

SPECIFIC PLAN



NorthLake

COUNTY OF LOS ANGELES DEPARTMENT OF REGIONAL PLANNING

COUNTY CASE NUMBER 87-172

June 1992

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I. INTRODUCTION

A. AUTHORITY

The NorthLake Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65451 through 65457. The California Government Code authorizes jurisdictions to adopt specific plans by resolution as policy or by ordinance as regulation. Hearings are required by both the Regional Planning Commission and the Board of Supervisors after which the specific plan is affected by adoption of the Los Angeles County Board of Supervisors.

The NorthLake Specific Plan is a regulatory plan which will serve as the land use and zoning guidelines for the subject property. Subsequent development plans, development agreements, tentative tracts, parcel maps and other development approvals must be consistent with the Specific Plan.

B. SUMMARY

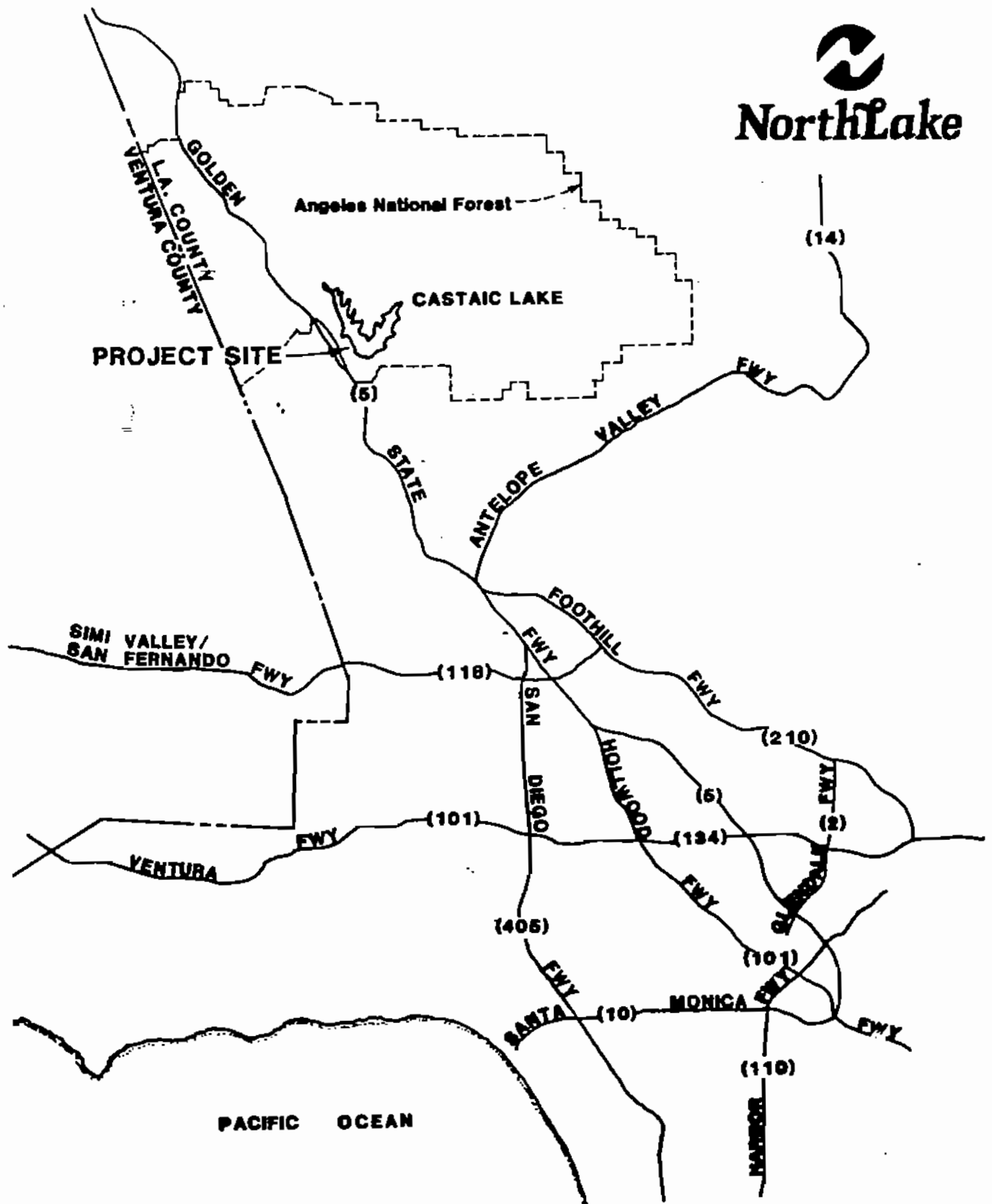
1. Proposal Description

The NorthLake Specific Plan establishes comprehensive guidance and regulations for the development of approximately 1,330 acres located north of Castaic, California, east of Interstate 5 and west of Castaic Lake in Los Angeles County (see Exhibit I-1, Regional Location Map, and Exhibit I-2, Vicinity Map). The Specific Plan establishes the development regulations, policies and programs for the implementation of the land use plan when approved which provides the following types and intensities of land use: 2,337 single-family dwellings on 504.8 acres;¹ 1,286 multi-family units on

1 All acreage specifications contained within the Specific Plan reflect gross acres. As defined for the Specific Plan, gross acres means gross developable acres which includes dedicated easements, some major slope banks and interior residential streets but excludes major highways.



NorthLake

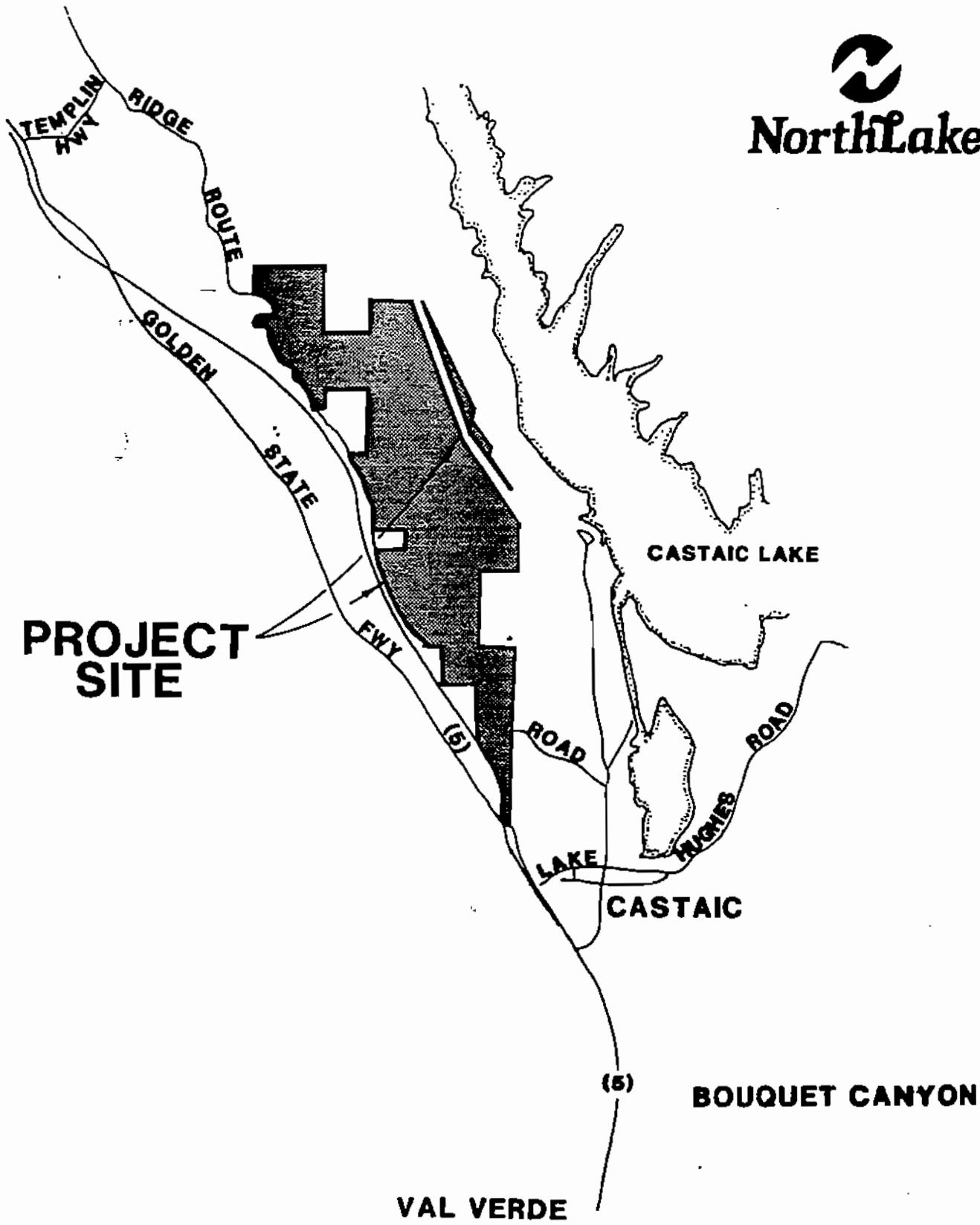


REGIONAL LOCATION MAP





NorthLake



PROJECT SITE



VICINITY MAP

SCALE: 1" = 5000'

ESCO

EXHIBIT I-2

95.5 acres; an 18-hole, 166.9-acre championship golf course; a total of 169,884 square feet of commercial uses on 13.2 acres including 100,188 square feet of community commercial uses and 69,696 square feet of highway commercial area; 545,589 square feet of light industrial uses on 50.1 acres; a fire station site; a public library site; two school/park sites and 476.4 acres of open space. The Specific Plan will carry out the land use plan by establishing policies and site development regulations which are in conformance with the County of Los Angeles General Plan. This Specific Plan is regulatory, adopted by ordinance and will also be consistent with the Santa Clarita Valley Area Plan.

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

2. Design Objectives

Design objectives of the NorthLake Specific Plan are as follows:

- Provide a land use design that protects landform features and natural resources and provides higher intensity uses near arterial roadways;
- Provide a phasing plan that incorporates services in a logical, economical and environmentally sensitive manner;
- Provide a variety of residential densities and housing types for the consumer;
- Provide both highway commercial and neighborhood commercial as well as light industrial uses;
- Provide a fire station site, two school/park sites and a public library site; and

- Provide recreational opportunities including an 18-hole golf course, the two park sites, a tennis facility and a network of biking, jogging and equestrian trails.

3. Phasing Plan

The NorthLake Specific Plan will generally be developed in four phases:

Phase 1 provides 664 single-family and 236 multi-family units, an 11.9 school/park site and the 166.9 acre championship golf course and recreational facility by the end of 1994.

Phase 2 provides 794 single-family and 249 multi-family units, a public library site and 14.1 acres of industrial uses by the end of 1996.

Phase 3 provides 560 single-family units, 407 multi-family units, an 11.2 acre school/park site, 19.7 acres of industrial uses, 4 acres of highway commercial and a fire station site by the end of 1998.

Phase 4 provides 339 single-family units, 394 multi-family units, 16.3 acres of industrial uses and 9.2 acres of community commercial uses by the end of 2000.

4. Permit Filings

Following adoption of the NorthLake Specific Plan, all subsequent development permits such as building permits, public works projects, subdivision filings, land use permits and/or zoning changes must comply with the Specific Plan regulations and provisions.

The NorthLake Specific Plan shall be implemented through a method of site plan review. The site plan review will be a Conditional Use Permit, as modified herein, until such time as the County adopts a Specific Plan review procedure. A site plan review shall be required for all development within the Specific Plan area requiring a building permit. Tentative parcel and tract maps may be processed independent of the site plan

review procedures in accordance with the Los Angeles County Subdivision Code, Title 21. Site plan review will not be required for interior alterations where there is no square footage increase or use intensification.

Consistency determination for all subsequent development on the NorthLake site shall be made during the application approval process. Although all onsite development shall be regulated by the specific policies adopted for NorthLake, consistency determination and permit approval shall be based on the provisions and procedures of the Los Angeles County Subdivision Code and/or Los Angeles County Zoning Code, as applicable.

Section V of this document provides more information on implementation procedures for the NorthLake Specific Plan.

Furthermore, should a Development Agreement between the County of Los Angeles and the project applicant, Cook Ranch Associates, be adopted, future onsite development would be further controlled by the specific requirements contained as part of the conditions of the Development Agreement.

5. Findings

- The NorthLake Specific Plan Land Use Plan is consistent with the goals and policies of the County's General Plan and the Santa Clarita Valley Area Plan.
- The Specific Plan achieves a balanced community that promotes health, safety and general welfare.
- The Specific Plan provides development characteristics which are compatible with existing and proposed development in the surrounding community.

- The Specific Plan provides a balance of land uses in order that local residents may work and have available services and goods in the larger community setting.
- The Specific Plan addresses the environmental and aesthetic assets of the community.
- The Specific Plan demonstrates long- and short-term availability of services necessary to serve the development.
- The Specific Plan provides a design and allows for implementation superior to that which could be attained through the conventional permit processes.

6. Summary of Environmental Impacts

The following is a summary of the environmental impacts and mitigation measures for the NorthLake Specific Plan.

Geotechnical

Impacts

Implementation of the proposed project may expose the residents and employees of NorthLake to the geological hazards in the area of the project site such as earthquakes, landslides or man-made slope failure.

Mitigation Measures

No known active or potentially active faults cross the project site. All grading operations will be conducted in conformance with the Los Angeles County Grading Ordinance in mitigation of landslides, earthquakes and slope failures. All grading activities will adhere to the recommendations included in current and subsequent geotechnical reports. Cut and fill slopes will be stabilized to the satisfaction of the County Engineer.

Flood Hazard

Impacts

In general, the proposed installation of debris basins, storm drains, streets and catch basins over the developed project site will reduce existing drainage flows. Drainage facilities will reduce site runoff contributions to Castaic Lagoon by removal of sediment and debris. This reduction would not significantly impact the lagoon as a groundwater recharge reservoir.

Mitigation Measures

A Drainage Concept Plan will be submitted to the Los Angeles County Department of Public Works for approval. Improvements proposed in the Drainage Concept Plan will reduce flood hazards to a level of insignificance, including:

- the drainage course along Grasshopper Canyon will be confined to a box culvert;
- implement County-approved onsite drainage improvements of inlet/outlet structures and storm drains;
- install debris basins, as required;
- cut and fill slopes will be landscaped with drought-tolerant, low-fuel volume vegetation in order to reduce potential increases in runoff and erosion;
- increased vegetative cover in areas landscaped with reclaimed water will effectively reduce erosion potential and reduced debris loading of site runoff;
- inlet structures, debris basins and street maintenance will reduce impacts of sediment and runoff contaminants discharge; and

- drainage facility removal of debris and sediment reduces these constituents in Castaic Lagoon.

Fire Hazard

Impacts

The proposed project is located in Fire Zone 4. Additional personnel, equipment and facilities will be needed to service the project site. The dedication of a fire station on the NorthLake site will reduce project-related impacts to fire services. The project site lies outside the Consolidated Fire District and will require annexation.

Mitigation Measures

A fire station site has been incorporated into the Specific Plan (Phase 3) that will be deeded to the County of Los Angeles Fire Department. The applicant will pay development fees to the fire department in the amount of \$0.1784 per square foot of building space.

The proposed project will comply with applicable requirements of Fire Code Standard No. 13.208 including fire hydrant spacing, adequate water main capacities and fire flows for residential, commercial and industrial uses.

Emergency vehicle access will be provided in accordance with the requirements of the County of Los Angeles.

Landscaping will emphasize vegetation with a low fuel potential. Vacant graded lots located within the tract will be cleared of brush to reduce fire hazard.

Application for annexation to the Consolidated Fire Protection District of Los Angeles County for the project site will be made upon approval.

Water Quality

Impacts

A project site drainage runoff reduction will result from project development. Development will eliminate the chronic effects of cattle grazing and associated eutrophication of natural streambeds. No significant effects to area groundwater recharge will result from the proposed project.

Mitigation Measures

Development will eliminate cattle grazing and associated onsite pollution of streams as well as limit fecal coliform contributions downstream to Castaic Lagoon. Proposed drainage improvements reduce sediment from the site entering Castaic Lagoon.

Air Quality

Impacts

Project occupation will generate approximately 9,938 pounds per day of carbon monoxide, 3,393 pounds per day of nitrogen oxides, 11 pounds per day of sulfur oxides, 801 pounds per day of particulates and 835 pounds per day of reactive organic gases from mobile and stationary sources. Cumulative air pollutant emissions in the area will contribute to the degradation of local and regional air quality.

Mitigation Measures

Control of construction emissions would include watering to control dust, proper equipment engine maintenance and construction activity scheduling in accordance with Air Quality Management District directives. The Applicant will comply with Title 24 of the California State Energy Commission to minimize stationary source air pollutants. A commuter ride-share program shall be developed to reduce project-related commuter trips.

*Biota***Impacts**

Grading for the proposed project will result in the removal of approximately 64 percent of the site's existing vegetation. These vegetation losses will result in loss of some faunal individuals and species. Existing riparian scrub will be removed by drainage improvements. No oak trees exist on the property.

Mitigation Measures

Approximately 476.4 acres of the project site will be left as open space. Non-irrigation landscaping will emphasize native species, while lush, denser vegetation will be developed in the areas landscaped with reclaimed water.

*Scenic Quality***Impacts**

Grading of approximately 64 percent of the project site will remove natural vegetation from the view shed for homesites. Due to the proposed project's canyon location, no impacts to scenic I-5 or Castaic Lake occur.

Mitigation Measures

Approximately 476.4 acres of open space, site landscaping and compatible architectural designs create a new scenic element in the Castaic area. No mitigation is required because the proposed project does not impact the I-5 or Castaic Lake view sheds.

*Traffic/Access (Pending Information From Barton-Aschman Associates, Inc.)***Impacts**

The roadway network in the study area is currently affected to a significant degree due to traffic generated by the Castaic Lake Recreation Area. The NorthLake project is estimated to be completed in four phases, beginning in the

year 1994 and expected to be completed by the year 2000. The estimated future traffic for the year corresponding with the completion of each phase consists of the growth in existing traffic at the rate of 1 percent per year and the traffic generated by other planned/related projects in the vicinity of this area.

Traffic impact analyses show all intersections to currently be operating at highly acceptable levels of service. However, with the project-generated traffic six of the nine intersections analyzed were projected to operate at Level of Service "D" or worse during one of the four phases of project completion. Future traffic (background, related projects, proposed project) in the area will result in adverse impacts on the nine intersections and on the road network in the study area; however, with the implementation of the proposed mitigation recommendations, all intersections will operate at acceptable levels of service.

Mitigation Measures

Improvements will be required to the roadway network in order to mitigate the adverse impacts of estimated future traffic from the proposed project and other related area projects. Traffic analysis will be conducted at each phase of project development to determine appropriate mitigation measures. It is anticipated that mitigations required will consist of roadway widenings, signalizations, turn restrictions and major highway improvements to the existing roadway network, and possibly construction of new access roads.

Sewage Disposal

Impacts

Project sewage flows of approximately 0.96 million gallons per day will be treated to tertiary quality under one of two alternatives and utilized as irrigation water over the project golf course, slopes, parks and open space.

Mitigation Measures

Installation of wastewater reduction devices (low-volume appliances, low-flush toilets, etc.) will minimize the amount of sewage generated by the proposed development.

Education**Impacts**

The Specific Plan area, when fully developed, will generate 1,592 additional students in the Castaic Union School District, grades K-8, and 580 additional students in the William S. Hart Union High School District, grades 9-12, exceeding current capacities in these districts.

Mitigation Measures

As shown in Exhibit II-1, Conceptual Land Use Plan, two school/park sites, one of 11.9 acres and one of 11.2 acres, are designated to be donated to the Castaic Union School District. The Applicant is negotiating with local school districts to arrange land dedication and graded sites for needed facilities. Development fees will be paid as required under existing funding mechanisms, including:

- Mello-Roos special taxes
- State lease-purchase funds
- Temporary interim school facility fees
- California School Facilities Authority fund
- Funds appropriated for emergency classrooms
- Lease revenues

The newly adopted fee of \$2.50 per square foot of building space within the William S. Hart Union District will help offset the existing and projected future shortage of facilities within this district.

The State legislation does not preclude the implementation of alternative mitigation measures or combination of measures to provide equivalent mitigation for a specific development. The applicant is working with the school districts to solve the facilities underfunding crisis. Formal agreements will be executed prior to the submittal of development plans.

Fire and Sheriff Services

Impacts

The proposed project will necessitate the expansion of fire and sheriff services north of the Castaic area. These services would require additional manpower and equipment.

Mitigation Measures

The Specific Plan provides for the dedication of a fire station site at one of two potential locations. Provision of requisite fire flows, use of low fuel potential landscaping materials and debris and vegetation removal during construction will minimize impacts to fire services. Irrigation of vacant wildland fire areas reduces fire risk.

Standard design features to enhance and facilitate project security, such as adequate lighting, street accesses and perimeter walls adjacent to secondary highways, will be implemented where feasible. These features will minimize impacts to sheriff services.

Water Supply

Impacts

The proposed project will require approximately 1,821 acre-feet per year of potable water supply from the Newhall County Water District (NCWD). Portions of the project site would require annexation to the NCWD. Water supply lines and storage facilities currently exist onsite. Facilities upgrading/expansion would be required to accommodate the anticipated development of NorthLake.

Mitigation Measures

Water efficiency devices such as low-flow appliances and low-flush toilets will be installed to reduce project-related water demand. The use of reclaimed water for irrigation will reduce project-related demand by approximately 1,029 acre-feet per year.

Solid Waste

Impacts

Development associated with the NorthLake Specific Plan would generate an estimated 82,616 pounds of solid waste per day, or 15,077 tons per year. This additional solid waste generation would contribute to diminishing landfill capacity and would impact existing and future solid waste collection and disposal systems in the north county area. Generation of limited quantities of hazardous materials, both household and commercial/light industrial, would also occur.

Mitigation Measures

The applicant will support and facilitate waste reduction methods including both neighborhood and commercial recycling and composting of organic waste products. Collection facilities for recyclables shall be incorporated into all commercial building designs and/or a conveniently located recycling area shall

be provided and developed on the project site for use by all occupants of the commercial/light industrial uses. Any and all non-household hazardous materials shall be stored in specific locations, clearly marked as to contents and disposed of only by registered waste haulers in accordance with all applicable rules and regulations.

Library

Impacts

Upon buildout of all phases, the NorthLake residents would create a demand for additional library space that would amount to approximately 60 percent of 7500 square feet, the minimum size required for a new facility.

Mitigation Measures

The NorthLake Specific Plan provides for the donation of a library site to be deeded to the County of Los Angeles Department Public Library in Phase 2.

II. DEVELOPMENT PLAN

A. PURPOSE AND INTENT OF SPECIFIC PLAN

The NorthLake Specific Plan has been prepared in order to establish planning guidelines and mechanisms for the control of the development of 1,330 acres of currently vacant land located in the Castaic area of northwestern Los Angeles County. Upon its adoption by the County of Los Angeles, the Specific Plan will be a refinement of, will be in conformance with, and will serve to implement both the Santa Clarita Valley Area Plan and the County General Plan.

The NorthLake Specific Plan, when adopted by ordinance, will serve both a planning function and a regulatory function. It is intended that the Specific Plan, through its text and maps will incorporate nearly all of the regulations and development standards affecting the use of land within the Plan area while reflecting the interests and concerns of the local community. The Specific Plan establishes the type, location, intensity and character of development within 31 planning areas as well as the required infrastructure to support such development. The Specific Plan also shapes development to respond to the physical constraints of the site, coordinates the mix of residential density and product types and provides for adequate circulation, recreation and other public uses.

The NorthLake Specific Plan proposes a balanced community consisting of 3,623 single- and multi-family residential units at varying densities, 169,884 square feet of community and highway commercial uses, 545,589 square feet of light industrial uses, two elementary school/park sites, a fire station site, a library site and a 166.9-acre championship golf course with a clubhouse and a tennis/swimming facility. In addition, 476.4 acres of recreational open space will be accessible through a network of hiking, jogging and equestrian trails.

B. PROJECT LOCATION AND DESCRIPTION

1. Site History

The project site consisting of approximately 1,330 acres in the area northeast of the community of Castaic, California lies along a United States Geological Survey (U.S.G.S.) designated feature known as Grasshopper Canyon. The area of the site is known to have been inhabited by an aboriginal (pre-historic) cultural group known as the "Tatavian." This group was completely assimilated into the San Fernando Mission in the early nineteenth century, and no evidence of their culture was observed on the site during an inspection and survey by R.W. Robinson, Archaeologist, in June and July 1987.

The site has been used as open cattle range since the early 1800s with occasional permanent settlement by "homesteaders" in the latter 1800s and early 1900s. Approximately 600 acres of the site was acquired by legal homesteading in the name of William Cook in 1916 and is still known in the area as the Cook Ranch. Smaller portions of the site have changed hands over the years through property tax default and subsequent "state tax sales." Several hundred acres in the north and west of the project site were acquired in speculation around the Castaic Lake construction in the late nineteen-sixties.

2. Existing Uses and Designations

The NorthLake site is currently being used as grazing land for cattle. The land use element of the County of Los Angeles General Plan designates the project site as Commercial, Industrial, Urban One, Urban Two, Urban Three, Non-Urban Two and Hillside Management.

The Santa Clarita Valley Area Plan (SCVAP) is a refinement of the County General Plan for this area. On December 6, 1990, the County Board of Supervisors adopted a comprehensive update to the SCVAP. The Land Use Policy Map included the recommendations of the Regional Planning Commission as well as additional adjustments based on new testimony provided during the Board's hearing process.

Land use policies for the proposed NorthLake Specific Plan site were included in the SCVAP amendment. With approval of the SCVAP amendments, land use designations for the project site under the County-wide General Plan were adjusted for consistency with the SCVAP in land use types and densities for the NorthLake property. Thus, the proposed land use concepts of the NorthLake Specific Plan are in conformance with the County's General Plan and no further amendment would be required. Under the amended plan the allowable number of residential units would range between 2,088 dwelling units (low threshold) to 4,594 dwelling units (high threshold).

The existing zoning at the project site is A-2-2 (Light Agriculture).

3. Surrounding Uses and Designations

Surrounding land use designations of the Los Angeles County General Plan include "R," Rural use, north and south of the site. Easterly, the County General Plan includes an "O," Open Space designation. Westerly and southerly of the site are Industrial, Commercial and "2," Residential (Urban, 6.1—12 dwelling units/acre).

The surrounding land use designation of the Santa Clarita Valley Area Plan contiguous to the north is HM (Hillside Management). To the west of Interstate 5, the Area Plan designations are U1 and U2 (Urban), M (Industrial), N1 (Non Urban), C (Commercial) and HM. Local Plan designations to the south and southeast are HM, M (Industrial), N1, U1 and U2.

Zoning designations surrounding the Specific Plan site are A-2-2 (Light Agriculture), M-1 (Light Manufacturing—brickyard), C3/C4 (Commercial), OS (Open Space) and W (Watershed).

C. CEQA COMPLIANCE

A Program Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA Section 15168) to examine the potential environmental consequences associated with implementation of the

NorthLake Specific Plan. The Program EIR provides an assessment of the cumulative impacts associated with complete build-out of the land use concept prescribed by the NorthLake Specific Plan. The Draft EIR (April 1988), Response to Agency Comments (December 1989) and revised Draft EIR (April 1992) are available for review at the County of Los Angeles Department of Regional Planning.

D. PROJECT GOALS, OBJECTIVES AND POLICIES

The NorthLake Specific Plan contains goals and policies that are in conformance with those outlined both generally in the Los Angeles County General Plan and specifically for the area north of Castaic (Grasshopper Canyon) in the Santa Clarita Valley Area Plan. The Specific Plan goals and policies listed below reflect both these planning documents.

1. Land Use

Goal i: To encourage high quality design in all development projects compatible with and sensitive to the natural and man-made environment.

Policy ia: Assure that new development is compatible with the natural and man-made environment by implementing appropriate locational controls and high quality design standards.

Policy ib: Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing and traffic.

Policy ic: Promote planned industrial development in order to avoid land use conflicts with neighboring activities.

Policy id: Establish and implement regulatory controls that ensure compatibility of development adjacent to major public open space

and recreation areas including the Angeles National Forest and Castaic Lake.

Goal ii: To provide commercial and industrial lands to accommodate a portion of the projected labor force.

Policy ii: Provision of light industrial uses and both neighborhood and highway commercial uses within the Specific Plan area.

Goal iii: To foster compatible land use arrangements that contribute to reduced energy consumption and improved air quality.

Policy iii: To design land use arrangements that will maximize energy conservation, i.e. provide a balance of land use types within the Specific Plan area which would reduce dependence on the private automobile.

Goal iv: To encourage conservation, protection and enhancement of natural ecological, scenic, cultural and open space resources for the benefit and enjoyment of the current and future residential population in the region.

Policy iva: Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.

Policy ivb: To achieve consistency with the SCVAP by maintaining steep ridges and hillsides as hillside management areas where feasible and provide building pads that are compatible with basic landforms.

Goal v: To coordinate land use with existing and proposed transportation networks.

Policy v: Well-designed, highway-oriented commercial facilities in appropriate and conveniently spaced locations.

2. Circulation

Goal i: To achieve a local transportation system that is consistent with the comprehensive objectives of the General Plan and the needs of the Castaic area residents.

Policy ia: Provide transportation planning services and facilities that are coordinated with and which support the circulation element of the County of Los Angeles General Plan.

Goal ii: To achieve a transportation system that is responsive to economic, environmental, energy conservation and social needs at the local community and areawide level.

Policy iia: Coordinate land use with a circulation system that conforms to the County's standards and serves both through and local traffic.

Policy iib: Provide a roadway network that provides for the needs of future residents and that avoids traffic conflicts in existing and future residential neighborhoods.

Policy iic: Plan and develop a network of bicycle routes and facilities (including racks and lockers at parks) as well as pedestrian walkways within the Specific Plan area and, where possible, that interconnect with other bicycle routes and transportation modes.

Policy iid: Provide transportation facilities that will improve the safety, security and dependability of all transportation modes and provide for seismic safety and effectiveness in emergency situations.

Policy iie: Encourage alternative transportation systems and procedures which will effectively reduce vehicle miles traveled by automobiles.

Policy iif: Provide road improvements in a timely manner as required to service development. All required roads and road improvements

will be open and available for public use at the time of occupancy of each phase of development. Roads shall be provided in accordance with requirements and scheduling of the County Department of Public Works.

Goal iii: Preservation and enhancement of aesthetic resources within Interstate Route 5 (I-5) scenic corridor.

Policy iii: The Specific Plan site will be situated so as to be behind a major ridgeline and will not be visible from the I-5 second priority scenic highway corridor to the west.

3. Housing

Goal i: To develop housing that satisfies the needs of the present and future residents of the NorthLake community.

Policy ia: To provide a variety of housing types, prices, ownership possibilities and locations.

Policy ib: To base development regulations on various dwelling types by planning areas. **Goal ii:** New construction that reflects concern for durability, resource conservation and prevention of premature deterioration.

Policy ii: To maintain quality project standards for residential land development, thus insuring the establishment of neighborhoods with lasting value.

4. Open Space/Recreation Area

Goal i: To improve opportunities for a variety of outdoor recreational experiences.

Policy ia: Develop local parks easily accessible to local residents and workers.

Policy ib: Develop a system of bikeways and riding and hiking trails; link recreational facilities where possible.

Goal ii: To preserve and protect sites with scenic and/or recreational value.

Policy ii: Designate substantial open space within the Specific Plan area to meet the public's active and passive, scenic, recreational and conservation needs while achieving a balanced distribution of developable area to open space.

Goal iii: To reduce the risk to life and property from seismic occurrences, flooding, erosion, wildland fires and landslides.

Policy iiia: Restrict development in areas subject to seismic and geologic hazards.

Policy iiib: Restrict urban-type development in flood prone areas, thus avoiding major new flood control works.

Policy iiic: Design to encourage the multiple use of flood prone areas for recreation and wildlife habitat.

Policy iiid: Manage development in hillside area to protect their natural and scenic character and to reduce risks from fire, flood, mudslides, erosion and landslides.

Goal iv: To promote a fire management system to assist project developers and residents in constructing and maintaining a fire-safe environment.

Policy iv: Protection of property and services through a concerted fire management program.

5. Community Design And Scenic Highways

Goal i: To develop an environment that is visually attractive while being efficiently and effectively organized and maintained.

Policy ia: Provide and implement design guidelines for architecture, signage, landscaping to enhance project identity and develop a sense of community.

Policy ib: To apply design guidelines to major entry points, major street intersections and parkways.

Policy ic: To provide design and maintenance standards for transition areas between urban development and open space.

Goal ii: To preserve and enhance the visual aspects of the County's circulation system for aesthetic purposes.

Policy ii: To apply special design considerations regarding the views along important corridors within the planning area, including key intersections and vista points.

6. Noise

Goal i: To maintain consistency with the County's Noise Element by establishing compatible land use adjacent to transportation facilities and other significant sources of noise and by properly mitigating noise-generating uses that cause exceedance of maximum suggested noise levels.

Policy i: To avoid locating noise sensitive facilities, including schools, parks and the library site within areas designated in excess of 65 dBA (dBA is an "A-weighted" system of measuring decibels that is adjusted to match frequencies audible to humans).

Policy ii: The placement of commercial uses on major intersections and adjacent to the arterial highways.

Policy iii: The separation of low-density residential uses from arterial highways.

Policy iv: To provide adequate noise mitigation measures for those uses located within areas designated in excess of 65 dBA on the County's Noise Level Map.

7. Safety

Goal i: Protection of life and property.

Policy ia: To require all future development within the Specific Plan area to comply with standards and criteria to reduce or eliminate unacceptable levels of fire and geologic risk.

Policy ib: To work closely with the County Forester and Fire Warden to ensure that state-of-the-art fire safety procedures and precautions are implemented in all developments within the planning area.

Policy ic: To stress only low-fuel volume plants in landscaping within the NorthLake Specific Plan area.

Goal ii: Reduction of adverse economic, environmental and social conditions resulting from fires and geologic hazards.

Policy iia: Revegetate all artificial slopes at the earliest feasible opportunity subsequent to grading in order to reduce erosion potential.

Policy iib: Provide adequate emergency access to all areas within the Specific Plan site.

E. LAND USE PLAN

1. Proposed Uses and Intensities

The NorthLake Specific Plan proposes construction of 3,623 dwelling units including single- and multi-family units as well as a total of 13.2 acres of commercial uses, 50.1 acres of light industrial uses, an 18-hole championship golf course and tennis facility with a pro shop, 23.1 acres for school/park uses, a fire station site and a public library site. The project site encompasses approximately 1,330 acres of currently undeveloped land.

Thirty-one planning areas have been designated to accommodate the envisioned development of the NorthLake Specific Plan site. A breakdown of proposed land uses by planning area is provided in Table II-1 along with gross acres and planned number of residential units or square footage of commercial/industrial uses per planning area. The land uses proposed under the NorthLake Specific Plan are shown on Exhibit II-1, Conceptual Use Plan.

Table II-1

PROPOSED LAND USE				
<u>Planning Area</u>	<u>Land Use</u>	<u>Acres^a</u>	<u>Planned Units</u>	<u>Planned Square Feet (F.A.R.)</u>
1	Highway Commercial	4.0	—	69,696 (0.50)
2	Light Industrial	14.1	—	153,549 (0.35)
3	Light Industrial	3.4	—	37,026 (0.35)
4	Light Industrial	10.7	—	116,523 (0.35)
5	Light Industrial	3.1	—	33,759 (0.35)
6	Light Industrial	2.5	—	27,225 (0.35)
7	Light Industrial	6.4	—	69,696 (0.35)
8	Light Industrial	9.9	—	107,811 (0.35)
9	Community Commercial	9.2	—	100,188 (0.35)
10	Multi-Family	15.5	223 ✓	—
11	Multi-Family/Golf	33.0	184	—
12	Multi-Family/Golf	55.6	249	—
13	Multi-Family/Golf	26.4	394	—

(Cont.)

Table II-1, Cont.

PROPOSED LAND USE				
<u>Planning Area</u>	<u>Land Use</u>	<u>Acres^a</u>	<u>Planned Units</u>	<u>Planned Square Feet (F.A.R.)</u>
14	Golf Clubhouse/Tennis Facility	13.2	—	—
15	Multi-Family/Golf	25.1	236	—
16	Single-Family/Golf	195.3	644	—
17	Single Family	49.5	274	—
18	Single Family	45.5	209	—
19	Single Family	48.9	224	—
20	Single Family	13.5	64	—
21	Single Family	26.0	147	—
22	Single Family	71.8	413	—
23	Single Family	21.3	167	—
24	School/Park Site	11.9	—	—
25	School/Park Site	11.2	—	—
26	Single-Family Low Density	23.1	66	—
27	Single-Family Low Density	16.5	42	—
28	Estate	48.0	48	—
29	Estate	16.0	16	—
30	Estate	12.0	12	—
31	Estate	11.0	11	—
Summary				
	Single-Family	504.8	2,337	—
	Multi-Family	95.5	1,286	—
	Commercial	13.2	—	169,884 (0.42) ^b
	Industrial	50.1	—	545,589 (0.35)
	Recreation/Open Space	643.3 ^c		
	School/Park Facilities	23.1		
	Total	1,330.0		

a. Represents gross acres.

b. Indicates an average F.A.R. (floor-area ratio) for commercial uses.

c. Includes 166.9 acres of golf course, club house and tennis/swimming facility.

The land use concept of the Specific Plan presents a balanced urban community. All of the land use elements are integrated for circulation, infrastructure, aesthetic and visual setting, development standards and guidelines. The proposed residential uses

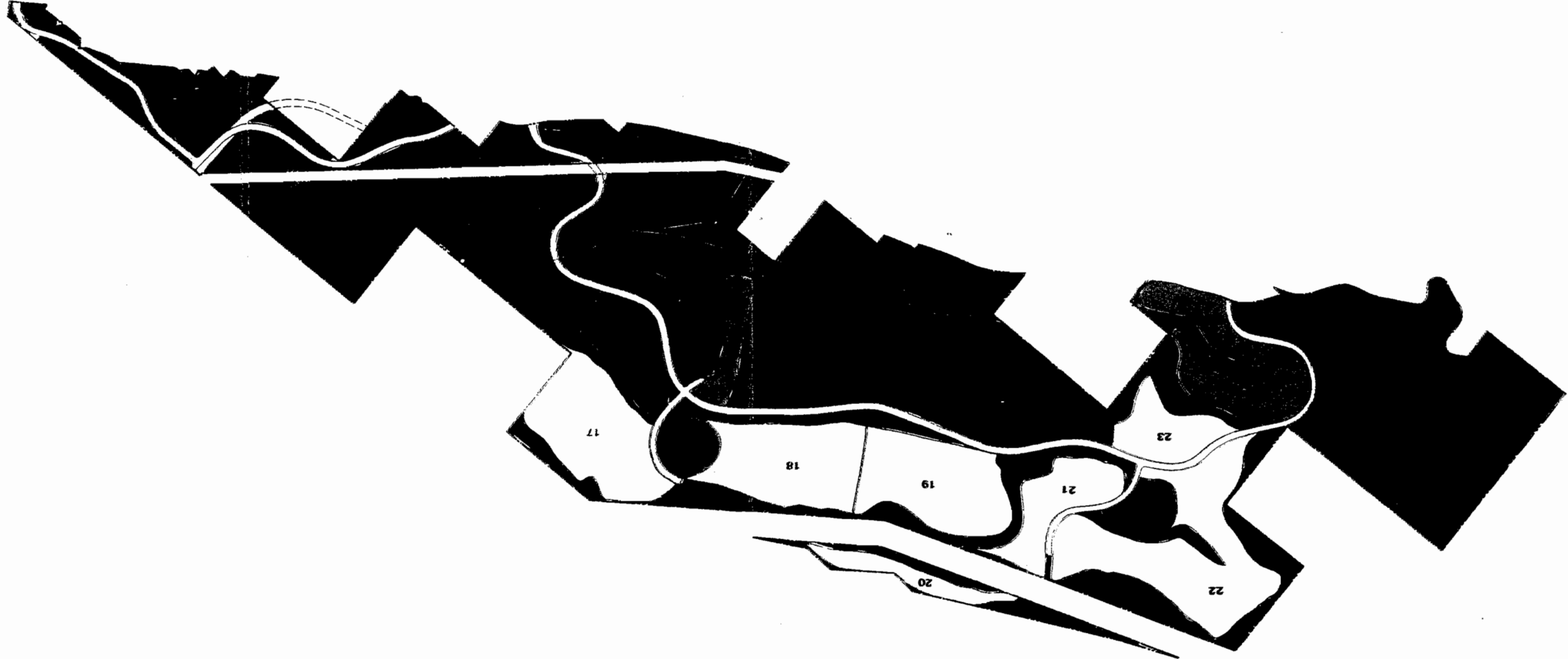


- MF ■ MULTIPLE FAMILY
- SF-G ■ SINGLE FAMILY - GOLF
- SF-2 ■ SINGLE FAMILY - LOW DENSITY
- SF-1 □ SINGLE FAMILY

- C-H ■ HIGHWAY COMMERCIAL
- C-C ■ COMMUNITY COMMERCIAL
- SF-E ■ ESTATE
- MF-G ■ MULTIPLE FAMILY - GOLF

- CF ■ GOLF FACILITIES
- SCH ■ SCHOOL/PARK
- OSR ■ OPEN SPACE
- I ■ LIGHT INDUSTRIAL

LEGEND



SCALE: 1" = 1500'



CONCEPTUAL LAND USE PLAN



LEGEND

SF-1		SINGLE FAMILY	MF-G		MULTIPLE FAMILY - GOLF	I		LIGHT INDUSTRIAL
SF-2		SINGLE FAMILY - LOW DENSITY	SF-E		ESTATE	OSR		OPEN SPACE
SF-G		SINGLE FAMILY - GOLF	C-C		COMMUNITY COMMERCIAL	SCH		SCHOOL/PARK
MF		MULTIPLE FAMILY	C-H		HIGHWAY COMMERCIAL	GF		GOLF FACILITIES

CONCEPTUAL LAND USE PLAN



SCALE: 1" = 1500'

have been designed to provide a broad range of housing types meeting current and projected future housing needs.

The commercial use area will serve the NorthLake community needs with retail and convenience establishments. These commercial uses along with the 50-acre industrial use area potentially will provide local employment opportunities as well as tax base revenues. The importance of recreational opportunities and public service facilities is reflected in the NorthLake Specific Plan.

2. Phasing Program

The NorthLake Specific Plan will generally be developed in four phases. A summary of the proposed phasing sequence by planning area is provided on Table II-2 and shown on Exhibit II-2, Conceptual Phasing Plan.

Table II-2

PHASING PLAN				
<u>Planning Area</u>	<u>Land Use</u>	<u>Acres^a</u>	<u>Planned Units</u>	<u>Planned Square Feet (F.A.R.)</u>
PHASE 1				
14	Golf Clubhouse/Tennis Facility	13.2	—	—
15	Multi-Family/Golf	25.1	236	—
16	Single-Family/Golf	195.3	644	—
24	School/Park Site	11.9	—	—
Subtotal		245.5	880	
PHASE 2				
2	Light Industrial	14.1	—	153,549 (0.35)
12	Multi-Family/Golf	55.6	249	—
17	Single-Family	49.5	274	—
18	Single-Family	45.5	209	—
19	Single-Family	48.9	224	—
28	Estate	48.0	48	—
<i>(Cont.)</i>				

Table II-2, Cont.

PHASING PLAN				
<u>Planning Area</u>	<u>Land Use</u>	<u>Acres^a</u>	<u>Planned Units</u>	<u>Planned Square Feet (F.A.R.)</u>
29	Estate	16.0	16	—
30	Estate	12.0	12	—
31	Estate	<u>11.0</u>	<u>11</u>	<u>—</u>
Subtotal		300.6	1,043	153,549
PHASE 3				
1	Highway Commercial	4.0	—	69,696 (0.50)
3	Light Industrial	3.4	—	37,026 (0.35)
4	Light Industrial	10.7	—	116,523 (0.35)
5	Light Industrial	3.1	—	33,759 (0.35)
6	Light Industrial	2.5	—	27,225 (0.35)
10	Multi-Family	15.5	223	—
11	Multi-Family/Golf	33.0	184	—
21	Single Family	26.0	147	—
22	Single Family	71.8	413	—
25	School/Park Site	<u>11.2</u>	<u>—</u>	<u>—</u>
Subtotal		181.2	967	284,229
PHASE 4				
7	Light Industrial	6.4	—	69,696 (0.35)
8	Light Industrial	9.9	—	107,811 (0.35)
9	Community Commercial	9.2	—	100,188 (0.35)
13	Multi-Family/Golf	26.4	394	—
20	Single-Family	13.5	64	—
23	Single-Family	21.3	167	—
26	Single-Family Low	23.1	66	—
27	Single-Family Low	<u>16.5</u>	<u>42</u>	<u>—</u>
Subtotal		126.3	733	277,695
SUMMARY				
Single-Family		504.8	2,337	—
Multi-Family		95.5	1,286	—
<i>(Cont.)</i>				

Table II-2, Cont.

			PHASING PLAN
Commercial	13.2	—	169,884 (0.42) ^b
Industrial	50.1	—	545,589 (0.35)
Recreation/Open Space	643.3 ^c		
School/Park Facilities	23.1		
Total	1,330.0		

a. Represents gross acres.

b. Indicates an average F.A.R. (floor-area ratio) for commercial uses.

c. Includes 166.9 acres of golf course, club house and tennis/swimming facility.

Phase 1 provides 644 single-family units, 236 multi-family units, an 11.9-acre school/park site and the 166.9-acre golf course by the end of 1994. Also included in phase one is a golf clubhouse.

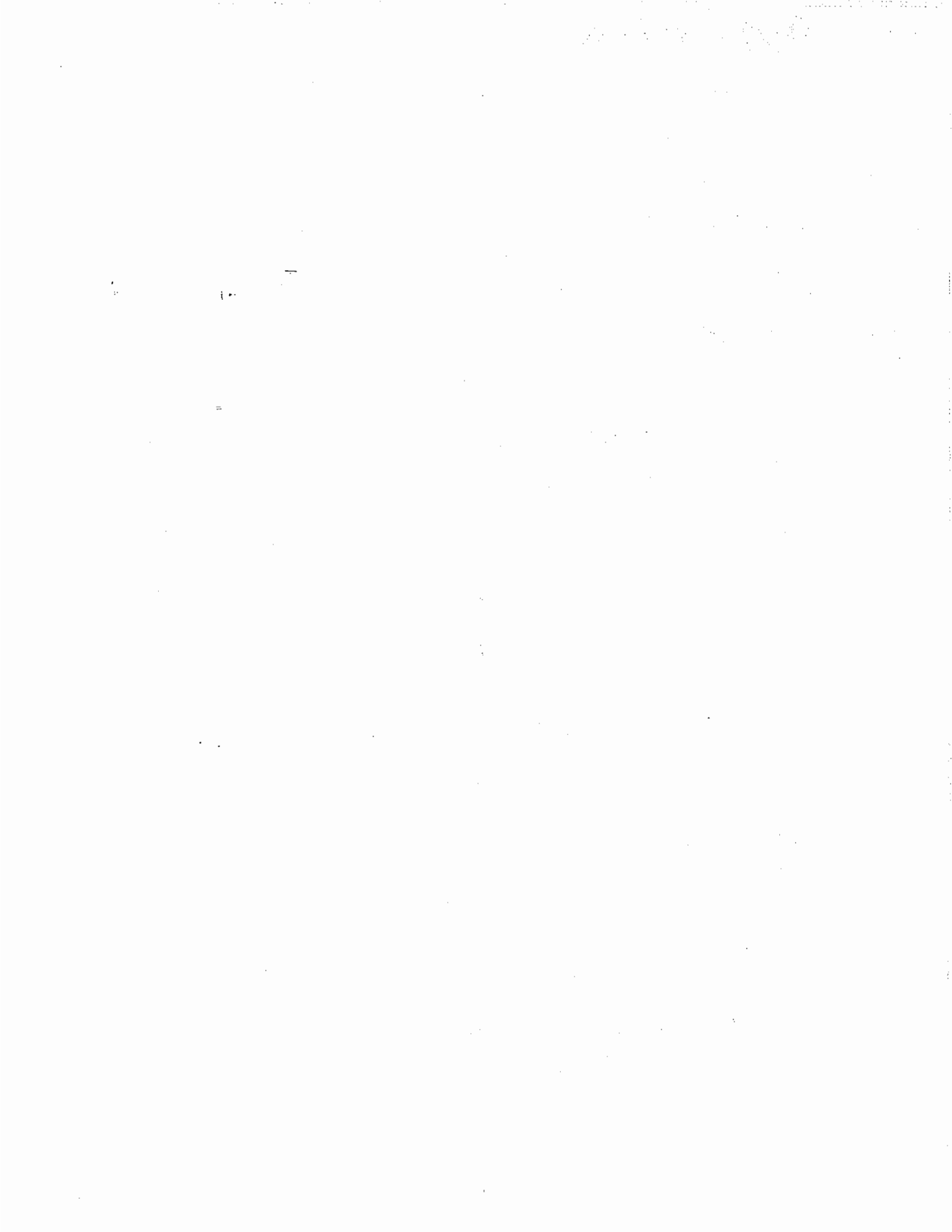
Phase 2 provides 794 single-family units, 249 multi-family units, a public library site and 14.1 acres for industrial uses by the end of 1996.

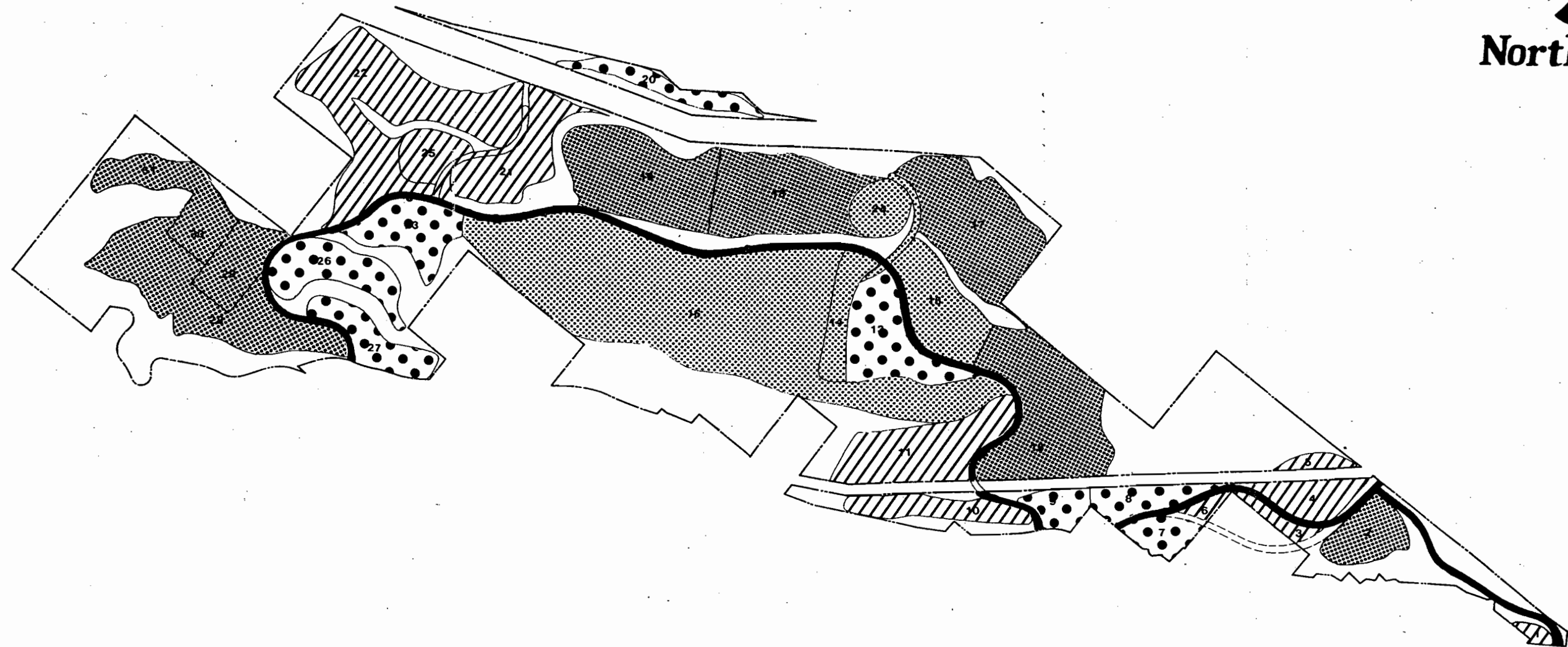
Phase 3 provides 560 single-family units, 407 multi-family units, an 11.2 acre school/park site, 19.7 acres for industrial uses, 4 acres of highway commercial and a fire station site by the end of 1998.

Phase 4 provides 416 single-family units, 561 multi-family units, 16.3 acres for industrial uses and 9.2 acres of community commercial uses by the end of 2000.





In preparing the phasing plan, certain assumptions have been made. These include: 1) the rate of growth for the project will remain constant and as calculated; (2) the rate of growth of other regional projects which were used in assessing cumulative impacts on phased infrastructure and services will remain constant and as calculated; and (3) the market demand for proposed residential product type and mix will remain constant throughout the phasing intervals.

These assumptions are necessary to establish a phasing plan for the Land Use Plan. However, should these assumptions become obsolete or invalid due to area growth dynamics during the buildout of NorthLake, the Phasing Plan provides the flexibility to accommodate such growth dynamics. If, for example, the build-out rate in surrounding projects accelerates, key infrastructural components may be re-phased.





LEGEND

-  PHASE 1: 245.5 ACRES
-  PHASE 2: 213.6 ACRES
-  PHASE 3: 181.2 ACRES
-  PHASE 4: 213.3 ACRES

**CONCEPTUAL
PHASING PLAN**

SCALE: 1" = 1500'



Changes to the phased development can be accomplished by approval of the Planning Director; no Specific Plan amendment would be required, provided overall development is consistent with land use policies contained herein.

It is the primary function of the Phasing Plan to relate infrastructure requirements to progressive levels of development. While a development sequence is implied, there is nothing in this plan to preclude a different order of development or development intensity. The NorthLake Specific Plan provides the flexibility to accommodate growth dynamics or proposal modifications.

3. Urban Design Concept

The following concepts of access, amenities and activities for urban planning and design are the basis for the NorthLake Specific Plan.

Access

Regional access to the development is provided via the Golden State Freeway (I-5) as it runs north to south through west-central Los Angeles County. Primary site access is provided off I-5 from two freeway interchanges. From the Parker Road exit residents will travel up the Ridge Route Road to the southerly end of NorthLake Boulevard. From the Lake Hughes interchange residents will access the site on a new four-lane road from Castaic Road directly to NorthLake Boulevard. Northerly access to NorthLake is provided off I-5 via Templin Highway east to Ridge Route Road and then south to the northerly intersection of NorthLake Boulevard and Ridge Route Road. Internal circulation will be provided by streets off Ridge Route Road and NorthLake Boulevard to single-family units, multi-family units, schools/parks and commercial use. These roadways will be constructed or improved in accordance with County of Los Angeles standards and with the circulation element of the County General Plan.

Amenities

Amenities provided in NorthLake include an 18-hole championship golf course, two school sites with parks, a fire station site, two commercial use areas and approximately

476 acres of natural recreation open space. The 166.9-acre golf course covers the central portion of the site for approximately one mile, north to south. This 18-hole championship golf course provides recreation for NorthLake residents and the surrounding community, as well as providing an extensive "greenbelt" through the project site.

Two school/park sites consisting of 11.2 acres and 11.9 acres and a public library site are provided in NorthLake. These school sites are large enough to provide parks and playground areas and are phased to accommodate NorthLake and related area projects' student generation (see Section II.J.6., Schools and Libraries).

The neighborhood commercial use area of approximately 9.2 acres, located in the southern portion of the site, will provide essential neighborhood retail and convenience establishments at a scale to serve the internal needs of the NorthLake community. Additionally, four acres of highway commercial are planned adjacent to Castaic Road. Light industrial uses are planned on 50.1 acres in the southern portion of the site.

The NorthLake Land Use Plan provides a total of approximately 643.3 acres of recreation and open space including the proposed 166.9-acre golf course in and around residential use areas. These open space areas provide recreational activities and wildlife habitat while also functioning as natural buffers between surrounding transportation corridors and public recreation areas. Recreational activities envisioned for NorthLake are outlined below.

A cohesive community character is an important element in the urban design goals of the NorthLake Specific Plan. Residential, commercial and industrial development will be regulated through design standards, the NorthLake Architectural Control Committee and the project's Covenants, Conditions and Restrictions (CC&R). The adoption of a comprehensive landscape plan and design standards for ancillary features such as signs, streetscapes, entryways, etc., will further promote a unifying compatible theme throughout the NorthLake development. Through these

mechanisms a consistent community character will be assured throughout each phase and land use type developed on the NorthLake site.

Activities

Activities provided in NorthLake are residential community activities, neighborhood commercial activities and recreation activities. NorthLake is designed as a recreation activity-based, self-contained, neighborhood residential community. Single- and multi-family housing distributions and ratios are designed to accommodate dwelling units among the golf course, open space and access roadways.

Neighborhood commercial activity is limited to a scale accommodating the internal retail and convenience needs of the NorthLake community.

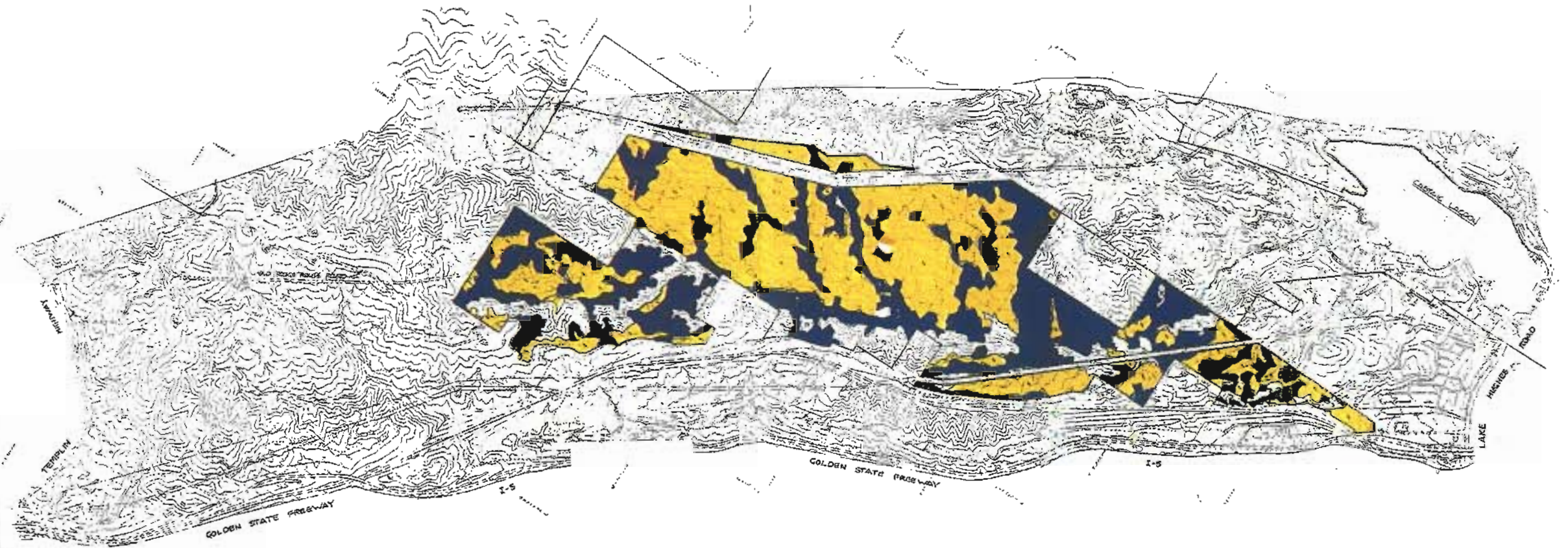
Recreational activities focus on the centrally-located, 166.9-acre, 18-hole championship golf course. Additional recreational opportunities will include a tennis facility, a swimming facility and a network of trails for bicycling, jogging and horseback riding. Parks located within the two designated school sites will provide active recreation opportunities for NorthLake residents, and the planned 476.4 acres of open space interspersed over the project site will provide passive recreation opportunities.

F. HILLSIDE PRESERVATION AND GRADING CONCEPT PLAN

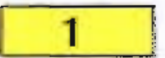

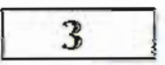
Exhibit II-3 shows the Slope Analysis Map for the site, while Existing Site Topography is shown on Exhibit II-4. An overall grading concept shall be used during construction of the Specific Plan area to ensure a quality development. The Conceptual Cut and Fill Plan, and the Conceptual Grading Plan found in Exhibits II-5 and II-6, respectively, illustrate the overall grading concept. The Grading Phasing Plan is shown in Exhibit II-7.

The majority of earthwork is confined to Grasshopper Canyon, which trends north to south through the center of the project area. The objective of the grading plan is to create secluded, recreation-oriented parcels within the valley and view parcels along



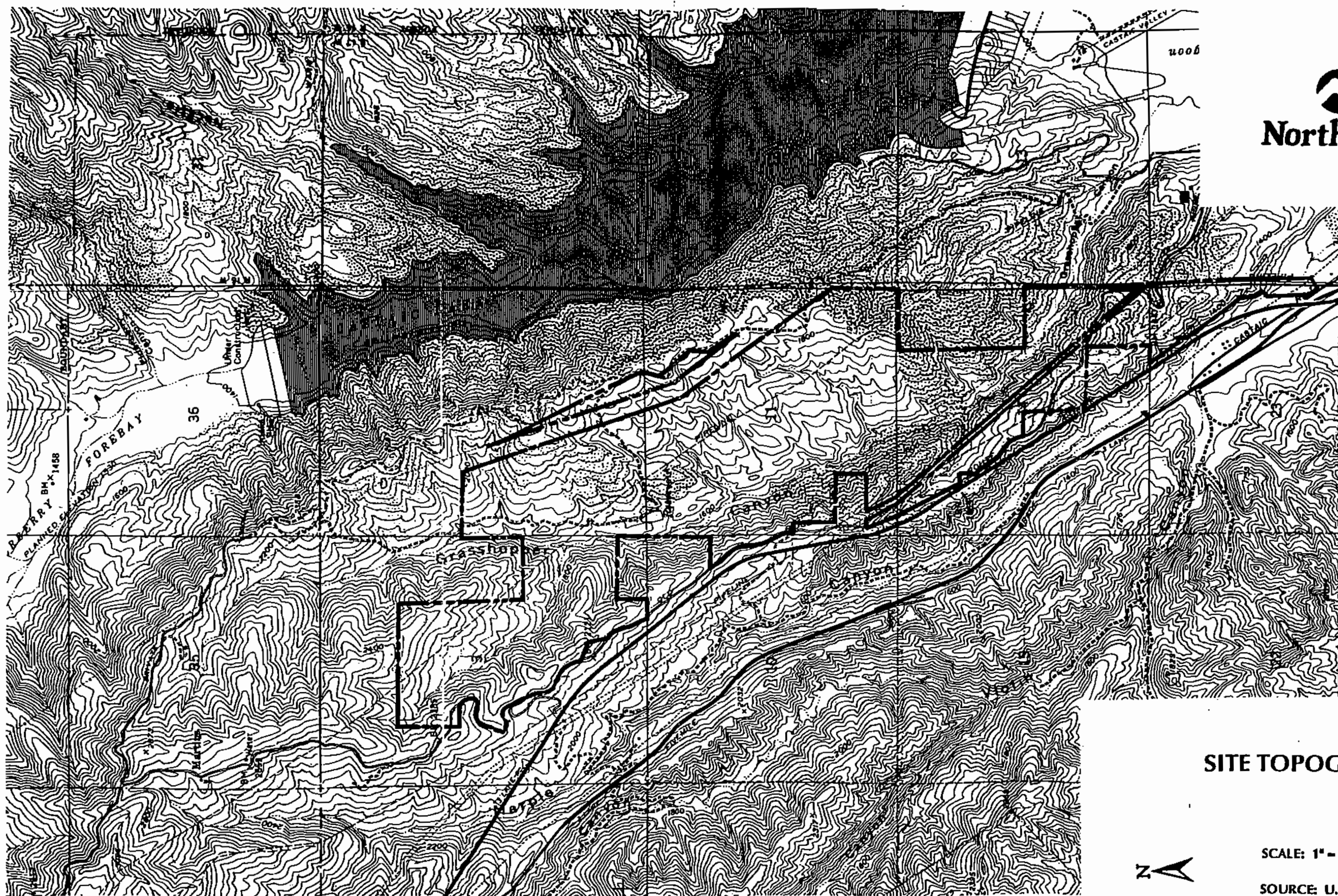


LEGEND

0 - 25%		667.0 AC.
25 - 50%		558.0 AC.
> 50%		105.0 AC.
		1330.0 AC.

SLOPE ANALYSIS MAP



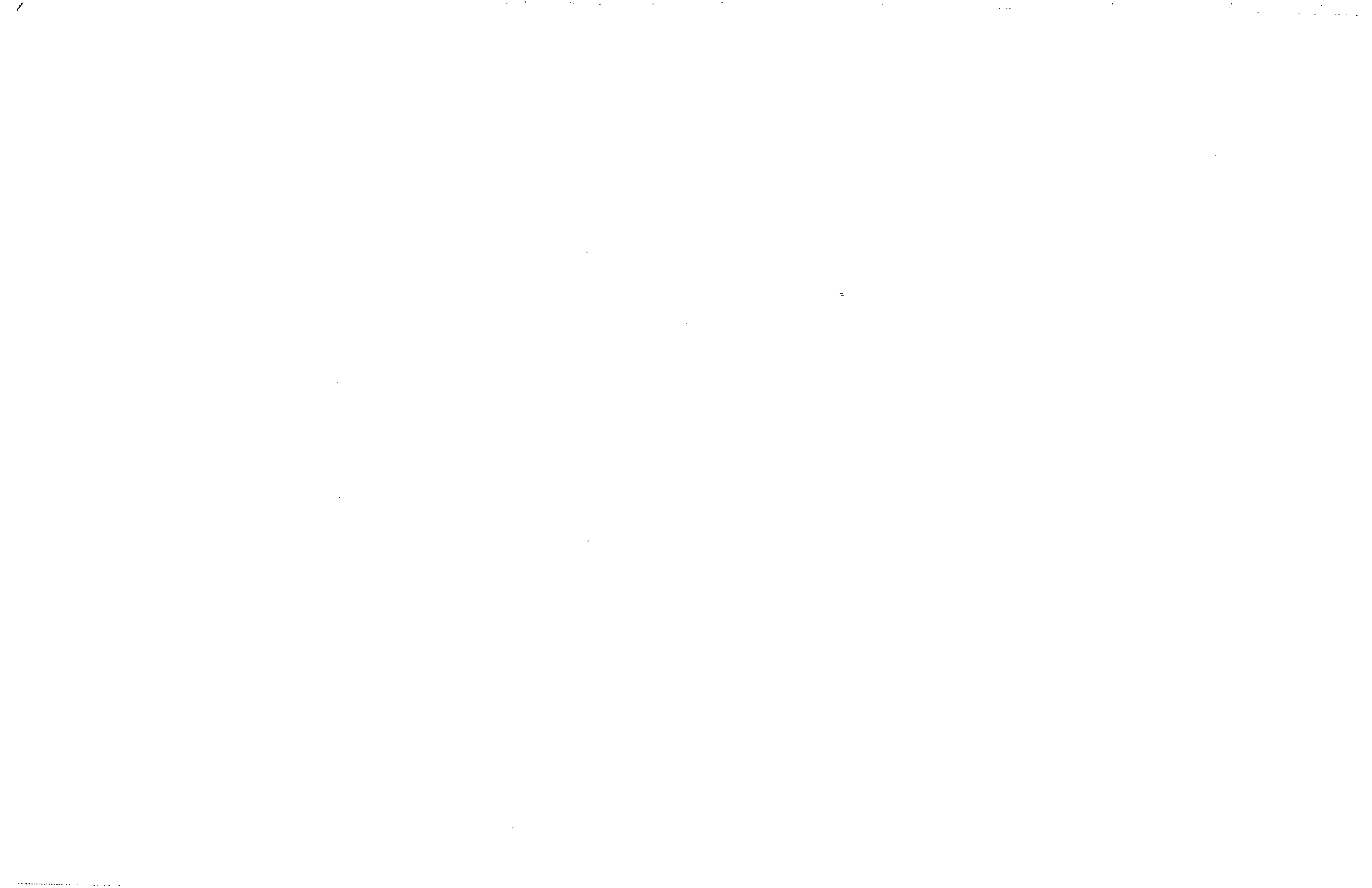


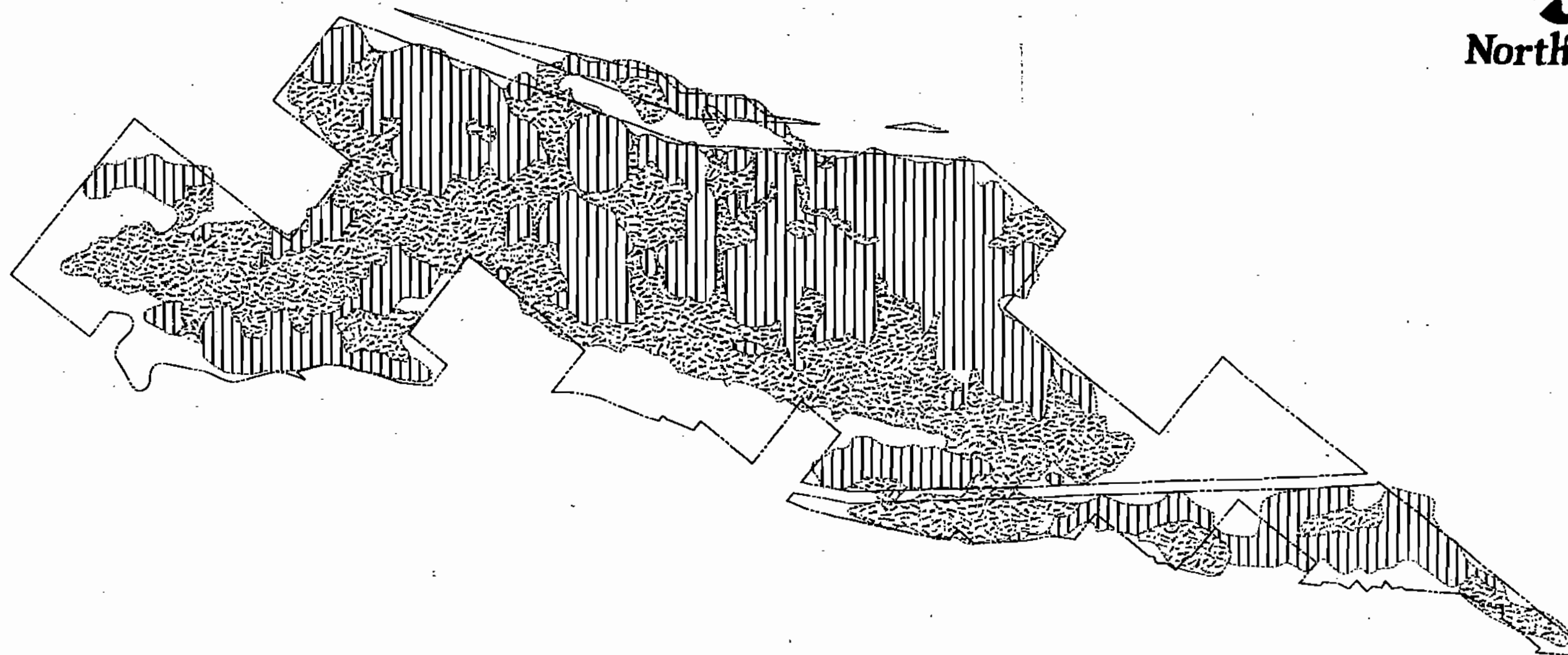
SITE TOPOGRAPHY



SCALE: 1" = 2000'
SOURCE: U.S.G.S.

EXHIBIT II-4





LEGEND

-  CUT
-  FILL

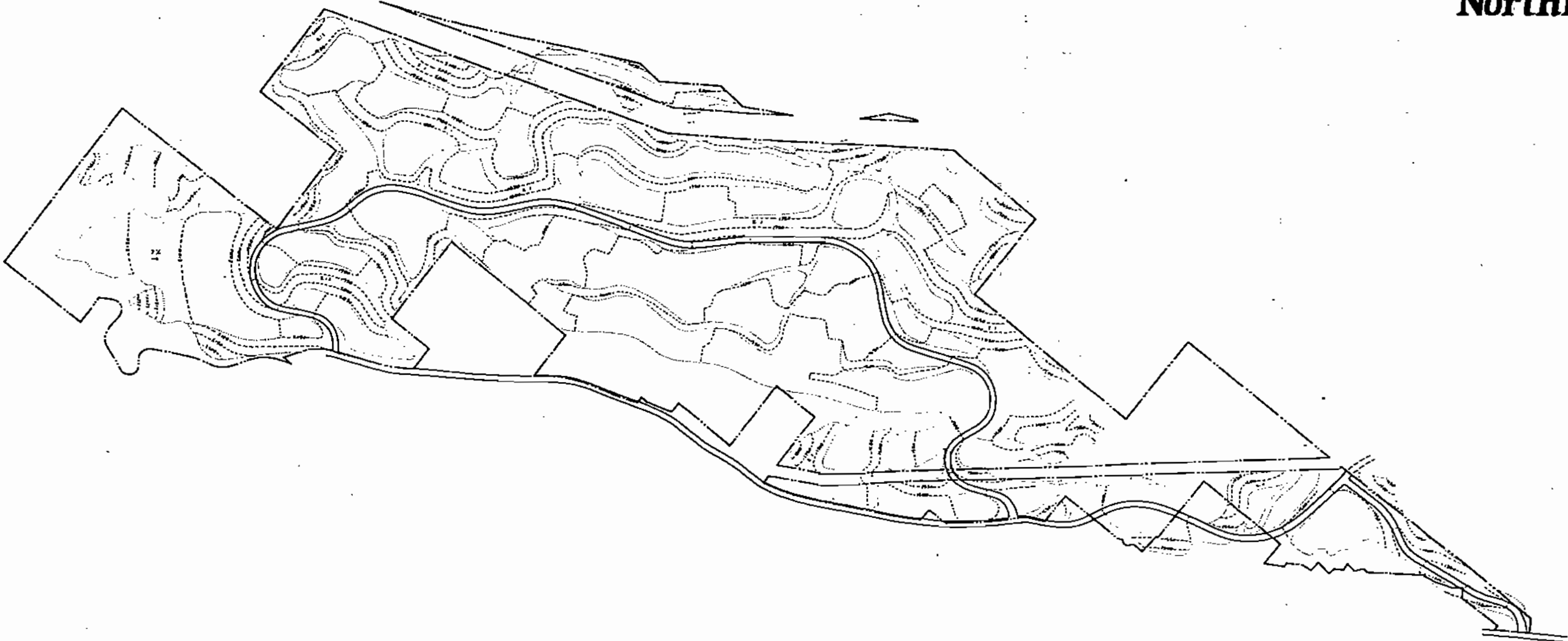
**CONCEPTUAL CUT
AND FILL**



SCALE: 1" = 1500'



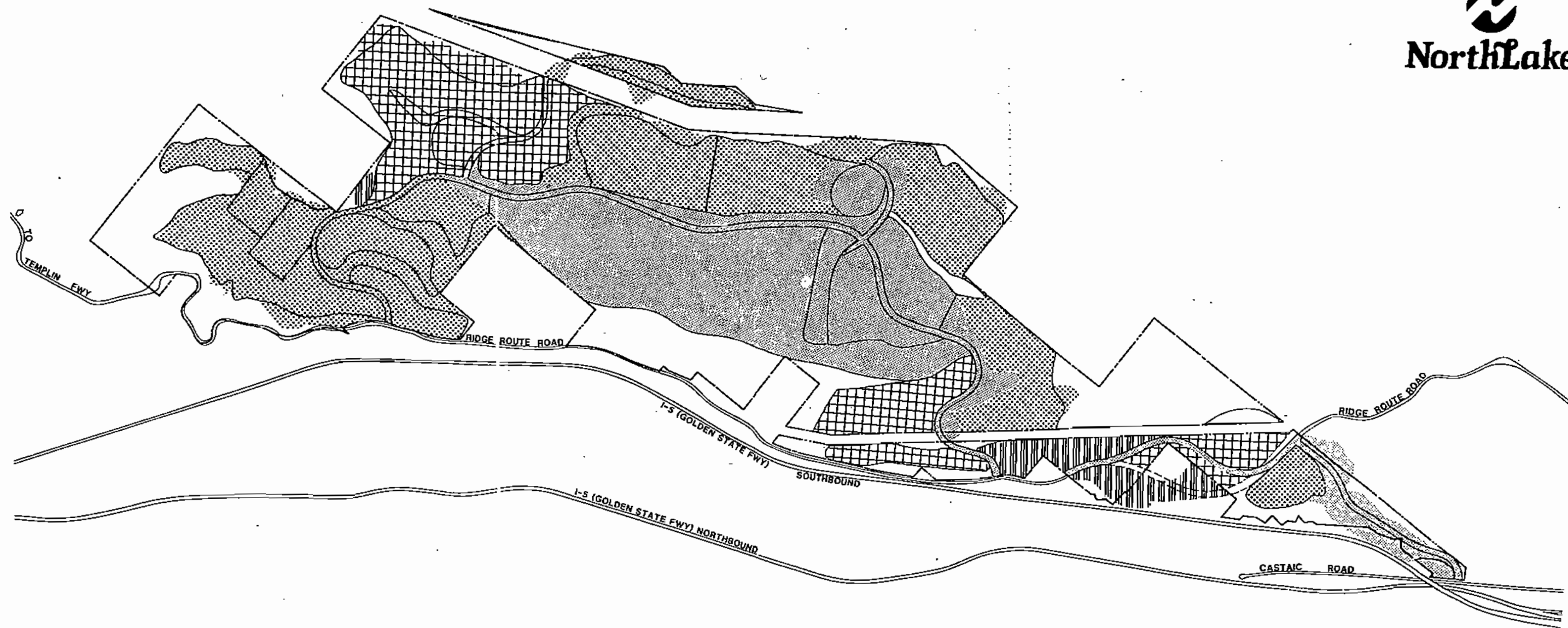
NorthLake







**CONCEPTUAL
GRADING**



SCALE: 1" = 150'



LEGEND

-  PHASE 1
-  PHASE 2
-  PHASE 3
-  PHASE 4

GRADING PHASING



SCALE: 1" = 1500'

the eastern rim. Grading along the western rim is minimal in order to preserve existing site lines from Interstate 5, to prevent intrusive views and to downplay residential development and noise conflicts. Slope stabilization that takes place within the open space areas will conform to the Grading Ordinance of Los Angeles County.

It is the intent to balance cut and fill onsite; cut and fill is balanced incrementally to the opening of a new project phase (see Section IV.B., Grading Design). Bulk pregrading of planning areas may occur prior to development of units to assure that sufficient infrastructure improvements are provided. Situations of this nature would preclude the order indicated on the grading phasing plan. However, pregrading shall not be used as a criteria for future design modification of planning areas. Grading shall take place in accordance with the County of Los Angeles' Grading Ordinance.

G. ACCESS AND CIRCULATION PLAN

Circulation and design standards for the layout arterial highways and local collector streets in support of the NorthLake land use plan have been established as shown on Exhibit II-8. The proposed arterial system responds to and exceeds future traffic needs, providing easy freeway access for residential, industrial and commercial uses and local internal access within this planned community. The land use patterns are laid out to conveniently access the internal loop roadway system of NorthLake Boulevard and Ridge Route Road. The Specific Plan street pattern is designed to respond to development requirements and takes into consideration drainage patterns, preservation of significant natural features and adjacent development patterns. The streets will be designed at different widths according to land uses and traffic volumes which they will serve. Further, the circulation system is designed for the convenience and the safety of the user. The street pattern, wherever possible, incorporates the opportunity for view areas. To complete the circulation system, non-vehicular uses are integrated with the street system to include cross-community access to schools and park facilities.

Precise alignment and engineering of streets will be determined at the time of construction in conjunction with the County Public Works Department. Roads and road improvements will be provided in a timely manner as required to serve planned development areas according to the Conceptual Circulation Plan, Exhibit II-8. Whenever possible, all needed roads and road improvements will be open and available for public use at the time of occupancy of each unit of development. Roads will be dedicated, when feasible, to the local authority for maintenance and service considerations.

Streets infeasible for dedication are to be maintained by the community homeowners' association or the proposed NorthLake Community Facilities District.

H. PUBLIC SERVICES/FACILITIES AND INFRASTRUCTURE PLAN

1. Water

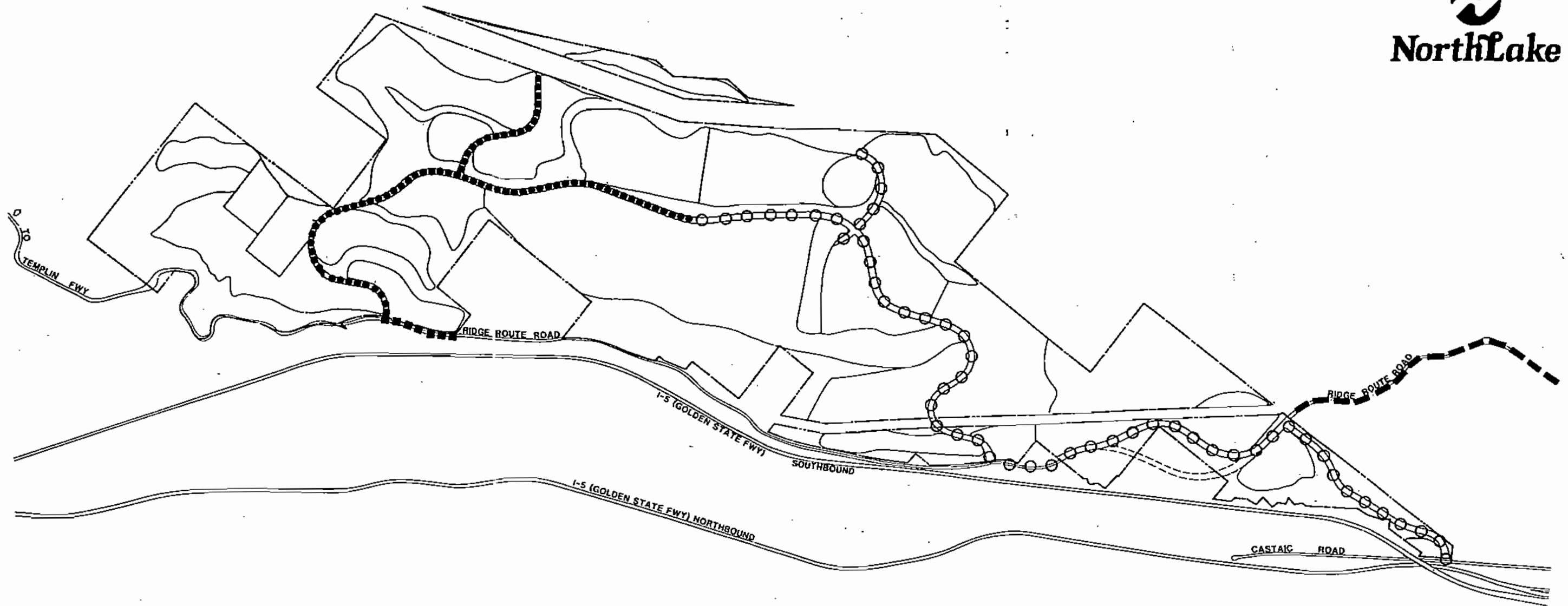
Supply and Demand

The project will be served by the Newhall County Water District (NCWD). The District has indicated that it does not anticipate any major problems expanding its service area and in meeting the water needs of the proposed development. A portion of the site is presently within the District's service area.

A detailed discussion of existing and future water supplies for the District is included in the Draft Environmental Impact Report (DEIR) and Supplemental DEIR which has been prepared for this project. The following section summarizes information from the DEIR.

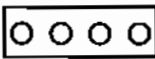

Water Supply

The NCWD currently serves its Castaic customers solely with local groundwater. Well water is drawn from the alluvial aquifer. The proposed development is located within the NCWD's Castaic area, one of three service sub-areas for the district. Presently, the maximum available groundwater for use within the area is estimated to be 3,480

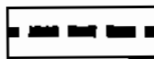
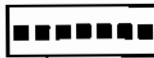


LEGEND

NEW R.O.W. IMPROVEMENTS:

-  PHASE 1 IMPROVEMENTS
-  PHASE 2 IMPROVEMENTS

EXISTING R.O.W. IMPROVEMENTS:

-  PHASE 2 IMPROVEMENTS
-  PHASE 4 IMPROVEMENTS

CONCEPTUAL CIRCULATION PLAN



SCALE: 1" = 1500'

acre-feet per year (AF/yr). In addition to groundwater supplies, NCWD has a contract with Castaic Lake Water Agency (CLWA) for delivery of 200 AF/yr. of imported water.

Table II-3 summarizes a conservative estimate of NCWD's water supply.

Table II-3

WATER SUPPLY—NEWHALL COUNTY WATER DISTRICT (AF/YR)				
	Annual Groundwater Supplies	Existing Contracted Import Deliveries	Future Projected Import Deliveries (1993)	Total Future
Castaic Area	3,480	0	200	3,680
Entire District	13,080	200	200	13,480

AF/YR = Acre-feet per year

Source: County of Los Angeles Development Monitoring System (DMS) Data, May 10, 1991.

Water Demand

Water demand for the proposed NorthLake Specific Plan was estimated based on consumption factors provided to the County of Los Angeles Department of Regional Planning (DRP) by the Newhall County Water District.¹ Total project water demand at buildout, excluding golf course and other project landscape irrigation requirements, is estimated to be 1,817 AF/yr. (see Table II-4).

As outlined in Section II.H.4., Irrigation, approximately 481 project acres of the NorthLake project site will be landscaped and irrigated with reclaimed water. Resultant savings of potable water are estimated to be 1,029 AF/yr.

1 County of Los Angeles Department of Regional Planning, Development Monitoring System (DMS).

Table II-4

ESTIMATED PROJECT WATER DEMAND

Land Use	Units	Est. Floor Area (Acres)	Demand Factors	Demand (AF/yr)
Residential				
Single-Family ^a	2,337		0.64 AF/unit/yr	1,495.68
Multi-Family ^a	1,286		0.12 AF/unit/yr	154.32
Commercial ^b		3.9	4.55 AF/AC/yr	17.75
Industrial ^b		12.5	2.58 AF/AC/yr	32.25
Institutional ^a		23.1	4.37 AF/AC/yr	100.95
Pro/Shop ^a		1.4	0.269 AF/0.2 AC/yr	16.4
Total	3,623			1,817.35 AF/yr 1,622,669.5 gpd

AC = acre
SF = square feet
AF/yr = acre-feet per year
gpd = gallons per day

- a. Demand factors provided by County of Los Angeles Department of Regional Planning, Development Monitoring System (DMS).
b. Demand factors provided by Kishore Manandhar, RPA to D. Kahane, ESCO, November 1990.

Estimated water demand for the proposed development and other planned projects within NCWD's Castaic area by project phase is shown in Table II-5. Related project information was compiled through cooperation with the County of Los Angeles Department of Regional Planning. A list of related projects used in the cumulative analyses is provided in Appendix 1. Total demand for all related projects at buildout of NorthLake (2000) is estimated to be 649 AF/yr.

As outlined previously, a conservative estimate of NCWD's Castaic area existing water supply is 3680 AF/yr.

Water supply mitigation measures are detailed in the DEIR prepared for this project. Because water supply and delivery system capacities are expanded as required to

serve near-term planned growth within the District, existing committed NCWD supplies are not reflective of total potential water availability for the future.

Table II-5

TOTAL WATER DEMAND FOR ALL RELATED PROJECTS AT BUILDOUT OF NORTHLAKE (2000)

<u>Land Use</u>	<u>Units</u>	<u>Est. Floor Area (Acres)</u>	<u>Demand Factors</u>	<u>Demand (AF/yr)</u>
Residential				
Single-Family ^a	813		0.64 AF/unit/yr	520.32
Multi-Family ^a	645		0.12 AF/unit/yr	77.4
Retail/Commercial ^b		6.28	4.55 AF/AC/yr	28.58
Hotel	100 (rooms)		0.17 AF/room/yr	17
Restaurant		0.12	31.7 AF/AC/yr	3.8
Post Office		0.62	3.7 AF/AC/yr	2.3
Total	3,623			649.4 AF/yr

AC = acre
 SF = square feet
 AF/yr = acre-feet per year
 gpd = gallons per day

- a. Demand factors provided by County of Los Angeles Department of Regional Planning, Development Monitoring System (DMS).
- b. Demand factors provided by Kishore Manandhar, RPA to D. Kahane, ESCO, November 1990.

A 21-inch water transmission line was constructed by CLWA to meet the expected demand for water in the Castaic area. This line is only being partially used at this time. It is anticipated that future water supplies will be available to meet the maximum capacity of this transmission line and projected growth in the area.

Conceptual Water Storage and Distribution System

Two separate water systems will be developed for the NorthLake project. Domestic water needs will be served by the NCWD. Reclaimed wastewater will be used to

satisfy the water demand associated with the golf course and project landscaped areas. A discussion on the proposed irrigation system is provided in Section II.H.4.

A conceptual plan for existing and future domestic water facilities for the project is shown on Exhibit II-9, Conceptual Water Plan. Primary considerations for the water system will be adequacy of storage capacities, geologic stability of water tank locations and elevation of tank sites to meet pressure requirements, including fire flow standards.

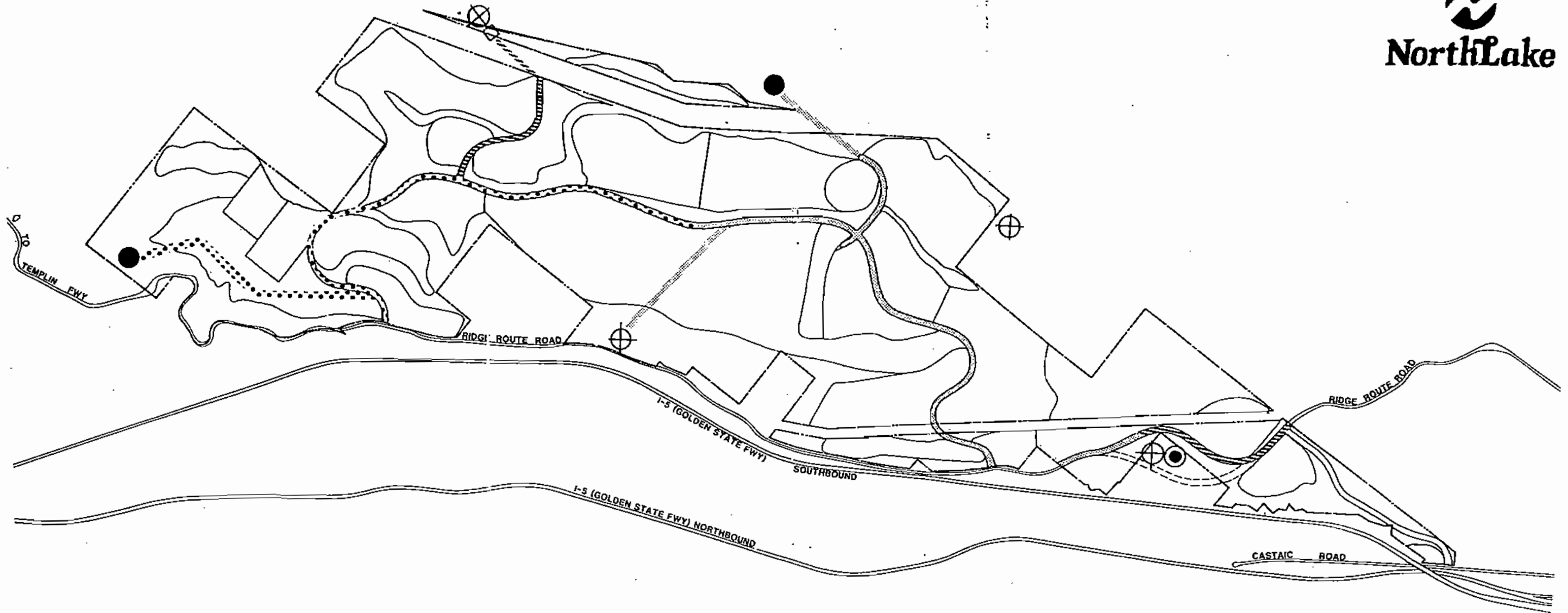
An onsite storage of 5.5 million gallons is estimated for the project (excluding golf course irrigation) based on anticipated fire flow requirements. Specific design and locations of future storage tanks will occur in conformance with NCWD requirements.

An existing 1.5-million-gallon storage tank at an elevation of 1,640 feet is located near the southwestern boundary of the property. A 16-inch water transmission main connects this tank to the NCWD System. In light of commitments to potential future area developments, only limited long-term supplies to the NorthLake Specific Plan site from the existing water tank are anticipated.

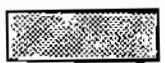






Potential future storage tank locations and phasing for improvements are shown on the Conceptual Water Plan, Exhibit II-9. Tanks will be located a minimum of 100 feet above the highest pad elevation to be served by the tank.

It is estimated that three water pressure zones will be required for the project site. The preliminary plan proposes two booster pumping stations. Water will be pumped in a series between the tanks, beginning at the existing tank as shown on the Exhibit II-9.

Water improvements and service capabilities will be phased with construction of the project, subject to the requirements of the NCWD. Tentative phased improvements are shown on the Conceptual Water Plan. The sizes of distribution mains will be determined during a future, more detailed stage of project design.



LEGEND

- | | | | |
|---|------------------------|---|-----------------------------|
|  | PHASE 1 WATER MAINLINE |  | STORAGE TANK |
|  | PHASE 2 WATER MAINLINE |  | ALTERNATE STORAGE TANK SITE |
|  | PHASE 3 WATER MAINLINE |  | BOOSTER PUMP |
| | |  | EXISTING STORAGE TANK |

CONCEPTUAL WATER PLAN



SCALE: 1" = 1500'

2. Wastewater

Disposal

Two options for sewage treatment and disposal are considered for the NorthLake Specific Plan site. The first option would involve tying into the County of Los Angeles Sanitation District No. 32 facilities for conveyance and treatment. The second option would include the construction and operation of an onsite water reclamation plant. Both options are further discussed below.

Project-related sewage generation was estimated based on the factors used for the County of Los Angeles Development Monitoring System. Estimated generation for each project phase is shown in Table II-6. As shown, at buildout the project is estimated to generate a total of 0.96 million gallons of sewage per day.

Table II-6

PROJECT WASTEWATER GENERATION—PHASED ANALYSIS (GPD)							
Project Phase	Single-Family	Multi-Family	Comm.	Industr.	Instit.	Recr.	Total Generation
1	167,440	42,480	0	0	6,000	24,000	239,920
Cumulative	167,440	42,480			6,000	24,000	239,920
2	206,440	44,820	0	14,434	0	0	265,693.61
Cumulative	373,880	87,300		14,434	6,000	24,000	505,613.61
3	145,600	73,260	14,218	20,166	6,000	0	259,244.09
Cumulative	519,480	160,560	14,218	34,600	12,000	24,000	764,857.69
4	88,140	70,920	20,438	16,685	0	0	196,184.01
Cumulative	607,620	231,480	34,656	51,285	12,000	24,000	961,041.7
Total GPD	607,620	231,480	34,656	51,285	12,000	24,000	961,041.7

Factors:

Single-Family = 260 gpd per unit

Multi-Family = 180 gpd per unit

Industrial = 94 gpd per 1000 sq.ft.

Commercial = 204 gpd per 1000 sq.ft.

Recreational = 400 gpd per 1000 sq.ft.

Institutional = 10 gpd per student; assume 600 students per school (two schools)

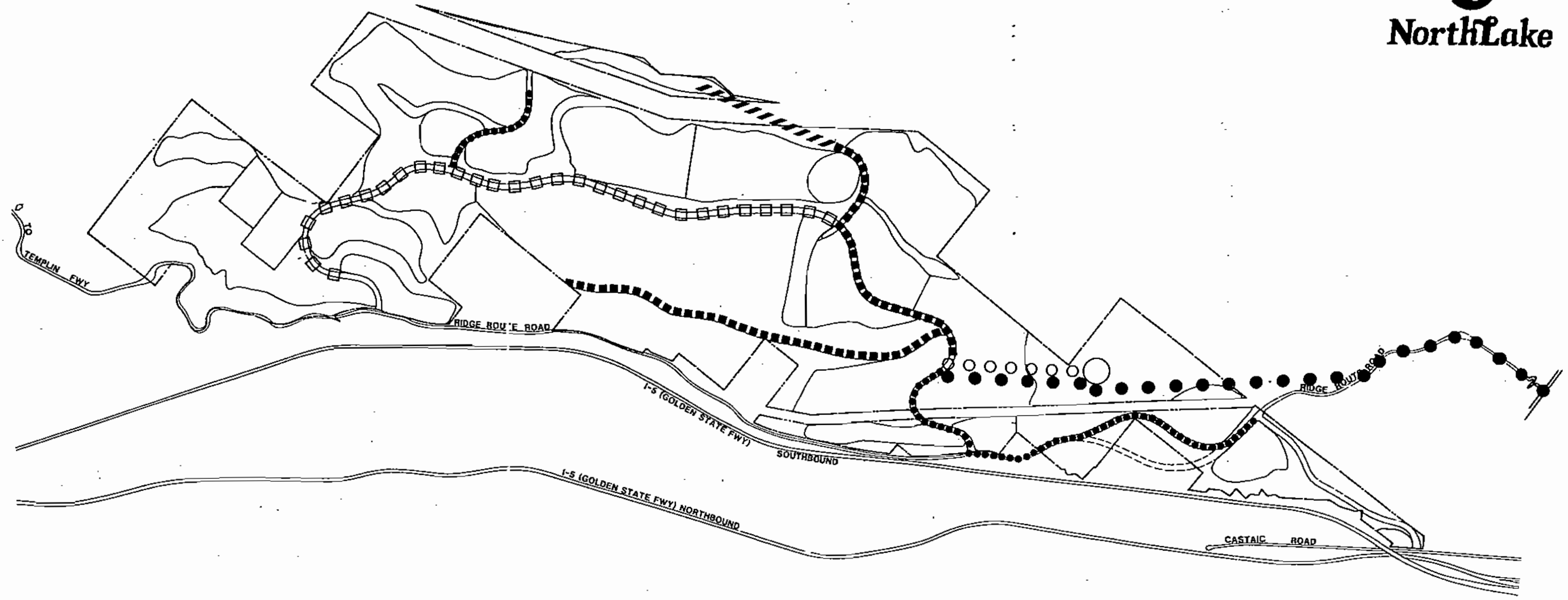
Conceptual Wastewater Plan

A conceptual plan for future wastewater collection and treatment facilities is shown in Exhibit II-10, *Conceptual Wastewater Plan*. Proposed sewer collection mains required for each project phase are as shown on the plan. Mainline sizing will be determined at a more detailed stage of the project design. As discussed above, two options for wastewater treatment and disposal are under consideration for the NorthLake Specific project. The first option proposes connection to the County of Los Angeles Sanitation District No. 32 conveyance and treatment facilities. Under this proposal a series of sewers would be constructed for each phase of the site development to collect project-generated wastewater. This onsite system would connect to the existing 18-inch sewer trunk line terminating near the intersection of Lake Hughes Road and Ridge Route. Project wastes would be conveyed to the Valencia Water Reclamation Plan (VWRP) located approximately six miles south of the NorthLake site. The wastewater option selected for the NorthLake development will be determined during the tentative tract approval stage or prior to final engineering. The wastewater disposal method will be selected through mutual agreement with the Los Angeles County Sanitation Districts based on project need and overall system capacities.

The VWRP is tied with the Saugus Water Reclamation Plant to provide a regional wastewater system for the Santa Clarita Valley. The VWRP currently processes an average flow of 7.4 million gallons per day (mgd) and has an existing capacity of 7.5 mgd, leaving a projected available capacity of 0.1 mgd or 100,000 gallons per day (gpd).

In order to process more sewage, the Sanitation District is planning flow equalization projects at both regional WRPs. The flow equalization project will add 1.5 mgd of capacity to the Valencia WRP by 1992. Additionally, the proposed hydraulic expansion of the Valencia WRP will add 6.0 mgd. Total future regional wastewater treatment capacity (including the Saugus WRP) is projected to be 28.1 mgd.²

2 County of Los Angeles Department of Regional Planning, *DMS Inventory Information for Sewer Service*, June 5, 1991.



LEGEND

- ONSITE WATER RECLAMATION PLANT
- ▬ PHASE 1
- ▬ PHASE 2
- ▬ PHASE 3
- ▨ PHASE 4
- OPTION 1: CONNECT TO EXISTING SEWER TRUNK LINE (COUNTY SANITATION DISTRICT NO. 32)
- OPTION 2: CONNECT TO ONSITE WATER RECLAMATION PLANT

CONCEPTUAL WASTEWATER PLAN



SCALE: 1" = 1500'

Under the second option, an onsite Water Reclamation System (WRS) would be located in the southeastern portion of the project site and would be fed by gravity flow, sewage collection piping. Project-generated sewage flows would be treated by the following unit processes: mechanical bar screen, flow equalization, flow measurement, biological, aerobic secondary treatment, filtration and chlorination. Effluent would be treated to meet California Regional Water Quality Control Board and California Department of Health Services standards, stored in tanks and applied according to the project's irrigation program. Sludges and sediment would be stored in tanks and hauled to a sanitary landfill for disposal on a regular basis or treated and disposed of onsite.

The WRS would be designed to treat an average daily project sewage flow of 0.96 mgd generated by the proposed project. Onsite storage capacity for three average days flow or 2.8 mgd and storage capacity in the distribution network would allow a balancing of network sewage generation flows with irrigation demands. The WRS would be designed with a "100 percent backup" power generator and redundancy in major mechanical components. The WRS Operation and Maintenance Manual would provide Emergency Operating Procedures as well as catastrophic event contingencies in accordance with state and county regulations.

If this option is selected as the preferred method of wastewater treatment and disposal, the treatment plant would be required to become operational early within the first phase of the project. A temporary "package plant" or tie-in to the Los Angeles County Sanitation District may be implemented to treat wastewater during the initial phase until a minimum threshold for economic operation of the full plant is feasible.

3. Drainage

Existing Drainage

Natural drainage over the project site runs off the hillsides, lateral to Grasshopper Canyon and southerly along a natural streambed within Grasshopper Canyon exiting the project site, and ultimately into Castaic Lagoon some 4,000 feet to the southeast. A northerly, adjacent offsite drainage area of approximately 1,149 acres contributes to

project site drainage flows. The total drainage area both on- and offsite is approximately 2,171 acres. Existing Q₂₅ bulked drainage flows exiting the project site are approximately 10,724 cubic feet/second (cfs). These flows ultimately enter Castaic Lagoon downstream.

Conceptual Drainage Plan

The proposed drainage improvements for the NorthLake development are shown on Exhibit II-11, Conceptual Drainage Plan. Drainage improvements for the site include debris basins, storm drains, street basins and catch basins. Drainage improvements will be constructed as needed for each phase of project development. As shown on Exhibit II-11, temporary facilities will be constructed as required and will be removed or relocated as necessary for the final drainage system at project buildout.

Installation of the proposed debris structures (two to be included as part of the final drainage improvements system) will remove sediment and debris for site runoff resulting in decreased amount of discharge volumes as a result of post-development conditions. The debris basins, inlet structures and storm drains will be sized during final site engineering of each phase to accommodate project-related runoff.

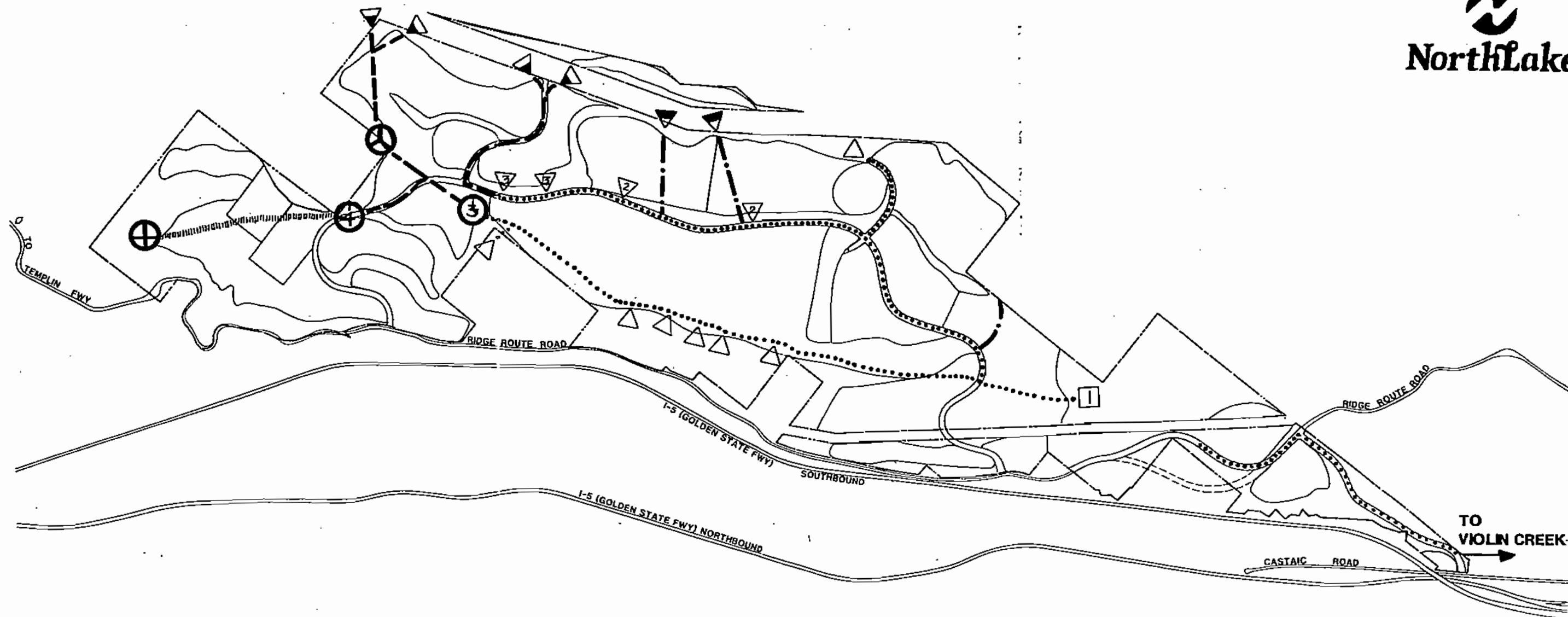
4. Irrigation

Irrigation Requirements

Landscape irrigation requirements were estimated for the proposed 166.9-acre golf course and 314 acres of landscape area within the Specific Plan development. As shown in Table II-7, the average daily water requirement for landscape irrigation is 1,029 AF/yr or 918,770 gpd. In the summer months dry weather irrigation demands may be two times the average day, or approximately 1.8 mgd. Supplemental dry weather requirements will be obtained from storage or from the NCWD if necessary.

Conceptual Irrigation Plan

Reclaimed water will be used to meet the irrigation requirements of the proposed golf course and landscaped areas of the NorthLake development. The source of reclaimed



LEGEND

- PHASE 1 STORM DRAIN
- PHASE 2 STORM DRAIN
- PHASE 3 STORM DRAIN
- PHASE 4 STORM DRAIN

③ PHASE 3 DEBRIS BASIN/INLET
(TO BE REMOVED IN PHASE 3)

- ⊗ PHASE 3 DEBRIS BASIN/INLET
- ④ PHASE 3 DEBRIS BASIN/INLET
(TO BE REMOVED IN PHASE 4)
- ⊕ PHASE 4 DEBRIS BASIN/INLET
- △ PHASE 1 INLET STRUCTURE
- ▲ PHASE 2 INLET STRUCTURE

- ▲ PHASE 3 INLET STRUCTURE
- PHASE 1 OUTLET STRUCTURE
- ▲ REMOVE IN PHASE 2
- ▲ REMOVE IN PHASE 3

**CONCEPTUAL
DRAINAGE PLAN**



SCALE: 1" = 1500'

water to be used for onsite landscape irrigation will depend on the selected option for wastewater treatment and disposal discussed previously in Section II.H.2, Wastewater.

Table II-7

LANDSCAPE IRRIGATION NEEDS			
<u>Use</u>	<u>Gross Acres</u>	<u>Consumption Factor (AF/AC/yr)</u>	<u>Irrigation Demand (AF/yr)</u>
Landscape Areas	314	2.0	628
Golf Course	166.9	2.4	401
Total	480.9		1029

AF = acre-feet
1 AF = 325,900 gallons
AC = acre
yr = year

If the NorthLake development ties into the existing County Sanitation District No. 32 facilities for sewage treatment, then a system would be installed to convey water from the Valencia WRP to the project site. Under this scenario a transmission line and pumping systems to convey reclaimed municipal wastewater from the Valencia WRP to the Castaic Lake Afterbay would be constructed. The system as now envisioned will be designed to convey 4 mgd or 4,480 AF/yr. Reclaimed water to be used will be diverted directly from the conveyance pipeline.

Should the second option be selected for sewage treatment, an onsite Water Reclamation Plant will be constructed to meet the project-related need for sewage treatment and irrigation water. Under this scenario the landscape irrigation system will tie directly into the treated water storage areas. During the preliminary stages of site development, irrigation needs of the golf course and project landscaping may exceed the generation of onsite reclaimed water, and supplemental irrigation water may be required.

Exhibit II-12, Conceptual Irrigation Plan, illustrates the proposed options for onsite irrigation systems. Irrigation system improvements will be phased to meet the needs of the development. The primary transmission system either from the onsite Water Reclamation Plant or from the Valencia WRP conveyance pipe will be required with the completion of the golf course, which is scheduled in Phase 1 of the project. Required storage capacity for golf course irrigation and the associated distribution system will also occur in Phase 1. The water distribution network for the landscaped slopes will be improved, as needed, in conjunction with each development phase.

5. Fire and Sheriff Services

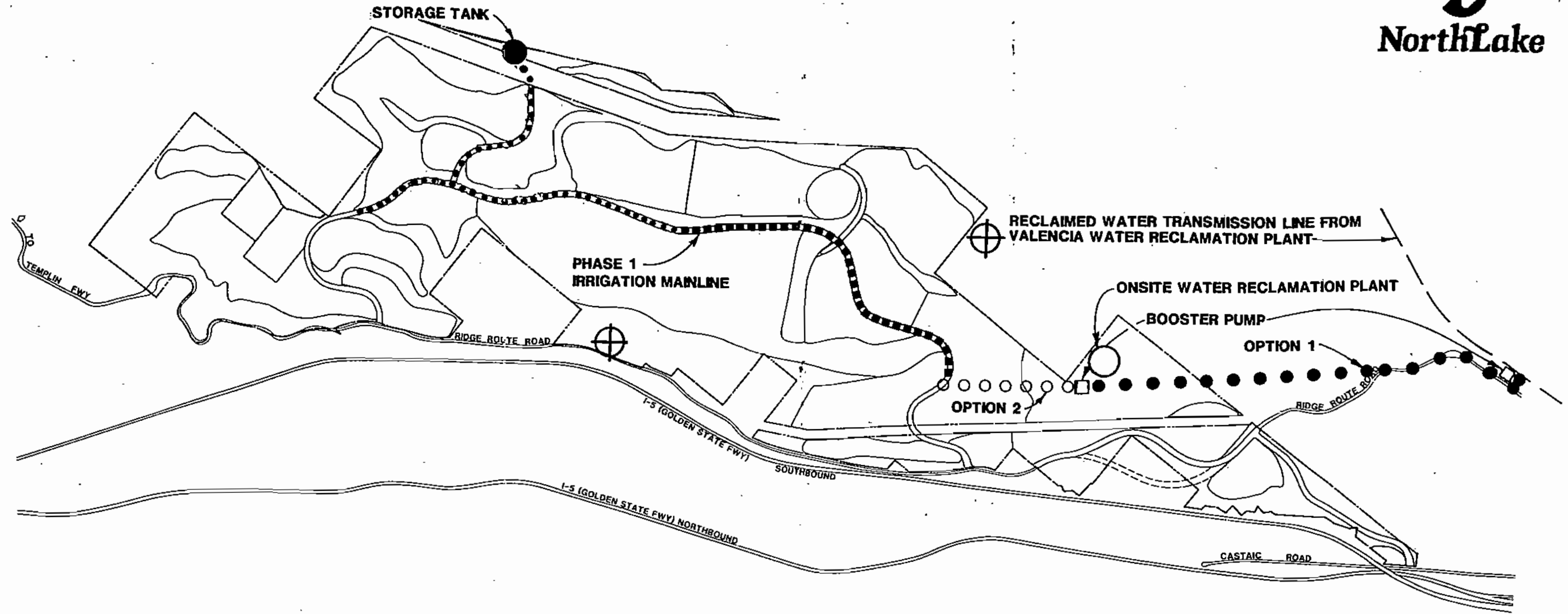
Fire Services

The Los Angeles County Fire Department provides fire protection services in the project area. Fire Station 149, located at 31770 Ridge Route, Castaic, California 91384-3329, is the jurisdictional engine company for the NorthLake Specific Plan site. Station 149 has the following equipment, response times and personnel to service the proposed development.

Table II-8

FIRE SERVICES			
<u>Equipment</u>	<u>Distance (miles)</u>	<u>Response Time (minutes)</u>	<u>Staff</u>
Engine 149	2.7	14	4
Engine 76	7.2	20	3
Engine 273	13.1	28	4
Squad 111	12.5	24	3

The adequacy of fire protection services is assessed according to standards of response distance from a fire station. Desired response distance for multi-family to single-family residential densities ranges from 1.5 miles to 5 miles, respectively. The donation of a fire station site is an amenity of the NorthLake project. Potential fire



LEGEND

- BOOSTER PUMP
- ONSITE WATER RECLAMATION PLANT
- STORAGE TANK
- ⊕ ALTERNATE STORAGE TANK SITE
- ▬▬▬▬▬▬ PHASE 1 IRRIGATION MAINLINE
- OPTION 1: CONNECT TO RECLAIMED WATER TRANSMISSION LINE FROM VALENCIA WATER RECLAMATION PLANT
- ○ ○ ○ OPTION 2: CONNECT TO ONSITE WATER RECLAMATION PLANT
- PHASE 2 IRRIGATION MAINLINE

CONCEPTUAL IRRIGATION PLAN



SCALE: 1" = 1500'

station sites within the NorthLake development have been identified and are shown on Exhibit II-13. The inclusion of a fire station within the Specific Plan site will provide adequate response distance/times for protection of the proposed land uses.

Additional staff, equipment, and facilities will be needed for the proposed onsite fire station. The Fire Department has developed general plans for upgrading services in this area. Implementation of the plans will require specific provisions for the necessary staff, equipment and facilities. The applicant will pay development fees to the fire department in the amount of \$0.1784 per square foot of building space.

The proposed project is outside the boundaries of the Consolidated Fire Protection District of Los Angeles County and, upon County approval, will require annexation to the District.

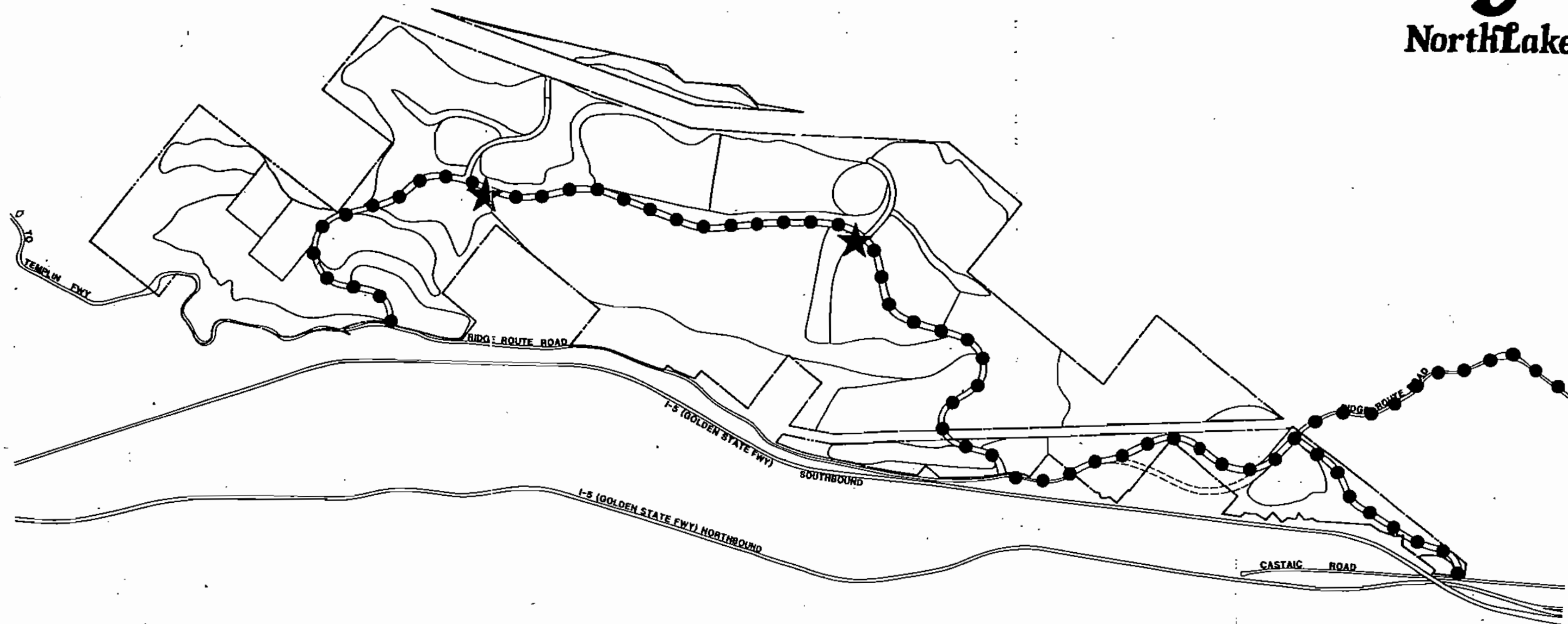
The property is located within an area designated as Fire Zone 4 and will comply with all applicable code and ordinance requirements for construction, access, water mains, fire hydrants and brush clearance. Requirements will be addressed in conjunction with the review and approval process for individual tentative subdivision maps.

Sheriff Services



The Castaic area is served by the Santa Clarita Valley Station of the Los Angeles County Sheriff Department, located at 23740 West Magic Mountain Parkway in Valencia. The station has a jurisdiction of 656 square miles and a total of 140 sworn officers.³

The rapid development within the Santa Clarita Valley has resulted in an increase in service demand of the County Sheriff Station. With the increase in demand generated by existing, approved and pending projects such as NorthLake and other related areawide developments, additional sheriff personnel and facilities may be required. Funding for new facilities and support staff would be included in the Sheriff

3 Sisneros, Sgt. Greg, Los Angeles County Sheriffs Department, Santa Clarita Valley Station, conversation with R. Snow, ESCO, September 1991.



LEGEND

-  PRIMARY EMERGENCY ACCESS
-  POTENTIAL SITES

POTENTIAL FIRE STATION SITES



SCALE: 1" = 1500'

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Department's requested annual budget to be appropriated by the Board of Supervisors from the County General Fund.

6. Schools and Libraries

Schools

The project will be served by the Castaic Union School District ("Castaic District"), which serves grades K through 8, and the William S. Hart Union School District ("Hart District"), which will serve students in grades 9 through 12.

Castaic District. The Castaic District currently consists of the Castaic Elementary School, which houses grades K through 8 in an elementary (K through 5) and middle (6 through 8) school arrangement, and Live Oak Elementary School. Castaic Elementary School is located closest to the NorthLake site at a distance of approximately 2.75 miles.

Students that would be added to the Castaic District as a result of development of the NorthLake site are calculated in Table II-9 by project phase for levels K through 6 and 7 through 8. As shown on Table II-9, it is estimated that 1,181 students would be generated at the elementary level while an additional 411 students, grades 7 and 8, would be added to existing schools.

Table II-9

PROJECT STUDENT GENERATION, CASTAIC UNION SCHOOL DISTRICT, GRADES K-8—PHASE ANALYSIS							
<u>Project Phase</u>	<u>Year</u>	<u>Land Use</u>	<u>Units</u>	<u>Level</u>	<u>Factor^a</u>	<u>Students</u>	<u>Subtotal By Level</u>
1	1994	Single-Family	644	K-6	0.43	276.9	307.5
		Multi-Family	236		0.13	30.6	
				7-8	0.13	83.7	104.9
					0.09	21.2	
Subtotal Phase 1						412.4	
<i>(Cont.)</i>							

Table II-9, Cont.

PROJECT STUDENT GENERATION, CASTAIC UNION SCHOOL DISTRICT, GRADES K-8—PHASE ANALYSIS							
Project Phase	Year	Land Use	Units	Level	Factor ^a	Students	Subtotal By Level
2	1996	Single-Family	794	K-6	0.43	341.4	373.7
		Multi-Family	249		0.13	32.3	
				7-8	0.13	103.2	
					0.09	22.4	
Subtotal Phase 2						499.3	
3	1998	Single-Family	560	K-6	0.43	240.8	293.7
		Multi-Family	407		0.13	52.9	
				7-8	0.13	72.8	
					0.09	36.6	
Subtotal Phase 3						403.1	
4	2000	Single-Family	339	K-6	0.43	145.7	196.9
		Multi-Family	394		0.13	51.2	
				7-8	0.13	44.0	
					0.09	36.6	
Subtotal Phase 4						277.5	
Total						1,592.3	

a. Generation factors provided by Jim Bauler, Business Manager, Castaic Union School District, September 1991.

Under the Specific Plan concept elementary students generated by the NorthLake project would be accommodated in the elementary schools envisioned for Planning Area Nos. 24 and 25. The locations of these sites are shown on the Conceptual Land Use Plan, Exhibit II-1. As currently envisioned, the school sited would be included as part of Phases 1 and 3. Both sites include five-acre parks.

Hart District. High School students within the Hart District attend school at the Saugus High School. Currently, the Saugus High School is operating at over capacity conditions. The district has future plans for another high school in the Valencia area;

however, at this time funding is not available for new facilities. Student generation by project phase for grades 9 through 12 are shown in Table II-10. As shown in Table II-10, it is estimated that the NorthLake development would generate 580 students at the high school level.

Table II-10

PROJECT STUDENT GENERATION, WILLIAM S. HART UNION HIGH SCHOOL DISTRICT, GRADES 9-12—PHASE ANALYSIS				
<u>Project Phase</u>	<u>Years</u>	<u>Single-Family Units</u>	<u>Multi-Family Units</u>	<u>Students^a Generated</u>
1	1994	644	236	141
2	1996	794	249	167
3	1998	560	407	155
4	2000	<u>339</u>	<u>394</u>	<u>117</u>
Total		2,337	1,286	580

a. Based on County of Los Angeles Department of Regional Planning, Development Monitoring System, April 30, 1991, generation factor of 0.16 student per dwelling unit.

In addition to the dedication of the two school/park sites, the school fees shall be paid to offset school capacity shortfalls. Developments within the William S. Hart District are assessed development fees of \$2.50 per square foot.

Libraries

The Castaic area is served by two Santa Clarita Valley libraries and one mobile branch library all operated by the Los Angeles County Public Library System. The Valencia Library is located at 23743 West Valencia Boulevard, Valencia. The Newhall Library is located at 22704 West Ninth Street, Newhall. The Santa Clarita Valley Bookmobile (based at the Newhall branch) makes two stops per month at three locations within the Castaic vicinity:

- Hidden Lake—alternate Tuesdays
- Lake Hills Mobile Home Park, 27700 Parker Road
- Val Verde, 30009 Hunstock, Val Verde—alternate Fridays

The NorthLake Specific Plan provides for a library site that will be deeded to the County Library Department, which will encourage development of a permanent library facility in Castaic. The library site will be located in or near Planning Area Nos. 2-9 of the Specific Plan. The library site will be at least 0.5 acre to meet the current design criteria for a library sized to accommodate the requirements of NorthLake.

7. Traffic

Regional access to the project site is provided from Interstate 5 (I-5), the Golden State Freeway, via interchanges at Parker Road and Lake Hughes Road and Templin Highway. Traffic circulation within NorthLake is shown in Exhibit II-8, Conceptual Circulation Plan.

Golden State Freeway. The Golden State Freeway provides regional access to the study area via interchanges at Lake Hughes Road, Parker Road and The Old Road. This freeway carries an annual Average Daily Traffic (ADT) volume of 48,000 vehicles.

Lake Hughes Road. Lake Hughes Road has an east-west orientation and is designated as a major highway in the Los Angeles County Highway Plan. Lake Hughes Road provides primary access to the Castaic Lake Recreation Area through its interchange with I-5 North. Lake Hughes Road carries an ADT volume of 5,500 vehicles over the Section between I-5 and Castaic Road and an ADT volume of 2,800 vehicles between Castaic Road and Ridge Route Road.

The Old Road. The Old Road has a north-south orientation and is designated as a secondary highway. The section of The Old Road between Lake Hughes Road and Parker Road carries an ADT volume of 1,400 vehicles. Between Lake Hughes Road and I-5 southbound ramps The Old Road has been widened to its full capacity.

Ridge Route Road. Ridge Route Road has a north-south orientation and is classified as a secondary highway in the Los Angeles County Highway Plan. Between Parker Road and Lake Hughes Road, Ridge Route Road carries an ADT volume of 3,500 vehicles. North of Lake Hughes Road, Ridge Route Road carries 1,350 vehicles per day during the weekday and 4,000 vehicles per day during weekends.

Parker Road. Parker Road is classified as a secondary road to be widened to 80 feet. Parker Road becomes Ridge Route Road east of Castaic Road. Between I-5 and Castaic Road, Parker Road carries an ADT volume of 6,500 vehicles, and west of the freeway it carries 1,900 vehicles per day.

Castaic Road. Castaic Road is unclassified in the Los Angeles County Highway Plan. Castaic Road has a north-south orientation and runs parallel to the freeway. Between Parker Road and Lake Hughes Road, Castaic Road carries an ADT volume of 3,400 vehicles (mainly trucks), and north of Lake Hughes Road the volume drops to 1,400 vehicles per day.

Future Traffic Impacts

Impacts of future traffic were analyzed to identify incremental impacts of traffic generated by the proposed NorthLake project over cumulative background traffic levels at the completion of each phase of development. The analyses show that, with the cumulative background traffic, all key intersections would continue to operate at acceptable levels of service until the year 1998. With the exception of Parker Road/I-5 (northbound ramps), all other study intersections continue to operate at acceptable levels of service until the year 2000. The impact to the Parker Road/I-5 intersection is primarily associated with trips to the Castaic Lake Recreation Area. However, with the addition of the proposed project-generated traffic, volume-to-capacity ratios at six of the nine intersections analyzed were projected to operated at decreased capacity.

Mitigations

Improvements will be required to the roadway network in order to mitigate the adverse impacts of estimated future traffic from this project and other related area projects. Each phase of the Specific Plan development shall be evaluated to determine the improvements that would be needed to upgrade the circulation system to provide adequate capacity for this phase of the project and other nearby related projects. The phase specific traffic analysis shall determine the timing of improvements, upgrades and buildout configuration requirements, and, if necessary, environmental considerations (right-of-way acquisition, construction impacts, etc.) associated with required roadway improvements. The County of Los Angeles Department of Public Works has identified the following roadway improvements as likely to be required to accommodate projected future area traffic (Letter from D. Wolfe, Deputy Director, Department of Public Works, to J. Hartl, Director, Department of Regional Planning, May 28, 1992, Appendix B).

- Modernize the Lake Hughes Road/Interstate 5 Freeway interchange.
- Modernize the Parker Road/Interstate 5 Freeway interchange.
- Construct a new access road from this project to Castaic Road with a minimum of two lanes in each direction and upgrade and improve Ridge Route Road to Secondary highway standards from the project to Lake Hughes Road.
- Improve Castaic Road from the new project access road to Lake Hughes Road with a minimum of two lanes in each direction.
- If a new access road (previous mitigation) cannot be constructed, then Ridge Route Road shall be upgraded and improved to Major highway standards from the project to Lake Hughes Road.
- Improve Ridge Route Road/Park Road to Secondary highway standards from Lake Hughes Road to the Parker Road/Interstate 5 Freeway

interchange. This improvement would require widening the bridge over Violin Creek.

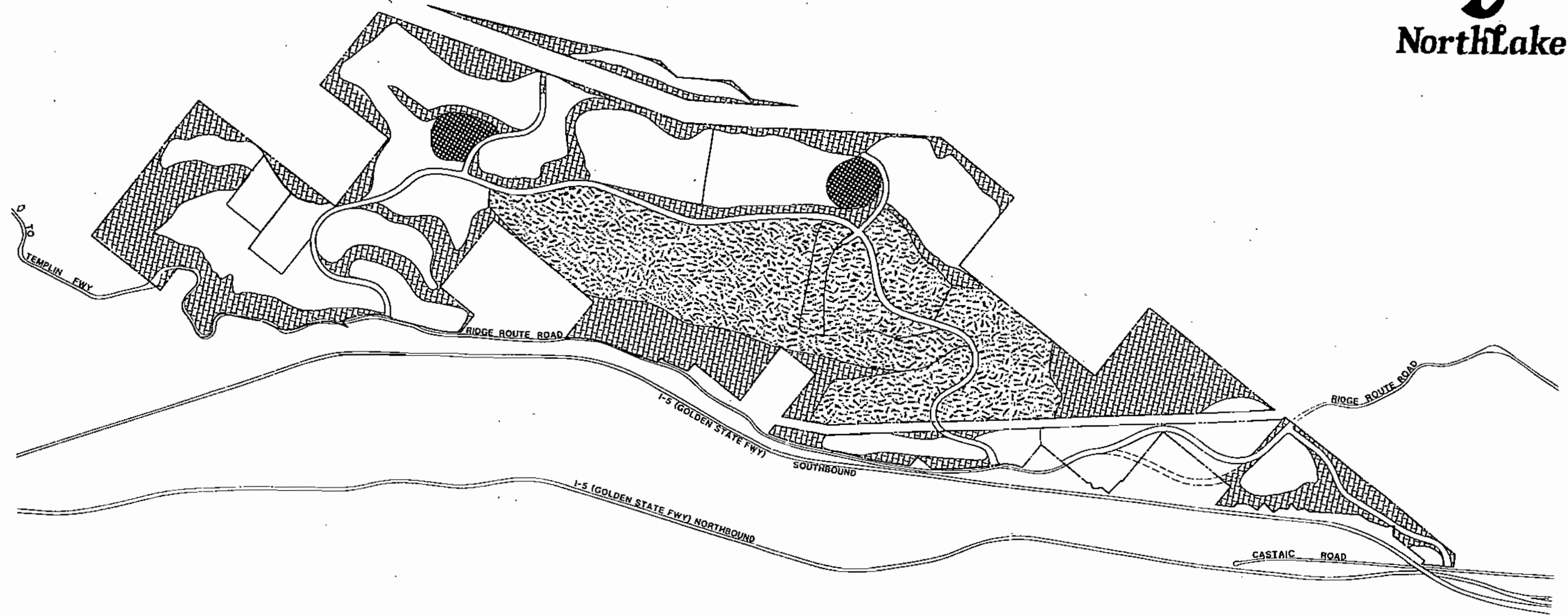
- Contribute to the Park Road/Interstate 5 Freeway interchange improvements.

Signal warrant analysis was conducted at the key intersection to identify the need for signalizing intersections. The results of the analysis indicates that eight of the nine intersections would require signalization even without the NorthLake project-generated traffic, whereas the remaining intersection would have to be signalized with the addition of the NorthLake traffic.

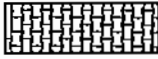
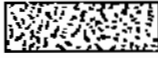
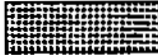
I. OPEN SPACE/RECREATION PLAN

The NorthLake project is in a unique location that will provide residents with a quality environment as well as a range of self-contained recreational activities. The intent of the Open Space/Recreation Plan is to provide future residents with a variety of recreational opportunities. A variety of active recreational facilities will be developed, ranging from small neighborhood pocket parks to larger local or regional parks. School playgrounds and athletic fields, when not servicing education needs, will be available to community residents for passive or organized use. Initially, the golf course will be open to local as well as regional residents. Recreation areas will provide linkages between communities, school/parks and commercial and industrial services through pedestrian and bicycle corridors. The recreation and open space areas, besides providing areas of human interaction, will provide physical separation, buffer zones and transition between areas of urbanization. The undeveloped open space portions of the project are preserved to provide the community with "passive" recreational opportunities and maintain a visual separation from adjacent uses. Exhibit II-14, Conceptual Recreation/Open Space Plan, illustrates some of the planned recreational opportunities on the NorthLake site.





LEGEND

-  OPEN SPACE
-  GOLF/HOUSING
-  SCHOOL/PARK

**CONCEPTUAL
RECREATION/OPEN
SPACE PLAN**

SCALE: 1" = 1500'



J. RELATION OF SPECIFIC PLAN TO COUNTY GENERAL PLAN

California State Law requires all Specific Plans and Zoning Ordinances to be consistent with the local jurisdiction's adopted General Plan. This project is located in unincorporated Los Angeles County in the Santa Clarita Valley. The Government Code Section 65451 indicates that Specific Plans must contain measures to implement all policies required in a general plan that pertain to the area covered by the Specific Plan. This section documents the consistency of the NorthLake Specific Plan with both the Santa Clarita Valley Areawide General Plan and the Los Angeles County General Plan.

1. Santa Clarita Valley Area Plan Policies

Plan Policies Relating to Specific Communities

Policy

Castaic—The Castaic Reservoir and recreation project presents new challenges and opportunities. The Plan recognizes the traffic problems and impacts as well as the opportunity for future recreation-induced growth. The area west of the freeway is set aside for development of residential uses. The east side of the freeway will be primarily oriented to a combination of residential, commercial and resort/recreational uses.

Consistency

The NorthLake development will be a diverse, master-planned community providing residential, commercial, industrial and resort/recreational uses. It is designed to be well-integrated into the Castaic community and planned to maximize the potential of the existing amenities and recreational opportunities unique to the area.

Land Use Element

Policy

Accommodate the year 2010 population and land use demand as projected for the Santa Clarita Valley designating sufficient area for appropriate use and a reasonable excess to provide adequate flexibility.

Consistency

The NorthLake Specific Plan meets this anticipated growth by providing residential units in various price ranges along with associated commercial and industrial uses.

Policy

Closely monitor growth in the Santa Clarita Valley so that growth does not exceed the capacity of the existing or planned infrastructure nor result in significant negative environmental impacts.

Consistency

Project-related infrastructure requirements, including utilities, sewer service and water service, will not be significantly impacted according to the affected public agencies. An environmental impact report has been prepared to assess any significant environmental impacts associated with the proposed plan. A phasing plan has been prepared to tie the project build-out phasing with infrastructure improvements.

Policy

Provide for development in the study area which is consistent with the plan and encourage other governmental and private agencies to do the same.

Consistency

This Specific Plan is designed to implement the policies of the SCVAP and the County's General Plan and to be consistent with current policies for the area.

Policy

Promote a balanced, autonomous community with a full range of public and commercial services and a wide variety of housing and employment opportunities.

Consistency

The land use plan provides a balanced, self-sufficient community with a full range of residential product types, neighborhood and community commercial, light industrial and recreational uses.

Policy

Accommodate population and land use growth in a concentrated, rather than dispersed, pattern providing for a broad range of densities and types of uses.

Consistency

The NorthLake Specific Plan accommodates projected population and land use growth in a concentrated, self-sufficient community offering a broad range of housing densities. Development will be limited to valley floors and moderate slopes, creating a centralized community surrounded by open space.

Policy

Determinations for future land use growth in the Santa Clarita Valley shall consider the following criteria:

- Sensitivities of natural environmental systems;
- Hazards or constraints of natural environmental systems of land use;

- Infrastructure and service capacities; and
- Need for project.

Consistency

The NorthLake project has been designed with sensitivity to the existing natural environmental systems and potential geologic and flood hazards. The majority of onsite Hillside Management areas will be preserved in open space to reduce habitat loss and eliminate exposure of residents to geological hazards. Infrastructure and service capacities will not be significantly impacted or mitigated to offset the impact. The NorthLake development will provide housing to help accommodate the projected population growth in the Santa Clarita Valley and Southern California region.

Policy

Concentrate land use growth in and adjacent to existing urban, suburban and rural communities. Within these areas undeveloped areas designated for growth that have been by-passed should be developed.

Consistency

The project site is adjacent to residential uses in the Castaic area. The land use designations of the site (U3, U2, U1, C and M) allow for the development of residential, commercial and industrial uses. This area is also classified as developable due to the majority of the site's natural slope being less than 25 percent.

Policy

Consider residential densities as averages to allow for the clustering of development and/or transfer of unit credit as provided for in the General Plan.

Consistency

The density now proposed under the Specific Plan reflects a mid-density value between the allowable number of units in the amended SCVAP which range between 2,088.5 (low threshold) and 4,594.8 (high threshold).

Policy

Allow for density transfer (the rearrangement of allowed residential units among various land use classifications on a project site) as a means to attain plan goals such as preservation of hillsides and to promote superior design and allow flexibility to respond to changing housing needs.

Consistency

The majority of the hillside management area within the project will be preserved in open space through the clustering of residential uses in areas of less potentially significant impacts.

Policy

Encourage and support a mix of housing types in the urban areas.

Consistency

A diverse mixture of residential land uses and product types will be developed to meet the diverse needs of the NorthLake community.

Policy

Ensure that costs of population and urban growth are borne by those who benefit.

Consistency

Project-related infrastructure and service improvements will be financed through project-specific Assessment Districts and developer contributions where appropriate.

Policy

Designate areas of excessive slope (exceeding 25 percent) as "Hillside Management Areas," with performance standards applied to development to minimize potential hazards such as landslides, erosion, excessive run-off and flooding. (Reference is made to the Countywide Chapters of the General Plan.)

Consistency

The majority of the onsite Hillside Management areas will remain in open space to minimize potential hazards including landslides, erosion and flooding. All potential hazards within those portions of the Hillside Management area which are proposed for development will be mitigated to a level of insignificance.

Policy

Direct future growth away from areas exhibiting high environmental sensitivity to development unless appropriate mitigation measures can be implemented.

Consistency

No portion of the site has been designated as a Significant Ecological Area (SEA) on the Areawide or Countywide Plans. No threatened or endangered species are known to inhabit the Specific Plan site, and no oak trees are present.

Policy

Minimize disruption and degradation of the environmental as development occurs, working with nature in the design of land uses so that they are compatible with natural environmental systems.

Consistency

The Land Use Plan has been prepared in conjunction with environmental studies to reduce the impact of development and to integrate proposed urban uses with compatible natural resources.

Policy

Encourage the appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, recreational and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community.

Consistency

The mix of uses in the Land Use Plan have been integrated to create a balanced, cohesive community.

Policy

Encourage joint use of school playgrounds for community recreation.

Consistency

Proposed elementary school sites include five-acre park sites.

Policy

Minimize travel time by concentrating community facilities, intensifying land use densities and establishing central shopping and industrial facilities.

Consistency

The proposed community has been designed to centralize neighborhood commercial space and industrial facilities to minimize travel time.

Policy

Encourage development of access throughout the Santa Clarita Valley:

- As development occurs in each community, appropriate links should be provided from residential areas to major destination points, e.g., employment, shopping, public facilities and services, recreation and entertainment.
- Support public transportation within communities and from outlying low-density communities to urban area services and functions as feasible. Emphasis will be placed on service to those of highest need (e.g., the low-income and elderly, who are dependent on public services).

Consistency

The circulation plan provides appropriate access links to community services as well as regional access to the Castaic area, Santa Clarita Valley and Los Angeles County. Existing park and ride facilities and community public transportation needs will be re-evaluated and expanded as demand warrants.

Policy

Encourage development of transportation systems consistent with the plan.

Consistency

The Circulation Plan in the NorthLake Specific Plan is designed to utilize existing circulation routes and provide additional improvements where necessary.

Policy

Encourage development of distinct neighborhoods. Residents should be able to identify themselves as part of a specific neighborhood or community within the greater Santa Clarita Valley.

Consistency

One of the proposed concepts of the NorthLake Specific Plan is the development of distinct neighborhoods or subcommunities. This will be accomplished through the variation of land use types and planning areas, phased development and community development standards.

Policy

Encourage appropriate aesthetic (landscaping, signage, street furniture, design themes, etc.) measures so that each community can be clearly distinguished from neighboring ones.

Consistency

Appropriate landscaping and theme signage will be utilized to separate different residential densities from commercial and industrial uses. Guidelines are included in this Specific Plan.

Housing Element

Policy

Encourage the development of socially and economically diverse communities.

Consistency

The NorthLake Specific Plan provides a socio-economically diverse range of housing, commercial and employment opportunities. The diversification provides housing opportunities in a wide variety of price ranges.

Community Design Element

Policy

Mitigate where possible undesirable impacts of development on adjacent land uses through utilization of appropriate buffers, building codes and standards.

Consistency

A comprehensive layout of proposed land uses has been developed to ensure consistency in use patterns and incompatible adjacent land uses.

Policy

Carefully integrate physical development in rural areas into the natural environmental setting.

Consistency

Environmental, geological and topographic constraints have determined the development pattern of the specific plan area.

Policy

Establish standards on appearance and design issues within the Santa Clarita Valley when appropriate.

Consistency

This Specific Plan contains community design features and standards to provide a visually attractive and cohesive community.

Policy

Identify and use landmarks, topographic features and other dominant physical characteristics of each community as a focus for developing a community image.

Consistency

The physical characteristics of the site have been utilized in the community design features of NorthLake Specific Plan.

Economic Development Element

Policy

Promote a strong and diversified economy and the growth of job opportunities in the Santa Clarita Valley.

Consistency

The presently expanding economic base of the Santa Clarita Valley will be supplemented by the introduction of project site residents' spending power. Proposed residential and commercial use will generate significant increases in County revenue through expansion of the tax base. The commercial and industrial uses will provide new job opportunities for area residents.

Policy

Encourage development of clean industries, a broad range of retail and service commercial uses, medical, entertainment facilities in appropriate locations.

Consistency

The proposed neighborhood commercial uses have been designed to support the proposed development. Highway commercial and light industrial uses are also included in the Land Use Concept of the Specific Plan.

Policy

Support infrastructure improvements in appropriate locations which contribute to development or expansion of employment producing uses.

Consistency

Project-related infrastructure improvement requirements will be implemented to ensure expansion of onsite employment producing uses, including project commercial and industrial uses as well as increased demand for offsite service.

Circulation Element

Policy

Implement an arterial network that will adequately serve the rural to urban, recreational, emergency and every day circulation needs of the Santa Clarita Valley.

Consistency

The circulation plan will provide adequate access to areas within the proposed community and throughout the North Castaic area. Regional access is provided via the Golden State Freeway.

Policy

A major criterion for selection of proposed scenic highways was that a candidate highway pass through areas shown as predominately non-urban on the Santa Clarita Valley Land Use Policy Map. Designation of these routes is not intended to preclude urban development.

Consistency

There are very limited views of the project site from scenic highways. Land uses adjacent to scenic highways are to be preserved non-urban open space.

Public Services and Facilities Element

Policy

Develop and use groundwater sources to their safe limits but not to the extent that degradation of the groundwater basins occurs.

Consistency

Water supply will be primarily provided by the Newhall County Water District. Groundwater degradation or overdraft will not occur as a result of the proposed project.

Policy

Require a public or private sewerage treatment system for development which, if left unsewered, would threaten nitrate pollution of groundwater or where otherwise required by County regulation.

Consistency

Sewage generated by the proposed community will be treated by either the County Sanitation District No. 32 facilities or by the onsite Water Reclamation System. Reclaimed wastewater will be utilized in the Landscape Irrigation Plan onsite. This system will not significantly impact groundwater.

Environmental Resources Management Element

Policy

Protect identified resources in Significant Ecological Areas by appropriate measures including preservation, mitigation and enhancement.

Consistency

The NorthLake project does not impact any Significant Ecological Areas.

Safety Element

Policy

Restrict urban development in areas with known slope stability problems unless appropriate mitigation measures are provided. Prohibit development in these areas until a geologic site investigation has been conducted and mitigating measures have been taken that satisfy the County Engineer.

Consistency

Geologic hazard areas have been identified and will be mitigated to safe levels in accordance with County of Los Angeles requirements. No active faults have been identified on the project site.

Energy Conservation Element

Policy

Encourage development of self-sufficient communities, providing housing, employment and other opportunities.

Consistency

The proposed project has been designed to be a separate, self-sufficient community, providing a variety of housing, support commercial, industrial and recreational opportunities.

2. Los Angeles County General Plan Policies

Area Development Priorities — Santa Clarita Valley

Priority

Focus new urban growth in a compact pattern on suitable land in and around the existing communities of Newhall, Saugus, Valencia, Canyon Country and Castaic.

Consistency

This project is located in the Castaic area and follows the growth pattern developing in the area.

Priority

Maintain non-urban hillside areas in open space and low density non-urban areas.

Consistency

Development of the site is planned primarily in areas of the site exhibiting slope of less than 25 percent and urban designated areas.

Open Space and Conservation Element

Policy

Preserve significant ecological areas and habitat management areas by appropriate measures, including preservation, mitigation and enhancement.

Consistency

No significant ecological areas or habitat management areas are impacted by the NorthLake project.

Policy

Protect the visual quality of scenic areas including ridgelines and scenic views from public roads, trails and key vantage points.

Consistency

Project development will be primarily limited to the canyon area and moderate slopes to reduce potential visual quality impacts. Existing major ridgelines will remain intact, thus retaining the visual quality of the area.

Policy

Restrict urban development in areas subject to seismic and geologic hazards.

Consistency

Development is focused within the site in areas which are not subject to geological hazards. Residential and commercial areas will be setback an appropriate distance from geologic hazard areas. There are no known fault lines transecting the site.

Policy

Restrict urban development in flood prone areas and thus avoid major new flood control works. Maintain natural watershed processes by regulating development in tributary watersheds. Minimize increased runoff, erosion and siltation of streambeds that would limit the uses of streams and water-bodies for recreation and other beneficial water-related uses.

Consistency

Required flood control improvements provided by the NorthLake Drainage Plan will reduce existing drainage flows. Drainage facilities will reduce site runoff contributions to Castaic Lagoon by removal of sediment and debris. Increased runoff, erosion and siltation will be controlled by required project-related drainage improvements.

Policy

Manage development in hillside areas to protect their natural and scenic character and to reduce risks of fire, flood, mudslides, erosion and landslides.

Consistency

The majority of the hillsides will be left in their natural state to preserve the scenic character and reduce risks.

Policy

Provide low intensity outdoor recreation in areas of scenic and ecological value compatible with protection of these natural resources.

Consistency

Passive open space recreational uses are provided in open space areas.

Policy

Develop a system of bikeways, scenic highways and riding and hiking trails to line recreational facilities where possible.

Consistency

Open space areas throughout the site are linked by residential streets and sidewalks. A network of hiking and bicycling trails as well as equestrian trails are provided.

Policy

Support preservation of heritage trees. Encourage tree planting programs to enhance the beauty of urban landscaping.

Consistency

No oak trees exist on the project site. The Landscaping Plan emphasizes the use of native species. Installation of irrigation systems using reclaimed water will allow the growth of a greater abundance and variety of tree and landscape planting.

Land Use Element

Policy

Concentrate well-designed, high-density housing in and adjacent to centers to provide convenient access to jobs and services without sacrificing livability or environmental quality.

Consistency

Community and highway commercial uses have been incorporated into the Specific Plan design to provide convenience shopping and services to future NorthLake residents. Jobs created at these commercial centers along with the light industrial facilities will provide employment opportunities within the NorthLake community.

Policy

Place major emphasis on channeling new intensive commercial development into multi-purpose centers.

Consistency

The NorthLake Development Plan provides neighborhood commercial uses which are conveniently located in the project. These commercial uses will effectively reduce the commuter dependence on other areas of the Santa Clarita Valley.

Policy

Assure that new development is compatible with the natural and man-made environment by implementing appropriate locational controls and high quality design standards.

Consistency

A community design element is included in the Specific Plan to assure architectural compatibility with the surrounding natural and man-made environment.

Policy

Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing and traffic.

Consistency

The residential uses are separated from the non-residential uses to protect the residential character of each neighborhood.

Policy

Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls.

Consistency

Neighborhood commercial facilities are proposed at appropriate scale, design and location in the project.

Policy

Encourage the clustering of well-designed, highway-oriented commercial facilities in appropriate and conveniently spaced locations.

Consistency

The commercial area proposed near the entrance to the NorthLake project provide services to travellers and Castaic area residents. This area along with the proposed community commercial uses will also service the project site residents.

Policy

Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards and in areas where essential services and facilities do not exist and are not planned.

Consistency

Project design has placed areas of natural hazards into open space uses. Essential support services and facilities are located near the proposed development as well as within the proposed community.

Policy

Require that new developments in non-urban areas have adequate accessibility to paved roads and water lines of sufficient capacity.

Consistency

Regional access is provided to the project site via the Golden State Freeway and several major highways. Local access will be provided by the proposed circulation system discussed in the Circulation element of the Specific Plan. The NCWD will provide water to the project site and has water lines and storage tanks existing on the site.

Policy

Establish land use controls that afford effective protection for significant ecological and habitat resources and lands of major scenic value.

Consistency

No significant ecological or habitat resources are impacted by the NorthLake Development Plan.

Policy

Provide a land use mix at countywide, areawide and community levels based on projected need and support by evaluation of social, economic and environmental impacts.

Consistency

NorthLake has been designed as a master-planned community providing a balance of residential, commercial, light industrial, institutional and recreational land uses. Environmental and fiscal reports have been prepared for this project.

Housing Element

Policy

Encourage a wide range of housing types, prices and ownership forms in new housing developments, particularly housing for low- and moderate-income persons.

Consistency

The project will offer a diverse housing product including single-family, zero sideyard, multi-family, etc.

Consistency

A wide range of housing prices are provided within the Specific Plan area.

Policy

Provide for new urban residential development principally in those areas that are in close proximity to existing community services and facilities.

Consistency

The project site is in an area of logical urban expansion with close proximity to required infrastructure and services. Additional community services and facilities will be provided within the project.

Policy

Encourage design of residential developments that will foster security and safety and be sensitive to the natural environment.

Consistency

Standard engineering practices have been utilized to ensure elimination of potential geological and environmental hazards. Project security will be consistent with areawide policy and is addressed within this Specific Plan.

Policy

Prevent or minimize environmental hazards such as noise, noxious fumes and heavy traffic in residential neighborhoods.

Consistency

Land uses have been designed to minimize environmental hazards and provide safe residential neighborhoods.

Transportation Element

Policy

Plan and develop bicycle routes and pedestrian walkways.

Consistency

Pedestrian walkways are planned for all residential streets. Bicycle routes will be planned where applicable due to terrain constraints.

Policy

Stress environmental compatibility (including air quality, noise, ecology, aesthetics, health and safety) in developing transportation systems.

Consistency

The proposed Conceptual Circulation Plan has been designed with sensitivity to environmental consideration.

Waste and Waste Management Element

Policy

Program water and sewer service extensions to be consistent with General Plan policies and to mitigate situations that pose immediate health and safety hazards.

Consistency

The project site will be included within the NCWD. This agency has indicated the availability of future service capacity to meet proposed community demands. The extension of water service to the project site will not impose any health or safety hazards to project site residents.

Policy

Continue to recover offsite costs for capital improvements necessitated by development, including required additional plant capacity as well as other water and waste management facilities.

Consistency

A portion of future water capacity expansion shall be funded by a per unit assessment to reduce agency capital improvement expenses. Offsite water lines should be financed through assessment of project's share contribution to system-wide capacities.

Economic Development Element

Policy

Establish procedures to enable the County to use cost/benefit/revenue studies or other appropriate methods to evaluate new developments on a community-wide level in order to ensure that the benefits of new development exceed its costs and risks.

Consistency

Project-related, community-wide benefit has been demonstrated through increased housing, commercial and industrial opportunities, proposed parks and circulation and infrastructure improvements.

Scenic Highway Element

Policy

Protect and enhance aesthetic resources within corridors of designated scenic highways.

Consistency

With few exceptions, viewsheds from the Golden State Freeway of the ridgelines and steeper slopes will be maintained as open space.

III. DEVELOPMENT REGULATIONS

A. PURPOSE AND INTENT

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

- Single-Family
- Single-Family Low Density
- Estate
- Single-Family/Golf
- Multi-Family
- Multi-Family/Golf
- Community Commercial
- Highway Commercial
- Light Industrial
- School/Park
- Open Space/Recreation
- Golf Facilities

B. DEFINITIONS

For the purposes of this Specific Plan, the definitions contained in Title 22, Los Angeles County Planning and Zoning Code shall apply for each Section except:

- Residential Zero Side Yard Overlay
- Residential Z-Lot Overlay

- Paired Single-Family Overlay

C. GENERAL PROVISIONS

1. All construction and development within the Specific Plan area shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing codes, fire code, grading and excavation code and the subdivisions codes as currently adopted by the County of Los Angeles.
2. If specific development standards are not established or if an issue, condition or situation arises or occurs that is not clearly understandable in the Specific Plan, then those regulations and standards of the Los Angeles County Planning and Zoning Code that are applicable for the most similar issue, condition or situation shall apply as determined by the Planning Director.
3. This Specific Plan may be amended by the same procedure as it was adopted, by ordinance. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change.
4. Any persons, firm or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the Los Angeles County Planning and Zoning Code pertaining to zoning misdemeanors.
5. Whenever a use has not specifically been listed as being a permitted use in a particular zone classification within the Specific Plan, it shall be the duty of the Planning Director to determine if said use is: (1) consistent with the intent of the zone; and (2) compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the Planning Commission.

6. The setback requirements are as specified within the development standards for each land use designation. If not otherwise specified, all setbacks are to be determined as the perpendicular distance from the existing or planned public street right-of-way line, or property line, to the foundation point of the closest structure.
7. "Height" of a building is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the average height of a pitched, hipped or mansard roof computed by adding the height of the lowest point of the roof to the height of the highest point of the roof and dividing that summation by two. The reference datum shall be selected by either of the following, whichever yields a greater height of building:
 1. The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance or the exterior wall of the building when such sidewalk or ground surface is not more than ten feet above the lowest grade.
 2. An elevation ten feet higher than the lowest grade when the sidewalk or ground surface described in Item 1 above is more than ten feet above lowest grade.

The height of a stepped or terraced building is the maximum height of any segment of the building.

8. Exceptions to height limitations contained in the District Regulations apply only to antennas, chimneys or other architectural appurtenances required for the screening of rooftop equipment.
9. Automotive vehicles or trailers of any kind or type that have been abandoned shall not be parked or stored on any property within the Specific Plan area unless it is in a completely enclosed building.

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

- No such non-conforming use shall be enlarged or increased nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Specific Plan.
- No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Specific Plan.
- If any such non-conforming use of land ceases for any reason for a period of more than 180 days, any subsequent use of such land shall conform to the regulations specified by this Specific Plan for the district in which such land is located.
- No additional structure not conforming to the requirements of this Specific Plan shall be erected in connection with such non-conforming use of land.

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

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

- Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Specific Plan;
 - Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.
12. At the time of site plan review, all developments shall submit a plan detailing fencing, walls, landscaping, building placement and other details which must be in conformance with the Specific Plan design guidelines for residential and commercial structures.
13. Land Use Plan Provisions—Land use designations have been assigned to each area identified on the Specific Plan (see Exhibit II-1). Land use provisions for the areas designated for development include planning area number, land use designation, proposed product type area in gross acres, dwelling units or square footage and density per gross acre.

As defined for this project, gross acres means gross developable acres which include some slope banks and interior residential streets but excludes major highways and secondary highways.

To ensure the orderly growth of the community, designated planning areas within the Specific Plan shall be developed at densities consistent with or less than the maximum dwelling count allowed for each land use designation except as provided in a density transfer. Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments or grading/geotechnical hazards specified by the County will occur during technical refinements in the tentative tract map process and shall not require an amendment to the Specific Plan. Maximum dwelling units per cumulative planning area counts will not thereby be

affected. The Specific Plan residential dwelling unit maximum shall be 3,983 dwelling units.

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

In no case shall transfers of dwelling units result in:

- Exceeding the overall plan capacity of 3,983 dwelling units;
- Allocation of excess units outside of the planning areas;
- A change in the density classification, except for a reduction;
- Exceeding prescribed planning area maximums by more than 20 percent; or
- Exceeding the capacity of the circulation system or other public infrastructure systems as established for the Specific Plan area.

At the time of approval of the respective tentative maps by the Planning Commission, a revised Specific Plan Map and Planning Area Summary shall be submitted for all transfers of dwelling units. Said map and table shall also indicate the remaining number of units, if any, that may be accommodated without exceeding the 20 percent limitation. Said exhibit and table shall be dated accordingly. Transfers of density will be reviewed for conformance with this Specific Plan.

14. NorthLake Architectural Control Committee (N.A.C.C.)—The developer will establish the NorthLake Architectural Control Committee to be implemented through the project's Covenants, Conditions and Restrictions (C.C.&R.).

All proposed land uses requiring a Conditional Use Permit shall be subject to review and approval by the N.A.C.C. The Committee's purpose shall be to

ensure conformance to the Specific Plan Development Standards, Design Guidelines and General Objectives. The Committee shall have the authority to interpret the Guidelines and Standards and make discretionary approvals as deemed necessary.

15. Drillsites—Drilling, mining or exploration for any minerals, oil, gas or other hydrocarbon substances shall be prohibited in the Specific Plan area.

D. RESIDENTIAL DEVELOPMENT STANDARDS

1. Single-Family

Permitted Uses

Property designated in the Specific Plan as Single-Family Residential (Planning Area Nos. 17 through 23), SF-1 zone, may be used for:

- Residences, single-family, subject to the standards provided herein;
- Small family homes, children (facility in licensee's family residence providing 24-hour-per-day care for six or fewer mentally or physically disabled children);
- Adult residential facilities, limited to six or fewer persons (facility which provides 24-hour-per-day nonmedical care and supervision to adults);
- Foster family homes (residential facility providing 24-hour-per-day care for six or fewer foster children);
- Outbuildings used for storage (one per dwelling unit);
- Communication equipment buildings;
- Earth stations;

- Model homes, erected on the same premises and used in conjunction with a new subdivision tract offered for sale for the first time for the duration of subdivision sales provided:
 1. That such models are on an approved lot in a tentative tract that has been filed and approved by the Commission;
 2. That such models may be used in conjunction with an approved temporary tract office but not a general real estate business; and
 3. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located, except that the NorthLake Architectural Control Committee may, upon a showing of need by the owner of the property, extend the permitted time beyond the close of subdivision sales.

- NorthLake Information Center;

- Real estate tract offices, temporary, for the purpose of conducting the sale of lots within the total project area upon which such tract office is located for a period not to exceed the duration of subdivision sales, provided:
 1. That such tract office shall not be used for conducting a general real estate business; and
 2. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located, except that the NorthLake Architectural Control Committee may, upon a showing of need by the owner of the property, extend the permitted time up to but not exceeding two years.

- Parks and playgrounds with all appurtenant facilities customarily found in conjunction therewith;
- Recreation facilities, planned neighborhood areas, not accessory to a principal use, including pool, jacuzzi and comfort stations, where operated as a non-profit corporation for the use of the community residents. This provision shall not be interpreted to permit commercial enterprises.
- Temporary activities sponsored by a non-profit organization or charitable use.
- Multi-use bike/pedestrian ways
- Access to property lawfully used for a purpose not permitted in the SF-1 zone.

Animals

Domestic animals, per household, within the SF-1 residential planning areas shall be limited to the following:

- Three weaned cats and/or
- Three weaned dogs

The following animals shall be permitted but in no event more than three such animals in any combination:

- Tropical fish
- White mice and rats
- Canaries
- Chipmunks
- Finches
- Guinea pigs

Similar to section 22.20.040 of L.A. County Code except more restrictions apply:

- Hamsters
- Hawks (feathered)
- King snakes
- Mynah birds
- Parrots, parakeets, amazons, cockateels, cockatoos, lories, lorikeets, love birds, Macaws and similar birds of the psittacine family
- Pigeons
- Ravens
- Toucans
- Turtles
- White doves

Also permitted are other similar animals which, in the opinion of the Department of Regional Planning, are neither more obnoxious nor detrimental to the public welfare than the animals enumerated in this section.

Accessory Uses

Property in the SF-1 zone may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction with residences. Location and design of residential accessory buildings shall be subject to review and approval by the NorthLake Architectural Control Committee.
- Storage of building materials used in the construction of a residence or residences, during construction and 90 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project or on property adjoining the construction site. Contractor shall be responsible for properly securing and screening storage area.

- Riding and hiking trails, excluding trails for motor vehicles. Equestrian trails for thoroughfare only; no direct access from SF-1 areas.

Uses Subject to Permits

Property in the Single-Family Residential (SF-1) zone may be used for the following uses, provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Churches, temples or other places used exclusively for religious worship, including customary, incidental education and social activities in conjunction therewith;
- Grading projects, offsite transport;
- Group homes, children (facility which provides 24-hour-per-day nonmedical care and supervision to children in a structured environment);
- Adult day care facility (provides nonmedical care and supervision to adults on a less than 24-hour-per-day basis);
- Small family homes, children (facility in licensee's family residence providing 24-hour-per-day care for six or fewer mentally or physically disabled children);
- Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare such as fire stations and libraries in addition to those specifically listed in this section;
- Temporary storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses to be fenced and screened for a period not to exceed one year.

Development Standards for Single-Family Residences

Development in the Single-Family SF-1 zone shall be in conformance with the development standards set forth in the Specific Plan. A conceptual layout of land use in the SF-1 zone is depicted in Exhibit III-1.

Height Limits

Every residence and every other building in the SF-1 zone shall have a height not to exceed 35 feet (as defined in Section III.C.7.).

Yard Requirements

Premises in the SF-1 zone shall be subject to the yard requirements provided herein:

1. **Setbacks**—Each lot or parcel of land on public streets shall have a front yard of not less than 14 feet in depth from the right-of-way (see definition Section III.C.6.). However, in no case shall the setback be less than 18 feet from the lot-side edge of the sidewalk. Increased building setback requirements (as defined in Section III.C.6.) shall apply as follows:
 - A minimum setback of 25 feet shall be required for all lots or parcels of land with frontages on NorthLake Boulevard within the project boundary.
 - A minimum setback of 25 feet shall be required along that portion of NorthLake Boulevard which is outside of the project site boundary. (A portion of the existing Ridge Route Road will be renamed NorthLake Boulevard, as shown in Exhibit II-8, Conceptual Circulation Plan.)
 - A minimum setback of 20 feet shall be required for all lots or portions thereof with frontages on local collectors which intersect with NorthLake Boulevard. This 20 foot setback shall apply for a



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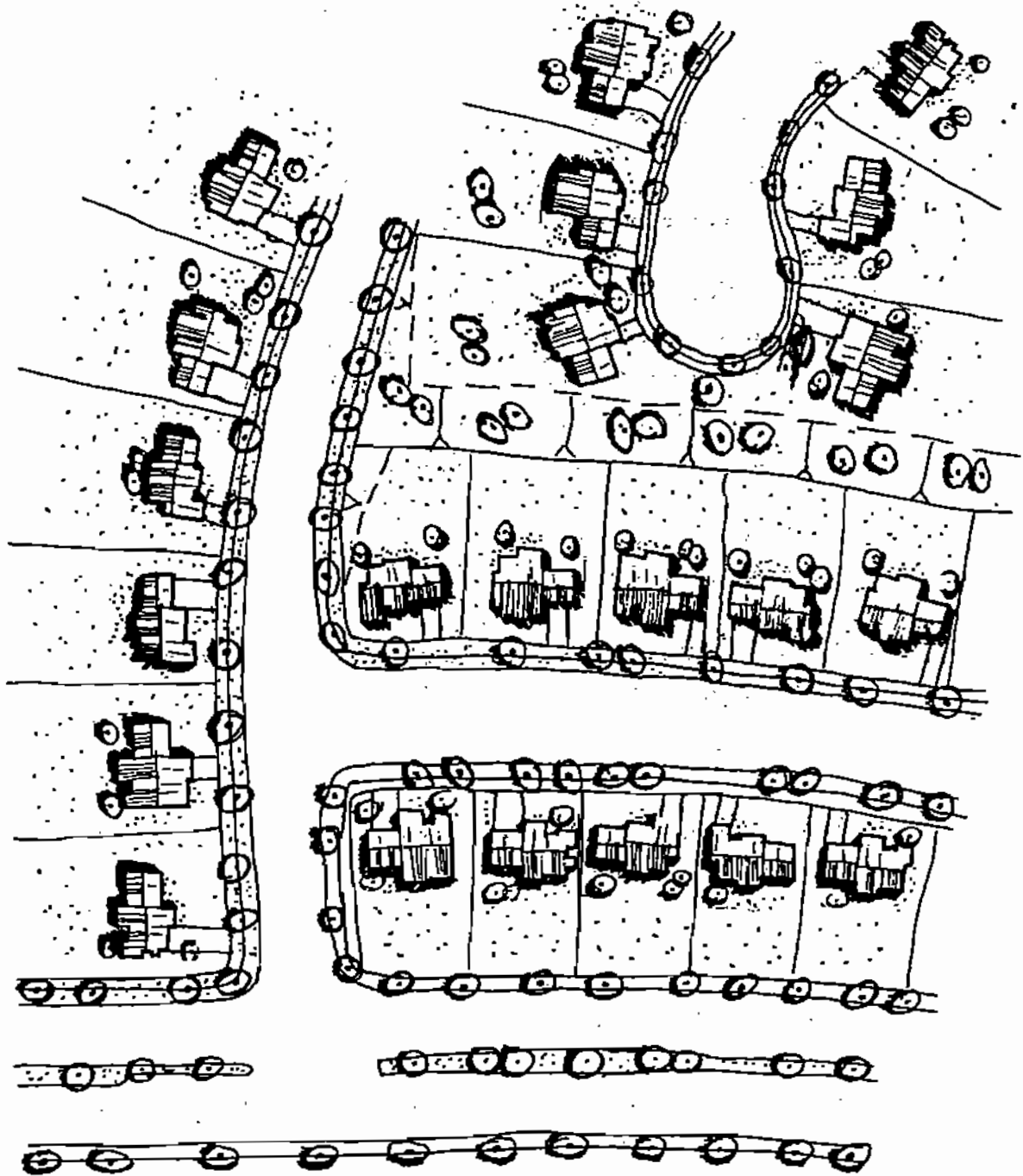


ILLUSTRATION OF
SF-1 ZONE

NOT TO SCALE

distance of 300 feet from the centerline intersections of the local collector and NorthLake Boulevard.

2. **Corner Side Yards**—Each lot or parcel of land shall have corner side yards of not less than:
 - Ten feet on a reversed corner lot; or
 - Five feet on other corner lots.
3. **Interior Side Yards**—Each lot or parcel of land shall have interior side yards of not less than five feet from parcel boundary or a minimum of ten feet between buildings. (This minimum side yard requirement does not apply in the Zero Side Yard, Z-Lot and Paired Single-Family Overlays as described in the following sections.)
4. **Rear Yards**—Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.
5. **Setbacks and yard requirements may be modified through a Conditional Use Permit and approval of the N.A.C.C.**

Automobile Parking

Every dwelling unit in the SF-1 zone shall have on the same lot or parcel of land a minimum two-car garage.

Lot Area

Each lot in the SF-1 zone within Planning Area Nos. 17 through 23 as designated on the Conceptual Land Use Plan, Exhibit II-1, shall have a minimum of 3,500 square feet of area. Lots used for purposes of open space and easements within the SF-1 zone may be less than the 3,500 square foot minimum.

Recreation Lots

Recreation lots for the use as "pocket parks" shall be dedicated in all SF-1 zones except for Planning Area No. 20. The dedication of land for recreation lots shall be determined based on the following criteria:

- a. Two hundred square feet shall be set required for each lot with a level pad area of 5,000 square feet or less;
- b. Each pocket park shall be a minimum of 10,000 square feet in size; and
- c. Pocket parks shall be developed at a ratio of 1 park per every 100 homes.
- d. All pocket parks shall be fully improved as the houses in the planning area are occupied. A schematic plan and phasing schedule shall be submitted as part of each tentative tract map.

Street Frontage

Each lot in the SF-1 zone within Planning Area Nos. 17 through 23 (see Exhibit II-1, Conceptual Land Use Plan) shall have a minimum frontage and lot width of 30 feet provided, however, that for lots on cul-de-sacs and curved streets the minimum frontage shall not be less than 20 feet. Flag lots shall have a minimum width of 15 feet on the frontage, except where two or more flag stems are adjacent, in which case the minimum total frontage shall be 20 feet.

Special Planning Overlay Designations

Three special planning overlay designations have been developed for use within the Single-Family (SF-1) zones. The special planning overlay designations include:

- Residential Zero Side Yard Overlay
- Z-Lot Side Yard Overlay

– Paired Single-Family Overlay

These special planning overlays have been developed to provide flexibility in meeting the residential housing needs within the Castaic area. Under the guidelines of this Specific Plan, development of special planning overlay designations shall be limited to not more than 60 percent of the SF-1 areas. In addition, special planning overlay designations shall not be interspersed within the standard SF-1 zone within any single planning area.

Residential Zero Side Yard Overlay

The following regulations shall apply in the SF-1 zone and referred to as a Residential Zero Side Yard Overlay:

- A. Purpose. The regulations set forth in this section are to provide for greater flexibility in design with the use of zero-foot side yard, single-family residential lots.
- B. Permitted Uses. Any use permitted in the SF-1 zone under the same limitations and conditions, including accessory and uses subject to permit.
- C. Area. No building or structure shall be erected or maintained nor shall any building or structure be enlarged unless the following yards and lot areas are provided and maintained in connection with such building, structure or enlargement:

Development Standards for Residential Zero Side Yard Overlay

Yard Requirements

- 1. Setbacks. Each lot or parcel of land on public streets shall have a front yard of not less than 14 feet in depth from the right-of-way (see definition Section III.C.6.). However, in no case shall the setback be less than 18 feet from the lot-side edge of the sidewalk.

2. **Side Yard.** There shall be a side yard of not less than five feet in width on one side of a main building of not more than two stories; the other side yard shall have a "blank wall" within the structure and shall be zero where the building wall is placed on the property line. In no event shall any part of the building cross the lot line except for a maximum roof overhang of 18 inches (see Exhibit III-2, Zero Side Yard Overlay). A three-foot exclusive maintenance easement shall be established in the side yard of the property adjacent to the building on the zero-lot line.
3. **Rear Yard.** There shall be a rear yard of not less than 15 feet in depth.
4. **Corner Side Yards.** Each lot or parcel of land shall have corner side yards of not less than:
 - Ten feet on a reversed corner lot, or
 - Five feet on other corner lots.

(See Exhibit III-3, Zero Side Yard Corner Lot Overlay.)

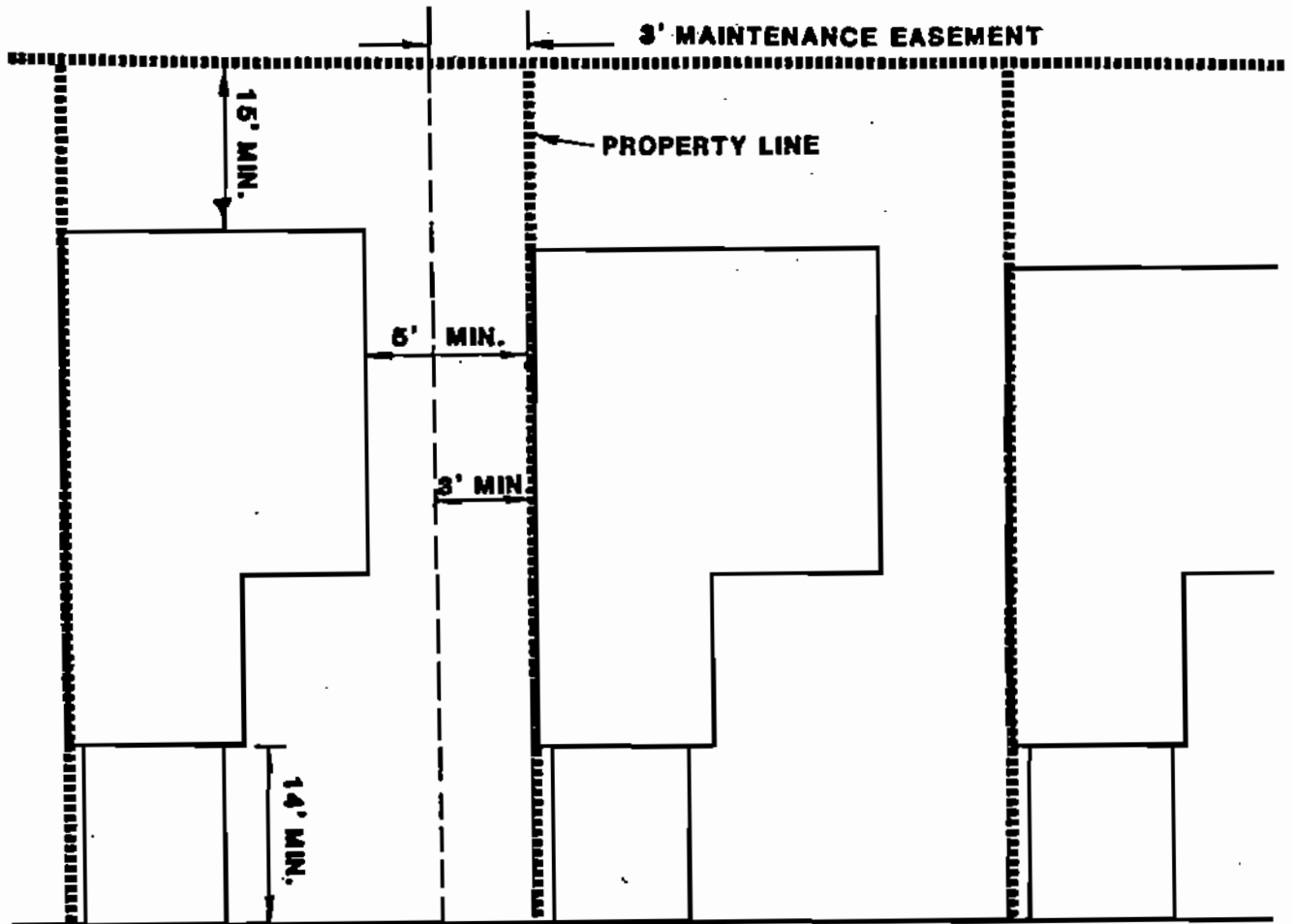
5. **Setbacks and yard requirements may be modified through a Conditional Use Permit and approval of the N.A.C.C.**

Lot Area

The same lot area provisions for the standard SF-1 zone shall apply to the Zero Side Yard Overlay.

Lot Frontage

The same lot area provisions for the standard SF-1 zone shall apply to the Zero Side Yard Overlay.

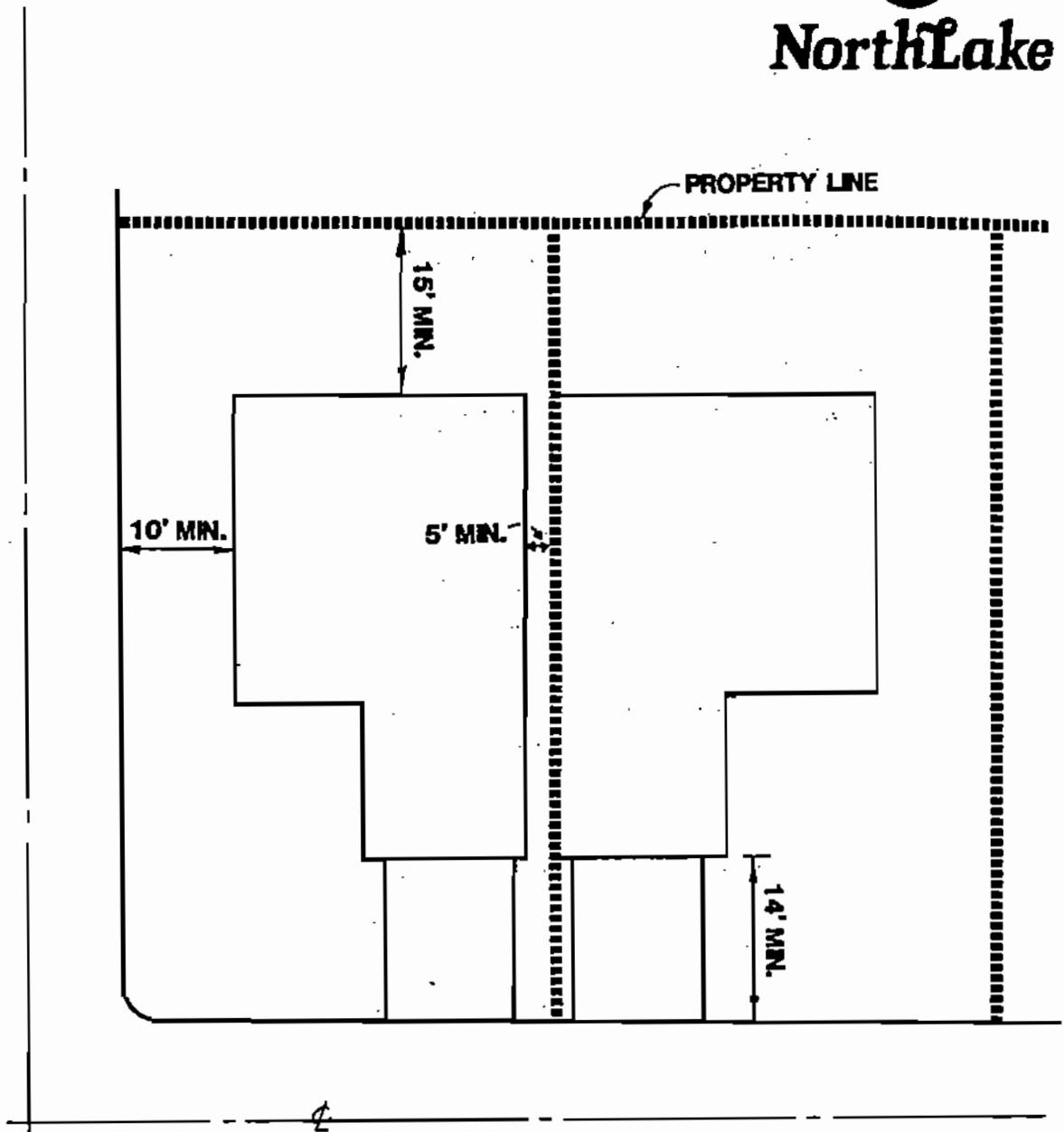


**ZERO SIDE YARD
OVERLAY**

NOT TO SCALE



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**ZERO SIDE YARD
CORNER LOT OVERLAY**

NOT TO SCALE

Application

In no case shall this overlay be interspersed within the standard SF-1 zone, Z-Lot Overlay or Paired Single-Family Overlay. The overlay use shall be designed so as to be autonomous in its affect on the overall neighborhood design to promote good planning order in the community.

Z-Lot Side Yard Overlay

The following regulations shall apply in the SF-1 Zone and referred to as a Residential Z-Lot Overlay:

- A. Purpose. The regulations set forth in this section are to provide for greater flexibility in design with the use of zero side yard, single-family residential lots.
- B. Permitted Uses. Any use permitted in the SF-1 zone under the same limitations and conditions, including accessory and uses subject to permit.
- C. Area. No building or structure shall be erected or maintained nor shall any building or structure be enlarged unless the following yards and lot areas are provided and maintained in connection with such building, structure, or enlargement:

Development Standards for Z-Lot Side Yard Overlay

Yard Requirements

- 1. Setbacks. Each lot or parcel of land on public streets shall have a front yard of not less than 14 feet in depth from the right-of-way (see definition Section III.C.6). However, in no case shall the setback be less than 18 feet from the lot-side edge of the sidewalk.

2. **Side Yard.** One side of the building shall be placed on property line under the Z-Lot configuration as illustrated in Exhibit III-4. For that portion of the structure placed on the property line, an exclusive use easement of three feet for maintenance shall be granted over the adjacent lot. In no event shall any part of the building cross the lot line except for a maximum roof overhang of 18 inches.
3. **Rear Yard.** There shall be a rear yard of not less than 15 feet in depth.
4. **Corner Side Yards.** Each lot or parcel of land shall have corner side yards of not less than ten feet as shown on Exhibit III-5.

Lot Area

The same lot area provisions for the standard SF-1 zone shall apply to the Z-Lot Overlay.

Lot Frontage

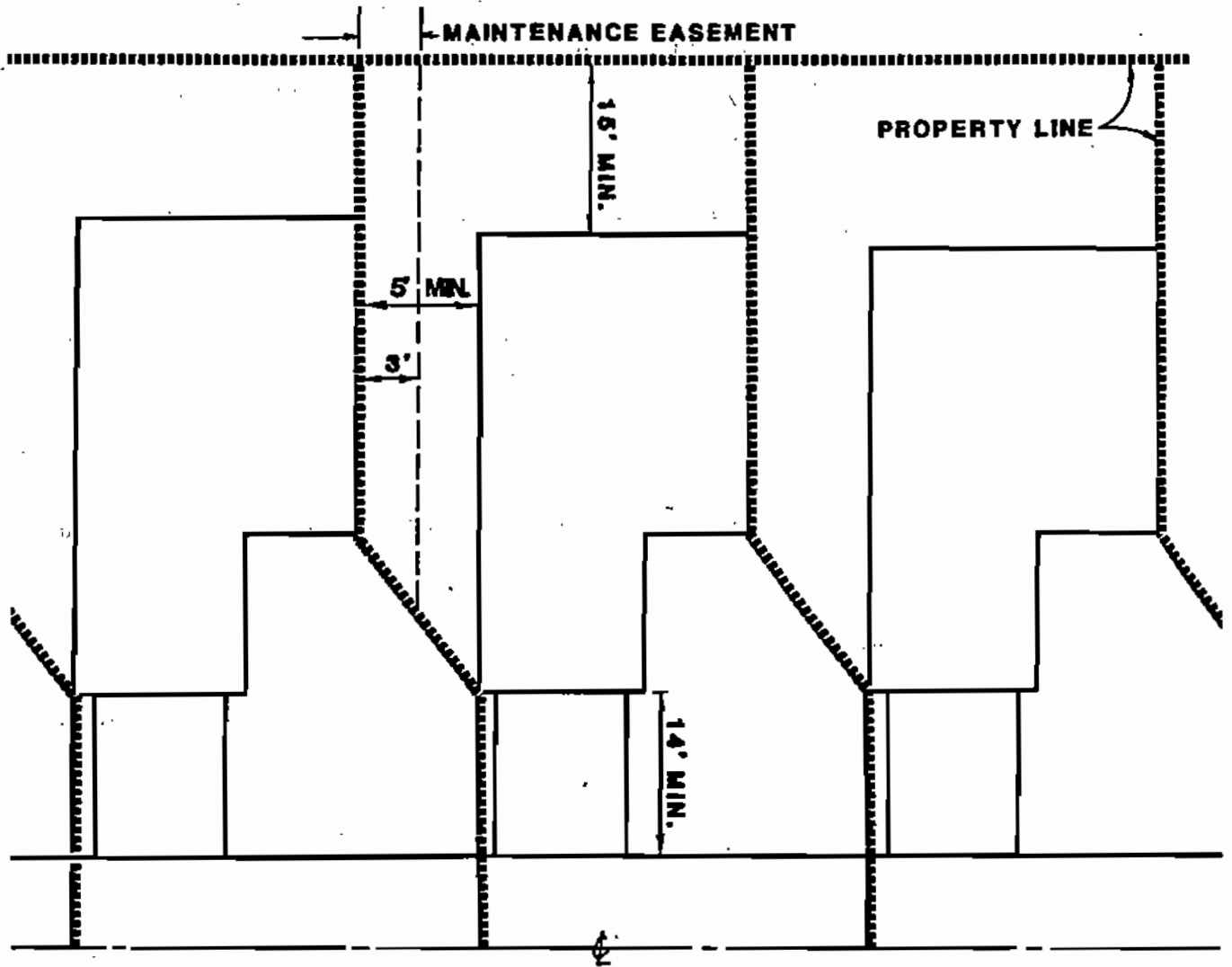
The same lot area provisions for the standard SF-1 zone shall apply to the Z-Lot Overlay.

Application

In no case shall this overlay be interspersed within the standard SF-1 zone, Zero Side Yard Overlay or Paired Single-Family Overlay. The overlay use shall be designed so as to be autonomous in its affect on the overall neighborhood design to promote good planning order in the community.

Paired Single-Family Overlay

The following regulations shall apply in the SF-1 zone and shall be referred to as the Paired Single-Family Overlay:

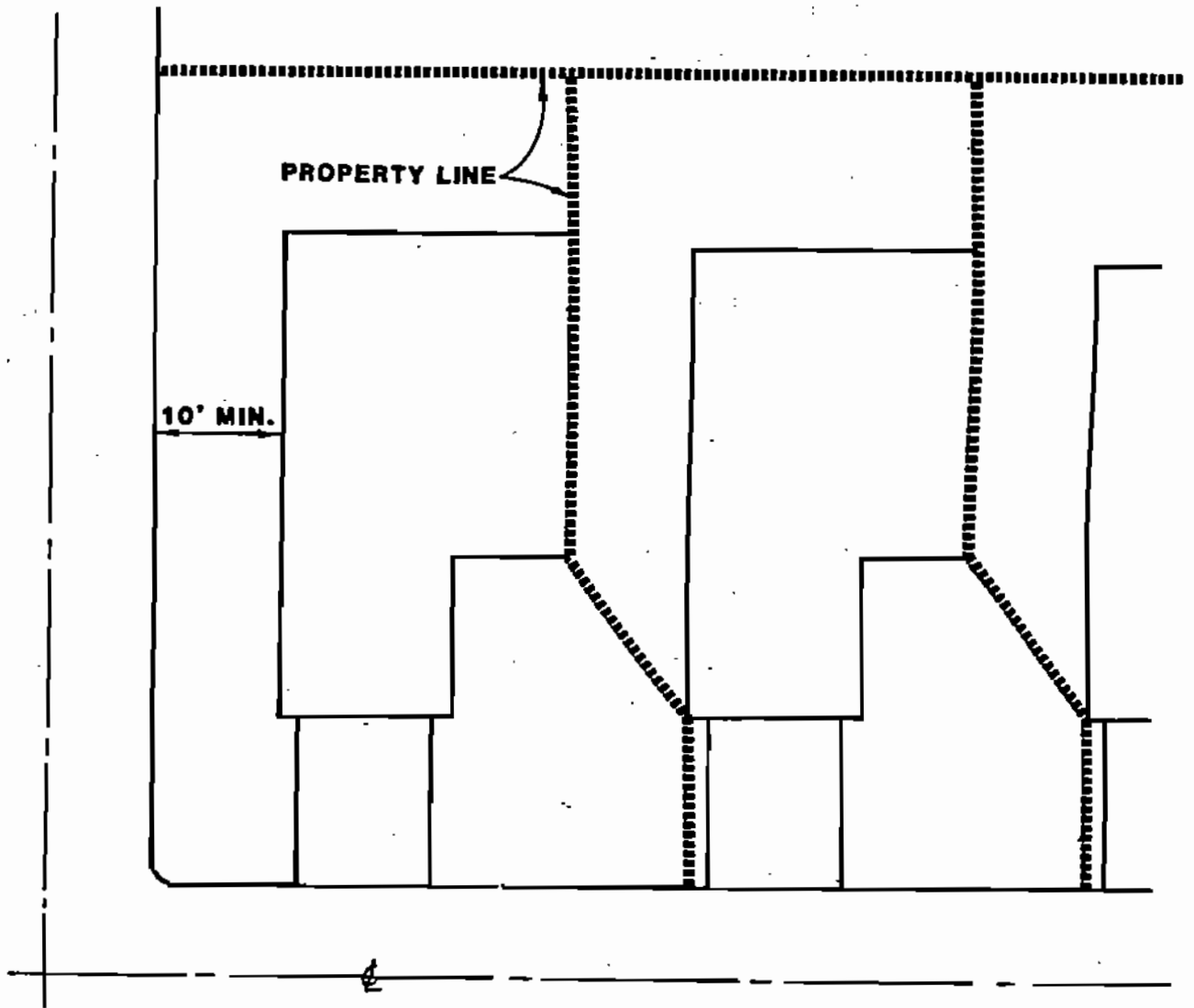


Z-LOT OVERLAY

NOT TO SCALE



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Z-LOT CORNER
OVERLAY

NOT TO SCALE

- A. Purpose. The regulations set forth in this section are to provide for greater flexibility in design to implement such design concepts as the "cluster" concept where grading in the natural hillsides would be minimized while still providing a "single-family" type community (see Exhibit III-6, Paired Single-Family Overlay).
- B. Permitted Uses. Any use permitted in the SF-1 zone under the same limitations and conditions, including accessory and uses subject to permit.
- C. Area. No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following yards and lot areas are provided and maintained in connection with such building structure or enlargement:

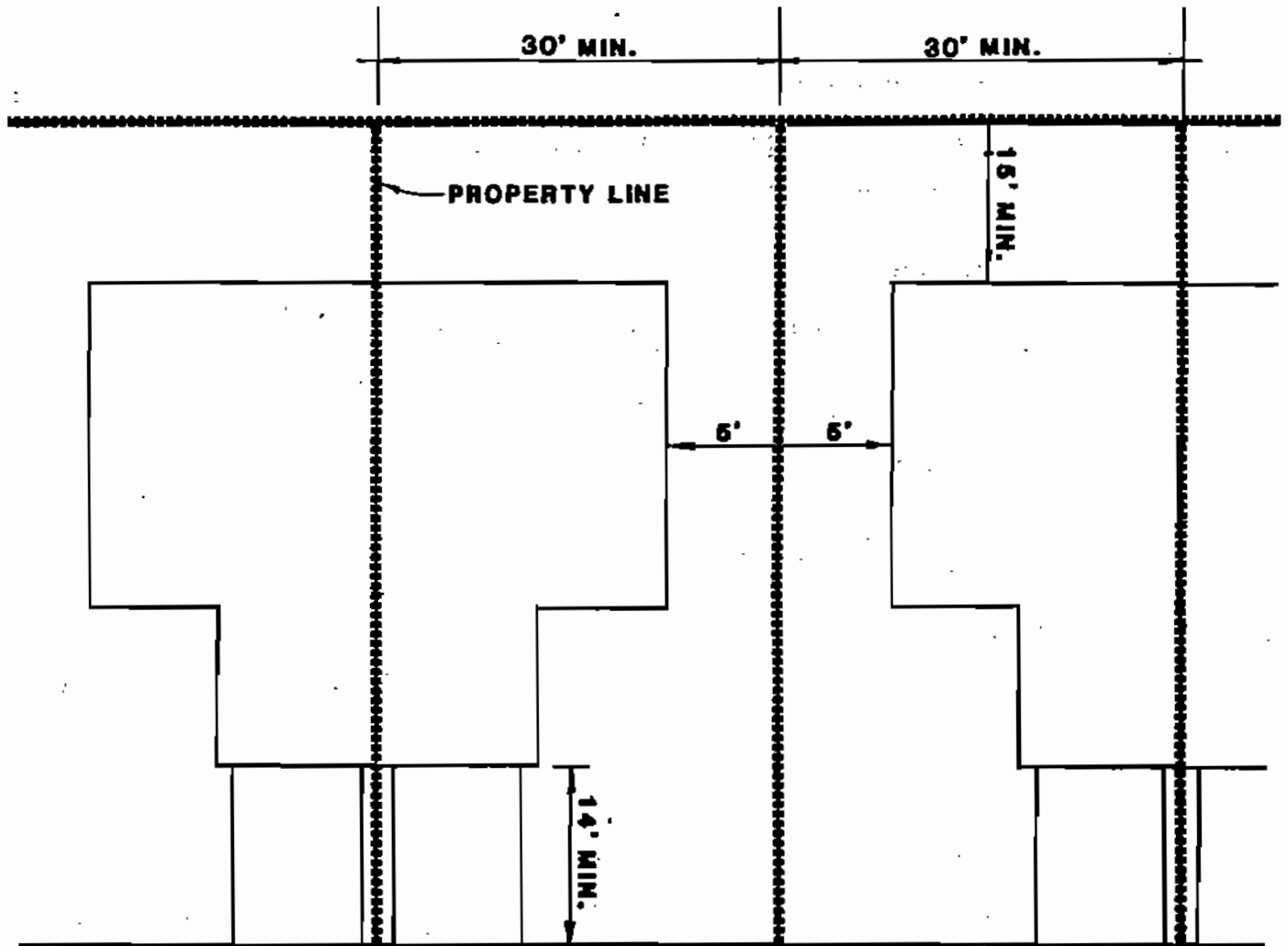
Development Standards for Paired Single-Family Overlay

Yard Requirements

1. Front Yards. Each lot or parcel of land on public streets shall have a front yards of not less than 14 feet in depth from the right-of-way.
2. Interior Side Yards. Each lot or parcel of land shall have an interior side yard of not less than five feet from the property line.
3. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.
4. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than ten feet.



NorthLake



**PAIRED
SINGLE-FAMILY
OVERLAY**

NOT TO SCALE

Lot Area

Each lot in the Paired Single-Family Overlay shall have a minimum of area of 3,500 square feet and a minimum width of 30 feet.

Street Frontage

The same lot area provisions for the standard SF-1 zone shall apply to the Paired Single-Family Overlay.

Application

In no case shall this overlay be interspersed within the standard SF-1 zone, the Zero Side Yard Overlay or the Z-Lot Overlay. This overlay shall be designed so as to be autonomous in its effect on the overall neighborhood design to promote good planning order in the community.

2. Single-Family Low Density

Permitted Uses

Property identified in the Specific Plan as Single-Family Low Density (Planning Area Nos. 26 and 27), SF-2 zone, may be used for any use permitted in the SF-1 zone under the same limitations and condition.

Animals

The provisions for animals within the SF-1 zone shall also apply to the SF-2 zone.

Accessory Uses

Permitted accessory uses for property in the SF-2 zone shall be the same as specified accessory uses for the SF-1 zone.

Uses Subject to Permits

Uses subject to permit in the SF-1 zone, except those in non-compliance with other provisions of this section.

Development Standards for the SF-2 Zone

Height limits

Every residence and every other building in the SF-2 zone shall have a height not to exceed 35 feet (as defined in Section III.C.7.).

Yard Requirements

Premises in the SF-2 zone shall be subject to the yard requirements provided herein:

1. **Setbacks.** Each lot or parcel of land shall have a front yard of not less than 14 feet in depth from the right-of-way (see definition Section III.C.6.). However, in no case shall the setback be less than 18 feet from the lot-side edge of the sidewalk. Increased building setback requirements (as defined in Section III.C.6) shall apply as follows:
 - A minimum setback of 25 feet shall be required for all lots or parcels of land with frontages on NorthLake Boulevard within the project boundary.
 - A minimum setback of 25 feet shall be required along that portion of NorthLake Boulevard which is outside of the project site boundary. (A portion of the existing Ridge Route Road will be renamed NorthLake Boulevard.)
2. **Interior Side Yards.** Each lot or parcel of land shall have interior side yards of not less than five feet from parcel boundary or a minimum of ten feet between buildings.

3. **Rear Yards.** Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.
4. **Corner Side Yards.** Each lot or parcel of land shall have corner side yards of not less than:
 - Ten feet on a reversed corner lot, or
 - Five feet on other corner lots.

Automobile Parking

Every dwelling unit in the SF-2 zone shall have on the same lot or parcel of land a minimum three-car garage.

Lot Area

Each lot in the SF-2 zone within the Planning Area Nos. 26 and 27 as designated on the Conceptual Land Use Plan, Exhibit II-1, shall have a minimum of 8,000 square feet of area. Lots used for purposes of open space and easements within the SF-2 zone may be less than the 8,000 square foot minimum.

Street Frontage

Each lot in the SF-2 zone within Planning Area Nos. 26 and 27 shall have a minimum frontage and lot width of 50 feet provided, however, that for lots on cul-de-sacs and curved streets the minimum frontage shall not be less than 25 feet. Flag lots shall have a minimum width of 15 feet on the frontage except where two or more flag stems are adjacent, in which case the minimum frontage shall be 20 feet.

3. Single Family - Estate

Permitted Uses

Property identified in the Specific Plan as Single-Family Estates (Planning Area Nos. 28 through 31), SF-E zone, may be used for any use permitted in the SF-2 zone under the same limitations and condition.

Animals

The provisions for animals within the SF-1 zone shall also apply to the SF-E zone with the addition of horses and other equine.

Accessory Uses

Permitted accessory uses for property in the SF-E zone shall be the same as specified accessory uses for the SF-1 zone as well as:

- Detached living quarters on the same premise for the use of temporary guests or domestic help of the occupants of such residence provided that such quarters are not rented or otherwise used as a separate dwelling;
- Riding, hiking and equestrian trails but excluding trails for motor vehicles.

Uses Subject to Permits

Uses subject to permit in the SF-1 zone and the following use provided a permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for the raising of horses and other equine, including the breeding and training of such animals, on a lot or parcel of land having as a condition of use an area of not less than one-half acre provided that such use conforms to the standards to be established by the County of Los Angeles and the NorthLake Architectural Control Committee.

Development Standards for the SF-E Zone

Height limits

Every residence and every other building in the SF-E zone shall have a height not to exceed 35 feet (as defined in Section III.C.7.).

Yard Requirements

Premises in the SF-E zone shall be subject to the yard requirements specified herein:

1. **Setbacks.** Each lot or parcel of land shall have a front yard of not less than 20 feet in depth from the right-of-way (see definition Section III.C.6.). However, in no case shall the setback be less than 25 feet from the lot-side edge of the sidewalk. Increased building setback requirements (as defined in Section III.C.6) shall apply as follows:
 - A minimum setback of 25 feet shall be required for all lots or parcels of land with frontages on NorthLake Boulevard within the project boundary.
 - A minimum setback of 25 feet shall be required along that portion of NorthLake Boulevard which is outside of the project site boundary. (A portion of the existing Ridge Route Road will be renamed NorthLake Boulevard.)
2. **Interior Side Yards.** Each lot or parcel of land shall have interior side yards of not less than five feet from parcel boundary or a minimum of ten feet between buildings.
3. **Rear Yards.** Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.
4. **Corner Side Yards.** Each lot or parcel of land shall have corner side yards of not less than:
 - Ten feet on a reversed corner lot, or
 - Five feet on other corner lots.

Automobile Parking

Every dwelling unit in the SF-E zone shall have on the same lot or parcel of land a minimum three-car garage.

Lot Area

Each lot in the SF-E zone within the Planning Area Nos. 28 through 31 as designated on the Conceptual Land Use Plan, Exhibit II-1, shall have a minimum of 20,000 square feet of area. Lots used for purposes of open space and easements within the SF-2 zone may be less than the 20,000-square-foot minimum.

Street Frontage

Each lot in the SF-E zone within Planning Area Nos. 28 through 31 shall have a minimum frontage and lot width of 100 feet provided, however, that for lots on cul-de-sacs and curved streets the minimum frontage shall not be less than 50 feet.

4. Single Family/Golf

Permitted Uses

Property identified in the Specific Plan as Single-Family/Golf (Planning Area No. 16), SF-G zone, may be used for any use permitted in the SF-1 zone under the same limitations and conditions and shall also include the following uses:

- Golf courses, including the customary clubhouse and appurtenant facilities, on a lot or parcel of land having as a condition of use an area of not less than one acre;
- Golf driving ranges, on a lot or parcel of land having as a condition of use an area of not less than one acre;
- Public swimming facilities;

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

Animals

The provisions for animals within the SF-1 zone shall also apply to the SF-G zone.

Accessory Uses

Permitted accessory uses for property in the SF-G zone shall be the same as specified accessory uses for the SF-1 zone.

Uses Subject to Permits

Uses subject to permit in the SF-1 zone.

Development Standards for the SF-G Zone

Height limits

Every residence and every other building in the SF-G zone shall have a height not to exceed 35 feet (as defined in Section III.C.7.).

Yard Requirements

Residential lots in the SF-G zone shall be subject to the same yard requirements and conditions as specified for the SF-1 zone.

Automobile Parking

Every dwelling unit in the SF-G zone shall have on the same lot or parcel of land a minimum two-car garage.

Lot Area

Each lot in the SF-G zone within the Planning Area No. 16, as designated on the Conceptual Land Use Plan, Exhibit II-1, shall have a minimum of 4000 square feet of area. Lots used for purposes of open space and easements within the SF-R zone may be less than the 4,000-square-foot minimum. Approximately 93.6 acres within this area shall be used for the golf course or other associated recreational uses.

Street Frontage

Street frontage requirements for the SF-R zone shall be the same as for the SF-1 zone.

5. Multi-Family

Permitted Uses

Property as defined in the Specific Plan as Multi-Family, Planning Area No. 10, or MF zone may be used for any use permitted in the SF-1 zone under the same limitations and conditions and for the following additional permitted uses:

- Townhomes, apartment houses and condominium units.
- Churches, temples and other places used exclusively for religious worship, including customary incidental education and social activities in conjunction therewith. Such provision shall not be deemed to authorize activities otherwise specifically classified in this zone.
- Convents and monasteries.
- Temporary activities sponsored by a non-profit organization or charitable use.

Animals

The provisions for animals within the SF-1 zone shall also apply to the MF zone.

Accessory Uses

Permitted accessory uses for property in the MF zone shall be the same as specified accessory uses for the SF-1 zone.

Uses Subject to Permits

Property in the MF zone may be used for the following uses provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Senior citizen resident facilities;
- Congregate care housing (group housing facility providing special amenities, services or organized activities for senior citizen residents);
- Convalescent care housing (group senior citizen housing providing 24-hour-per-day medical care and supervision);
- Access to property lawfully used for a purpose not permitted in the MF zone;
- Family day care homes (facility within caregiver's own home, providing care and supervision to a maximum of 12 children for periods of less than 24 hours per day);
- Day care centers;
- Parking lots as a temporary use;
- Uses subject to permit in the SF-1 zone, except those specifically listed as permitted or accessory uses within this section.

Development Standards for the MF Zone

Conceptual layouts of land use in the MF zone are shown in Exhibits III-7 and III-8.

Height limits

No building in zone MF shall exceed four stories. A maximum of three stories shall be allowed for building frontages located along public streets or greenbelts.

Yard requirements

Premises in the MF zone shall be subject to the setback requirements provided herein. Yards required by this zone are also subject to the general provisions and exceptions contained in chapter 22.48 (Los Angeles County Planning and Zoning Codes) which shall apply as specified.

1. **Setbacks**—Each lot or parcel of land on public streets shall have a front yard of not less than 10 feet in depth from the right-of-way (see definition Section III.C.6.).
 - A minimum setback of 25 feet shall be required for all lots or parcels of land with frontages on NorthLake Boulevard within the project boundary.
 - A minimum setback of 25 feet shall be required along that portion of NorthLake Boulevard which is outside of the project site boundary. (A portion of the existing Ridge Route Road will be renamed NorthLake Boulevard, as shown in Exhibit II-8, Conceptual Circulation Plan.)
 - A minimum setback of 20 feet shall be required for all lots or portions thereof with frontages on local collectors which intersect with NorthLake Boulevard. This 20 foot setback shall apply for a distance of 300 feet from the centerline intersections of the local collector and NorthLake Boulevard.



NorthLake

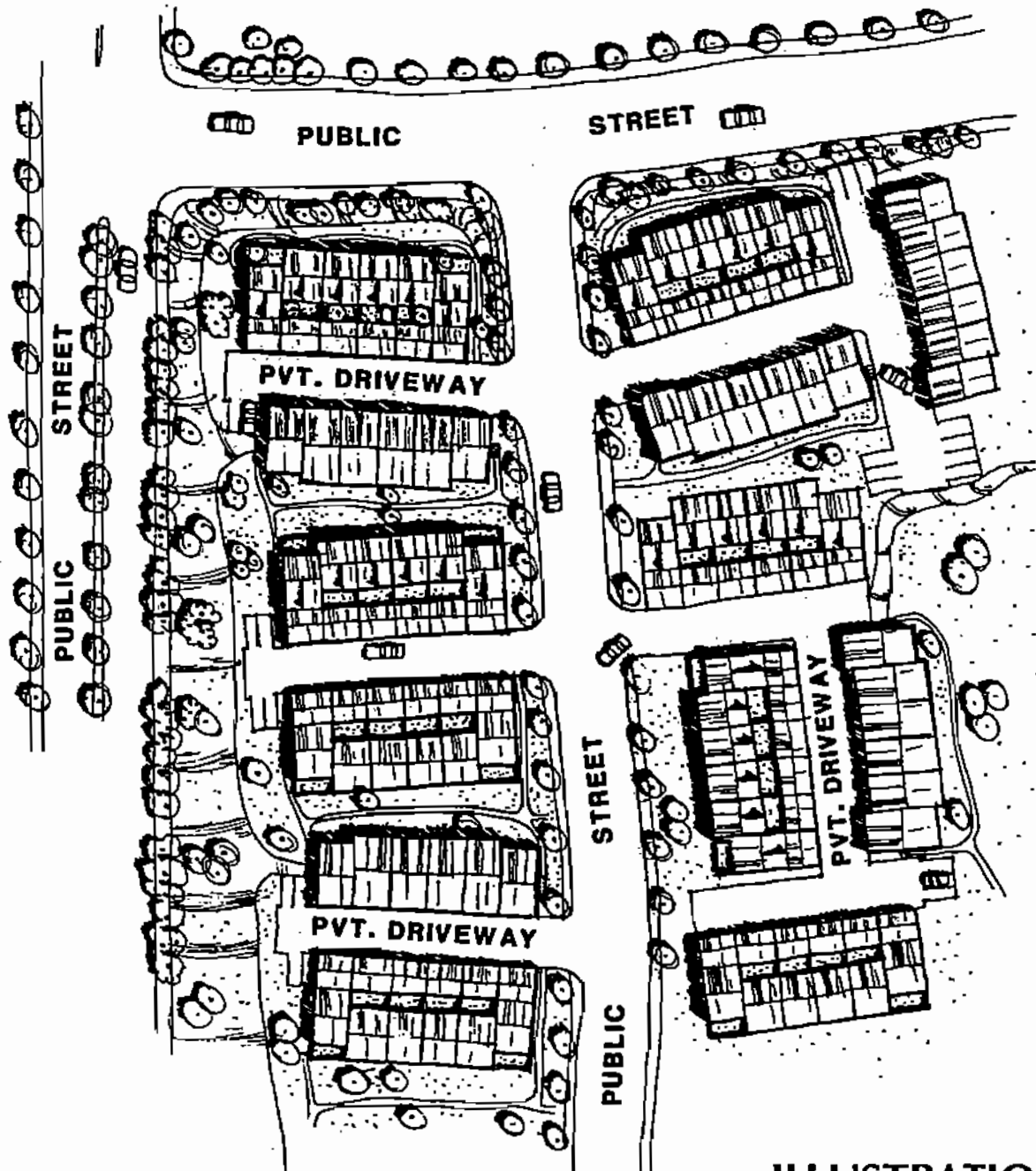
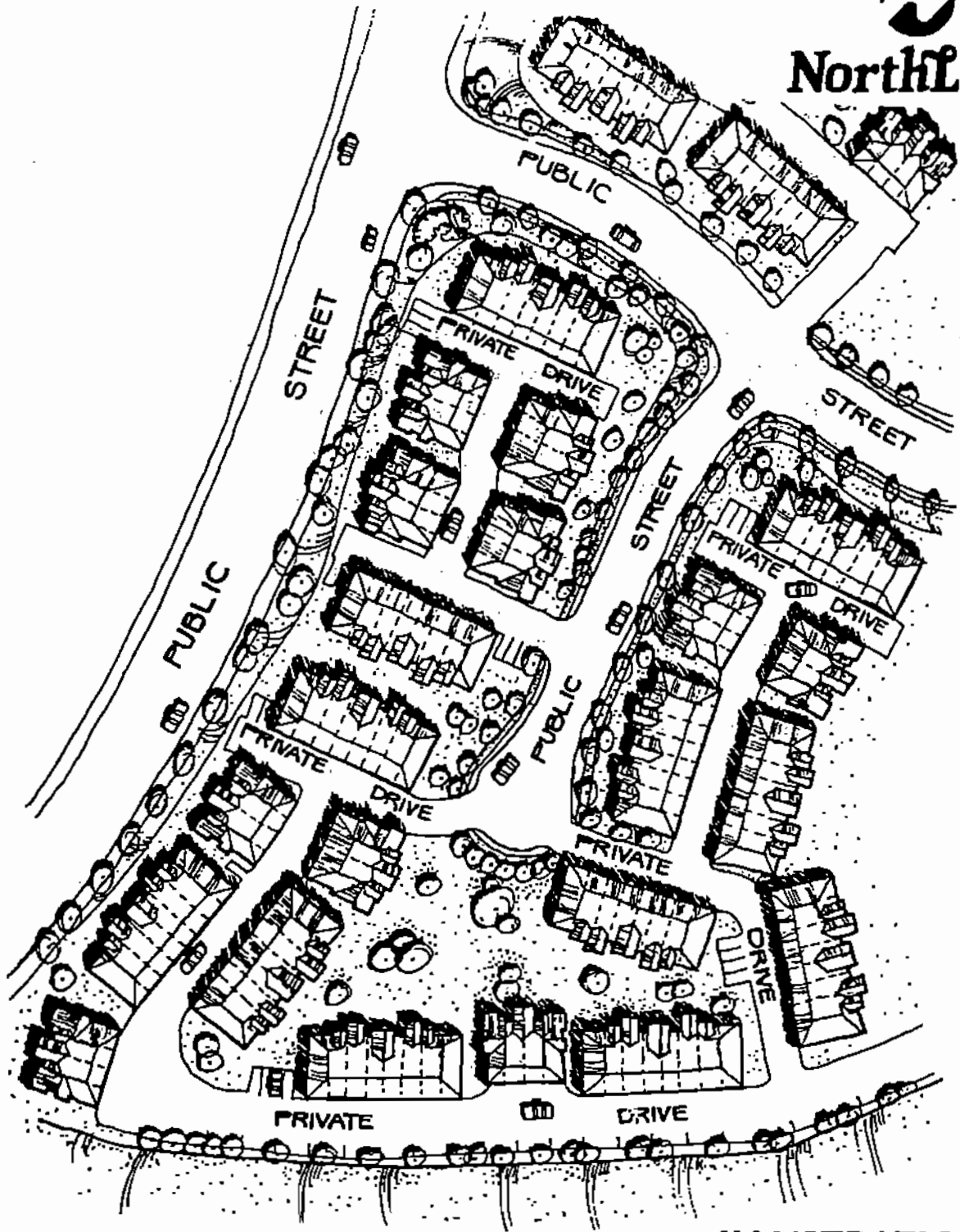


ILLUSTRATION OF
MULTI-FAMILY ZONE:
TOWNHOME

NOT TO SCALE



NorthLake



**ILLUSTRATION OF
MULTI-FAMILY ZONE:
APARTMENTS**

NOT TO SCALE

2. **Interior Setbacks.** There shall be a separation of not less than 10 feet between buildings.

Automobile Parking

Covered automobile parking shall be provided based on a standard of one parking space per bedroom but not less than one and a half spaces per unit. Guest parking (uncovered) shall be provided at a ratio of 1/4 parking space per dwelling unit. Parking shall be permitted in tandem if designated and only for units of two or more bedrooms. On-street parking shall be permitted on those public streets that are non-through streets such as cul-de-sacs. No automobile parking shall be allowed within the front setback. Senior citizen housing shall be exempt from these parking requirements through the approval of a Conditional Use Permit (CUP).

6. Multi-Family/Golf

Permitted Uses

Property identified in the Specific Plan as Multi-Family/Golf (Planning Area Nos. 11, 12, 13, 15), MF-G Zone, may be used for any use permitted in the MF zone under the same limitations and condition and shall also include the following uses:

- Golf courses, including the customary clubhouse and appurtenant facilities, on a lot or parcel of land having as a condition of use an area of not less than one acre. Approximately 60.1 acres of the area designated as MF-G shall be used for golf and other related recreation facilities;
- Golf driving ranges on a lot or parcel of land having as a condition of use an area of not less than one acre;
- Public swimming facilities;

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

Animals

The provisions for animals within the SF-1 zone shall also apply to the MF-G zone.

Accessory Uses

Permitted accessory uses for property in the MF-G zone shall be the same as specified accessory uses for the MF zone.

Uses Subject to Permits

Uses subject to permit in the MF-G zone are the same as outlined for the MF-1 zone.

Development Standards for the MF-G Zone

Height limits

Every dwelling unit and other residence related building in the MF-G zone shall comply with the height provisions as set forth for the MF zone. All recreation related facilities shall be restricted in height to the standards specified for the SF-1 zone.

Yard Requirements

Residential lots in the MF-G zone shall be subject to the same yard requirements and conditions as specified for the MF zone.

Automobile Parking

Automobile parking associated with residential uses in the MF-G zone shall comply with the provisions as set forth in the MF zone.

Street Frontage

Street frontage requirements for the MF-G zone shall be the same as for the MF zone.

E. COMMUNITY DEVELOPMENT STANDARDS

1. Community Commercial

The Community Commercial land use category, C-C zone, is intended to serve the needs of the immediate residential community. The C-C zone corresponds to Planning Area No. 9 on Exhibit II-1, Conceptual Land Use Plan.

Permitted Uses

This land use category is similar in nature to the County of Los Angeles C-2 Neighborhood Business zone but is limited to the following uses:

Sales

- Antique shops, genuine antiques only
- Appliance stores, household
- Art galleries
- Art supply stores
- Bakery shops, including baking only when incidental to retail sales from the premises
- Bicycle shops
- Book stores
- Ceramic shops, including manufacturing incidental to retail sales from the premises provided the total volume of kiln space does not exceed eight cubic feet

- Clothing stores
- Confectionery or candy stores, including making only when incidental to retail sales from the premises
- Delicatessens
- Department stores
- Dress shops
- Drug stores
- Florist shops
- Furniture stores
- Furrier shops
- Gift shops
- Glass and mirror sales, including automobile glass installation only when conducted within an enclosed building
- Grocery stores
- Hardware stores
- Health food stores
- Hobby supply stores
- Ice cream shops
- Jewelry shops
- Leather goods stores
- Liquor stores
- Mail order houses
- Meat markets, excluding slaughtering
- Millinery shops

- Music stores
- Notions or novelty stores
- Nurseries, including the growing of nursery stock
- Office machines and equipment sales
- Paint and wallpaper stores
- Pet supply stores, excluding the sale of pets other than tropical fish or goldfish
- Photographic equipment and supply stores
- Radio and television stores
- Shoe stores
- Silver shops
- Sporting goods stores
- Stamp redemption centers
- Stationery stores
- Tobacco shops
- Toy stores
- Video sales and rentals
- Yarn and yardage stores

Services

- Automobile rental and leasing agencies
- Automobile service stations, including incidental repair, washing and rental of utility trailers subject to the provisions of Subsection B. of Section 22.28-80 (zone C-1) Los Angeles County Planning and Zoning Code

- Banks, savings and loans, credit unions and finance companies
- Barber shops
- Beauty shops
- Bicycle rental
- Child care centers
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith
- Colleges and universities, including appurtenant facilities giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency but excluding trade schools
- Comfort stations
- Communication equipment buildings
- Crops, field, tree, bush, berry and row, including the growing of nursery stock
- Day care for children, family homes
- Day care for children, special homes
- Day nurseries, children
- Dental clinics, laboratories in conjunction therewith
- Dry cleaning, self service
- Dry cleaning agencies, including incidental spotting, sponging and pressing only
- Earth stations
- Employment agencies

- Fire Stations
- Greenhouses
- Interior decorating studios
- Laundries, hand
- Laundries, self-service
- Laundry agencies
- Libraries
- Locksmith shops
- Medical clinics, including laboratories in conjunction therewith
- Offices, business or professional
- Parking lots and parking buildings
- Photography studios
- Post offices
- Real estate offices
- Rental services limited to the following provided a commercial appearance is maintained by office or window display space or both, across all the street or highway frontage of the building or buildings to a depth of not less than ten feet:
 - Furniture and appliance rentals
 - Party equipment rentals
 - Tools rentals, including rototillers, power mowers, sanders and saws, cement mixers and other similar equipment but excluding heavy machinery or trucks
- Restaurants and other eating establishments including food take-out

- Riding, bikeways and hiking trails, excluding trails for motor vehicles
- Schools, business and professional, including art, barber, beauty, dance, drama and music but not including any school specializing in manual training, shop work or in the repair and maintenance of machinery or mechanical equipment
- Shoe repair shops
- Shoeshine stands
- Stations, bus and taxi
- Tailor shops
- Tourist information centers
- Union halls
- Watch repair shops

Accessory Uses

The following accessory uses shall be permitted, subject to the same limitations and conditions provided in Section 22.28-040 (Zone C-H) Los Angeles County Planning and Zoning Code.

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

The following accessory uses subject to the same limitations and conditions provided in Section 22.28-090 (zone C-1) Los Angeles County Planning and Zoning Code.

- Automobile repair and installation when incidental to the sale of new automobiles, automobile service stations and automobile supply stores
- Automobile washing, waxing and polishing
- Rental, leasing and repair of articles sold on the premises
- Signs, as provided in Section IV.E. herein
- Used merchandise, retail sale of, taken as trade-in

Uses Subject to Use Permits

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

- Access to property lawfully used for a purpose not permitted in the Specific Plan
- Arcades, penny or movie
- Bars and cocktail lounges, including piano bars
- Billiard halls
- Carnivals, temporary
- Christmas trees and wreaths, the sale of
- Hospitals
- Ice sales, excluding ice plants
- Miniature golf course
- Pet grooming, excluding boarding
- Pet stores, within an enclosed building only
- Pool halls

- Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare, such as fire stations and libraries, in addition to those specifically listed in this Section
- Radio and television stations, but excluding studios
- Recording studios
- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities together with appurtenant clubhouse
- Steam or sauna baths
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipe lines and similar uses for a period not to exceed one year
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts
- Theaters and other auditoriums
- Veterinary clinics, small animal
- Temporary activities sponsored by a non-profit organization or charitable use

Community Commercial Development Standards

Premises in the Community Commercial zone shall be subject to the following development standards:

Parking

The design layout, landscaping and allotment of automobile parking space as required by Chapter 22.52, Part 11 of the Los Angeles County Planning and

Zoning Code. (Note handicapped parking requirements as detailed in section 22.52.1070.)

Landscaping

In all commercial zoning districts landscaping shall be provided within off-street parking areas in accordance with the following:

- A minimum of fifteen percent of the total planning area shall be landscaped; and
- All landscaped areas shall be uniformly distributed throughout the parking areas, shall be perpetually maintained and shall conform to the design guidelines established in Section IV.C. herein.

Building Site Coverage

The ratio of the internal floor area of all structures constructed within the C-C zone to the total site area shall not exceed .35 (F.A.R.). This ratio shall apply to the Community Commercial planning area. Each lot shall have a minimum of 10,000 square feet.

Building Heights

The maximum height limit shall be three stories excluding the basement for all structures.

No outside storage is allowed within the Community Commercial zones.

2. Highway Commercial

The Highway Commercial Planning Area, C-H zone, corresponds to Planning Area No. 1 as shown on Exhibit II-1, Conceptual Planning Area.

Permitted Uses

Uses permitted in the C-H zone include all uses allowed in the C-C zone plus:

- Family day care homes
- Museums, publicly-owned
- Riding and hiking trails, excluding trails for motor vehicles

Accessory Uses

Accessory uses for the C-H zone will be the same as allowed under the C-C zone.

Uses Subject to Permit

Premises in zone C-H may be used for any use subject to permit in the C-C zone and for the following uses, provided a use permit has first been obtained and such permit is in full force and effect in conformity with the conditions of such permit for:

- Adult day care facilities
- Adult residential facilities
- Air pollution sampling stations
- Arboretums and horticultural gardens
- Bowling alleys
- Car washes, coin-operated hand wash
- Convents and monasteries
- Crops—field, tree, bush, berry and row, including nursery stock.
This subdivision shall not be construed to permit roadside stands, retail sale from the premises or signs advertising products produced on the premises.

- Dental clinics, including laboratories in conjunction therewith
- Fraternity and sorority houses
- Gas metering and control stations, public utility
- Grading projects, onsite, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project
- Group homes, children
- Heliport
- Helistops
- Hotels
- Medical clinics, including laboratories and prescription pharmacies in conjunction therewith
- Motels
- Park and ride lots
- Park and ride lots
- Parking lots and parking buildings
- Public utility service centers
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in the section
- Restaurants and other eating establishments, including food take-out and outdoor dining
- Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery and similar items

- Rooming and boarding houses
- Storage, temporary, of materials and construction equipment used in construction or maintenance of street and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year
- Trailer rentals, box and utility only, accessory only to automobile service stations
- Telephone repeater stations
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use of normal and appurtenant to the storage and distribution of water
- Youth hostels

Highway Commercial Development Standards

Uses in the C-H zone shall be subject to the following development standards:

Parking

The design layout, landscaping and allotment of automobile parking space as required by Chapter 22.52, Part 11 of the Los Angeles County Planning and Zoning Code. (Note handicapped parking requirements as detailed in Section 22.52.1070.)

Landscaping

In all commercial zoning districts landscaping shall be provided within off-street parking areas in accordance with the following:

- A minimum of 15 percent of the total planning area shall be landscaped; and

- All landscaped areas shall be uniformly distributed throughout the parking areas, shall be perpetually maintained and shall conform to the design guidelines established in Section IV.C. herein.

Building Site Coverage

The ratio of the internal floor area of all structures constructed within the C-H zone to the total site shall not exceed .50 F.A.R. This ratio shall apply to the Highway Commercial planning area. Each lot within the C-H zone shall have a minimum of 10,000 square feet.

Building Heights

The maximum height limit shall be four stories excluding the basement for all structures.

No outside storage is allowed within the highway commercial zones.

E. INDUSTRIAL DEVELOPMENT STANDARDS

1. Light Industrial

The Light Industrial Planning Area (Nos. 2 through 8), I zone, is similar in nature to the County of Los Angeles Light Manufacturing (M-1) zone but is limited to the following uses:

Permitted Uses

Zone M-1 may be used for:

- Adult day care facilities
- Adult residential facilities
- Agricultural contractor equipment, sale or rental or both
- Animal hospitals

- Assembly plants
- Automobile body and fender repair shops, if all operations are conducted inside of a building
- Automobile painting and upholstering
- Bags, manufacture of
- Barrels, storage of empty barrels
- Baseball park
- Batteries; the manufacture and rebuilding of batteries
- Beds; the manufacture of bedspreads and bedsprings
- Billboards; the manufacture of billboards
- Blacksmith shops
- Boat building
- Bone products; the manufacture of bone products
- Book bindery
- Bottling plant
- Box factory
- Breweries
- Brushes, the manufacture of
- Building materials, storage of
- Bus storage
- Cabinetmaking
- Candles, the manufacture of
- Cannery, except meat or fish
- Canvas; the manufacture of canvas and products of canvas

- Car barns for buses and streetcars
- Carnivals, commercial or otherwise
- Carpenter shops
- Carpet cleaning
- Casein; the manufacture of casein products, except glue
- Cellophane; the manufacture of cellophane products
- Ceramics; the manufacture of ceramics
- Cesspool pumping, cleaning and draining
- Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Los Angeles County department of animal control
- Child care
- Clay products; the manufacture or storage, or both, of clay products, including clay statuary
- Cleaning and dyeing establishments, wholesale
- Clocks, manufacture of
- Cloth; the manufacture of cloth and cloth products, including clothing of all kinds, but not tanning
- Coffee roasting
- Coffins, the manufacture of
- Cold-storage plants
- Communication stations
- Concrete batching, provided that the mixer is limited to one cubic yard capacity

- Colleges
- Contractor's equipment yards, including farm equipment and all equipment used in building trades
- Cork, the manufacture of cork products
- Cosmetics; the packaging and distribution of pharmaceutical and cosmetic items
- Cotton storage
- Creameries
- Curtain cleaning plants
- Dairy products depots and manufacture of dairy products
- Disability rehabilitation and training centers, except that dormitories and similar structures used for living or sleeping accommodations are prohibited, and dwelling units are permitted only as provided in subsection A of this section
- Distributing plants
- Dog breeding, commercial dog kennels, dog training schools
- Draying yards or terminals
- Drugs; the manufacture of, and sale at wholesale of drugs
- Drygoods; the manufacture of, sale at wholesale of and storage of drygoods
- Dyeing and cleaning, wholesale
- Earth stations
- Electric appliance assembly
- Electrical parts; the manufacture of, sale at wholesale of or the storage of small electrical parts
- Electric signs, the manufacture of

- Electrical transformer substations
- Emery cloth; the manufacture of
- Engines; the manufacture of internal combustion or steam engines; this paragraph does not permit a foundry
- Engraving; machine metal engraving
- Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise
- Feathers; the manufacture or renovation of feather products, or both
- Felt; the manufacture of felt
- Fiber products, including fiberglass, the manufacture of
- Fire stations
- Fixtures, the manufacture of gas or electrical fixtures, or both
- Food products, the manufacture, processing, storage and sale of, except lard, pickles, sausage, sauerkraut or vinegar
- Fruit packing plants
- Fuel yard
- Fumigating contractors
- Furniture, the manufacture of
- Generators; the manufacture of electrical generators
- Glass; the production by hand of crystal glass art novelties within a closed building of fire-resistant construction
- Glass, the storage of
- Gloves, the manufacture of

- Granite, the grinding, cutting and dressing of granite
- Group homes, children
- Hair products, the manufacture of
- Harnesses, the manufacture of
- Heating equipment, the manufacture of
- Hemp storage
- Horn products, the manufacture of
- Hospitals
- Hotels
- Humane societies
- Ice, the manufacture, distribution and storage of
- Incinerators, the manufacture of
- Ink, the manufacture of
- Iron; ornamental iron works, but not including a foundry
- Jewelry, the manufacture of
- Knitting mills
- Laboratories for testing experimental motion picture film
- Laundries
- Leather products, the manufacture of
- Libraries
- Linen and towel supply
- Liquor storage
- Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored aboveground at any one time

- Lumberyards, except the storage of boxes or crates
- Machine shops
- Machinery storage yards
- Machinery; the repair of farm machinery
- Malt products, the manufacture of
- Marble, the grinding, cutting and dressing of
- Mattresses, the manufacture and renovation of
- Medicines, the manufacture of
- Metals:
 1. Manufacture of products of precious metals
 2. Manufacture of metal, steel and brass stamps, including hand and machine engraving
 3. Metal fabricating
 4. Metal spinning
 5. Metal storage
 6. Metal working shops
 7. Plating and finishing of metals, provided no perchloric acid is used
- Motels
- Motors; the manufacture of electric motors
- Moving van storage or operating yards
- Musical instruments, the manufacture of
- NorthLake Information Center
- Novelties, the manufacture of

- Oil; the manufacture of vegetable oil
- Oleomargarine, the manufacture of
- Optical goods, the manufacture of
- Paint mixing, except the mixing of lacquers and synthetic enamels
- Park and ride lots
- Paper mache statuary, the manufacture of
- Paper products, the manufacture of, but not including the manufacture of paper itself
- Perfume, the manufacture of
- Pest control service, including residential termite control
- Pharmaceuticals, the manufacture and packaging of
- Plaster, the storage of
- Plastics, the molding of plastics, including the light manufacture of products thereof, provided all grinding operations are conducted within an interior room
- Plumbing shops and plumbing contractor's shops
- Polish, the manufacture of
- Pottery, the manufacture of
- Presses; hydraulic presses for the molding of plastics
- Produce yards or terminals
- Putty, the manufacture of
- Radios, the assembly of
- Refrigeration plants
- Religious facilities

- Riding trails, bikeways and hiking trails, excluding trails for motor vehicles
- Roofing contractor's establishments
- Rope, the manufacture and storage of
- Rubber, the processing of raw rubber if:
 1. The rubber is not melted
 2. Where a banbury mixer is used, the dust resulting therefrom is washed
- Rug cleaning plant
- Rugs, the manufacture of
- Saddles, the manufacture of
- Sand; the washing of sand to be used in sandblasting
- Sandpaper, the manufacture of
- Sash and door manufacturing
- Schools
- Self-service storage facilities, subject to the provisions of Part 12 in Chapter 22.52 of the Los Angeles Zoning Code
- Sheet metal shops
- Shell products, the manufacture of
- Shoes, the manufacture of
- Shoe polish, the manufacture of
- Shooting gallery
- Skating rinks and dance pavilions, if such rinks and pavilions are as a condition of use not within 500 feet of any residential zone
- Signs, the manufacture of

- Sodium glutamate, the manufacture of
- Soft drinks, the manufacture and bottling of
- Springs, the manufacture of
- Starch, the mixing and bottling of starch
- Statuary; the manufacture of clay, paper mache and stone statuary and monuments
- Stencils, the manufacture of
- Stone, marble and granite, and grinding, cutting and dressing of
- Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building
- Stove polish, the manufacture of
- Textiles; the manufacture of textiles, including clothing and upholstery
- Tire retreading
- Tools, the manufacture of
- Toys, the manufacture of
- Trailers, the manufacture of
- Truck storage or rental
- Type; the manufacture of printer's type
- Valves; the storage and repair of oil well valves
- Venetian blinds, the manufacture of
- Ventilating ducts, the manufacture of
- Veterinary; the consulting office and hospital of a veterinary
- Vitamin tablets, the manufacture of

- Wallboard, the manufacture of
- Warehouses; storage warehouses
- Watches, the manufacture of
- Welding
- Window shades, the manufacture of
- Wine storage and manufacture
- Wood; the manufacture of wood products. This section does not permit a planing mill.
- Wood yards
- Woolen goods; the manufacture and storage of
- Yarn; the dyeing of yarn and manufacture of yarn products

G. SCHOOL/PARK

The locations of the School/Park Zones, Planning Area Nos. 24 and 25, were determined by projected student generation by phase and growth patterns within the Specific Plan area.

Permitted Uses

This land use category is intended to serve the needs of the immediate residential community. The following permitted uses shall apply:

- Parks, playgrounds and multi-use fields with all appurtenant facilities customarily found in conjunction therewith;
- Accredited schools, kindergarten through grade 6 including appurtenant facilities which offer instruction required to be taught in the public

schools by the Education Code of the State of California in which no pupil is physically restrained but excluding trade or commercial schools;

- Temporary activities sponsored by a non-profit organization or charitable use and approved by school authorities.

Relocation, expansion or removal of the School/Park Zones shall be accomplished through direct negotiations between the developer and the Castaic Union Elementary School District and/or the County of Los Angeles, whichever is applicable. If the relocation of a school/park site is deemed necessary, it should be located within an established SF-1 Zone. The previously designated location shall revert to an SF-1 Single-Family Residential Zone with all accompanying uses and restrictions. Relocation, expansion or removal of a School/Park Zone shall be allowed within this Specific Plan and shall not require a Specific Plan amendment.

Accessory Uses

The School/Park Zone may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction with school facilities.
- Building materials, storage of, used in the construction of a building or building project provided that the land so used shall be a part of the school facilities project.

Development Standards

The developer, working in conjunction with the Castaic Union Elementary School District, the State of California Department of Education, and, if applicable, the Los Angeles County Department of Parks and Recreation, will develop appropriate standards to determine a final layout and site plan for the school site. Architectural and landscape themes appropriate to the Specific Plan development will be addressed in this preliminary site plan review process. Other issues to be addressed include:

parking requirements, landscaped transition areas, height limitations and residential and circulation setback requirements. The design of the school/park site structures shall be consistent with the design guidelines as developed by the N.A.C.C.

H. OPEN SPACE/RECREATION (OSR)

This land use category is intended to accommodate open space and recreation uses to serve the community and region. Zone OSR is established to provide for a comprehensive range of entertainment and amusement. Provisions of this zone also provide for other commercial uses that may be necessary in such an area. The following commercial uses shall apply, provided that all sales are retail only and all goods sold except reconditioned sporting goods are new. This land use category is similar in nature to the County of Los Angeles (CR) Commercial Recreation zone but is limited to the following uses:

Permitted Uses

Zone OSR may be used for:

- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period
- Athletic fields, excluding stadiums
- Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period
- Comfort stations
- Communications equipment buildings
- Earth stations
- Fire stations

- Gas metering and control stations, public utility
- Golf courses, including customary clubhouse and appurtenant facilities (temporary and permanent)
- Golf driving ranges
- Gymnasiums
- Parks, playgrounds and playfields with all appurtenant facilities customarily found in conjunction therewith
- Polo fields
- Riding academies and stables with the boarding of horses on a lot or parcel of land having as a condition of use an area of not less than five acres
- Riding trails, bikeways and hiking trails, excluding trails for motor vehicles
- Swimming pools
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts

Accessory Uses

The following accessory uses, subject to the same limitations and conditions provided in Section 22.28.040 (zone C-H), Los Angeles County Planning and Zoning Code:

- Access to property lawfully used for a purpose not permitted in the CR zone
- Accessory buildings and structures
- Debris basins
- Easements for utility lines, public or private
- Grading projects, offsite transport
- Offsite grading

- Refreshment stands operated in conjunction with and intended to serve the patrons of a use permitted in the Commercial Recreation zone but not as a separate enterprise
- Signs, as provided in Section IV.E. of the Design Guidelines herein
- Maintenance and storage areas necessary for permitted use

Uses Subject to Use Permits

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

- Amphitheaters
- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, slides, rebound-tumbling and similar equipment for longer than seven days in any six month period
- Archery ranges
- First aid stations
- Health clubs or centers
- Menageries, zoos, animal exhibitions or other facilities for the keeping or maintaining of wild animals
- Outdoor festivals
- Park and ride lots
- Parking lots
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section

- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities together with appurtenant clubhouses
- Riding trails, bikeways and hiking trails, excluding trails for motor vehicles
- Schools, accredited, including appurtenant facilities which offer instruction required to be taught in the public schools by the Education Code of the State of California in which no pupil is physically restrained
- Sewage treatment plants, pumping stations, tanks and any use normal and appurtenant to the collection, treatment and disposal of sewage
- Skating rinks, ice or roller
- Stations, bus and taxi
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water

OSR/Recreation Development Standards

Premises in zone C-R shall be subject to the following development standards:

- A. That there be parking facilities as required by Part 11 of Section 22.52, Los Angeles County Planning and Zoning Code.
- B. Application. This zone shall be designed as to be autonomous in its affect on the overall neighborhood design to promote good planning and order in the community.

I. GOLF FACILITIES (GF)

This land use category has been developed to accommodate the golf-related non-residential uses proposed under the NorthLake Specific Plan. The GF zone corresponds to Planning Area No. 14.

Permitted Uses

The GF zone may be used for:

- Earth stations
- Fire stations
- Gas metering and control stations, public utility
- Golf courses, including customary clubhouse and appurtenant facilities (temporary and permanent)
- Golf driving ranges
- Gymnasiums
- Parks, playgrounds and playfields with all appurtenant facilities customarily found in conjunction therewith
- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities together with appurtenant clubhouses
- Riding trails, bikeways and hiking trails, excluding trails for motor vehicles
- Swimming pools
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts

Accessory Uses

The following accessory uses may be constructed within the GF zone areas:

- Access to property lawfully used for a purpose not permitted in the CR zone
- Accessory buildings and structures
- Debris basins
- Easements for utility lines, public or private
- Grading projects, offsite transport
- Offsite grading
- Refreshment stands operated in conjunction with and intended to serve the patrons of a use permitted in the Commercial Recreation zone but not as a separate enterprise
- Signs, as provided in Section IV.E. of the Design Guidelines herein
- Maintenance and storage areas necessary for permitted use

Uses Subject to Use Permits

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

- Archery ranges
- Health clubs or centers
- Parking lots
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section
- Sewage treatment plants, pumping stations, tanks and any use normal and appurtenant to the collection, treatment and disposal of sewage

- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water

IV. DESIGN GUIDELINES

A. PURPOSE

The NorthLake Specific Plan design guidelines are statements expressing the desired character of future development within the project area. The guidelines are the design criteria to be used to plan each development proposal within the Specific Plan area. The criteria apply to five main topical issues: grading, circulation, landscape, architecture and signage. The developer and designers of each planning area and land use designation will draw from and expand upon these concepts to maximize the success of the development. The development will be designed to be consistent with market needs, aesthetic satisfaction and community goals.

The design guidelines are intended to be implemented at two levels. First, establish general design statements and guidelines which are applied project-wide to achieve consistent quality development. Included in this level are design standards for community features, streetscapes, appropriate building mass and scale and parameters for architectural design of residential and commercial structures. Second, differences exist between Planning Areas as a result of land use, access and location. The project Design Guidelines are to be used to analyze individual planning areas within the Specific Plan, focusing on the special design considerations of each area. The final selection of product types and materials will be determined at Specific Plan Site Plan Review based on the parameters set forth in the Specific Plan.

The purposes of the Design Guidelines are as follows:

- To provide the County of Los Angeles with the necessary assurance that the Specific Plan area will develop in accordance with the quality and character proposed herein;
- To provide guidance to County staff, Planning Commission and the Board of Supervisors in the review of future development projects in the Specific Plan area; and

- To include cost considerations and marketability effects in design guideline applications.

Under the authority of the CC&Rs established for the NorthLake development, the NorthLake Architectural Control Committee (NACC) will be empowered to develop the Design Guidelines and to ensure that all future site development complies with the adopted guidelines. The NorthLake Design Guidelines will be formulated prior to the approval of any specific land development application on the NorthLake site. The Design Guidelines will be reviewed by the County of Los Angeles and approved by the County Planning Commission. As appropriate, the Specific Plan will be amended to incorporate the Design Guidelines at the time they are adopted by the County.

The guidelines contained in this document reflect the design concepts currently envisioned for the NorthLake site. These design concepts are general in nature and are provided as an outline of what is envisioned for the Design Guidelines to be formulated by the NACC.

1. Areas Affected by Highway Corridors

Treatment for the planning areas along the major access roads (i.e., NorthLake Boulevard, Ridge Route Road) will be different than the treatment within residential planning areas. To achieve an aesthetically acceptable view of circulation adjacent areas, circulation corridors will be uniformly established with regards to plant materials, earth berming and fencing treatments. Parking prohibitions within these corridors shall be, when feasible, located on the side or rear of the structures closest to the circulation side of the planning areas. This will serve as a noise buffer while maintaining visual interest along the circulation corridor.

Commercial areas and parking zones will be screened by the use of fencing and landscaping as required in the Commercial Development Standards. The commercial structures, in accordance with the Specific Plan commercial regulations will have varied height limits and building envelopes in order to provide visual relief from otherwise unbroken facades and roof lines. The heights of the residential structures adjacent to the major circulation corridors are varied to create offsets in height by requiring a maximum of 70 percent of the structures in this zone to be the permitted

maximum height. Those structures within this zone also have setbacks as measured from the road right-of-way.

2. Areas Affected by Project Entries

Entrances to the project site and communities will be designed with accent plant material, groupings of plants and enhanced paving treatments to create major entry statements. To maintain the design integrity of the major entry zones, the placement of structures at these key community entrances should be carefully designed. This can be achieved by creative use of landscaping, walls and fences to screen parking and service areas from street view. Landscaping compatible with entry statement plant materials is encouraged. Illustrative concepts for the main entry, secondary entry and community entry are provided in Exhibits IV-1 through IV-3, respectively.

3. Areas Affected by Special Grading and Slope Planting Requirements

To assure that manufactured slopes, which result from earthwork in each planning area, transition smoothly into natural grades, certain grading and planting design requirements are specified. The grading design considerations deal with scale, slope angles, forms and contours. The primary intent is to have some of the more visual manufactured slopes appear to be natural as they blend with existing natural slopes.

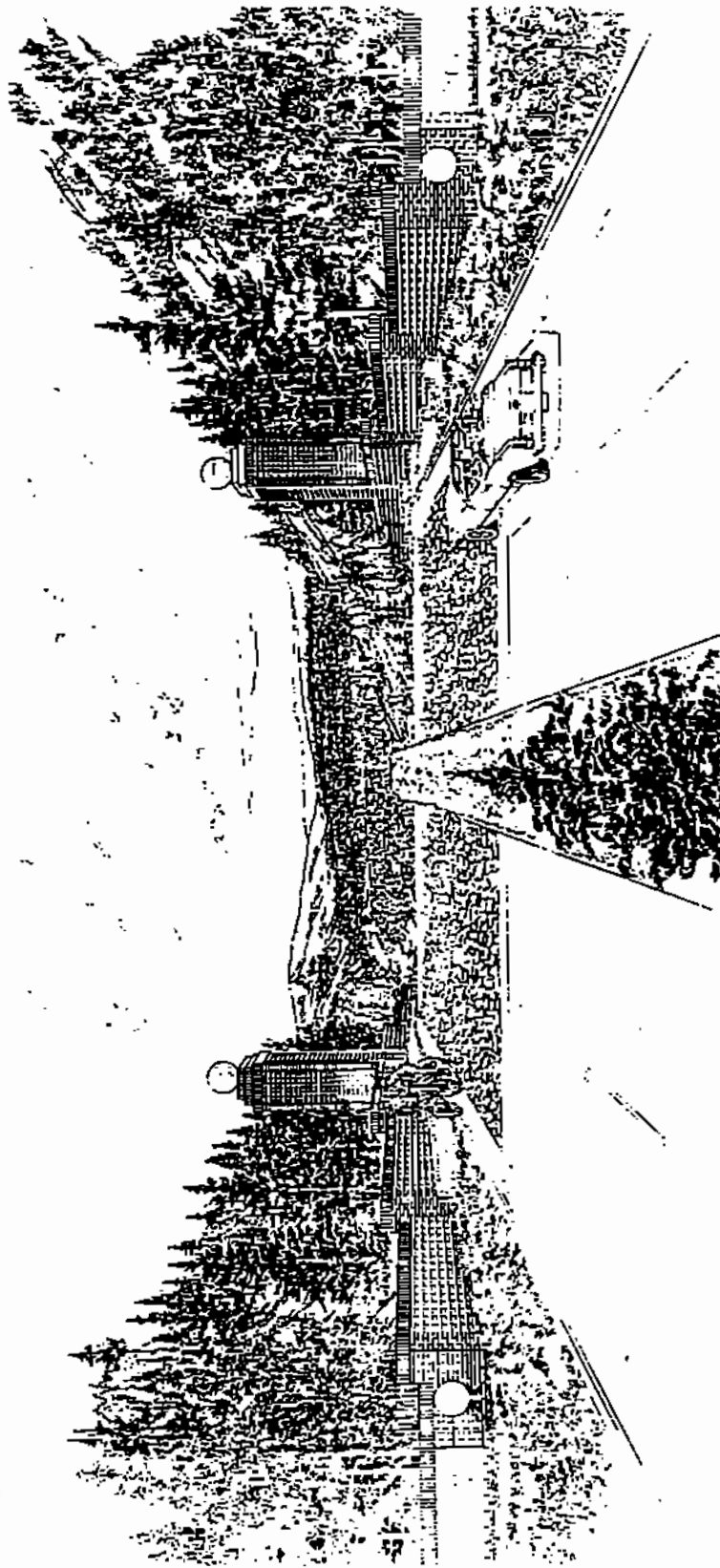
The slope planting considerations have been developed to deal primarily with fuel modification, erosion, softening the visual impact of drainage improvements and visual compatibility with natural vegetation and landform.

B. GRADING DESIGN

The grading guidelines are structured to aid the developer in the construction of hillside residential communities. Areas within the project site determined to be of topographic and scenic quality are considered sensitive to development, thus preserved for the benefit of community residents. Residential projects are graded to minimize conflict within the constraints of existing topography while allowing for livable, attractive areas.



NorthLake

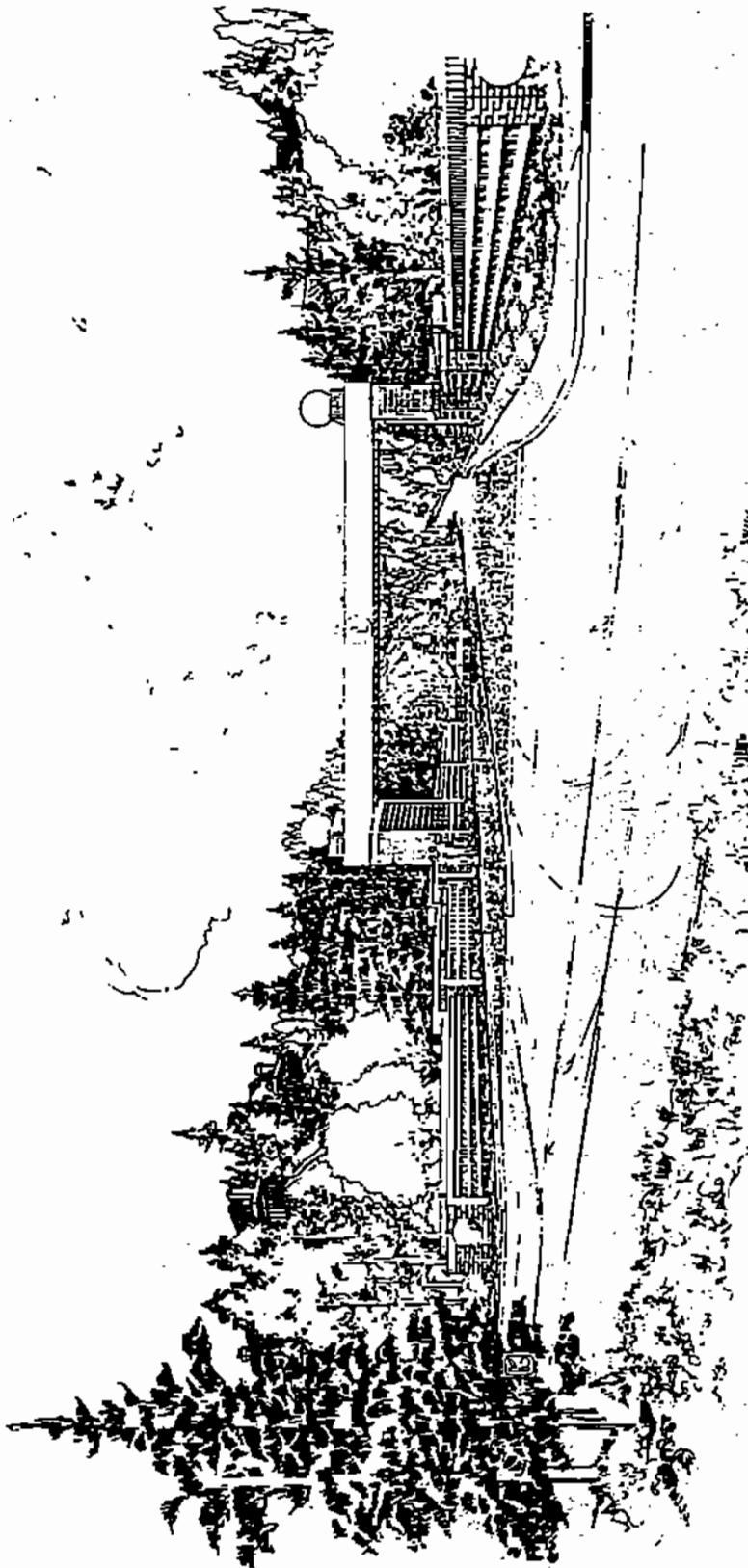


MAIN PROJECT ENTRY

Source: The L.A. Group, Inc.

ESCO

EXHIBIT IV-1

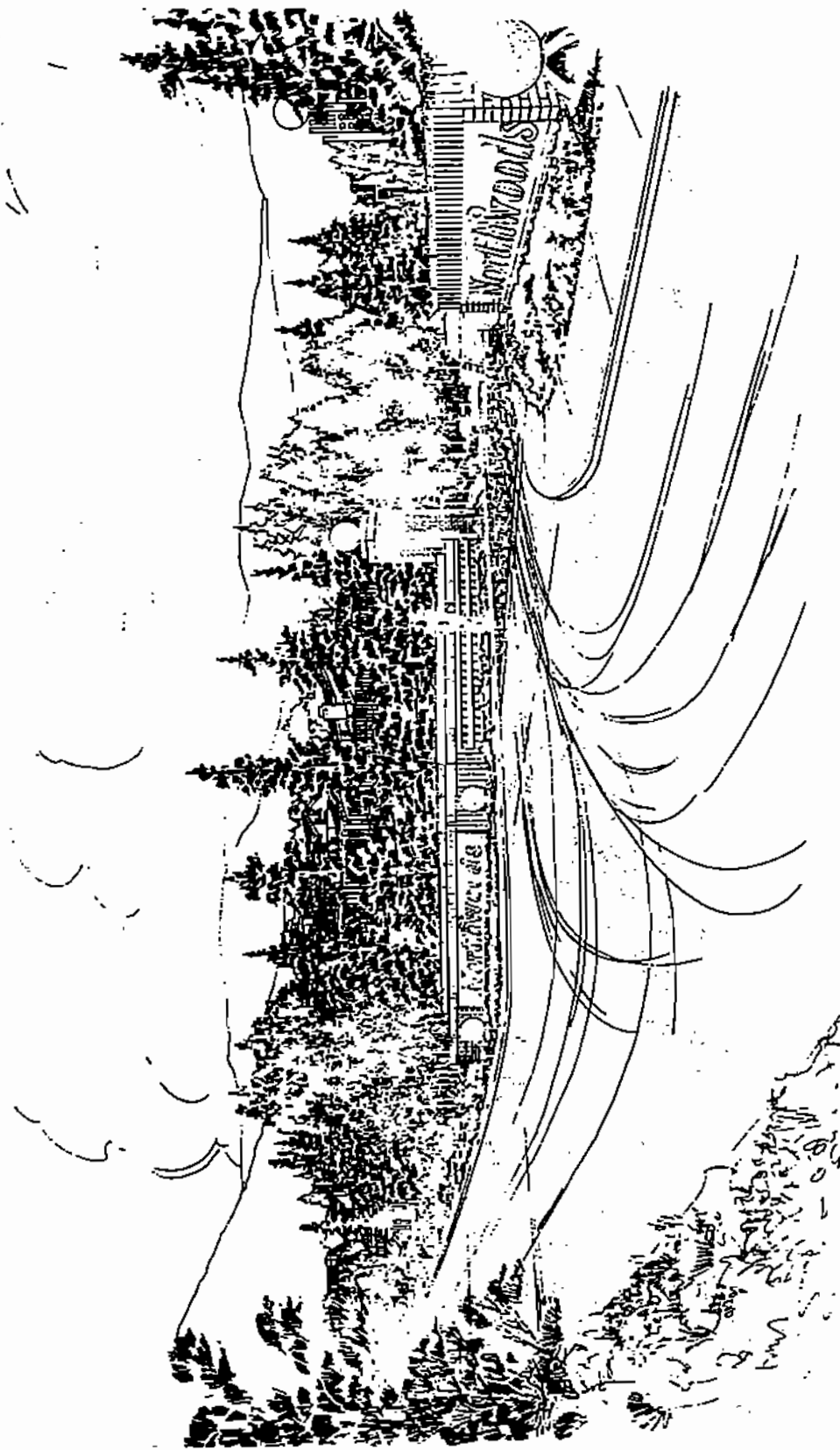


SECONDARY ENTRY

Source: The L.A. Group, Inc.



NorthLake



COMMUNITY ENTRY

Source: The L.A. Group, Inc.

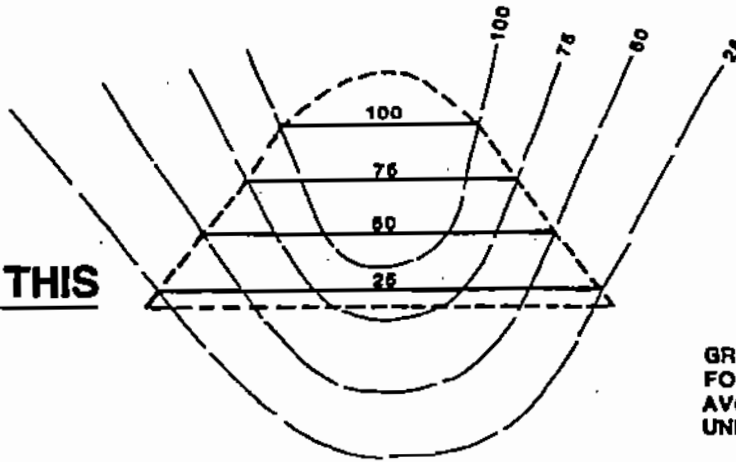
The intent of the grading concept is to balance cut and fill operations across the Specific Plan site as illustrated on Exhibit II-5, Conceptual Cut and Fill. Grading will be phased as envisioned on Exhibit II-7. Grading phases will generally correspond to planning phases. However, some areas may be graded in advance of planning area construction phases to accommodate required infrastructure, circulation network or to meet the earthwork needs of other phases.

1. Slope Contour and Scale. Contour grading shall be applicable on any major slopes which are highly visible and:
 - along NorthLake Boulevard;
 - along Ridge Route Road; and
 - slope-up from either roadway.

The overall shape, height and grade of these cut or fill slopes shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site (see Exhibit IV-4, Grading Design: Contour Slopes). Angular forms generally should be avoided on such slopes. The graded form shall reflect the natural rounded terrain where possible (see Exhibit IV-5, Grading Design).

2. Transitional Design. The angle of the graded slope on major slope banks shall be gradually adjusted to the angle of the natural terrain (see Exhibit IV-2, Grading Design: Transition Slopes).
 - Where possible, the toe and crest of such cut and fill slopes shall be rounded with vertical curves.
 - The toe and top of any slope in excess of 25 feet vertical height, which is against natural terrain features, shall be rounded with vertical curves of radii no less than five feet and designed in proportion to the total height of the slope.

NOT THIS

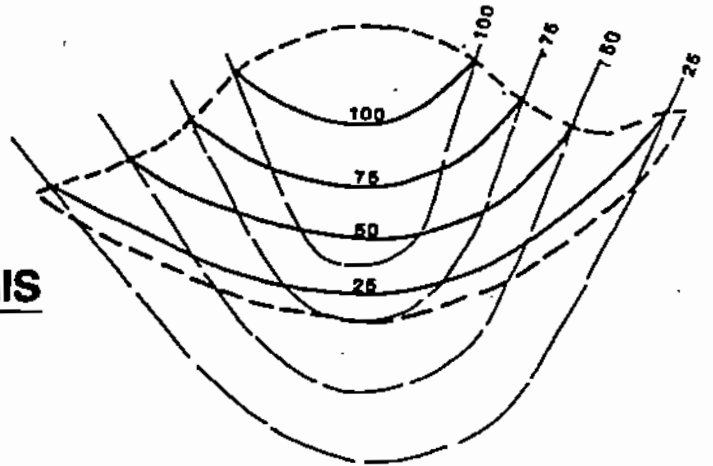


GRADE NEW BANK WITH ROUNDED FORM TO BLEND WITH NATURAL TERRAIN
AVOID STRAIGHT, GEOMETRICAL, UNNATURAL SLOPE EDGES

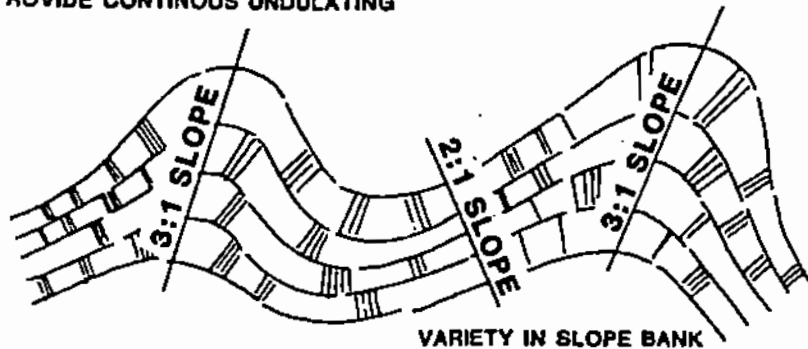
EXISTING CONTOURS

NEW CONTOURS

THIS



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

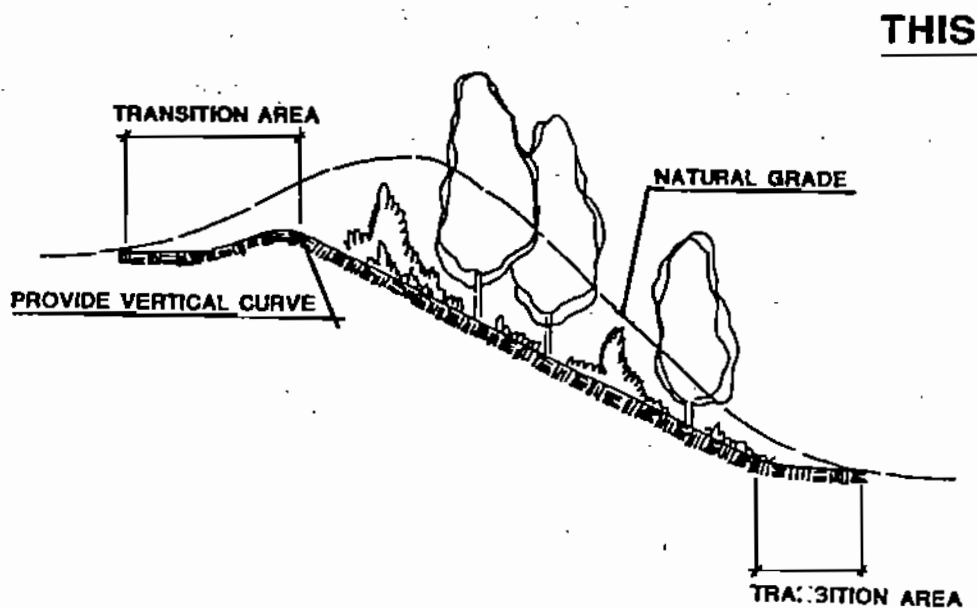
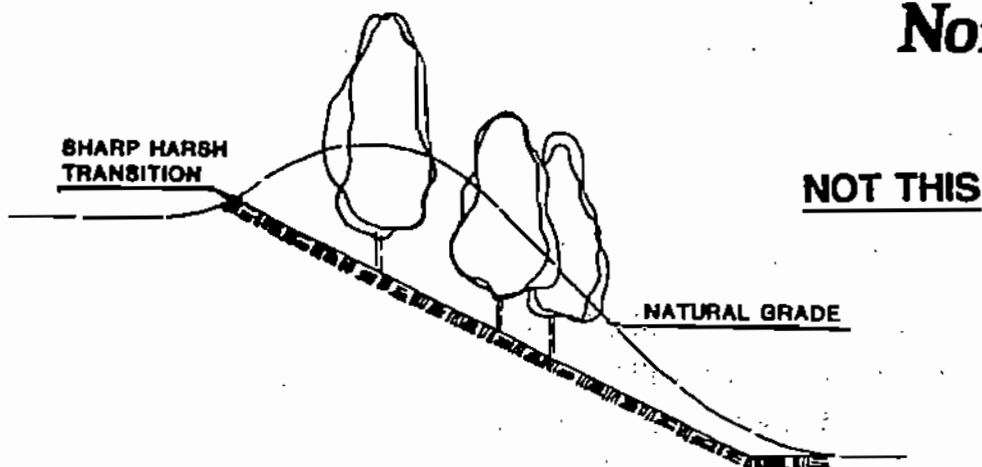


GRADING DESIGN: CONTOUR SLOPES

NOT TO SCALE



NorthLake



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

GRADING DESIGN: TRANSITION SLOPES

NOT TO SCALE

3. **Exposed Slopes.** Graded slopes shall be revegetated whenever possible using the listing of drought-tolerant erosion control plant materials or, if watered with reclaimed water, planted according to the landscape plan.

C. LANDSCAPE CONCEPT PLAN

A formal landscape plan will be included in the Design Guidelines. The purpose of the landscape concept plan will be to provide planning criteria and guidelines to insure the establishment of a safe and aesthetically appealing environment. The landscape concept strengthens the overall community theme and provides for a controlled transition between planned and indigenous open space areas.

The landscape guidelines are to be used by the County of Los Angeles and developers as a means of achieving the following project goals:

- Ensure that landscape design considerations include reclaimed water consumption, fire/fuel modification and erosion control measures.
- Re-establish natural conditions where terrain is modified for circulation and development when possible.
- Enhance site improvement within view corridors on- and offsite.
- Define specific plant materials in varying combinations to achieve a community identity.
- Utilize plant materials to visually identify and separate development areas while blending them into the overall visual environment.

The landscape concept elements are transition/fuel modification, circulation elements, open space/recreation and design guidelines relating to residential and commercial landscape applications and implementation.

1. Fire Management Program

The program covers guidelines for three potential fire hazard zones—the physical separation between development and open space, slope embankments within development zones and open space, and residential development areas. The transition zone is the physical separation between development and open space. This zone serves two purposes—to provide a fire resistant zone and to incorporate a visual transition area.

Existing native shrubbery shall be removed to a distance of 100 feet from the limits of development in accordance with California Resource Code 4219 and the Los Angeles County Fire Department Development Standards. Plant materials used within this zone are to be fire retardant and comply with the low-combustion plant list acknowledged by the Los Angeles County Fire Department.

The following plant materials list is recognized to be low-combustible and good for the stabilization of manufactured slope areas in the prevention of erosion damage.

TREES:

Acacia baileyana - mimosa
Heteromeles arbutifolia - toyon
Platanus racemose - California sycamore
Populus fremontii - western cottonwood
Quercus agrifolia - California live oak
Schinus molle - California pepper tree

SHRUBS:

Atriplex canescens - saltbush
Photinia fraseri - photinia
Rhus lancea - African sumac
Cistus crispus - descanso rockrose

GROUND COVERS:

Arctotheca calendula - capeweed
Achillea lanulosa - yarrow

Convolvulus creorum - bush morning glory

Encelia farinosa - bush sunflower

Ira hayesiana - ira

Lupinus spp. - lupine

Note: Plant material equaling or surpassing the listed varieties in performance characteristics may be added by the Los Angeles County Fire Department, Forestry Division, or by inclusion in the Design Guidelines.

Where slope embankments interface with open space, provide landscape planting on the manufactured slope to comply with soil type, exposure and other requirements necessary to stabilize the earth, prevent erosion and visually blend the manufactured slope with natural grades and landscapes.

Where drainage devices such as terrace drains and other improvements are pronounced on the manufactured slope, soften the appearance of such improvements by landscape planting. Extend the limits of the landscape planting beyond the manufactured slope so as not to call attention to the manufactured slopes.

Select plant material for manufactured embankments on the basis of drought tolerance, non-permanent irrigation (except within immediate proximity to structures) and visual compatibility with the adjacent open space.

Plant material on manufactured slopes are to be maintained by the applicable authority (i.e., Los Angeles County, Homeowners Assoc., homeowner, Community Facilities District). Maintenance procedures to include pruning of trees and shrubbery, clearing of annual ground cover and bench drains cleared of fallen debris. Preventive maintenance shall take place annually prior to the start of the fire season (the date to be posted by Los Angeles County Fire Department).

Developers and residents should undertake certain precautions to protect residential property:

- Use approved roofing materials.
- Construct eaves according to architectural design guidelines.

- Allow no trees, shrubs or other vegetation to grow within ten feet of the outlet of any chimney. Screen the chimney to prevent sparks from igniting the roof or brush. Use half-inch wire mesh.
- Keep all trees, shrubs or other vegetation adjacent to or overhanging any structure free of dead limbs, branches and other combustible matter.
- Keep the roof and rain gutters free of dead leaves, twigs and other combustible matter.
- Keep all combustible rubbish in non-combustible rubbish containers with tight-fitting lids.
- Stack woodpiles neatly and compactly in a location remote from the house and garage.

2. Circulation System

The layout of traffic corridors within the Specific Plan area is specifically designed to unite residential, recreational and commercial areas into a coherent system. This system is planned to enhance visual continuity while allowing for aesthetic diversity.

NorthLake Boulevard will be the primary access route connecting Lake Hughes Road and Interstate 5 to the project area. What is presently the Ridge Route Road right-of-way 4000 feet north of Lake Hughes Road will be expanded, redesigned and improved to become NorthLake Boulevard, ensuring the safe and efficient flow of traffic from the Specific Plan area (see Exhibit II-8, Conceptual Circulation Plan).

The portion of NorthLake Boulevard between Lake Hughes Road and the connection to Ridge Route Road is an important area of arrival and transition. The context and stature of the NorthLake development evolves from the driver within this entry segment. Highlighting natural features and vegetation and reconditioning areas disturbed by grading and construction exemplifies the level of quality within the design and development process.

Approach and entry need to be effectively designed to announce the transition into the project residential zones. Points of entry need to break the linear disparity of

streetscape planting announcing to the homeowner and visitor alike the beginning of a familiar or new experience. By using a variety of materials, accentive plantings and accentive masonry and by combining placement and scale, a fresh entry expression is projected.

The major arterial corridors within the project area are reinforced by the incorporation of a variety of plant palettes, offering a balanced sense of continuity while maintaining a clear diversity. The specified plant palettes for the NorthLake project area are separated by circulation routes and entry points, and by level of importance within the project.

Streetscapes

Streetscape 1 (Principal Highway) (see Exhibit IV-6)

- Plant materials interface with the visual edge and primary entry feature.
- A single tree type should be selected as the primary variety to be used along the street; some variations in tree types should be used behind the street tree edge and adjacent to open space areas to provide a subtle transition.
- A minimum of one tree for each 50 linear feet ensures that growth will occur evenly, eventually producing a shaded canopy.
- Plant material should interface with secondary level entries starting 500 feet from intersection.

Street Trees:

Platanus acerifolia - European sycamore

Pinus pinea - Italian stone pine

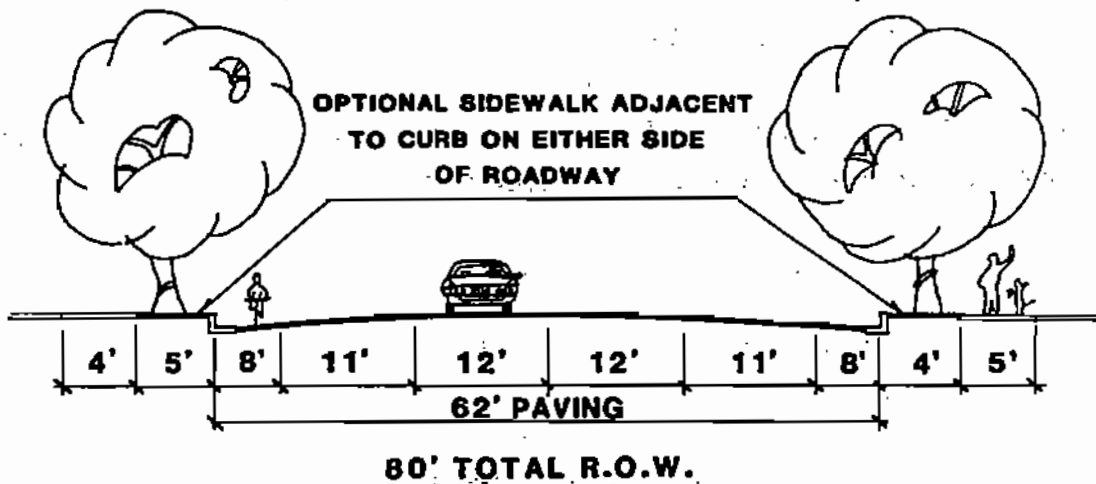
Accent Tree:

Ginkgo Biloba - maidenhair tree

Liquidambar Styraciflua - liquidambar

Shrubs:

Rapholepis indica - Indian hawthorne



**SECTIONS
A-A'/B-B'**

**SEE CONCEPTUAL CIRCULATION PLAN
FOR SECTION LOCATIONS.**

**DEVELOPER RESERVES THE OPTION TO ADD
A 10' MIN. LANDSCAPED MEDIAN IN NORTHLAKE BLVD.**

**CIRCULATION DESIGN
GUIDELINES:
PRINCIPAL HIGHWAY**

Source: The L.A. Group, Inc.

Nerium oleander "dwarf" - dwarf oleander
Xylosma congestum - shiny xylosma
(cluster groupings high to low 30 feet o.c.)

Ground Cover:

Rosemarinus officinalis - rosemary
Drought-resistant turf
(Plant flowering ground cover at base of shrub mass. Fill areas in between with turf.)

Note: Plant material equaling or surpassing the listed varieties performance characteristics may be added upon approval by the NACC.

Streetscape 2 (Major Streets) (see Exhibit IV-5)

- Plant materials reinforce project identity and interface with secondary entry features.
- The plant groupings become less highly structured, formal.

Street Tree:

Cedrus deodara - deodar cedar
Alnus rhombifolia - white alder

Accent Tree:

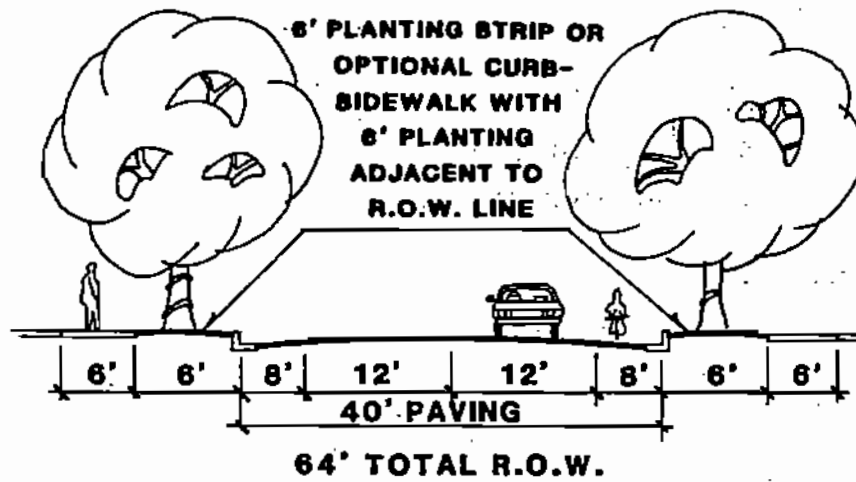
Populus sp. - poplars

Shrubs:

Rapheolepis indica - Indian hawthorne
Pittosporum tobira - mock orange
Xylosma congestum - shiny xylosma
(cluster grouping high to low - 30 feet o.c.)

Ground Cover:

Gazania spp. - "yellow" liazania
Drought-resistant turf



**CIRCULATION DESIGN
GUIDELINES: MAJOR
STREETS**

Source: The L.A. Group, Inc.

(Plant flowering ground cover at base of shrub masses. Fill areas between tree and shrub masses with turf.)

Note: Plant material equaling or surpassing the listed varieties performance characteristics may be added upon approval by the NACC.

Streetscape 3 (Local Streets)

- Plant material interfaces with tertiary entry features.
- Random spacing and clustering creates an informal appearance.
- A transition from off-circulation corridor to neighborhood scale is completed.

Street Tree:

Magnolia sp. - magnolia

Albizia julibrissa - silk tree

Accent Tree:

Pistacia - pistache

Shrubs:

Pittosporum tobira - mock orange

Rapheolepis indica "Bill Evans" - Indian hawthorne

Xylosma congestum - shiny xylosma

Ground Cover:

Myoporum parvifolium

Drought-resistant turf

(Plant myoporum at base of shrub masses. Fill in areas between trees and shrubs with turf.)

Note: Plant material equaling or surpassing the listed varieties performance characteristics may be added upon approval by the NACC.

Entry Statements

Main Project Entry (see Exhibit IV-6)

- Entry monuments and walls combined with accent trees and shrubs create a clear arrival point.
- Textured paving and concrete banding highlight driving surface.
- Final selection of paving materials regarding the coefficient of friction, sound roughness effect and the final type and location of trees in median shall be subject to approval by the Los Angeles County Public Works Department, Roads Section.

Background Tree:

Cedrus sp. - cedar

Pinus sp. - pines

Sequoia sp. - redwood

Accent Tree:

Populus nigra - lombard poplar

Pistacia chinensis - pistache

Shrubs:

Nerium oleander "dwarf" - dwarf oleander

Rapheolepis indica - Indian hawthorne

Xylosma coryestum - shiny xylosma

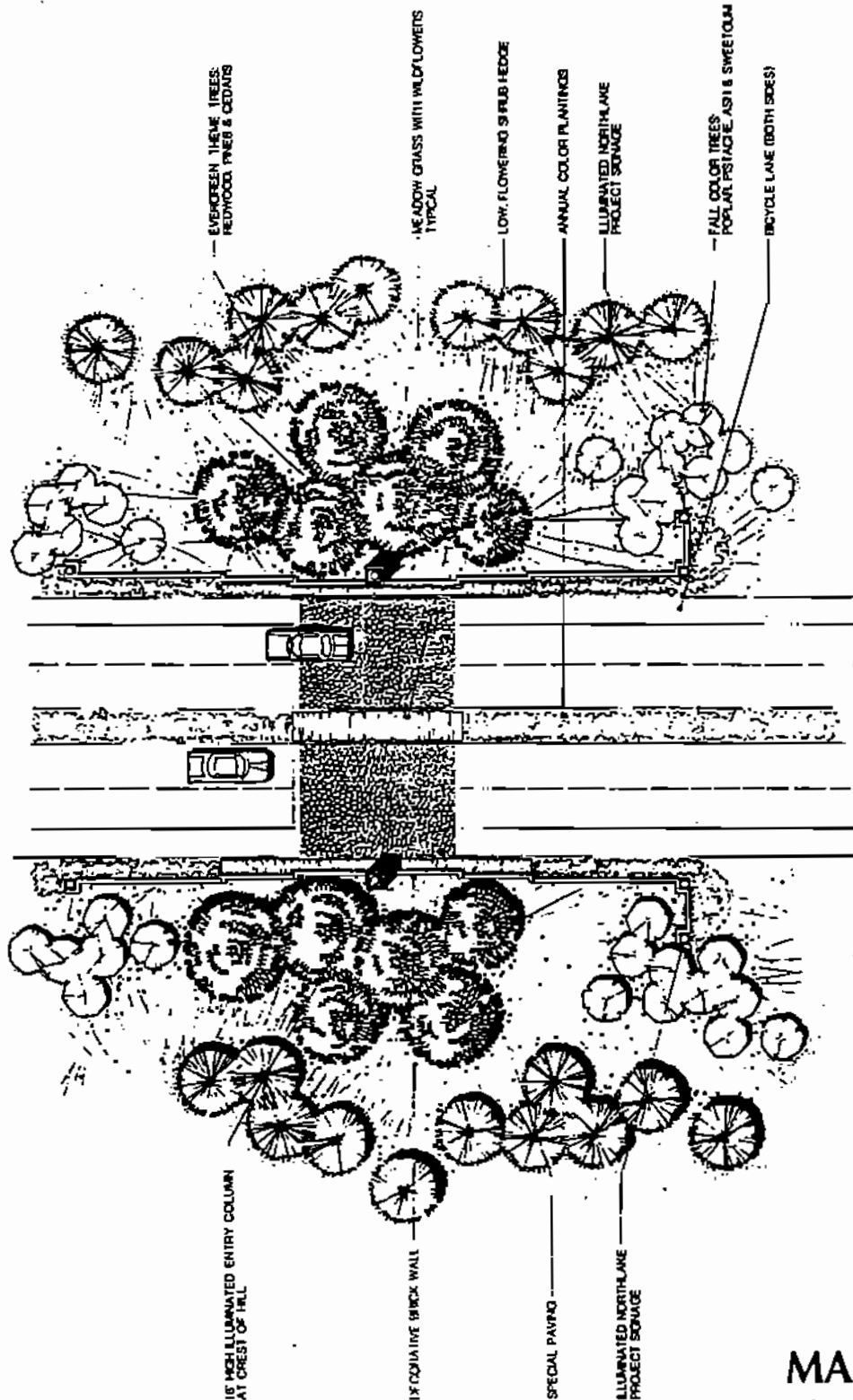
Ground Cover:

Gazania spp. "Yellow" - gazania

Note: Plant material equaling or surpassing the listed varieties in performance characteristics may be added upon approval by the NACC.

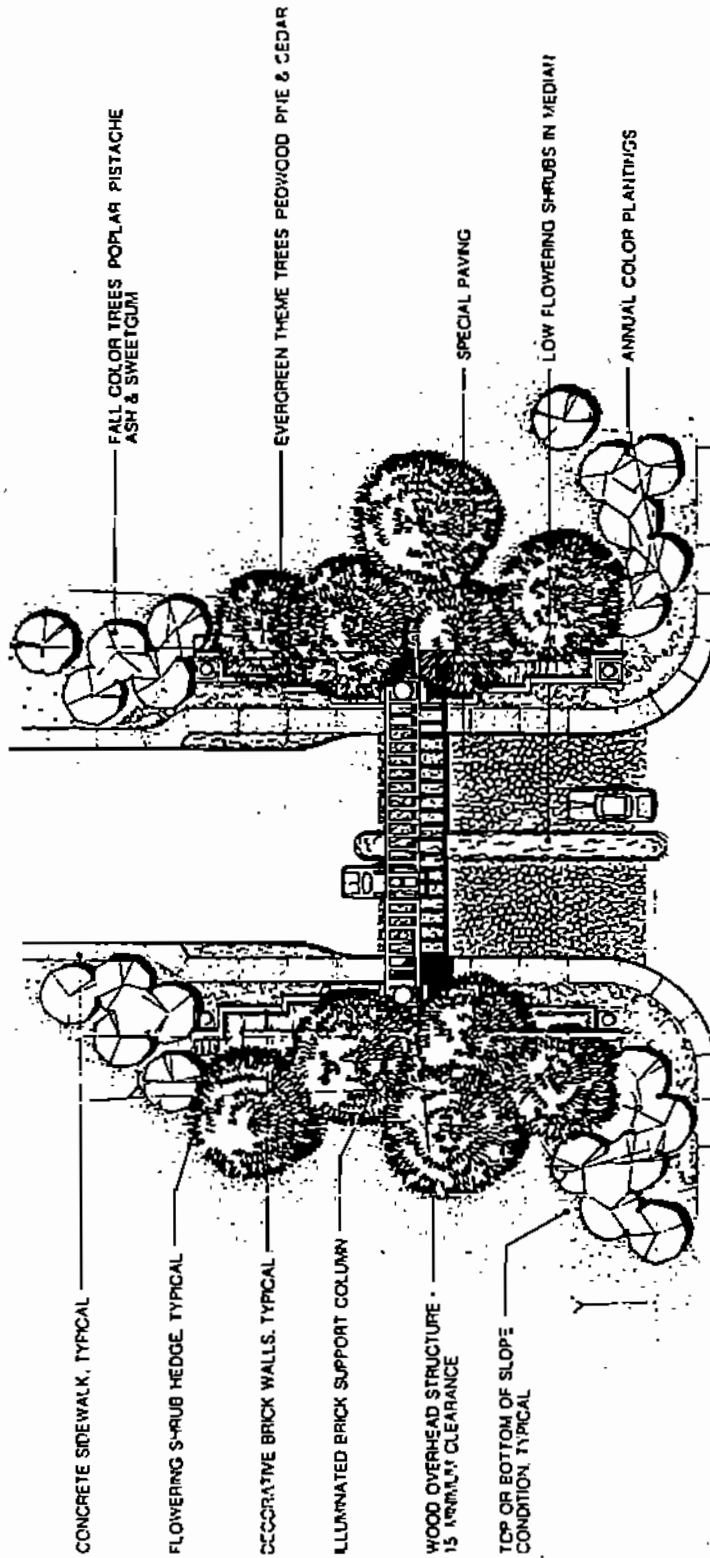
Secondary Entry (see Exhibit IV-7, Secondary Entry Landscape Plan)

- Decorative walls and pilasters identify these major intersections
- Medians carry flowering shrubs and ground cover



Source: The L.A. Group, Inc.

MAIN ENTRY LANDSCAPE PLAN



Source: The L.A. Group, Inc.

SECONDARY ENTRY LANDSCAPE PLAN

- Textured paving materials
- Final selection of paving materials subject to Los Angeles County Public Works Department, Road Section (see principle entry)

Background Tree:

Cedrus sp. - cedar

Pinus sp. - pine

Sequoia sp. - redwood

Accent Trees:

Liquidambar styraciflua - liquidambar

Fraxinus sp. - ash

Shrubs:

Rapheolepis indica - Indian hawthorne

Piltosporum tobira - mock orange

Tecomaria capensis - cape honeysuckle

Xylosma congestum - shiny xylosma

Ground Cover:

Gazania sp. - "yellow" gazania

Note: Plant material equaling or surpassing the listed varieties in performance characteristics may be added upon approval by the NACC.

Community Entry (see Exhibit IV-8, Community Entry Landscape Plan)

- Low walls and signage
- Coniferous trees create a backdrop for the signage

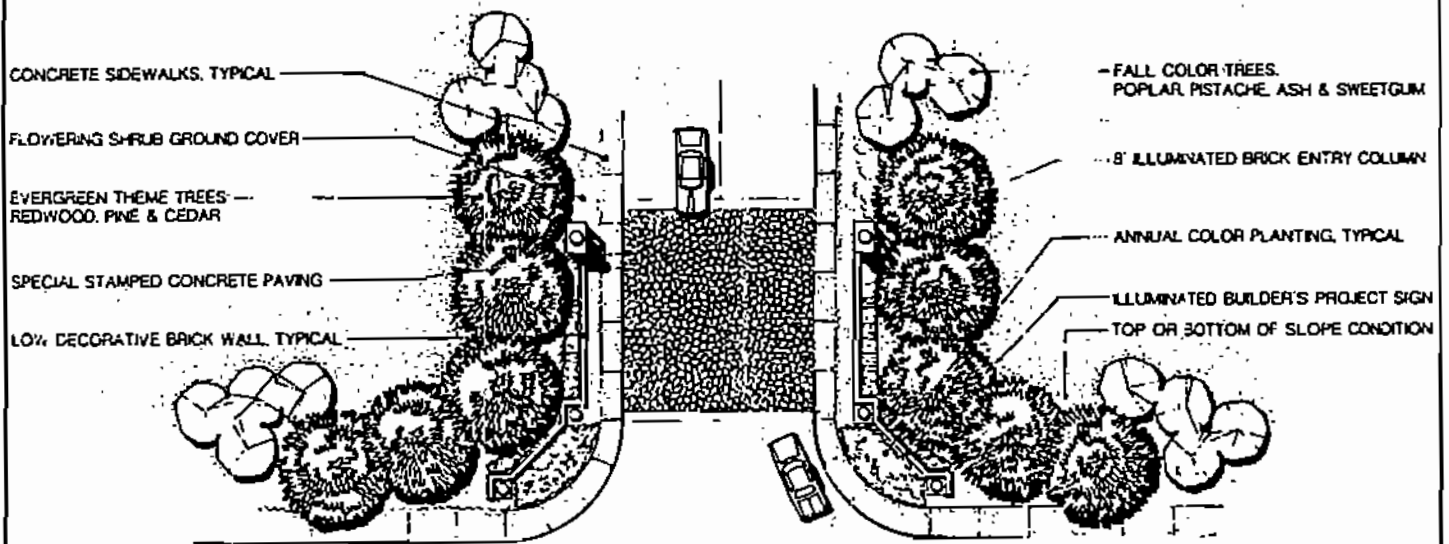
Background Tree:

Cedrus sp. - cedar

Accent Trees:

Populus sp. - poplars

Liquidambar styraciflua - liquidambar



Source: The L.A. Group, Inc.

**COMMUNITY ENTRY
LANDSCAPE PLAN**

Shrubs:

Rapheolepis indica "Jack Evans" - Indian hawthorne

Piltosporum tobira - mock orange

Xylosma congestum - shiny xylosma

Myoporum parvifolium - myoporum

Ground Cover:

Landscape plans shall be consistent with the aforementioned design concepts. Plant material shall conform to these listed in this section to ensure that maintenance and aesthetic issues are negligible.

Note: Plant material equaling or surpassing the listed varieties in performance characteristics may be added upon approval by the NACC.

3. Landscape Development Guidelines

To achieve a distinctive quality within the project environment, landscape concept plans for each planning area shall be required for the site plan review process. Single-family residential landscape concepts shall be aesthetically compatible with the Specific Plan landscape concept in design and materials.

Landscape designs for street frontage areas shall be compatible with Specific Plan streetscape improvements, indigenous growth conditions and offering opportunities for informal landscape treatments.

Landscape designs should recognize the importance of pedestrian and bicycle use areas and incorporate treatments to enhance these particular experiences. Higher density zones, residential, commercial and industrial, acknowledging a greater user intensity, require landscape concepts structured for durability and maintenance but should retain aesthetic appeal.

Designs for common residential situations need to address the problems of public gathering areas and recreation facilities. Pedestrian circulation systems should be laid out in such a manner as to permit free and safe access for all residents to amenities within the Specific Plan areas. To insure a well-designed, high-quality project, the developer and homeowner should adhere to the following guidelines for selecting and

installing essential landscape elements: plant materials, walls/fences, hardscape, surfaces irrigation equipment, lighting systems and outdoor furniture.

Plant Materials

To maintain the Specific Plan theme of "High Country," the plant materials list of trees, shrubs and ground covers should be adhered to by homeowners, school/park developers, multi-family parcel developers and commercial property developers.

This plant materials list is professionally selected for performance under the climatic conditions existing within the Specific Plan area. This list provides ample opportunities for landscaping parcels within those limits.

Each species on the list is available on the market in numerous varieties. Each variety will have a select habit, (size, shape) color and climatic requirements; those plant materials from "tropical" and "extreme desert" conditions should be excluded.

Recommended plant materials list:

TREE LIST:

<i>Albizia julibrissens</i>	<i>Magnolia grandiflora</i>
<i>Alnus rhombifolia</i>	<i>Olea sp.</i>
<i>Alnus sp.</i>	<i>Pinus pinea</i>
<i>Betula sp.</i>	<i>Pinus canariensis</i>
<i>Cedrus seodara</i>	<i>Pinus halapensis</i>
<i>Ceratonia sp.</i>	<i>Pistacia chinensis</i>
<i>Cinnamomum sp.</i>	<i>Pistacia</i>
<i>Cupressus sp.</i>	<i>Plantus sp.</i>
<i>Eucalyptus polyanthemus</i>	<i>Populus nigra</i>
<i>Eucalyptus sideroxylon</i>	<i>Populus sp.</i>
<i>Eucalyptus rudis</i>	<i>Prunus ceracifera</i>
<i>Fraxinus sp.</i>	<i>Pyrus kawakamii</i>
<i>Fraxinus vetulina ' modesto</i>	<i>Pyrus calleryana</i>
<i>Ginkgo bilboa</i>	<i>Quercus lobata</i>
<i>Juglans sp.</i>	<i>Quercus agrifolia</i>

Lagerstroemia indica
Liquidambar styraciflua
Ulmus parvifolia

Robinia Pseudoacacia
Schinus sp.
Sequoia sp.

SOD:

Blue grass mixes
 "Marathon"

Hybrid bermudas

SHRUBS:

Abelia grandiflora
Abutilon hybridum (1/2 sun)
Acacia baileyana
Agapanthus africanus (1/2 sun)
Arbutus unedo
Azalea indica
Berberus thun. atropurpurea
Camellia sasanqua
Ceanothus griseus "horizontalis"
Chaenomeles sp.
Clytostoma callisteoides
Convolvulus cneorum
Cotoneaster franchetii
Dietes vegeta
Dodonaea viscosa
Eleagnus pungens
Euonymus japonica
Forsythia intermedia
Gamolepis chrysanthemoides
Gardenia jasminoides
Grewia occidentalis
Hebe sp. (1/2 sun)
Hemerocallis sp.
Heteromeles arbutifolia
Heuchera sanguinea

Hypericum calycinum
Leptospermum scoparium
Ligustrum japonica
Lonicera japonica
Mahonia aquilifolium
Myrthus communis
Nandina domestica
Nerium oleander "petite"
Osmanthus fragrans
Photinia fraseri
Pittosporum tobria "var"
Punica granatum
Pyranantha coccinea
Raphiolepis indica
Rosa rugosa
Rosa "meidland"
Rosemarinus officinalis
Spiraea
Trachelospermum
Jasminoides
Tulbaghia violacea
Viburnum sp.
Wisteria sp.
Xylosma congestum

GROUND COVERS/PERENNIALS:

<i>Ajuga reptans</i>	<i>Geranium sanguineum</i>
<i>Baccharis pilularis</i>	<i>Lampranthus spectabilis</i>
<i>Campanula (shade) porscharskyana</i>	<i>Lampranthus productus</i>
<i>Drosanthemum hispidum</i>	<i>Myoporum parvifolium</i>
<i>Drosanthemum floribundum</i>	<i>Phyla nodiflora</i>
<i>Duchesnea indica</i>	<i>Polygonum capitatum</i>
<i>Gazania sp.</i>	

ANNUALS:

All annuals that will grow in site area.

Note: Plant material equaling or surpassing the materials list in performance characteristics may be incorporated upon the approval of the NACC.

Wall/Fences

Walls and fences within the Specific Plan area shall be consistent with the architectural theme of the planned area and reflected in materials and design. The following are wall and fence height limits set for the project site:

- Within residential areas—six feet maximum (not within street setback requirements)
- Commercial and industrial areas—six feet maximum
- Walls along the freeway and within NorthLake property shall have straight segments not to exceed 100 feet in length without a right angle transition of not less than 6 feet in length and parallel segment of not more than 16 feet in length. These requirements shall be used where screen walls become visible from travel lanes. In non-specific areas fences may be used.

- Walls constructed at major community entry points and along community streets shall be consistent with the Specific Plan theme area in materials and design.
- Project fencing within the separate planning areas shall reflect the architectural theme through consistent materials and design.
- Screen walls fronting on a street shall be designed using similar materials to appear as an integral part of the screened building. Said screen wall shall return back away from the street for a distance of not less than three feet at intersections.
- Screen walls or fences of sheet or corrugated iron, steel, aluminum, asbestos or security chain-link fencing are specifically prohibited.

Hardscape (Paving)

The hardscape materials available for the paving of special activity areas, vehicular and pedestrian, are numerous in their choice of colors, patterns and textures. The use of interlocking brick pavers or textured concrete surfaces is encouraged. The appropriate selection of materials shall be based on the established architectural theme of the Specific Plan area. Final approval regarding materials and consistency of these elements in accordance with the Specific Plan shall be decided within the site plan review process.

Irrigation Equipment

The NorthLake project will progressively develop the potential of reclaimed water for landscape irrigation. Irrigation of parks, playgrounds, schoolyards, golf course, streetscapes and manufactured slopes with reclaimed wastewater reduces the overall demand on potable water supplies.

A supply system separate from the domestic supply system will transport reclaimed water through most of the Specific Plan area. Reclaimed water is available for landscaped open areas, recreation sites and public facilities from valve connections at sidewalk. Within developed areas the valve box is adjacent to domestic supply

connections, each marked accordingly. Standardized requirements for irrigation application equipment ensures the economical disbursement of water to all landscaped areas, safety from casual injury and the elimination of aesthetically disruptive elements.

- Irrigation elements, when adjacent to areas accessible and visible by pedestrians, and/or vehicular traffic shall be of a self-sealing, at-grade canister design.
 - Irrigation elements shall be of a non-reflective hardened plastic material.
 - Irrigation elements shall be dark brown, black or green in color to decrease visibility.
- Irrigation elements for transitional and manufactured slope areas shall be assembled to maintain the designed use.
- Temporary irrigation for the maintenance of natural and manufactured slopes shall be specified as “brownline” construction for durability against severe ultraviolet degradation and to encourage visual blending of colors with slope vegetation.

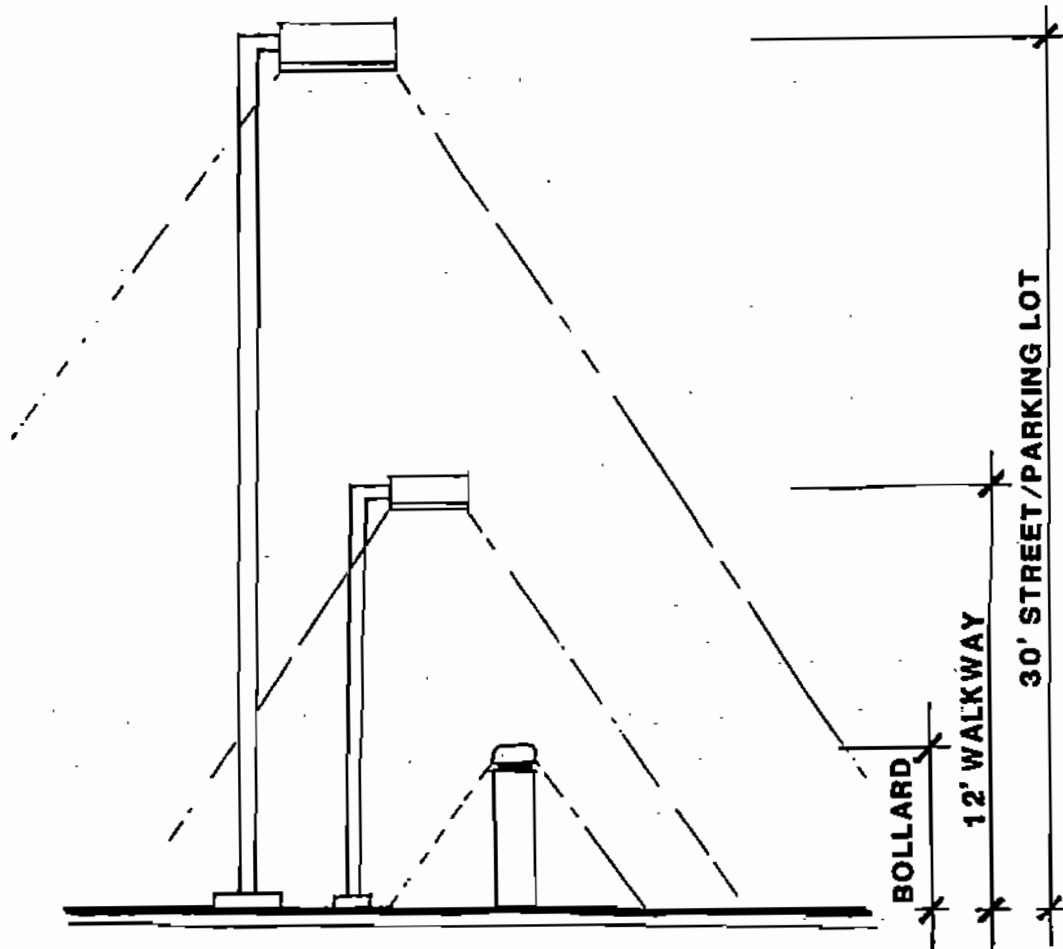
Lighting

Street lighting will be used to unify the NorthLake development. The goal of the Lighting Design Guidelines is to respond to the requirements of a variety of land uses and environmental conditions created by this development. Street, parking lot and structural lighting fixtures shall provide adequate illumination for the safety and comfort of vehicular and pedestrian traffic (see Exhibit 'V-9, Lighting Design Guideline).

The type of lighting elements may vary from one zone to the next, but levels of illumination should remain consistent in quality and clarity. The use of special lighting elements (i.e., accent and uplighting) is encouraged.



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BOLLARD:

MAX. 3'4"
MIN. 1'4"

**LIGHTING FOR PATHWAYS SHALL
BE ADEQUATE FOR THE SAFETY
AND COMFORT OF PEDESTRIAN.**

**LIGHTING DESIGN
GUIDELINES**

NOT TO SCALE

- Architectural lighting should be used to articulate structural design elements (i.e., uplighting, wall washing, etc.) and emphasize community focal points such as the club house.
- Pedestrian lighting should be used along walks, neighborhood parks and golf course when independent of streets.
- The design of light fixtures should remain constant throughout the NorthLake area and link the golf course and open space areas with the development zone.

The following applications of lighting elements are permitted:

- Onsite street/parking lot light standards
- Pedestrian sidewalks/transition zones (bollard/walkway lights)
- Landscape accent, spot or flood lights (concealed to reduce glare)
- Lighting for signage and monumentation (concealed to reduce glare—commercial and industrial zones)
- Architectural facade accent, spot or flood lights (concealed to reduce glare—commercial and industrial zones)

The developer/owner shall submit plans of all exterior light features, specifying location and design, for review by the Department of Public Works. The following are standard requirements established to help resolve issues of safety and aesthetic lighting implementation:

- Height maximums for Specific Plan light standards:
 - Parking lot fixtures, 30 feet
 - Walkway lighting, 12 feet.
- Lights shall not be placed or directed in a manner causing glare or excessive light to fall on adjacent sites.

- Bollards in pedestrian walkways shall be a minimum of 18 inches and a maximum of 3 feet 4 inches in height.
- A uniform light color, preferably high pressure sodium, for security and energy savings shall be used within Specific Plan areas.
 - Levels of illumination should remain consistent throughout the Specific Plan area.
 - Incandescent lighting is permitted for residential applications only.
 - The use of color lenses is prohibited (i.e. blue, green).
- The design of free-standing light standards and their accompanying structural supports shall be architecturally compatible with surrounding structures.
- Security lighting:
 - Security lighting fixtures shall not project above the fascia and/or roof line of the attached structure.
 - Fixtures will have shields that are painted and designed to be compatible with attached structure.
- All parking lot and driveway lighting shall provide uniform illumination.
- Electrical connections or junction boxes shall be concealed either within the structure of the light or in a below-grade structure.
- Accent illumination is recommended to be located at key positions within each Specific Plan area such as entrances, exits, drives and loading zones.
 - Accent lights shall be positioned to be hidden from pedestrian view using plant material and a dark color scheme (dark brown or black).

- The position of light thrown by accent lights shall be adjusted at regularly maintained intervals to reduce glare thrown on adjacent traffic.

Furniture (Outdoor)

Street furniture can include trash receptacles, benches, bus shelters, planters, bicycle racks, bollards and information displays.

- The security, safety, comfort and convenience of the user, including the handicapped, should be considered.
- Street furniture should be conservative in use of sidewalk space and where possible locate to the edge or off the sidewalk to maintain a clear width adequate to accommodate pedestrian flows.
- To the greatest extent possible street furniture should be incorporated in park areas or landscape spaces and off-street areas.
- Street furniture should be constructed of long-wearing, vandal-resistant materials.
- It should be cost efficient in terms of initial cost, expected lifetime and maintenance requirements.
- It should be simple in function and the design should reflect the character of the Specific Plan area.
- Single-family mailboxes shall be clustered in a wall or pilaster in accordance with USPS regulations. Exposed mailboxes are discouraged. Multi-family developments shall have group mailboxes. In such cases common mailbox structures shall be located near major entry or recreation areas. The structure should be of a design similar to the planning area in which it exists. Mailboxes and their standards shall be uniform in design, shape, size, color and address identification.

- Trash receptacles in attached housing areas shall be screened by an approved enclosure or landscaping and concealed from view of adjoining lots. Receptacles shall not be placed along street rights-of-way except for collection day.
- Above-ground trash receptacles in attached housing project areas must be fully enclosed with masonry and stucco walls with wood doors on metal frames with landscape on at least two sides.
- The purpose of bollards is to physically separate pedestrian and vehicular/traffic conflict areas. Their use should be limited to public gathering areas or commercial areas to safeguard children and adults as well as to protect street furnishings or other elements within the streetscape.
- Any bollards for use adjacent to public streets should meet placement and design conventions of regulatory agencies.
- The bollards should be constructed of concrete or masonry with a smooth stucco finish to match the color of any adjacent walls or architecture.
- The design of the bollards must be consistent within each planning area or in two or more areas if there is a connection of bollard use. Along major streets one bollard style is recommended.
- Proportions should be heavy or massive and suitable for the material used rather than tall and thin. Height should be adjusted to a level always visible to automobile drivers at the closest distance they will approach the bollards. In all cases, 18 inches is a minimum height, and 3 feet 4 inches is the maximum height (see Lighting Plan).

The final selection of street furniture shall be based on appropriate materials and design and their consistency with adjacent architectural features. Approval regarding materials and consistency of these elements in accordance with the Specific Plan shall be deferred to the Site Plan review process.

D. ARCHITECTURE

The purpose of establishing Architectural Design Guidelines is to provide a reference for the planning and designing of residential, commercial, industrial, recreational and facility structures within the Specific Plan area. The intent of these guidelines is to guide the development of a specified architectural context and to help in the selection of materials and colors. More correctly, the guidelines are to be used to achieve project continuity and a standard of quality throughout the planned project and establish a greater visual identity. These guidelines are divided into residential and commercial/industrial criteria for the planned project area.

1. Residential Design Guidelines

Layout

- The Specific Plan development area affords numerous viewshed opportunities. Long-term development should capitalize on viewshed corridors where possible, orienting development towards areas of natural scenic beauty and project landscape improvements.
- A clear distinction shall be maintained between private, residential, commercial properties, schools and recreational areas.
- An emphasis should be given to creating units with a strong indoor/outdoor relationship.
- All mechanical equipment shall be screened from view of major streets and pedestrian areas using walls similar in design to the project architecture or a planting space adequate in size for proper screening height and depth.
- Chimneys shall be compatible in materials to the accompanying structure.
- All antennas within residential areas shall be restricted to the attic or interior of the residence. Satellite "dish" antennas are specifically prohibited.
- All trash containers shall be screened from street view.

- Wherever possible within the Specific Plan, area utilities will be located underground rather than overhead.

Design

- Each residential project area should convey its own blend of building forms.
- A particular style should not dominate the entire Specific Plan area, but rather a cultivated theme should result in integrating building designs and project areas, each with their own character.
- The architectural character of each planning area should be visually perceived from the street. The aim of the guidelines is to create interest through constancy in the use of architectural elements such as windows, doors, balconies and roofs.
- Residential structures and community features shall be coordinated in architectural materials, details and quality. Community features include bus stops, outdoor gathering places, recreation facilities and pedestrian access features.
- Building mass is probably the most prominent design feature of a project. The design of a multi-family residential unit should avoid long, unbroken building faces without the use of offsets as an integral part of the facade design (see Exhibits IV-12, Residential Setback Plan, and IV-13, Residential Setback Illustration).
- Interesting building massing can be achieved without superficial design elements through use of the following features: two- and three-story structures can be combined with one-story structures with the use of projecting balconies, recessed porches, entries and enclosures.
- The pitch and form of roofs are a very visible community feature. A range of roof forms and roof pitch adds an appealing visual context to the community/street-scape. An all-flat roof is unacceptable.

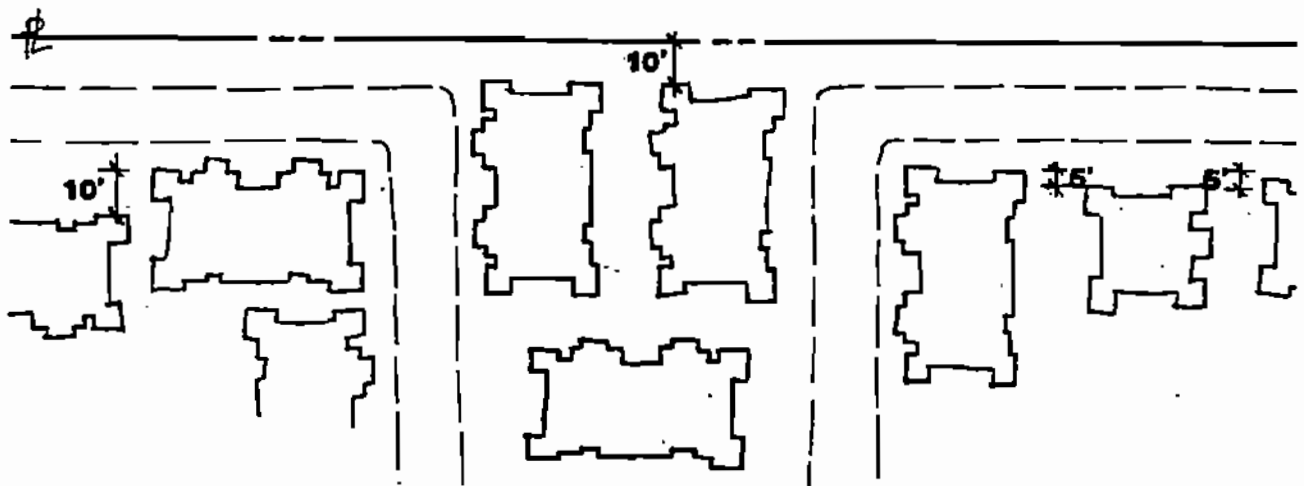


BUILDINGS SHALL BE SETBACK FROM PROPERTY LINE A MINIMUM OF 10'.

NO MORE THAN 2 BUILDINGS THAT ARE SETBACK THE SAME DISTANCE SHALL BE ADJACENT TO ONE ANOTHER.

SETBACKS FROM ADJACENT BUILDINGS SHALL BE A MINIMUM OF 5' OR MORE.

CONCEPTUAL LAYOUT ONLY.



MULTI-FAMILY RESIDENTIAL SETBACK PLAN

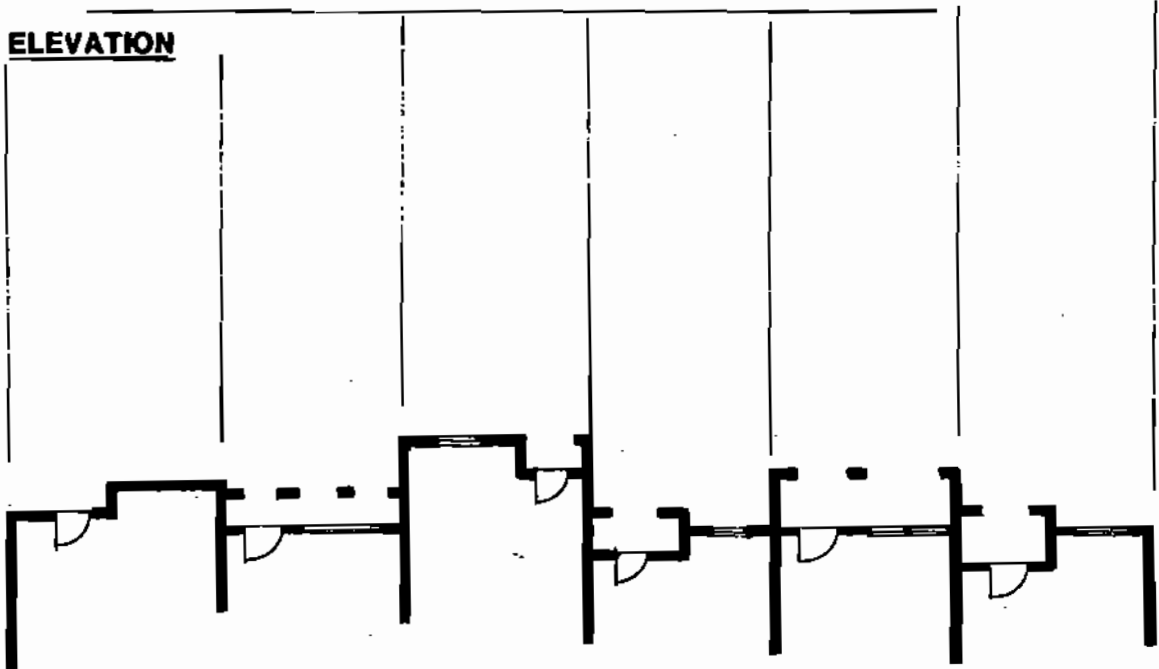
NOT TO SCALE



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ELEVATION



PLAN

**RESIDENTIAL UNITS SHOULD INCORPORATE
A VARIETY OF SETBACKS TO
AVOID LONG EXPANSES OF
SHEER, BLANK WALL.**

**MULTI-FAMILY
RESIDENTIAL SETBACK
ILLUSTRATION**

NOT TO SCALE

- Enclosed roof overhangs are encouraged as a response to climatic conditions, especially when used in combination with porch enclosures, balconies and recesses to decrease summer sun angles and reduce interior temperature fluctuations.
- All parking structures/decks, either free-standing or attached, shall incorporate the same design elements as the accompanying structure or dwelling.

Materials

- The roofing materials used for all residential structures shall be of a fire-retardant material certified by the County of Los Angeles Fire Department.
- Every single-family residence shall have a roof constructed of tile, concrete tile or an asphalt composition in compliance with the Fire Safety Section of the Uniform Building Code.
- Every single-family residence shall have an exterior siding of brick, stucco, concrete or other similar material to lessen fire potential in accordance with the Design Guidelines to be established.

2. Commercial Design Guidelines

The purpose of establishing architectural design guidelines within commercial areas is to ensure quality development that reinforces a consistency throughout the Specific Plan area. Recurring elements combine to create a visual and spatial expression that identify the area and give it a special character. All architecture is intended to appear as an integrated part of the overall site design concept. Buildings will be of a contemporary style and materials, employing appropriate massing, scale and proportion for design implementation. Designs for individual projects will be submitted as part of the Site Plan review procedures as set forth in Sections III and IV herein.

After study of different architectural elements, the features selected for the Specific Plan area are judged to provide the highest probability of economic success, aesthetic satisfaction and flexibility in design for the life of buildout. The qualities and design elements for commercial buildings that are most actively encouraged are:

- Richness of surface and texture
- Play of light (shapes, shadows)
- Equal void to solid building wall ratios
- Multi-planed roofs
- High degree of varying wall articulation

Conventional (contemporary) commercial architecture can be characterized by simple multi-story, geometric floor plate-type structures typically faced with materials as listed below. These relatively low-profile, simple shapes can comprise a strong element of continuity throughout the area, and it is the materials, variations and fenestration details which provide the necessary variety. The major varietal elements to be addressed when designing structures are:

- Wall surfaces (textures, patterns)
- Openings (windows, balconies, pedestrian entrances)
- Graphics (colors, letter styles, clarity)

There is an overwhelming diversity of architectural products available for use by the project designer. The most desirable applications for the Specific Plan area are:

Building Materials

- Masonry (concrete, glass or brick)
- Stucco
- Textured or exposed aggregate
- Pre-cast or tiltup concrete

Stone

- Openings
- Recessed or projected entries
- Windows

- Landscape planters
- Arcades

Color

- Subtle, warm tones
- White
- Glass, dark with standard tints (not spandrel)
- Graphics
- Informative signage
- Building address
- Directionals/location
- Company names/logo

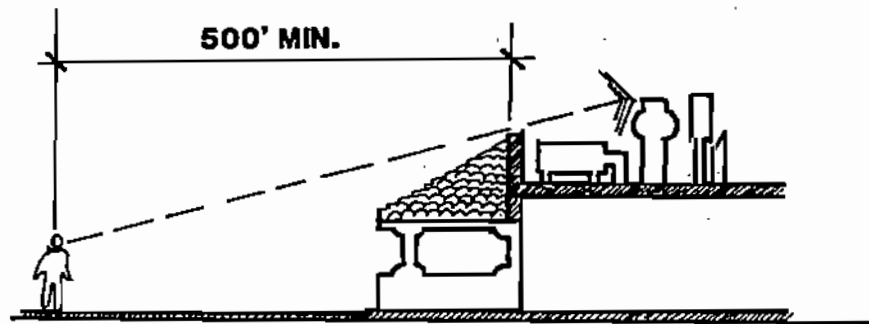
The following design elements should be consulted when reviewing commercial architecture for the Specific Plan area:

Layout

1. Exterior components of plumbing, processing, heating, cooling and ventilating systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling and ventilating equipment fans, blowers, duct-work, vents, louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be visible to an individual standing on the ground or ground-floor elevation from a distance of 500 feet as illustrated on Exhibit IV-14.
2. Exterior junction receptacles for electrical or irrigation purposes use should be located in shrub bed areas and landscaped to screen from view as shown on Exhibit IV-15, Commercial Landscape Screening Illustration.
3. Conceal all service areas and storage areas within the building, or screen those exterior areas with solid masonry or stucco stud walls of single color or with architecturally-coordinating trim (see Exhibit IV-13).



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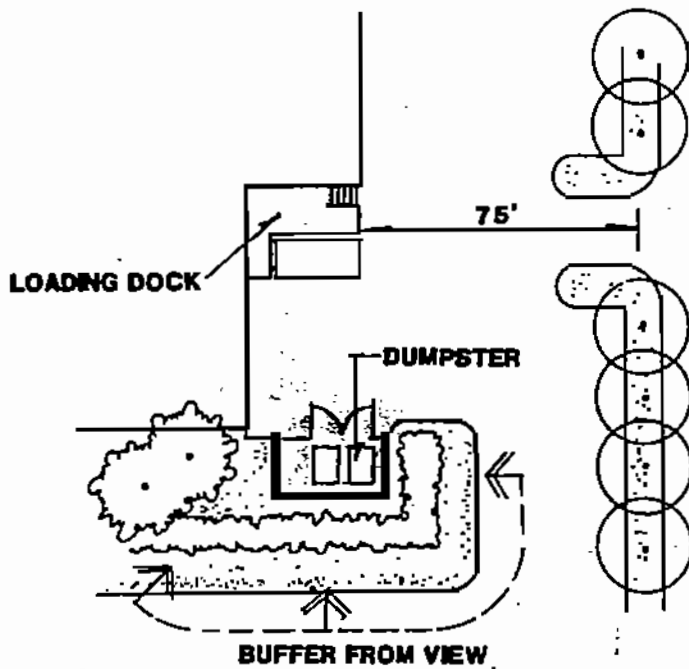
**SCREEN ALL ROOFTOP SERVICE EQUIPMENT
TO A MINIMUM 500' FROM ENTRY LEVEL.**

**COMMERCIAL
UTILITIES SCREENING
ILLUSTRATION**

NOT TO SCALE



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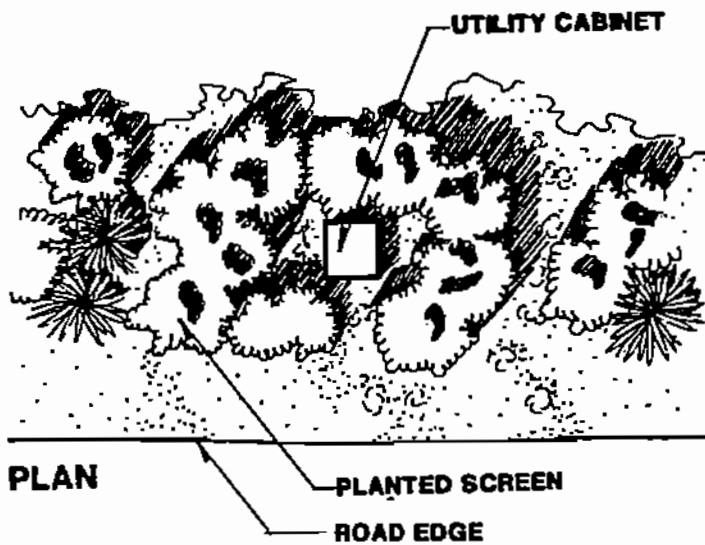


CONCEAL SERVICE AREAS FROM DIRECT VIEW.



ELEVATION

SCREEN MECHANICAL EQUIPMENT TO REDUCE VISUAL DISRUPTION OF LANDSCAPE THEME.



COMMERCIAL LANDSCAPE SCREENING ILLUSTRATION

NOT TO SCALE

4. Whenever possible, do not place employee parking in the front setback. Parking should be located to the side or rear portion of the site. Walls and/or landscaping are encouraged to screen parking areas from street side views (see Exhibit IV-16, Commercial Design Guidelines).
5. Buildings should be sited in a manner that will complement the adjacent buildings and landscape. Look to the existing development around the subject site to establish a context in which to design. Building sites should be developed in a coordinated manner to provide order and diversity and avoid a confused street scene.

Design

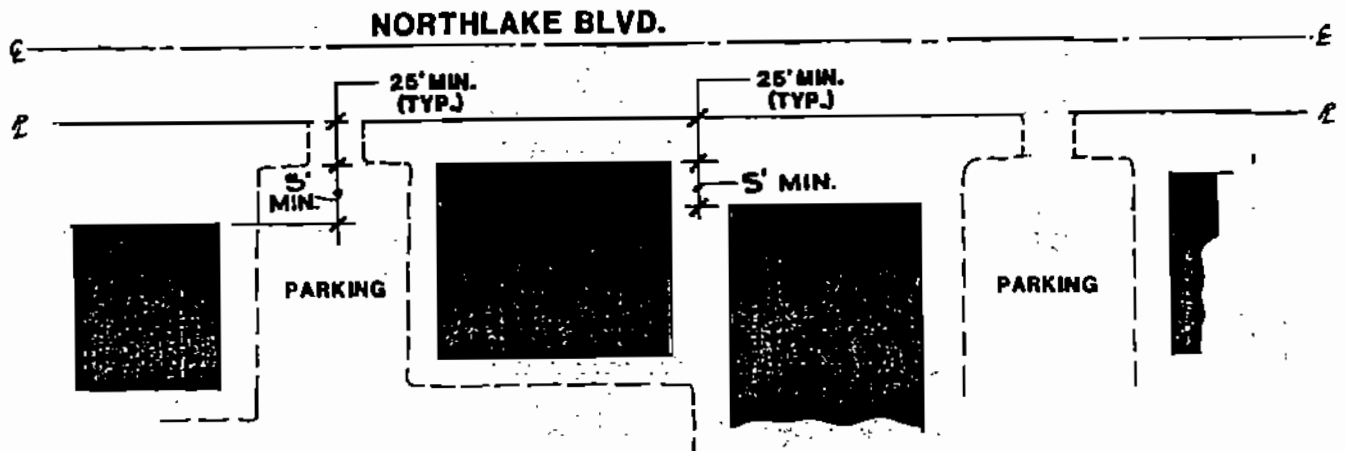
1. Avoid long, unarticulated building facades. Buildings with varietal front setbacks are strongly encouraged.
2. Commercial developments should incorporate street furniture and pedestrian spaces where appropriate (see Exhibit IV-16, Commercial Design Guidelines). Pedestrian amenities incorporate the overall commercial design scheme and are compatible in scale, form, materials and color with architectural elements. Street furnishing should be simple in design and functional and be placed so as not to obstruct entrances, exits or pedestrian paths (see Exhibit IV-17, Commercial Design Concept).

Materials

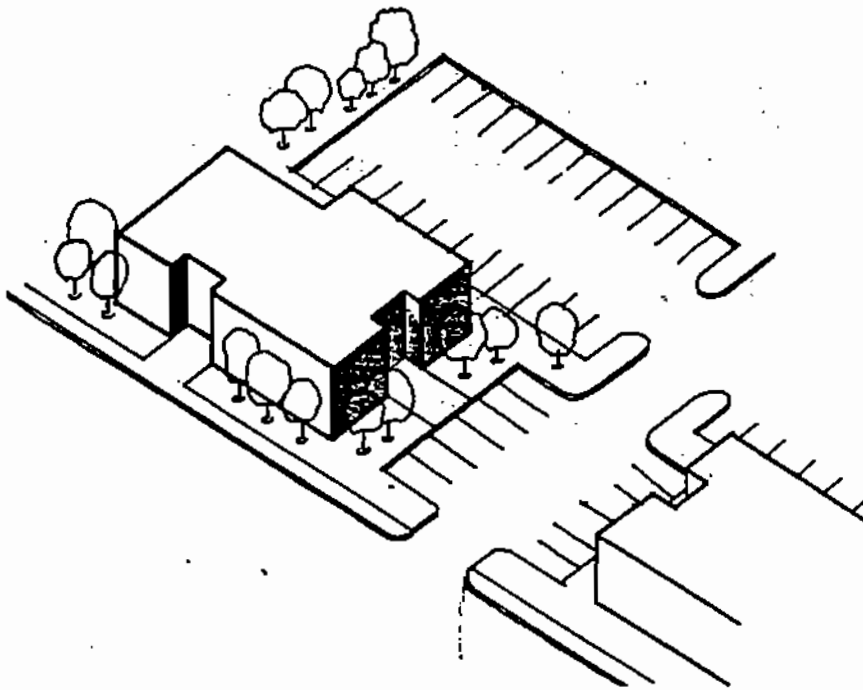
1. The use of prefab, all-metal steel for sheathing of buildings is prohibited. This is not to preclude the use of finished metal details within architecturally designed structures.
2. Service utilities will be located underground within the Specific Plan area, except for major power sources and connections with possible future substation facilities.



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VARIED SETBACKS WITH PARKING LOCATED TO THE SIDE AND REAR OF THE COMMERCIAL STRUCTURES.



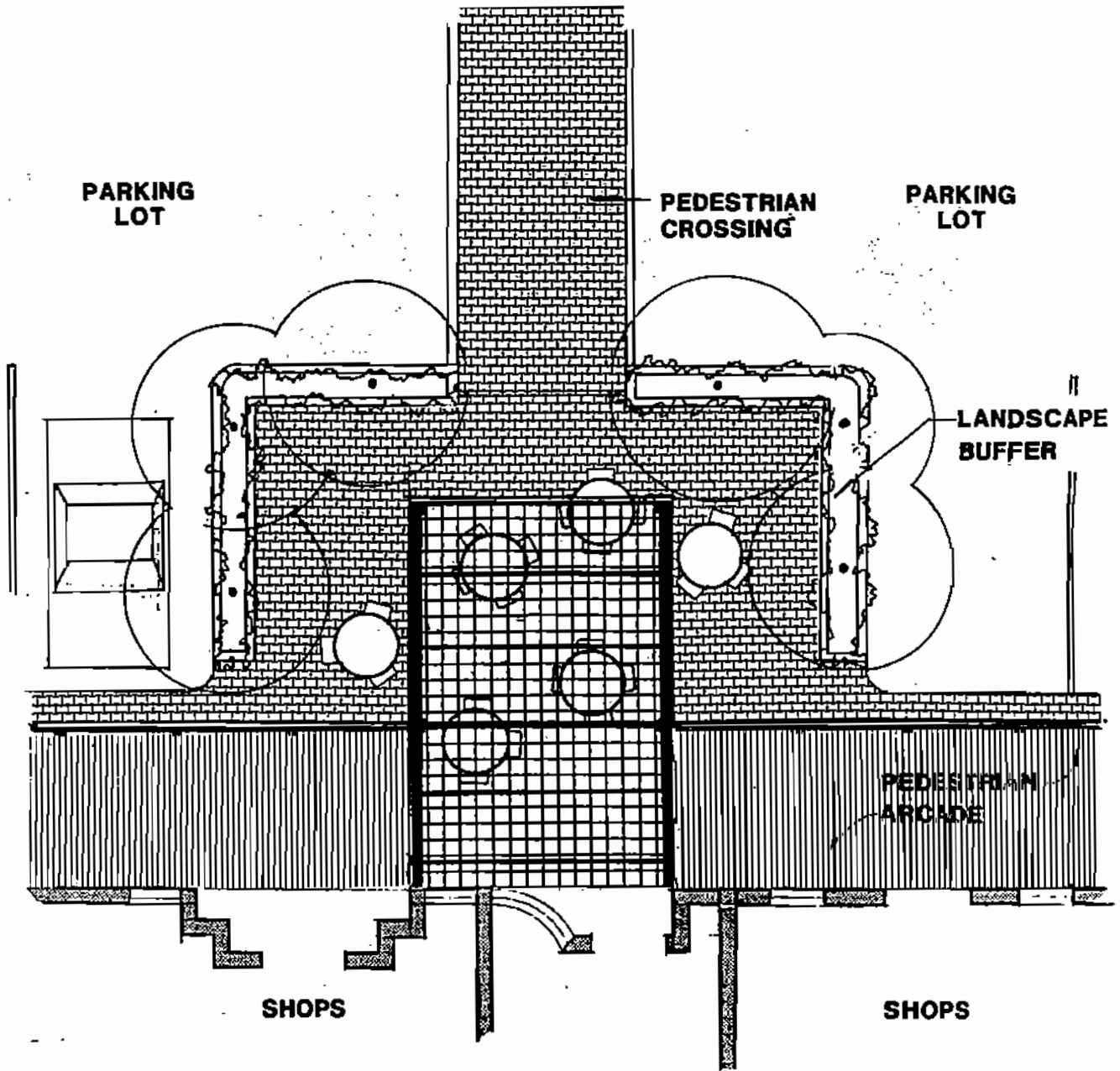
LOCATE PARKING TO SIDE AND REAR OF STRUCTURE TO PROVIDE A LANDSCAPED BUFFER FROM STREET.

COMMERCIAL DESIGN GUIDELINES

NOT TO SCALE



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**CREATE FLEXIBLE OUTDOOR
ACTIVITY AREAS WITHIN
COMMERCIAL ENVIRONMENTS.**

**COMMERCIAL
DESIGN CONCEPT**

NOT TO SCALE

3. Industrial Design Guidelines

The purpose of establishing architectural design guidelines for light industrial areas is to ensure consistency in design and compatibility of adjacent land uses within the Specific Plan area. Architectural elements of design, utilization of space and materials shall be in conformance with the theme of either adjacent non-residential uses to achieve a visual impression of continuity. Designs for individual projects will be submitted as part of the Site Plan review procedures as set forth in Section III and IV herein. To the extent possible the qualities and design elements of building materials, openings and colors encouraged for commercial designs apply to industrial designs.

The following design elements should be consulted when reviewing industrial architecture for the Specific Plan area:

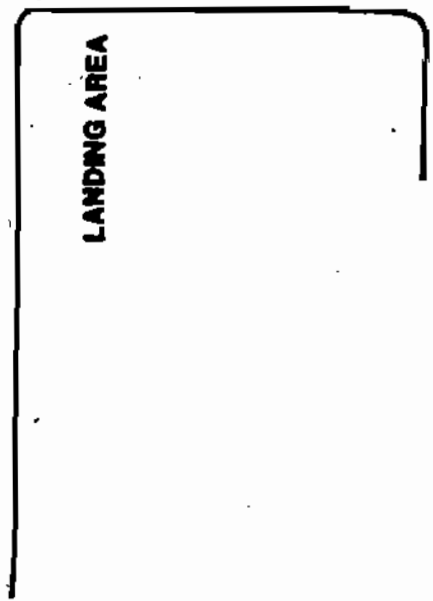
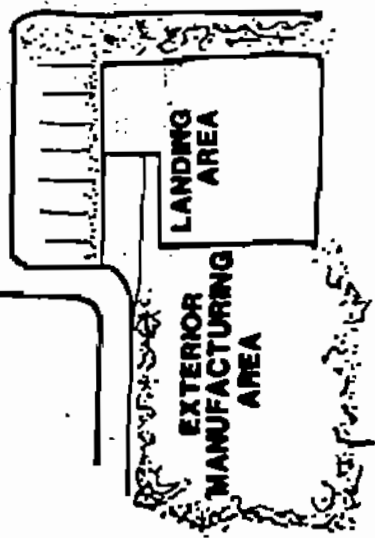
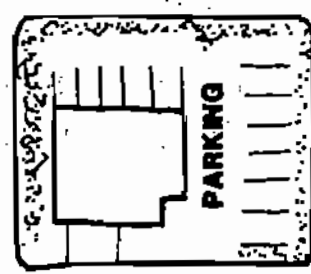
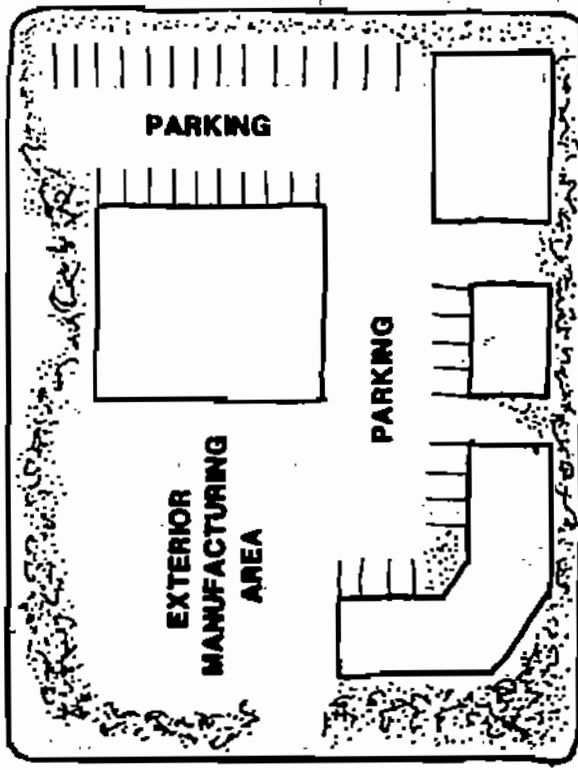
Layout

1. Exterior components of plumbing, processing, heating, cooling and ventilating systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling and ventilating equipment fans, blowers, duct-work, vents, louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be visible to an individual standing on the ground or ground-floor elevation from a distance of 500 feet as illustrated on Exhibit IV-14.
2. Exterior junction receptacles for electrical or irrigation purposes use should be located in shrub bed areas and landscaped to screen from view as shown on Exhibit IV-15, Commercial Landscape Screening Illustration.
3. Conceal all manufacturing processes, loading and shipping docks, service areas and storage of raw materials from the general public by keeping these activities within the buildings or in the rear. Screen the exterior areas with solid masonry walls of coordinating color or landscaping (see Exhibit IV-18).



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NORTHLAKE
BLVD.



NORTHLAKE

INDUSTRIAL DESIGN CONCEPT

NOT TO SCALE



EXHIBIT IV-18

4. Parking along the front setback shall be avoided. Parking should be located to the side or rear portion of the site.
5. If possible, industrial site design shall classify uses which are similar in nature with respect to the activities and its impacts to adjacent areas. Those uses which require frequent freight shipping and loading shall be grouped together and isolated in one area. Access to these areas shall not be provided through other areas of lighter use. The same approach should be applied for uses which create noise, exhaust, etc. The resulting industrial design should be one of "clusters" of building areas where each "cluster" contains compatible uses and one "cluster's" activities does not adversely impact the ability of another.

Design

1. Avoid long, unarticulated building facades. Buildings with varietal front setbacks are strongly encouraged. Buildings with the same frontal setback shall be limited to two maximum. The variation of adjacent buildings shall be five feet minimum.
2. Industrial developments should incorporate landscaped areas with outdoor furniture and water fountains for employee and customer relaxation. These areas should be placed at appropriate locations to influence social interaction among other employees, salespersons and customers.
3. Pedestrian and bicycle paths and parking area are encouraged to provide the opportunity of local employees' alternatives of driving to and from work.
4. Amenities shall be consistent overall and compatible with the industrial buildings. Outdoor furnishings should be simple, functional and low-maintenance and placed in architecturally-defined areas.

Materials

1. The use of prefab, all-metal steel for sheathing of buildings is prohibited. This is not to preclude the use of finished metal details within architecturally designed structures.
2. Wherever possible within the Specific Plan, area service utilities will be located underground.
3. Building materials and landscaping should be consistent with adjacent, non-residential buildings to create a sense of unity of overall design.

E. SIGNAGE**1. Purpose and Intent**

Signage is an essential design element within the structure of a planned community and provides a sense of identity and visual orientation. Signage reflects an image of cohesive quality while providing graphic communication for residents and visitors. Signs should inform and direct but in addition should be designed to remain consistent in both scale and style within the project area.

Each development proposal within the Specific Plan area represents a small portion of a greater planned community contributing significantly to the visual image of the overall community project. The signage guidelines and regulations contained herein shall apply to all developments within the Specific Plan area. It is intended that the uniform application of these provisions provide the basis for an integrated visual character and continuity through all Specific Plan phases.

Within the Specific Plan there are several different land use categories, each requiring different signage controls. Those categories can be identified as residential, commercial model home complex/subdivision sales and other signage such as directional, etc.

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

Regulations

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

- Official notices issued by any court, public body or public officer
- Notices posted by any public officer in performance of a public duty or for any person in giving legal notice
- Traffic, directional, warning or information signs required or authorized by the public authority having jurisdiction
- Mounts and stands made compatible with project signage with approval of the Planning Director
- Official signs used for emergency purposes only
- Permanent memorial historical signs, plaques or markers, provided that materials are compatible with similar structures in the area
- Public utility signs, provided such signs do not exceed three square feet in area

General Regulations

The following sign regulations will effectively regulate the placement, erection and maintenance of signage within the Specific Plan. These regulations are intended to provide equitable standards for the protection of property values, visual aesthetics and the public health, safety and general welfare.

The following general regulations shall apply to all signage in any zone:

- All light sources, either internal or external, provided to illuminate signage shall be placed or directed away from public streets, highways sidewalks or adjacent premises to not cause glare or reflection that may constitute a traffic hazard or nuisance.

- Any sign located on vacant or unoccupied property that was erected for a business which no longer exists or any sign which pertains to a time, event or purpose which no longer exists shall be removed within 90 days after the use has been abandoned.
- All signage shall be designed free of bracing, angle-iron, guy wires, cables or similar devices.
- The exposed backs of all signs visible to the public shall be suitably covered, finished and properly maintained.
- All signs shall be maintained in good repair including display surfaces, which shall be kept neatly painted or posted.
- Any sign which does not conform to the provisions contained herein shall be made to conform or shall be removed.
- The height of all signs shall be measured from the highest point of the sign, exclusive of any part of the sign not included in area calculations.

Prohibited Signage

The following signs shall be prohibited in all zones within the Specific Plan area:

- Inflatable signs, balloons, symbols of animals
- Rooftop signs
- Portable signs
- Signs on trailers or painted on the sides of disabled or parked vehicles
- Rotating, revolving or flashing signs
- Signs advertising or displaying any unlawful act, business or purpose
- Any signage, notice or advertisement affixed to any street right-of-way, public sidewalk, crosswalk, curb, lamp post, hydrant, tree, telephone pole,

lighting system, upon any fixture of the fire or police alarm system of the County of Los Angeles

- Any strings or pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons and similar attention-getting devices, including noise-emitting devices, with the exception of the following:
 - Pennants, banners or flags used in conjunction with subdivision sales offices and tract entry points
 - National, state, local governmental, institutional or corporate flags properly displayed
 - Holiday decoration, in season, used for an aggregate period of 60 days in any one calendar year

2. Design Guidelines

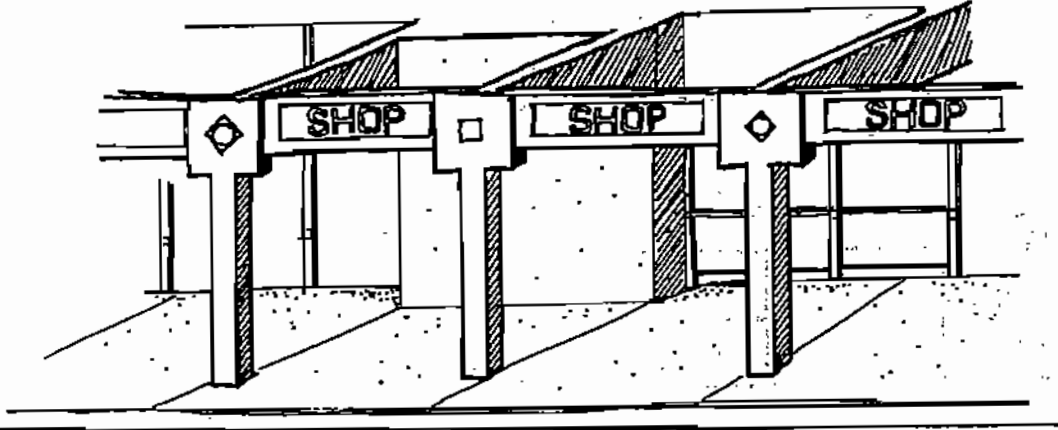
The overall goal for the Specific Plan sign program is to achieve compatibility throughout the community. The sign regulations establish maximum type and location in permitted area. The signage guidelines are designed specifically for this project to establish standard criteria to contribute to a well-integrated, high-quality project character. These standards provide a basis for the developer and the jurisdiction to design, pattern and regulate a consistent signage program.

Business Signage Within Commercial and Industrial Zones

- **Function**—Signs for current places of business for the purpose of advertising and identification.
- **Description**—Individual business signage may be either freestanding, monument, wall signs, ground signs, projecting signs, awnings, attached signs or a combination of the above. Typography may include a business park theme or style and should be consistent with the general vicinity or individual “Business Parks.”

- **Attached Signs**—Fascia signs may be used in addition to other types of signage. When several businesses are located within one building or when a certain theme is established for multi-tenants, the framing, lighting and positioning should be the same. Grouping such signs into a directory is encouraged.
- **Projecting Signs**—Projecting signs should be used when there is limited visibility or to add interest to a building. The support structure for such signage should compliment the architectural style of the building.
- **Awnings**—Creative applications of awnings can be used as signage. All such awnings should complement the architectural theme and be of a consistent color and style for each building.
- **Wall Signs**—Wall signs may be used to complement a building or where other types of signage are not appropriate. Wall signs have the opportunity of adding visual interest to an expanse of wall. Wall signage utilizing individual letters mounted to a wall is encouraged. Support structures for attaching other wall signs should be made inconspicuous. Wall signs typically require more maintenance than other types of signage, so an effort should be made to keep their appearance clean and attractive.
- **Monument Signs**—Monument signs typically display messages at or below eye level and have a direct relationship to pedestrians and vehicles; therefore, the placement of monument signs are crucial. Monument signage projects a feeling of permanency and may be made from a variety of materials that are consistent with the structures they are identifying.

Exhibits IV-19a-c illustrates typical examples of appropriate signage for the Specific Plan business zones.



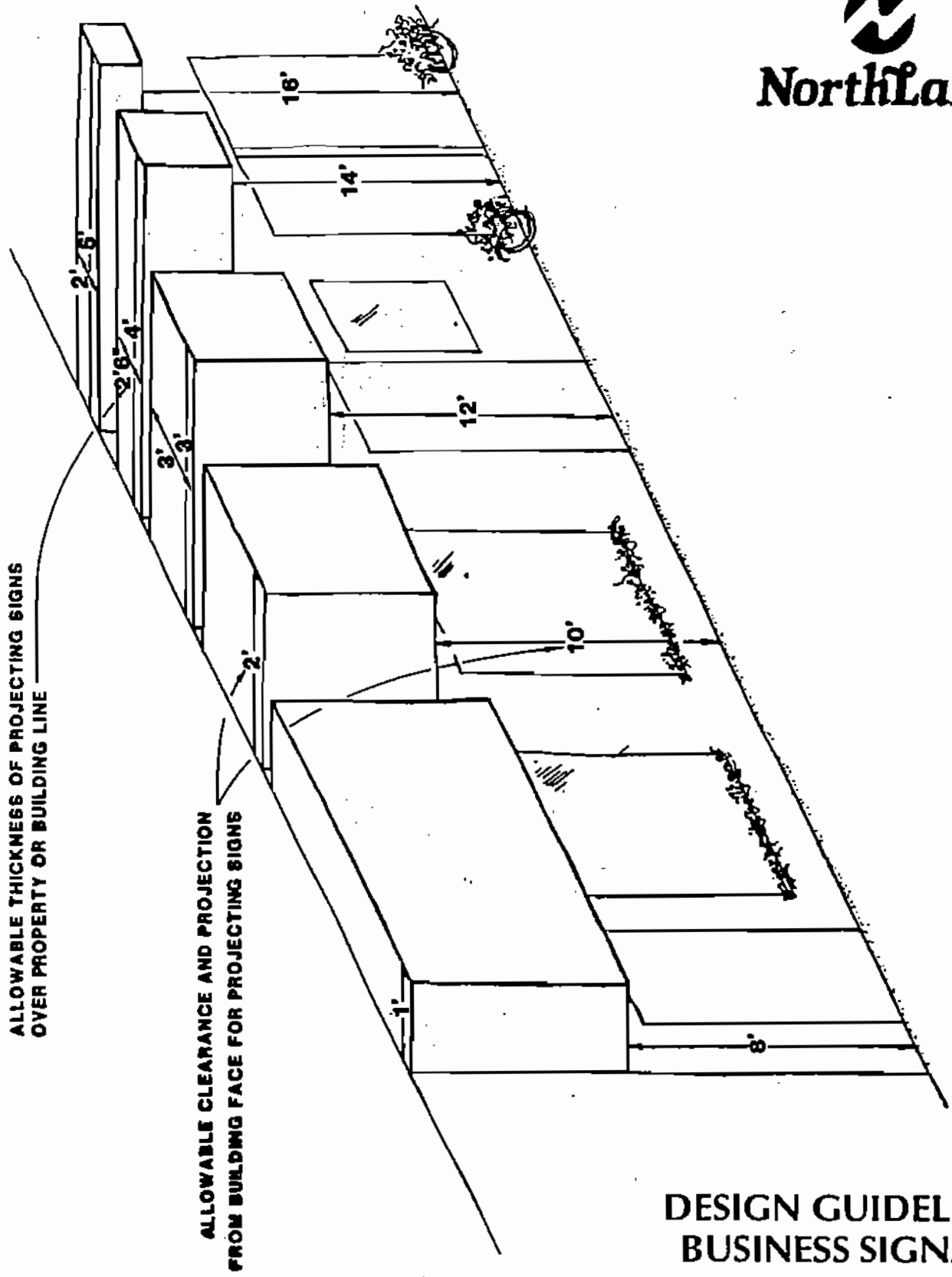
**ATTACHED SIGNAGE
EXAMPLE**



**PROJECTING SIGNAGE
EXAMPLE**

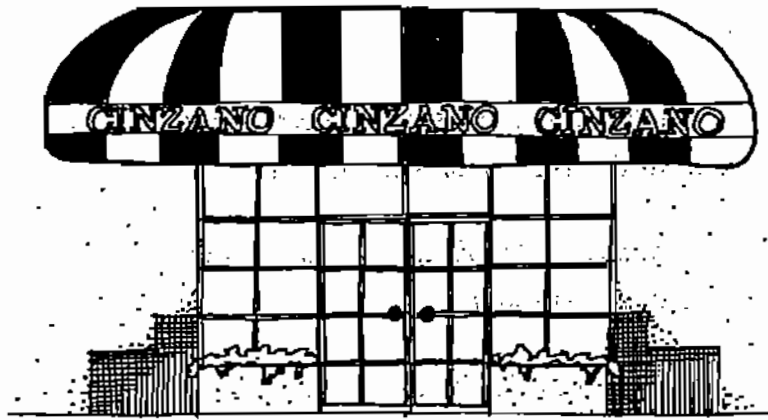
**DESIGN GUIDELINES:
BUSINESS SIGNAGE**

NOT TO SCALE

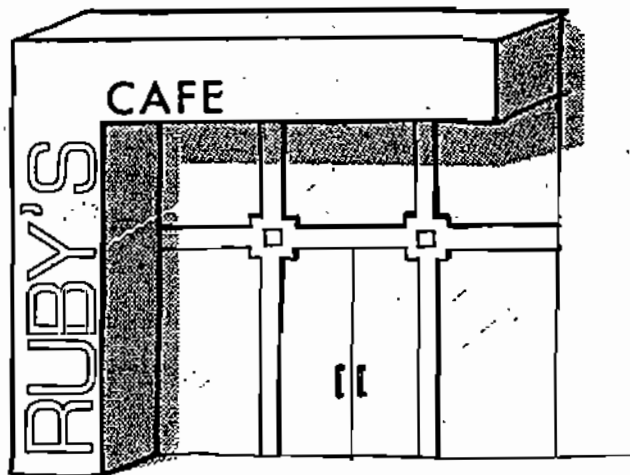


**DESIGN GUIDELINES:
BUSINESS SIGNAGE**

NOT TO SCALE



**AWNING SIGNAGE
EXAMPLE**



**WALL SIGNAGE
EXAMPLE**

**DESIGN GUIDELINES:
BUSINESS SIGNAGE**

NOT TO SCALE

Directional Signage

- **Function**—This type of signage identifies and directs vehicular and pedestrian traffic to various onsite destinations. They may be used on community trails or to display a destination, direction or location.
- **Description**
 - Typically small scale signs, freestanding, consistent with community facility or amenity signs.
 - Sign materials and design should remain consistent with major community signage.
- **Location**—Located typically at entrances, exits and strategic locations along pedestrian and vehicular routes.

Project Monumentation

- **Function**—Signage that creates a major statement and informs the viewer through written and symbolic graphics that the planned community or project is being entered.
- **Description**—Entry signs should be large scale, monument-type signs creating a sense of arrival. Materials used should be compatible with landscape treatment and street furniture. Entry signage should be illuminated. Signage may include community theme or project design theme (including logo, logotype and color scheme) should be the same throughout the project.
- **Location**—Major community entry points or project planning area entry points.

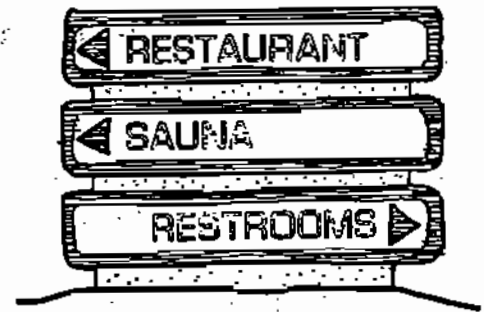
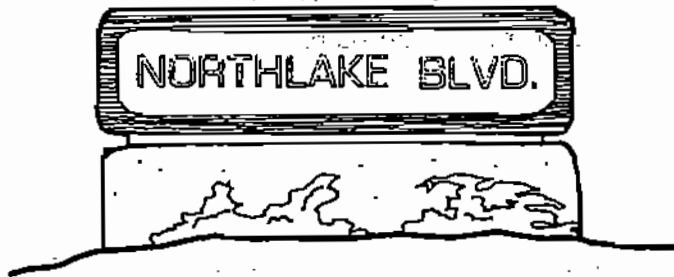
Sample Design Guidelines for Monument Signage are shown on Exhibit IV-20.



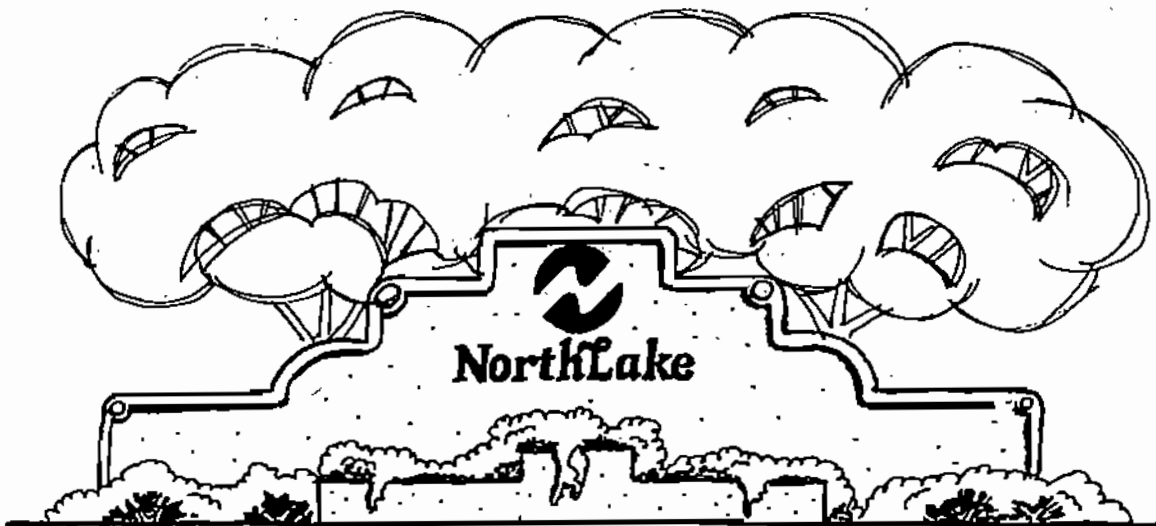
NorthLake



**MONUMENT SIGNAGE
EXAMPLE**



DIRECTIONAL SIGNAGE EXAMPLE



**PROJECT MONUMENTATION
SIGNAGE EXAMPLE**

**DESIGN GUIDELINES:
MONUMENT SIGNAGE**

NOT TO SCALE

Community Facility Signage

- **Function**—A sign that informs the viewer through written and symbolic graphics of community facilities and amenities.
- **Description**
 - These types of signs should be consistent within planning areas incorporating an area theme, logo, color or style in conjunction with the facility identification.
 - Either freestanding or monument-type signage, single- or double-faced. Materials should be consistent with the thematic treatment for the major community signage.
- **Location**—Signage should be installed on the site of the facility or amenity and oriented toward the street.

Examples of Community Facilities Signage is provided on Exhibit IV-21.

Temporary Signage

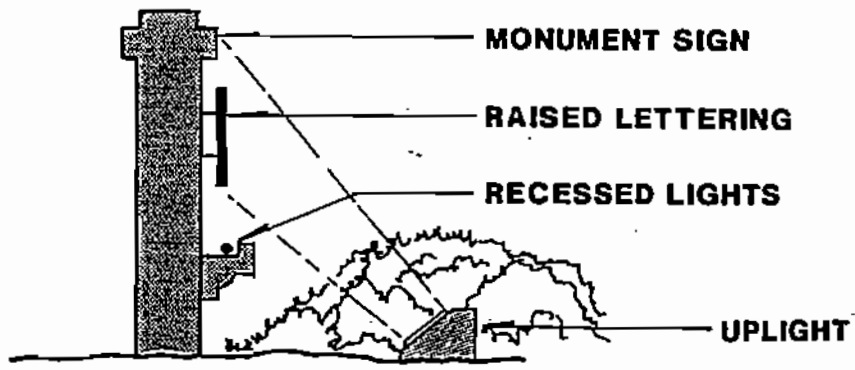
- **Function**—Signage that identifies uses or activities temporary in nature. Typically includes real estate sales signs, subdivision sales signs, notification and other special feature signs.
- **Description**—Temporary signage should be located in close proximity to the use or uses identified. The design and theme of temporary signage should be consistent in scale and color with signs in the general vicinity.
- **Location**—Temporary signage should be located in proximity to use or as permitted in the sign regulations contained herein.

Materials/Color Scheme

- An effort should be made to achieve consistency between building style and sign design. In all cases signage generally should be compatible with the exterior treatment of the building or location identified. The message



**COMMUNITY FACILITY
SIGNAGE EXAMPLE**



**SIGNAGE LIGHTING
EXAMPLE**

DESIGN GUIDELINES: COMMUNITY FACILITIES

NOT TO SCALE

a sign conveys is affected by the materials and colors used in combination. Selecting signage material should be based on strength and durability with consideration toward safety and prolonged maintenance.

- Color schemes for signage should relate to other signs, graphics and color schemes in the vicinity to achieve an overall sense of project identity.

Lighting

- The quality of signage lighting should relate to the character that is intended for the area. No sign illumination should cause a glare or illuminate adjacent sites. Signage may be illuminated by continuous and uniform internal lighting or external ground lighting sources. Signage that is either internally or externally illuminated shall follow these guidelines:
 - Externally lighted signs
 - All external light sources should be adequately shielded to guide or direct the light toward the sign face and prevent glare or illumination of adjacent properties of structures.
 - Light fixtures should be well integrated with the design and color scheme of the sign using appropriate design, color and lighting hardware.
 - Internally Lighted Signs
 - Creative uses of internal lighting are encouraged when the color and intensity of light is well blended into the sign design.
 - Artistic applications of neon lighting in signs are acceptable when used for uses conducted after dark, such as restaurants.

V. SPECIFIC PLAN IMPLEMENTATION

A. PURPOSE AND INTENT

Development of the NorthLake site will be implemented in conformance with the regulations and guidance contained within the Specific Plan. This section outlines the procedures for administration of the provisions contained herein, the phasing plan for the development of the proposed planning area, the programs and comprehensive funding for the projected sequence of development and a monitoring program so that the County may track the progress of the Specific Plan development area and monitor associated improvements. Other information covered in this chapter pertain to general administration, subdivision, administration procedures and the linkage between these elements. In addition to the specific plan site plan review, the NorthLake Specific Plan shall be implemented through the subdivision process. Concurrent with site plan processing will be submittal of tentative tract maps where properties are to be separately financed, sold, leased or otherwise conveyed. The subdivision process will allow for the creation of lots as tentative parcel or tentative tract maps which will allow for implementation of the project phasing.

B. PHASING PROGRAM

The primary intention of the phasing program is to relate infrastructure requirements to site development. A detailed discussion of the NorthLake phasing program is detailed by infrastructure type in Section II. While a project development/phasing program sequence is implied, there is nothing in the plan to preclude a different order of development or even a different combination of sub-phases, so long as the related infrastructure is adequately in place.

The Specific Plan allows for flexibility in project phasing because the actual sequence of development may be affected by numerous factors not now predictable, including site plan modifications due to final engineering or changes in the economic market.

C. MONITORING PROGRAM

The purpose of the Specific Plan monitoring program is to provide assurances to the County and developer that the Specific Plan site is developed in a manner which is consistent with the provisions of this plan. The monitoring program for this Specific Plan will serve two functions. The primary function is to establish a system to record progress in the phasing of development and the implementation of corresponding required infrastructure. This information can then be compared to development that is occurring on a regional scale. The secondary function of the monitoring program is to establish a system whereby periodic adjustments in density and dwelling unit types within the program planning area may be accomplished and documented. The monitoring program effectively establishes an accounting system to insure that area growth dynamics are properly recorded within the scale of the total project and each planning area reflected in this Specific Plan. Table V-1 provides a sample format for the monitoring data.

The first part of project monitoring deals with phasing of development and the implementation of corresponding required infrastructure. This program will ensure that the required infrastructure is in place at the completion of each phase. The phasing plan is responsive to the needed facilities and services for each level of development.

Since the required infrastructure for each phase has been predicated on assumption such as rate of growth and market demand, the basis for these assumptions must be periodically evaluated, and a report filed with the County. The assumptions are:

- The rate of growth for this project will remain reasonably constant and as calculated.
- The rate of growth of other regional projects which were used in assessing cumulative impacts on phased infrastructure and services will remain reasonably constant and as calculated.

Table V-1

SAMPLE NORTHLAKE SPECIFIC PLAN MONITORING REPORT

<u>Phase No.</u>	<u>Planning Area</u>	<u>Acres</u>	<u>Previously Authorized DU</u>	<u>DU Gained/Lost</u>	<u>Transferred To/From (Planning Unit)</u>	<u>Currently Authorized DU</u>
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- The market demand for proposed residential product type and mix will remain reasonably constant throughout the phasing period.

The report will be filed annually (at a time determined by the County) and will serve as current base data for all tentative tract maps filed in the ensuing 12 months. The report will contain the following:

Data Regarding Project Growth Rate

- A. An inventory of the number of dwelling units and commercial acres currently developed onsite.
- B. A calculation for the number of dwelling units assumed for this Specific Plan for that point in time according to the Phasing Plan.
- C. The project-wide difference between A and B.

Data Regarding Regional Growth

- A. An inventory of the number of dwelling units currently developed in other regional projects which were used in assessing cumulative impacts on phased infrastructure and services as provided by the Department of Regional Planning.
- B. Number of dwelling units in these regional projects assumed by this Specific Plan to be built at that point in the Phasing Plan.
- C. The region-wide difference between A and B.

The secondary phase of the monitoring program deals with transfer of density and shall be maintained in accordance with the following guidelines.

In order to accommodate possible changes and to insure conformance with adopted County Code, the following provisions shall guide and govern incremental allocation and provision of residential dwelling units within the program area.

1. The overall assigned dwelling unit yield of 3,983 residential dwelling units on 1,330 acres shall not be exceeded.
2. A site plan application shall be submitted to the County for review and approval prior to development occurring in any planning area. Such plans shall be consistent with this Specific Plan and are subject to conditions of approval set forth by the County.
3. Within prescribed limits, density variations or changes in numbers so dwelling units that constitute significant deviations from the phasing plan shall be subject to approval by the Planning Commission.
4. The site plan process may result in dwelling units being shifted from one planning area to another within limits defined in the plan, called out under transfer of density.
5. Should any planning area identified for public facility use not be dedicated for said purpose, land use policies for this property will shift to single-family residential or other identified residential uses consistent with surrounding properties.
6. Any approved planning area maximum dwelling unit refinement shall be accompanied by a revised statistical table in all text and map locations where unit counts are reflected. Said table shall show new dwelling unit totals for each planning area in which a change is made. All drafts of such tables and the final approved version shall be identified by a revision date located in the title block. Said table shall be a part of the adopting resolution or ordinance.
7. The Planning Director shall cause to be established and maintained an official project file which contains an original and certified copy of every revision to the planning area summary, including a record of dwelling unit potential remaining in each planning area.

Program Requirements

Most of the plan implementation can be accomplished by simply integrating it into the County's existing development review process. Certain additional actions, however, are either desirable or essential in properly carrying out the NorthLake Specific Plan.

1. *Application Forms*

Specific Plan site plan application forms are not yet available. Until the County adopts Specific Plan site plan review procedures, a conditional use permit form should be used and modified to reflect information requirements.

2. *Documentation File*

A monitoring system information file should be set up in the planning department to insure that sequential density transfers and/or plan amendments are accurately recorded and maintained.

D. GENERAL ADMINISTRATION, PERMIT PROCESSING AND AMENDMENTS

The Specific Plan shall be administered and enforced by the County of Los Angeles Regional Planning Department in accordance with the provisions of the Los Angeles County Planning and Zoning Code.

Certain changes to explicit provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and, subsequently, the Board of Supervisors.

- a. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.
- b. Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing

development capacity in the Specific Plan area nor change the concepts of the plan.

- c. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

In addition to the above items, a public hearing shall be held on all site plan applications in accordance with the provisions of Section 1.B.4. of the Specific Plan. The Regional Planning Commission or Hearing Officer may approve, conditionally approve, modify or deny said application.

The Specific Plan shall be implemented through a method of site plan review. The site plan review will be a Conditional Use Permit, as modified herein, until such time as the County adopts a Specific Plan review procedure. A site plan review shall be required for all development within the Specific Plan area requiring a building permit. Tentative parcel and tract maps may be processed independent of the site plan review procedures, in accordance with the Los Angeles County Subdivision Code, Title 21. Site plan review will not be required for interior alterations where there is no square footage increase or use intensification.

All proposed project within the Specific Plan area shall be required to have an approved site plan prior to issuance of building permits or concurrent with subdivision, conditional use permits or any other permit for property. The site plan review procedure is necessary for the following reasons:

1. To ensure consistency with the Specific Plan, the County-wide General Plan, the Santa Clarita Valley Area Plan and all implementing ordinances.
2. To promote the highest contemporary standards of site design.
3. To adapt to specific or special development conditions that occur from time to time while continuing to implement the Specific Plan and conform

development to the General Plan, the Santa Clarita Valley Area Plan and implementing ordinances.

4. To facilitate complete documentation of land use entitlements authorized and conditions pertinent thereto.
5. To adapt to changes that may occur with respect to the circumstances under which the project is undertaken.

Exemptions

Following is a list of activities which are exempt from the site plan review process. This list is not all-inclusive. The Planning Director may exempt other special activities not covered by the example listing.

- All interior changes, alterations, construction
- Repainting
- Reglazing, new mullions
- Relandscaping of existing structure
- Reroofing with similar-style roofing materials
- Minor exterior repairs
- Demolition
- Exterior mechanical (heating, air conditioning, water heater, etc.)

Procedures

Site plans which contain plans, drawings, illustrations, designs, reports and other detailed information as required herein shall be submitted to the County for review and comment. Applicants are encouraged to submit preliminary plans for review and

comment by the Planning Department prior to the final preparation of a site plan. Comment from other County departments and service agencies shall be sought by the staff prior to preparing a recommendation on the finalized Specific Plan site plan.

Applicants should ensure that they have obtained a copy of the design guidelines accompanying the Specific Plan. This will assist the developer in achieving consistency with the Specific Plan and generally facilitate a quality project.

Upon determination that the Specific Plan site plan complies with the provisions of the Specific Plan and the review factors described in the design guidelines, the County staff shall prepare a staff report with recommendations which shall be submitted along with the Specific Plan site plan to the Hearing Officer and/the Planning Commission at the earliest possible duly noticed meeting. A public hearing shall be held on all site plan applications in accordance with the provisions of Section IV of the Specific Plan. The Regional Planning Commission or Hearing Officer may approve, conditionally approve, modify or deny said application. The Hearing Officer or the Planning Commission shall approve, conditionally approve or, if not consistent with the Specific Plan, modify or deny the Specific Plan site plan.

In accordance with the California Government Code Sections 65453-65454, Specific Plans shall be prepared, adopted and amended in the same manner as general plans, except that specific plans may be adopted by resolution or by ordinance. This plan may be amended as necessary in the same manner it was adopted, by ordinance. Said amendment or amendments shall not require a concurrent general plan amendment unless it is determined by County staff that the proposed amendment would substantially affect the general plan goals, objectives, policies or programs. An environmental assessment form shall accompany the proposed amendment, but it is presumed that the master EIR approved for the project area includes all future development for the Specific Plan. If further environmental documentation were required in special cases, it would be a focused analysis and action as documented in Section 15162 and 15182 of the CEQA guidelines.

E. COMMUNITY FACILITIES AND INFRASTRUCTURE FINANCING PLAN

The ability to fund public facilities necessary for support of development is one of the most challenging aspects of the planning and development process. The overall approach proposed in the Specific Plan is to use one or more of the basic funding approaches to phase logical and affordable increments of the public facilities and services in conjunction with appropriate components of development. The widest possible array of funding methods is suggested because of the scale of improvements needed and the desire to avoid unreasonable escalation of housing costs slowing market absorption to a point at which development simply is infeasible.

1. Basic Funding Approaches

a. Assessment District

The Municipal Improvement Act of 1913 (Streets and Highways Code Section 10000 et seq) is a procedural act which provides for the formation of a special assessment district, the levying of an assessment and the creation of a lien against the property but does not in itself contain provisions for the issuance of bonds. (For this reason, bonds are issued under the 1911 Act or 1915 Act discussed below.) An assessment district is created for construction or acquisition of a wide variety of public improvements.

Under the 1913 Act a proposed assessment and assessment diagram are prepared before any construction work is done. The amount of the assessment levied against each property is based upon an engineer's report and notices are sent to property owners. A public hearing is held, both on the project and the amount of the proposed assessment to be levied. At the conclusion of the public hearing, the governing body may confirm the assessments. If confirmed, a lien is created against each assessed parcel and the assessments are properly recorded. The property owners are mailed notices of each parcel's exact confirmed assessments, and they have 30 days to pay a part or all of the assessment in cash. Upon conclusion of the cash collection period, all unpaid assessments are accumulated, a bond issue is structured and bonds are sold. The bonds may be issued pursuant to either the Improvement Act of 1911 (Streets and

Highways Code Section 5000 et seq) or the Improvement Bond Act of 1915 (Streets and Highways Code Section 8500 et seq).

Each bond issued under the 1911 Act constitutes a direct lien against a specific piece of property. This lien is at parity with general taxes and takes priority over any private lien such as a deed of trust, mortgage or attachment. In the event the property owner fails to pay an installment on or prior to its delinquency date, penalties are paid to the bondholder upon redemption of the delinquent installment or installments. If redemption of a delinquency is not made, the bondholder may institute the foreclosure action.

Under the 1915 Act individual bonds are not issued to represent individual assessments. Bonds equaling the total unpaid assessment are issued in even denominations, and a portion of the bonds are due each year for the life of the issue which will result in approximately equal annual principal and interest payments. The assessment liens securing the bonds are payable in installments, which in the aggregate conform to the principal and interest payments on the bonds. Assessment installments appearing on the regular property tax bill are collected in the same time and in the same manner as property taxes and bear the same penalties for delinquency, including the sale of the property at public auction. A special reserve fund is available from which to make payments to the bondholders of any delinquent assessments which might occur, and foreclosure proceedings similar to those in the 1911 Act are also available. These liens are also superior to other deeds of trust and similar liens.

b. Conventional Financing

In the past, bond issues were the simplest and most often utilized method of raising large amounts of capital. Because of changing conditions in the financial marketplace, and increased legislation limiting the bonding power of many local governments, the role of the traditional general obligation bond has been very substantially reduced. Other bonding alternatives include:

- Revenue bond
- Lease-revenue bond

- Zero coupon bond
- Stepped coupon bond

These techniques have historically been used for redevelopment and therefore would probably have limited application in the Specific Plan development.

Leasing is another financing mechanism that has been used by cities in the past. A few leasing techniques are listed below:

- Leveraged lease
- Operating lease
- Lease-purchase agreement

Leasing is used primarily for purchasing equipment and not for providing services, but it could be used for public buildings in conjunction with other development projects.

c. Community Facilities Districts

The Mello-Roos Community Facilities Act of 1982, commencing with Section 53311 of the Government Code, allows a local public agency to form a "community facilities district" within its boundaries to provide certain specified public improvements and services for the benefit of the present and future residents within the community facilities district. Proceedings for the formation of a community facilities district may be instituted by the governing body of a public agency on its own initiation and shall be instituted when the requisite number of registered voters or landowners within the proposed community facilities district's boundaries file a petition requesting the institution of such proceedings with the clerk of the governing body. Proceedings will commence with the public agency's adoption of a Resolution of Intention to form a community facilities district and levy an "special tax," and, where applicable, a Resolution of Intention to incur bonded indebtedness. The public agency then holds a duly noticed public hearing on the proposed formation of the community facilities district to consider the facilities to be constructed and the services to be provided, the

incurring of bonded indebtedness and the levying of a "special tax" to pay the debt service on any bonds subsequently issued.

At the hearing the governing body of the public agency receives testimony from the staff and from all interested persons of taxpayers, including the petitioning landowner receiving testimony if the governing body determines to proceed with forming the district and calling for an election on the propositions of authorizing the indebtedness and levying the special tax within the boundaries of the community facilities district.

A duly noticed election is then held within the community facilities district on the propositions of authorizing bonded indebtedness and levying the special tax. If the propositions are approved by two-thirds of the voters, the governing body may adopt resolutions relative to issuing the bonds, approving the Official Statement and approving the other miscellaneous matter required to sell the bonds.

The special tax, which is levied subsequent to any bond issuance for the purpose of paying debt service on such bonds, is not in the nature of an assessment; it is not capable of being prepaid, and there is not a fixed, determinable amount against each parcel. The actual amount of the special tax against each parcel will require minor adjustments each year depending upon the extent to which interest earned on the construction fund or the bond reserve fund is applied toward debt service, the extent to which state funding is received and changes in the plan for development of the property. The special tax will be collected on the tax rules of the County as any other tax of a special district. The special tax levied for each fiscal year becomes a lien for taxes against a particular parcel and is at parity with the other tax liens and assessments.

The act authorizes the public agency to collect delinquencies in the payment of the special tax in the same manner as delinquencies in the payment of ad valorem taxes. However, the act also authorizes the public agency to adopt an alternative for the collection of any such delinquencies. Such a procedure could include a judicial foreclosure. The act is particularly appropriate for providing a means of financing

certain regional improvements which may be necessary for the development of a particular property as well as traditional local facilities.

F. OTHER IMPLEMENTATION MEASURES

There are three basic stages of infrastructure that must be built for development to reach completion. These levels allow implementation of the infrastructure to occur on a rational and comprehensive basis.

The first stage provides the main infrastructure to open the project to buildable land. This includes connections for sewer, water, drainage and the initial main arterial streets.

The second stage of infrastructure will connect all of the second stage housing and commercial sites into the existing infrastructure of the first stage and will almost complete all arterial streets and related water, sewer, drainage and utilities.

The third stage will extend the infrastructure to the final housing, commercial and school/park sites. All interior local streets will also be completed during this stage to complete the circulations and infrastructure network. Both onsite and offsite installations to service individual lots are included.

Due to the scope of differing stages and time frames associated with each, an incremental financing system is proposed to allow disbursement of funds at needed intervals. This will be accomplished primarily by utilizing one or more of the financing methods described under Funding.

APPENDIX A

Related Projects List

NORTH LAKE PROJECT RELATED PROJECTIONS TRIP GENERATION

	Related Project # Land Use	AM Peak Hour			PM Peak Hour			Sunday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
1.	TR 34383 MFD	10	35	45	40	20	60	35	35	70
2.	CP 88572 Retail/Commercial	15	5	20	35	30	65	55	55	110
3.	CP 89072 Retail/Commercial	35	20	55	110	105	215	125	125	250
4.	TR 47640 SFD	25	65	90	80	45	125	60	60	120
5.	CP 89435 Retail/Commercial	110	65	175	360	360	720	285	295	580
6.	CP 89584 - 1.874 Ac Hotel	5	0	5	5	5	10	10	15	25
7.	PM 21733 Retail/Commercial	80	45	125	245	240	485	220	225	445
8.	CP 90514 - Post Office	60	60	120	85	80	165	85	65	150
9.	TR 44429 - SFD	40	105	145	125	70	195	90	85	175
9.	TR 44429 - MFD	20	100	120	100	55	155	60	60	120
10.	TR 45938 SFD	55	150	205	180	105	285	130	125	255
11.	Site 1 - MFD	5	5	10	35	15	50	35	35	70
12.	Site 2 - MFD	15	60	75	60	30	90	40	45	85
13.	Site 3 - MFD	5	25	30	25	15	40	30	35	65
14.	TR 47807 SFD	15	50	65	55	30	85	40	45	85
15.	TR 46443 SFD	20	55	75	65	55	120	50	50	100
16.	TR 47646 SFD	25	65	90	75	45	120	60	55	115
17.	CP 87563 Retail/Commercial	65	40	105	205	205	410	195	200	395
18.	CP 87512 Retail/Commercial	45	30	75	145	145	290	150	160	310
18.	CP 87512 Restaurant	55	44	99	55	49	104	31	31	62
		705	1,054	1,759	2,085	1,684	3,769	1,786	1,801	3,587

MFD - Multifamily Residential Units.
SFD - Single-Family Residential Units.
Source: ITE Trip Generation, Fifth Edition, 1991.