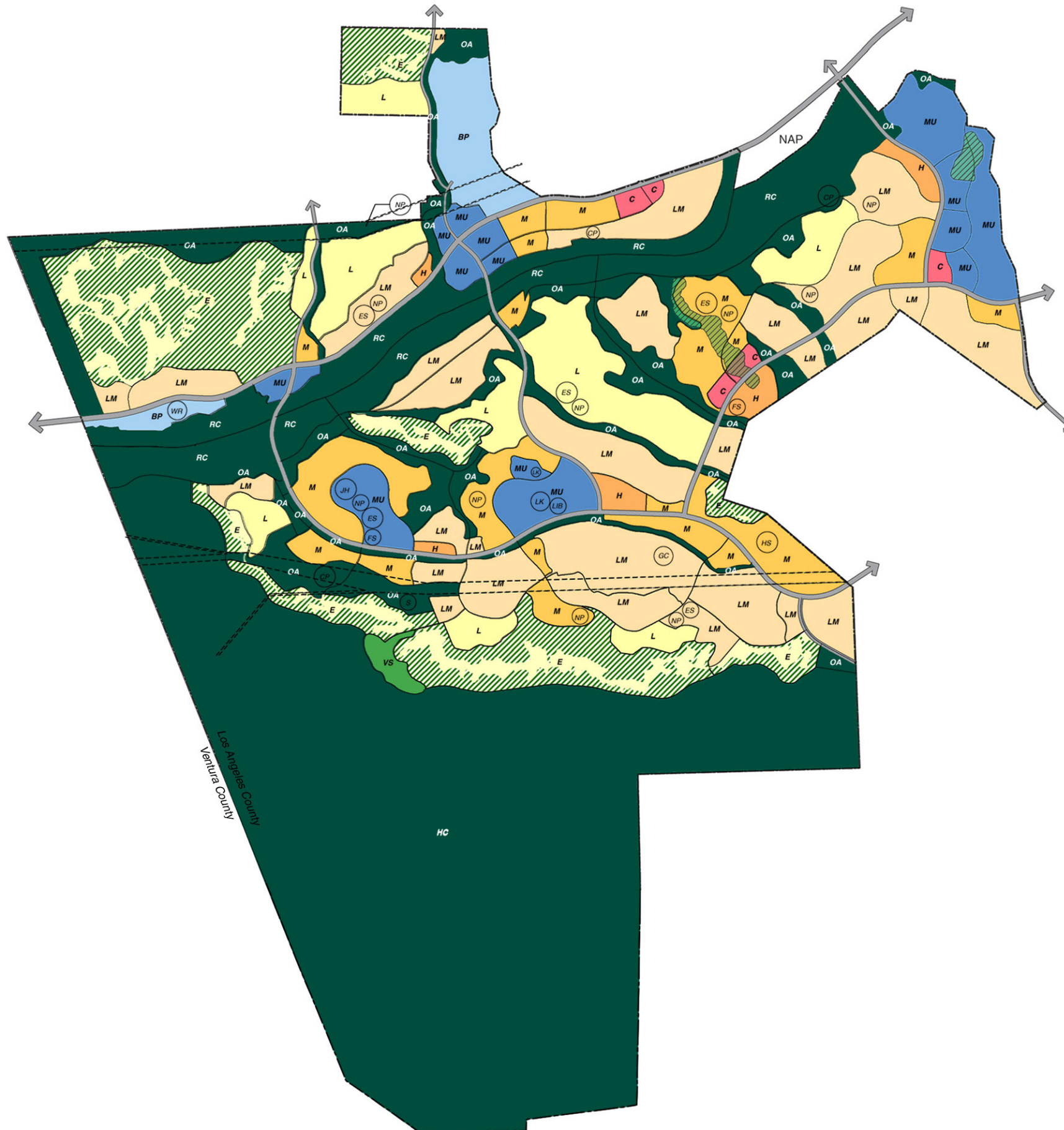
The Land Use Plan describes the Newhall Ranch Specific Plan *land use designations* which include Mixed-Use, Commercial, Business Park, Visitor-Serving, *Open Area*, two *Special Management Areas*, and five types of Residential; all linked by a comprehensive system of roadways and trails. *Land use overlays* 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).

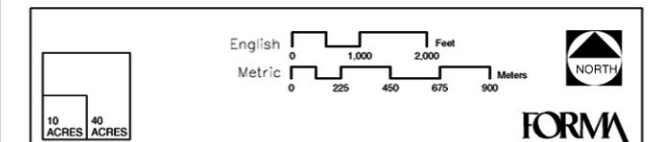


Exhibit 2.3-1
LAND USE PLAN

TABLE 2.3-1

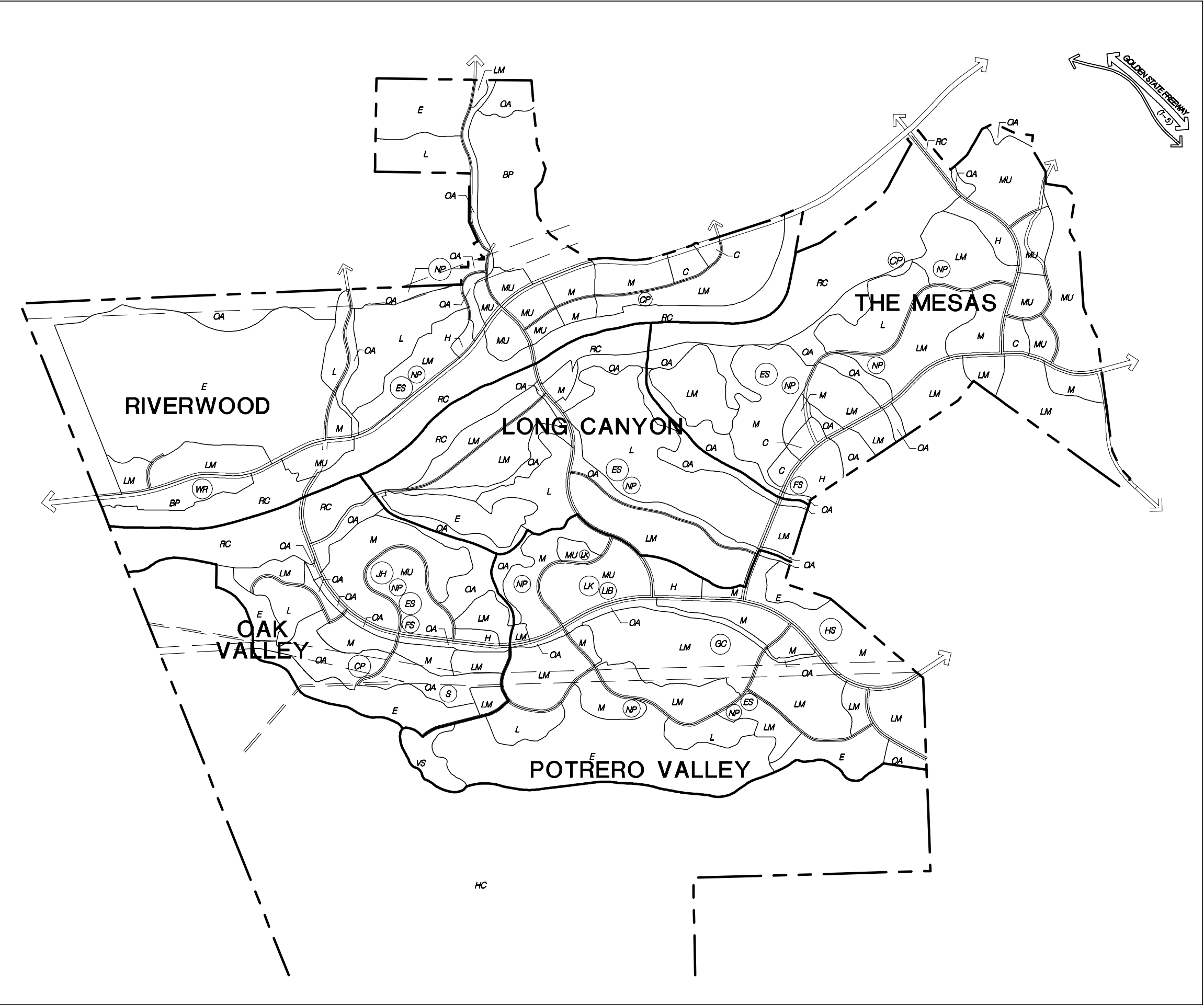
OVERALL LAND USE PLAN STATISTICAL TABLE

Newhall Ranch Specific Plan

LAND USES	Gross Acres	Dwelling Units	Second Units ¹	Approx. Acre Allocation	
				Land Use Overlays	
Residential:					
Estate ¹	1,324.0	423	423	10 Neighborhood Parks	50 ac
Low	744.4	671		5 Elementary Schools	35 ac
Low-Medium	1,781.7	6,000		1 Junior High School	25 ac
Medium	841.0	7,371		1 High School	45 ac
High	121.8	2,319		1 Golf Course	180 ac
Subtotal	4,812.9	16,784	423	2 Fire Stations	2 ac
				1 Library	2 ac
Mixed-Use and Non-Residential:				1 Water Recl. Plant	15 ac
Mixed-Use ²	628.7	4101		1 Lake	15 ac
Commercial	67.2			3 Community Parks	181 ac
Business Park	248.6			1 Electrical Substation	2 ac
Visitor Serving	36.7			Arterial Roads	331 ac
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			

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

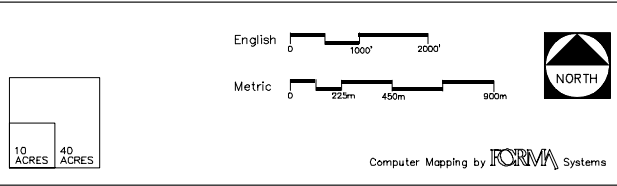
Prepared For: Newhall Ranch Company

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



**EXHIBIT 2.3-2
VILLAGE PLAN**

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 *SMA*s 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 *SMA*s 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 *SMA*s 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.

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

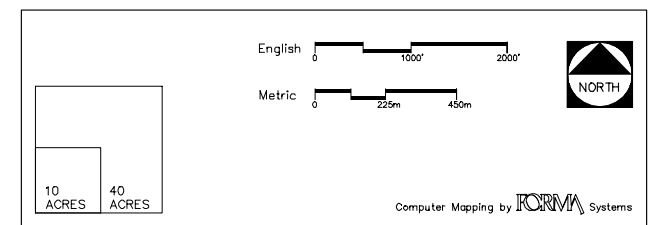


EXHIBIT 2.3-3
RIVERWOOD VILLAGE PLAN

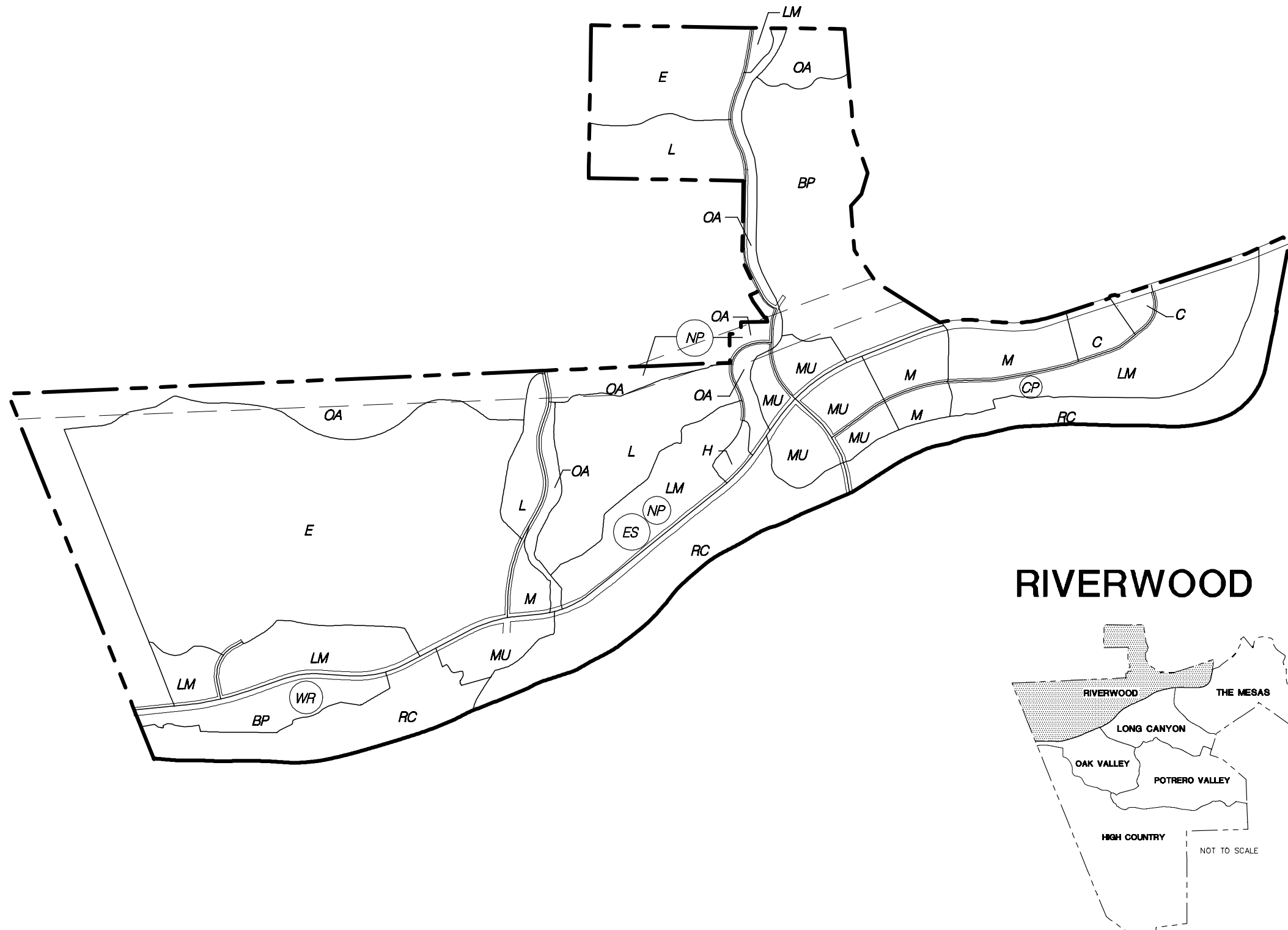


TABLE 2.3-2

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.

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

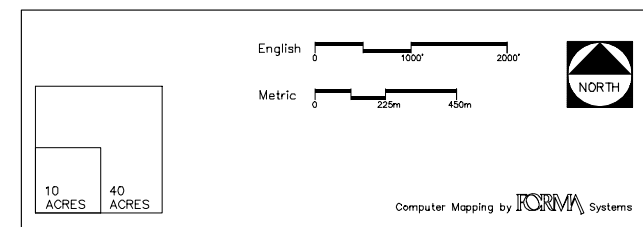
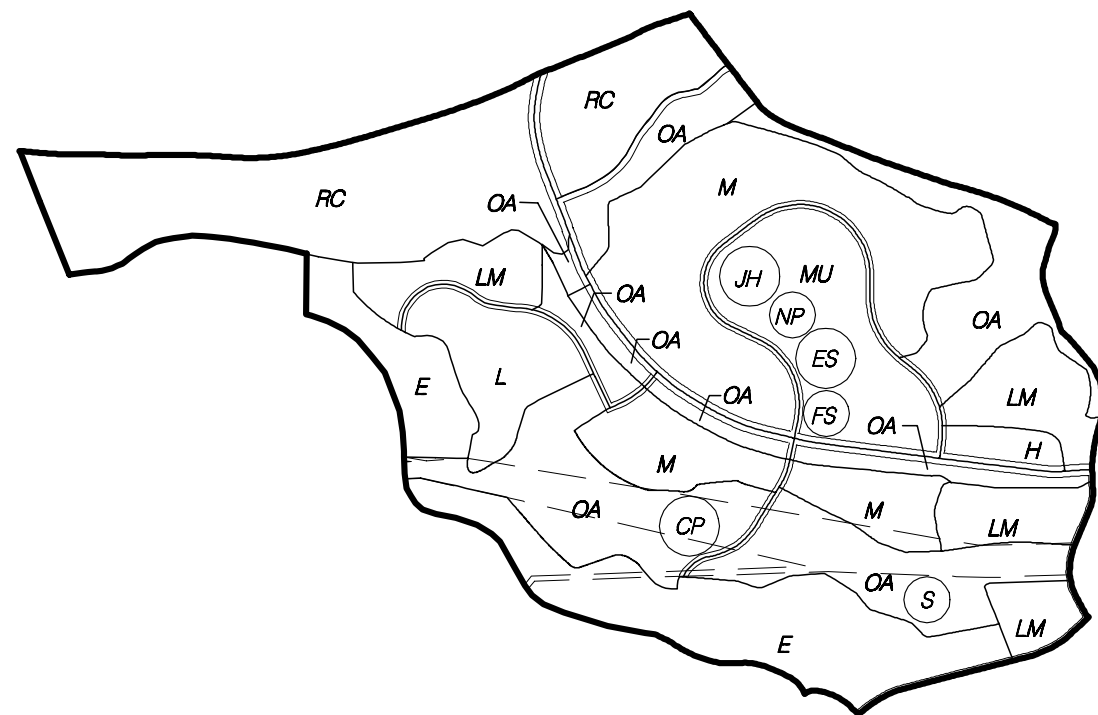


EXHIBIT 2.3-4
OAK VALLEY VILLAGE PLAN



OAK VALLEY

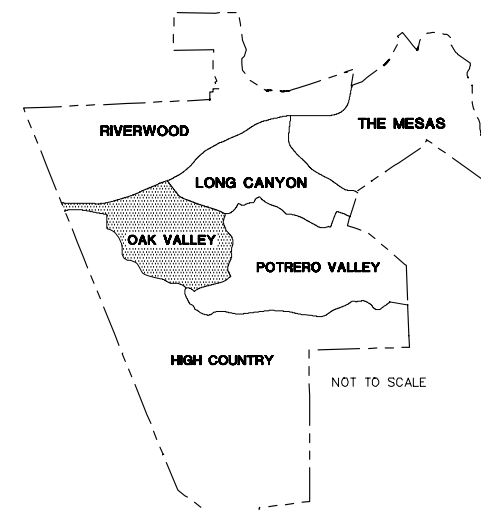


TABLE 2.3-3

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.

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):

	COMMUNITY PARK
	NEIGHBORHOOD PARK
	ELEMENTARY SCHOOL
	JUNIOR HIGH SCHOOL
	HIGH SCHOOL
	LIBRARY
	GOLF COURSE
	COMMUNITY LAKE
	FIRE STATION
	ELECTRICAL SUBSTATION
	WATER RECLAMATION PLANT

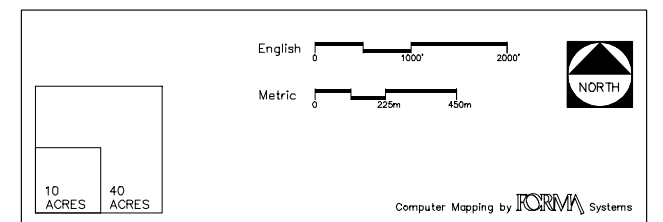
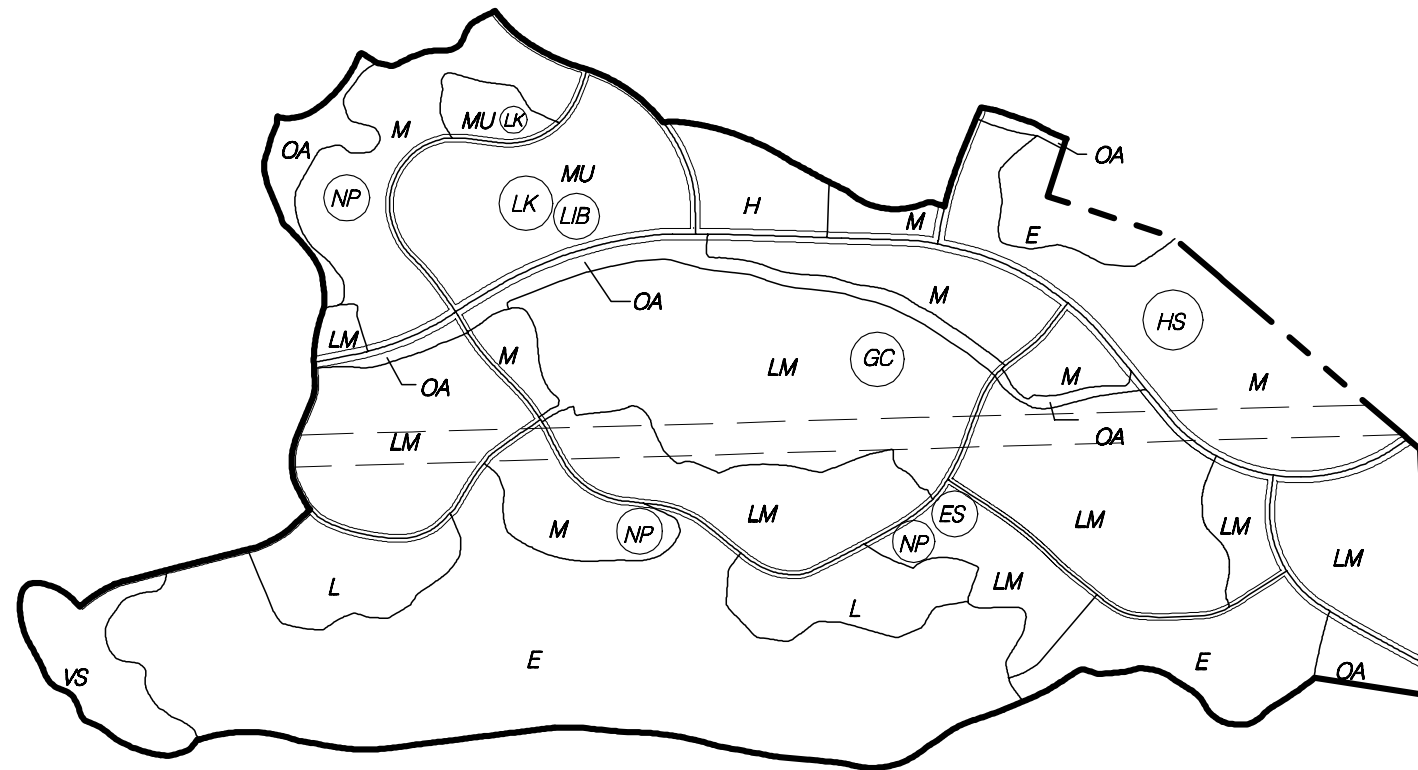


EXHIBIT 2.3-5 POTRERO VALLEY VILLAGE PLAN



POTRERO VALLEY

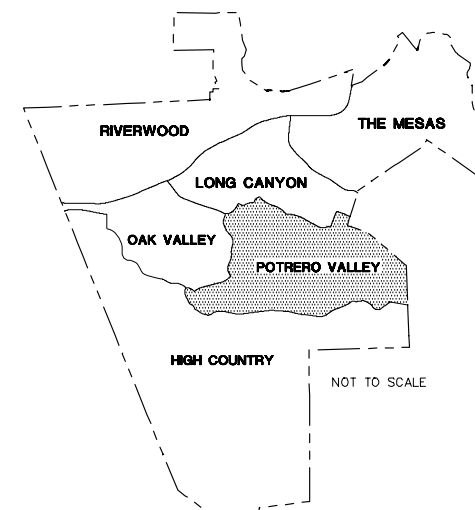


TABLE 2.3-4

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.

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):	
	COMMUNITY PARK
	NEIGHBORHOOD PARK
	ELEMENTARY SCHOOL
	JUNIOR HIGH SCHOOL
	HIGH SCHOOL
	LIBRARY
	GOLF COURSE
	COMMUNITY LAKE
	FIRE STATION
	ELECTRICAL SUBSTATION
	WATER RECLAMATION PLANT

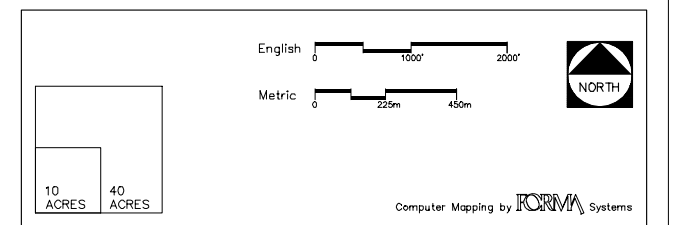
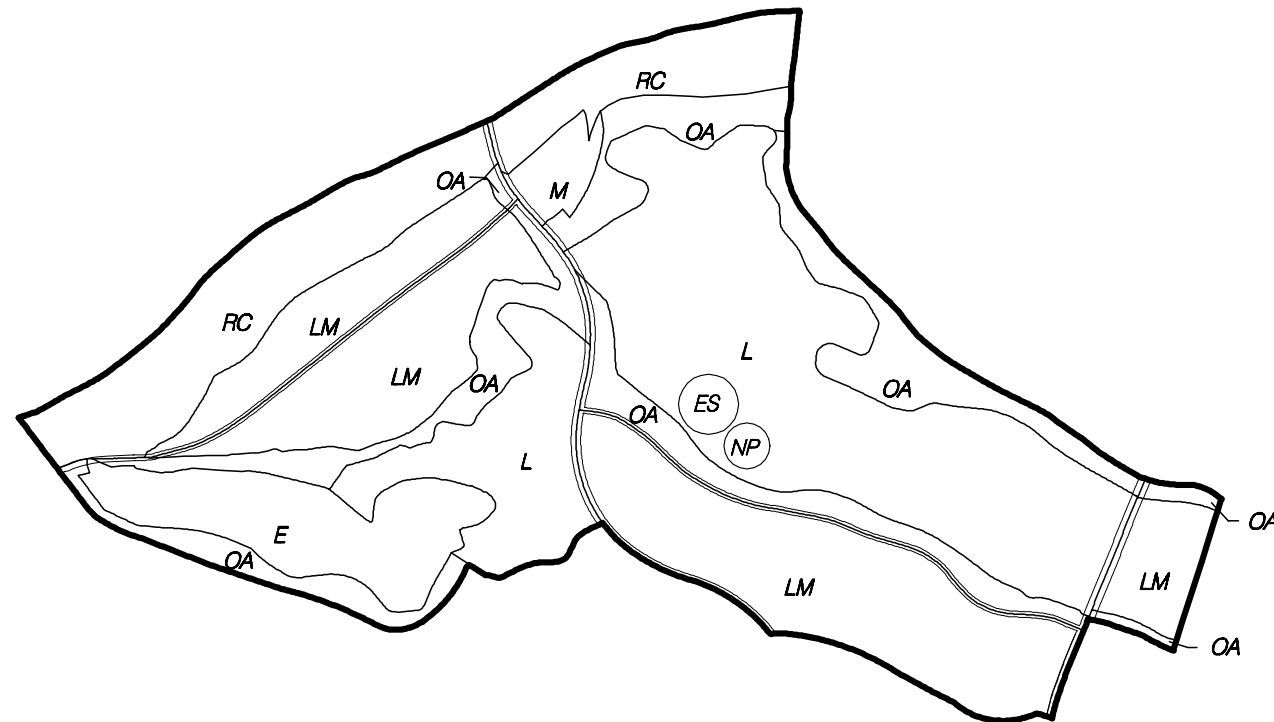


EXHIBIT 2.3-6
LONG CANYON VILLAGE PLAN



LONG CANYON

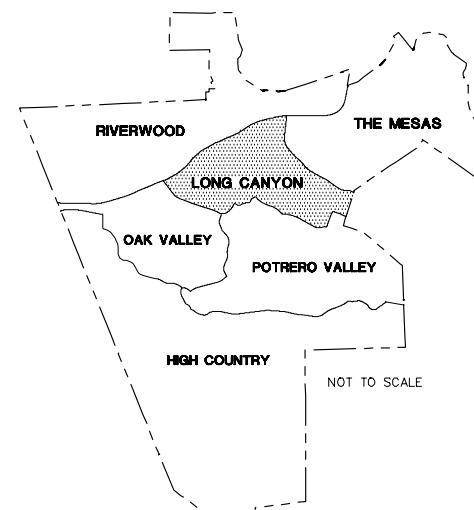


TABLE 2.3-5

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.

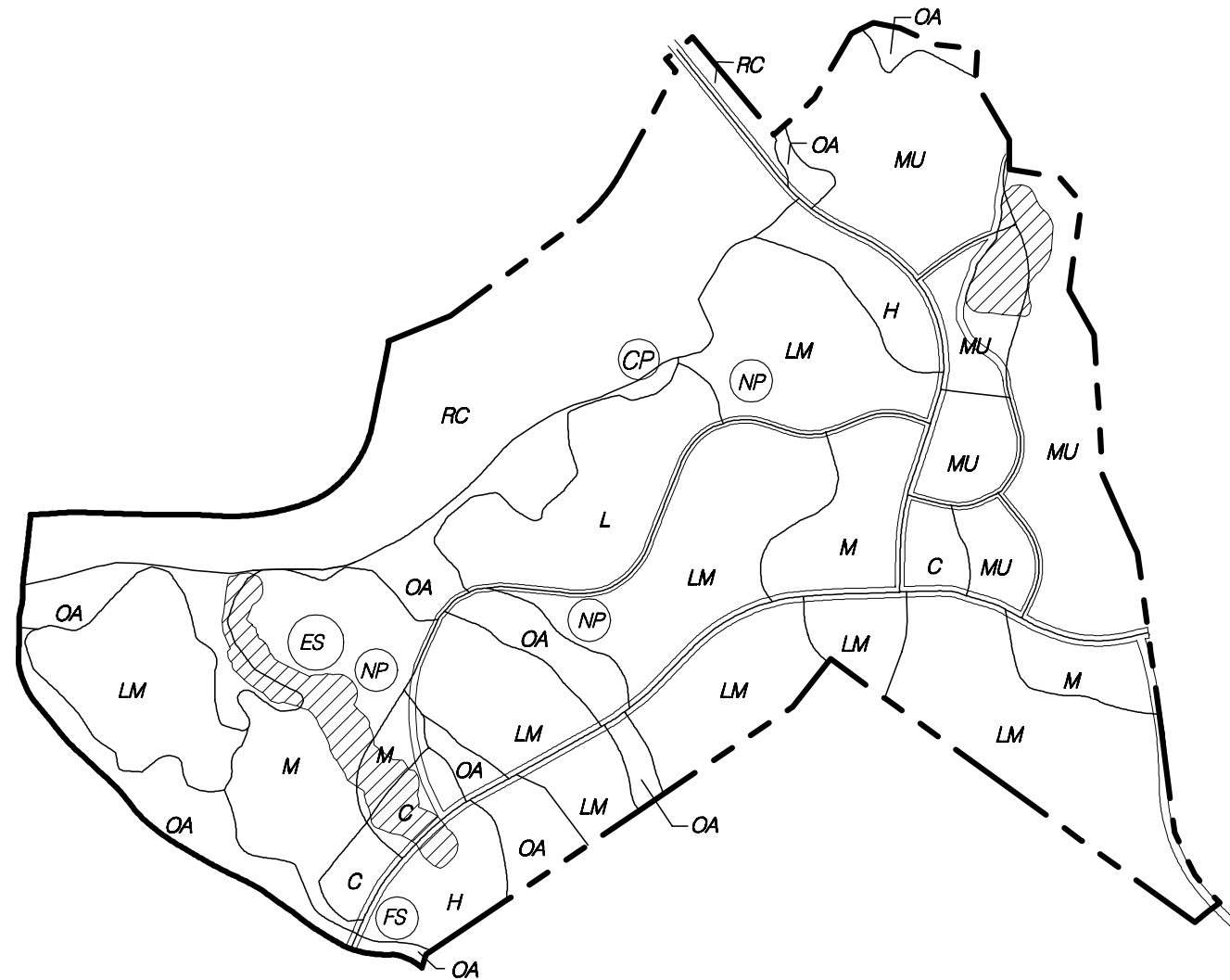
- (d) **Public Facilities/Recreation/Open Area:** The recreation and *Open Area* planned for Long Canyon focuses on its central, linear greenbelt and creekside Local Trail, which connects to the Long Canyon Road and Community Trail and provides access and a continuous link to the River Corridor Local 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

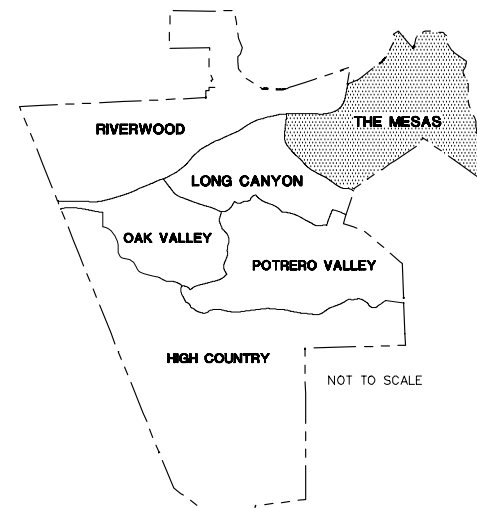
(1) Character

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



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).

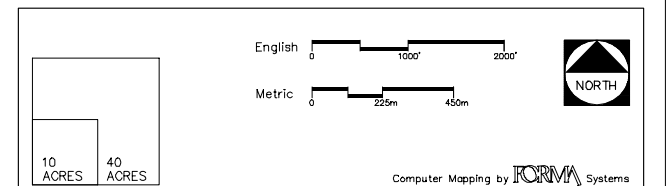


EXHIBIT 2.3-7 THE MESAS VILLAGE PLAN

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*.

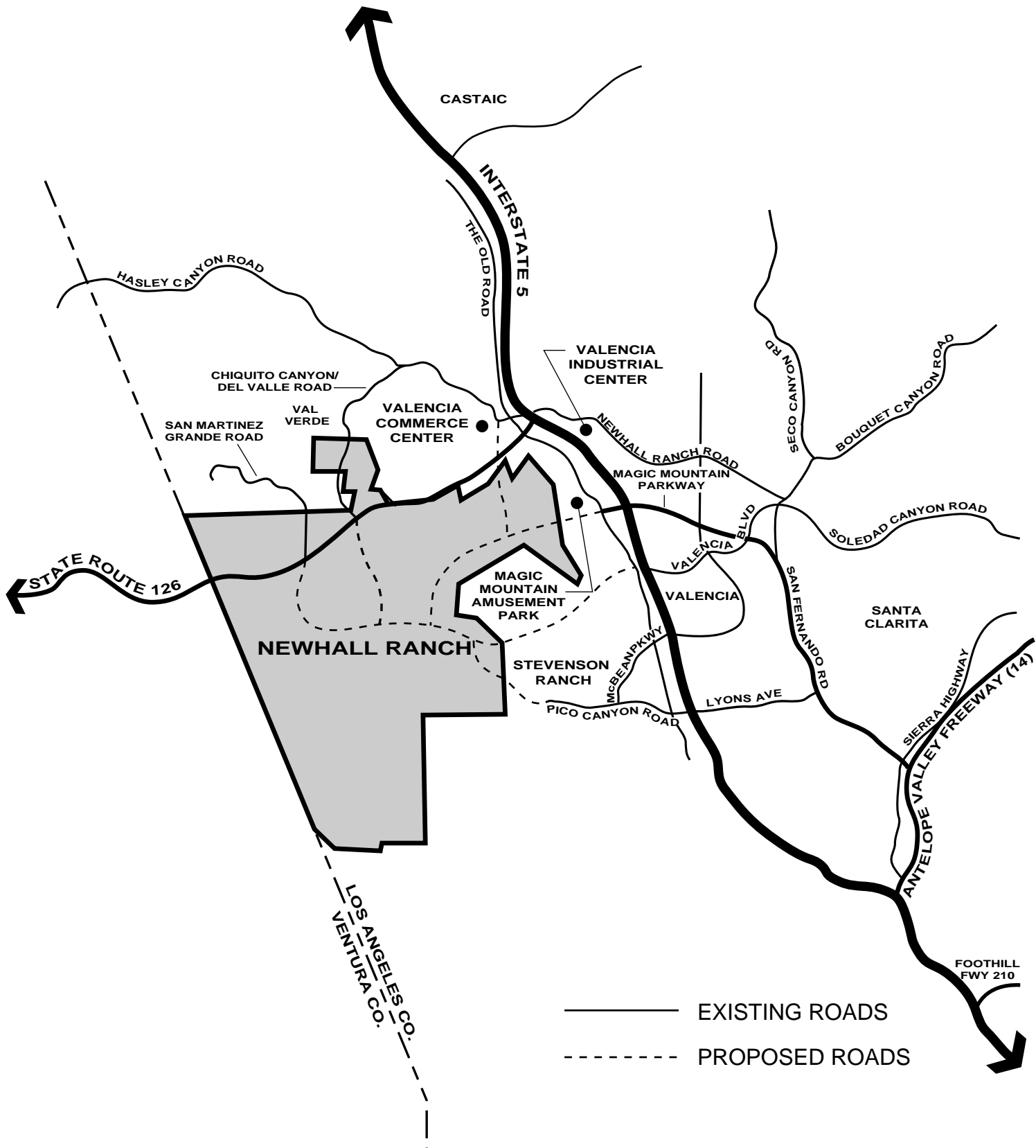
2. Roadways

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.

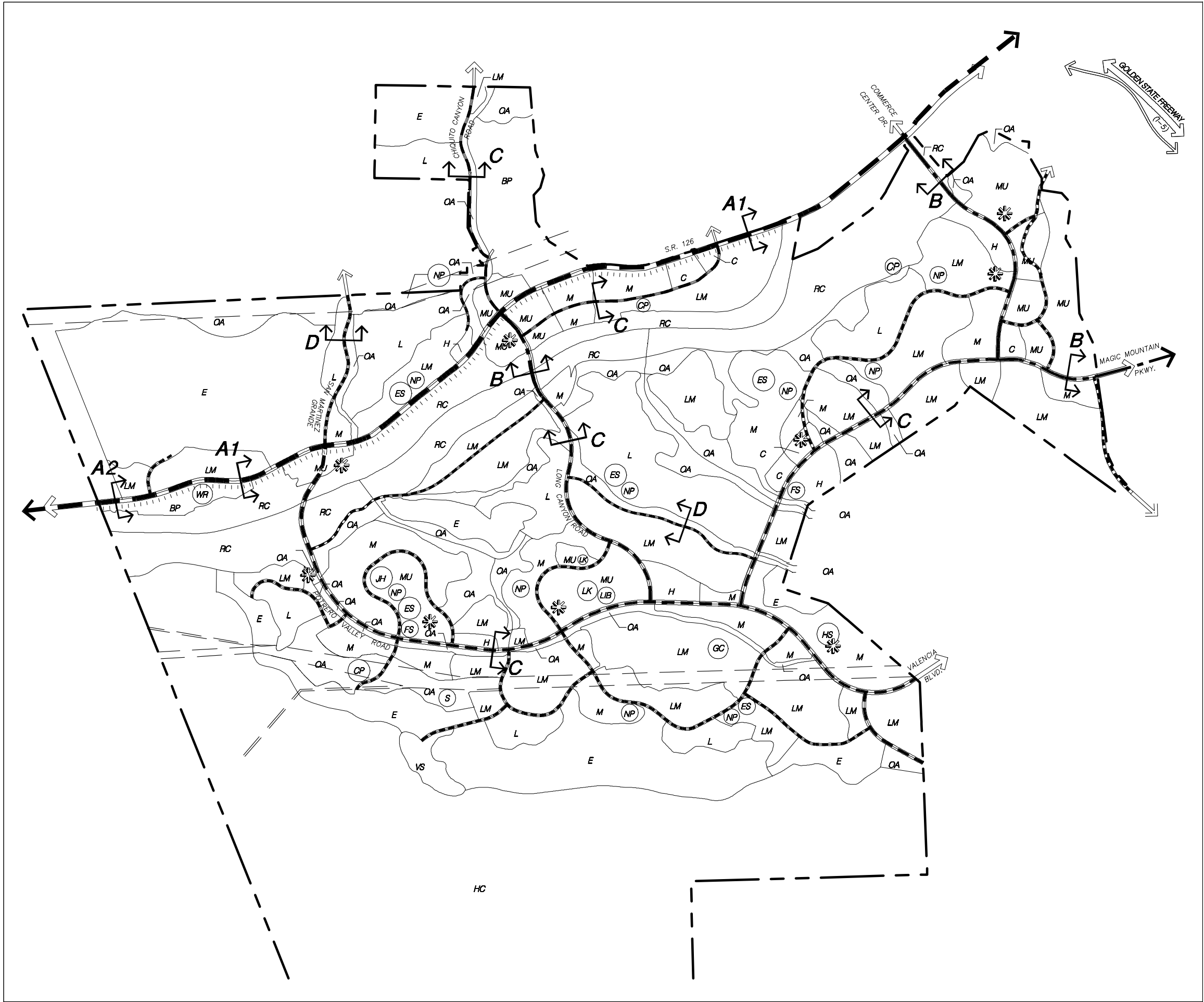
d. Specific Plan Roadway Network

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.





LEGEND


- 

STATE HIGHWAY
- 

MAJOR HIGHWAY
- 

SECONDARY HIGHWAY
- 

COLLECTOR
- 

POSSIBLE FUTURE COLLECTOR ALIGNMENT
- 

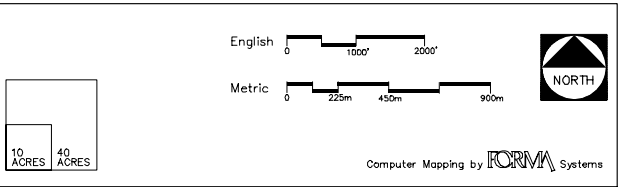
BUS PULL-IN

STREET SECTIONS

- SECTIONS A1 & A2

EXHIBIT 2.4-3
- SECTIONS B, C & D

EXHIBIT 2.4-4



- (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

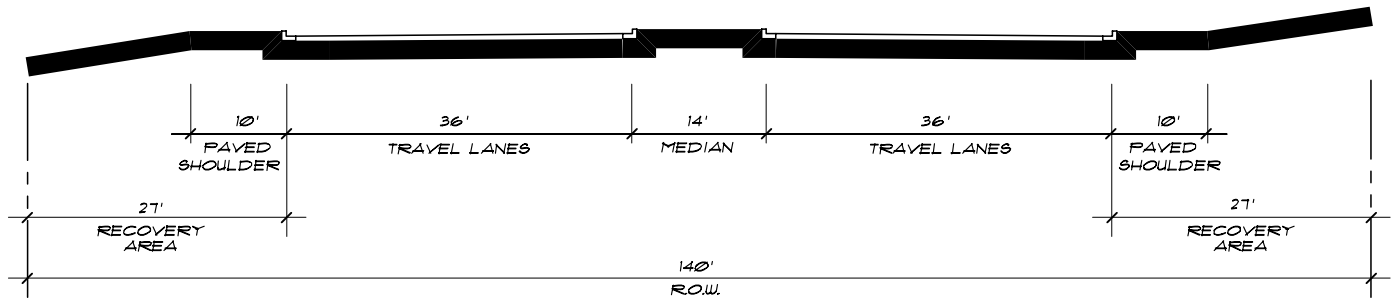
The Newhall Ranch hierarchy of roads is designed to correspond to the Los Angeles County Subdivision Planning and Zoning Code, Chapter 21.24 with the exception of State Route-126, which is designed consistent with Caltrans standards. Roads designated in the Master Circulation Plan are set forth in Roadway 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.

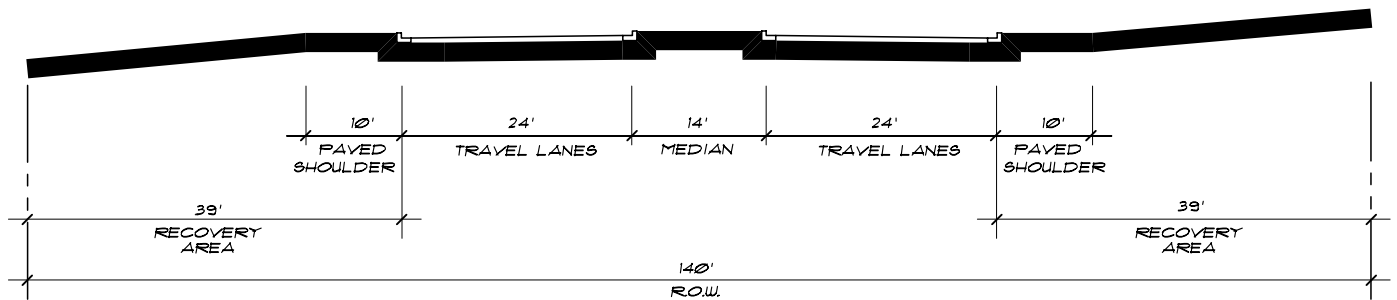
Major Highways within Newhall Ranch are designed to the County standard section with landscaped medians. Secondary Highways are modified from County standards to include a landscaped median, adding 14 feet to the standard 80 foot ROW for a total 94-foot ROW.

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'



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SPECIFIC PLAN

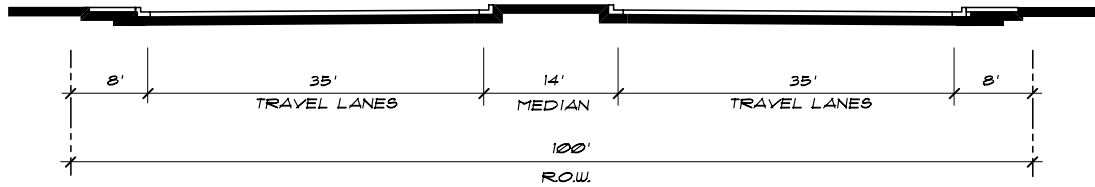
Prepared For: Newhall Ranch Company

EXHIBIT 2.4-3 ROADWAY SECTIONS A1 & A2

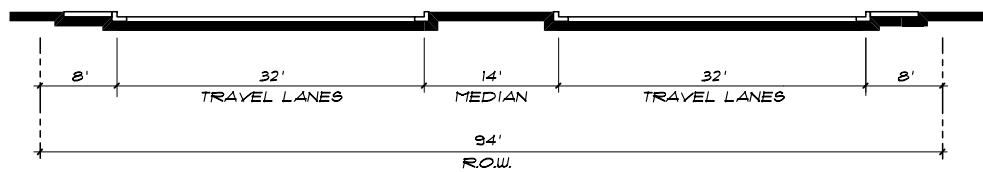
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MAY 2003

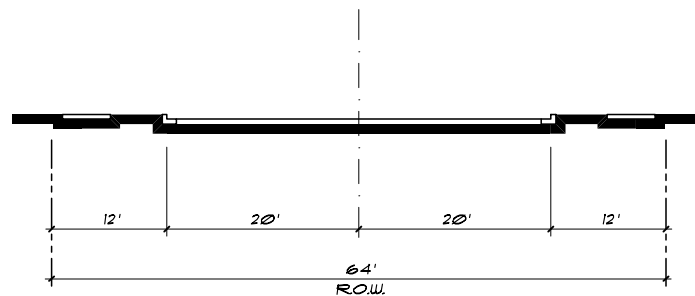
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SECTION B - MAJOR HIGHWAY



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 **KONVA** Systems

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3. Trails

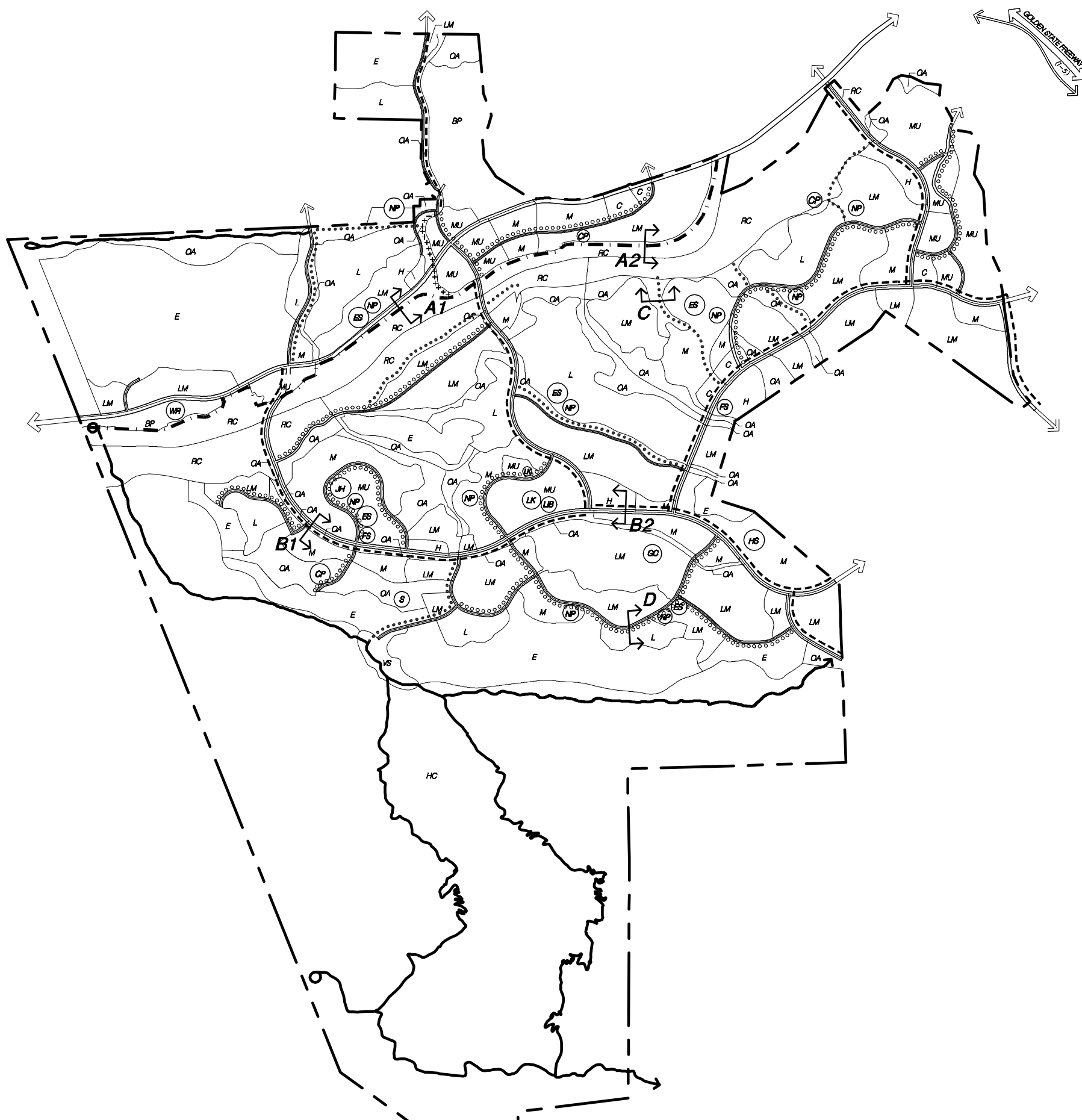
The Master Trails Plan, Exhibit 2.4-5, encompasses a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan Area* and provides potential connections to regional trail systems within the Santa Clarita Valley. The network will extend the existing planned regional trails 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 *SMA*s 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

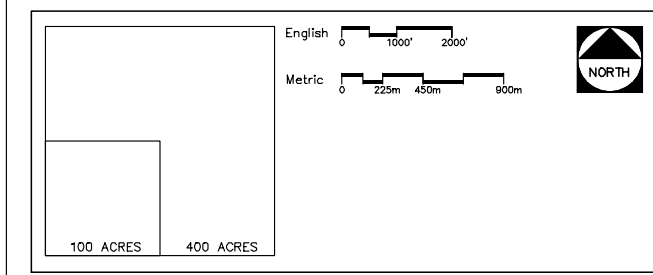
The Regional River Trail is located on the north side of the Santa Clara River and extends from the Castaic Creek to the western site boundary. This trail represents an important recreational feature of the *Specific Plan*, allowing both active and passive enjoyment of the Santa Clara River. The design of the Regional River Trail accommodates a combined pedestrian/bicycle/equestrian trail (see Exhibit 2.4-6).

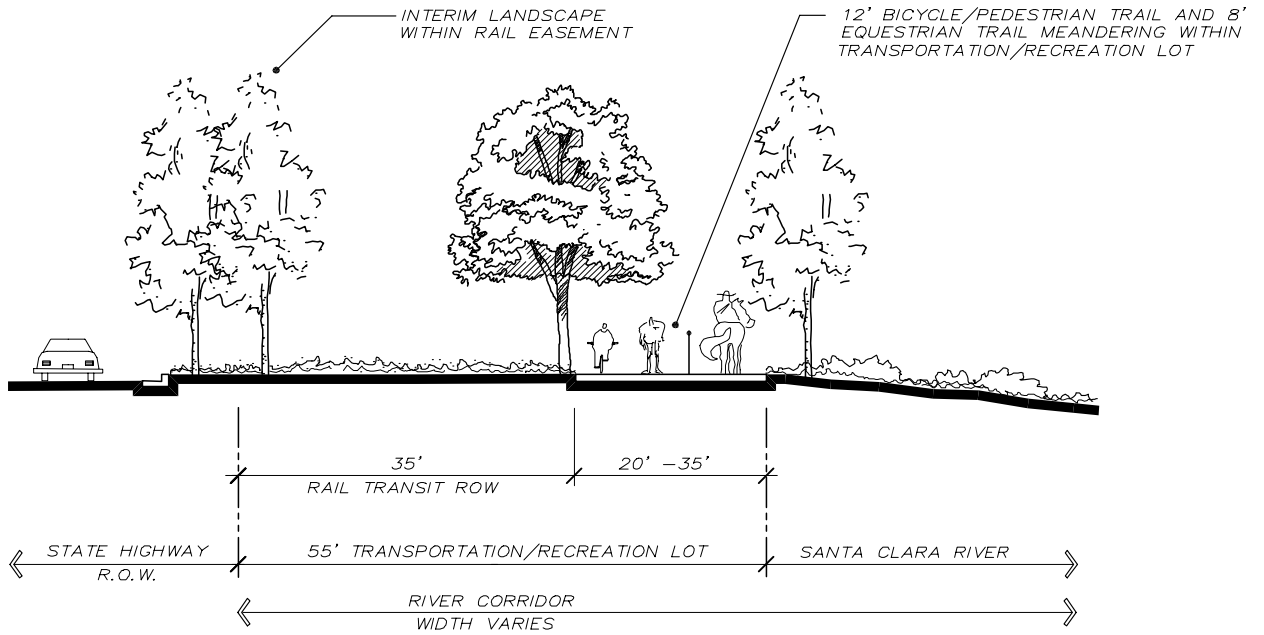


LEGEND

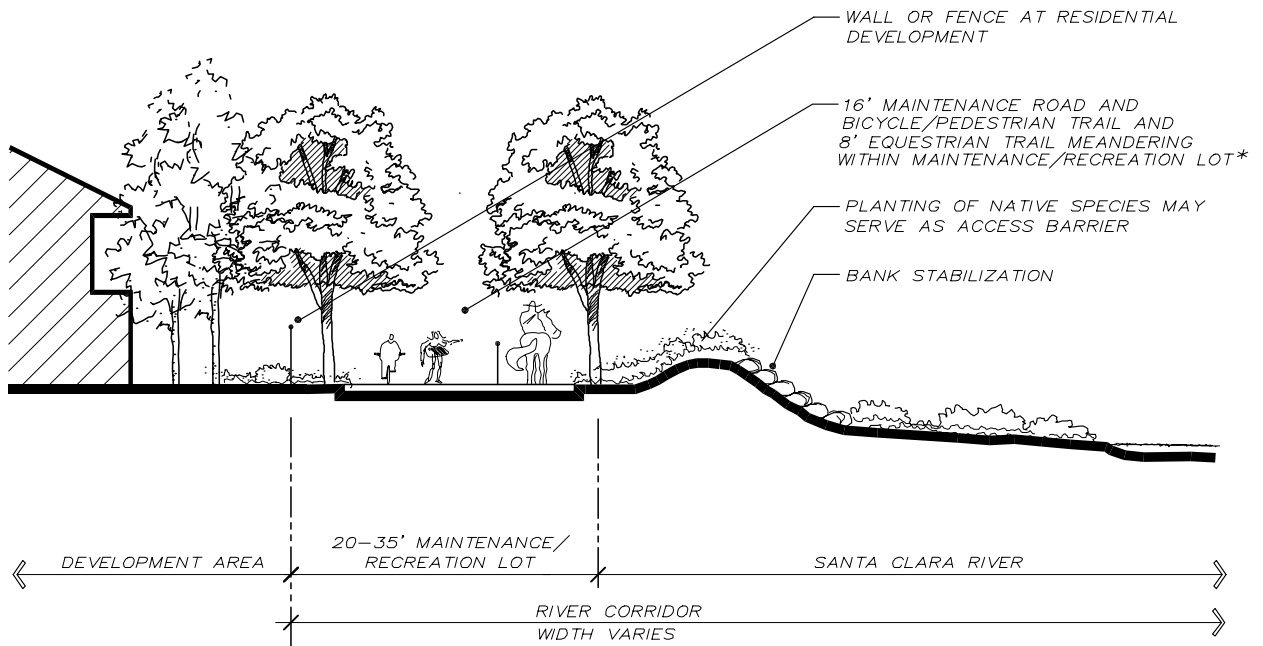
- REGIONAL RIVER TRAIL
- COMMUNITY TRAIL
- EQUESTRIAN TRAIL COMPONENT OF COMMUNITY TRAIL
- LOCAL TRAIL
- PATHWAY
- UNIMPROVED TRAIL

TRAIL SECTIONS	
SECTIONS A1 & A2	EXHIBIT 2.4-6
SECTIONS B1 & B2	EXHIBIT 2.4-7
SECTIONS C & D	EXHIBIT 2.4-8





SECTION A1 - REGIONAL RIVER TRAIL ADJACENT TO STATE ROUTE 126



* 12' BICYCLE/PEDESTRIAN TRAIL WHERE BANK STABILIZATION AND A MAINTENANCE ROAD IS NOT REQUIRED

SECTION A2 - REGIONAL RIVER TRAIL ADJACENT TO FLOOD CONTROL IMPROVEMENTS

SCALE: 1"=20'

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).

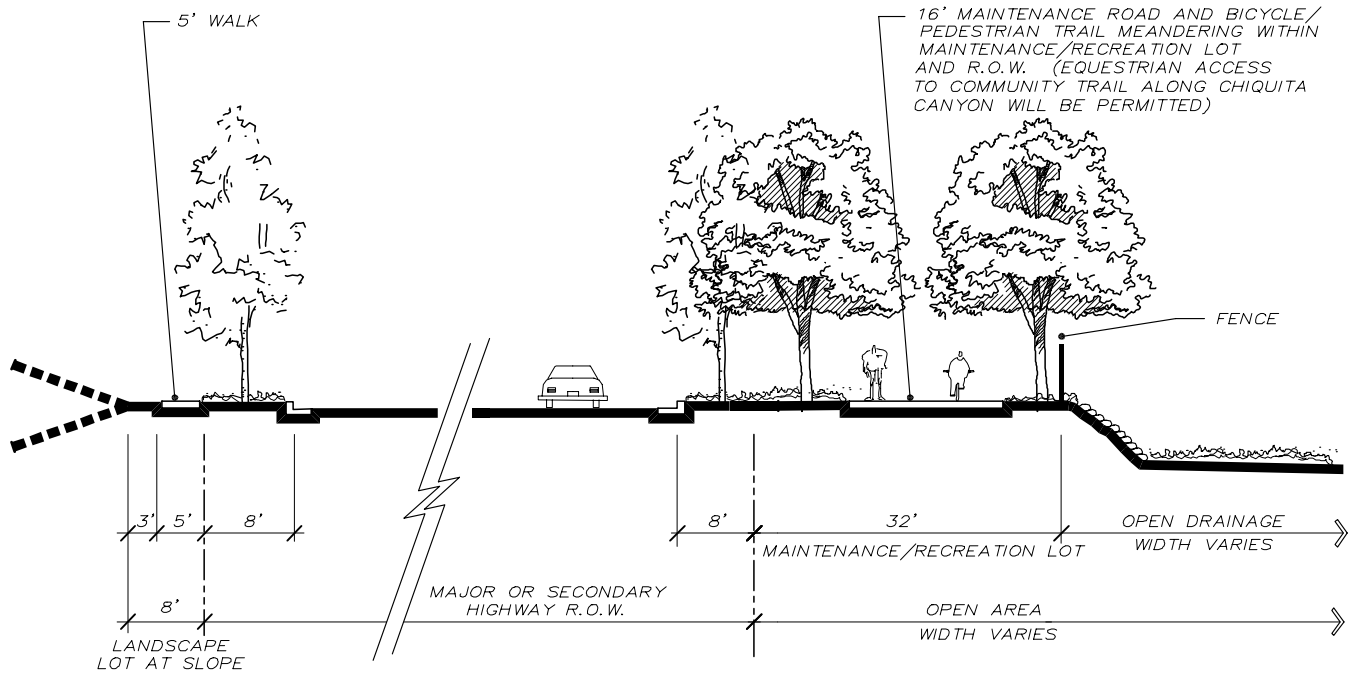
d. Pathways

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).

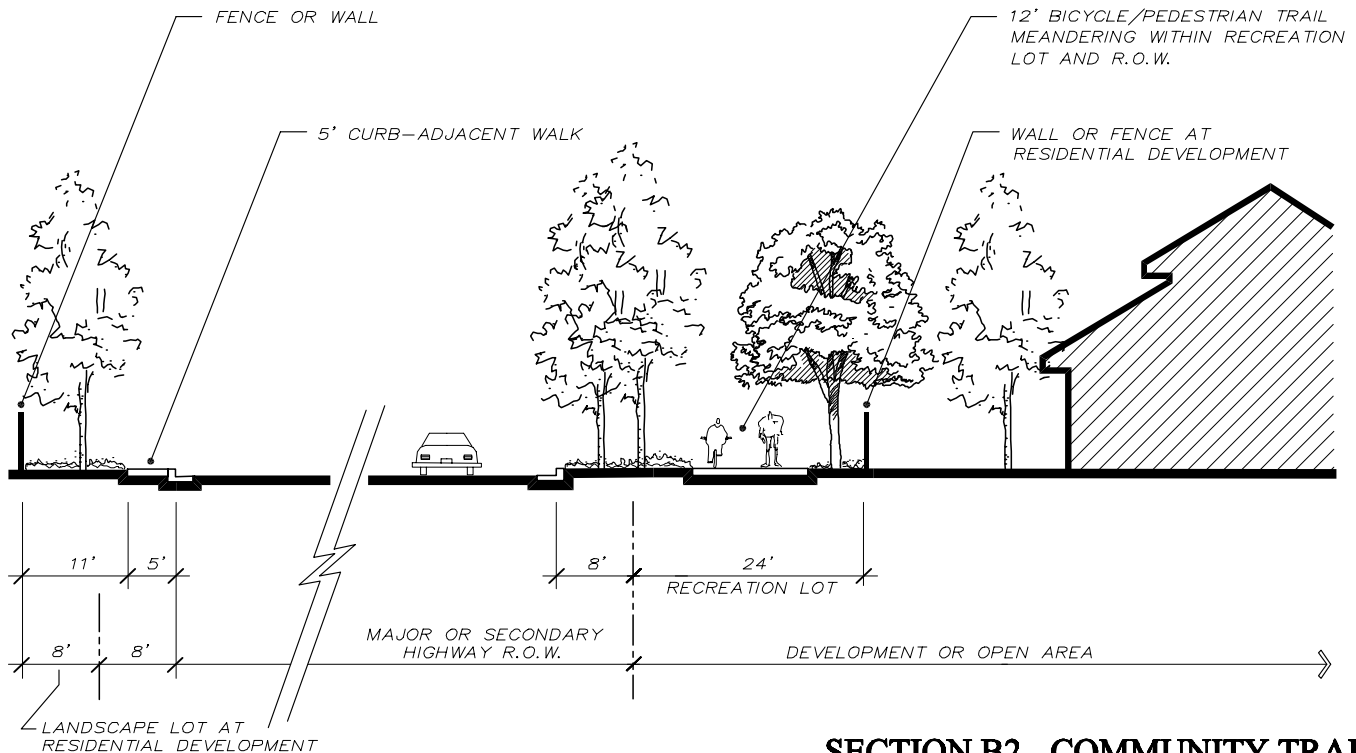
e. Unimproved Trails

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.

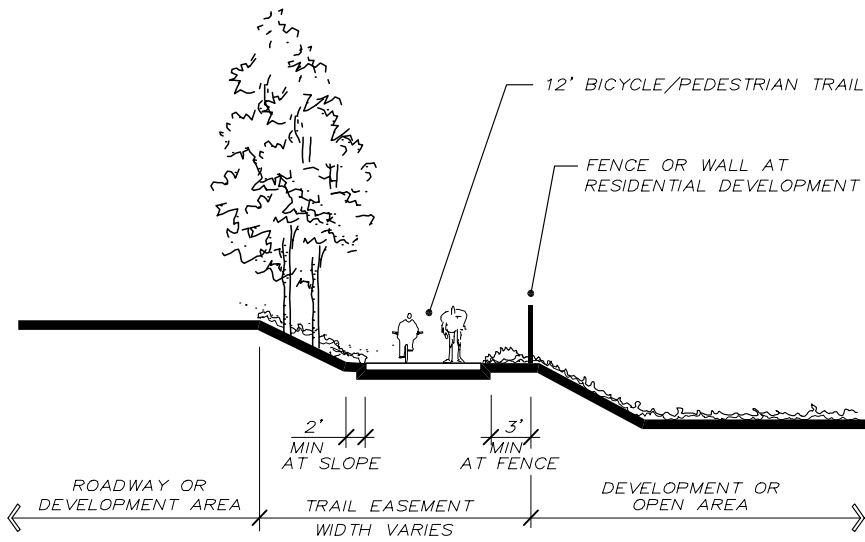


**SECTION B1 - COMMUNITY TRAIL
ADJACENT TO OPEN DRAINAGE**

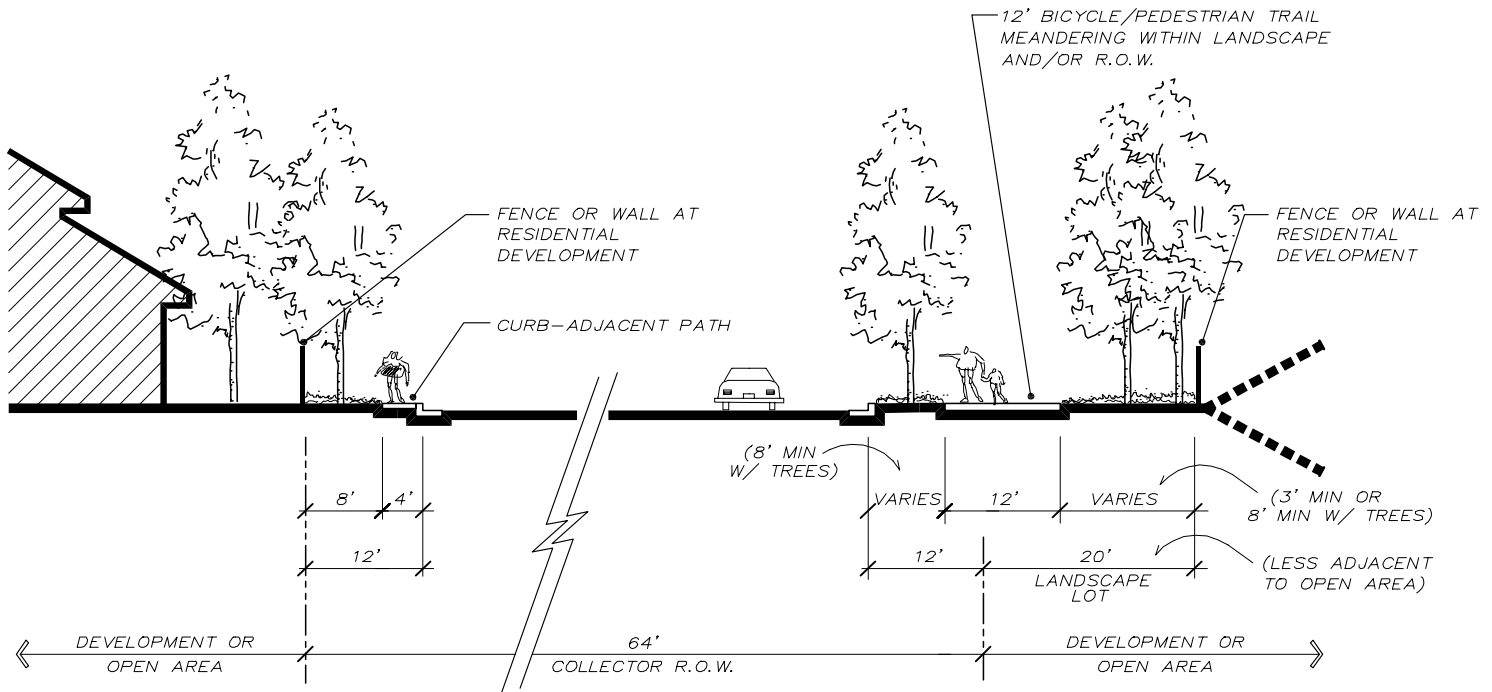


**SECTION B2 - COMMUNITY TRAIL
ADJACENT TO DEVELOPMENT OR OPEN AREA**

SCALE: 1"=20'



SECTION C - LOCAL TRAIL



SECTION D - PATHWAYS

SCALE: 1"=20'

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.



LEGEND

- OPEN DRAINAGE
- CLOSED SYSTEM
- INLET
- OUTLET
- N.P.D.E.S. WATER QUALITY BASIN
- BANK STABILIZATION

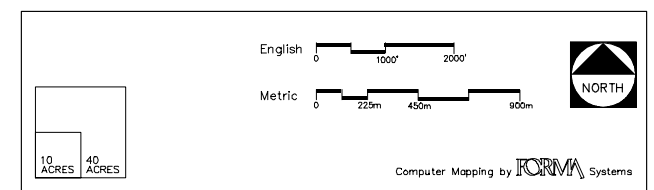


EXHIBIT 2.5-1
CONCEPTUAL
BACKBONE DRAINAGE PLAN

2.5 PUBLIC SERVICES AND FACILITIES PLAN

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

2.5 PUBLIC SERVICES AND FACILITIES PLAN

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

2.5 PUBLIC SERVICES AND FACILITIES PLAN

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.

2.5 PUBLIC SERVICES AND FACILITIES PLAN

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**

LEGEND

-  **SEWER LINE SYSTEM**
-  **PROPOSED WATER RECLAMATION PLANT**

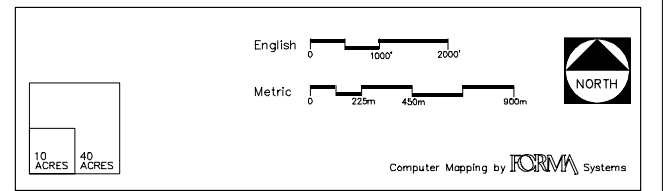


EXHIBIT 2.5-3
CONCEPTUAL
BACKBONE SEWER PLAN

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.

2.5 PUBLIC SERVICES AND FACILITIES PLAN**(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

2.5 PUBLIC SERVICES AND FACILITIES PLAN

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.

2.5 PUBLIC SERVICES AND FACILITIES PLAN

- (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.

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**

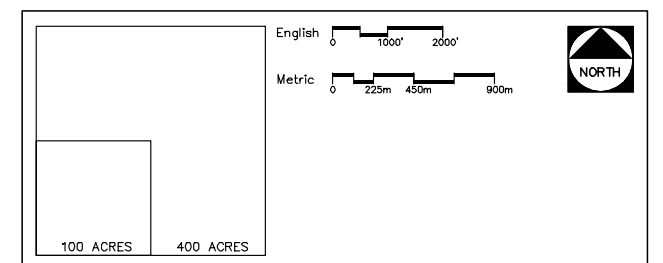
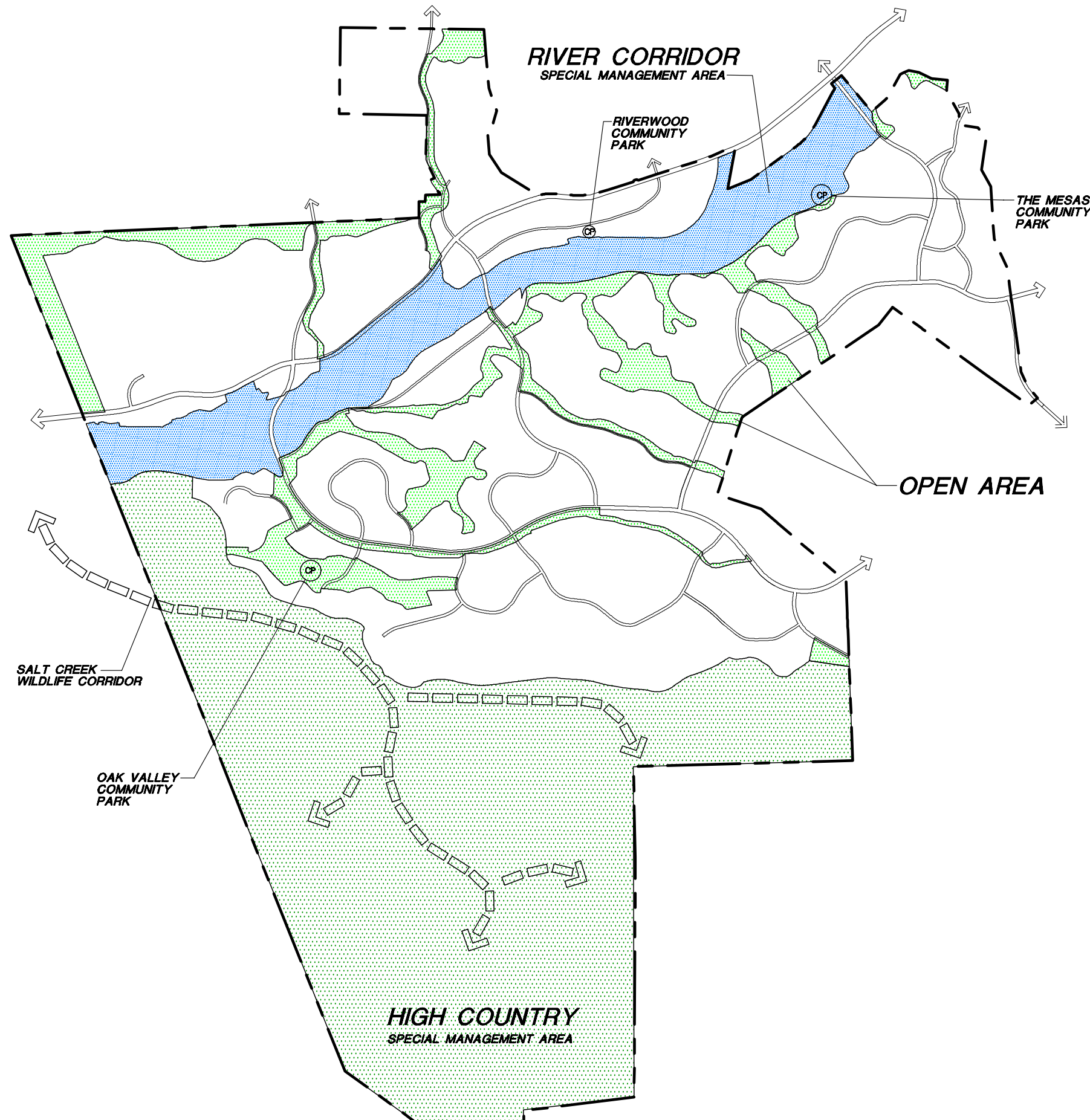


EXHIBIT 2.6-1 MAJOR OPEN AREAS

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.

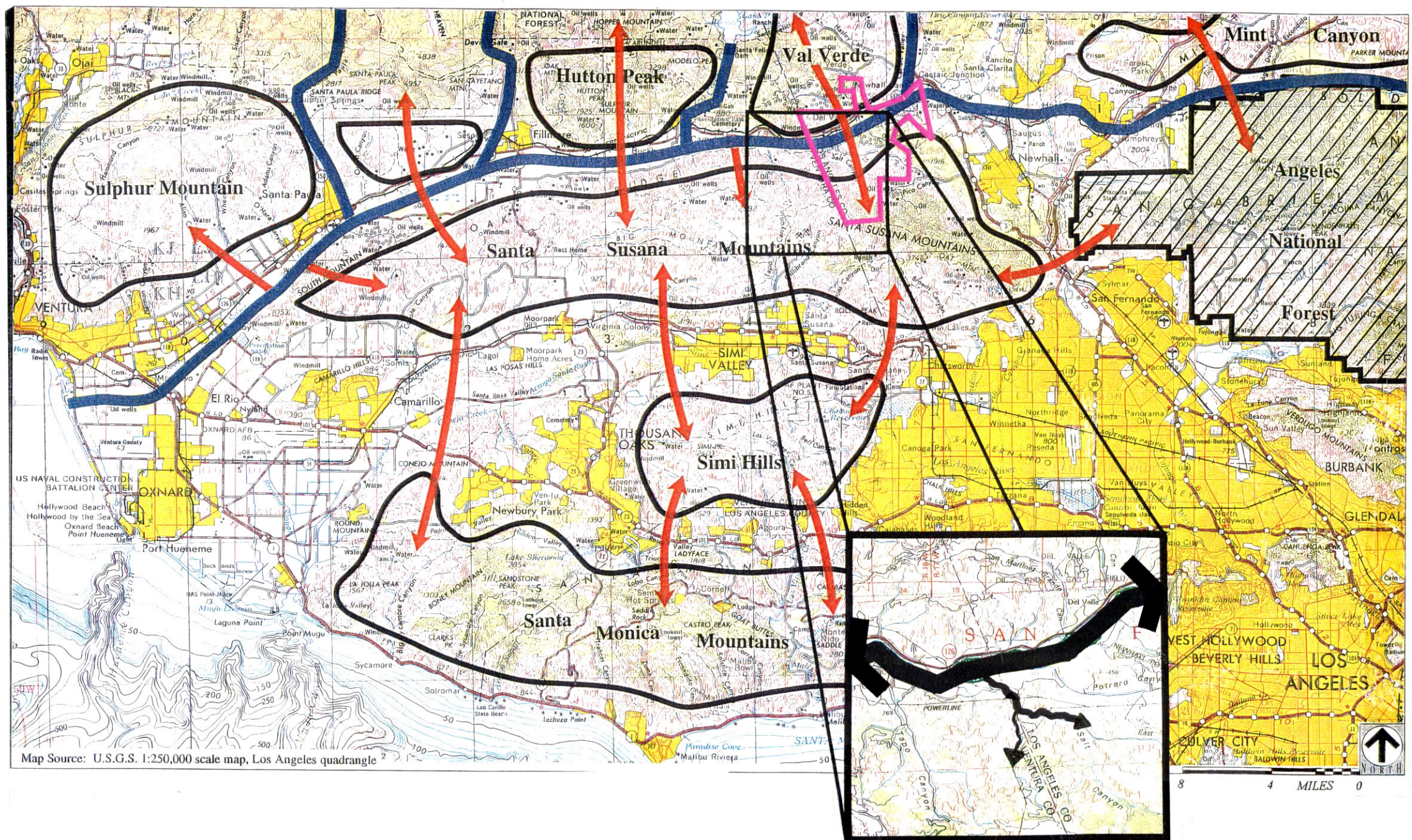
A significant portion of the site is within County Significant Ecological Areas No. 20 (Santa Susana Mountains) and No. 23 (Santa Clara River). These areas pose major constraints to development, but also provide biotic and scenic resources, the preservation of which add to the environmental, aesthetic, 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 *SMA*s, 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 *SMA*s 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

- (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*, *SMA*s (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

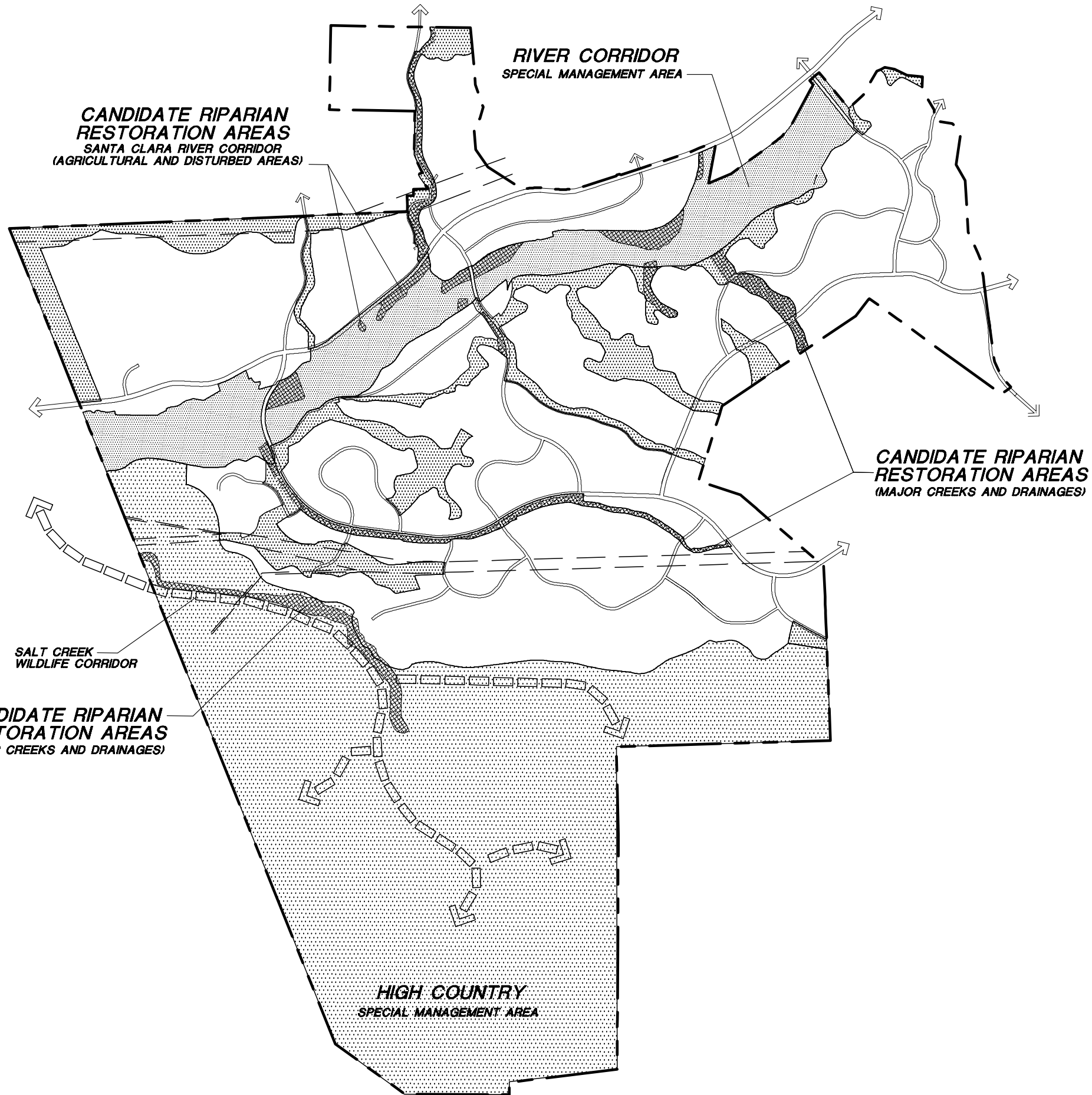
a. River Corridor Special Management Area (SMA)

(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.



LEGEND

-  **CANDIDATE RIPARIAN RESTORATION AREAS**
-  **OPEN AREA**
-  **RIVER CORRIDOR SPECIAL MANAGEMENT AREA**
-  **HIGH COUNTRY SPECIAL MANAGEMENT AREA**
-  **WILDLIFE CORRIDOR**

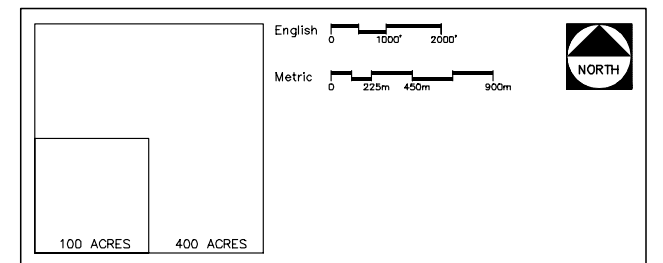


EXHIBIT 2.6-3
CANDIDATE RIPARIAN RESTORATION/ ENHANCEMENT AREAS

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	<i>Salix laevigata</i>
Arroyo willow	<i>Salix lasiolepis</i>
Fremont cottonwood	<i>Populus fremontii</i>
Black cottonwood	<i>Populus balsamifera ssp. trichocarpa</i>
Western sycamore	<i>Platanus racemosa</i>
SHRUBS	
Mule fat	<i>Baccharis salicifolia</i>
Sandbar willow	<i>Salix exigua</i>
Arrow weed	<i>Pluchea sericea</i>
HERBS	
Mugwort	<i>Artemisia douglasiana</i>
Western ragweed	<i>Ambrosia psilostachya</i>
Cattail	<i>Typha latifolia</i>
Bulrush	<i>Scirpus americanus</i>
Prairie bulrush	<i>Scirpus maritimus</i>
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.

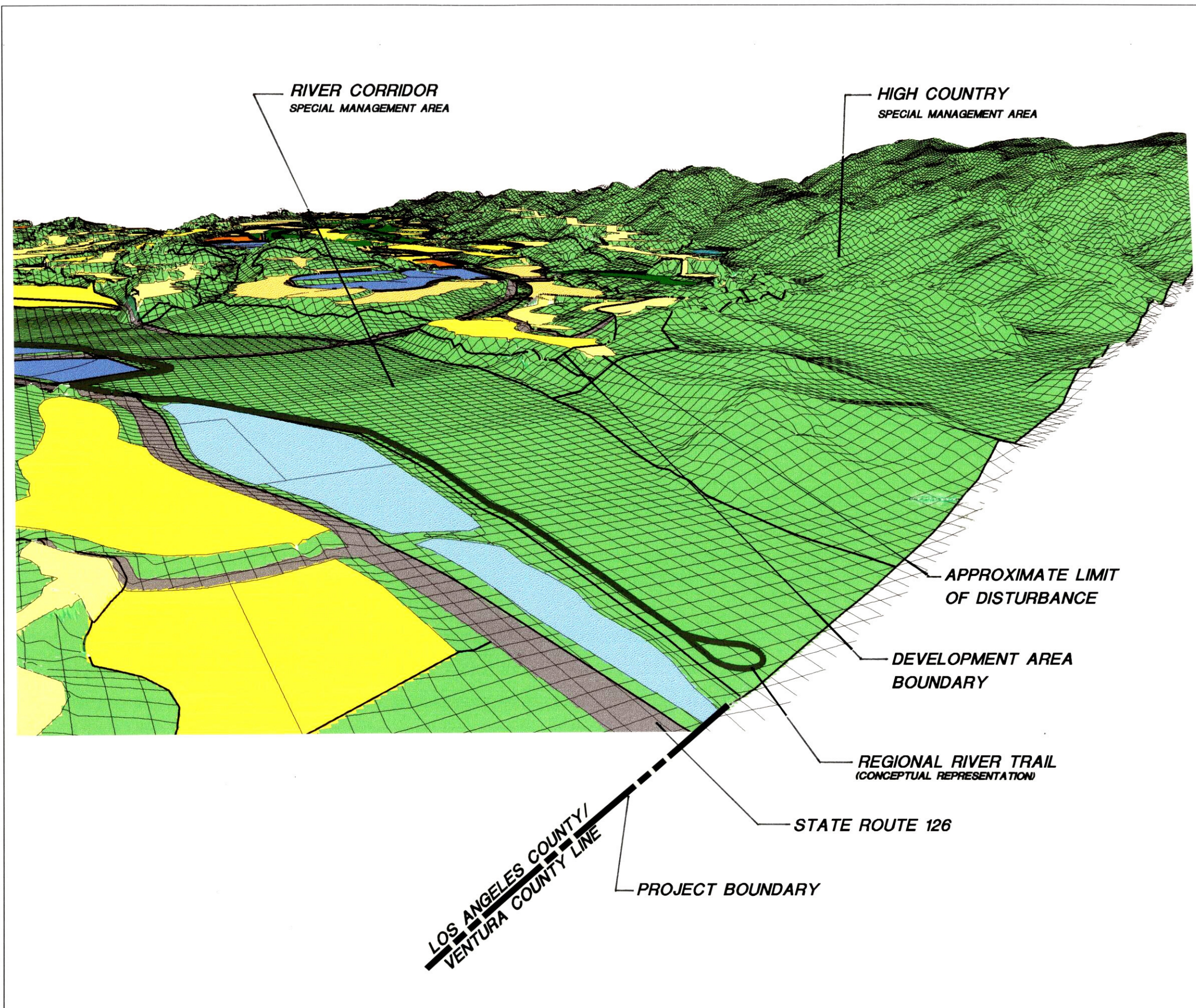
- iv. Signs indicating that no pets of any kind will be allowed within the *River Corridor SMA*, with the exception that equestrian use is permitted on established trails, shall be posted along the *River Corridor SMA*.
- v. No hunting, fishing, or motor or off-trail bike riding shall be permitted.
- 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 *SMA*s 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:

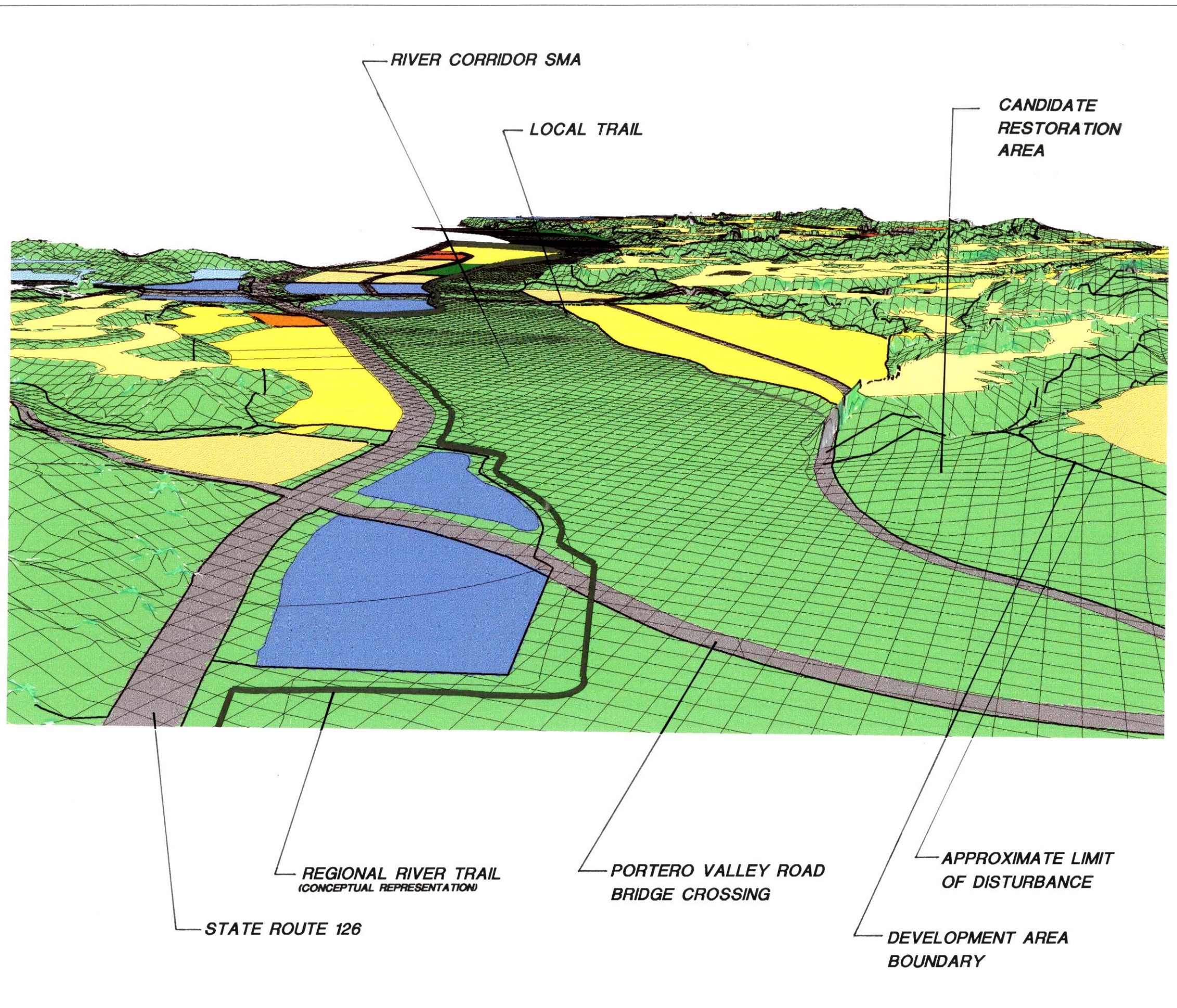
- i. In all locations where there is no steep grade separation between the River Corridor and development, a trail shall be provided along this edge.



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



LEGEND

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

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

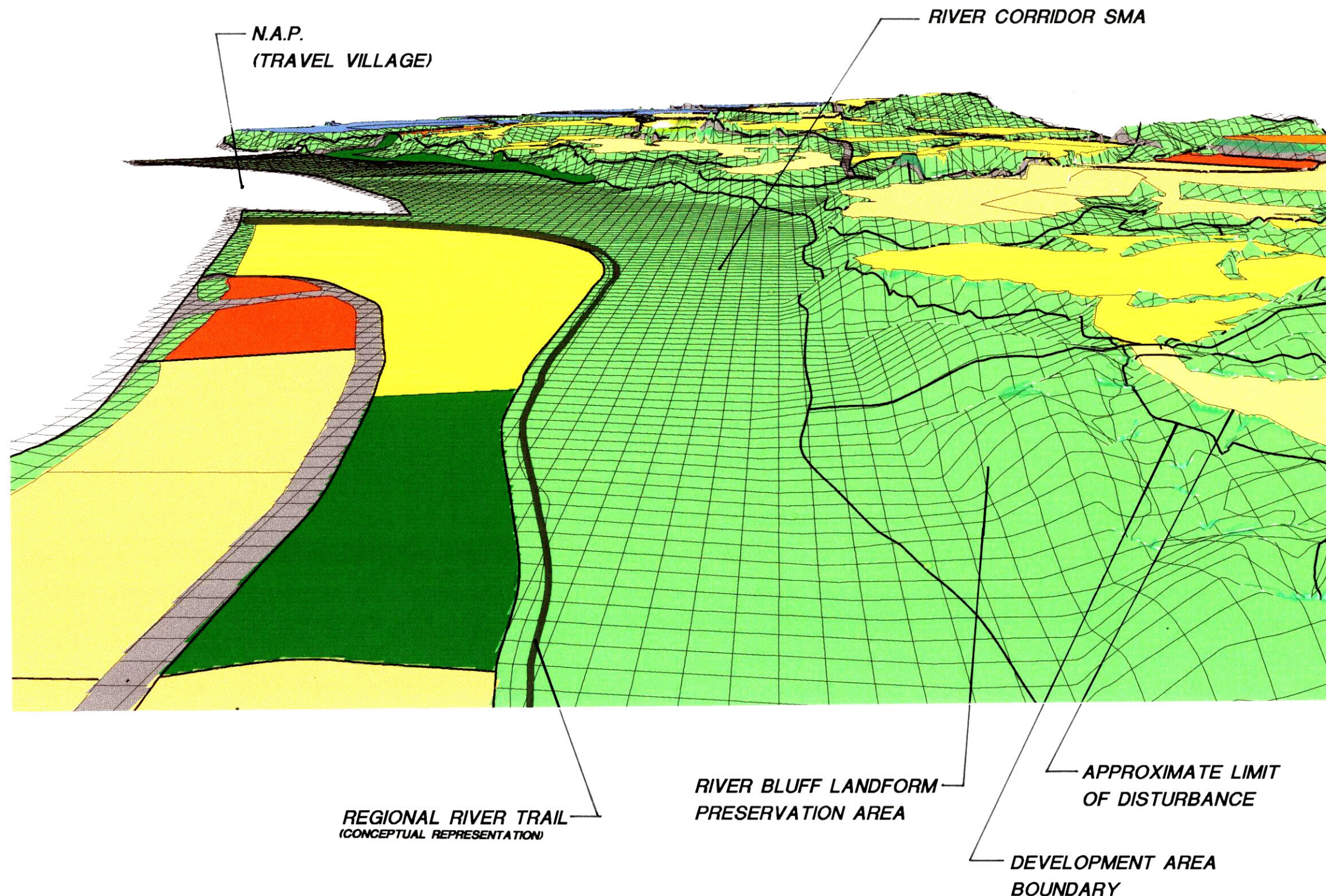


TABLE 2.6-2

**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	<i>Quercus agrifolia</i>
Fremont cottonwood	<i>Populus fremontii</i>
Black cottonwood	<i>Populus balsamifera ssp. trichocarpa</i>
Western sycamore	<i>Platanus racemosa</i>
Blue elderberry	<i>Sambucus mexicana</i>
Southern California black walnut	<i>Juglans californica</i>
SHRUBS	
California rose	<i>Rosa californica</i>
California blackberry	<i>Rubus ursinus</i>
Poverty weed	<i>Iva axillaris ssp. robustior</i>
Coast goldenbush	<i>Isocoma menziesii</i>
White flowering current	<i>Ribes indecorum</i>
Arrow weed	<i>Pluchea sericea</i>
HERBS	
Mugwort	<i>Artemisia douglasiana</i>
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 easements* 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).

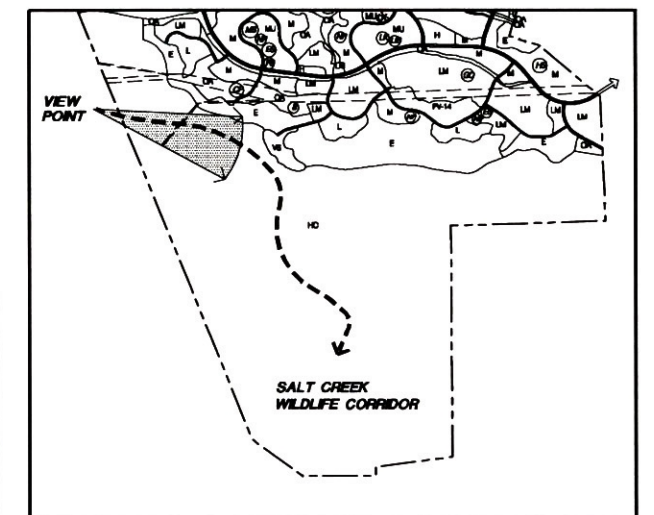
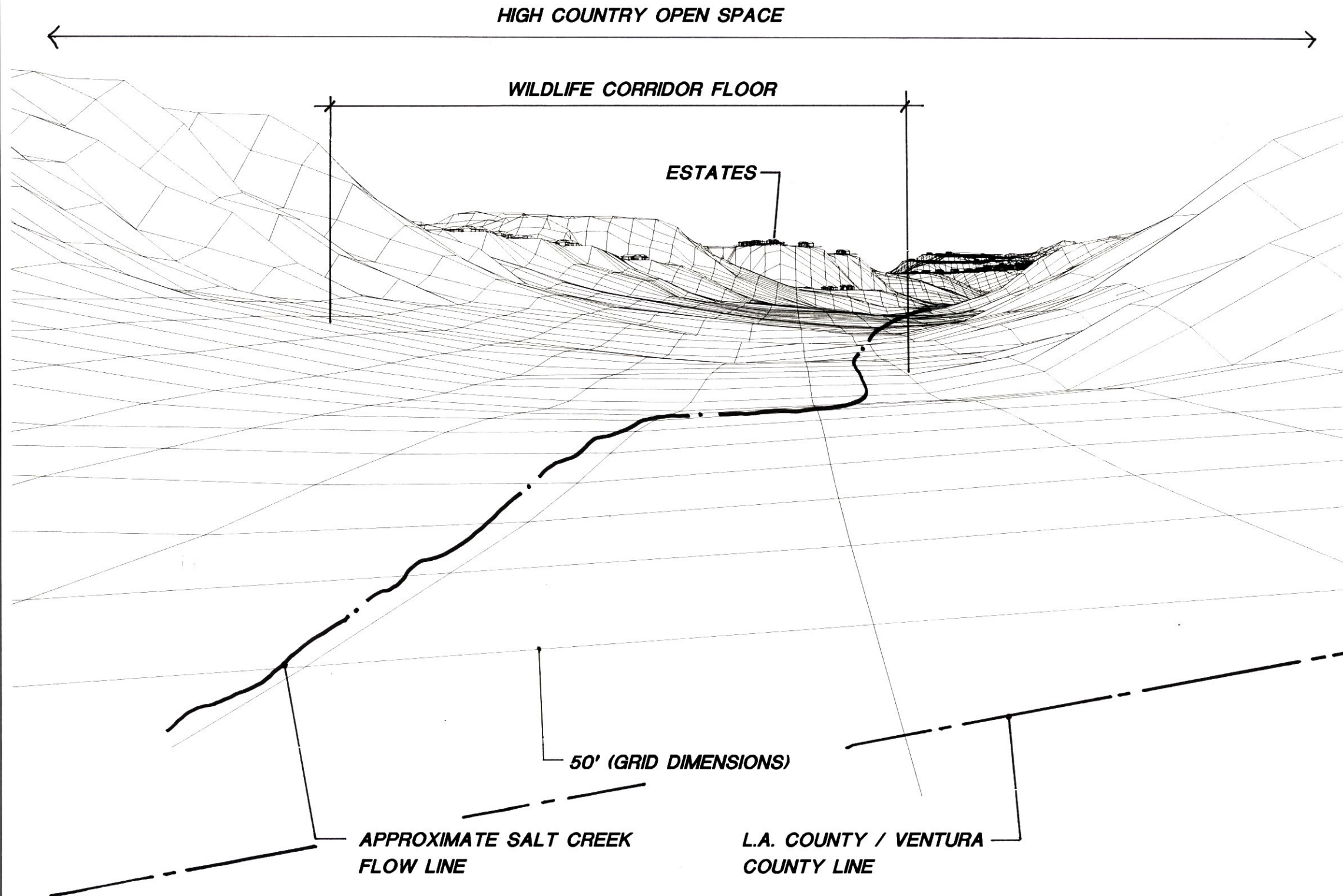
b. High Country Special Management Area (SMA)

(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.

L E G E N D



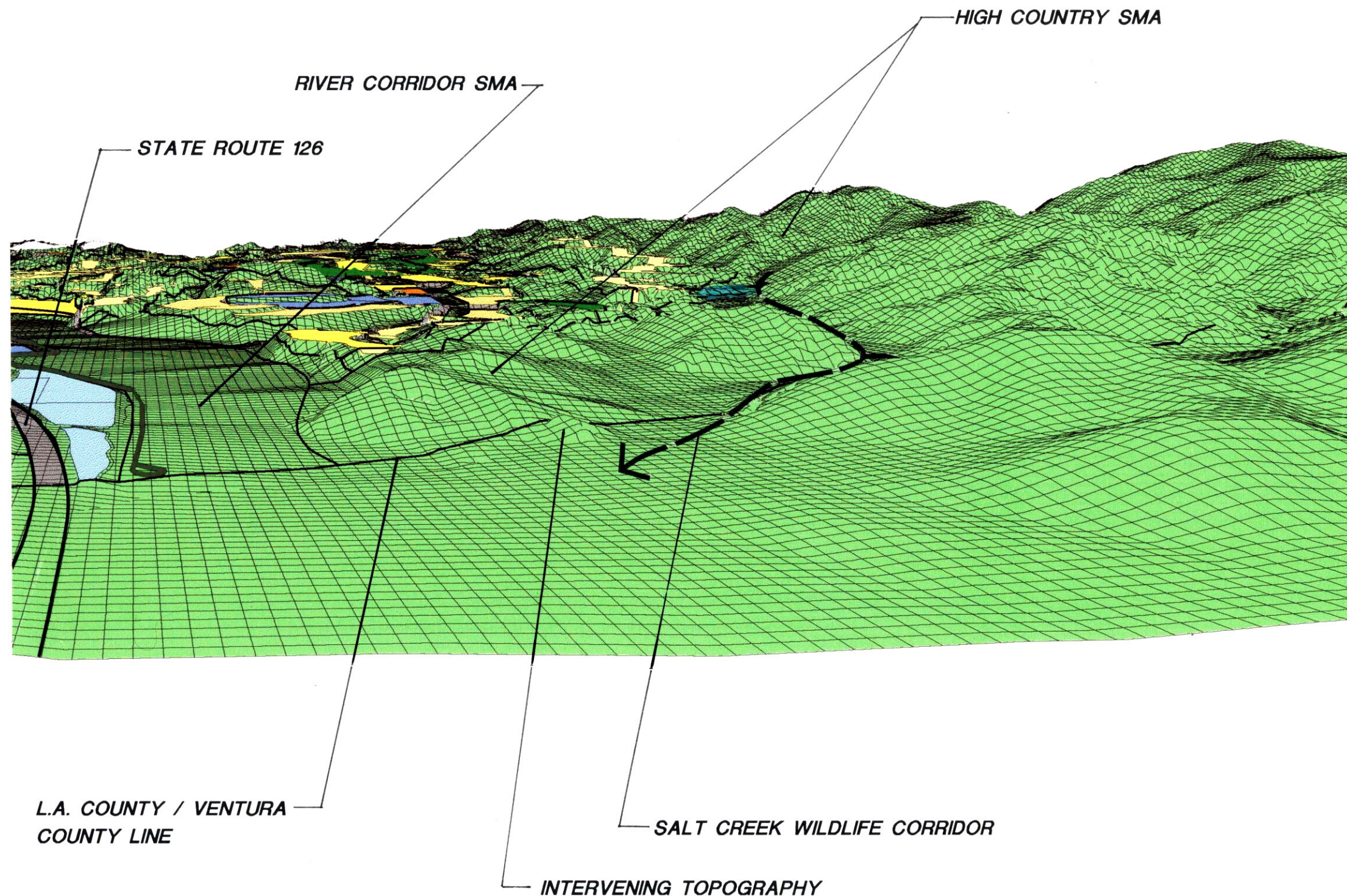
LOCATION MAP

EXHIBIT 26-7
SALT CREEK WILDLIFE
CORRIDOR PERSPECTIVE

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



(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	<i>Quercus lobata</i>
Coast live oak	<i>Quercus agrifolia</i>
Southern California black walnut	<i>Juglans californica</i>
SHRUBS	
Chamise	<i>Adenostoma fasciculatum</i>
Hoaryleaf ceanothus	<i>Ceanothus crassifolius</i>
Chaparral whitehorn	<i>Ceanothus leucodermis</i>
Ceanothus	<i>Ceanothus oliganthus</i> var. <i>oliganthus</i>
Manzanita	<i>Arctostaphylos glandulosa</i>
Big-berried manzanita	<i>Arctostaphylos glauca</i>
HERBS	
Foothill needlegrass	<i>Nasella lepida</i>
California broom	<i>Lotus scoparius</i>
Miniature lupine	<i>Lupinus bicolor</i>
Arroyo lupine	<i>Lupinus succulentus</i>
California poppy	<i>Eschschlozia californica</i>
Fescue	<i>Vulpia microstachys</i>
South and West Facing Slopes	
TREES	
Valley oak	<i>Quercus lobata</i>
Blue elderberry	<i>Sambucus mexicana</i>
SHRUBS	
California sagebrush	<i>Artemisia californica</i>
Purple sage	<i>Salvia leucophylla</i>
Black sage	<i>Salvia mellifera</i>
California buckwheat	<i>Eriogonum fasciculatum</i> var. <i>fasciculatum</i>
Grape soda lupine	<i>Lupinus excubitus</i> var. <i>hallii</i>
HERBS	
Foothill needlegrass	<i>Nasella lepida</i>
California broom	<i>Lotus scoparius</i>
Miniature lupine	<i>Lupinus bicolor</i>
Arroyo lupine	<i>Lupinus succulentus</i>
California poppy	<i>Eschschlozia californica</i>
Fescue	<i>Vulpia microstachys</i>
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 easements* 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 *SMA*s 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 *SMA*s; 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:

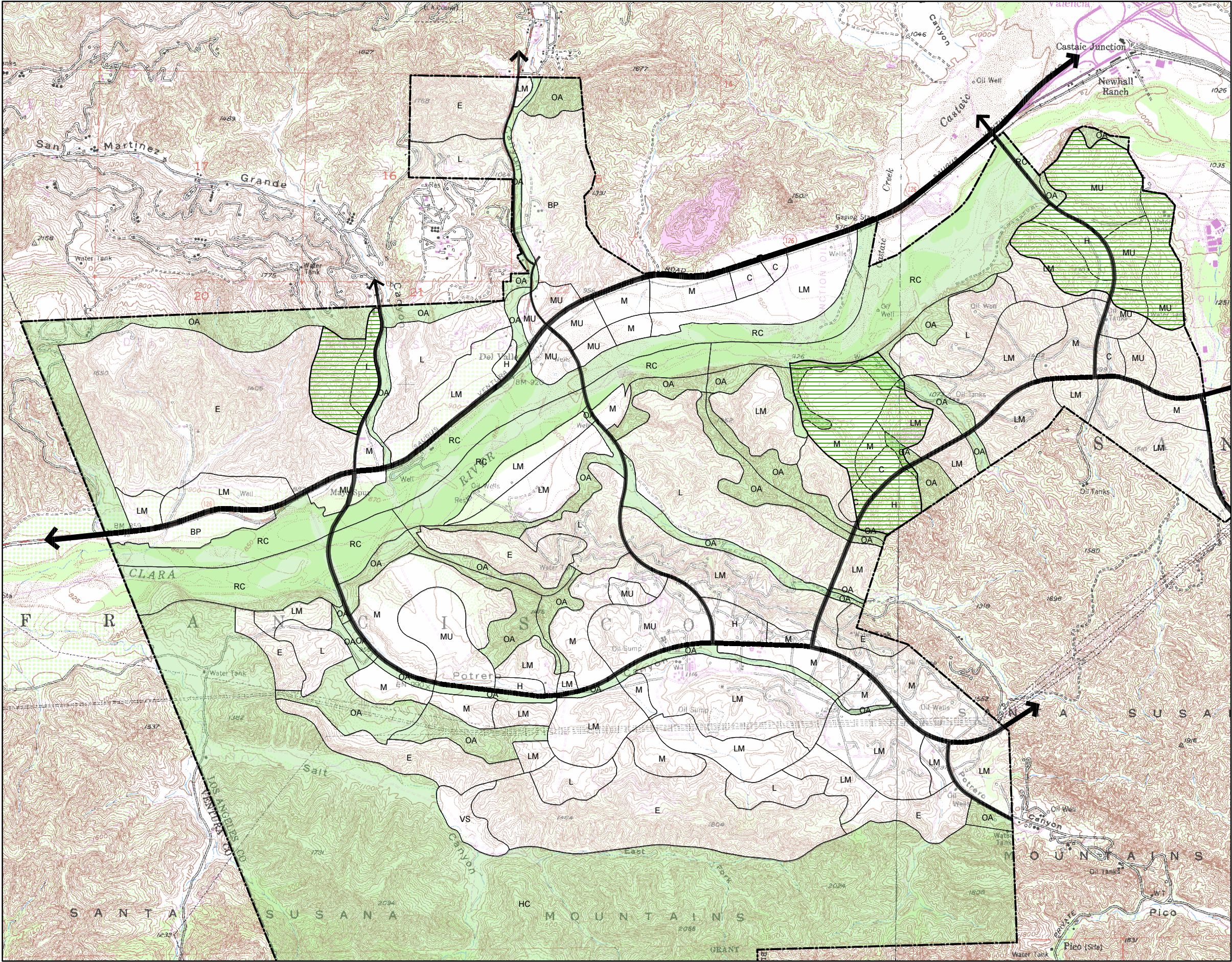
(a) Establishment of Preserves and Buffers

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

LEGEND

 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 |

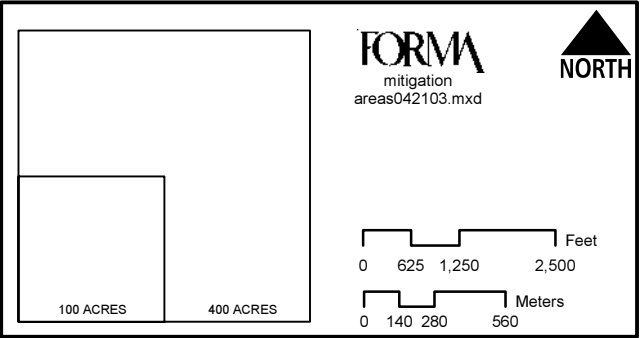


Figure 2.6-8a
SPINEFLOWER SPECIAL STUDY
MITIGATION OVERLAY

(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

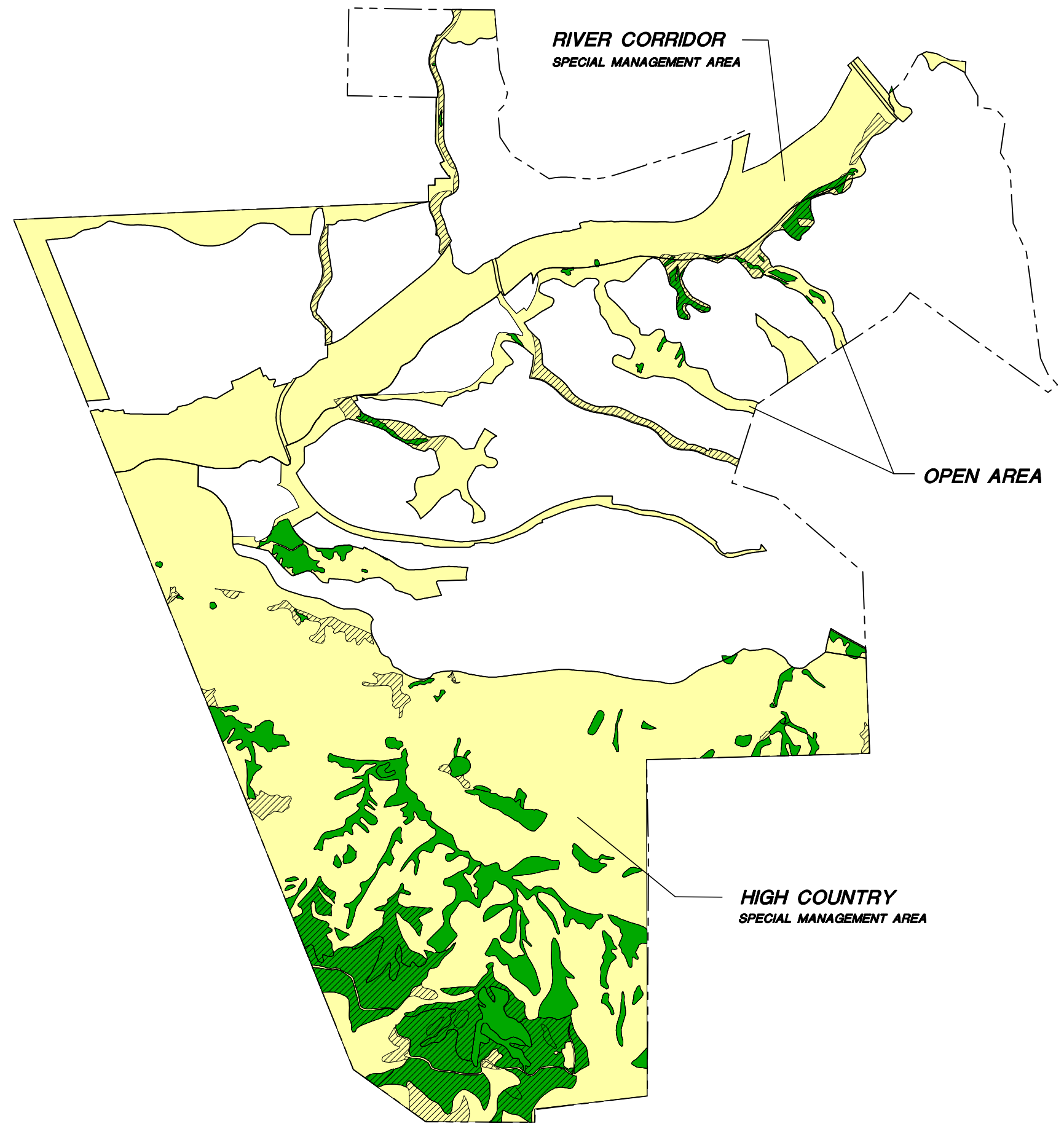
Oak resources include oak trees of the sizes regulated under the County Oak Tree Ordinance, Southern California black walnut trees, Mainland cherry trees, and Mainland cherry shrubs.

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.



LEGEND

-  **EXISTING OAK WOODLANDS / AREAS TO REMAIN**
-  **POTENTIAL OAK TREE RESTORATION AREAS**
-  **OPEN AREA**
 - RIVER CORRIDOR SMA
 - HIGH COUNTRY SMA
 - OPEN AREA

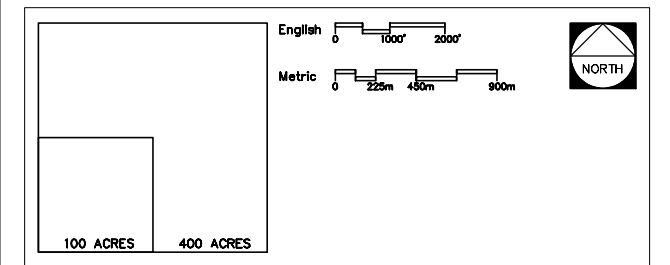


EXHIBIT 2.6-9
POTENTIAL OAK TREE RESTORATION AREAS

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.

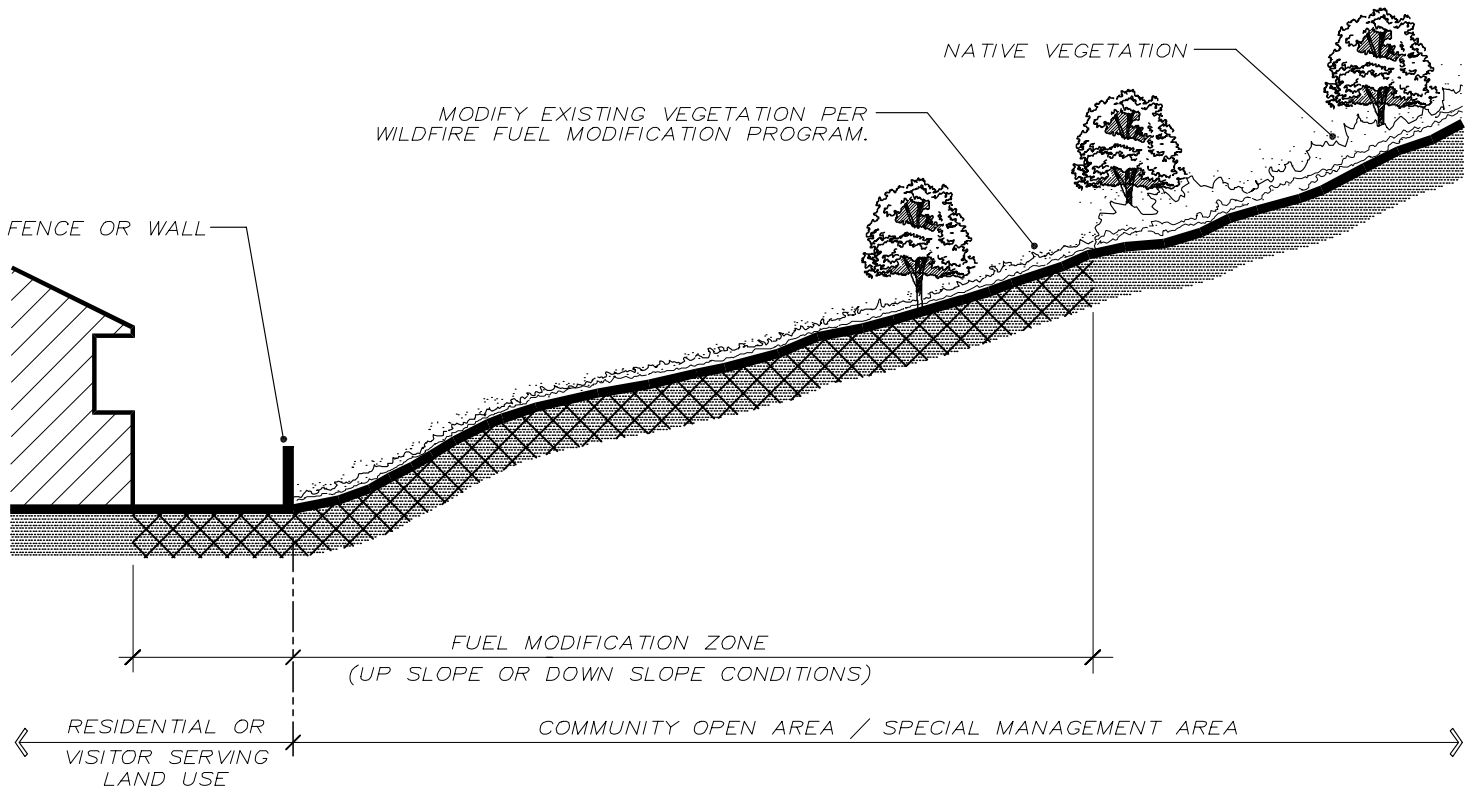
b. Fuel Modification Requirements

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 SMA*s, 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 *SMA*s 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.



NEWHALL RANCH™
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

EXHIBIT 2.6-10
**TYPICAL FUEL
MODIFICATION SECTION**

Computer Mapping by **FORNA** 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	<i>Umbellularia californica</i>
Catalina cherry	<i>Prunus lyonil</i>
Coast live oak	<i>Quercus agrifolia</i>
Mexican elderberry	<i>Sambucus mexicana</i>
Southern California black walnut	<i>Juglans californica</i>
Strawberry tree	<i>Arbutus unedo</i>
Valley oak	<i>Quercus lobata</i>
SHRUBS AND GROUNDCOVERS	
Agave, cacti, succulents and yucca species	
California lilas	<i>Ceanothus species</i>
Cotoneaster	<i>Cotoneaster species</i>
Coyote bush	<i>Baccharis species</i>
Currant, gooseberry	<i>Ribes species</i>
Eucalyptus	<i>Eucalyptus species</i>
Lemonadeberry	<i>Rhus integrifolia</i>
Manzanita	<i>Arctostaphylos species</i>
Native grass species	<i>Nasella (Stipa)</i>
Prostrate acacia	<i>Acacia redolens</i>
Rosemary	<i>Rosmarinus species</i>
Sage	<i>Salvia species</i>
Saltbush	<i>Atriplex species</i>
Toyon	<i>Heteromeles arbutifolia</i>
Wild Buckwheat	<i>Eriogonum species</i>
<hr/> Note: This is a general fuel modification plant list which may be modified. Fuel Modification Zones adjacent to SMAs and/or <i>Open Area</i> 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. <hr/>	

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

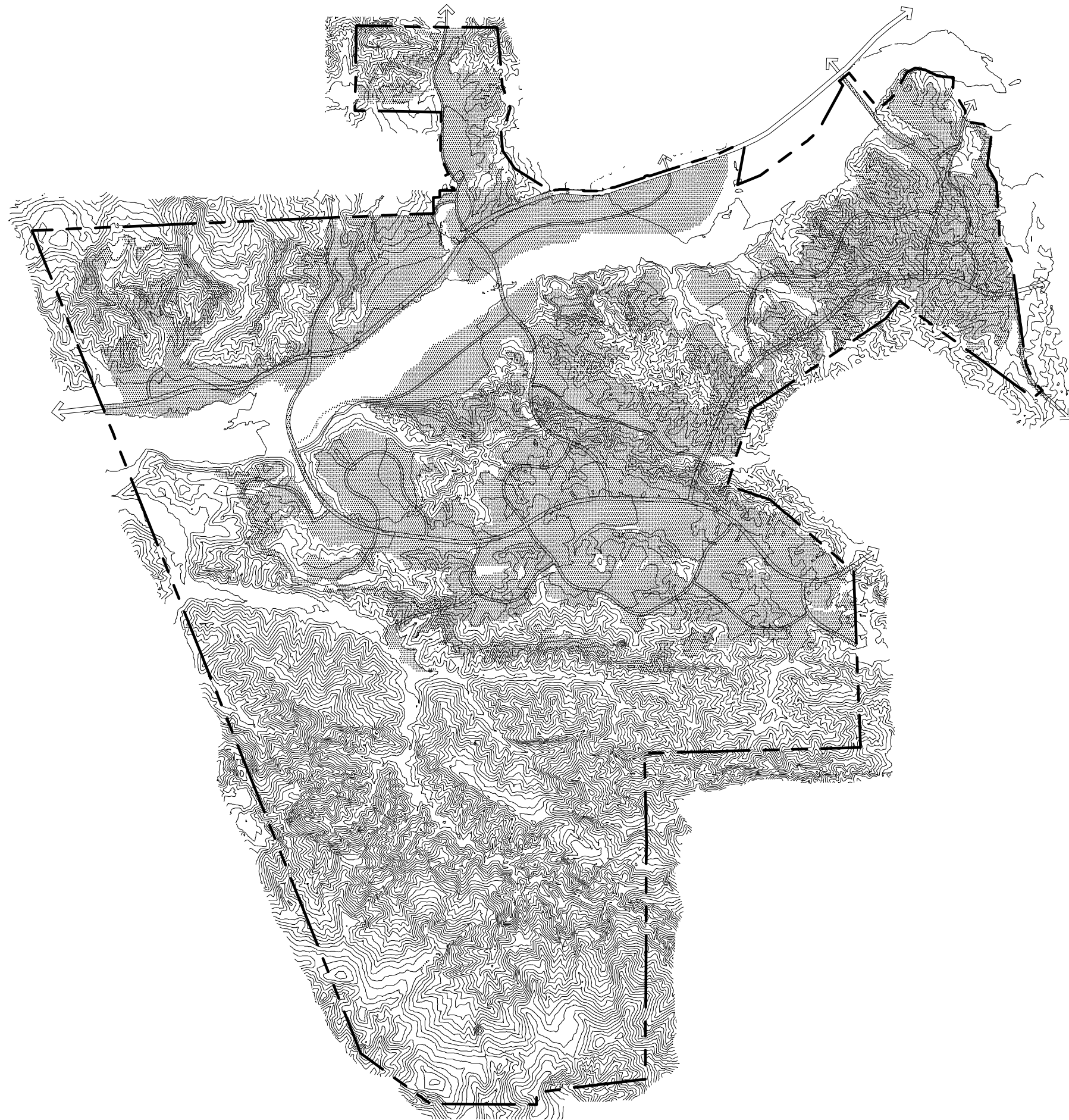
1. Goals and Objectives

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.



L E G E N D

-  **GRADED AREA**
-  **UNGRADED AREA**

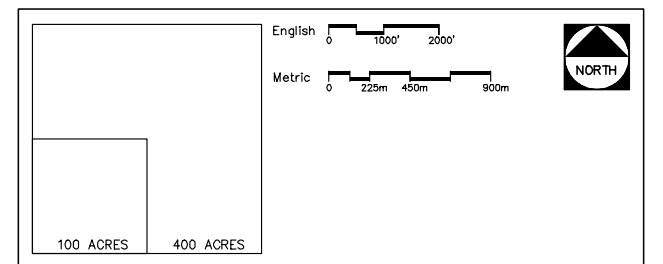


EXHIBIT 2.7-1
**CONCEPTUAL
GRADING PLAN**

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.

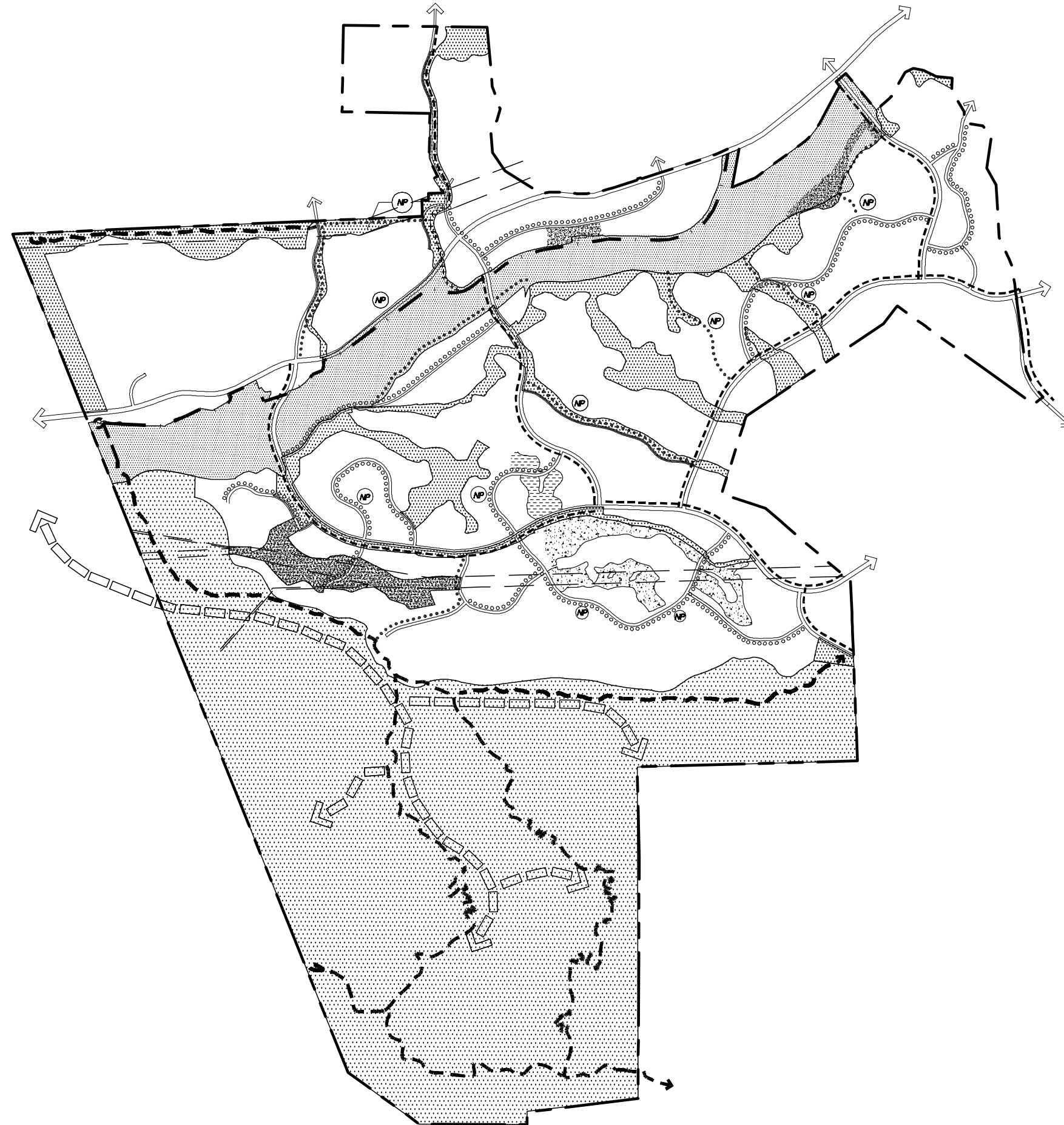
The land resources devoted to passive and active recreational uses as well as environmental preservation, makeup over one-half of the *Specific Plan Area* (see the Recreation/Open Area Plan, Exhibit 2.8-1).

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.



LEGEND

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**

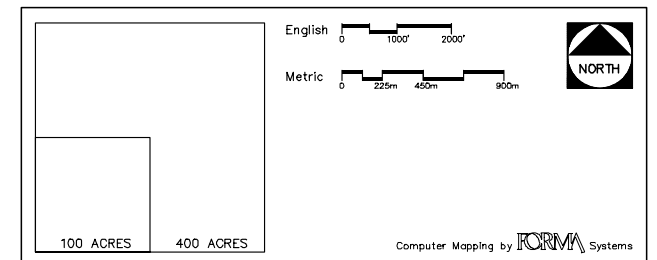


EXHIBIT 2.8-1
RECREATION/
OPEN AREA PLAN

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 through 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 *SMA*s. 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) Pedestrian/Equestrian Trail:

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.

DEVELOPMENT PLAN

2.8 RECREATION AND OPEN AREA

TABLE 2.8-1
PRELIMINARY PARK PROGRAM
Newhall Ranch Specific Plan
ESTIMATED QUIMBY REQUIREMENTS

Description/Category	Units		Avg. Hsehd 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 turf¹
- (b) Parking²
- (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 turf¹
- (b) Parking²
- (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.)

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, notwithstanding 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	<i>Open Area;</i>
RC	<i>River Corridor Special Management Area;</i> and
HC	<i>High Country Special Management Area.</i>

- (3) Notes qualifying designations on the matrix are summarized on the page following the table.

DEVELOPMENT REGULATIONS

3.4 SITE DEVELOPMENT STANDARDS

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

[illegible]

DEVELOPMENT REGULATIONS

3.4 SITE DEVELOPMENT STANDARDS

TABLE 3.4-2

PERMITTED USES MATRIX

Newhall Ranch Specific Plan

LEGEND:	<input type="checkbox"/> 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					

DEVELOPMENT REGULATIONS

3.4 SITE DEVELOPMENT STANDARDS

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:	<input type="checkbox"/> 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					

DEVELOPMENT REGULATIONS

3.4 SITE DEVELOPMENT STANDARDS

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:	<input type="checkbox"/> 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			

DEVELOPMENT REGULATIONS

3.4 SITE DEVELOPMENT STANDARDS

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:	<input type="checkbox"/> 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							

DEVELOPMENT REGULATIONS

3.4 SITE DEVELOPMENT STANDARDS

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND: <input type="checkbox"/> 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			

DEVELOPMENT REGULATIONS

3.4 SITE DEVELOPMENT STANDARDS

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:	<input type="checkbox"/> 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					

3.4 SITE DEVELOPMENT STANDARDS

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:	<input type="checkbox"/> 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				

DEVELOPMENT REGULATIONS

3.4 SITE DEVELOPMENT STANDARDS

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:	<input type="checkbox"/> 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).

DEVELOPMENT REGULATIONS

3.4 SITE DEVELOPMENT STANDARDS

**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	<i>Open Area;</i>
RC	<i>River Corridor Special Management Area;</i> and
HC	<i>High Country Special Management Area.</i>

- (3) Notes qualifying designations on the matrix are summarized on the page following the table.

DEVELOPMENT REGULATIONS

3.4 SITE DEVELOPMENT STANDARDS

TABLE 3.4-3
ACCESSORY USES MATRIX
Newhall Ranch Specific Plan

LEGEND: <input type="checkbox"/> 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						
<i>Home Occupation*</i> (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, <i>Second Unit*</i>	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*

3.5 ADJUSTMENT / TRANSFER / CONVERSION REGULATIONS

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.

3.5 ADJUSTMENT / TRANSFER / CONVERSION REGULATIONS**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;

3.5 ADJUSTMENT / TRANSFER / CONVERSION REGULATIONS

- (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

3.5 ADJUSTMENT / TRANSFER / CONVERSION REGULATIONS

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;

3.5 ADJUSTMENT / TRANSFER / CONVERSION REGULATIONS

- (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);

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.

3.5 ADJUSTMENT / TRANSFER / CONVERSION REGULATIONS

- (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.

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.

DEVELOPMENT REGULATIONS

3.6 SIGN REGULATIONS

a. Signs Permitted for Residential and Mixed-Use (Residential) Land Use Designations

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
TEMPORARY							
1. Construction	Fence or ground	No	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	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.

DEVELOPMENT REGULATIONS

3.6 SIGN REGULATIONS

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 <i>Planning Director</i> .	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.

DEVELOPMENT REGULATIONS

3.6 SIGN REGULATIONS

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 <i>Director Review</i> .	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.

DEVELOPMENT REGULATIONS

3.6 SIGN REGULATIONS

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	

DEVELOPMENT REGULATIONS

3.6 SIGN REGULATIONS

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.

DEVELOPMENT REGULATIONS

3.6 SIGN REGULATIONS

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.

DEVELOPMENT REGULATIONS

3.6 SIGN REGULATIONS

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.

DEVELOPMENT REGULATIONS

3.6 SIGN REGULATIONS

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 Ground	Yes	1 per street, parking lot, or freeway frontage. 1 per use.	Canopy: 12 Projecting: 4 1 of sign area per lineal foot of building frontage per street. <i>Minimum:</i> 21 <i>Maximum:</i> 160	Shall not exceed 20 ft. or the eave line, whichever is less. <i>Ground:</i> 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.	Must be attached to a permanent canopy of building. Shall not be placed within sight distance triangle. Street or parking lot frontage.	No 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. <i>Maximum:</i> 160	Shall not exceed eave line.	Street or parking area access of pedestrian mall frontage.	Yes	

DEVELOPMENT REGULATIONS

3.6 SIGN REGULATIONS

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. <i>Minimum: 21</i> <i>Maximum: 160</i>	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	<i>Wall: 8</i> <i>Ground: 6</i>	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.

DEVELOPMENT REGULATIONS

3.6 SIGN REGULATIONS

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. Skyscraper 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. Skyscraper 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	

DEVELOPMENT REGULATIONS

3.6 SIGN REGULATIONS

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) acres¹
 - 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 ($\frac{1}{2}$) 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.

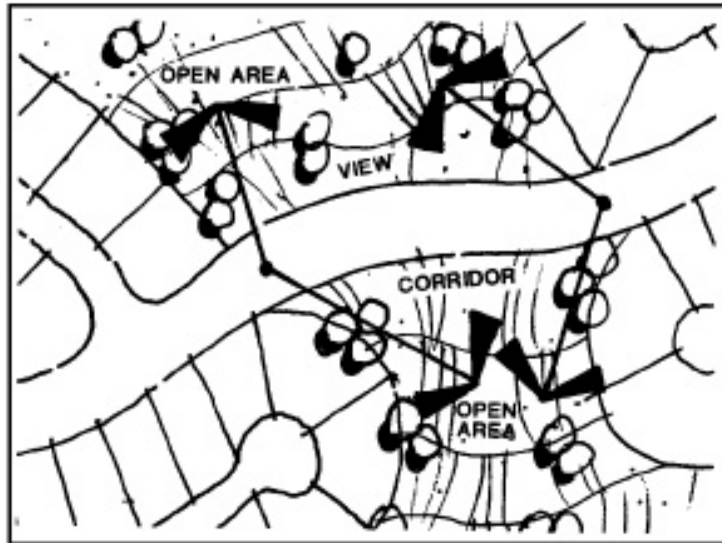
4.3 SITE PLANNING

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 *SMA*s, intermittent view corridors should be provided.



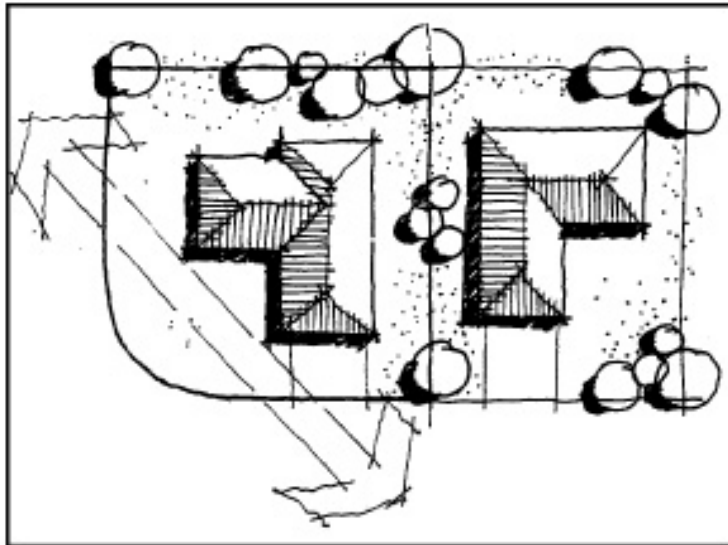
b. Estates

- (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 *SMA*s 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

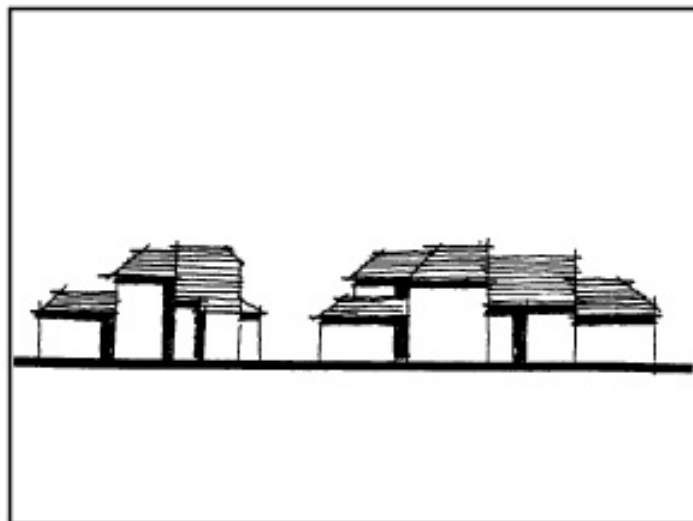
1. Residential

- 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*).

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- (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.

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- (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,

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- (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

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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.

I. 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) Conversion of Commercial Development to Residential Development

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

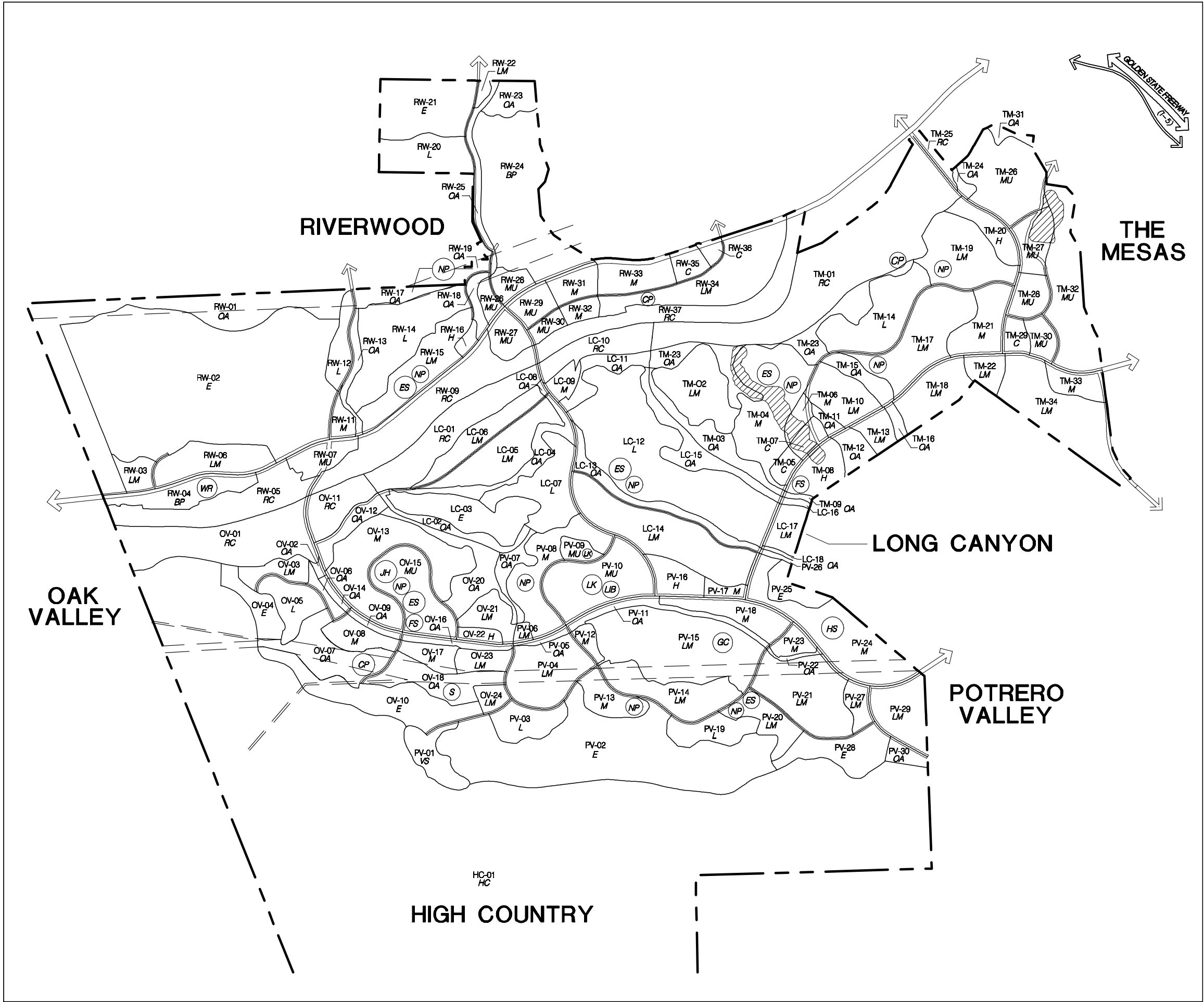
The intent of the Monitoring Program is to provide assurances to the County that Newhall Ranch is developed in a manner which is consistent with the provisions of this *Specific Plan*. The Monitoring Program for this *Specific Plan* will serve two functions. The primary function is to establish a system 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 RANCHTM

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).

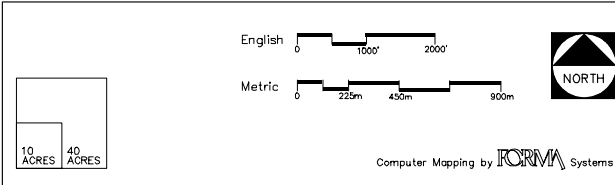


EXHIBIT 5.4-1

ANNOTATED LAND USE PLAN

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).

SPECIFIC PLAN IMPLEMENTATION

5.4 MONITORING PROGRAM

**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 ₂	81.5	377 ₂	566 ₂	—	—	—	—
LM		RW-22 ₃	5.3	30 ₃	45 ₃	—	—	—	—
LM		RW-34 ₃	116.6	534 ₃	801 ₃	—	—	—	—
M	MEDIUM	RW-11 ₃	15.0	267 ₃	401 ₃	—	—	—	—
M		RW-31 ₃	26.5	304 ₃	456 ₃	—	—	—	—
M		RW-32 ₃	14.1	206 ₃	309 ₃	—	—	—	—
M		RW-33 ₃	39.5	400 ₃	600 ₃	—	—	—	—
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 ₃	12.0	— ₃	— ₃	—	—	191,000	286,500
MU		RW-27 ₃	27.8	— ₃	— ₃	—	—	396,000	594,000
MU		RW-28 ₃	19.8	— ₃	— ₃	—	—	285,000	427,500
MU		RW-29 ₃	25.0	— ₃	— ₃	—	—	317,000	475,500
MU		RW-30 ₃	12.5	— ₃	— ₃	—	—	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.

SPECIFIC PLAN IMPLEMENTATION

5.4 MONITORING PROGRAM

**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).

SPECIFIC PLAN IMPLEMENTATION

5.4 MONITORING PROGRAM

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).

SPECIFIC PLAN IMPLEMENTATION

5.4 MONITORING PROGRAM

**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.

SPECIFIC PLAN IMPLEMENTATION

5.4 MONITORING PROGRAM

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.

SPECIFIC PLAN IMPLEMENTATION

5.4 MONITORING PROGRAM

**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**

SPECIFIC PLAN IMPLEMENTATION
5.4 MONITORING PROGRAM

TABLE 5.4-2
PARK AND RECREATION IMPROVEMENTS SUMMARY

	DEDICATION REQUIREMENTS			LOCAL PARK IMPROVEMENTS			Surplus (Deficit) (F - C)
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)	
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

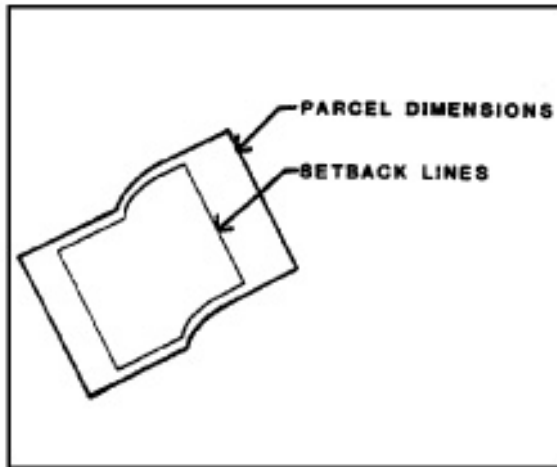


Figure 1
The sides of the envelope are established by the setback of the lot.

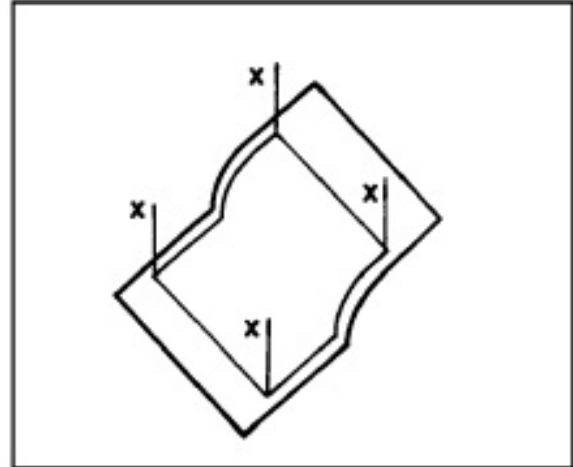


Figure 2
The elevation of any side surface is specified by the maximum building height. Height shall be measured along perpendiculars (plumb lines) from the grade elevation.

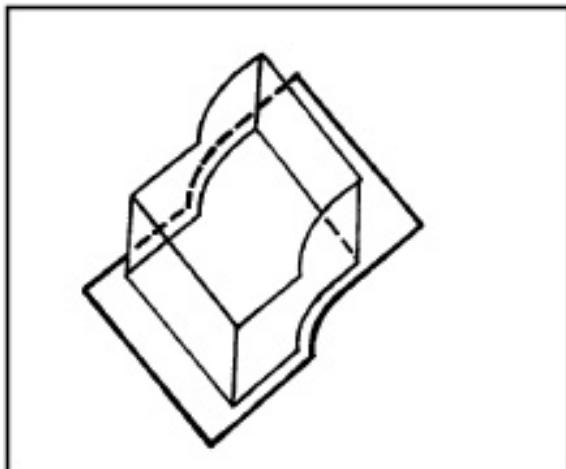


Figure 3
Side surfaces are established as the guideline height is applied to all points of each side.

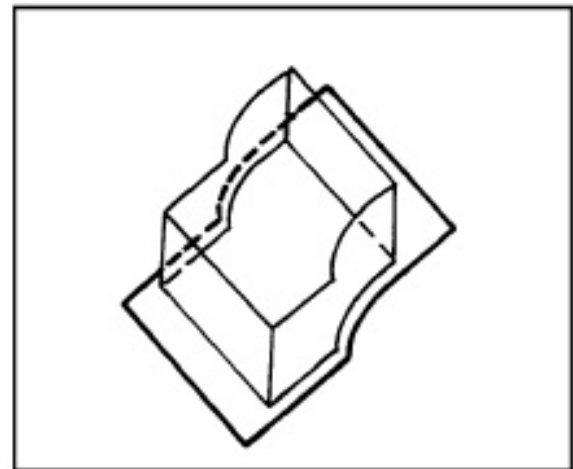


Figure 4
The upper surface of the envelope shall run parallel to the underlying grade elevation (contours) at the guideline building height, as defined herein.

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 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 11,963 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.*

Analysis:

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 *SMA*s 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 *SMA*s. 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/*SMA*s 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 *SMA*s.

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 *SMA*s. Under the *Specific Plan*, the SEA/*SMA*s 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 *SMA*s. 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 Country 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 *SMA*s, 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-of-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 *SMA*s, 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) 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 SMAs*'

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, 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
<hr/>	
-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
<hr/>	
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) The development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.

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, 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 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 blue-line 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) The development is designed so that wildlife movement corridors are left in a natural and undisturbed state:

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) 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.

5) Where necessary, fences or walls are provided to buffer important habitat areas from development.

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) Roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

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.

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, 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.*

Analysis:

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 *SMA*s 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 *SMA*s 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 *SMA*s 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 *SMA*s.

The *River Corridor* and the *High Country SMA*s, 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 *SMA*s 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 *SMA*s; 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 SMA*s, 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/SMA, 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/SMA's 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 Country 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 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 *SMA*s 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 *SMA*s; 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 from 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 SMAs'* 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

APPENDIX — 7.2 CONSISTENCY ANALYSIS

SANTA CLARITA VALLEY AREA PLAN

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 Country 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) 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
<hr/>	
-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:

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SANTA CLARITA VALLEY AREA PLAN

1 acre	Redesignated from SEA 23 to non-residential/ infrastructure-related <i>land use designations</i>
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
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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) The development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.

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;

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- ? 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.)

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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, 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 blue-line 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.

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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.

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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) The development is designed so that wildlife movement corridors are left in a natural and undisturbed state.

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

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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

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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) Where necessary, fences or walls are provided to buffer important habitat areas from development.

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

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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) Roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

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.

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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

APPENDIX — 7.2 CONSISTENCY ANALYSIS

SANTA CLARITA VALLEY AREA PLAN

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 *SMA*s 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 *SMA*s 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

N E W H A L L L A N D

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 \$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 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	=	$[(A - B)/(1004 - C)] \times \text{SGR/SF or SGR/MF}$
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.

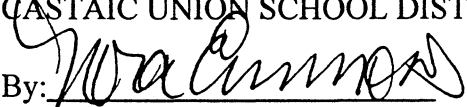
46. Recitals A through N are true and correct and are hereby incorporated.

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

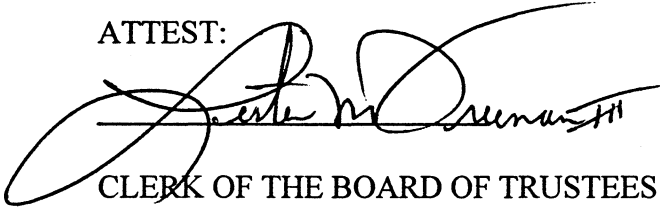
BOARD OF TRUSTEES OF THE
CASTAIC UNION SCHOOL DISTRICT

By: 
PRESIDENT OF THE BOARD OF
TRUSTEES OF THE CASTAIC
UNION SCHOOL DISTRICT

[Signatures continued on next page]

(Signatures continued from previous page)

ATTEST:



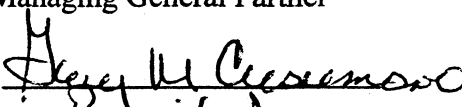
CLERK OF THE BOARD OF TRUSTEES
OF THE CASTAIC UNION SCHOOL DISTRICT

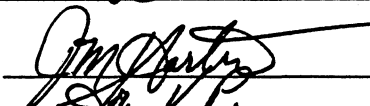
Dated: November 20, 1997

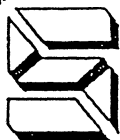
THE NEWHALL LAND AND FARMING
COMPANY (A California
Limited Partnership)

By: NEWHALL MANAGEMENT LIMITED
PARTNERSHIP
Managing General Partner

By: NEWHALL MANAGEMENT
CORPORATION
Managing General Partner

By: 
Its: President

By: 
Its: Gen. Mgt. P.



SIKAND

Engineering
Planning
Surveying15230 Burbank Blvd. Van Nuys, CA 91411
Telephone: (818) 787-8560 (213) 873-5853

Sheet No. 1 of 3

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	

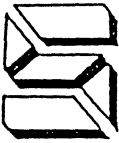
LEGAL DESCRIPTION

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

Sheet No. 2 of 3

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

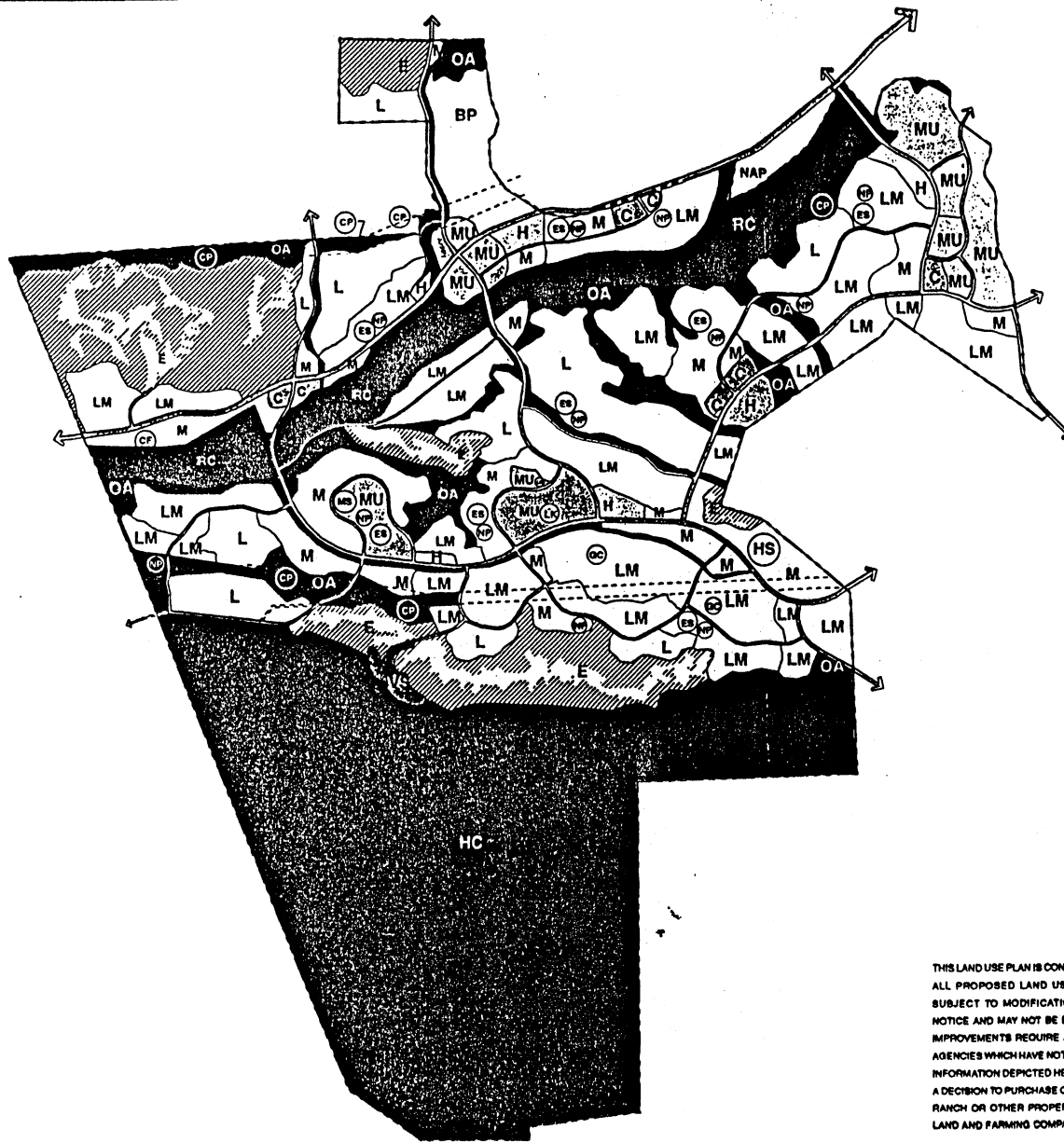
**SIKAND**Engineering
Planning
Surveying15230 Burbank Blvd. Van Nuys, CA 91411
Telephone: (818) 787-8550 (213) 873-5853

Sheet No. 3 of 3

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.

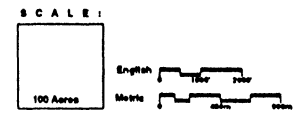


THIS LAND USE PLAN IS CONCEPTUAL AND PRELIMINARY, AND ALL PROPOSED LAND USES AND IMPROVEMENTS ARE SUBJECT TO MODIFICATION OR ELIMINATION WITHOUT NOTICE AND MAY NOT BE BUILT. THE LAND USE PLAN AND IMPROVEMENTS REQUIRE APPROVALS BY GOVERNMENTAL AGENCIES WHICH HAVE NOT AND MAY NOT BE OBTAINED. THE INFORMATION 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, 1995.



- 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



LAND USE PLAN

FORM

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
MS	MIDDLE SCHOOL
HS	HIGH SCHOOL
LB	LIBRARY
GC	GOLF COURSE
LK	COMMUNITY LAKE
FS	FIRE STATION
S	ELECTRICAL SUBSTATION
WR	WATER RECLAMATION PLANT

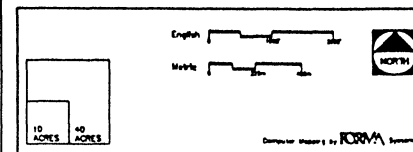


EXHIBIT 23-3 RIVERWOOD VILLAGE PLAN

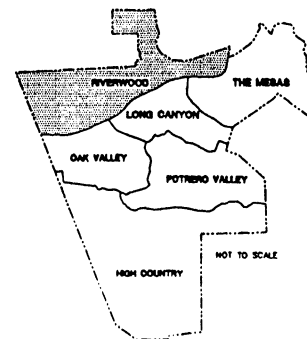
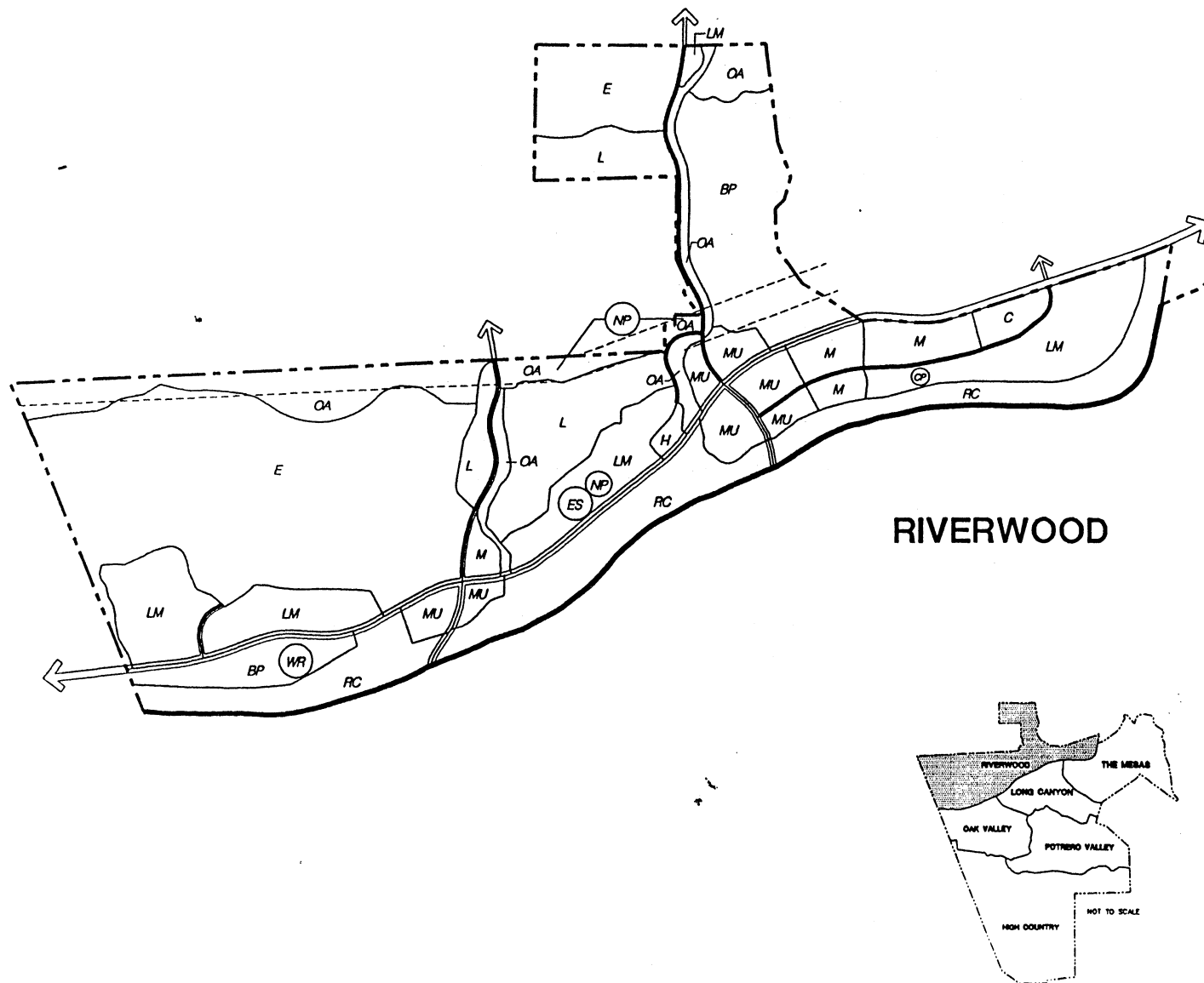


Exhibit C
Applicant Handbook
State School Building Lease-Purchase Program
Office Of Local Assistance
Dated January, 1992

Applicant Handbook

State School Building Lease-Purchase Program

PUBLISHED BY THE QUALITY CONTROL AND PUBLIC RESPONSE UNIT

OLA 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)	$0.07 \times$ computed allowable (excluding any area bonuses)
K - 6 (districts with 300 or more projected K - 6 ADA)	4 sq. ft. \times ADA
7 - 8	5 sq. ft. \times ADA
9 - 12	$0.07 \times$ 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) (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).	IF the 9 - 12 total ADA is ...	THEN the multiplier is ...
	1 - 50	0 sq. ft.
	51 - 100	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...
<ul style="list-style-type: none"> • a minimum of 30 percent of all proposed teaching stations are relocatable buildings and, • 10 percent of the total proposed building area is comprised of relocatable buildings 	multiply the ADA "to be housed" in the project by three square feet.

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
<p>Inclusion of the relocatable structure in the project is prohibited due to either one of the following:</p> <ul style="list-style-type: none"> • 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
<p>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:</p> <ul style="list-style-type: none"> • 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	<p>The fee is a sum of the following calculations:</p> <ul style="list-style-type: none"> • \$90.00 per sq. ft. x proposed permanent area x .08 * • \$50.00 per sq. ft. x proposed relocatable area x .08 * <p>Multiply the total calculated above by .25.</p>
	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

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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
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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	<p>This topic focuses on the preparation of <i>Form SAB 506A, Estimated Project Cost Detail</i> and <i>Form SAB 506B, Summary of Estimated Costs</i>. The cost estimate details the expenditures associated with the following categories:</p> <ul style="list-style-type: none">• Site• Plans• Construction• Tests• Inspection• Furniture and Equipment• Contingencies <p>The cost estimates are used to develop a construction budget in preparation for the Phase II SAB recommendation.</p>
Form SAB 506A	<p>The <i>Form SAB 506A, Estimated Project Cost Detail</i>, 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 <i>Exhibits 2, 2A and 2B, pages 3-B-78 through 3-B-80 respectively</i>).</p>
Form SAB 506B	<p>The <i>Form 506B, Summary of Estimated Costs</i>, provides a summation of the costs detailed on the Form SAB 506A (see <i>Exhibit 1 on page 3-B-77</i>).</p>
Cost Itemization	<p>All items listed on the cost estimate must be clearly itemized by unit size, quantity and unit cost. <i>Lump sums are not permitted.</i></p>
Overhead and Profit	<p>All costs associated with overhead and profit must be integrated into the unit cost itemization.</p>
Updates	<p>New cost estimates must be prepared if those previously submitted are older than 90 days.</p>
Required Signatures	<p>The cost estimates must contain the original signatures of a licensed architect or structural engineer.</p>

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 <i>Real Property Appraisals</i> , page 3-B-14 and <i>Site Purchase</i> , page 3-B-16 through 3-B-20).
Escrow Fees	All charges normally included in the escrow agreement such as: <ul style="list-style-type: none"> • escrow charges • title insurance • loan fees Note: Property taxes are ineligible.
Surveys	If required, a certified survey of the site must include: <ul style="list-style-type: none"> • 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 <i>Site Support Costs</i> , 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 <i>Relocation Assistance</i> , page 3-B-21).
Other	Justified fees which may include but are not limited to the following: <ul style="list-style-type: none"> • 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 <i>Architect Fee Schedule</i> , 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 <i>California Administrative Code, Title 21 (Public Works)</i> .
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 <i>Calculation of Energy Consultant Fee</i> , page 3-B-68).
Preliminary Tests	Includes the following costs: <ul style="list-style-type: none"> • 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 <i>Form SAB 510, School District Compliance Certification</i>, page 3-B-13).
Administrative Costs	Refer to <i>Administrative Cost Allowance</i> , page 3-A-55.
Other	Other plan costs such as: <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 <i>Off-Site Development, Rough Grading, page 3-B-45</i>).
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 acreage 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 demolition costs will be given individual funding consideration. 8

Building Cost Standards

Introduction

The SAB has established 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	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> masonry or reinforced concrete, metal, glass, or stone 	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> masonry, reinforced concrete or gypsum light-weight & movable partitions are used as non-bearing walls 	no specific attribute

Continued on the next page

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.
<p>In either case, the district must provide justification describing the necessity of this adjustment. The circumstances which would warrant this adjustment include:</p> <ul style="list-style-type: none"> • 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
	Toilets	187.12	180.44
OTHER FACILITIES	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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none">• 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

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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, and 7-9	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	<p>For cost increases <i>not</i> 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:</p> <ul style="list-style-type: none"> • 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	<p>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 <i>Change Orders</i>, page 3-D-11).</p>

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 <i>Bid Approval, pending development</i>).
Purchase Price of Property	Increases in the purchase of real property.

Change Orders

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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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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 <i>General Site Development</i> , 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 <i>Multi-Story Construction</i> , 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 change 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
<input type="checkbox"/> SAB 184	Summary of Expenditures and Construction Progress
<input type="checkbox"/> 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

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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. 8

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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.

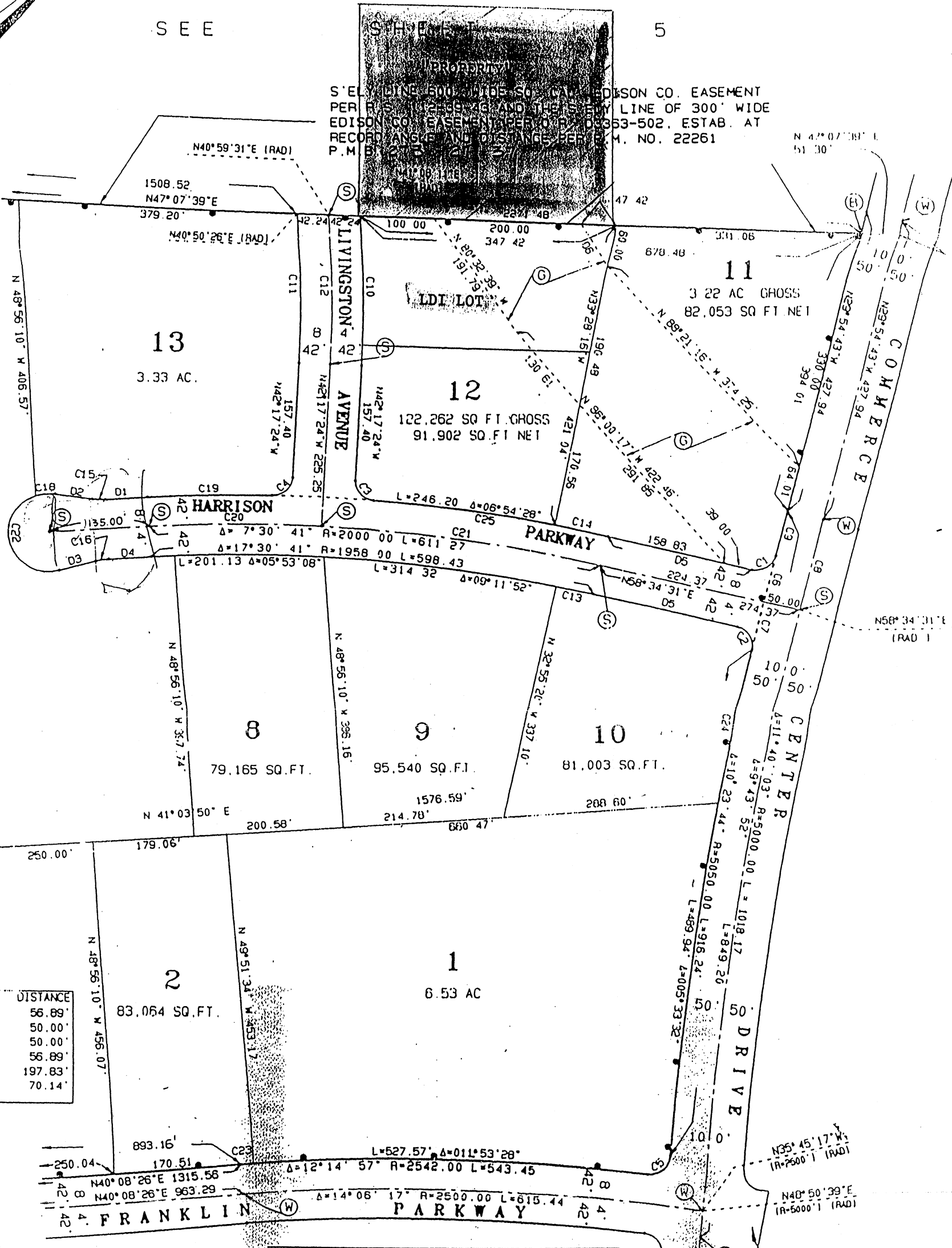
VESTING
PARCEL MAP NO. 20839

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA

SEE

5

S' ELY 1/4 SEC 500' WIDE S. CAL. EDISON CO. EASEMENT
PER P.M.B. 273-27-37 AND THE S' ELY 1/4 SEC 500' WIDE
EDISON CO. EASEMENT PER P.M.B. 273-27-37, ESTAB. AT
RECORD ANGLE AND DISTANCE PER P.M. NO. 22261



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	LENGTH
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	LENGTH
16	90.00'	011° 35' 20"	18.20'
18	55.00'	027° 10' 44"	20.00'
19	2042.00'	004° 44' 08"	108.75'
20	2000.00'	006° 38' 46"	231.00'
21	2000.00'	010° 51' 55"	378.27'
22	55.00'	203° 10' 40"	195.04'
23	2542.00'	000° 21' 20"	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

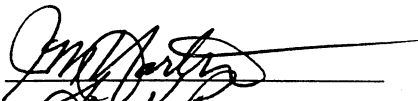
By: 
Its: J. V. P.

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

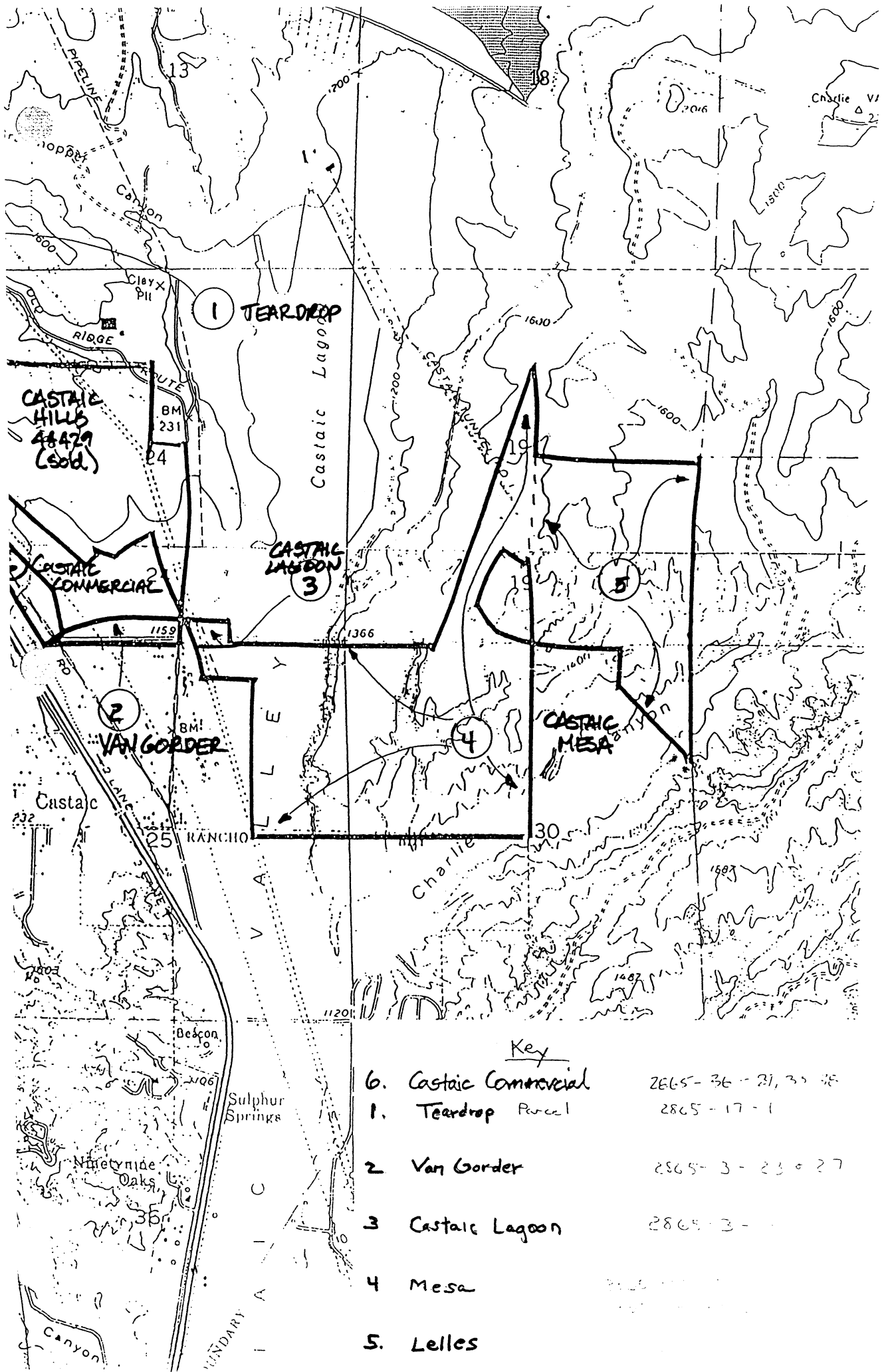
Tentative Tract No.	44429
Tentative Tract No.	44800
Tentative Tract No.	45084
Tentative Tract No.	45433
Tentative Tract No.	45440
Tentative Tract No.	44823
Tentative Tract No.	46389

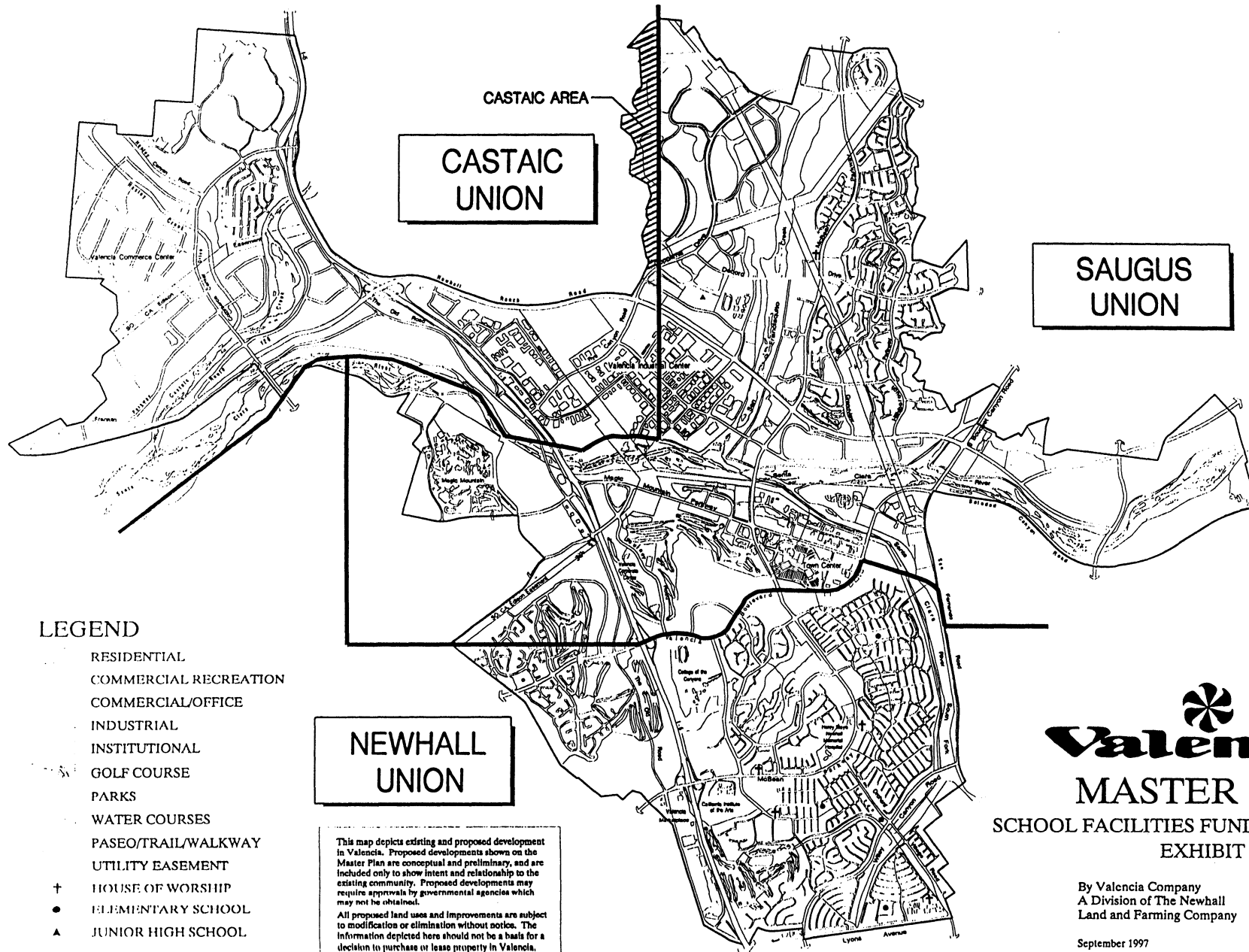
EXHIBIT B

“Castaic Projects”

<u>NLF Common Name</u>	<u>APN</u>
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.





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

NEWHALL UNION

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.

CASTAIC UNION

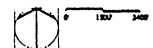
SAUGUS UNION

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, transferees, and assigns. Other than the 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.

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

**SIKAND**Engineering
Planning
Surveying15230 Burbank Blvd. Van Nuys, CA 91411
Telephone: (818) 787-8560 (213) 873-5853

Sheet No. 1 of 2

Written by	<u>L. PILCHEN</u>	Date	<u>7-15-92</u>	Work Order No.	<u>1020-83-07</u>
Checked by	<u></u>	Date	<u></u>	Description No.	<u>5263</u>
Client	<u>THE NEWHALL LAND AND FARMING COMPANY</u>			Area	<u></u>

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

**SIKAND**Engineering
Planning
Surveying

Sheet No. 2 of 2

15230 Burbank Blvd. Van Nuys, CA 91411
Telephone: (818) 787-8550 (213) 873-5853

Written by	<u>L. PILCHEN</u>	Date	<u>7-15-92</u>	Work Order No.	<u>1020-83-07</u>
Checked by	<u></u>	Date	<u></u>	Description No.	<u>5263</u>
Client	<u>THE NEWHALL LAND AND FARMING COMPANY</u>			Area	<u></u>

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.

**SIKAND**Engineering
Planning
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Telephone: (818) 787-8550 (213) 873-5853

2

Sheet No. 1 of 4

Written by	<u>L. PILCHEN</u>	Date	<u>7-14-92</u>	Work Order No.	<u>1020-83-07</u>
Checked by	<u></u>	Date	<u></u>	Description No.	<u>5264</u>
Client	<u>THE NEWHALL LAND AND FARMING COMPANY</u>			Area	<u></u>

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

**SIKAND**Engineering
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Surveying

Sheet No. 2 of 4

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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Planning
Surveying

Sheet No. 3 of 4

15230 Burbank Blvd. Van Nuys, CA 91411
Telephone: (818) 787-8550 (213) 873-5853

Written by	<u>L. PILCHEN</u>	Date	<u>7-14-92</u>	Work Order No.	<u>1020-83-07</u>
Checked by	<u></u>	Date	<u></u>	Description No.	<u>5264</u>
Client	<u>THE NEWHALL LAND AND FARMING COMPANY</u>			Area	<u></u>

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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Sheet No. 4 of 4

15230 Burbank Blvd. Van Nuys, CA 91411
Telephone: (818) 787-8550 (213) 873-5853

Written by	<u>L. PILCHEN</u>	Date	<u>7-14-92</u>	Work Order No.	<u>1020-83-07</u>
Checked by	<u></u>	Date	<u></u>	Description No.	<u>5264</u>
Client	<u>THE NEWHALL LAND AND FARMING COMPANY</u>			Area	<u></u>

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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Telephone: (818) 787-8550 (213) 873-5853

Sheet No. 1 of 3

③

Written by	<u>L. PILCHEN</u>	Date	<u>7-14-92</u>	Work Order No.	<u>1020-83-07</u>
Checked by	<u></u>	Date	<u></u>	Description No.	<u>5265</u>
Client	<u>THE NEWHALL LAND AND FARMING COMPANY</u>			Area	<u></u>

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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Sheet No. 2 of 3

15230 Burbank Blvd. Van Nuys, CA 91411
Telephone: (818) 787-8560 (213) 873-5853

Written by	<u>L. PILCHEN</u>	Date	<u>7-14-92</u>	Work Order No.	<u>1020-83-07</u>
Checked by	<u></u>	Date	<u></u>	Description No.	<u>5265</u>
Client	<u>THE NEWHALL LAND AND FARMING COMPANY</u>			Area	<u></u>

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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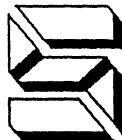
Sheet No. 3 of 3

15230 Burbank Blvd. Van Nuys, CA 91411
Telephone: (818) 787-8550 (213) 873-5853

Written by	<u>L. PILCHEN</u>	Date	<u>7-14-92</u>	Work Order No.	<u>1020-83-07</u>
Checked by	<u></u>	Date	<u></u>	Description No.	<u>5265</u>
Client	<u>THE NEWHALL LAND AND FARMING COMPANY</u>			Area	<u></u>

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.

**SIKAND**Engineering
Planning
Surveying15230 Burbank Blvd. Van Nuys, CA 91411
Telephone: (818) 787-8550 (213) 873-5853

Sheet No. 1 of 3

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Written by	<u>L. PILCHEN</u>	Date	<u>7-14-92</u>	Work Order No.	<u>1020-83-07</u>
Checked by	<u></u>	Date	<u></u>	Description No.	<u>5266</u>
Client	<u>THE NEWHALL LAND AND FARMING COMPANY</u>			Area	<u></u>

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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Surveying

Sheet No. 2 of 3

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Written by	<u>L. PILCHEN</u>	Date	<u>7-14-92</u>	Work Order No.	<u>1020-83-07</u>
Checked by	<u></u>	Date	<u></u>	Description No.	<u>5266</u>
Client	<u>THE NEWHALL LAND AND FARMING COMPANY</u>			Area	<u></u>

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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Sheet No. 3 of 3

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Written by	<u>L. PILCHEN</u>	Date	<u>7-14-92</u>	Work Order No.	<u>1020-83-07</u>
Checked by	<u></u>	Date	<u></u>	Description No.	<u>5266</u>
Client	<u>THE NEWHALL LAND AND FARMING COMPANY</u>			Area	<u></u>

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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Sheet No. 1 of 2

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	

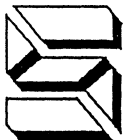
LEGAL DESCRIPTION

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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Sheet No. 2 of 2

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Written by	<u>L. PILCHEN</u>	Date	<u>7-10-92</u>	Work Order No.	<u>1020-83-07</u>
Checked by	<u></u>	Date	<u></u>	Description No.	<u>5267</u>
Client	<u>THE NEWHALL LAND AND FARMING COMPANY</u>			Area	<u></u>

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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Sheet No. 1 of 2

6

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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Planning
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Sheet No. 2 of 2

15230 Burbank Blvd. Van Nuys, CA 91411
Telephone: (818) 787-8550 (213) 873-5853

Written by	<u>L. PILCHEN</u>	Date	<u>7-10-92</u>	Work Order No.	<u>1020-83-07</u>
Checked by	<u></u>	Date	<u></u>	Description No.	<u>5268</u>
Client	<u>THE NEWHALL LAND AND FARMING COMPANY</u>			Area	<u></u>

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

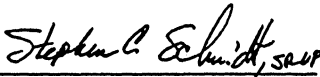

⑦

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).

		
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.

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Sheet No. 1 of 1

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.

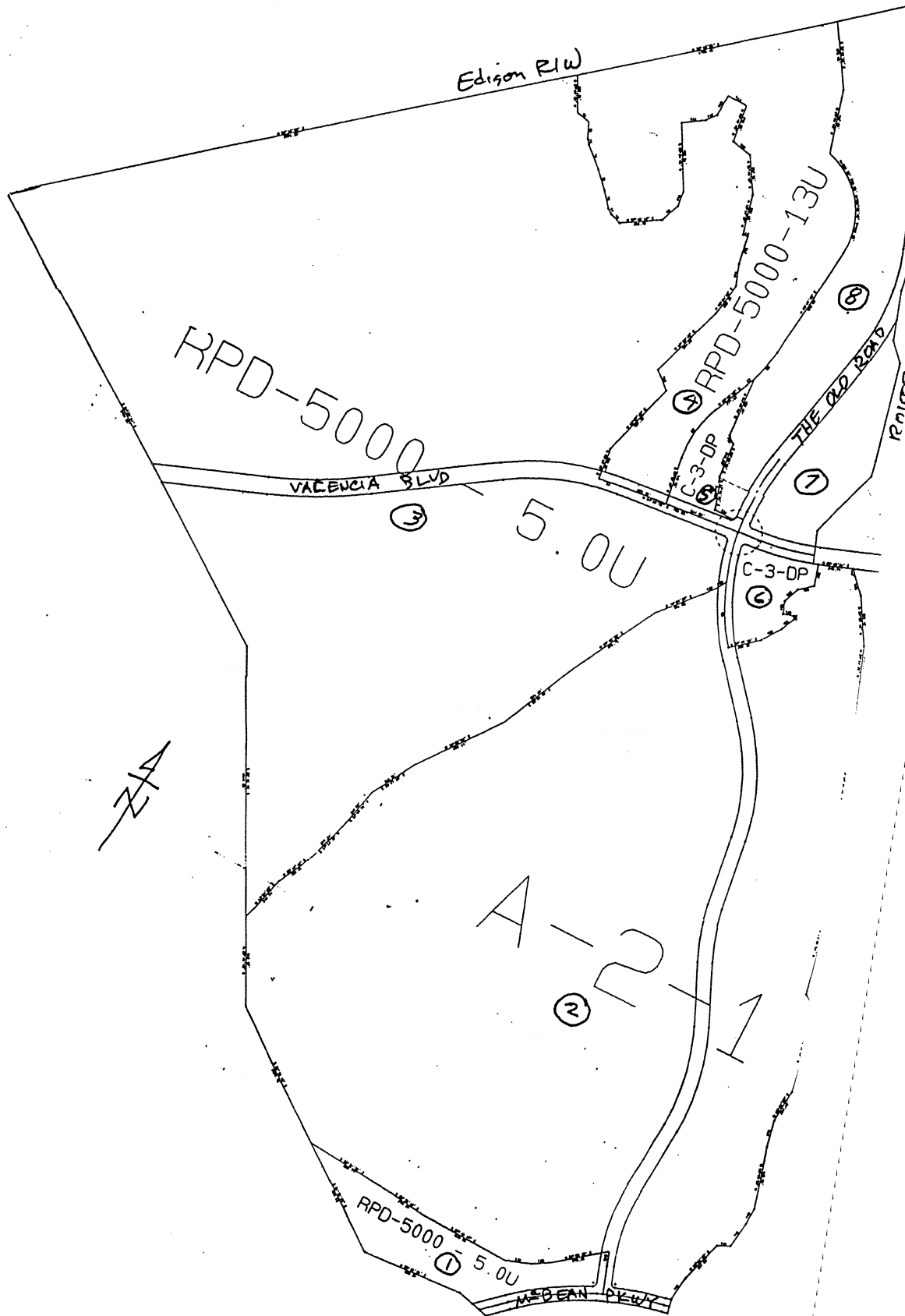
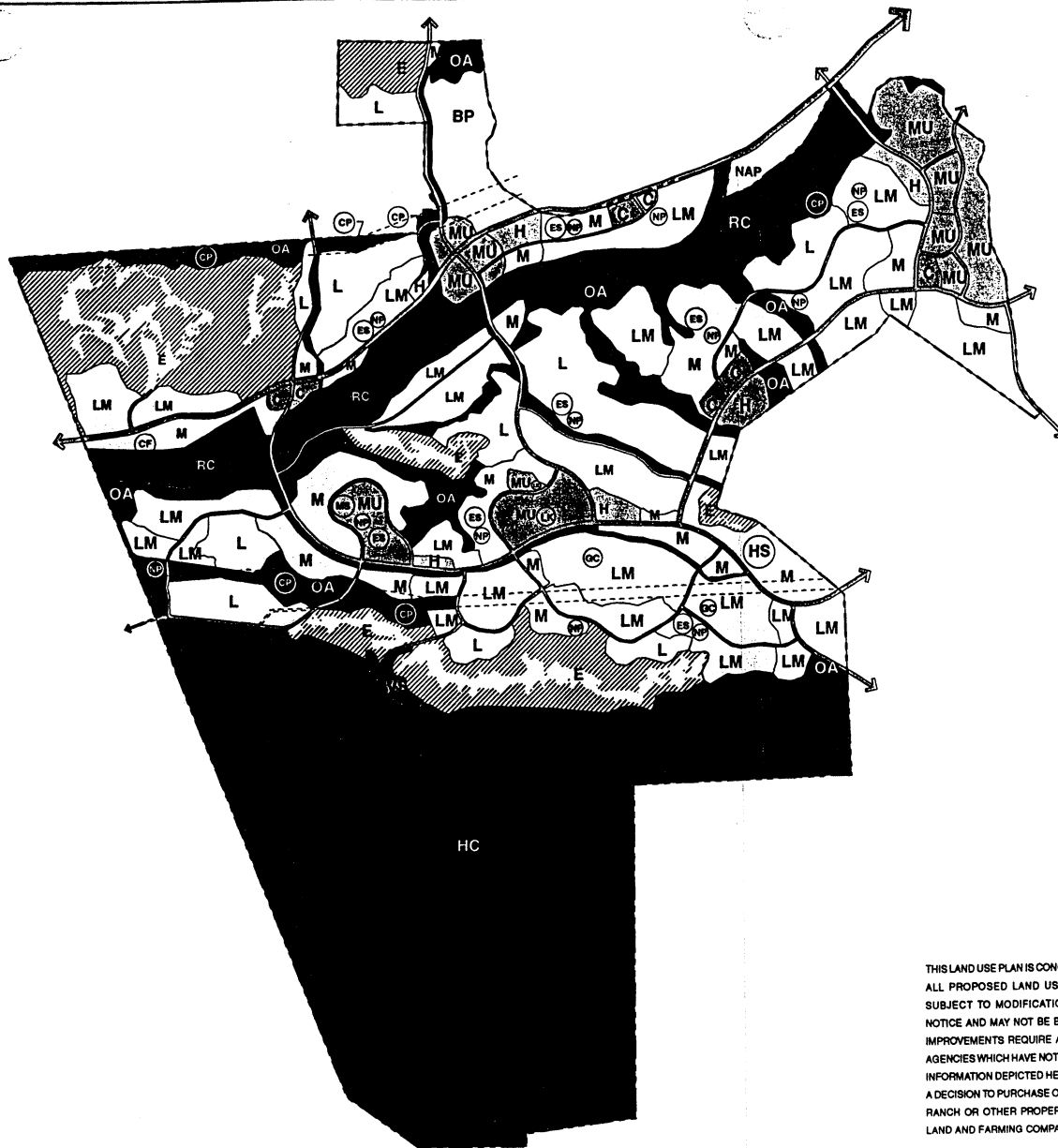


Exhibit B
Newhall Ranch
Legal Description



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.

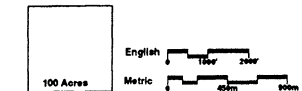


- E ESTATE RESIDENTIAL
- L LOW RESIDENTIAL
- LM LOW-MEDIUM RESIDENTIAL
- M MEDIUM RESIDENTIAL
- MU MIXED USE
- RC RIVER CORRIDOR SPECIAL MANAGEMENT AREA
- OA OPEN AREA
- HC HIGH COUNTRY SPECIAL MANAGEMENT AREA
- BP BUSINESS PARK
- NP NEIGHBORHOOD PARK
- ES ELEMENTARY SCHOOL
- MS MIDDLE SCHOOL
- HS HIGH SCHOOL
- CF COMMUNITY FACILITIES
- GC GOLF COURSE
- LK LAKE
- R ROADS
- SCE 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:



LAND USE PLAN

FORM

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Sheet No. 1 of 3

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	

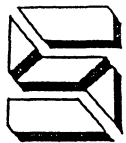
LEGAL DESCRIPTION

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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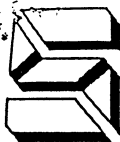
Sheet No. 2 of 3

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

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

Sheet No. 3 of 3

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

OLA 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)	$0.07 \times \text{computed allowable (excluding any area bonuses)}$
K - 6 (districts with 300 or more projected K - 6 ADA)	$4 \text{ sq. ft.} \times \text{ADA}$
7 - 8	$5 \text{ sq. ft.} \times \text{ADA}$
9 - 12	$0.07 \times \text{computed allowable (excluding any area bonuses)}$
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) (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).	IF the 9 - 12 total ADA is ...	THEN the multiplier is ...
	1 - 50	0 sq. ft.
	51 - 100	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...
<ul style="list-style-type: none"> • 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.
<ul style="list-style-type: none"> • 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
<p>Inclusion of the relocatable structure in the project is prohibited due to either one of the following:</p> <ul style="list-style-type: none"> • 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
<p>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:</p> <ul style="list-style-type: none"> • 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	<p>The fee is a sum of the following calculations:</p> <ul style="list-style-type: none"> • \$90.00 per sq. ft. x proposed permanent area x .08 * • \$50.00 per sq. ft. x proposed relocatable area x .08 * <p>Multiply the total calculated above by .25.</p>
	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
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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 <i>Real Property Appraisals</i> , page 3-B-14 and <i>Site Purchase</i> , page 3-B-16 through 3-B-20).
Escrow Fees	All charges normally included in the escrow agreement such as: <ul style="list-style-type: none"> • escrow charges • title insurance • loan fees Note: Property taxes are ineligible.
Surveys	If required, a certified survey of the site must include: <ul style="list-style-type: none"> • 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 <i>Site Support Costs</i> , 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 <i>Relocation Assistance</i> , page 3-B-21).
Other	Justified fees which may include but are not limited to the following: <ul style="list-style-type: none"> • court costs • legal services (i.e., review of contracts, legal documents) • condemnation proceedings

B. Plans

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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 <i>Architect Fee Schedule</i> , 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 <i>California Administrative Code, Title 21 (Public Works)</i> .
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 <i>Calculation of Energy Consultant Fee</i> , page 3-B-68).
Preliminary Tests	Includes the following costs: <ul style="list-style-type: none"> • 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 <i>Form SAB 510, School District Compliance Certification</i>, page 3-B-13).
Administrative Costs	Refer to <i>Administrative Cost Allowance</i> , page 3-A-55.
Other	Other plan costs such as: <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<p>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.</p>
State Funding Limitations	<p>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 <i>only</i> 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.</p>
Required Documents	<p>All requests for the funding of capital development fees as a component of a lease-purchase project must include the following information:</p> <ul style="list-style-type: none">• 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. <p>Note: Capital development fees <i>are not</i> connection fees. ☹</p>

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 <i>Off-Site Development, Rough Grading, page 3-B-45</i>).
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	<p>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.</p> <p>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.</p>
All-weather Fire Service Roads/Site Access Gates	<p>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.</p> <p>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.</p>

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 acreage 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

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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 demolition costs will be given individual funding consideration. ☺

Building Cost Standards

Introduction

The SAB has established 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	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> masonry or reinforced concrete, metal, glass, or stone 	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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.
<p>In either case, the district must provide justification describing the necessity of this adjustment. The circumstances which would warrant this adjustment include:</p> <ul style="list-style-type: none"> • 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. 	

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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

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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

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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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none">• 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

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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

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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, and 7-9	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	<p>For cost increases <i>not</i> 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:</p> <ul style="list-style-type: none"> • 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	<p>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 <i>Change Orders</i>, page 3-D-11).</p>

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 <i>Bid Approval, pending development</i>).
Purchase Price of Property	Increases in the purchase of real property.

Change Orders

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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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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 <i>General Site Development</i> , 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 <i>Multi-Story Construction</i> , 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 change 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
<input type="checkbox"/> SAB 184	Summary of Expenditures and Construction Progress
<input type="checkbox"/> 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

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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

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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**

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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

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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 or 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.

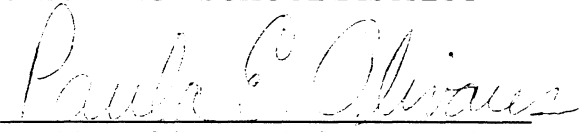
32. ***Exhibits.*** All Exhibits attached hereto are incorporated into this Agreement.

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

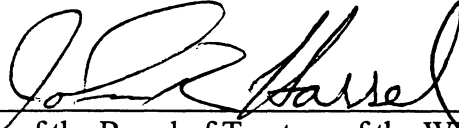
BOARD OF TRUSTEES OF THE WILLIAM S.
HART UNION HIGH SCHOOL DISTRICT

By: 
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

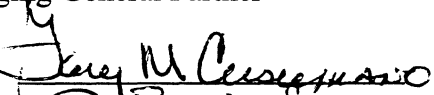
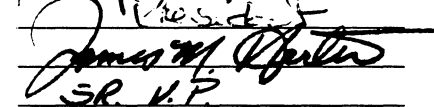








By: NEWHALL MANAGEMENT
CORPORATION
Managing General Partner

By:

Its:

By:

Its:


[Signatures continued on following page.]

[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

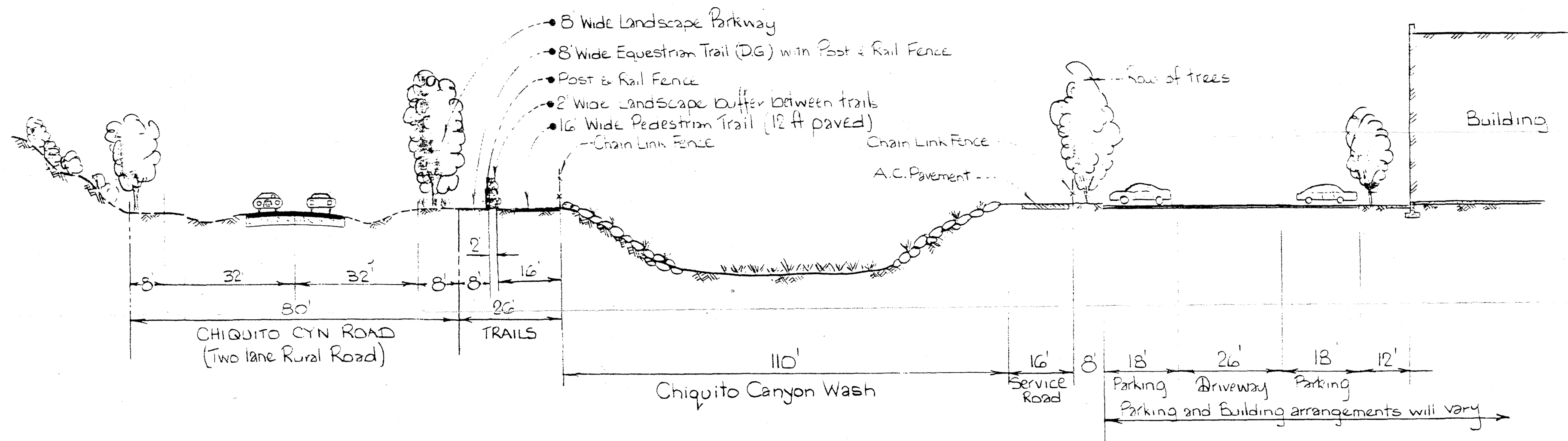
COX, CASTLE & NICHOLSON LLP

By: 
KENNETH B. BLEY
Attorneys for THE NEWHALL LAND
AND FARMING COMPANY

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'

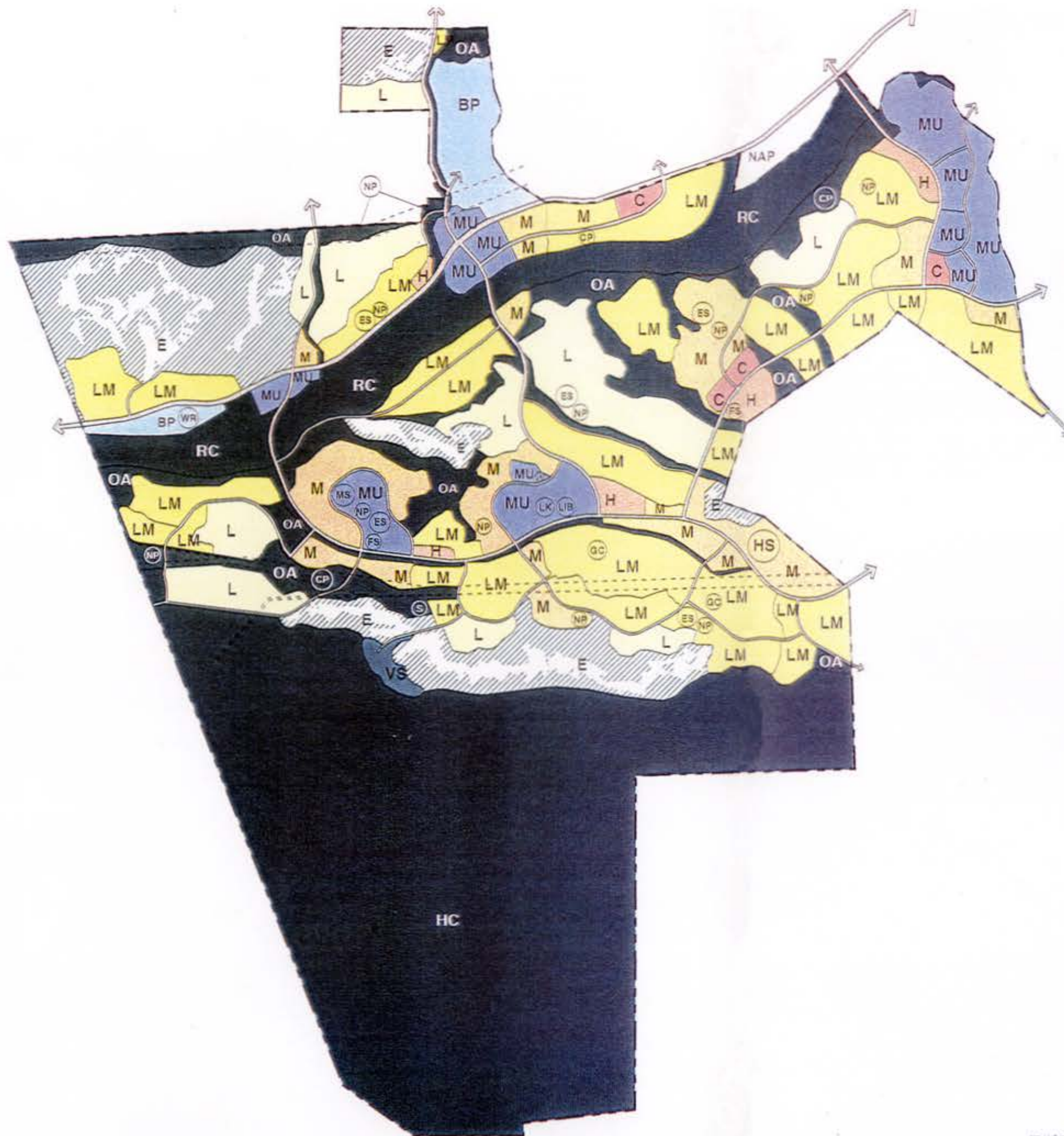


ALLIANCE
LAND PLANNING & ENGINEERING INC.

CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

1921 PALOMAR OAKS WAY
SUITE 312
CARLSBAD, CA 92008

TEL: (760) 431-9896



- 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

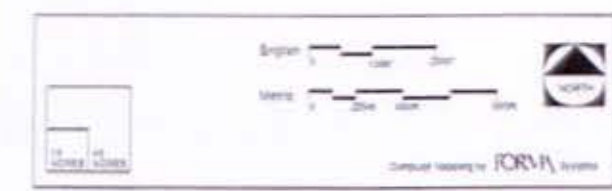
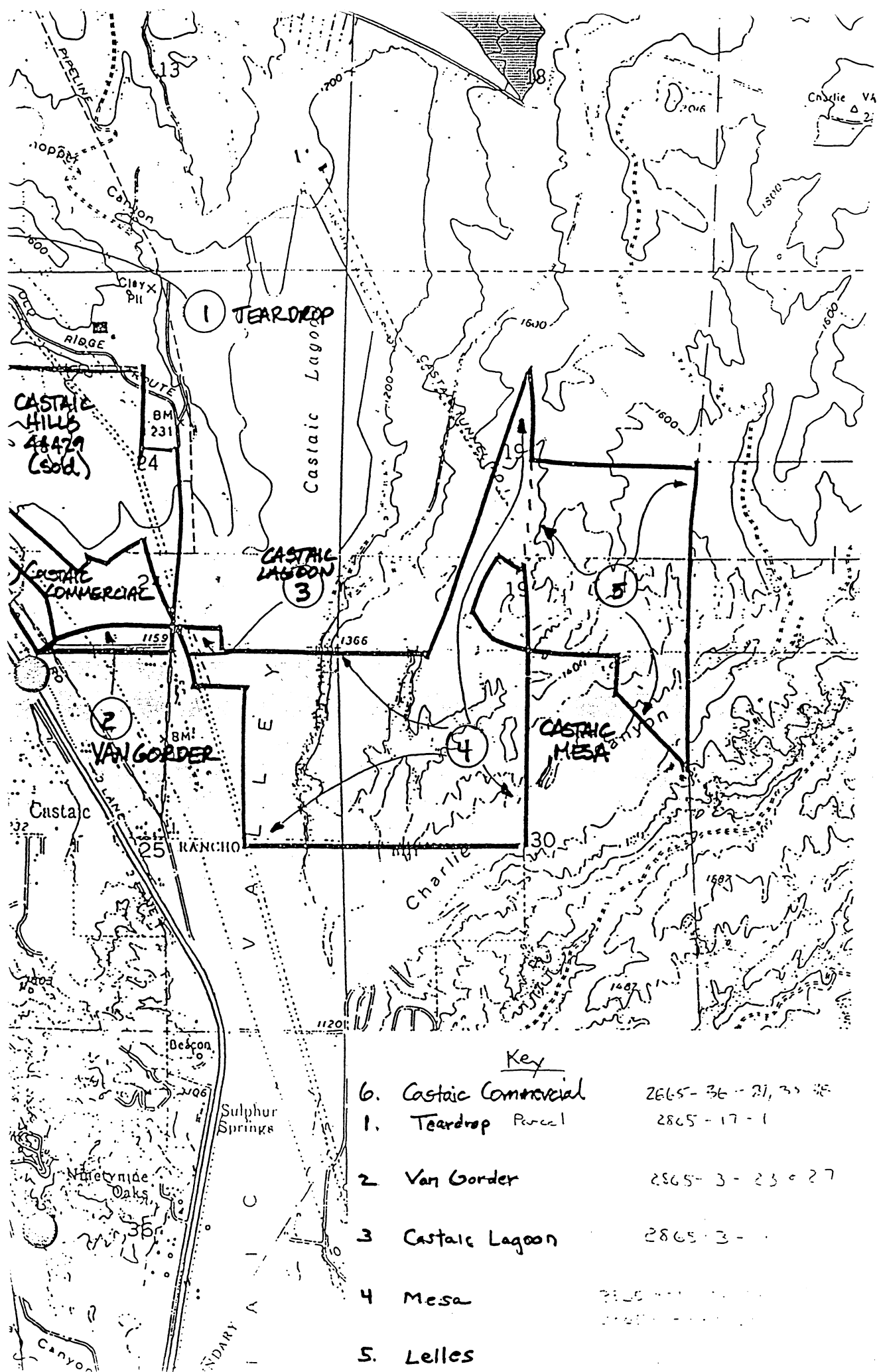


EXHIBIT 2.3-1
LAND USE PLAN

“Castaic Projects”

<u>NLF Common Name</u>	<u>APN</u>
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.



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 Calendar	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		\$168,000
(\$7,000/month x 24 months)		
F. FURNITURE AND EQUIPMENT		\$1,764,857
(\$7 x Regular Education SF + \$10 x Special Education SF)		
(Includes Cost Index Factor of 1.32)		
G. CONTINGENCY		\$650,184
(\$2,000 + 1.5 % of items A - F)		
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 Calendar	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

MFUDs/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., $\$5,600 \times 0.355 = \$1,988$.
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., $\$5,600 \times 0.645 = \$3,612$.
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 = $(\$400,000 - \$375,000) \div \$375,000 = \$25,000 \div \$375,000 = 6.7\%$; $1.0 + 0.067 = 1.067$.
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., $(0.300 - 0.269) \div 0.269 = 11.5\%$; $1.0 + 0.115 = 1.115$.
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 December, 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:

	<u>Total</u>	<u>Single Family</u>	<u>Multi-Family</u>
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)	<u>240</u>	<u>240</u>	<u> </u>
	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 (1/2) 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.

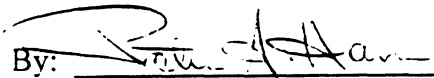
33. Recitals A through E are true and correct and are hereby incorporated.

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: [Signature]
Its: President

By: [Signature]
Its: Senior Vice President

APPROVED AS TO FORM:

BOWIE, ARNESON, KADI, WILES &
GIANNONE

By: [Signature]
ALEXANDER BOWIE, ESQ.
Attorneys for the WILLIAM S. HART
UNION HIGH SCHOOL DISTRICT

NOSSAMAN, GUTHNER, KNOX &
ELLIOTT, LLP

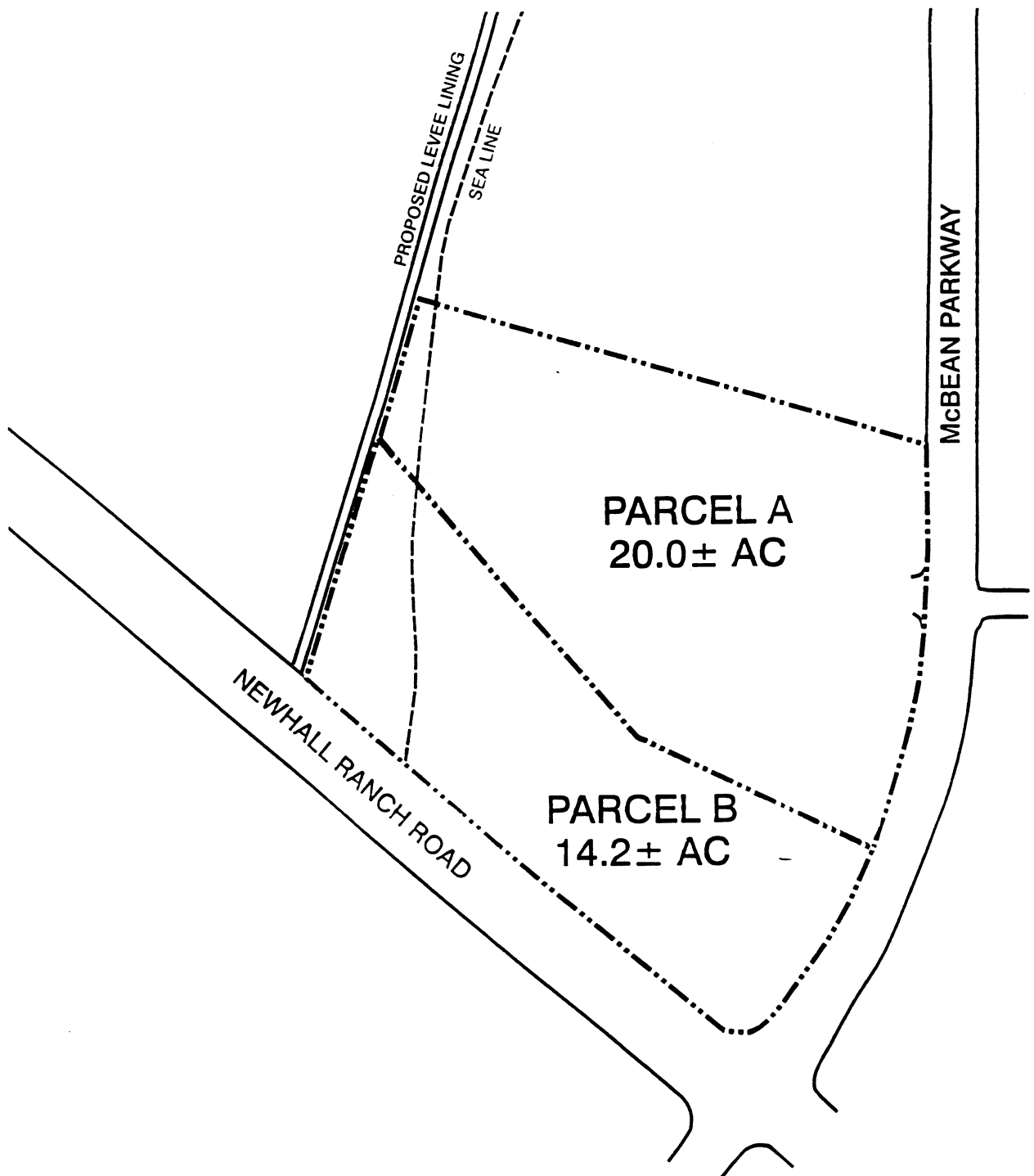
By: [Signature]
ROBERT I. McMURRY
Attorneys for THE NEWHALL LAND
AND FARMING COMPANY

Definitions

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EXHIBIT A



Note: Exhibit A is intended only to generally describe such property.

Exhibit A

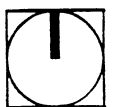


EXHIBIT B

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 be 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

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 be 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 enforceable 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

- Hart has already received State Funds for JHS No. 1
- The Capacity of JHS No. 2 is 1,200 students
- The State has apportioned an amount of \$10,000,000 for JHS No. 2
- 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

- Hart has already received State Funds for SHS No. 1
- The Capacity of SHS No. 2 is 2,400 students
- The State has apportioned an amount of \$22,000,000 for SHS No. 2
- 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

- Hart has already received State Funds for SHS No. 1
- The Capacity of SHS No. 2 is 2,400 students
- The State has apportioned an amount of \$22,000,000 for SHS No. 2
- 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

No Additional Impact Scenario

**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 (excl)	\$ 18,287	-5	\$ (91,435)
Senior High School (excl)	\$ 18,276	-8	\$ (146,208)
Junior High School (H iter)	\$ 1,507	-5	\$ (7,535)
Senior High School (H iter)	\$ 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-Interir	\$ 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 iter)	\$ 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-Interir	\$ 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

Additional Impact Scenario 1

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

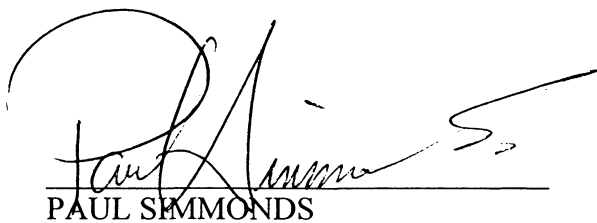

ARTEMISA LOPEZ Programs Director
Val Verde Civic Association


GEORGE SELPH
Projects Director
Val Verde Civic Association


EVA ITURRIAGA
Publicity Director
Val Verde Civic Association

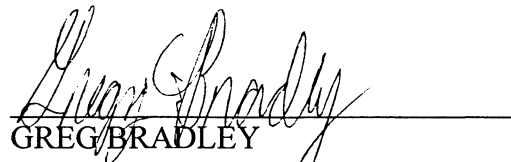

GINA NORDENSTROM
Secretary,
Val Verde Civic Association


CAROL CRONK
Treasurer
Val Verde Civic Association



PAUL SHMONDS

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.

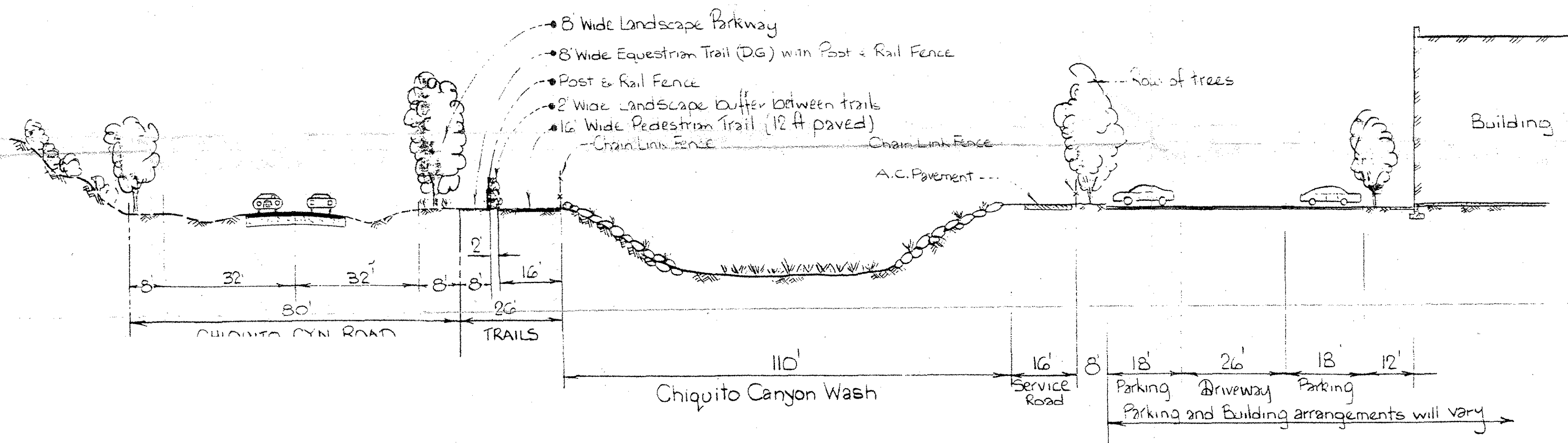
b. Building/Parking Orientation

- (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'

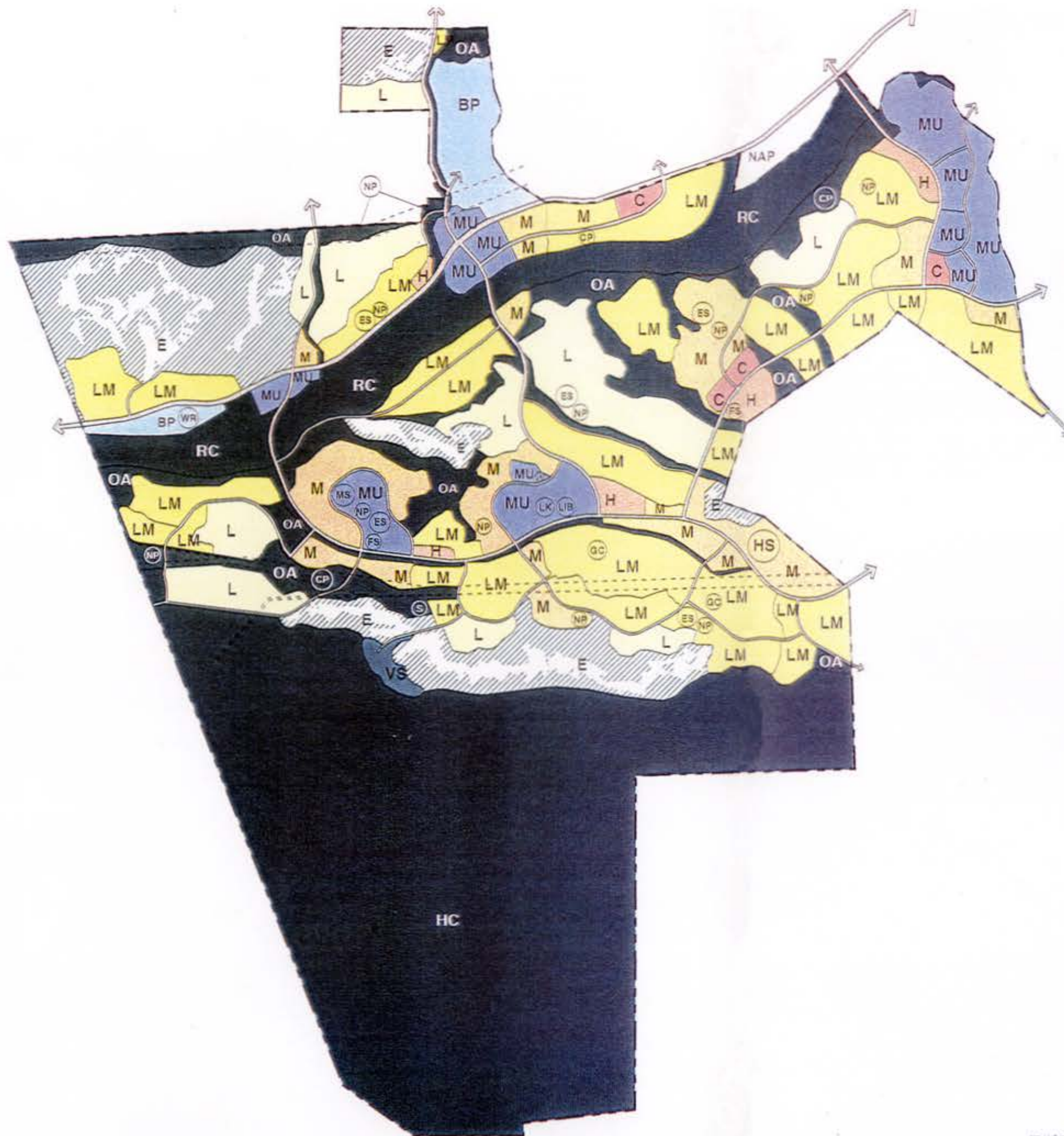
JUN 26 1998



ALLIANCE
LAND PLANNING & ENGINEERING INC.
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

1921 PALOMAR OAKS WAY
SUITE 312
CARLSBAD, CA 92008
TEL: (760) 431-9896

Job N° 93001 5-29-98



- 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

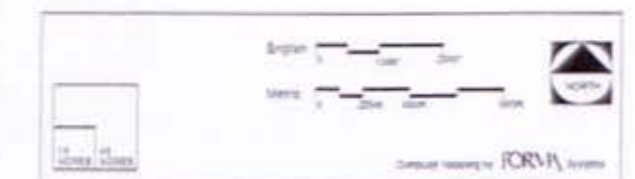


EXHIBIT 2.3-1
LAND USE PLAN

**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 matrix are on the page following the table.

DEVELOPMENT REGULATIONS

3.4 SITE DEVELOPMENT STANDARDS

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND: <input type="checkbox"/> 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												
USE TYPES	LAND USE DESIGNATION											
	E	L	LM	M	H	MU	C	BP	VS	OA	RC ¹⁶ⁱ 18-22	HC ¹⁶ⁱ 18-22
Access to property lawfully used for a purpose not permitted in this <i>land use designation</i>	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		

DEVELOPMENT REGULATIONS

3.4 SITE DEVELOPMENT STANDARDS

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND: <input type="checkbox"/> 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 18-20	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**						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**						P	P	P					
Bus storage and maintenance								P					
Butane and propane service stations						P	P	P					
Cabarets**						C	C	C					

DEVELOPMENT REGULATIONS

3.4 SITE DEVELOPMENT STANDARDS

TABLE 3.4-2

PERMITTED USES MATRIX

Newhall Ranch Specific Plan

LEGEND:	<input type="checkbox"/> 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	RC¹⁵ 15.01	HC¹⁶ 16.01
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				

DEVELOPMENT REGULATIONS

3.4 SITE DEVELOPMENT STANDARDS

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND: <input type="checkbox"/> 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 15-20	HC ¹⁶ 15-20
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

DEVELOPMENT REGULATIONS

3.4 SITE DEVELOPMENT STANDARDS

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND: <input type="checkbox"/> 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 18.27	HC ¹⁶ 18.28
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				

DEVELOPMENT REGULATIONS

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

[illegible]

DEVELOPMENT REGULATIONS

3.4 SITE DEVELOPMENT STANDARDS

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND: <input type="checkbox"/> 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												
USE TYPES	LAND USE DESIGNATION											
	E	L	LM	M	H	MU	C	BP	VS	OA	RC ¹⁶ⁱ 15.21	HC ¹⁶ⁱ 15.29
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

DEVELOPMENT REGULATIONS

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

[illegible]

DEVELOPMENT REGULATIONS

3.4 SITE DEVELOPMENT STANDARDS

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:	<input type="checkbox"/> 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	RC¹⁶ 1A-31	HC¹⁶ 1B-20	
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				

DEVELOPMENT REGULATIONS
3.4 SITE DEVELOPMENT STANDARDS

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).

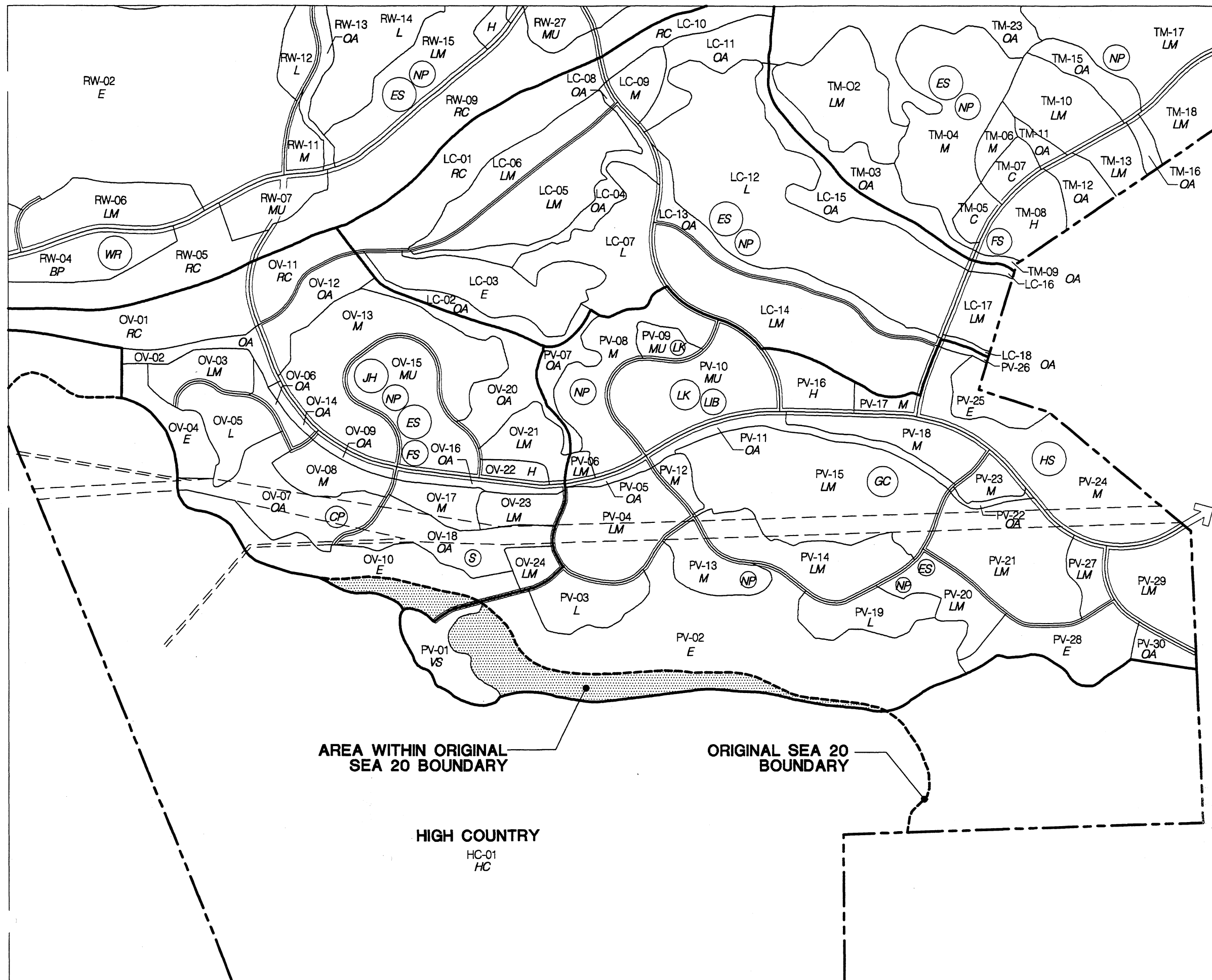
DEVELOPMENT REGULATIONS

3.4 SITE DEVELOPMENT STANDARDS

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 existing 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

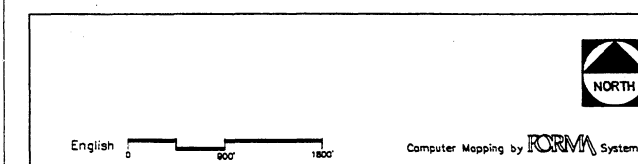


NEWHALL RANCH. SPECIFIC PLAN

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).



APPENDIX 7.7 RESIDENTIAL ESTATE AREA WITHIN ORIGINAL SEA 20 BOUNDARY

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:

GRANTEE:

THE NEWHALL LAND AND FARMING
COMPANY (A CALIFORNIA LIMITED
PARTNERSHIP)

BY:

NAME:

By: Newhall Management Limited
Partnership, a California limited
Partnership, its Managing General
Partner

TITLE:


By: Newhall Management
Corporation, a California
corporation, Its Managing
General Partner

By: Steven D. Zimmer
Its Vice President

By: Mark J. Fulford
Its Assistant Secretary

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.







Notary Public State of California



L E G E N D

-  Conservation Easement Boundary
-  Lat/Long Waypoints (See Table)

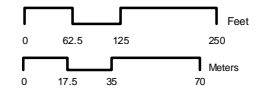


EXHIBIT A
Newhall Ranch - Airport Mesa
Conservation Easement

Waypoint ID	Lat/Long NAD 27 CONUS		Stateplane NAD 83 Zone 5 Spheroid GRS 1980	
	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

PSOMAS

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

PSOMAS

1 North 82°40'13" West 122.63 feet; thence North 86°57'58" West 116.35 feet; thence
2 North 77°30'39" West 105.20 feet; thence North 41°42'45" West 107.46 feet; thence
3 North 23°27'05" West 49.49 feet; thence North 15°05'03" East 171.84 feet; thence
4 North 27°46'18" East 71.26 feet; thence North 20°46'35" East 89.52 feet; thence
5 North 14°26'23" East 98.20 feet; thence North 41°00'58" East 58.57 feet; thence
6 North 37°07'48" East 294.01 feet; thence North 06°23'16" East 62.11 feet; thence
7 North 14°19'59" East 173.22 feet; thence North 05°46'00" East 47.01 feet; thence
8 North 01°49'33" West 71.32 feet; thence North 05°43'50" East 118.45 feet; thence
9 North 30°57'11" East 75.57 feet; thence North 50°50'46" East 98.44 feet to the
10 TRUE POINT OF BEGINNING.

11
12 Containing 20.27 acres of land more or less.

13
14 Prepared under the direction of:

15
16 
17 _____

18 Philip F. Riordan, P.L.S. 5177



2.12.03

Date





L E G E N D

-  Conservation Easement Boundary
-  Lat/Long Waypoints (See Table)

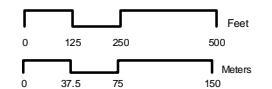


EXHIBIT B
Newhall Ranch - Grapevine Mesa
Conservation Easement

Waypoint ID	Lat/Long NAD 83 Spheroid GRS1980		Stateplane NAD 83 Zone 5 Spheroid GRS 1980	
	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 209.91 feet; 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

PSOMAS

1 South 57°59'41" East 120.30 feet; thence South 29°27'55" East 101.66 feet; thence
2 South 04°45'49" East 84.30 feet; thence South 20°52'02" West 99.67 feet; thence
3 South 43°19'16" East 150.87 feet; thence South 28°34'43" East 143.21 feet; thence
4 South 17°59'07" East 136.04 feet; thence South 06°51'09" East 88.01 feet; thence
5 South 51°21'40" East 268.88 feet; thence South 85°17'56" East 114.40 feet; thence
6 South 34°20'21" East 128.54 feet; thence South 81°56'27" East 57.07 feet; thence
7 South 24°00'26" East 130.28 feet; thence South 08°11'50" West 150.81 feet; thence
8 South 15°39'44" East 83.35 feet; thence South 08°03'48" West 60.61 feet; thence
9 South 63°26'06" East 247.67 feet; thence South 42°31'57" East 238.19 feet; thence
10 South 24°28'19" East 148.48 feet; thence South 05°09'07" West 61.25 feet; thence
11 South 26°41'45" West 97.95 feet; thence South 50°53'29" West 189.47 feet; thence
12 North 65°46'20" West 85.00 feet; thence North 50°03'49" West 140.22 feet; thence
13 North 29°57'45" West 163.20 feet; thence North 58°55'04" West 207.28 feet; thence
14 North 79°02'15" West 133.45 feet; thence North 66°25'15" West 184.42 feet; thence
15 North 32°31'57" West 51.71 feet; thence North 08°31'43" West 119.85 feet; thence
16 North 23°45'28" West 109.50 feet; thence North 08°00'14" West 127.94 feet; thence
17 North 58°21'13" West 84.59 feet; thence North 49°29'05" West 180.89 feet; thence
18 North 12°46'56" West 42.94 feet; thence North 32°15'38" West 169.57 feet; thence
19 North 31°16'43" West 148.32 feet; thence North 16°26'44" West 86.55 feet; thence
20 North 28°15'02" West 361.23 feet; thence North 64°31'13" West 215.52 feet; thence
21 North 74°09'06" West 141.91 feet; thence South 75°13'27" West 56.37 feet; thence
22 North 72°04'19" West 89.35 feet; thence North 44°49'44" West 118.45 feet; thence
23 North 54°56'38" West 255.96 feet; thence North 47°03'48" West 181.69 feet; thence
24 North 20°48'54" West 32.37 feet; thence North 03°27'28" East 41.46 feet; thence
25 North 33°41'24" West 81.13 feet; thence North 06°15'38" West 59.61 feet; thence
26 North 46°13'08" East 41.56 feet; thence North 22°29'33" West 207.83 feet; thence
27 North 04°53'30" West 134.88 feet; thence North 09°26'26" East 487.79 feet; thence
28 North 77°16'43" East 221.97 feet to the TRUE POINT OF BEGINNING.

PSOMAS

1 Containing 43.75 acres, more or less.

2
3 Prepared under the direction of:

4
5 Philip F. Riordan

6 Philip F. Riordan, P.L.S. 5177

2-12-03

Date

