



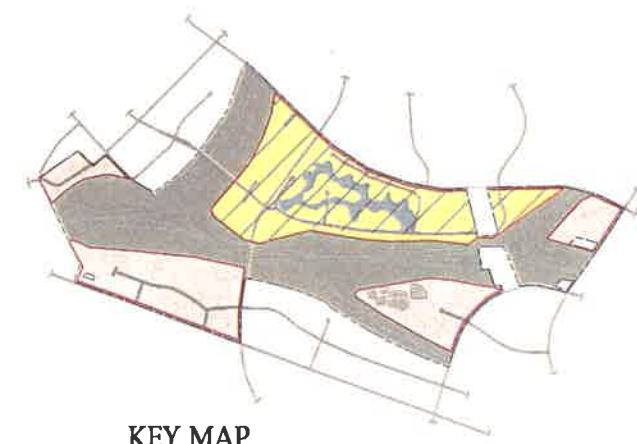
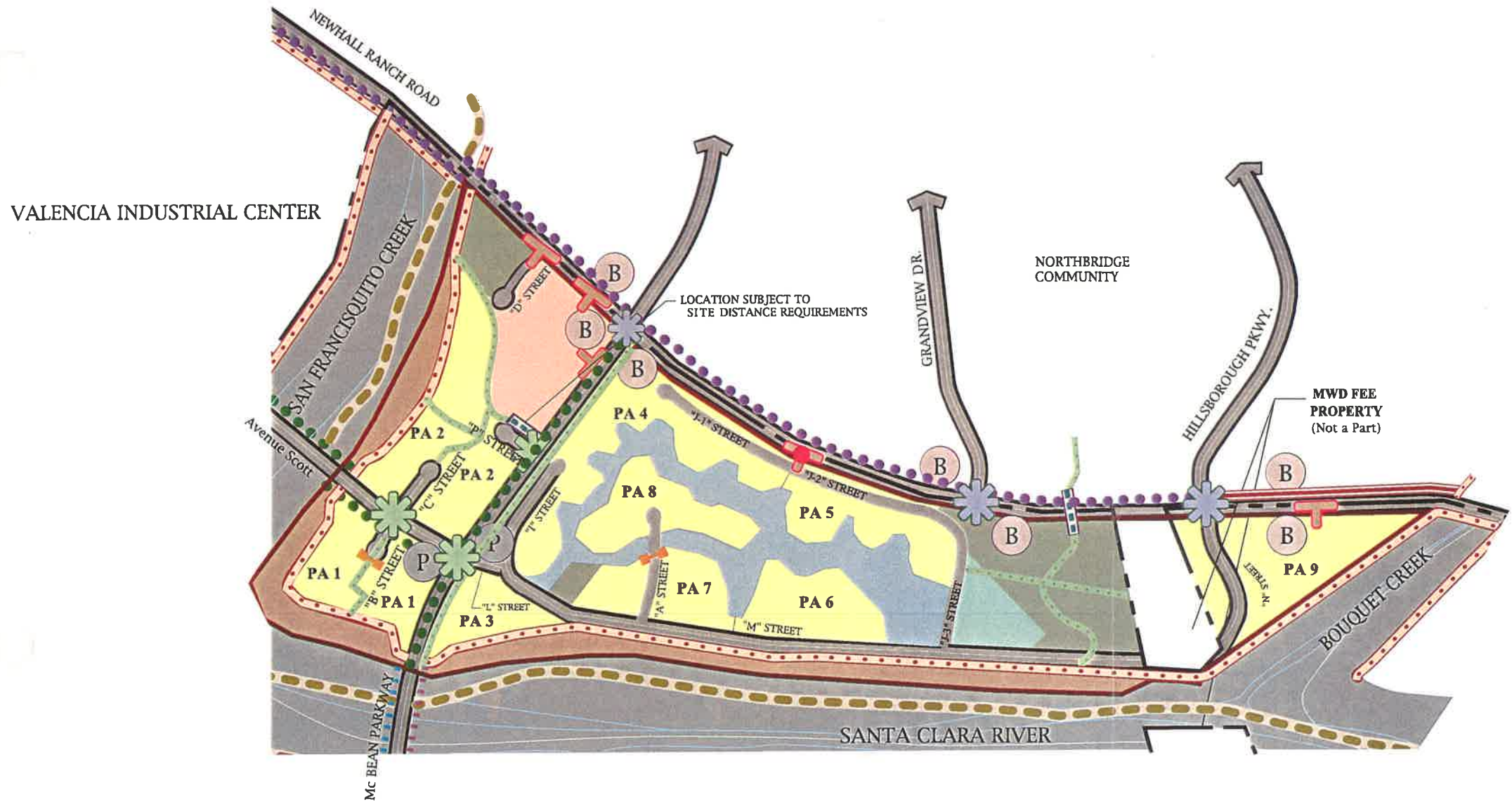
5.0 LAGO DE VALENCIA

Lago De Valencia is the largest development area within the Specific Plan and is approximately 221.7 acres in size. The development concept envisions a lake front residential community with a wide variety of residential dwelling unit types, commercial/retail/office, and recreational development. Lago De Valencia is located along the north boundary of the North Valencia Specific Plan adjacent to Newhall Ranch Road. The westerly boundary of the area is bordered by the San Francisquito Creek, the southerly boundary is bordered by the Santa Clara River and the easterly boundary is bordered by Bouquet Creek. All project streets and proposed developments are set back from the river and creek by an upland preserve zone which will remain in a natural state. The development concept is depicted on Exhibit 11.

5.1 COMMUNITY DESIGN

The Lago De Valencia village concept guides the development of a "lake front" neoclassic residential community which provides a wide-variety of residential dwelling unit types and price ranges for future residents. The Design Principles are intended to provide a distinctive self sustaining residential living environment while enhancing the overall community recreation and open space system. The development of both a pedestrian friendly neighborhood organization and trail system are also primary goals of the self-sustaining new urbanism. This Specific Plan land plan concept is based on the following set of Design Principles.

- ❖ To create a major, highly visible water feature in the community that becomes a landmark feature for northern Valencia.
- ❖ To provide a sensitive and protective interface with the Santa Clara River system by utilizing appropriate setback, grading, landscape, bank stabilization, and water quality treatments.
- ❖ To program the lake for a variety of passive and active recreation uses, community events and activities available to all ages.
- ❖ To create and enhance opportunities for non-vehicular travel and movement by providing a central, internal pedestrian circulation system that links residential neighborhoods to the lake, school, community park, trail systems, neighborhood commercial and adjacent river areas.



KEY MAP

EXHIBIT KEY

	SPECIFIC PLAN BOUNDARY
	PLANNING AREA BOUNDARY
	RESIDENTIAL PLANNING AREA
	COMMERCIAL
	RESIDENTIAL
	SCHOOL
	OPEN SPACE
	UPLAND PRESERVE ZONE
	SANTA CLARA RIVER CONSERVATION AREA
	RECREATION
	PARK
	LAKE
	BUS STOP (EXISTING)
	PROPOSED BUS STOP
	TRAFFIC SIGNALS (PROPOSED)
	TRAFFIC SIGNALS (EXISTING)
	RIGHT IN / RIGHT OUT
	RIGHT IN / RIGHT OUT / LEFT IN
	PROPOSED GATE LOCATION
	CLASS I BIKE TRAILS
	CLASS II BIKE LANE
	EQUESTRIAN TRAILS
	TRAILS (EXISTING)
	TRAILS (PROPOSED)
	PEDESTRIAN BRIDGE (PROPOSED)
	10' SIDEWALK
	6' SIDEWALK
	PASEO

NOTE: TWO (2) ROADWAY ACCESS TO THE ISLAND MAY BE SUBSTITUTED FOR THE ONE (1) ACCESS STREET.

PROJECT NAME	RES	COM	REC.	OPEN SPACE	SCHOOL	PASEOS	ROADS	TOTAL ACRES
1 Lago De Valencia	97.2	11.7	31.7	35.9	6.5	2.7	36.0	221.7



EXHIBIT 11

PLANNING AREA DETAIL
1-LAGO DE VALENCIA
NORTH VALENCIA SPECIFIC PLAN
VALENCIA COMPANY

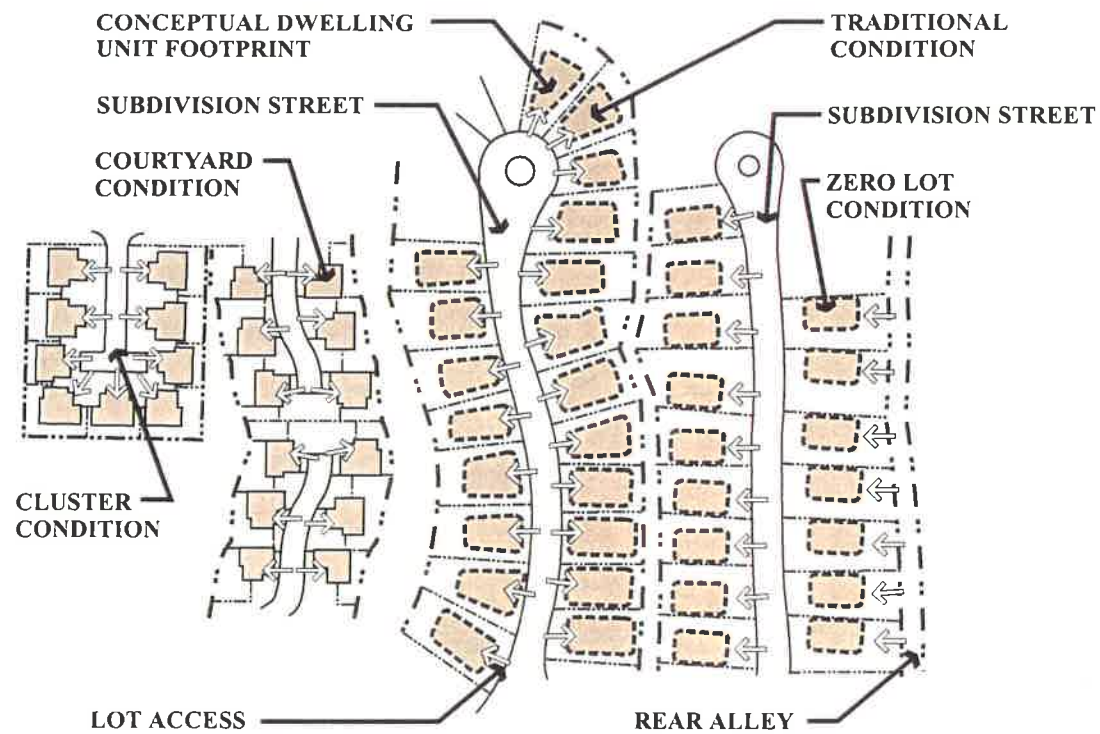


- ❖ To foster the design and integration of a mutually beneficial relationship between the natural and built environments, sensitive land use transition treatments, attractive streetscenes, and indigenous architectural and landscape architectural design themes.
- ❖ To provide a meandering trail with public access adjacent to the Santa Clara River and San Francisquito Creek riparian environments.
- ❖ To enhance and augment the housing market by providing a variety of housing types and densities to meet the varying needs of future residents.
- ❖ To provide its own maintenance costs through the provisions of Homeowners Associations.
- ❖ To create small, safe, human scale, residential development enclaves, by incorporating cul-de-sacs and avoiding the use of long through streets, to foster closer-knit resident interaction and pride, and downplay the dominance of the automobile.
- ❖ To integrate new communities into the City's existing and planned circulation network.
- ❖ To provide for an active use public park for community recreation and enjoyment.
- ❖ To allow for an elementary school serving the project area as well as surrounding areas.
- ❖ To create a unique neighborhood commercial center linked by pedestrian trails to adjacent neighborhoods and surrounding areas.
- ❖ To provide a landscape design emphasizing a pleasant neighborhood character and inviting residential streetscapes.
- ❖ Encourage the use of alternate fuel vehicles within the project area.

5.2 DESIGN CONCEPTS

The Lago De Valencia Community is designed as a unique, integrated residential community, which also serves to complement the City's General plan and the landowner's Master Plan for the region. The Lago De Valencia development concept can be described by the following component descriptions:

- ▶ Land Use Component



DETACHED RESIDENTIAL

Description:

“Detached residential” is a medium density traditional single family detached dwelling unit concept which may incorporate creative plotting including “Zero-lot line”.

* Design Criteria:

1. Density (max. units per gross acre)	5-12
2. Minimum Lot Area	2,600
3. Lot Width	30'
4. Cul-de-sac/knuckle lot	25'
5. Alley loaded garage lot width	30'
6. ^{1,4} Front yard setback	2'
7. ^{1,2,4} Side yard setback, each side	5'
8. ^{1,4} Side yard setback, reverse corner lot	10'
9. ^{3,4} Rear yard setback	
Dwelling unit	10'
Garage	2'
10. Maximum height of main structure	35'
11. Maximum height of accessory structures	15'
12. Distance between main structures	10'
13. Distance between main and accessory structures	6'

FOOTNOTES:

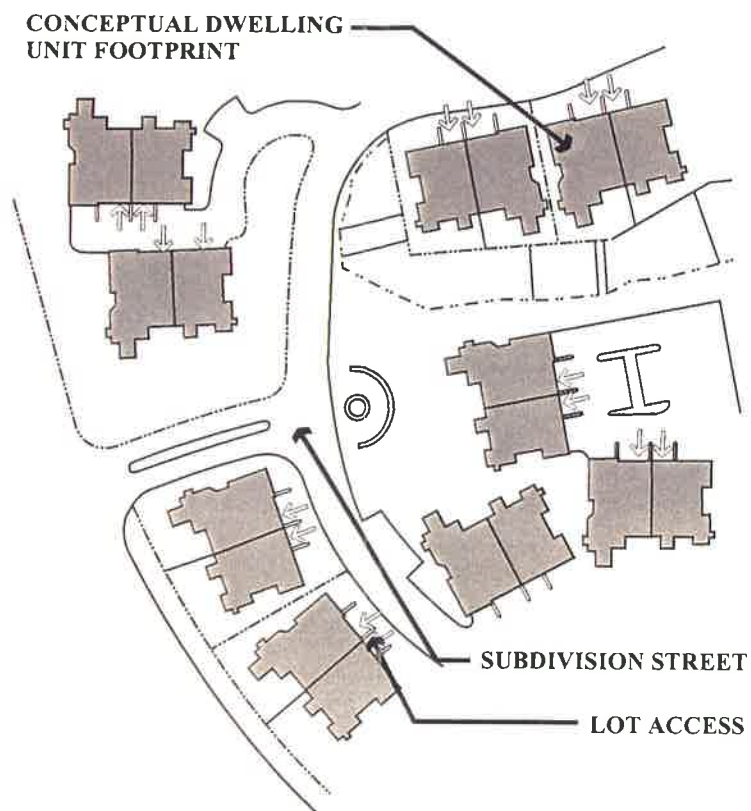
* Complete Development Standards, including guest parking, are provide in chapter 11.

¹ Setbacks are measured from back of sidewalk or curb if there is no sidewalk.

² Side yard setbacks shall be five feet on each side with the exception of “zero lot line” development where the setbacks shall be 0 and 10 feet.

³ Rear yard may be reduced to two feet if an alley is provided.

⁴ The Director of Community Development may approve modifications to these standards for innovative designs



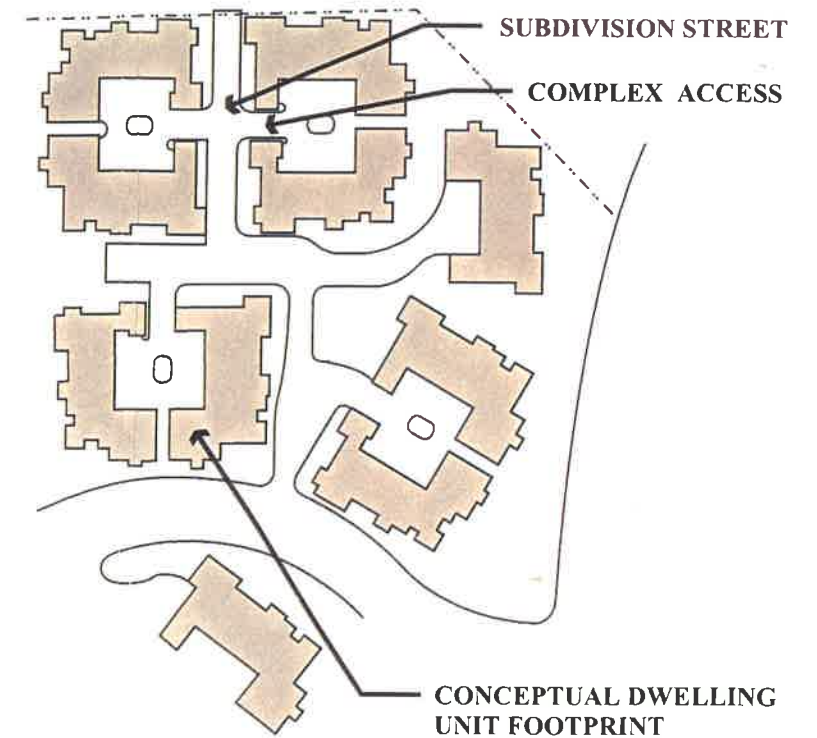
CLUSTER RESIDENTIAL

Description:

“Cluster” residential is a medium to medium-high density single family product utilizing creative lot configuration concepts to soften the appearance of density including zero-lot, duplex, or triplex unit types.

* Design Criteria:

1. Building clusters should be grouped to provide central common open space areas within the neighborhood where possible.	
2. All guest parking areas should be screened with walls or landscape treatments.	
3. Density (max. units per gross acre)	7-18
4. Minimum lot area	5,000
5. Lot Width	50'
6. Cul-de-sac/knuckle lot	40'
7. Alley loaded garage lot width	-
8. ^{1,4} Front yard setback	
Private street w/ sidewalk	2'
9. ^{1,2,4} Side yard setback, each side	5'
10. ^{1,4} Side yard setback, reverse corner lot	10'
11. ^{3,4} Rear yard setback	15'
12. Maximum height of main structure	35'
13. Maximum height of accessory structures	15'
14. Distance between main structures	10'
15. Distance between main and accessory structures	6'



ATTACHED RESIDENTIAL

Description:

“Attached” residential is a medium-high to high density multi-family product utilizing a variety of potential unit configurations including stacked four-plex, condominiums or apartments.

* Design Criteria:

1. Avoid large expanses of parking areas by screening with walls and landscape treatments.	
2. Complexes should incorporate attractive entry features, streetscene treatments, berming and enhanced paving techniques to downplay density.	
3. Attached areas should incorporate a private recreation facility within the complex for use by residents.	
4. Density (max. units per gross acre)	18-30
5. Minimum lot area	5,000
6. Lot Width	50'
7. Cul-de-sac/knuckle lot	90'
8. Alley loaded garage lot width	-
9. ^{1,4} Front yard setback	10'
10. ^{1,2,4} Side yard setback	5'
11. ^{1,4} Side yard setback, reverse corner lot	20'
12. ^{3,4} Rear yard setback	15'
13. Maximum height of main structure	50'
14. Maximum height of accessory structures	15'
15. Distance between main structures	10'
16. Distance between main and accessory structures	10'





- ▶ Circulation and Mobility Component
- ▶ Community Character and Feature Component

The land zones in Lago De Valencia are Specific Plan - Commercial (COM), Residential (RES), Open Space (OS), Recreation (REC) and School (SC).

These land use designations include the following areas:

Designation	Acres
Residential (RES)	97.2
Commercial (COM)	11.7
School (SC)	6.5
Recreation (REC)	
Lake	15.5
Community Park	12.4
Riverpark	2.7
Private Beach Club	1.1
Open Space (OS)	
Upland Preserve Zone	32.3
Community River Trail	3.6
Paseo	2.7
Roads	36.0
Total	221.7

5.2.1 Land Use Component

The Lago De Valencia land use plan will create a cohesive, high-quality residential village surrounding a visually exciting and active lake. The land use plan is designed as a flexible plan that will accommodate shifts in residential densities and dwelling types. A flexible plan will allow for a variation in the marketplace and a resulting range of choice in price and lifestyle for future residents. The overall project will be a transit oriented, pedestrian friendly development.

The Lago De Valencia land use plan provides flexibility in residential density and residential product type. Exhibit 11, delineates each planning area and Table 5-2 indicates which residential product type may be developed in each Residential unit prototypes as well as area. Furthermore, Exhibit 12 provides residential unit prototypes as well as a



summary of the development standards. Final detail of the development standards are available in Chapter 11. To maximize design and marketing flexibility as part of the actual development of the Lago De Valencia project, the assignment of actual residential densities and product types to specific planning areas will occur as part of subsequent detailed development plan design and processing through the City.

Although Lago De Valencia will visually be a focal point in the community, it will also be developed as an integrated component of the Valencia Company Master Plan. The plan's emphasis is on thoughtful planning concepts which are responsive to the goals of the City to create not only livable, but highly desirable and attractive neighborhoods. The key aspect of the community design is the consideration of sensitive site planning to respond to on-site resources including soils, geology, oak trees, consideration of view shed, as well as circulation. The Residential Statistical Summary provides detailed information for each individual planning area within the project. See Table 5-2.

TABLE 5-2

Residential Use Statistical Summary

Planning Area Number	Land Use	Acreage	Residential Product Type	Density	Dwelling Unit Range
PA-1	Residential	8.9	SFD & Cluster	5-18	45-160
PA-2	Residential	16.8	SFD & Cluster	5-18	84-302
PA-3	Residential	4.9	SFD & Cluster	5-18	25-88
PA-4	Residential	17.3	SFD & Cluster	5-18	87-311
PA-5	Residential	8.9	SFD & Cluster	5-18	46-160
PA-6	Residential	6.9	SFD & Cluster	5-18	35-124
PA-7	Residential	6.7	SFD & Cluster	5-18	34-121
PA-8	Residential	6.7	SFD & Cluster	5-18	34-121
PA-9	Residential	20.1	SFD, Cluster & Attached	5-30	101-603
	Total	97.2			1,100 Units Maximum

The dwelling unit range in the Residential Use Statistical Summary table specifies the minimum and maximum number of dwelling units for each Planning Area. The maximum number of dwelling units for the Lago Valencia area may not exceed 1,100.



Residential (RES)

The Lago De Valencia development provides for a maximum of 1,100 dwelling units. The residential neighborhoods (planning areas) are planned to provide a variety of housing types ranging from single family to higher density apartments. This mix of housing types will serve to meet the community's anticipated diverse housing needs and demands.

The minimum average residential density for the Lago De Valencia community will be 6.7 dwelling units per acre. As market demand provides opportunity for development, future builders will choose from the following three residential products subject to the residential product allocation shown on the Land Use Plan, Exhibit 11.

Detached Single Family Dwelling (SFD)

The Detached Single Family housing types proposed within the Lago De Valencia project is characterized by creative plotting at net densities ranging from 5 to 12 dwellings per acre. It can be characterized as an innovative and economically responsive single family detached product. Lots may be located on either public or private streets. Lot sizes will typically range from 2,600 to 5,000 square feet. Site plans may utilize alleyways to provide access to garages located at the rear of the lot.

Cluster Housing

Cluster housing types provide the opportunity for higher density attached or detached product to be organized in a variety of site plan configurations. This housing type is typically medium to medium-high in density of 7 to 18 dwelling units per acre and uses non-traditional lot configurations and unit designs to achieve density while still providing some of the conventional amenities desired by typical single-family detached owners. Dwellings may be located around auto courts, in "pods" or other groupings which often allows for the garage to be screened from adjacent streets, pedestrian systems to be provided and a high quality street scene to be created. Plotting techniques such as duplex, triplex or other variations may also be used. Streets may be private or public.



Attached Housing

The Attached residential land use category is the highest density proposed within Lago De Valencia, characterized as a multi-family residential unit type. The attached unit type may be developed as a stacked four-plex product or as a multi-unit condominium/apartment style building complex or other possible variations.

The "Attached" residential component will be developed at a density of between 18 and 30 dwelling units per acre. Parking may be at-grade, subterranean, or structured.

Commercial (COM)

A maximum of 110,000 s.f. of commercial area is planned on the 11.7 acre commercial site located at the intersection of Newhall Ranch Road and McBean Parkway. This location is convenient to residential neighborhoods not only by auto, but through trail and paseo access. The center is planned to be unique in the community due to its pedestrian paseos orientation, providing opportunities for restaurant, seating and plaza areas to overlook the paseos and extensive landscaping. The site design will incorporate easy access to the trail system.

The Commercial (COM) land use area is intended for retail and service uses of a community-wide nature.

As development of the commercial area proceeds and the 11.7 acres are divided into lots, a maximum of 110,000 s.f. of commercial development and an FAR of 0.375 shall not be exceeded for the entire 11.7 acres. The square footage may be exceeded with additional environmental review consistent with the General Plan.

This will provide flexibility for each individual lot.

School (SC)

A primary element of any community is the elementary school (SC). The school in Lago De Valencia will function as a center of educational and community life. The school site is centrally located and integrated into the trail system so that safe, convenient access for children in adjacent neighborhoods and planning areas is provided.



KEY MAP



NOTE: This exhibit depicts only preliminary design programming and is subject to further future modification.

EXHIBIT 13

**LAGO DE VALENCIA
LAKE PARK PLAN CONCEPT**

NORTH VALENCIA SPECIFIC PLAN
VALENCIA COMPANY



The school will have a shared use agreement for use of the adjacent community park, which maximizes the affective size of the school site and full provision of physical education programming.

The school site is 6.5 acres in size.

Recreation (REC)

The recreation component of the Lago De Valencia community is a key element of the community design. Recreation elements vary from a community park, to a lake, to smaller, private recreational areas. Certain elements such as the community park, portions of the lake edge, and connecting paseos and trails can be enjoyed by the general public while the clubhouse and other smaller neighborhood facilities will be for the private use of residents.

This variety of recreational amenities will create the opportunity for Lago De Valencia to provide a community benefit.

Additionally, it is anticipated that the Attached and Cluster housing product will provide private recreational facilities for residents.

Lake

The central organizing element of Lago De Valencia is the 15.5 acre lake area. The proposed development is designed around a lake with residential lots or buildings directly adjacent to the water. The design of the lake will incorporate an island located in the center of the lake for residential use. Access will be provided to the island designed to resemble a bridge. The lake is placed in a landscaped park setting with limited lake or possibly passive park space edges available to the public. Product type on the lake front will vary with some homes adjacent or overhanging the water edge while other homes will be setback allowing public trails along portions of the lake frontage. This design allows for the lake's amenity, view and recreation value to be extended deeper into the surrounding neighborhoods via a comprehensive trail and paseo system (See Exhibit 13).

The 15.5 acre lake area includes the actual lake plus an adjacent trail, where provided, and any community spaces. It is anticipated that the water area of the lake will be approximately 11.2 acres in size.



NOTE: This exhibit depicts only preliminary design programming and is subject to further future modification.

EXHIBIT 14
LAGO DE VALENCIA
JOINT USE SCHOOL/COMMUNITY PARK

NORTH VALENCIA SPECIFIC PLAN

VALENCIA COMPANY



KEY MAP



586



Community Park

Directly adjacent to the elementary school site is a community park. As the lake is primarily passive in nature, the community park is designed for active recreation and may include baseball, softball and soccer. A portion of the park will function as shared facilities with the elementary school (See Exhibit 14).

A 12.4 acre community park is located within the Specific Plan boundary. An additional 6.0 acres located in the MWD easement area adjacent to the community park which is not a part of the Specific Plan may allow for possible expansion of this park to a total of 18.4 acres. A 0.5+ acre site has been designated as a possible site for a community facility building located on Avenue Scott adjacent to the school site.

The Lago De Valencia Lake Park Plan Concept (Exhibit 13) is for illustrative purposes. The exhibit illustrates a concept lake and surrounding area which may be subject to change in final design.

Private Recreation

In addition to the public community park and the lake, a 1.1 acre private beach club is currently proposed tentatively along the southwest end of the lake serving adjacent residential neighborhoods. The private beach club is intended to provide a facility to enhance the recreational and social aspects of the community. This facility will be available to residents within Lago De Valencia. The private beach club may contain such amenities as a clubhouse/restroom building, meeting room, parking, pool, rental paddle boats, spa, wading pool, shade overhead structures and sun decks. The club will be fenced with private parking, used by only the residents of Lago De Valencia and will be homeowner association maintained.

River Park

Located along the northwest area of Lago De Valencia is a 2.7 acre river park. This park is intended to preserve four existing oak trees on site and to provide a more passive use. The river park may contain such amenities as picnic tables and trails (See Exhibit 15).

Open Space (OS)

The Open Space land use category consists of the upland preserve zone that separates the development areas, streets, and river trail from the Santa Clara River and San Francisquito Creek areas. A more complete

Newhall Ranch Rd.

Existing Oak Trees

Public Walk

Transitional Planting Zone (Informal)

SAN FRANCISQUITO CREEK

Creekside Transitional Planting Zone

Creekside Trail

Potential View Shed Pocket

Passive Naturalized Trail

Oak Woodland Preservation Zone

NOTE: Four existing oak trees in proposed neighborhood park area to be preserved on-site

"D" Street

Neighborhood Commercial

Ped. Crossing to Neighborhood Commercial

Potential Neighborhood Connection

Residential Neighborhood

NOTE: This exhibit depicts only preliminary design programming and is subject to further future modification



KEY MAP



EXHIBIT 15 LAGO DE VALENCIA RIVER PARK CONCEPT PLAN

NORTH VALENCIA SPECIFIC PLAN

VALENCIA COMPANY

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discussion of the River Area and upland preserve zone is contained in Section 10. The Open Space, upland preserve zone in Lago De Valencia is 32.3 acres in size.

The upland preserve zone will be maintained as a natural vegetation area which provides foraging area for wildlife from the River Area. In areas where the upland preserve zone is less than 150 feet in width, natural vegetation will be enhanced to increase its value as a foraging area.

Public river trails will be provided along the Santa Clara River and Upland Preserve Zone. However, public access and use of the upland preserve zone will be discouraged.

5.2.2 Circulation and Mobility Component

The Lago De Valencia community incorporates circulation and mobility provisions for both vehicular and non-vehicular movement. Access is provided from the three major streets (Avenue Scott, Newhall Ranch Road, and McBean Parkway) at locations which quickly and efficiently distribute project vehicular movement into various residential enclaves.

Roadway Systems

The circulation system for Lago De Valencia will serve to expand the Valencia community roadway system, maximize access between land uses and meet city traffic design standards.

Internally, a series of public cul-de-sac streets provide access to residential enclaves and commercial areas. The residential internal "B", "C", & "J 3" Streets are improved to a 60 foot right-of-way standard; "I" and "J-1" Streets are improved to a 44 foot right-of-way standard; "J-2" is improved to a 51 foot right-of-way standard; "L" Street is improved to a 90 foot right-of-way standard; "M" and "N" Streets are improved to a 64 foot right-of-way standard; and lastly, Section "W-W" is improved to a 28 foot right-of-way standard with an alternative 88 foot wide "K" Street standard. All residential internal streets feature generous landscaped parkways with pedestrian walks on both sides. The commercial internal ("D") Street is improved to a 60 foot right-of-way and "P" Street with a 66-foot right-of-way standard. Both streets feature generous landscaped parkways with pedestrian walks on both sides (See Exhibit 6).



A through access vehicular route shall be provided between streets "J-1" & "I" to provide residents convenient access to both "M" Street and Newhall Ranch Road. This road shall be constructed to private street standards within Lago De Valencia connecting "I" and "J" Streets subject to the approval of the Director of Planning and Building Services. The internal street system shall be designed to provide through access for emergency vehicles and services. All final plans shall be subject to review and approval by Fire Department, and City Engineering Department.

Gating

Two neighborhood planning areas are approved for private gates within Lago De Valencia. (See Exhibit 11 for gate locations). Gates will comply with all regulations relating to access gates specified in the Uniform Development Code and in Section 11.4.12 of the Specific Plan.

Pedestrian Systems

The ability to walk and bicycle in a safe and attractive setting between home, office, shopping, entertainment, and recreation has proven to be one of the cornerstones of success for the Valencia master planning concept. The character of Lago De Valencia results, in part, from a variety of open spaces that are linked by paseos, trails, and sidewalks. These open spaces include urban spaces and courtyards, a community park, private recreation, open space buffers, development setbacks and the natural environment of the Santa Clara River and San Francisquito Creek.

Lago De Valencia is designed to provide one of the most multi- functional pedestrian systems in the Santa Clarita Valley. Residents will be able to walk from their residence to the lake and after an interesting and engaging walking experience arrive at any one of the several local community, service or recreation destinations. The system will also link with the surrounding community paseo system providing access to the Lago De Valencia commercial site, Valencia Town Center, the Valencia Industrial Complex or other residential areas. Direct access improvement to the adjacent river trail systems will allow enjoyment of regional multi-use trails.

Construction of all master trails within the planning area is the responsibility of the developer. Various levels of maintenance associations will provide for ongoing maintenance.



Internal Paseo and Interconnects

Additional internal trail and sidewalk segments and connections will be provided within the individual neighborhoods. These will provide linkage from individual residences to the lake, commercial area, and river trails. These internal trails will also provide access to the elementary school and community park. They will be designed as extensions of the community and local trail network and complete the overall pedestrian system.

A paseo system is being provided in the area west of McBean Parkway. This paseo varies in width from approximately 30 feet to 60 feet (with minimum dimensions of 15-30 feet) and is 2.7 acres in total area. The paseo connects with the river trail midway between McBean Parkway and San Francisquito Creek providing a connection to all areas of the community including the commercial center, the natural park at the southeast corner of the intersection of San Francisquito Creek and Newhall Ranch Road, and the lake east of McBean Parkway via the pedestrian bridge over McBean Parkway.

Lastly, a paseo is proposed along the east side of McBean Parkway between Newhall Ranch Road and the north side of the Santa Clara River.

The design and landscaping of the paseo will reflect the natural riparian vegetation of the Santa Clara River and will serve as an element to visually link the development to the natural areas of the River and Creek. The paseo with its meandering trail and walkway will also serve as an important community element in linking the residential communities Lago De Valencia.

All collector-level streets are provided with off-street walkways buffered from the street with landscaped parkways.

River Trail System

The river trail system located along the north edge of the Santa Clara River and the east edge of San Francisquito Creek, provides an additional recreation amenity and open space element for Lago De Valencia. The trail system is for the enjoyment of all residents and visitors and will provide an alternate parallel route to the McBean Parkway Paseo and Newhall Ranch Road.



The river trail system provides jogging, hiking, and bicycle riding experiences within the natural rural setting and adjacent to the Santa Clara River and San Francisquito Creek riparian environments. The river trail system will provide a direct, safe, and convenient route from Lago De Valencia, Northpark, and Northbridge communities to the Valencia Town Center and Industrial Park. It is accessed via the McBean Parkway Paseo system as well as the internal sidewalk and trails within Lago De Valencia. The paved river trail is sixteen (16) feet wide, located adjacent to the upland preserve zone. Two-way cycling lanes and walking lane will offer recreation options for walkers, joggers, skaters, and cyclists. The travel way will also function when necessary as a maintenance road for the bank stabilization, water filter and flood control maintenance purposes.

The river trail will also serve as a transition between the developed areas of Lago De Valencia and the natural environment of the upland preserve zone. Landscaping for the trail will include a gradual blending of vertical evergreen and deciduous grove trees with trees indigenous to the riparian bottoms and side slopes.

Where there is less than 50 feet of separation from the upland preserve zone to the developable land, a fence or landscape barrier will be provided along the river side of the trail to discourage access into the upland preserve zone.

The landscape concept for this area will reflect the usage of water efficient, fast growing indigenous plant materials. Riparian trees such as Cottonwoods, Sycamores and Alder trees may be used as accent trees. In addition to the riparian accent trees, evergreen vertical and deciduous grove trees will be intermixed with the riparian trees.

The alignment for the trail will undulate horizontally and vertically where possible to provide variety for the pedestrian and bicyclist trail users. Random and informal tree spacing will add to the naturalness of this trail. Where appropriate, the trail will be depressed in vertical elevation to provide privacy and a sense of separation from residential homes.

5.2.3 Community Character and Features Component

Primary and secondary entries for the project site will incorporate timeless and tasteful landscape and hardscape elements to reflect the important goal of establishing a classic identity for the community. Enhanced treatments for street edge conditions will be incorporated to further the sense of a cohesive and identifiable image for the Lago De Valencia Community.



The perimeter streetscenes of Lago De Valencia will match or complement the existing landscape themes with a planting concept that helps identify a visual corridor. Transition zones, especially along the Santa Clara River and San Francisquito Creek, will be capable of being naturalized. The existing riparian plant material in the riparian corridors will remain as a permanent natural transition zone and open space.

Turf will be used only in specific, high visibility areas such as in the community park, recreation centers, street parkways and median islands. All median island turf and shrubs will be irrigated with a cost-saving underground drip irrigation system, which has already been installed in portions of the McBean Parkway in the Northbridge and Northpark communities. The underground irrigation system eliminates any nuisance irrigation water runoff into public streets. Common areas and parks would be irrigated with reclaimed non-potable water systems if such water is available. The cost savings in using underground drip irrigation systems coupled with utilizing reclaimed non-potable water in public areas will help conserve precious potable water.

Streetscenes

Major Community Streetscenes that compliment Lago De Valencia include Newhall Ranch Road on the north and McBean Parkway which bisects the project in a north-south direction.

On the south side of Newhall Ranch Road where commercial land uses are planned, a twenty-eight (28) foot wide Landscape Zone is planned. To screen parking, when parking is adjacent to the streetscene development, the commercial developer may install a thirty (30) inch high continuous headlight screen wall or create a thirty (30) inch high landscaped berm.

On the south side of Newhall Ranch Road, east of McBean, a forty (40) foot wide Landscape Zone is proposed incorporating portions of a landscaped berm with a six (6) foot high screen wall. This berm and wall will help buffer adjacent residential uses from traffic noise ultimately projected on Newhall Ranch Road. A sidewalk is proposed for this portion of Newhall Ranch Road.

The street tree for Newhall Ranch Road is Ribbon Gum (*Eucalyptus viminalis*) which will be planted at fifty (50) feet on center spacing. In addition to the evergreen street trees, evergreen and deciduous trees will be planted in groves to either buffer or provide for on-site views. The landscape treatment for Newhall Ranch Road is consistent with the existing landscaping occurring in other areas along this road.



The east side of McBean Parkway will provide an extension of the McBean Paseo System linking existing North Bridge and North Park through Lago De Valencia to the Valencia Town Center. The parkway consists of a forty (40) foot wide landscape easement which contains an eight (8) foot wide paseo walk, a landscaped berm and a six (6) foot high screen wall. This landscape development zone matches the character of the existing McBean Parkway streetscene north of Newhall Ranch Road.

The west side of McBean Parkway will contain a twenty-six (26) foot wide landscape easement and a minimum eight (8) foot walkway separated from the curb by a landscaped strip.

The street trees planned for McBean Parkway are Ribbon Gum (*Eucalyptus viminalis*) planted at fifty (50) feet on center spacing within the street massings to reinforce the evergreen street trees. Also, as well as on Newhall Ranch Road, the landscape theme and use of plant material is consistent with the existing landscaping occurring along McBean Parkway.

The "M" Street streetscene adjacent to Lago De Valencia has an asymmetrical landscape zone adjacent to the Santa Clara River portion of the river trail system. Portions of "M" Street directly adjacent to the trail will provide landscaping and a sixteen (16) foot wide asphalt flood control maintenance access road and pedestrian circulation system. In certain locations on-street, parallel parking may be provided along the south side of "M" Street serving the river trail system and recreational activities.

The street tree for "M" Street is London Plane Tree (*Platanus acerifolia*) planted at fifty (50) feet on center within the streetscene right-of-way. Selected portions of "M" Street may have raised, landscaped medians, which will be planted with shrubs and turf and irrigated with an underground drip irrigation system. All maintenance of public medians will be the administrative responsibility of the City.

Certain interior streets such as "A", "B", "C", "D", "I", "J", "L", "M", "N" and "P" located within Lago De Valencia provide vehicular and pedestrian access from McBean Parkway, and Newhall Ranch Road into internal neighborhood circulation systems. The streetscene associated with these connections allows for a four (4) to six (6) foot wide walkway within a nine (9) to twelve (12) foot wide Landscape Development Zone on each side of the street. A portion of "I" Street and "J-1" and "J-2" Streets which parallels Newhall Ranch Road do not provide the twelve (12) foot wide landscape development zone on both sides of the street. Rather, the sides



of the roads which abut McBean Parkway and Newhall Ranch Road provide a forty (40) foot wide landscape development zone which includes a twenty (20) foot wide 2:1 berm with a six (6) foot high wall above, and an eight (8) foot wide walk. There are turf parkways with street trees and a shrub buffer zone between the walk and the community theme wall.

All street trees on interior streets will be selected from the City of Santa Clarita Street Tree List and will be planted at fifty (50) feet on center spacing within the street right-of-way.

In some locations the Landscape Zones may be reduced for limited distances due to turning pockets, bus stops, utilities, lake configurations and/or retention basins.

Neighborhood Elements

The primary neighborhood organizing and recreational element for Lago De Valencia is the 15.5 acre Lake Park. As a community level open space it will provide a variety of passive, leisure time activities, landscape settings and lake views.

The proposed community park will provide opportunities for more active and organized sport recreation. In concert with the adjacent elementary school, a center for educational, sports and civic activities will be provided.

The 1.1 acre Private Lake Beach Club recreation center is proposed along the southwest end of the Lake and will be available for use by all residents of the Lago De Valencia planning areas. The club may contain such amenities as a clubhouse/restroom building, meeting room, parking lot, pool spa, wading pool, paddle boat rentals, shade overhead structure and sun decks. The club will be fenced, used only by the residents of Lago De Valencia and be maintained by the Homeowner Association.

The internal paseo system in Lago De Valencia provides direct off-street pedestrian circulation from residential neighborhoods to the Lake, elementary school, community park, neighborhood commercial, Community Paseo System and River Trail System. The paseo will be maintained by the Homeowners Association.



The river trail system, which runs the entire length of Lago De Valencia is a major community asset. The river trail system is part of the Valencia area-wide and City of Santa Clarita overall trail system and serves as a major link between communities. Where the river trail system is not located adjacent to Avenue Scott or "M" Street, it functions as a buffer with additional setback between residential development and the Santa Clara River and San Francisquito Creek riparian corridors. Where possible, the river trail will have a three (3) foot vertical separation from adjacent residential enclaves to increase rear yard privacy and create a more pleasant walking experience.