



NORTHLAKE

DESIGN GUIDEBOOK

APRIL 2018

PREPARED FOR:

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
(213) 974-6411

PREPARED BY:

PlaceWorks
3 MacArthur Place, Suite 1100
Santa Ana, CA 92707
(714) 966-9220
Contact: Randal Jackson
rjackson@placeworks.com

IN ASSOCIATION WITH:

Sikand Engineering Associates
15230 Burbank Blvd., Suite 100
Van Nuys, CA 91411-3586
(818) 787-8550
Contact: Raman Gaur
rgaur@sikand.com

NORTHLAKE

DESIGN GUIDEBOOK

TABLE OF CONTENTS

CHAPTER 1 PLANNING CONCEPT

1.1	Introduction	7
1.2	Vision	8
1.3	Guiding Principles	9
1.4	Relationship to Regional Plan	10
1.5	Community Character	12

CHAPTER 2 COMMUNITY PLAN

2.1	Land Use Plan	15
2.2	Public Transit	20
2.3	Vehicular Circulation Plan	22
2.4	Trail Circulation	27
2.5	Bicycle Trails	28
2.6	Open Space and Parks	30
2.7	Community Identification Monuments	38

CHAPTER 3 RESIDENTIAL DESIGN GUIDELINES

3.1	Residential Zones	41
3.2	Single Family Detached	42
3.3	Single Family Detached – Active Adult Overlay	46
3.4	Multi-family	49

CHAPTER 4 COMMERCIAL DESIGN GUIDELINES

4.1	Commercial and Industrial Overview	57
4.2	Commercial Character	58
4.3	General Commercial	59
4.4	Highway Commercial	60
4.5	NorthLake Signage	61

CHAPTER 5 SPECIFIC PLAN CONSISTENCY

5.1	Specific Plan Consistency	65
-----	---------------------------	----

LIST OF FIGURES

FIGURE 1. REGIONAL LOCATION MAP	8
FIGURE 2. ONE VALLEY ONE VISION PLAN	10
FIGURE 3. SANTA CLARITA VALLEY VALLEY TRAIL PLAN	11
FIGURE 4A. LAND USE PLAN	16
FIGURE 4B. ILLUSTRATIVE SITE PLAN	17
FIGURE 5A: LAND USE PLAN WITH ALTERNATIVE SCHOOL SITE	18
FIGURE 5B. ILLUSTRATIVE SITE PLAN	19
FIGURE 6. NORTHLAKE COMMUNITY LOCAL TRANSIT PLAN	20
FIGURE 7. REGIONAL TRANSIT CONNECTOR MAP	21
FIGURE 8. MOBILITY PLAN	22
FIGURE 8. STREET SECTIONS	23–26
FIGURE 9. TRAIL CIRCULATION PLAN AND TRAIL SECTIONS	27
FIGURE 11. BICYCLE TRAILS	28
FIGURE 12. BIKEWAY SECTIONS	29
FIGURE 13. OPEN SPACE AND PARKS	30
FIGURE 14. PARK VIGNETTES	32–37
FIGURE 15. COMMUNITY MONUMENT LOCATIONS	38
FIGURE 16. PRODUCT PROTOTYPES – SINGLE FAMILY	43–48
FIGURE 17. PRODUCT PROTOTYPES – MULTI FAMILY	50–54
FIGURE 18. GENERAL COMMERCIAL CONCEPTUAL PLAN	59
FIGURE 19. HIGHWAY COMMERCIAL CONCEPTUAL PLAN	60
FIGURE 20. LAND USE PLAN COMPARISON	66
FIGURE 21. PARK AND OPEN SPACE COMPARISON	68
FIGURE 22: RESIDENTIAL COMPARISON	70
FIGURE 23: COMMERCIAL/INDUSTRIAL COMPARISON	72



CONCEPTUAL RENDERING OF PROJECT SITE

PLANNING CONCEPT

1.1 INTRODUCTION

Nestled between Castaic Lake and the Angeles National Forest, adjacent to the Golden State Freeway, NorthLake is in the perfect location for a highly amenitized, recreation-oriented master planned community. Unanimously approved by the Los Angeles County Board of Supervisors in December 1992, the NorthLake Specific Plan encompasses approximately 1,330 acres and includes up to 3,623 homes, 169,884 square feet of commercial space, and 545,589 square feet of industrial use. This community is an integral part of the vision for the future of the Santa Clarita Valley and is consistent with the Los Angeles County General Plan and the Santa Clarita Valley Area Plan "One Valley, One Vision" (OVOV) .

This document brings fresh vision to the NorthLake Specific Plan, updating the design parameters to include current standards for environmental sustainability and community walkability, and seamless integration of man-made and natural terrain in a seamless transition. Purposes of this document are to demonstrate conformance of the proposed Vesting Tentative Tract Map with the approved Specific Plan and to maintain and further establish the character of the existing NorthLake community.

The revised plans and guidelines in this document reflect the needs of today's home buyers and provide inspiration and direction to those who will participate in the design process during the implementation of the NorthLake community.



FIGURE 1. REGIONAL LOCATION MAP

1.2 VISION

For decades, new communities have been primarily designed for cars instead of people. NorthLake puts people first by making healthy living a priority. Designed in a way that reduces auto dependence by offering safe, convenient options for getting from one place to place, NorthLake supports healthy living for residents and the greater community.

Over the last 50 years, gradual lifestyle changes have removed much physical activity from our lives. As a result, the rates of obesity and chronic disease have risen steadily with serious negative impacts on our health. Emerging research shows that the design of our physical environment is an important determinant of physical activity level. Healthy outcomes are more likely for residents of communities featuring safe bike lanes, trail systems, and readily accessible park areas. Participation in outdoor activity is the cornerstone of a healthy lifestyle, since exercise has been shown to relieve stress, control weight, reduce the risk of disease, strengthen bones and muscles, and boost immunity and balance. Healthy communities give residents multiple options to enjoy an active lifestyle.

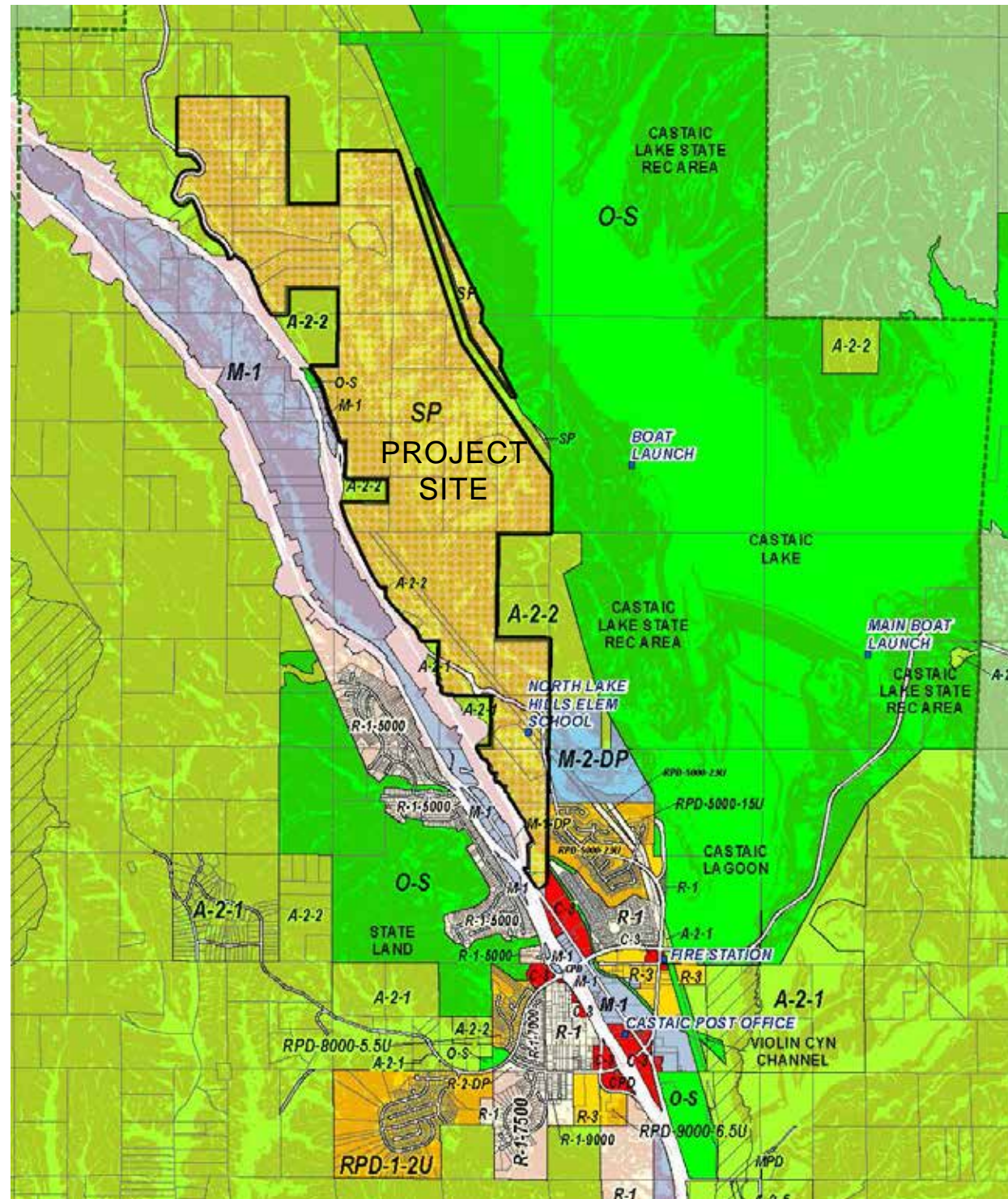
The physical design of NorthLake embodies these basic principles by making healthy choices easy. The extensive neighborhood and regional trail system, abundance of public and private parks, and safe routes to school all encourage residents to enjoy longer, more productive, and prosperous lives.



1.3 GUIDING PRINCIPLES

The design aspiration of NorthLake is the creation of a healthy, highly livable, aesthetically pleasing community that blends with the natural beauty of the site. The following principles will guide the implementation of the design vision:

- **Create a healthy Community.** Create an innovative, dynamic community focused on active outdoor recreation. Evoke a pride of place, where people love to live, by encouraging social, civic, and leisurely interaction.
- **Celebrate uniqueness of place.** Reinforce and capitalize on the unique qualities of each neighborhood and the surrounding environment through land planning, architecture, and landscape architecture. Integrate the natural beauty and setting of the site into all land uses.
- **Create connectivity.** Encourage community participation and interaction by providing enhanced connections to recreational amenities, open spaces, and regional destinations.
- **Optimize open space relationships.** Provide a comprehensive public and private park system offering a wide variety of passive and active recreational opportunities. Enrich and support the overall walking and bicycling experience by providing significant destinations.
- **Encourage diversity.** Encourage physical, social, and economic diversity through the inclusion of a wide range of home sizes and prices, resulting in a richness of experience for all residents.
- **Integrate environmentally responsible practices.** Conservation of land, water, energy, materials, and other natural resources is of critical importance to our continued well-being. Practices minimizing impacts to and use of natural resources shall be adopted, resulting in healthy, safe, and responsible environments.
- **Enhance local economic well-being.** General Commercial and Highway Commercial will create jobs for increased population near the Castaic community. It will stabilize and support local businesses and fill available employment opportunities in the area.



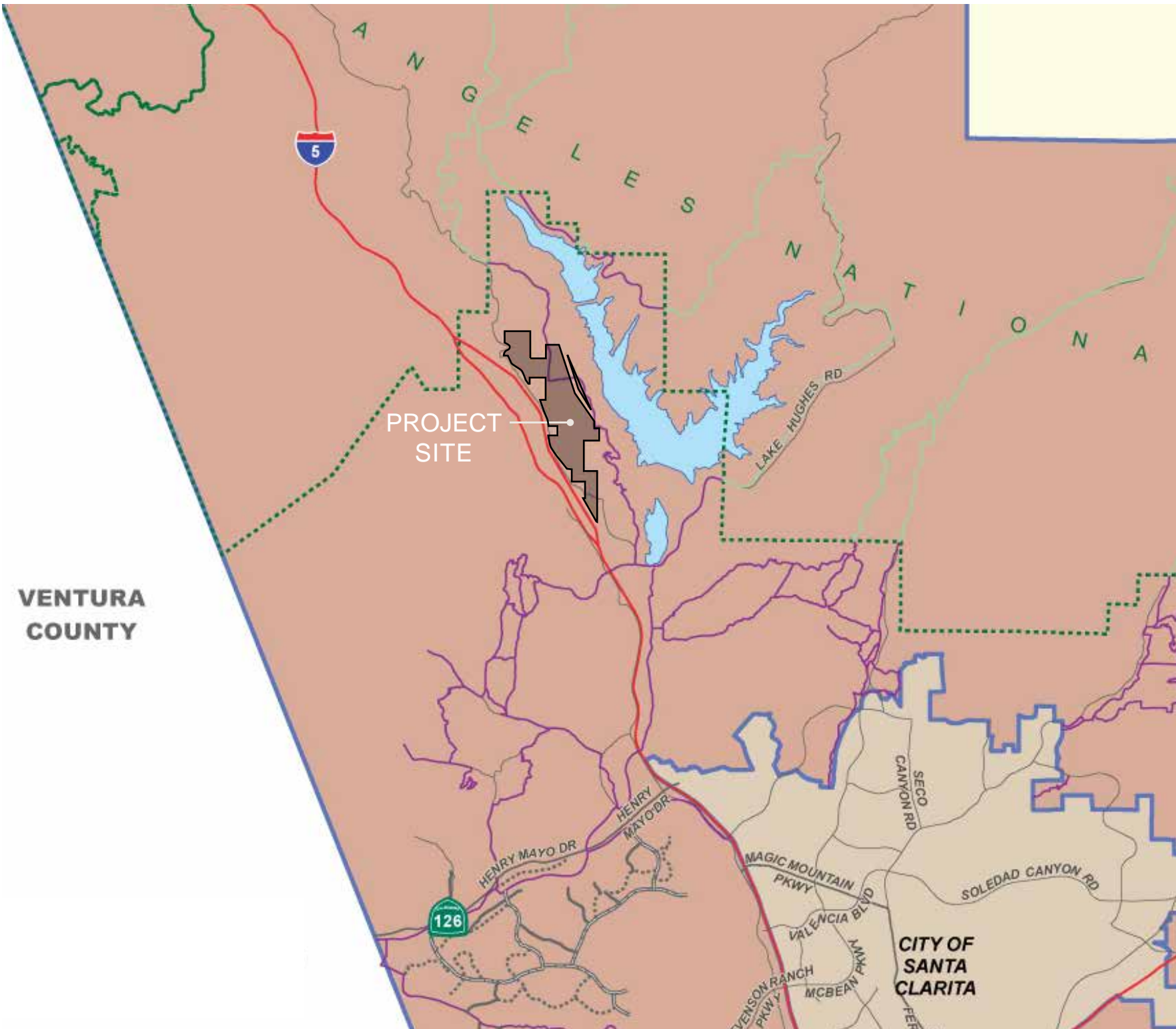
1.4 RELATIONSHIP TO AREA PLAN

The NorthLake Specific Plan area is identified for future growth in the Santa Clarita Valley Area Plan OVOV (2012), the comprehensive long range planning document adopted by the Los Angeles County Board of Supervisors. When complete, NorthLake is envisioned to be a part of the Castaic Village Community, and the plan calls for up to 3,623 single-family and multi-family residences surrounded by 476.4 acres of open space and a 166.9-acre golf course. The OVOV document also references pending revisions to the proposed amenities which are currently under review. Figure 2 shows the Castaic Village area of the OVOV Land Use Plan.

The Master Trails Plan in the OVOV (see Figure 3) depicts a regional trail through the eastern portion of NorthLake that connects to the Angeles National Forest in the north and the Castaic Lake recreational area in the south. A central tenet of the vision for the NorthLake community is linkage from every home to the greater region through multi-use trails serving cyclists, pedestrians, and equestrians.

FIGURE 2. ONE VALLEY ONE VISION PLAN

KEY MAP



LEGEND

- COUNTY TRAILS SYSTEM**
 - Adopted County Trail System
 - Federal / National Forest Trails
- NEWHALL RANCH SP TRAILS**
 - Community Trail
 - Local Trail
 - Pathway
 - Unimproved Trail
- Project Site

FIGURE 3. SANTA CLARITA VALLEY TRAIL PLAN

(Source: OVOV_CO9_Master_Plan_of_Trails, 2012)



1.5 COMMUNITY CHARACTER

The design character of NorthLake reflects the healthy sense of community inherent in the great small towns of America, while honoring the natural beauty of the surrounding hills. A seamless transition between the natural and the built environments is a central goal, achievable through careful articulation of the master plan.

A clear visual identity for NorthLake is to be established in the architectural and landscape design to create a sense of cohesion and uniqueness. At the same time, a specific style should not be dominant, and each neighborhood should have its own unique identity and character within the central, overarching theme.

The pedestrian experience is also an important consideration – tree-lined streets, appropriately scaled elements, distinctive parks, and provision of adequate shade will lead to the creation of a memorable environment to be enjoyed by all.





COMMUNITY PLAN

2.1 LAND USE PLAN

A detailed approach to fit the needs and demands of today's market has guided the updated design of the NorthLake Land Use Plan (see Figure 4). Significant changes to the approved 1992 Specific Plan include a 298.8-acre reduction of residential, commercial, and industrial land areas and a 156.2-acre increase in open space and recreation area.

The previous land use plan featured a golf course as the central organizing feature; however, the waning popularity of golf and the current drought conditions led to a reconsideration of the previous plan. Golf has given way to more inclusive features that serve a higher percentage of the population and are more sensitive to environmental considerations. A Community Sports Park and the Grasshopper Creek Park along Ridge Route Road offer recreational opportunities to the greater Santa Clarita Valley region, as does the extensive trail network.

The 12 land use designations in the Specific Plan have been simplified and consolidated into 6 main categories: Single Family / Single Family Active Adult, Multi-family, General Commercial, School and Public Facilities, Recreation/Park, and Natural Open Space/Slope. The Recreation/Park category has been subdivided into 12 sub-categories: Community Sports

Park, Grasshopper Creek Park, North Valley Park, Enhanced Parkway, Lower Ridge Route / Class One Bike Trail, Vista Park, Castaic Lagoon Park, Ridge Route Park, Northvalley Paseo, Cody Dog Park, and Neighborhood Trails.

The residential portions of NorthLake have been redesigned to fit the existing landforms more closely, reducing site disturbance. Additionally, the planning areas have been arranged in smaller scales, creating an opportunity for residents to identify more closely with their individual neighborhoods. The neighborhood and pocket parks are distributed throughout the plan, serving as identifying features for surrounding residences. An conceptual illustration for the NorthLake Master Plan is shown in Figure 4B.

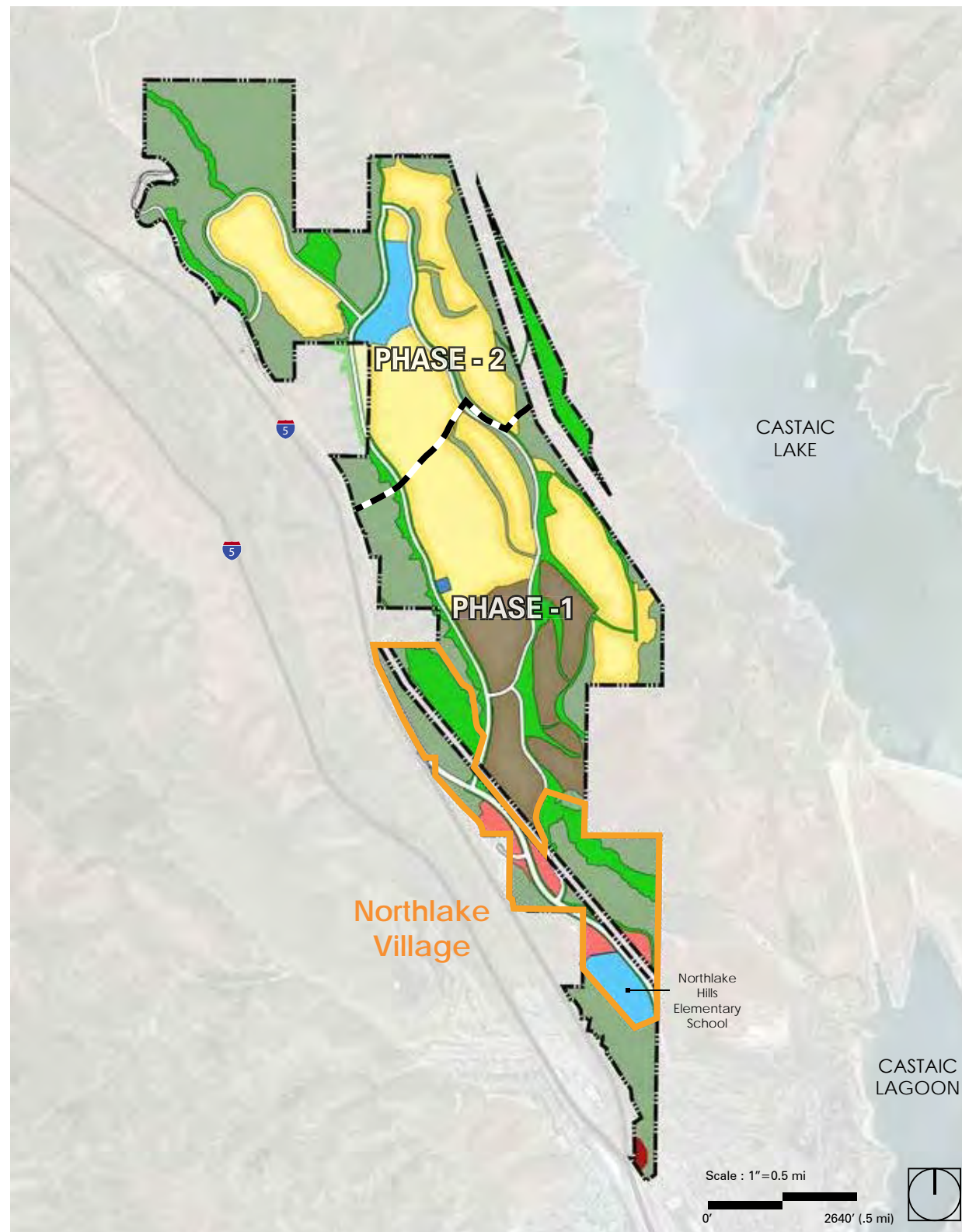
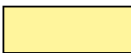










FIGURE 4A. LAND USE PLAN

LAND USE SUMMARY

		Land Use Category	AC	DU	SQ.FT.
LAND USE		Single Family	267.4	1,744	
		Multi-family	74.5	1,085	
		General Commercial	20.4	321	38,700
		Highway Commercial	2.5		32,175
		School ¹	43.5		
		Fire Station	1.4		
OPEN SPACE		Street ROW	120.5		
		Recreation/Park ²	167.0		
		Natural Open Space/Slope ³	632.5		
TOTAL			1,329.7	3,150	70,875

¹ The existing 20.6-acre Northlake Hills Elementary School is included in the school area.
² Grasshopper Creek Park includes 3.2-acre of debris basin.
³ Manufactured slope area includes 17.0-acre of debris basin, 7.1-acre of water tank, and 0.2-acre of pump station.



FIGURE 4B. ILLUSTRATIVE SITE PLAN

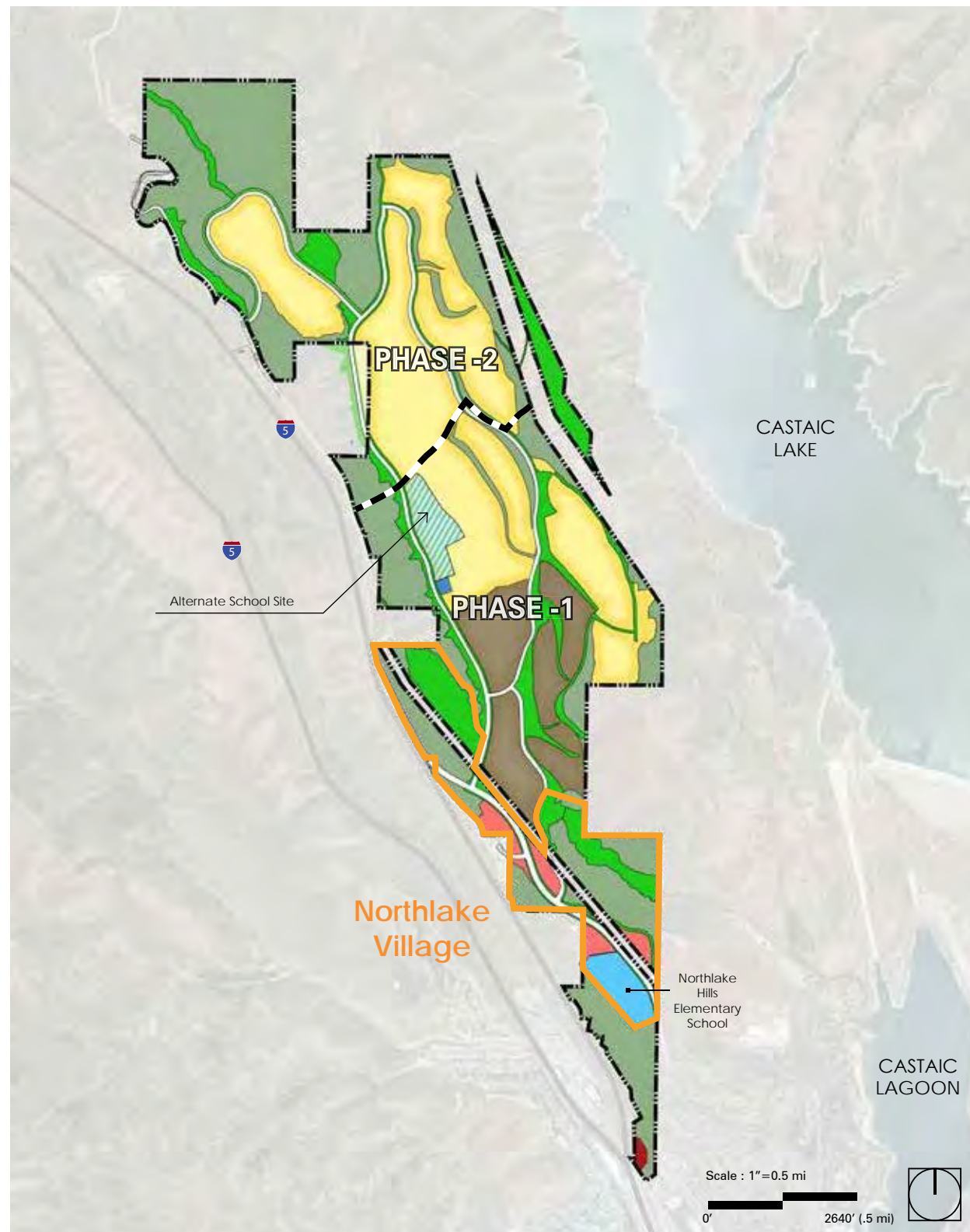
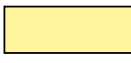










FIGURE 5A. LAND USE PLAN WITH ALTERNATIVE SCHOOL SITE

LAND USE SUMMARY

		Land Use Category	AC	DU	SQ.FT..
LAND USE		Single Family	267.4	1,744	
		Multi-family	74.5	1,085	
		General Commercial	20.4	321	38,700
		Highway Commercial	2.5		32,175
		School ¹	43.5		
		Fire Station	1.4		
OPEN SPACE		Street ROW	120.5		
		Recreation/Park ²	167.0		
		Natural Open Space/Slope ³	632.5		
TOTAL			1,329.7	3,150	70,875

¹ The existing 20.6-acre Northlake Hills Elementary School is included in the school area.

² Grasshopper Creek Park includes 3.2-acre of debris basin.

³ Manufactured slope area includes 17.0-acre of debris basin, 7.1-acre of water tank, and 0.2-acre of pump station.



FIGURE 5B. ILUUSTRATED: ALTERNATIVE SCHOOL SITE

FIGURE 5B. ILLUSTRATIVE SITE PLAN W ALTERNATIVE SCHOOL SITE

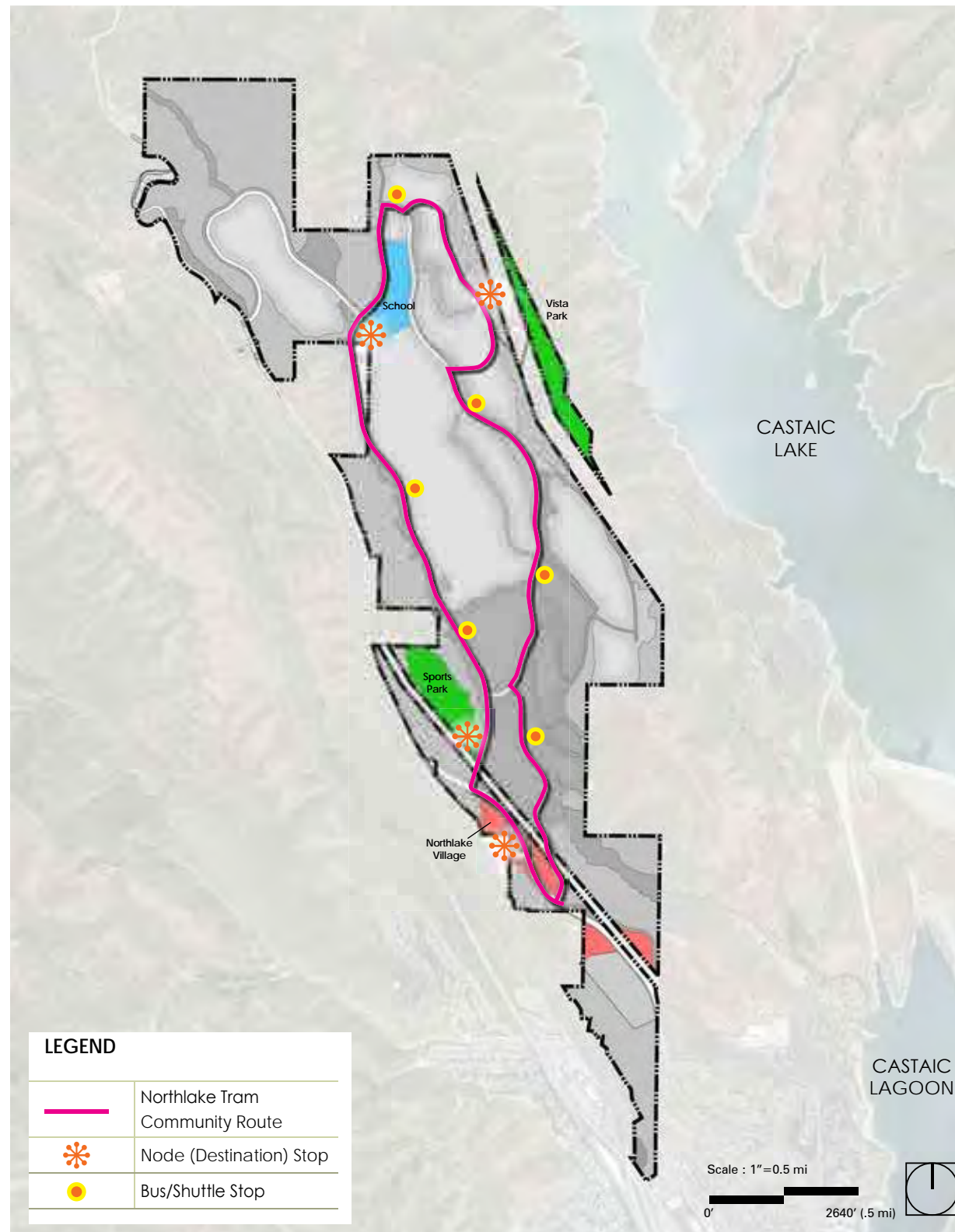


FIGURE 6. NORTHLAKE COMMUNITY LOCAL TRANSIT PLAN

2.2 PUBLIC TRANSIT

Integrating transportation and site planning to provide residents a range of sustainable and efficient transportation choices is the goal in NorthLake. The project site is close to local and regional public transit hubs. Encourage people to use public transportation will help reduce greenhouse gas emission and mitigate traffic congestion. It will also give more freedom and mobility to low income families, senior citizens, disabled persons, and others who can't or won't drive.

Figure 6 shows a conceptual diagram of a well-connected public transit route within the NorthLake community. It will provide access to major local destinations such as Northlake Village, Sports Park, School and recreation areas. The route alignment and stop locations are conceptual and may be adjusted to accommodate site-specific constraints, per county approval.



Figure 7 shows local and regional connections for NorthLake residence commuting to work and for access to regional destinations such as Castaic Town Center, Valencia Commerce Centers, Transit Stations and Metrolink Stations. Local transportation services include the proposed NorthLake Tram, providing stops from NorthLake to Valencia Commerce Center; the Santa Clarita Transit (SCT) Route, connecting from Castaic Town Center to McBean Regional Transit Center; and Express Bus Routes and Metrolink, which will bring riders to and from Downtown Los Angeles, the San Fernando Valley and beyond.

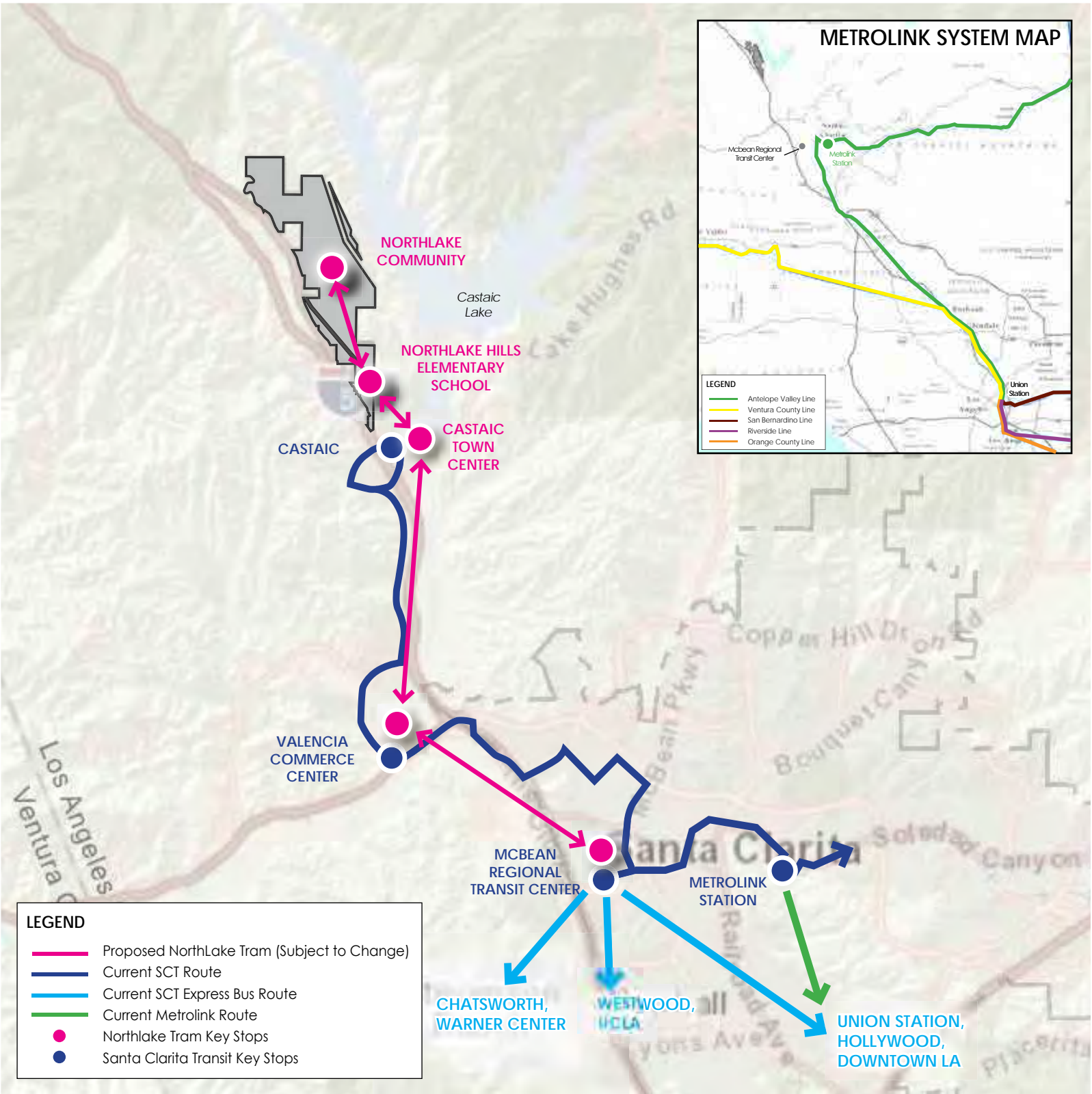


FIGURE 7. REGIONAL TRANSIT CONNECTOR MAP

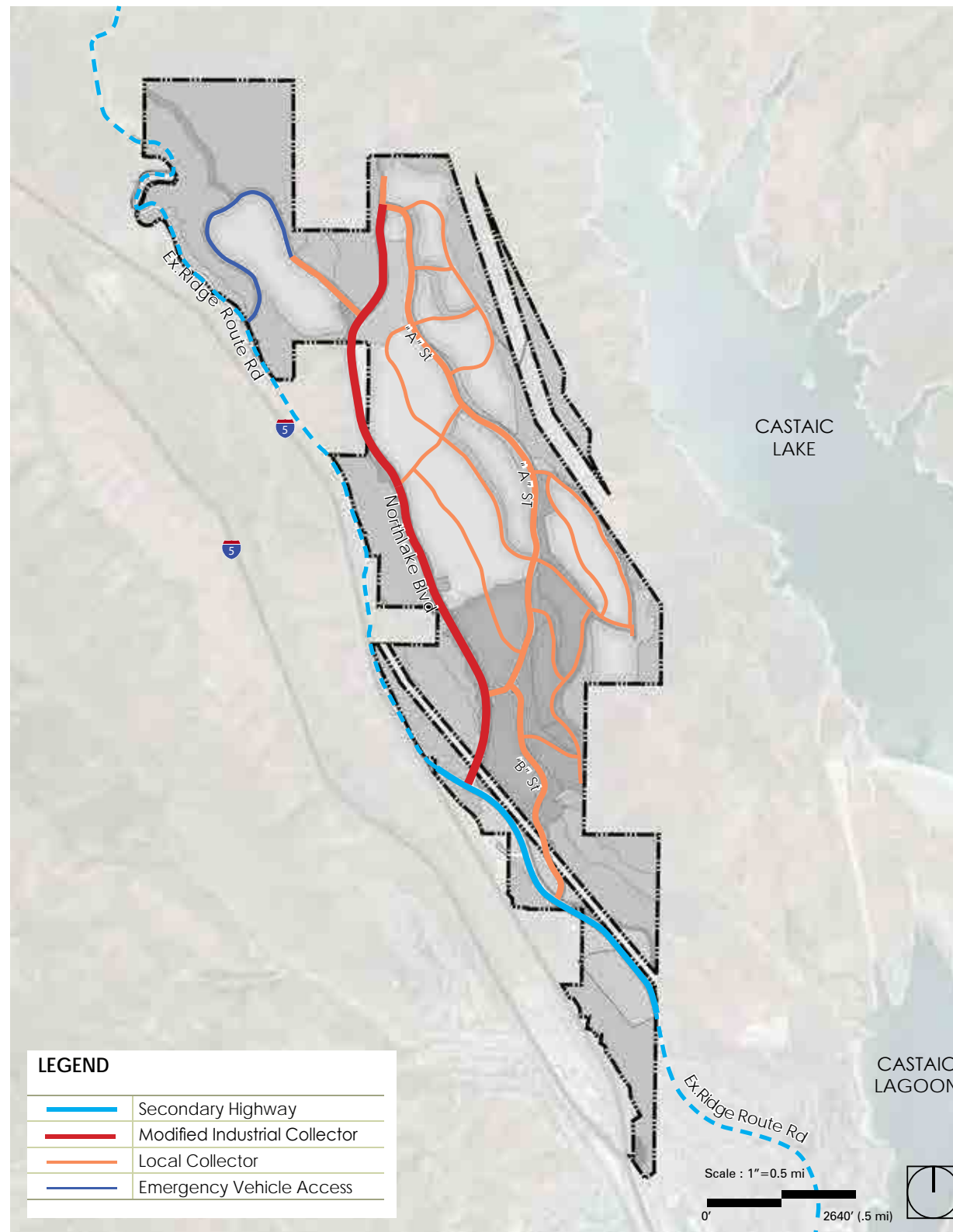


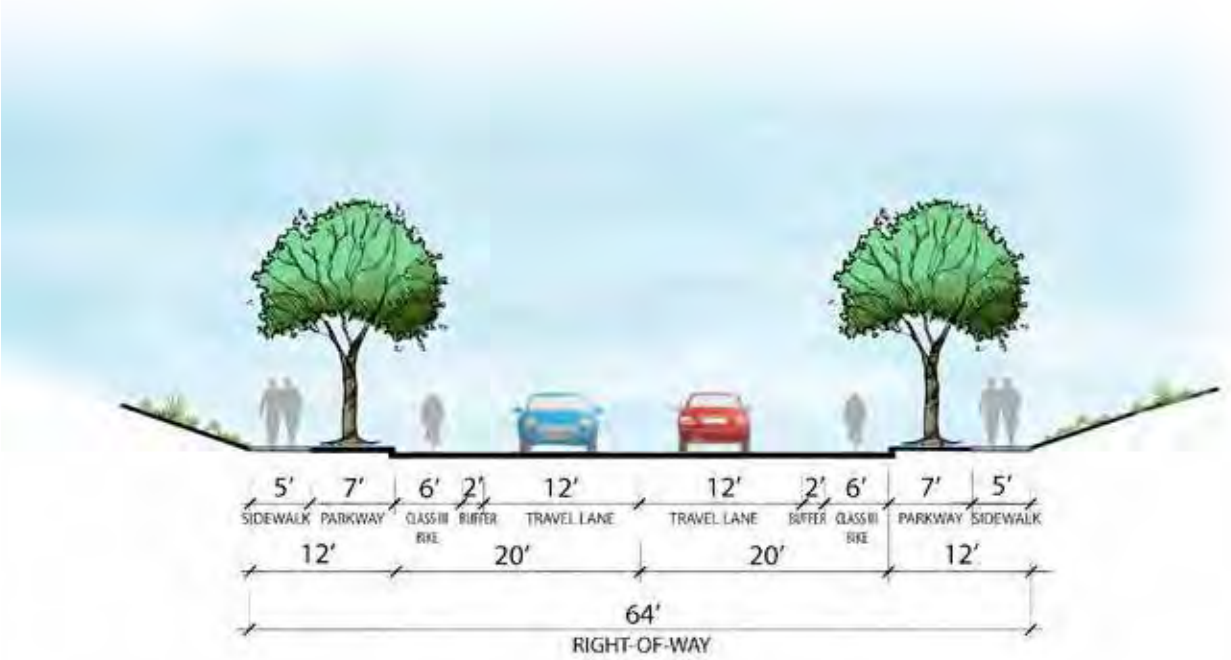
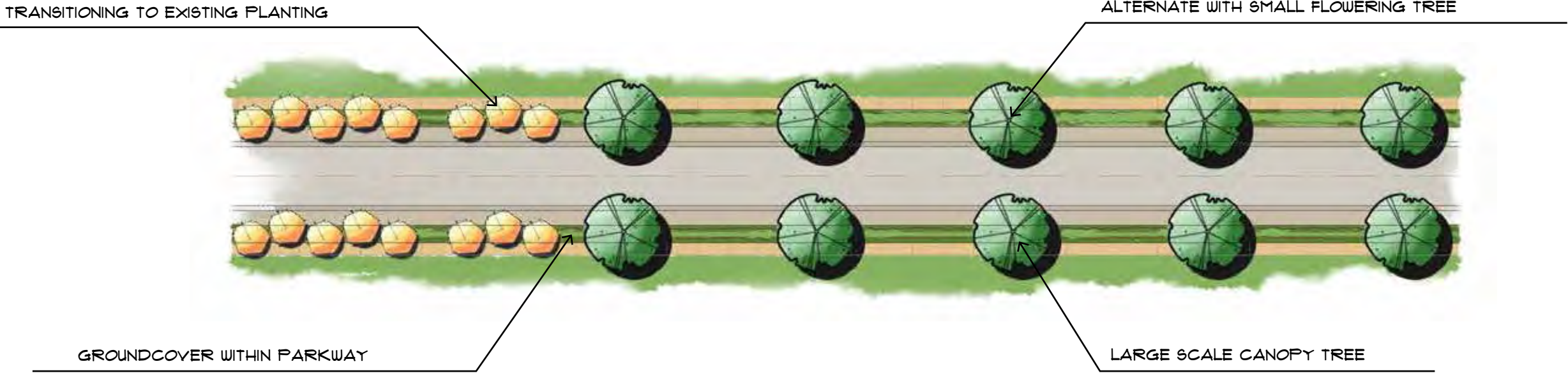
FIGURE 8. MOBILITY PLAN

2.3 MOBILITY PLAN

Linkage of land use areas and site elements has been achieved through an intricate multi-modal system that places equal emphasis on vehicular, bicycle, and pedestrian circulation. Street hierarchy is an important wayfinding element, and four categories of streets have been designated, providing efficient vehicular travel into and around the community, as shown in Figure 8. *Mobility Plan*. All streets will include parkways separating curbs from sidewalks, enhancing the both the vehicular and pedestrian experiences.

The circulation plan will meet the goals stated in the Specific Plan approved in June 1992 including “preservation or enhancement of aesthetic resources within the Interstate 5 corridor” by including a natural open space and park buffer between Ridge Route Road and the NorthLake major collector. Another stated goal of the approved plan is “meeting the needs of future residents while avoiding traffic conflicts in existing and proposed neighborhoods.” This goal has been met through an intricate and comprehensive circulation system. Finally, vehicular streets will be designed in accordance with requirements of the Los Angeles County Department of Public Works.

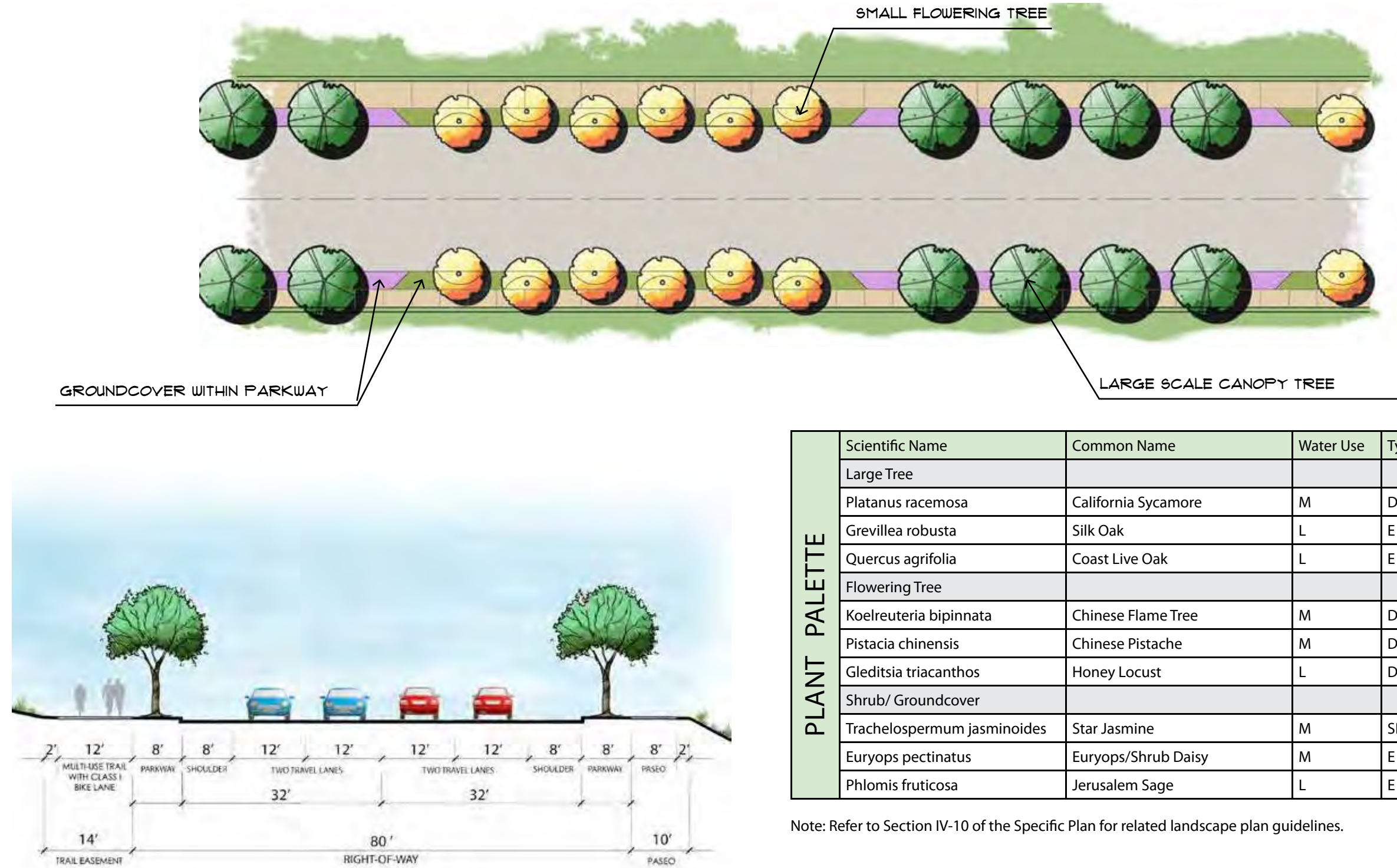
FIGURE 9A: SECONDARY HIGHWAY (64' RIDGE ROUTE ROAD)-NORTH OF NORTHLAKE BLVD



PLANT PALETTE	Scientific Name	Common Name	Water Use	Type	Height	Width
	Large Tree					
	<i>Platanus racemosa</i>	California Sycamore	M	D	40'-100'	40'-70'
	<i>Grevillea robusta</i>	Silk Oak	L	E	60'-115'	20'-30'
	<i>Quercus agrifolia</i>	Coast Live Oak	L	E	40'-80'	30'-45'
	Small Tree					
	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	M	D	20'-35'	25'-35'
	<i>Pistacia chinensis</i>	Chinese Pistache	M	D	30'	25'
	<i>Gleditsia triacanthos</i>	Honey Locust	L	D	30'-70'	30'-70'
	Shrub/ Groundcover					
<i>Trachelospermum jasminoides</i>	Star Jasmine	M	SE	6'	4'	
<i>Euryops pectinatus</i>	Euryops/Shrub Daisy	M	E	4'-6'	4'-6'	
<i>Phlomis fruticosa</i>	Jerusalem Sage	L	E	2'-4'	3'-5'	

Note: Refer to Section IV-10 of the Specific Plan for related landscape plan guidelines.

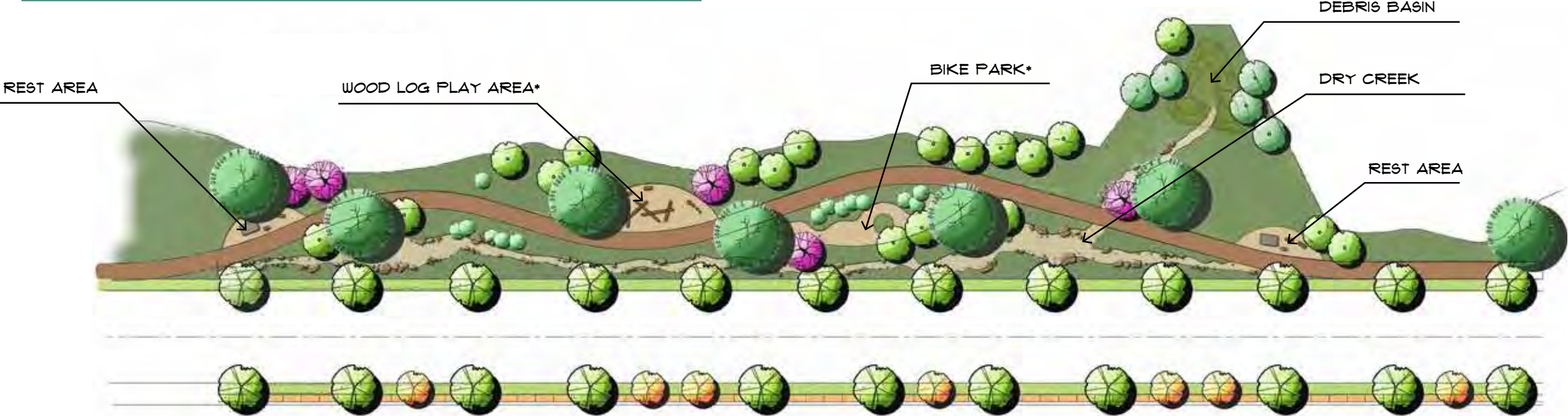
FIGURE 9B: SECONDARY HIGHWAY (80' RIDGE ROUTE ROAD)-SOUTH OF NORTHLAKE BLVD



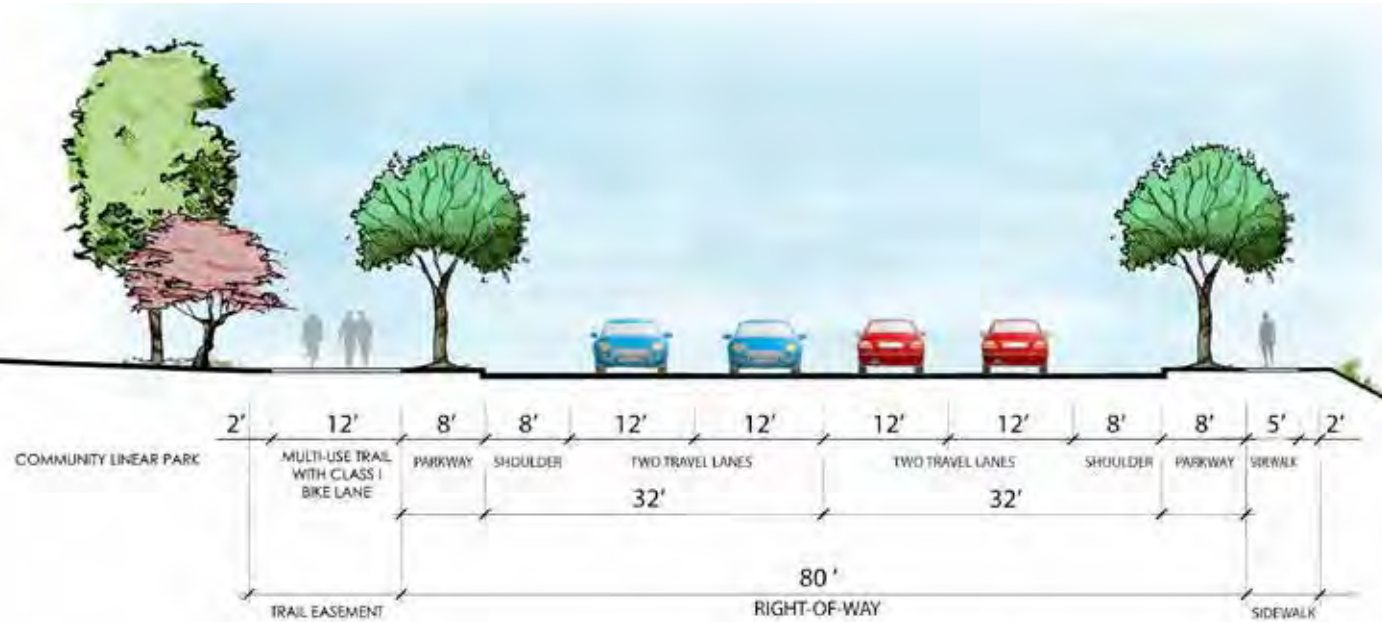
PLANT PALETTE	Scientific Name	Common Name	Water Use	Type	Height	Width
	Large Tree					
	<i>Platanus racemosa</i>	California Sycamore	M	D	40'-100'	40'-70'
	<i>Grevillea robusta</i>	Silk Oak	L	E	60'-115'	20'-30'
	<i>Quercus agrifolia</i>	Coast Live Oak	L	E	40'-80'	30'-45'
	Flowering Tree					
	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	M	D	20'-35'	25'-35'
	<i>Pistacia chinensis</i>	Chinese Pistache	M	D	30'	25'
	<i>Gleditsia triacanthos</i>	Honey Locust	L	D	30'-70'	30'-70'
	Shrub/ Groundcover					
	<i>Trachelospermum jasminoides</i>	Star Jasmine	M	SE	6'	4'
	<i>Euryops pectinatus</i>	Euryops/Shrub Daisy	M	E	4'-6'	4'-6'
	<i>Phlomis fruticosa</i>	Jerusalem Sage	L	E	2'-4'	3'-5'

Note: Refer to Section IV-10 of the Specific Plan for related landscape plan guidelines.

FIGURE 9C: MODIFIED INDUSTRIAL COLLECTOR (NORTHLAKE BLVD)



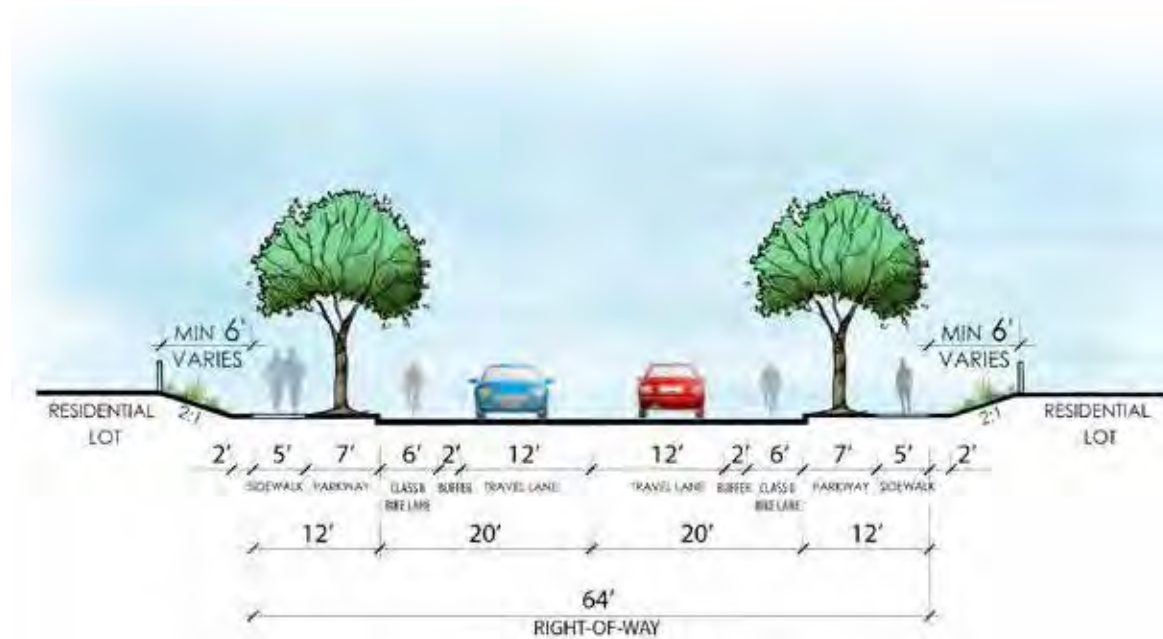
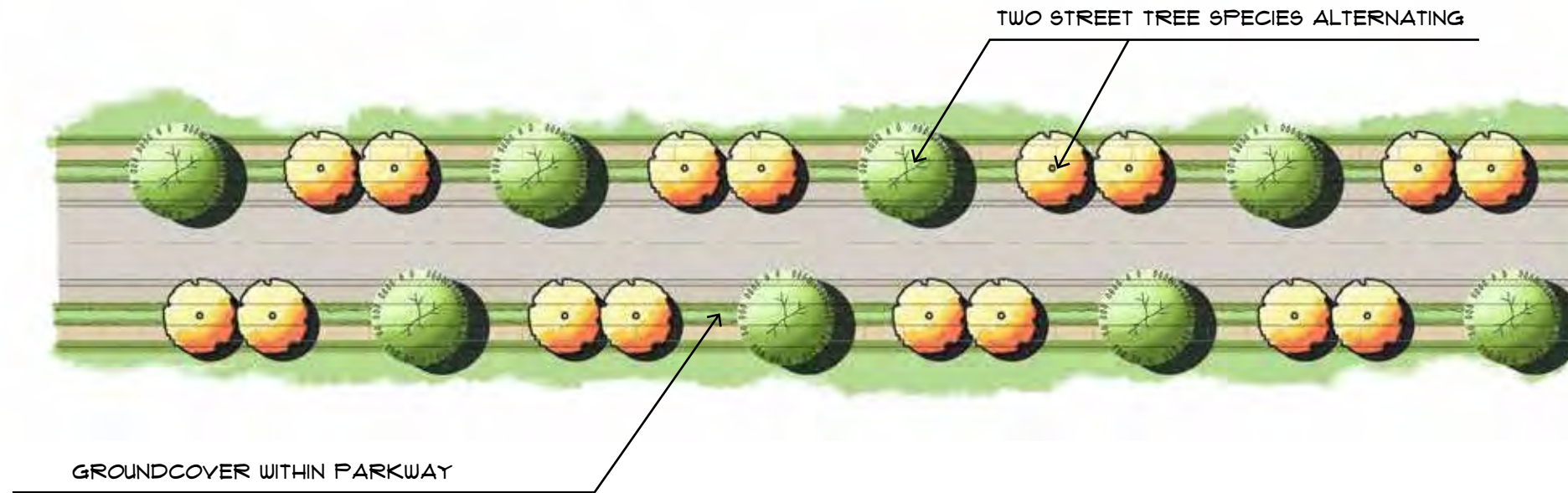
* CONCEPTUAL TRAIL AMENITY PROGRAM MAY VARY IN FINAL DESIGN.



PLANT PALETTE	Scientific Name	Common Name	Water Use	Type	Height	Width
	Large Tree					
	Platanus racemosa	California Sycamore	M	D	40'-100'	40'-70'
	Grevillea robusta	Silk Oak	L	E	60'-115'	20'-30'
	Quercus agrifolia	Coast Live Oak	L	E	40'-80'	30'-45'
	Small Tree					
	Koelreuteria bipinnata	Chinese Flame Tree	M	D	20'-35'	25'-35'
	Pistacia chinensis	Chinese Pistache	M	D	30'	25'
	Cercis occidentalis	Western Redbud	L	D	12'-20'	12'-20'
	Jacaranda mimosifolia	Jacaranda	M	D	40'-50'	40'-50'
	Chilopsis linearis	Desert Willow	L	D	15'-40'	15'-25'
	Shrub/ Groundcover					
	Trachelospermum jasminoides	Star Jasmine	M	SE	6'	4'
	Euryops pectinatus	Euryops/Shrub Daisy	M	E	4'-6'	4'-6'
	Phlomis fruticosa	Jerusalem Sage	L	E	2'-4'	3'-5'
	Leymus arenarius	Blue Grass	M/L	E	1'-3'	1'-3'
	Muhlenbergia rigens	Deer Grass	M/L	E	1'-2'	1'-2'
	Festuca californica	California Fescue	M/L	E	1'-5'	1'-4'

Note: Refer to Section IV-10 of the Specific Plan for related landscape plan guidelines.

FIGURE 9D: LOCAL COLLECTOR ("A" OR "B" STREET)



PLANT PALETTE	Scientific Name	Common Name	Water Use	Type	Height	Width
	Medium Tree					
	<i>Gleditsia triacanthos</i>	Honey Locust	L	D	30'-70'	30'-70'
	<i>Chionanthus retusus</i>	Chinese Fringe Tree	M	D	15'-20'	20'-25'
	<i>Hymenosporum flavum</i>	Sweet Shade	M	E	25'-35'	15'
	Shrub/ Groundcover					
	<i>Nandina domestica 'Compacta'</i>	Dwarf Heavenly Bamboo	M	E	4'-5'	3'
	<i>Trachelospermum jasminoides</i>	Star Jasmine	M	SE	6'	4'

Note: Refer to Section IV-10 of the Specific Plan for related landscape plan guidelines.

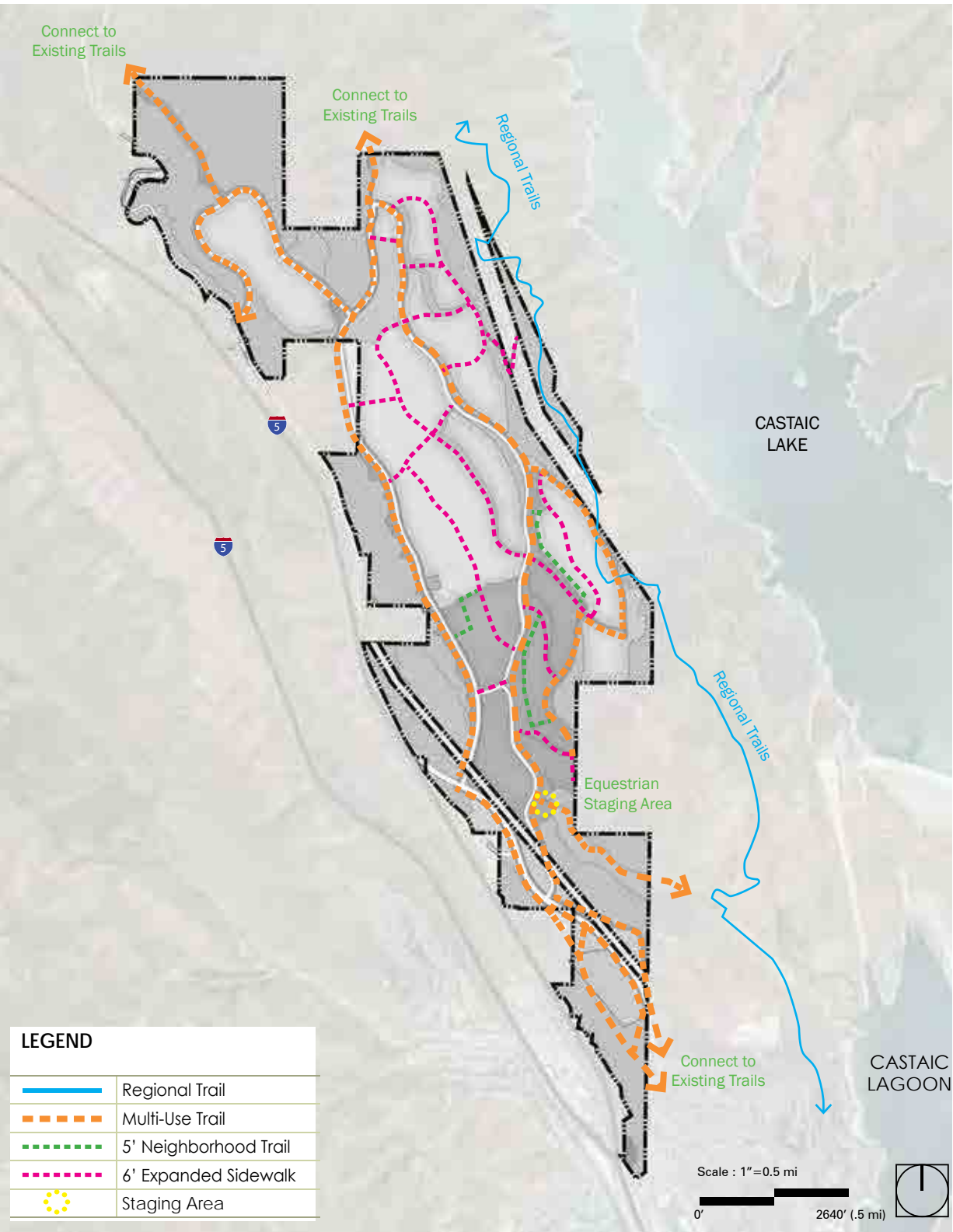
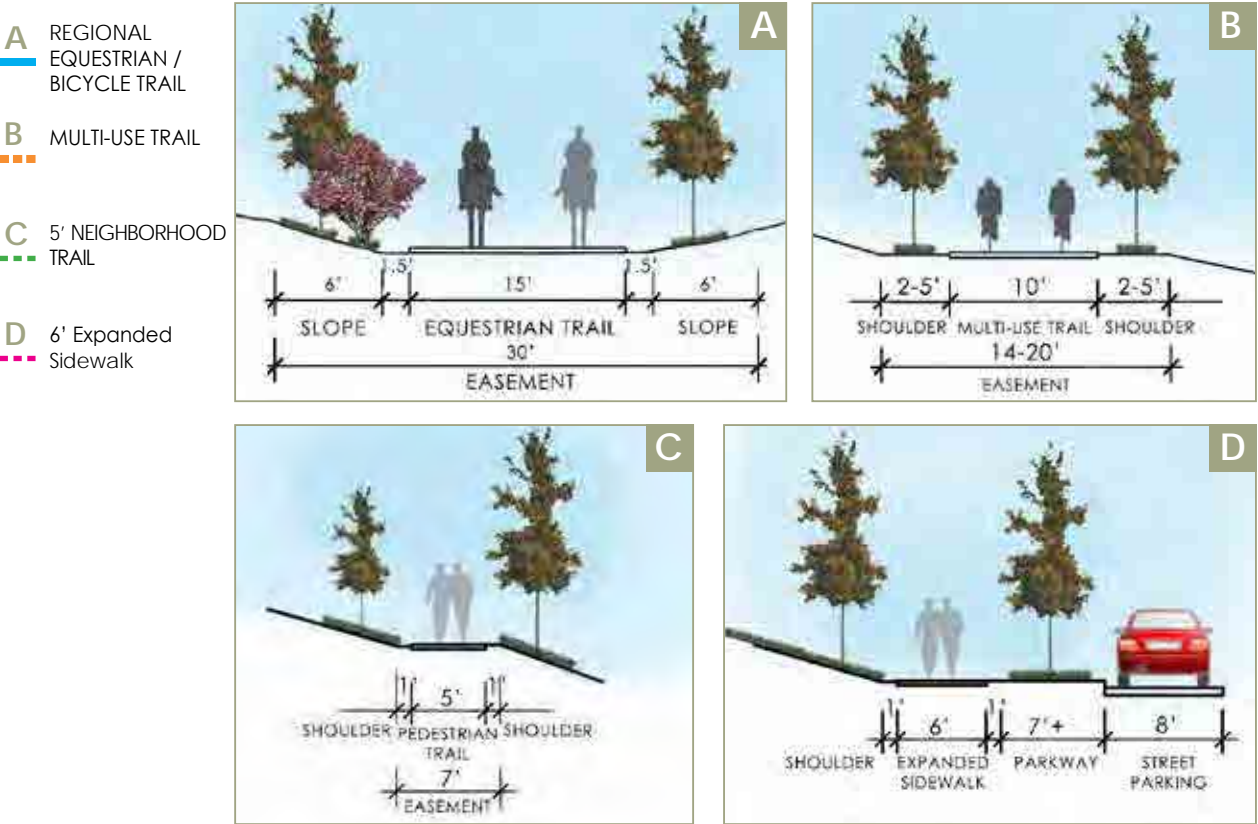


FIGURE 10. TRAIL CIRCULATION PLAN AND TRAIL SECTION

2.4 TRAIL CIRCULATION

With all the recreational opportunities for residents—both in the community and just east in the Castaic Lake area—one goal for this project is a high level of walkability to provide access to recreational destinations and promote healthy and active lifestyles in the neighborhood. These destinations are readily accessible to hikers, bicyclists, and horseback riders through multiple connections to the existing regional trail system. Pedestrian facilities in the neighborhood include multi-use trails, enhanced parkways, and neighborhood pedestrian trails. Multi-use trails are designed for pedestrians, bicycles, and equestrians and have been included along the Principal Highway leading to NorthLake from Ridge Route Road and along the Primary Collector running north-south in the center of the community. Neighborhood trails connect homes to the larger network, bringing all community amenities within pedestrian, bicycle, or equestrian access and reducing the need for automobiles. The pedestrian and trails system is shown in Figure 10, *Trail Circulation Plan and Trail Sections*.



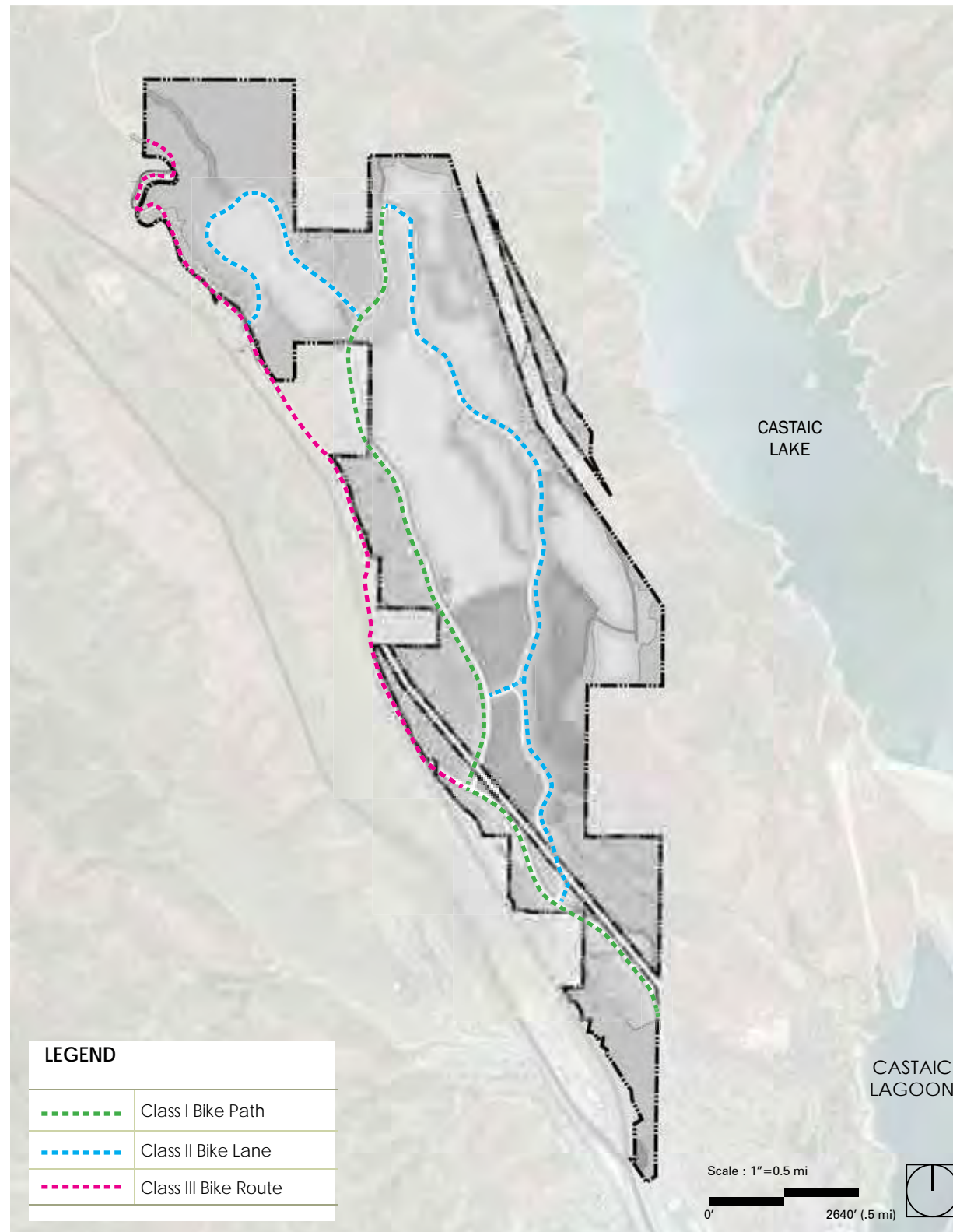


FIGURE 11. BICYCLE TRAILS

2.5 BICYCLE TRAILS

Encouraging non-motorized transportation, such as bicycling and walking, will result in less traffic; provide additional recreational opportunities; reduce noise; and improve public health, air quality, and energy conservation. The Caltrans Highway Design Manual, Chapter 1000, "Bikeway Planning and Design," defines bikeways as Class I bike paths, Class II bike lanes, and Class III bike routes. The bicycle trail plan is shown in Figure 11, *Bicycle Trails* and Figure 12, *Bikeway Sections*.

Class I Bike Path. An off-street path or trail for the use of pedestrians and bicyclists. A scenic, 12-foot-wide bike path is planned along Northlake Blvd and Ridge Route Road south of Northlake Blvd.

Class II Bike Lane. A separate lane for one-way bike travel on a street. The 6-foot-wide bike lane is planned for both sides of Local Collectors "A" and "B" and Fire Access Road. The lane may be separated from traffic in several ways, including:

- Curbs
- Rubber posts
- Striping

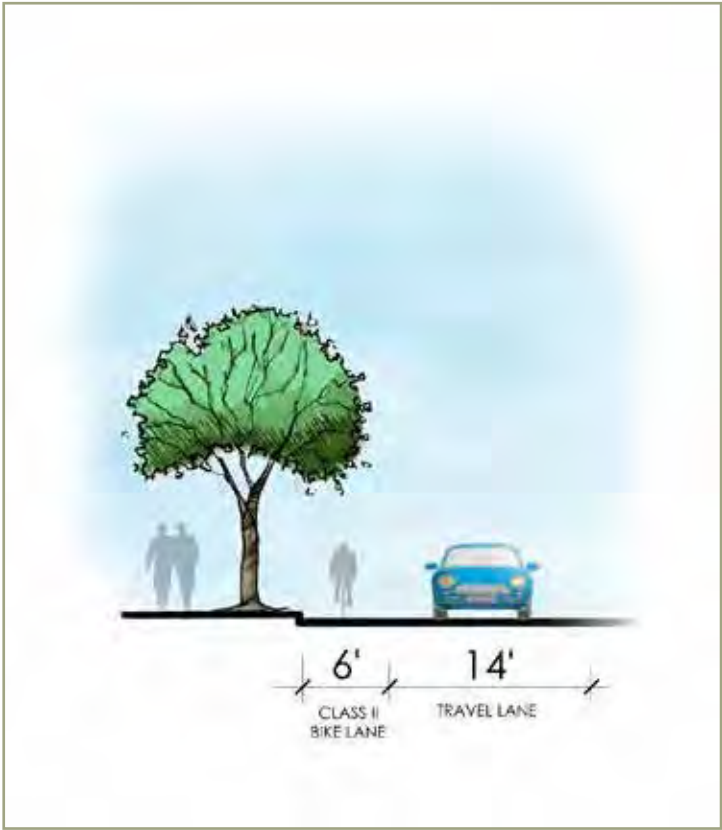
Class III Bike Route. A lane marked with signs or "sharrows" that can be used by bicyclists and cars. A bike route is along Ridge Route Road north of Northlake Blvd.

FIGURE 12. BIKEWAY SECTIONS



..... CLASS I BIKE PATH

Provides a completely separated right-of-way for the exclusive use of bicycles and pedestrians with cross-traffic minimized. The trails are marked and landscaped.



..... CLASS II BIKE LANE

Provides a separate lane for one-way bike travel on a street. Options for buffering may include:

- Curbs
- Rubber posts
- Striping



..... CLASS III BIKE ROUTE

Provides for shared use with pedestrian or motor vehicle traffic. Bike routes are marked with signs.

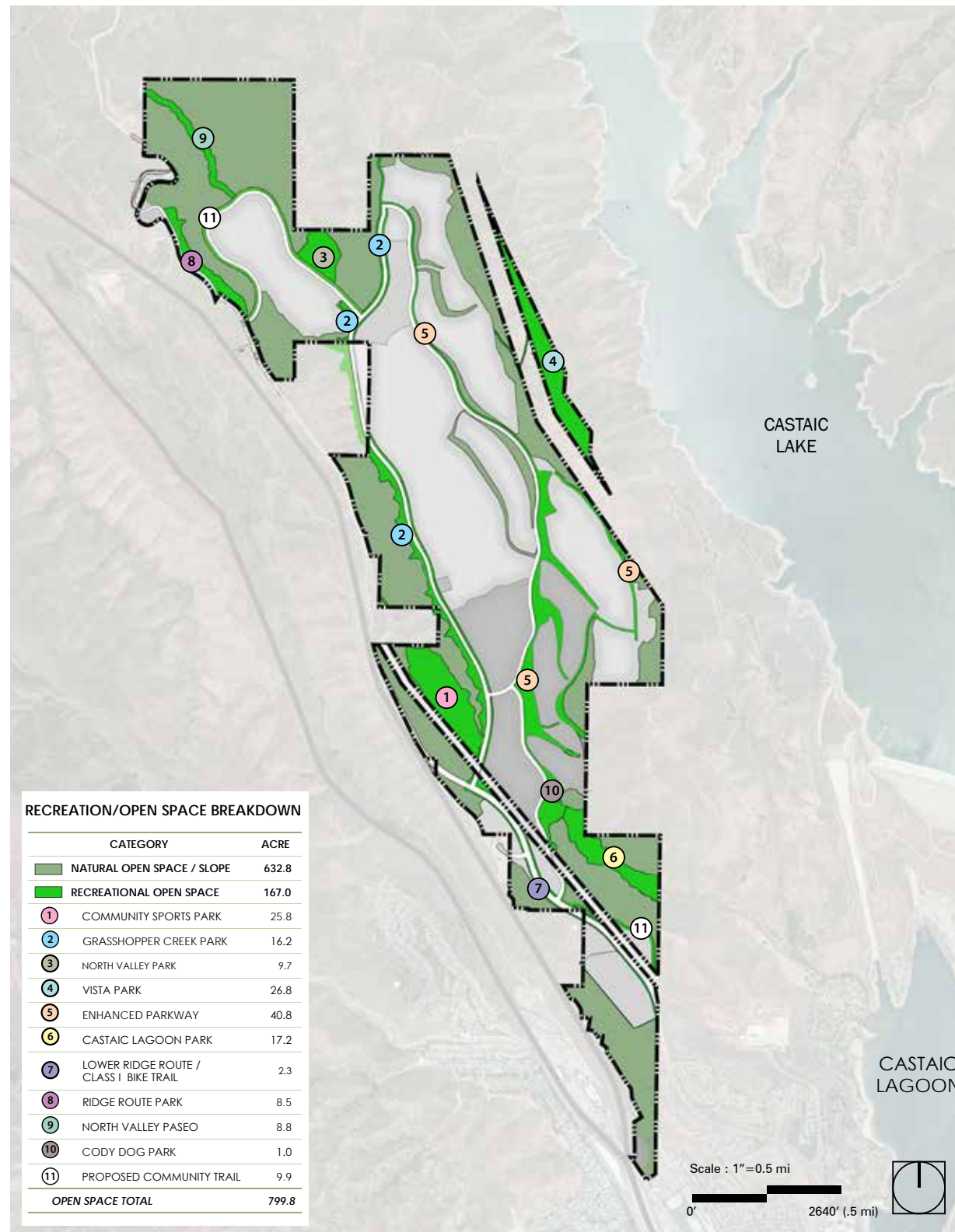


FIGURE 13. OPEN SPACE AND PARKS

2.6 OPEN SPACE AND PARKS

The centerpiece of the updated NorthLake Plan is a public park system providing programmed activity areas, passive green space, and separation or buffer zones between urbanized areas. The 166.9-acre golf course in the approved Specific Plan has been re-programmed for today's residents, and an equal amount of park acreage has been provided. Major recreational opportunities include a sports park; a designated overlook area called Vista Park; and Grasshopper Creek Park, a linear open space along the natural drainage way (see Figure 13 and Figure 14).

The area of natural open space has been increased from what was provided in the approved Specific Plan, benefitting wildlife and working toward the stated goal of encouraging conservation, protection, and enhancement of natural, ecological, scenic, cultural, and open space resources for the benefit and enjoyment of current and residential population of the region.

The preservation of natural open spaces and planning for a public park system has been organized to allow the NorthLake Plan to act as a conduit for the surrounding open spaces and Castaic Lake. This will provide greater connectivity between existing open spaces in addition to those planned within the community. These connections and spaces will provide a wide range of recreation opportunities to reinforce the intent of designing for healthy communities.



VIEW INTO FUTURE CASTAIC LAGOON PARK



CASTAIC LAKE RECREATION AREA



VISTA PARK CONNECTION TO PINE RIDGE FIRE ROAD



CASTAIC LAKE FROM PINE RIDGE FIRE ROAD



SHADED RESPITE AREAS



CONNECTION TO EXISTING TRAILS AT VISTA PARK

SPORTS PARK

25.8 Gross Acres, 16.3 Net Acres

Parking: 160 Stalls

Amenities:

- (2) Softball/Soccer Fields
- (1) Full Basketball Court
- (2) Family Picnic Pavilion
- (5) Individual Picnic Areas
- (4) Park Seating Benches
- (2) Children's Play Areas
- (1) Restroom
- 10' Walking Path

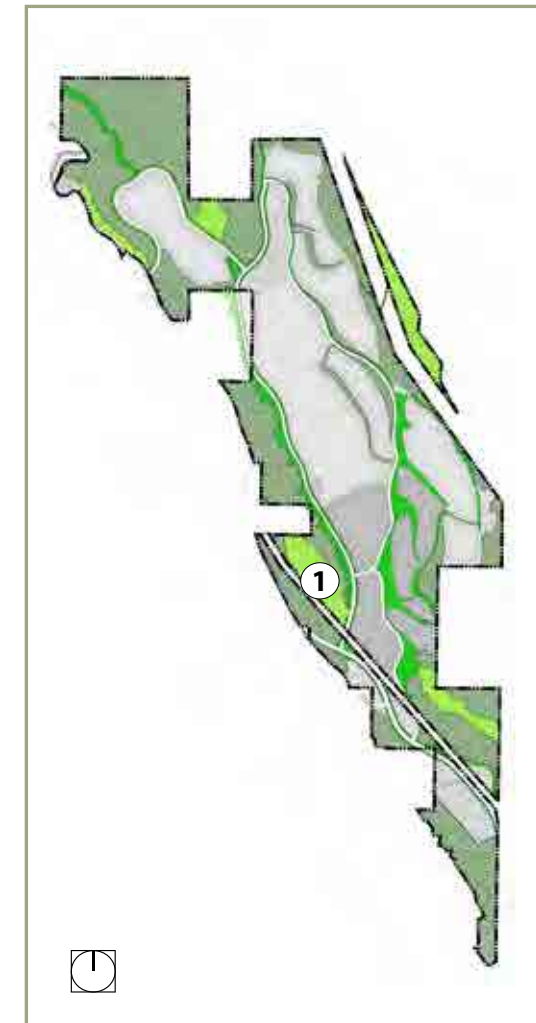
Also Provided:

- (2) Trash Dumpster Enclosure Areas
- Maintenance Yard (east)
- Park Monument Sign
- Seating with Shade per Sections 2.51.1 & 2.51.3



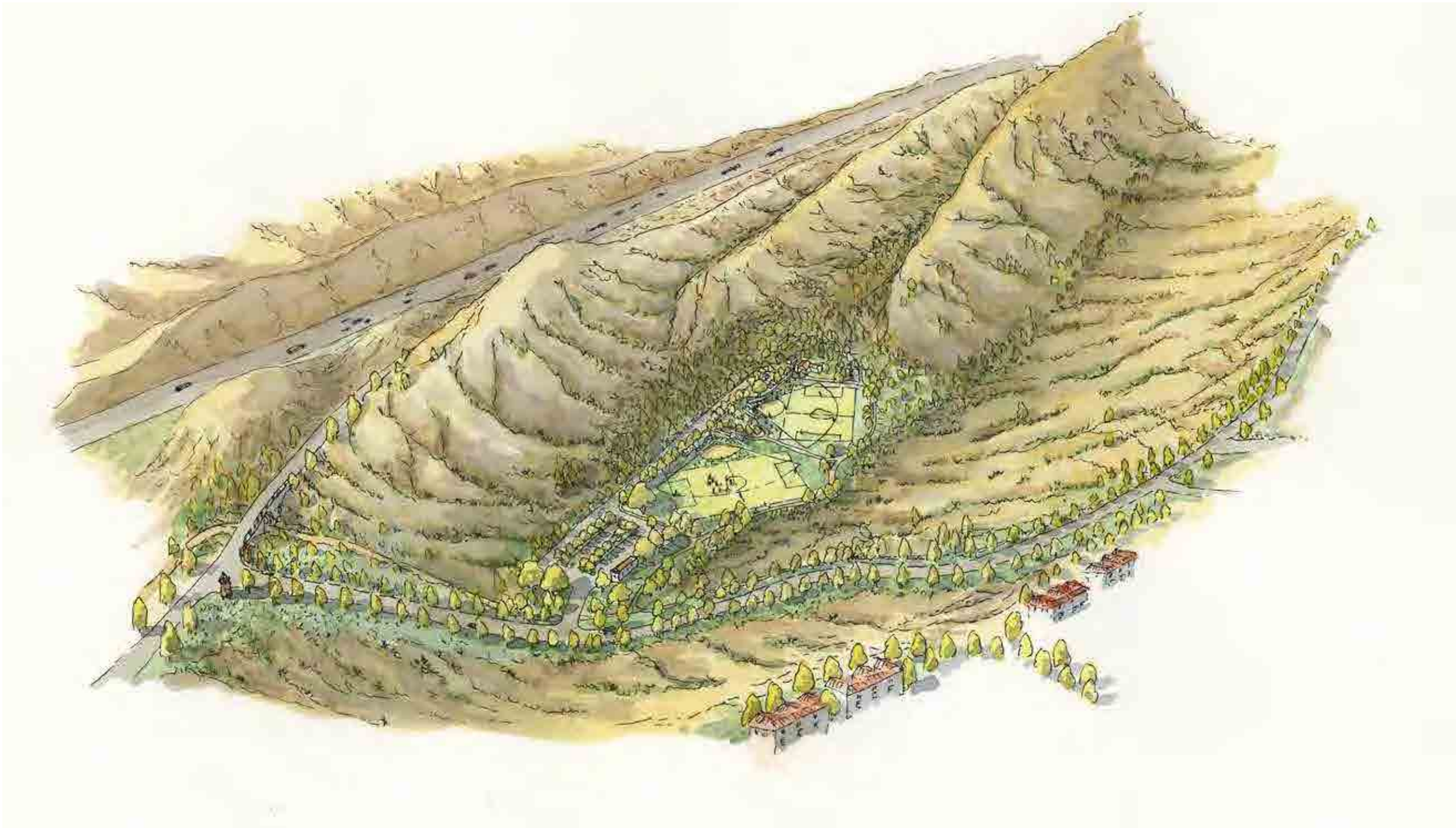
1

SPORTS PARK



KEY MAP

FIGURE 14A. PARK VIGNETTES



CONCEPTUAL RENDERING OF SPORTS PARK

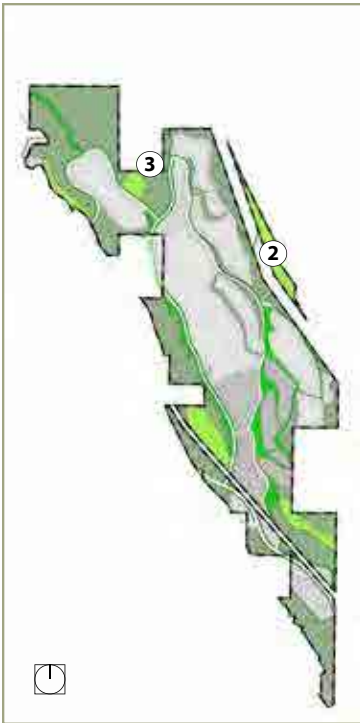
MULTI-FAMILY

Each Multi-family planning area will have a minimum of 1,000 square feet of dedicated common space. Amenities within these spaces may include (but are not limited to):

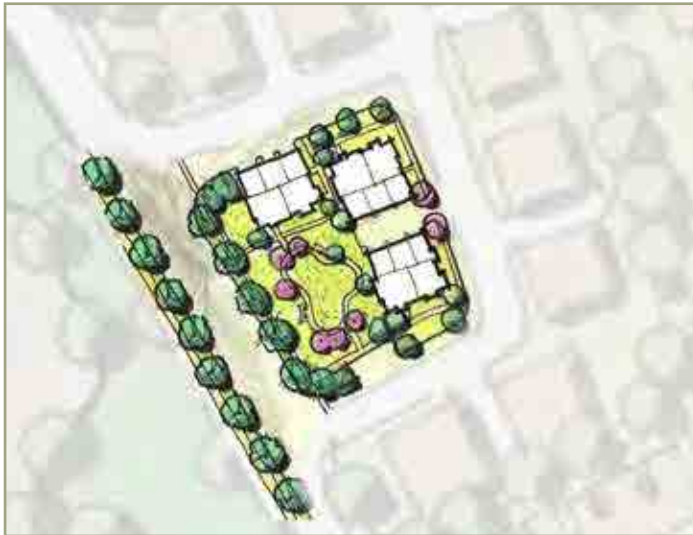
- Picnic Tables
- Barbecues
- Tot Lot Areas
- Garden Seating
- Outdoor Lounge
- Outdoor Fireplace
- Paseo Connection
- Open Turf Play Areas
- Fountains



FIGURE 14B. MULTI-FAMILY COMMON AREAS

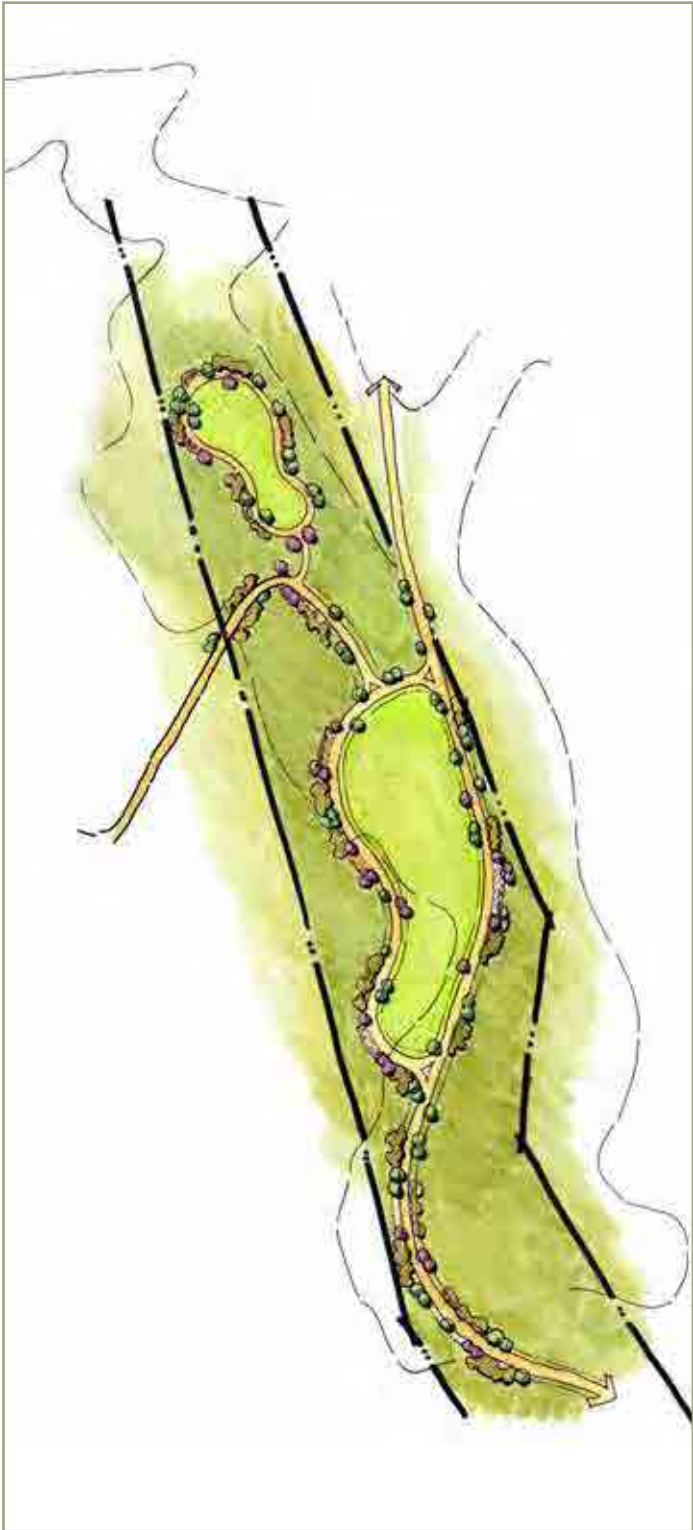


KEY MAP



POCKET PARKS*

*ONE PER 100 SINGLE FAMILY RESIDENCES PER SP III-15

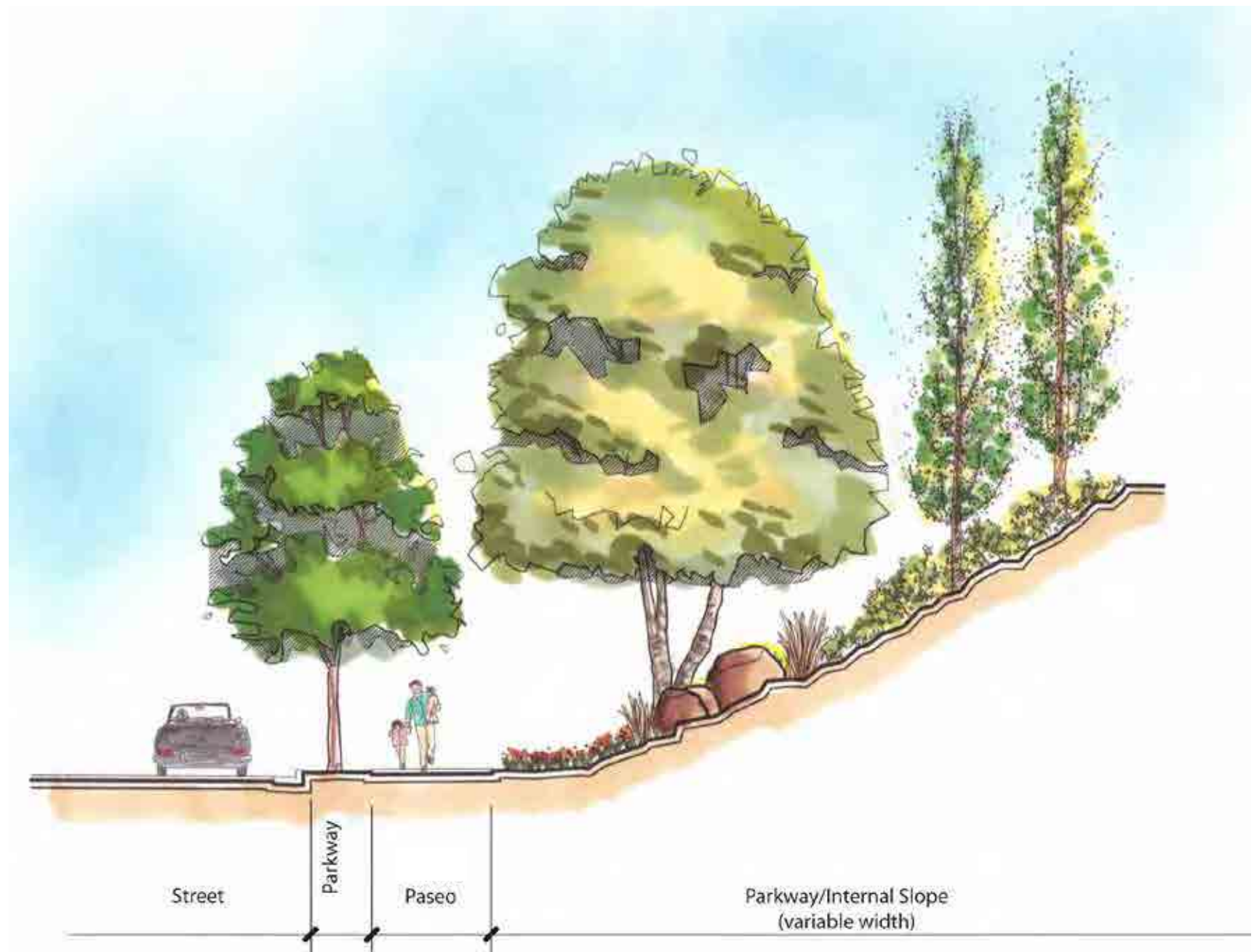
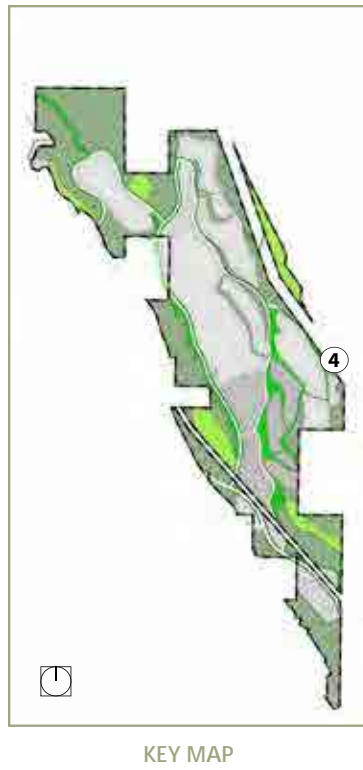


2 VISTA PARK



3 NORTH VALLEY PARK

FIGURE 14C. PARK VIGNETTES



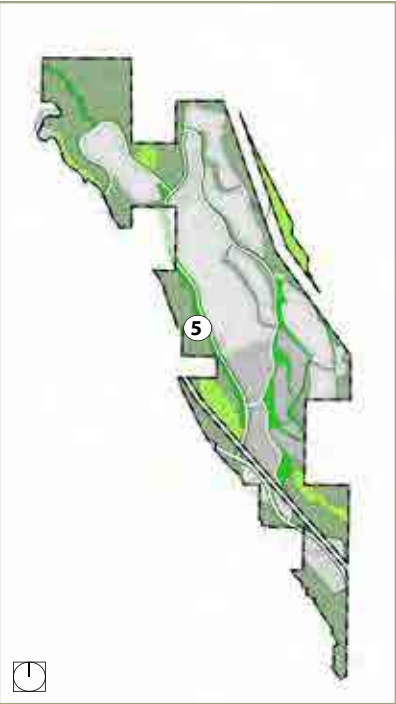
4 TYPICAL SLOPE*

*TRANSITIONAL SLOPES TO OPEN SPACE AREAS WILL CONFORM WITH SPECIFIC PLAN SECTION IV.A.3

FIGURE 14D. PARK VIGNETTES



5 VIEW FROM GRASSHOPPER CREEK PARK



KEY MAP

FIGURE 14E. PARK VIGNETTES

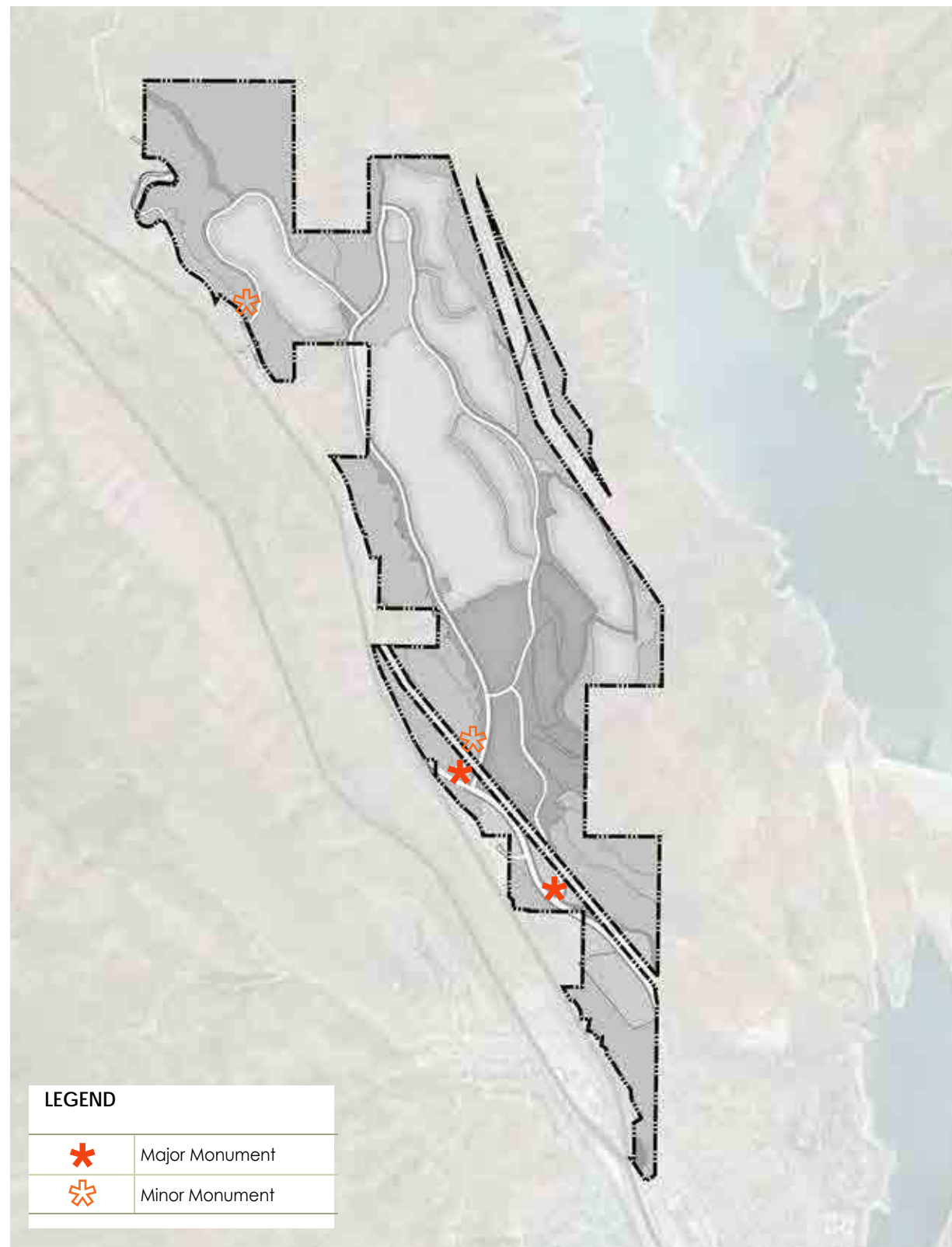


FIGURE 15. COMMUNITY MONUMENT LOCATIONS

2.7 COMMUNITY IDENTIFICATION MONUMENTS

Entry monuments serve as the visual gateway for NorthLake, utilizing a combination of architectural details, signage, lighting, and landscaping. Community identification features announce major and minor arrival points and present an aesthetic symbol of the community's identity.

The existing NorthLake entry feature (see photo at right) presents a clear direction for the design of the monuments. The proposed entry features shall utilize similar materials and textures to achieve a harmonious character throughout the community. Figure 15, *Community Monument Locations* depicts the suggested location of major and minor entry features.

Major Entries. Providing the strongest entry statement, major entries are the main portal into the community. As measured from the right-of-way, major entries typically range between 300 and 450 square feet with a dimension between 20 and 30 feet as measured from the corner of the property line. Major entries should incorporate distinctive signage, attractive landscaping, and distinguishing elements such as monument style walls.

Minor Entries. Minor entries monuments shall display a consistent character with the existing North Lake entry feature and the major monuments, but will be less prominent in scale. Minor entries typically range between 100 and 200 square feet with a dimension between 15 and 20 feet as measured from the street corner of the property line. Minor entries should be marked by attractive signage and landscaping consistent with, but smaller in scale than the other entry features.

Neighborhood Markers. Individual neighborhoods may include entry markers that define and unify the character of smaller areas. These markers create a memorable experience for pedestrians and motorists, serving as placemaking elements.



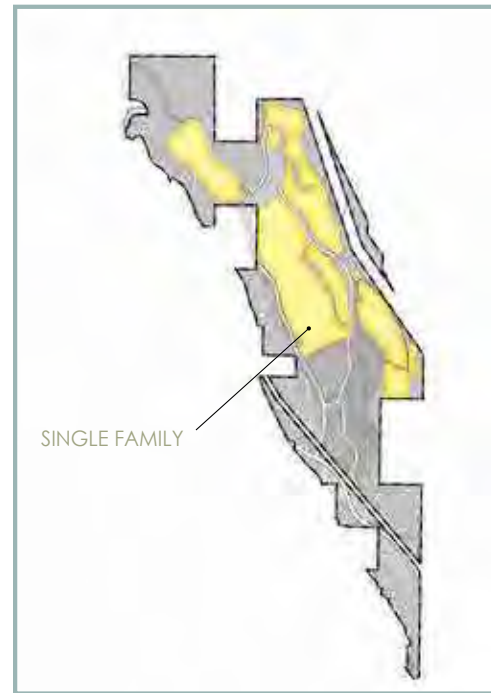


RESIDENTIAL DESIGN GUIDELINES

3.1 RESIDENTIAL ZONES

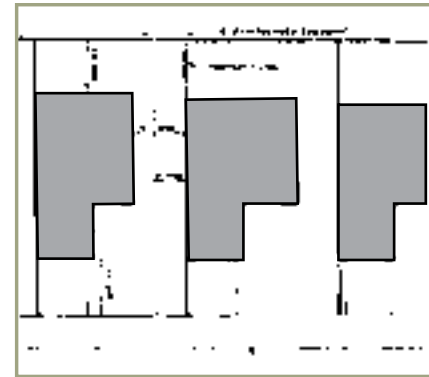
A variety of living styles have been envisioned for NorthLake, and homes will fall within a wide range of prices. Two residential zoning categories have been included, as shown in Figure 4A, *Land Use Plan*. The first category is Single Family, which permits conventional, individually owned fee simple lots as well as courtyard single-family homes on a condominium lot. The second category is Multi-family, which permits single-family or multi-family homes within a condominium lot.

Prototypical product types representing a contemporary update of those in the approved Specific Plan have been depicted in this document. Three-dimensional depictions of each prototype are included in this chapter to show examples of home and lot configurations.

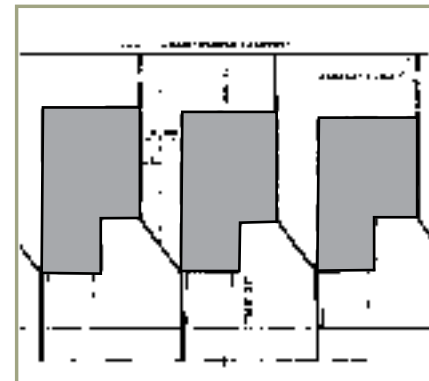


SINGLE FAMILY

KEY MAP



ZERO SIDE YARD OVERLAY
Northlake Specific Plan (1992), Exhibit III-2



Z-LOT OVERLAY
Northlake Specific Plan (1992), Exhibit III-4

3.2 SINGLE FAMILY DETACHED

The Single Family Detached Zone corresponds to the SF-1 Zone in the approved Specific Plan and has been updated to allow clustering of homes in enclaves surrounded by open space. Homes within this area will be arranged in a variety of configurations, including conventional lots, as shown in Figure 15A, and courtyard homes arranged within a 4 to 6 unit motor court, as shown in Figure 15B and Figure 15C. Optional overlay designations for the single family zone include the “Zero Side Yard,” “Z Lot,” overlay designations within the approved Specific Plan.



◇ SINGLE FAMILY DETACHED

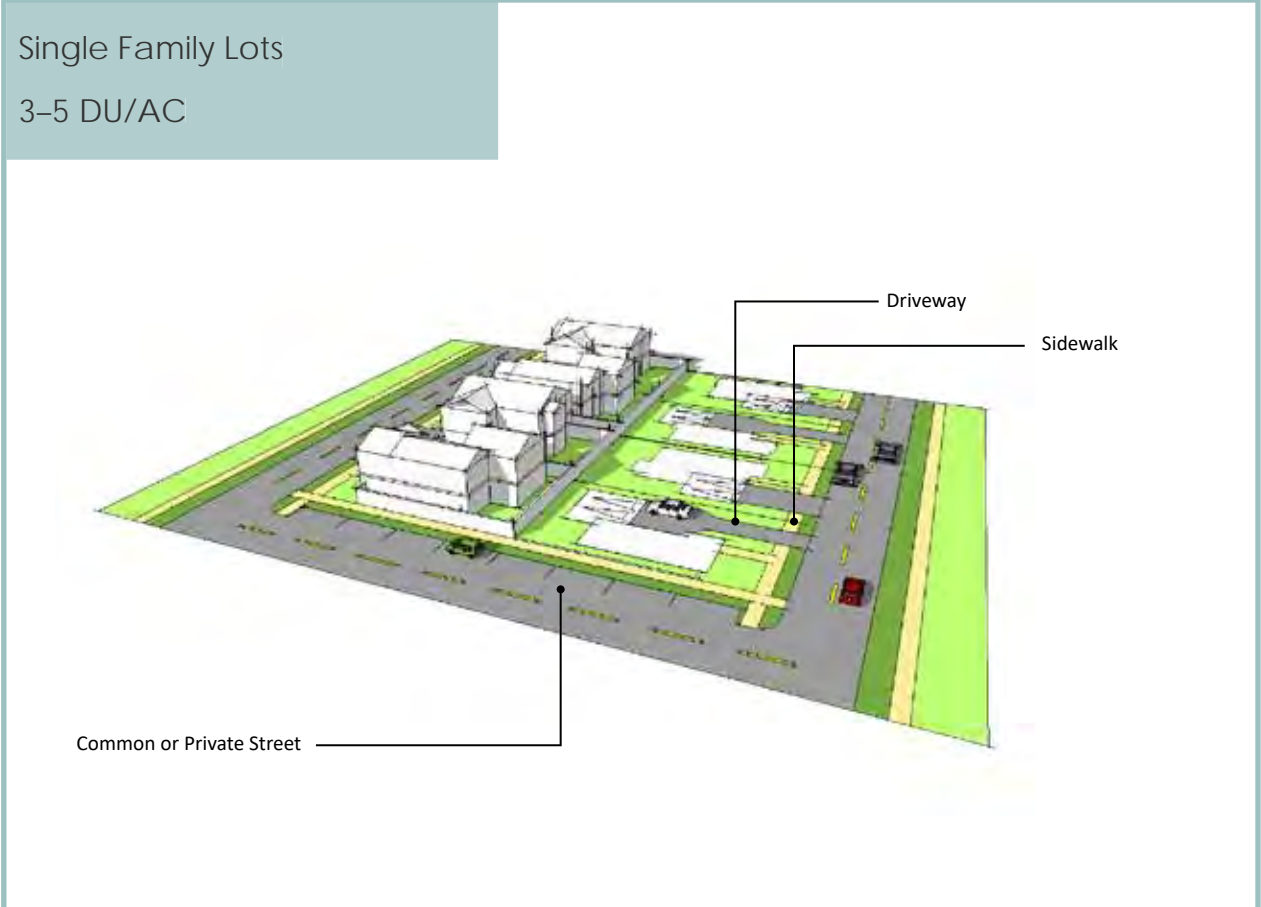
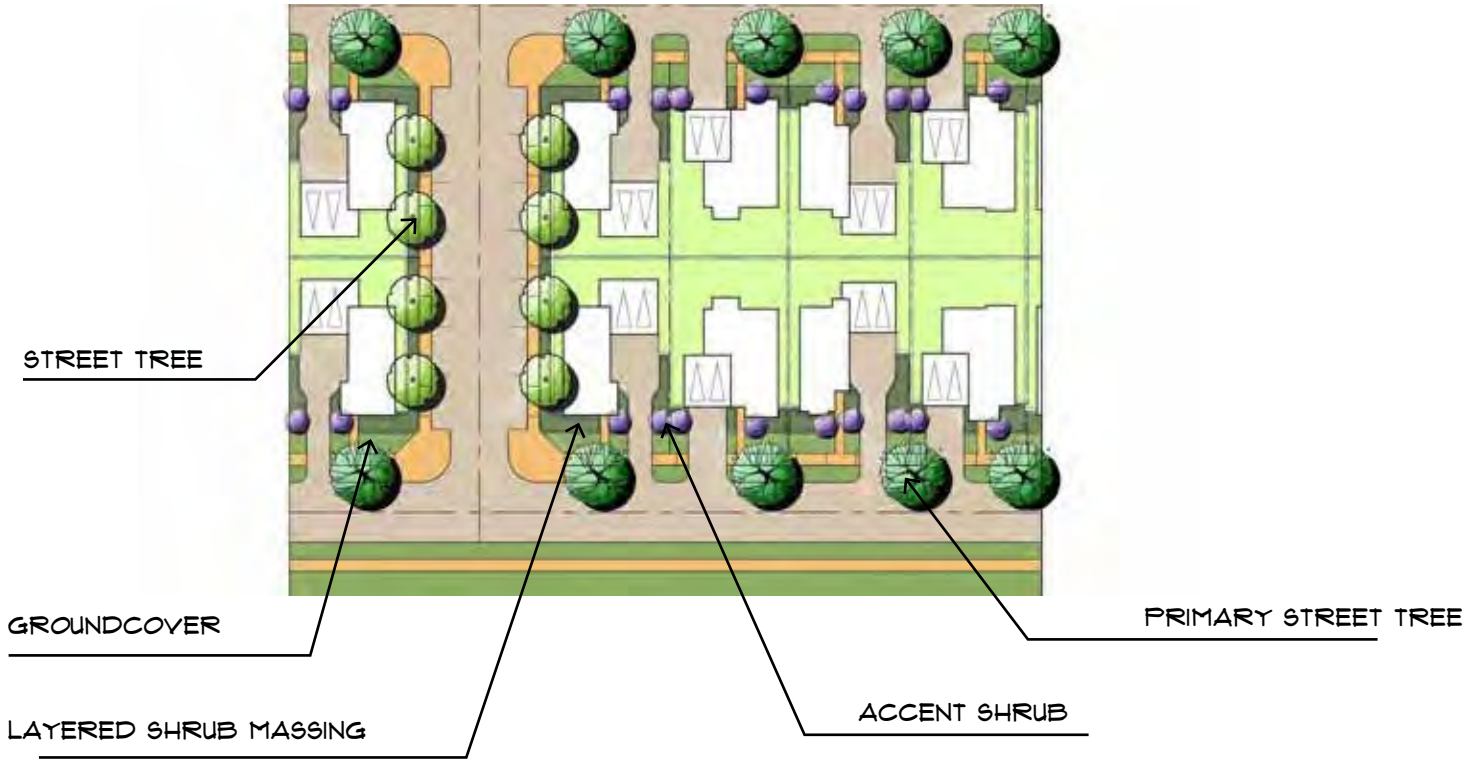


FIGURE 16A. PRODUCT PROTOTYPES: SINGLE FAMILY DETACHED



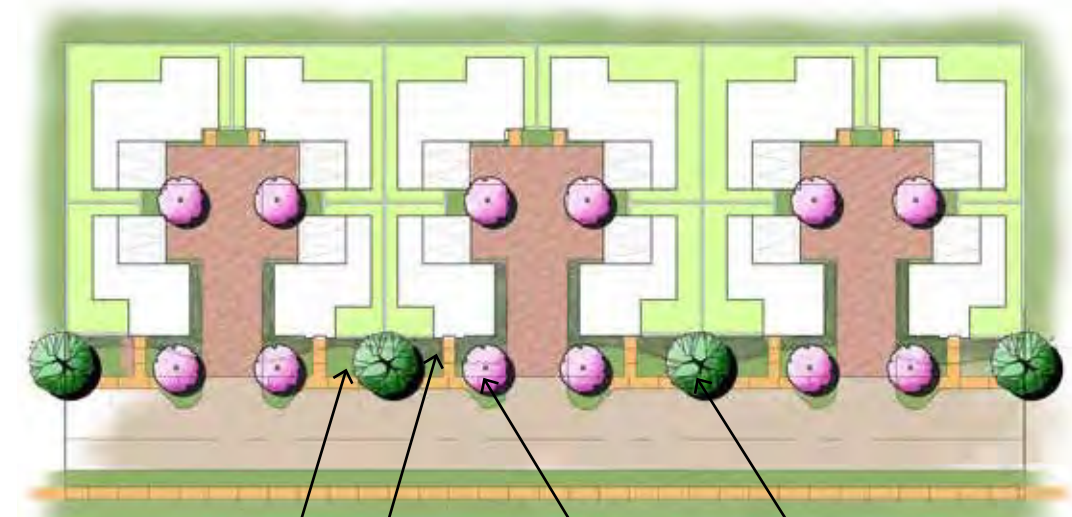
PLANT PALETTE	Scientific Name	Common Name	Water Use	Type	Height	Width
	Medium Tree/Street Tree					
	<i>Gleditsia triacanthos</i>	Honey Locust	L	D	30'-70'	30'-70'
	<i>Chionanthus retusus</i>	Chinese Fringe Tree	M	D	15'-20'	20'-25'
	<i>Hymenosporum flavum</i>	Sweet Shade	M	E	25'-35'	15'
	Shrub/ Groundcover					
	<i>Trachelospermum jasminoides</i>	Star Jasmine	M	SE	6'	4'
	<i>Euonymus japonica</i>	Boxwood	M	E	6'-8'	4'-6'
	Accent Shrub					
	<i>Nandina domestica 'Compacta'</i>	Dwarf Heavenly Bamboo	M	E	4'-5'	3'
<i>Phlomis fruticosa</i>	Jerusalem Sage	L	E	2'-4'	3'-5'	
<i>Callistemon citrinus 'Little John'</i>	Dwarf Bottlebrush	L	E	10'-15'	10'-15'	
<i>Agapanthus</i>	Lily Of The Nile	M	E	2'-3'	1'-2'	

Note: Refer to Section IV-10 of the Specific Plan for related landscape plan guidelines.

◆ SINGLE FAMILY MOTOR COURT (4 UNITS)

Magnolia

4 Motor Court, 7.5 DU/AC



PLANT PALETTE	Scientific Name	Common Name	Water Use	Type	Height	Width	
	Medium Tree/Street Tree						
	Gleditsia triacanthos	Honey Locust	L	D	30'-70'	30'-70'	
	Chionanthus retusus	Chinese Fringe Tree	M	D	15'-20'	20'-25'	
	Hymenosporum flavum	Sweet Shade	M	E	25'-35'	15'	
	Shrub/ Groundcover						
	Trachelospermum jasminoides	Star Jasmine	M	SE	6'	4'	
	Euonymus japonica	Boxwood	M	E	6'-8'	4'-6'	
	Accent Shrub						
	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	M	E	4'-5'	3'	
Phlomis fruticosa	Jerusalem Sage	L	E	2'-4'	3'-5'		
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	L	E	10'-15'	10'-15'		
Agapanthus	Lily-Of-The-Nile	M	E	2'-3'	1'-2'		

Note: Refer to Section IV-10 of the Specific Plan for related landscape plan guidelines.

FIGURE 16B. PRODUCT PROTOTYPES: SINGLE FAMILY DETACHED (ZERO SIDE LOT OVERLAY)

◇ SINGLE FAMILY MOTOR COURT (6 UNITS)

Knolls
6 Motor Court, 10 DU/AC

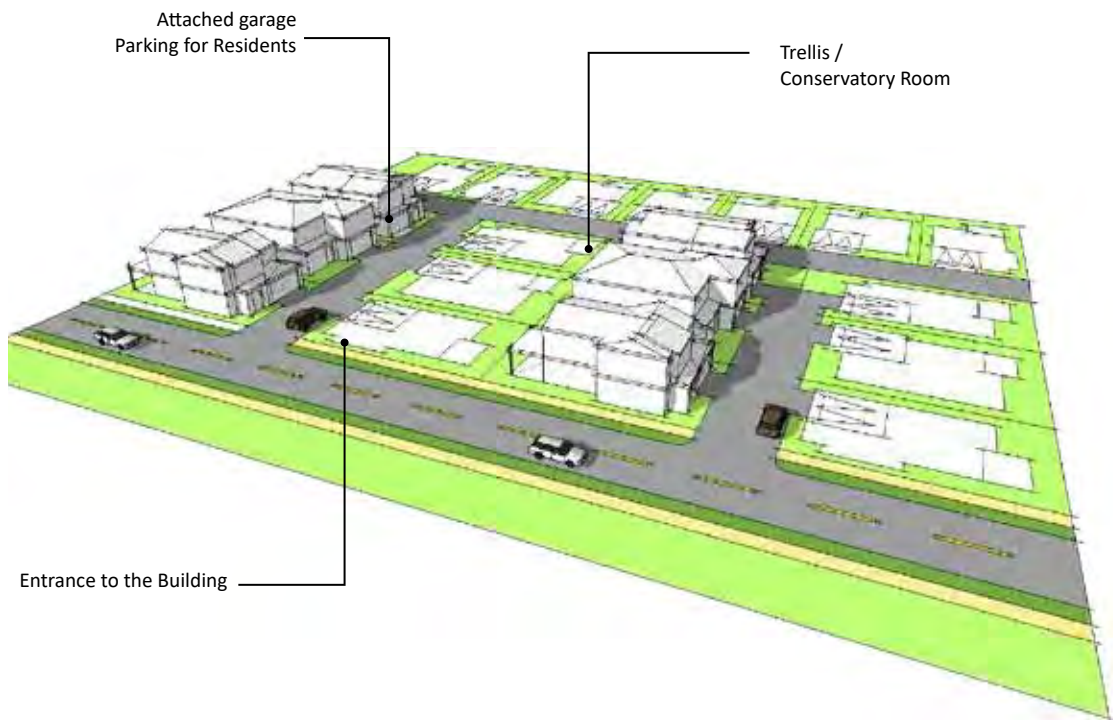
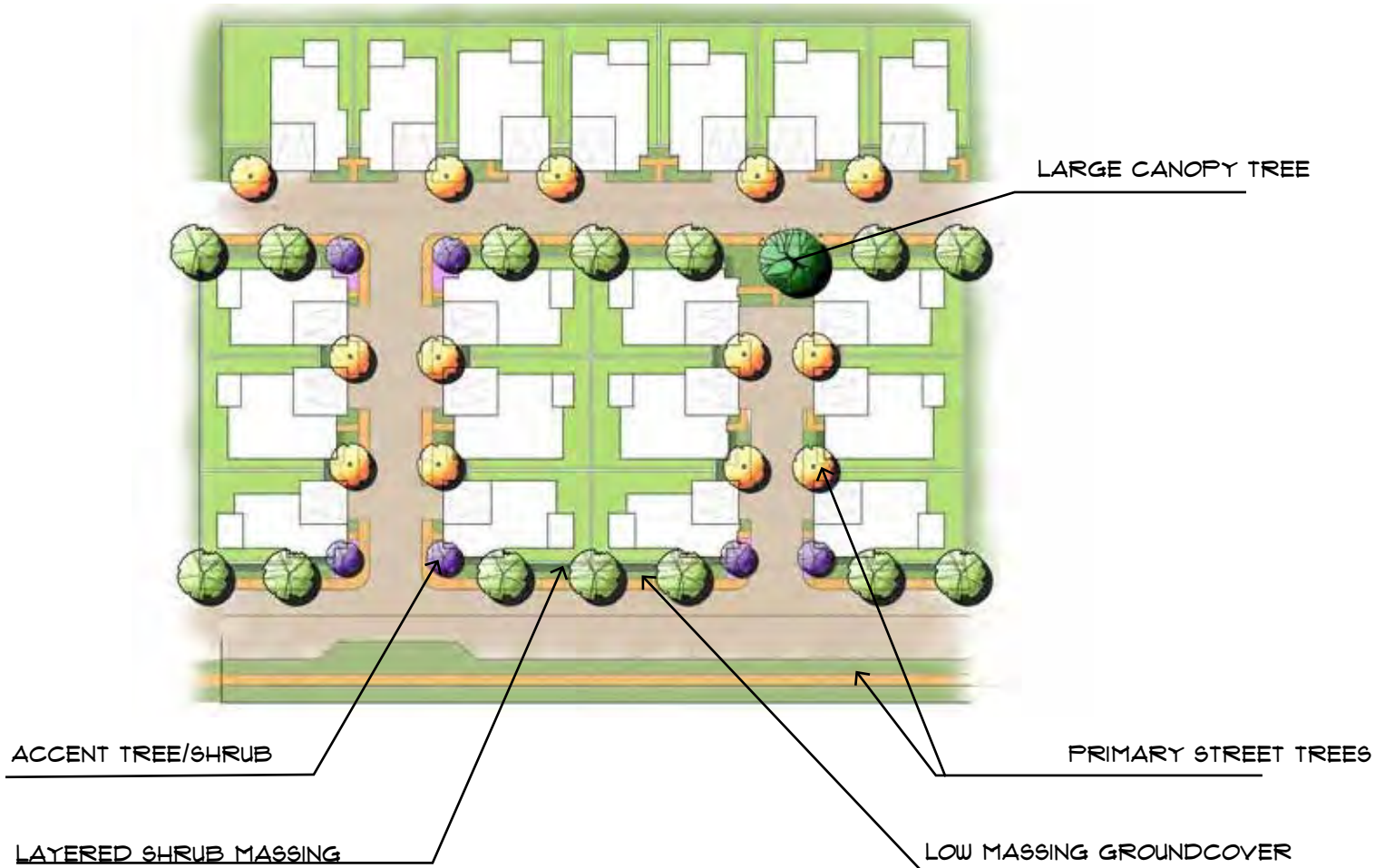
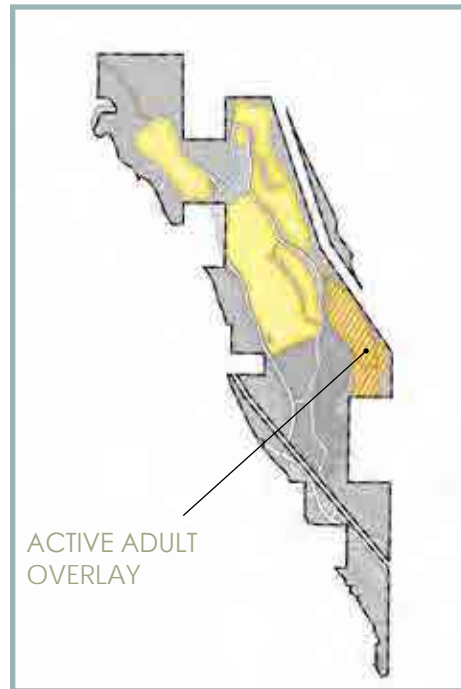


FIGURE 16C. PRODUCT PROTOTYPES: SINGLE FAMILY DETACHED (ZERO SIDE LOT OVERLAY)



PLANT PALETTE	Scientific Name	Common Name	Water Use	Type	Height	Width
	Medium Tree/Street Tree					
	<i>Gleditsia triacanthos</i>	Honey Locust	L	D	30'-70'	30'-70'
	<i>Chionanthus retusus</i>	Chinese Fringe Tree	M	D	15'-20'	20'-25'
	<i>Hymenosporum flavum</i>	Sweet Shade	M	E	25'-35'	15'
	Shrub/ Groundcover					
	<i>Trachelospermum jasminoides</i>	Star Jasmine	M	SE	6'	4'
	<i>Euonymus japonica</i>	Boxwood	M	E	6'-8'	4'-6'
	Accent Shrub					
	<i>Nandina domestica 'Compacta'</i>	Dwarf Heavenly Bamboo	M	E	4'-5'	3'
	<i>Phlomis fruticosa</i>	Jerusalem Sage	L	E	2'-4'	3'-5'
	<i>Callistemon citrinus 'Little John'</i>	Dwarf Bottlebrush	L	E	10'-15'	10'-15'
<i>Agapanthus</i>	Lily Of The Nile	M	E	2'-3'	1'-2'	

Note: Refer to Section IV-10 of Specific Plan for related landscape plan guidelines.



KEY MAP

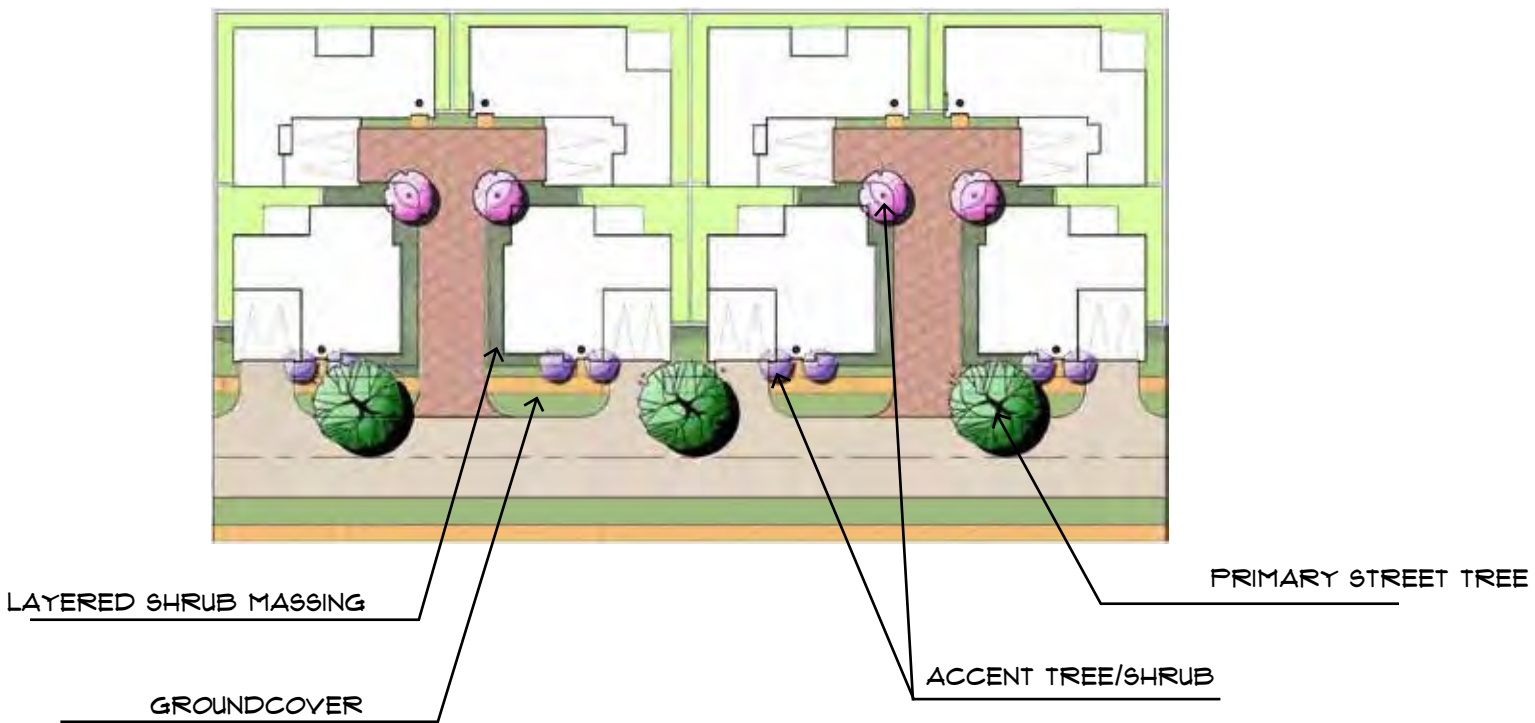
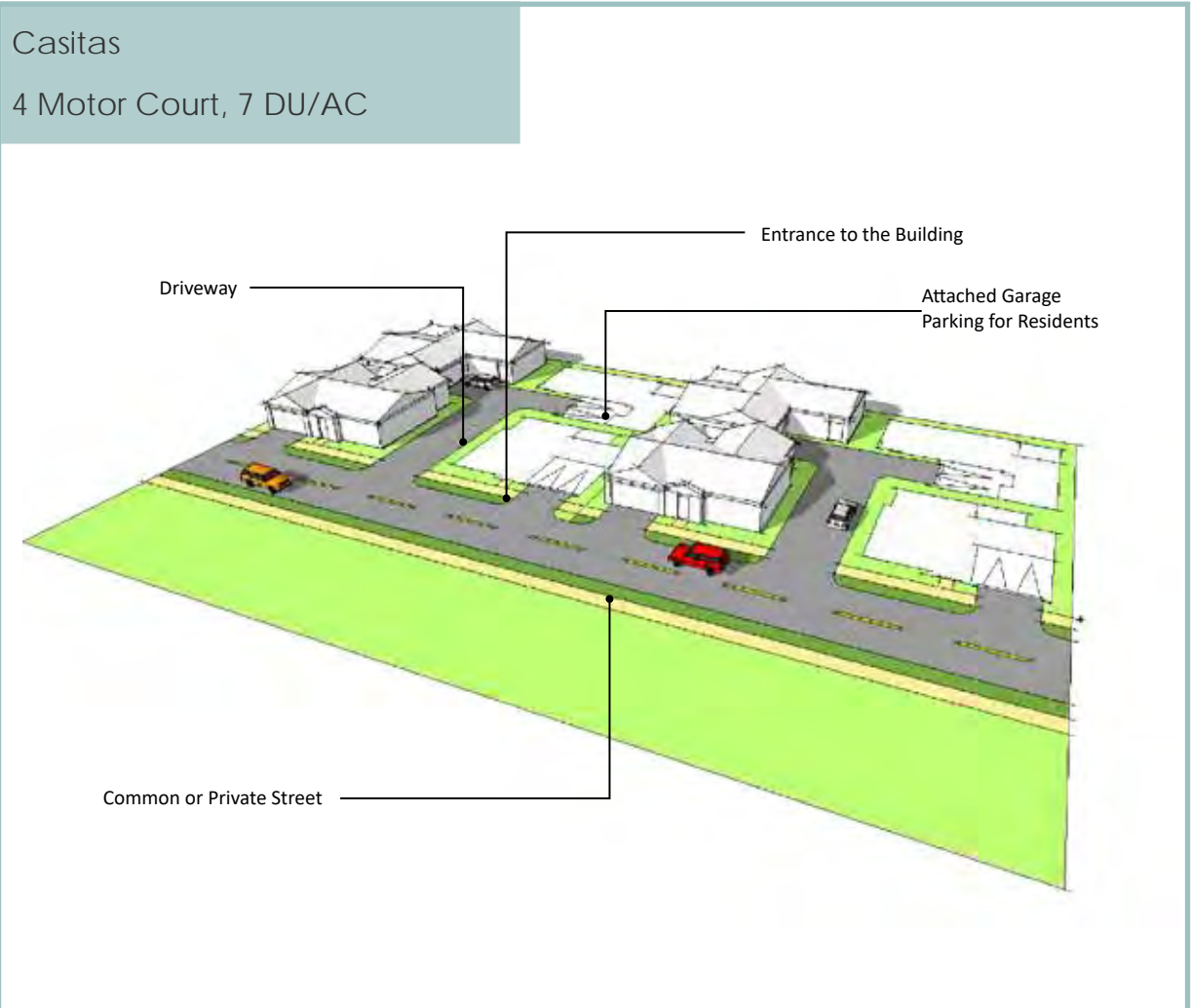
3.3 SINGLE FAMILY DETACHED - ACTIVE ADULT OVERLAY ZONE

The Active Adult Overlay Zone provides flexibility in establishing the location of homes for people over a specific age. Lot sizes and configurations will be similar to those in the Single Family area with the addition of the Paired Single Family Overlay designation as an option. The homes shown in Figures 15D and 15E are two examples of the typical neighborhood configuration within this zone.



◇ ACTIVE ADULT - SINGLE FAMILY DETACHED

Casitas
4 Motor Court, 7 DU/AC



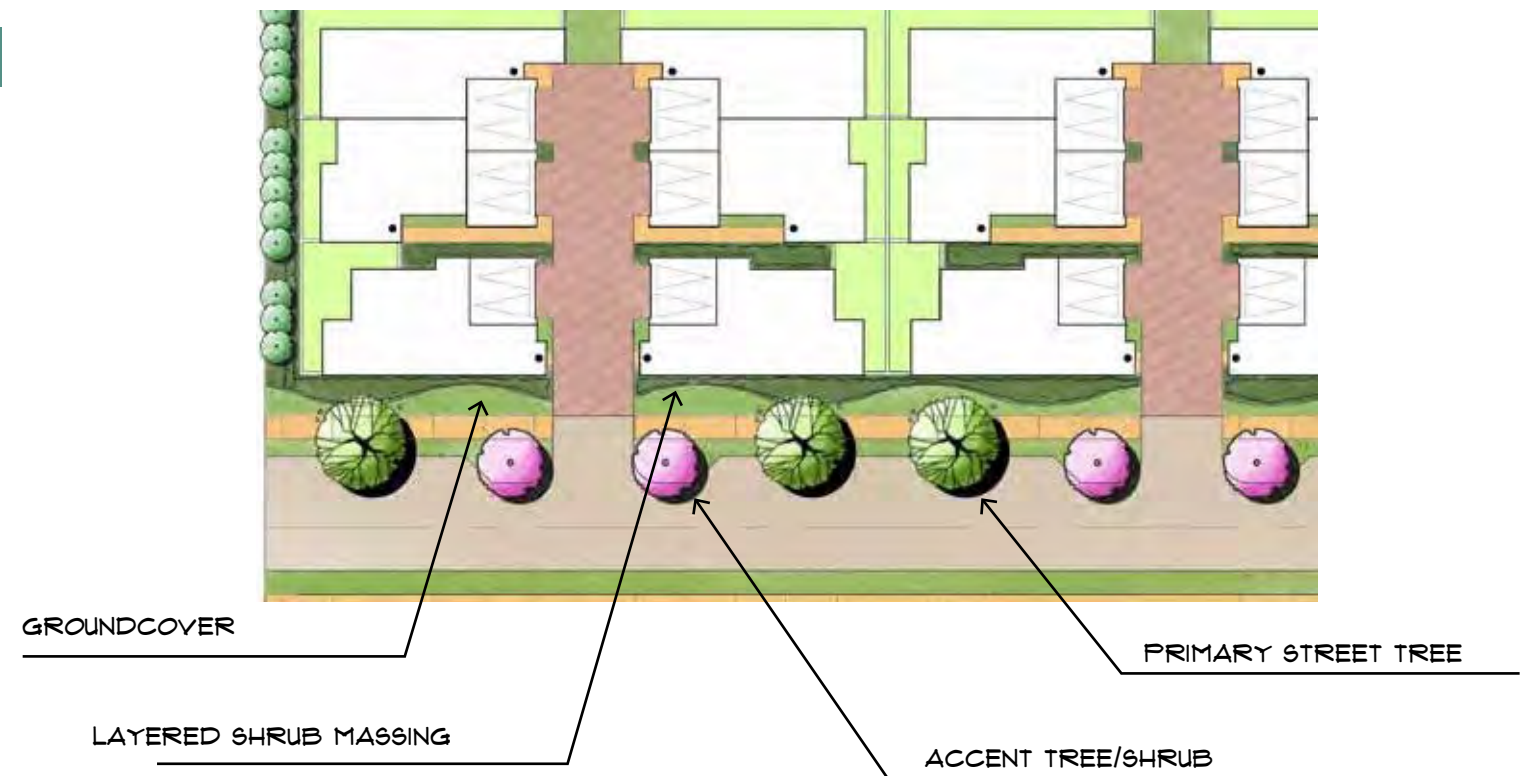
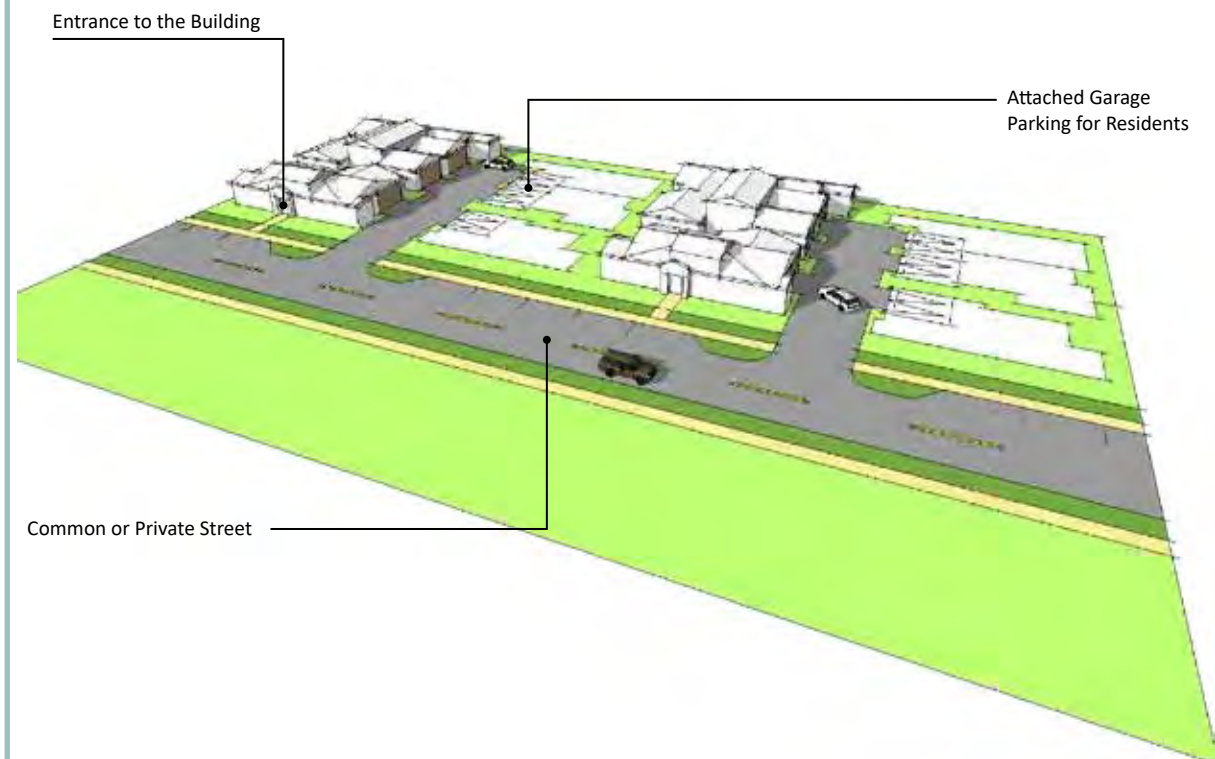
PLANT PALETTE	Scientific Name	Common Name	Water Use	Type	Height	Width	
	Medium Tree/Street Tree						
	Gleditsia triacanthos	Honey locust	L	D	30'-70'	30'-70'	
	Chionanthus retusus	Chinese fringe tree	M	D	15'-20'	20'-25'	
	Hymenosporum flavum	Sweet shade	M	E	25'-35'	15'	
	Shrub/ Groundcover						
	Trachelospermum jasminoides	star jasmine	M	SE	6'	4'	
	Trachelospermum jasminoides	star jasmine	M	E	1'-2'	18'-20'	
	Euonymus japonica	Boxwood	M	E	6'-8'	4'-6'	
	Accent Shrub						
	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	M	E	4'-5'	3'	
	Phlomis fruticosa	Jerusalem sage	L	E	2'-4'	3'-5'	
	Callistemon citrinus 'Little John'	Dwarf Bottlebrush	L	E	10'-15'	10'-15'	
	Agapanthus	Lily of the Nile	M		2'-3'	1'-2'	

Note: Refer to Section IV-10 of the Specific Plan for related landscape plan guidelines.

FIGURE 16D. PRODUCT PROTOTYPES: ACTIVE ADULT SINGLE FAMILY DETACHED

◇ ACTIVE ADULT - SINGLE FAMILY DETACHED / PAIRED

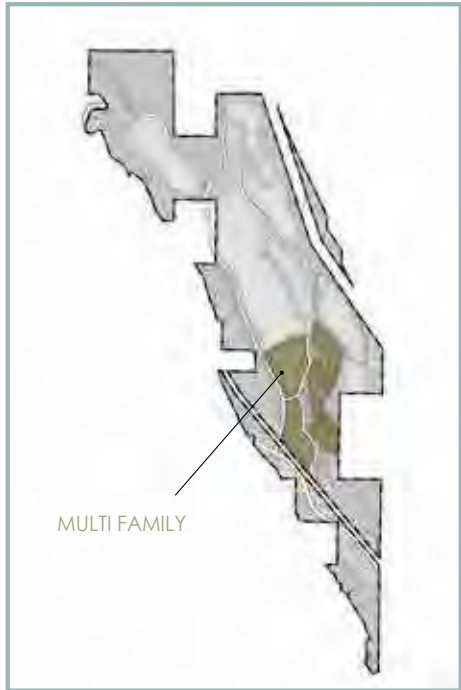
Bungalows
6 Motor Court, 9 DU/AC



PLANT PALETTE	Scientific Name	Common Name	Water Use	Type	height	width	
	Medium Tree/Street Tree						
	Gleditsia triacanthos	Honey Locust	L	D	30'-70'	30'-70'	
	Chionanthus retusus	Chinese Fringe Tree	M	D	15'-20'	20'-25'	
	Hymenosporum flavum	Sweet Shade	M	E	25'-35'	15'	
	Shrub/ Groundcover						
	Trachelospermum jasminoides	Star Jasmine	M	SE	6'	4'	
	Euonymus japonica	Boxwood	M	E	6'-8'	4'-6'	
	Accent Shrub						
	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	M	E	4'-5'	3'	
Phlomis fruticosa	Jerusalem Sage	L	E	2'-4'	3'-5'		
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	L	E	10'-15'	10'-15'		
Agapanthus	Lily Of The Nile	M	E	2'-3'	1'-2'		

Note: Refer to Section IV-10 of the Specific Plan for related landscape plan guidelines.

FIGURE 16E. PRODUCT PROTOTYPES: ACTIVE ADULT SINGLE FAMILY DETACHED (PAIRED HOME OVERLAY)



KEY MAP

3.4 MULTI-FAMILY

The second housing designation within NorthLake is Multi-family which accomodates a range of densities and living styles. This designation was also included in the approved Specific Plan and typical unit types will be townhomes, flats, and carriage units as shown in Figures 16A-E. Each neighborhood will include a pocket park and enjoy direct access to the community trail system.



◆ MULTI-FAMILY TOWNHOMES / CARRIAGE

Caserta
4-plex Townhomes, 15 DU/AC

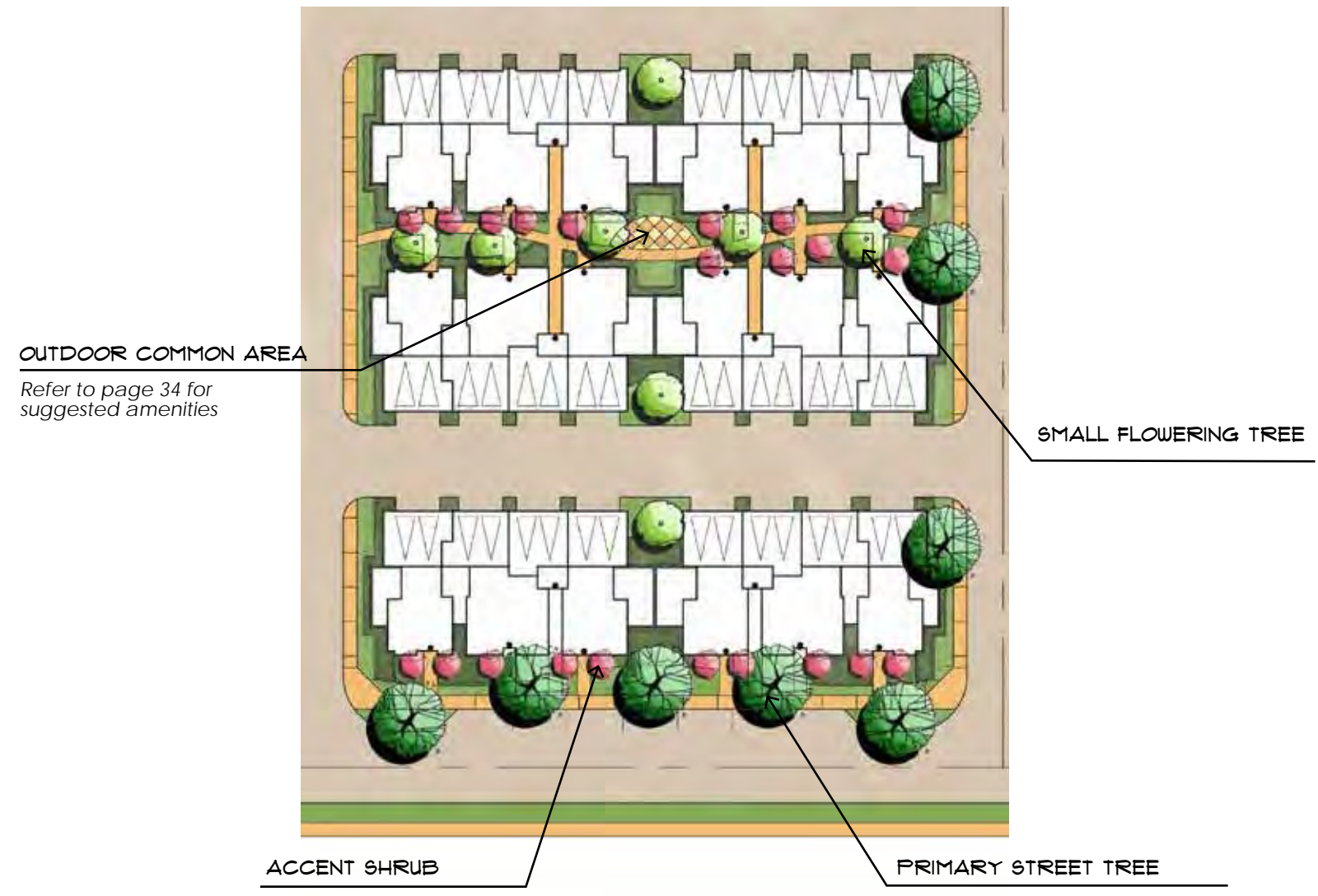
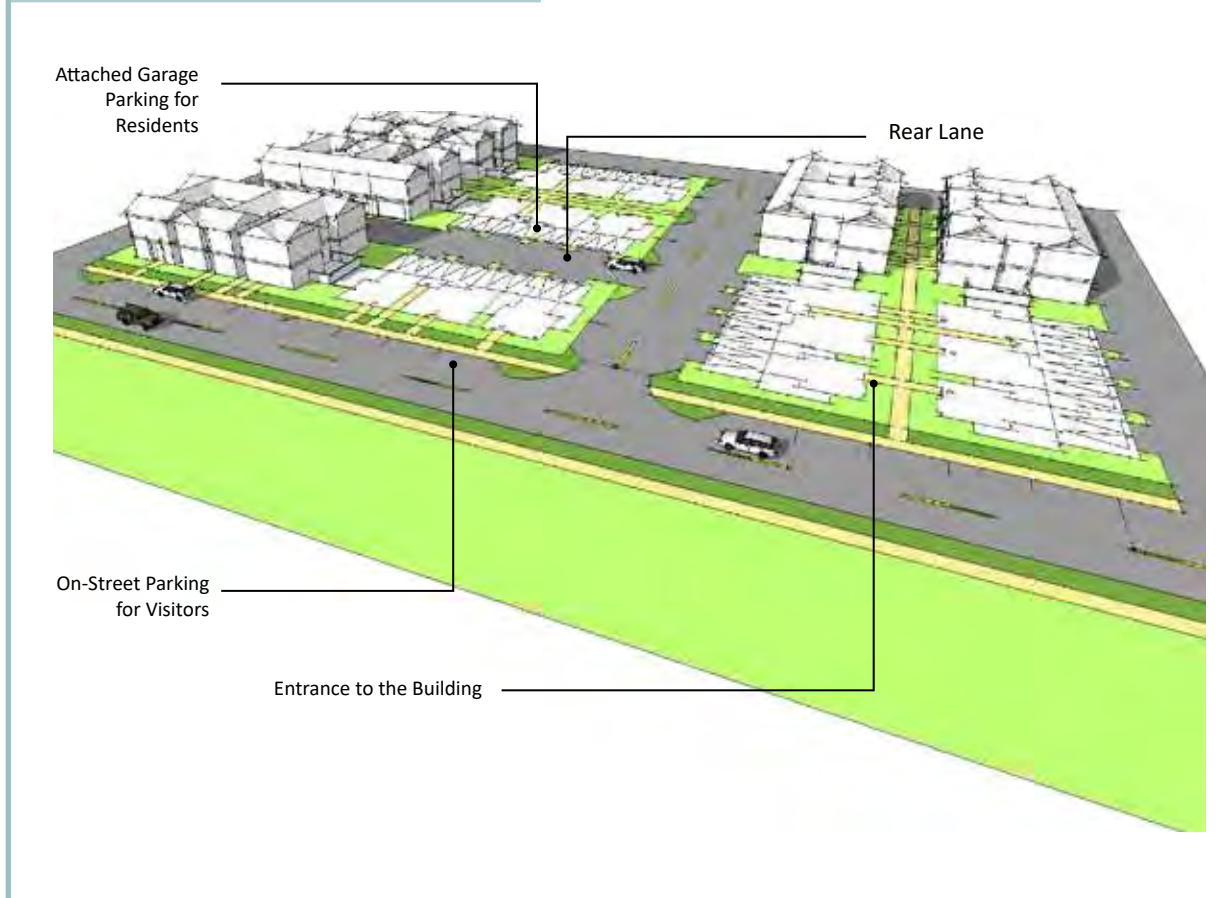


FIGURE 17A. PRODUCT PROTOTYPES: MULTI-FAMILY

◇ MULTI FAMILY TRIPLEX

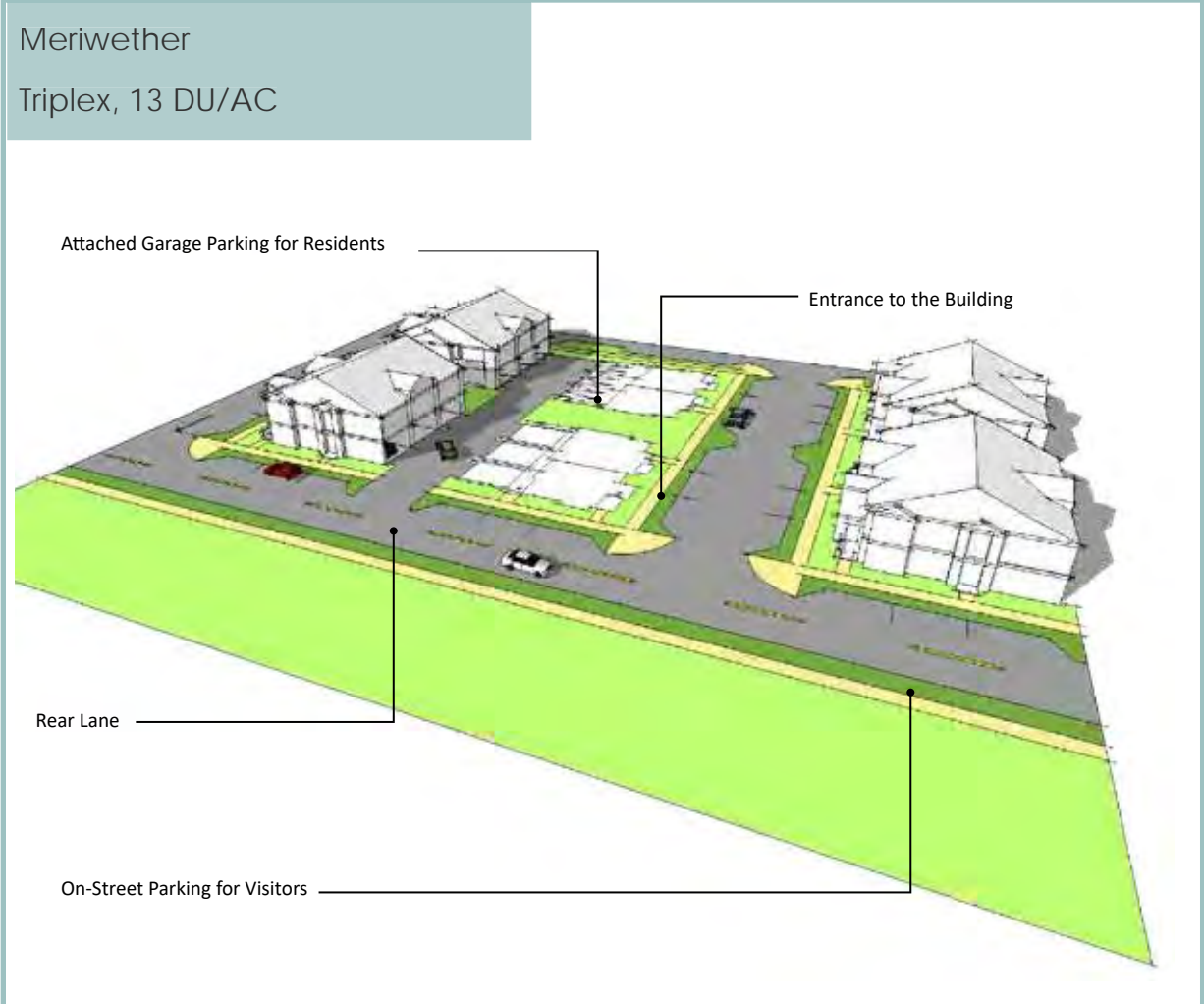
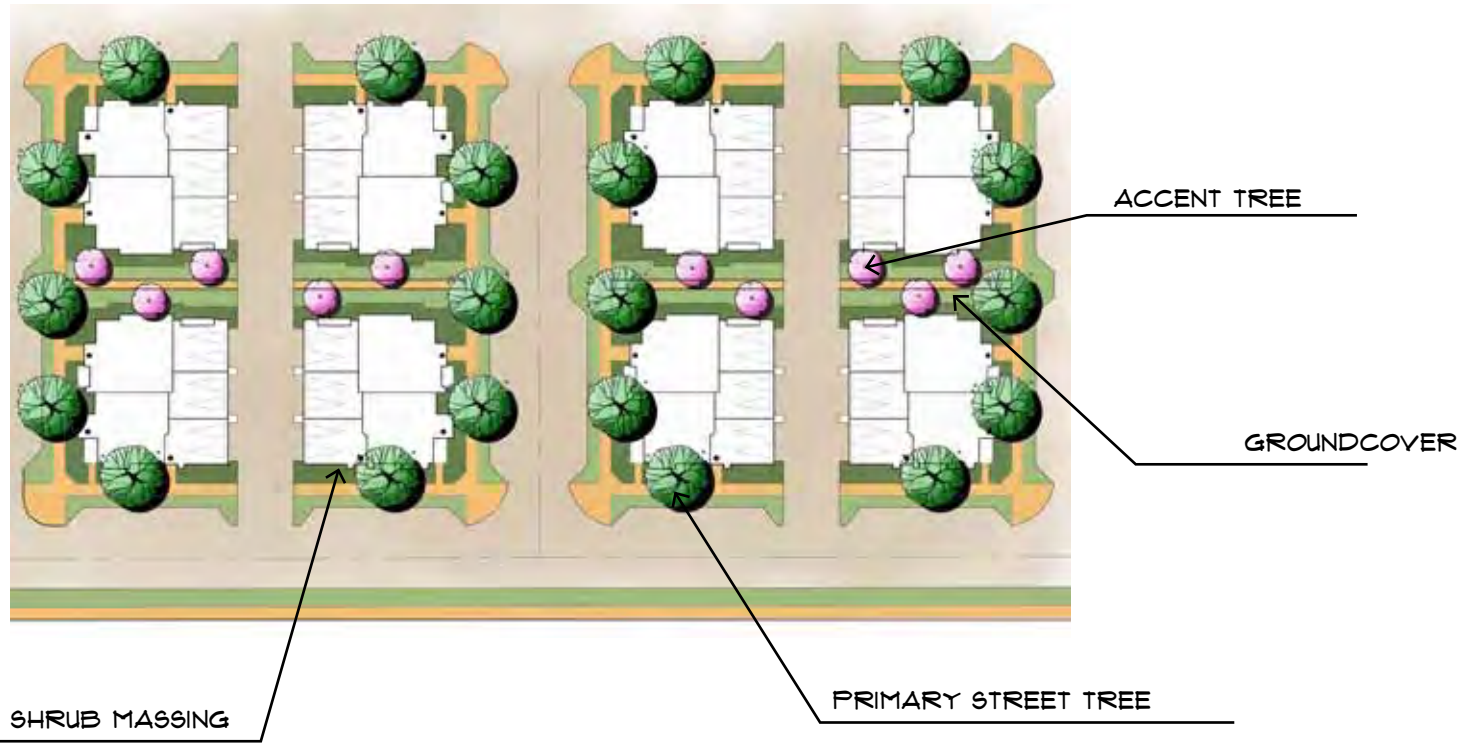


FIGURE 17B. PRODUCT PROTOTYPES: MULTI-FAMILY



PLANT PALETTE	Scientific Name	Common Name	Water Use	Type	Height	Width
	Medium Tree/Street Tree					
	<i>Gleditsia triacanthos</i>	Honey Locust	L	D	30'-70'	30'-70'
	<i>Chionanthus retusus</i>	Chinese Fringe Tree	M	D	15'-20'	20'-25'
	<i>Hymenosporum flavum</i>	Sweet Shade	M	E	25'-35'	15'
	Accent Tree					
	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	M	D	20'-35'	25'-35'
	<i>Pistacia chinensis</i>	Chinese Pistache	M	D	30'	25'
	<i>Cercis occidentalis</i>	Western Redbud	L	D	12'-20'	12'-20'
	Shrub/ Groundcover					
	<i>Trachelospermum jasminoides</i>	Star Jasmine	M	SE	6'	4'
	<i>Trachelospermum jasminoides</i>	Star Jasmine	M	E	1'-2'	18'-20'
	<i>Euonymus japonica</i>	Boxwood	M	E	6'-8'	4'-6'

Note: Refer to Section IV-10 of the Specific Plan for related landscape plan guidelines.

◇ MULTI FAMILY FLATS

Santa Rosa
7-plex Flats, 18 DU/AC

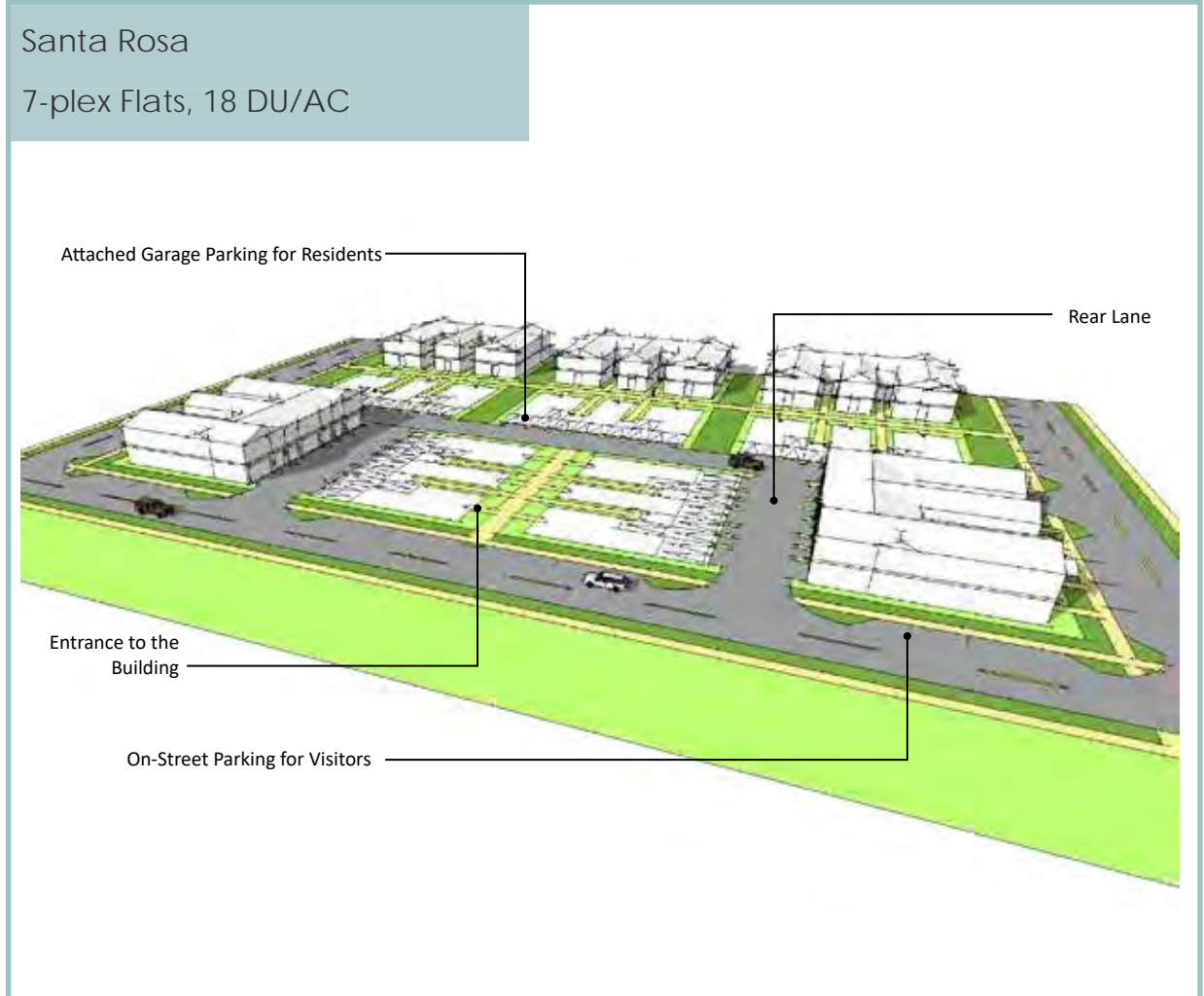


FIGURE 17C. PRODUCT PROTOTYPES: MULTI-FAMILY

◇ MULTI FAMILY TRIPLEX

Valmont
9-plex, 22 DU/AC



COMMON AREA
Refer to page 34 for suggested amenities

ACCENT SHRUB

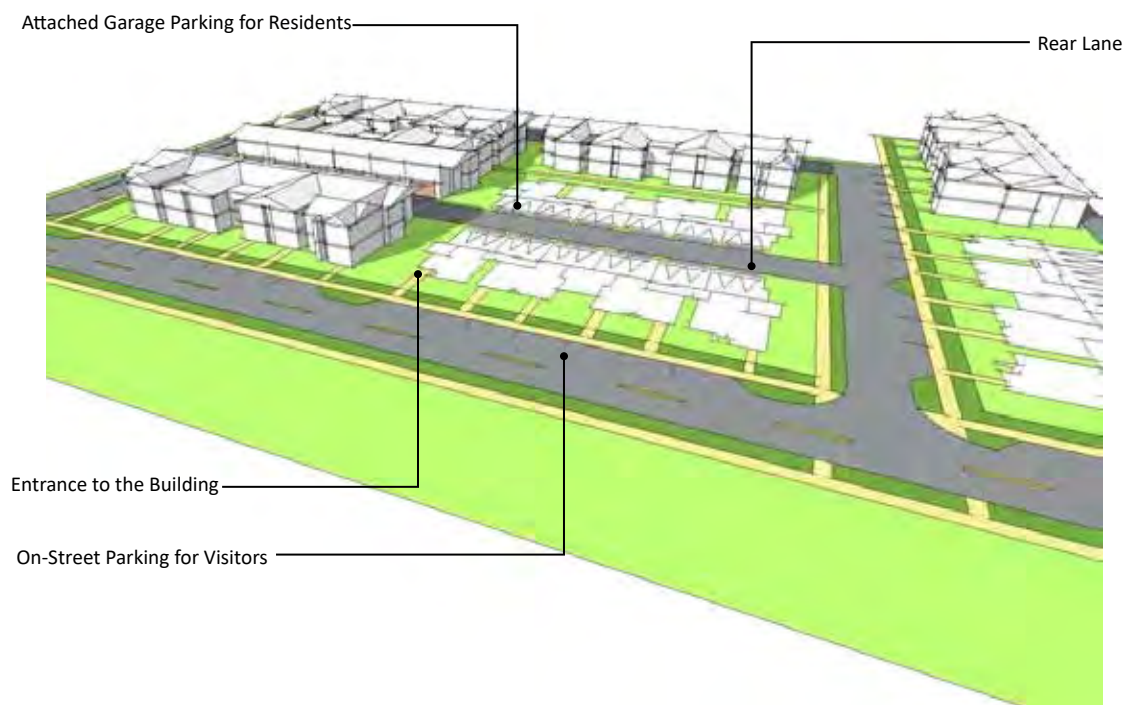
PRIMARY STREET TREE



FIGURE 17D. PRODUCT PROTOTYPES: MULTI-FAMILY

◇ MULTI FAMILY FLATS

Brookland
6-plex Flats, 17 DU/AC



ACCENT SHRUB

SMALL FLOWERING TREE

PRIMARY STREET TREE

OUTDOOR COMMON AREA

Refer to page 34 for suggested amenities

FIGURE 17E. PRODUCT PROTOTYPES: MULTI-FAMILY

This page is intentionally left blank.



286A

COMMERCIAL DESIGN GUIDELINES

4.1 OVERVIEW

In accordance with the approved Specific Plan, several sites within NorthLake have been set aside for general commercial uses. In addition to providing services to the local community, these areas of job creation will sustain a portion of the projected labor force. Residential development is also permitted in these areas, allowing for multi-family homes, live/work units, as well as mixed-use development. The proposed general commercial sites are shown in Figure 4A, *Land Use Plan*, as well as Figures 17 and 18, *Commercial Conceptual Plans*.

The general commercial sites have been situated to minimize disturbance to natural landforms, similarly to the previously described portions of the community. These sites are readily accessible to residents without contributing intrusive noise, shadowing, or traffic. Segments of the extensive trail system connect the northern portions of the community to these areas, facilitating pedestrian or bicycle connections. Attractive streetscapes are to be prioritized during the site design process, and parking is to be predominantly located to the side or rear of buildings. Aesthetically pleasing landscape treatments are to be used to screen parking lots, loading docks, and manufacturing processes from the street view.

The commercial component of the NorthLake Specific Plan incorporates residential and employment clusters that are thoughtfully designed and integrated with the overall community. These designated areas are instrumental to the achievement of the goals of the development regulations and design guidelines of the NorthLake Specific Plan.



4.2 COMMERCIAL CHARACTER

Refer to *Specific Plan Chapter IV* and *Santa Clarita Valley Area Plan (2012) Chapter 2*

- Recognizing the need for flexibility, the General Commercial Zone allows Multiple family dwellings with a density of 6-18 units per acre.
- Mixed use developments, incorporating multiple family dwellings (including live-work units) and commercial uses, may also be permitted in this designation.
- 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.
- Avoid long, unarticulated building facades. Buildings with varietal front setbacks are strongly encouraged. Additionally, the spaces created between the various buildings provide opportunities for pedestrian plazas, courtyards and other outdoor gathering areas.
- Outdoor pedestrian spaces shall be landscaped and include appropriate street furniture and other elements to facilitate pedestrian activity.
- Plazas, landscaped areas, fountains, public art, textured pavement, and vertical building features should be combined to create focal points and identity.



4.3 GENERAL COMMERCIAL

- Total Acreage: 20.4 acres
- Housing Units: 321 units
- Office / Retail: 38,700 square feet
- Allowed Density: 6-18 units/ac
- Maximum Building Height: 4 stories, 3 stories along the street

Acres, Dwelling Units, and Building Areas in the table below are conceptual, based on Tentative Tract No. 073336.

AREA BREAKDOWN

LOT NUMBER	ACRE	DU	SQ. FT.
LOT 312	5.1	72	--
LOT 313	1.6	6	7,500
LOT 315	1.2	--	--
LOT 316	4.3	46	31,200
LOT 317	5.3	102	--
LOT 318	2.9	95	--
SUBTOTAL:	20.4	321	38,700

FIGURE 18: GENERAL COMMERCIAL CONCEPTUAL PLAN



KEY MAP

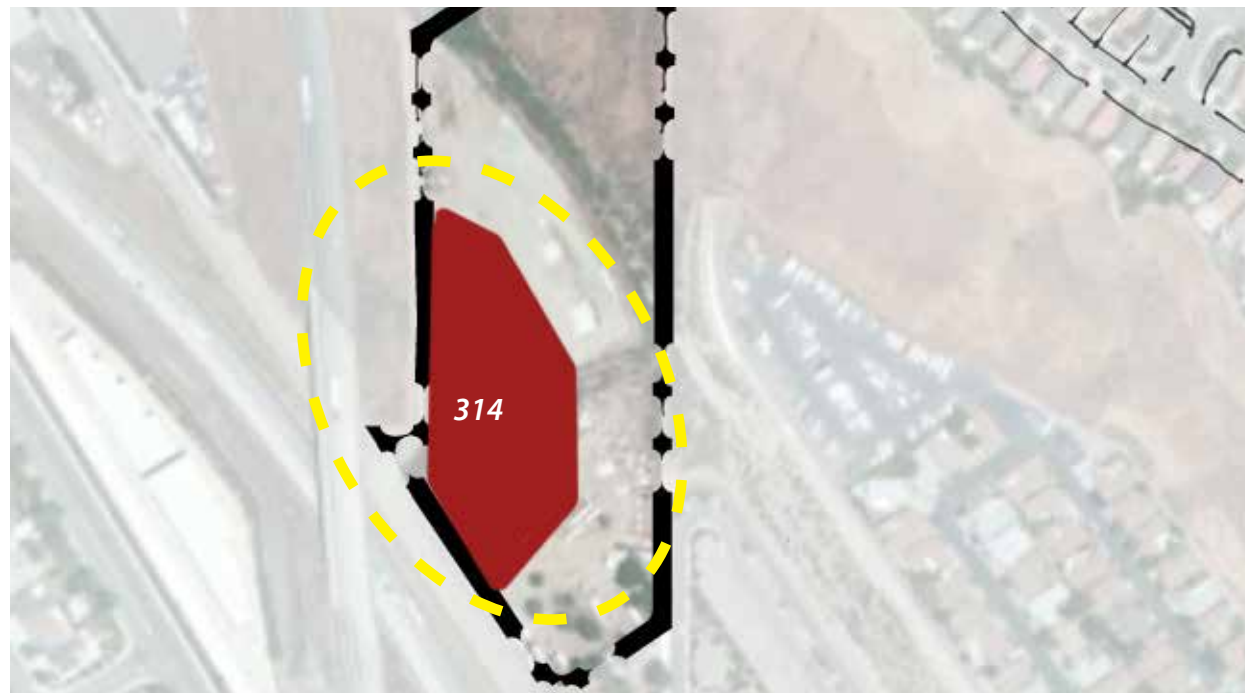


FIGURE 19: HIGHWAY COMMERCIAL CONCEPTUAL PLAN

4.4 HIGHWAY COMMERCIAL

- Total Acreage: 2.5 acres
- Allowed FAR: 0.50
- Maximum Building Height: 4 stories
- Acres, FAR, and Building Areas in the table below are conceptual, based on Tentative Tract No. 073336.

HIGHWAY COMMERCIAL BREAKDOWN

LOT NUMBER	ACRE	SQUARE FEET
LOT 314	2.5	32,175

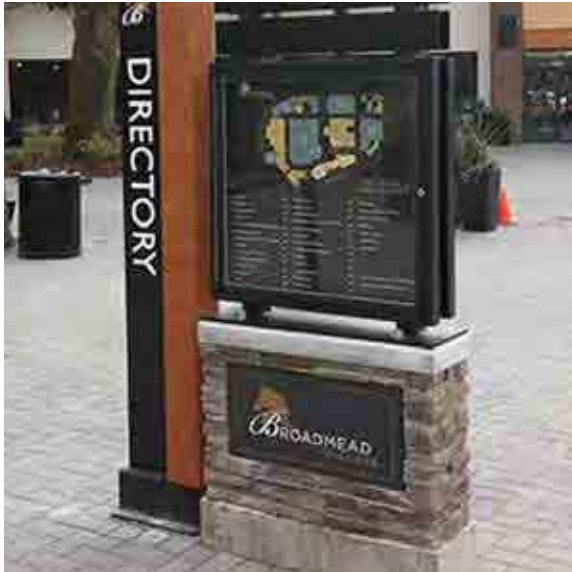
4.5 NORTHLAKE SIGNAGE

Appropriate signage is important in maintaining a cohesive theme for a community, as well as providing a system for wayfinding and offering directional information to residents, shoppers, guests, and visitors. It is important that signs enhance the image of NorthLake and serve to properly identify and market the major destinations and amenities within the community.

General Signage Guidelines

- In order to maintain a higher quality of community character, the following sign types/features are prohibited within the NorthLake development: moving/rotating parts; LED or similar digital lighting/messaging; “lightbox” designs; “pole” signs; flashing/blinking lights or messages. This prohibition extends to hanging window signs located in commercial shop-fronts.
- For permanent signs—sign faces, bases/foundations and structural supports shall be made from a sturdy material, such as wood, metal, resin/plastic, glass, brick, or stone. No fabric, paper, cardboard, or other similar less sturdy materials shall be allowed for permanent sign use.
- For temporary events within the community, temporary signs and banners shall be taken down and removed within 48 hours after the event has fully concluded.
- For newly-built residential, commercial and mixed-use buildings, all signs, flags and banners associated with marketing or advertising a “grand opening” or similar theme shall be removed from the property and public view no later than one year after the initial opening of the building for occupancy.
- Ongoing leasing/sales signs for residential, commercial and mixed-use properties shall be compatible with the overall character of the community.

- All temporary signs and leasing/sales and any advertising signs shall be assiduously monitored by the NorthLake homeowner’s and/or building owner’s associations so that they do not become eyesores, nuisances or generate enforcement complaints.
- Signs should be compatible with the architectural character of the overall community in terms of color, material, lettering, symbol, and placement. Color schemes should be related to other signs and graphics to achieve a coordinated sense of place.



Community Directional Signage

- Free-standing multi-purpose signage is encouraged to minimize visual clutter. However, designs should generally be compact in size and clear in language and symbolization to remain legible.
- No more than four (4) total directional signs shall be allowed throughout the NorthLake development area to properly identify the location and general direction of major destinations or resources, such as individual neighborhoods, parks, schools, fire station and shopping.
- Each directional sign shall be of a free-standing and/or monument type only.
- The design and location of each directional sign shall be approved by LA County Regional Planning in conjunction with a site plan/revised Exhibit "A" review.
- Freestanding and monument directional signs may be located on public or private property. Depending on the design and location, they may be allowed within the road right-of-way (i.e., next to the street curb) if an encroachment permit is first obtained from LA County Public Works. Directional signs located close to the roadway shall be placed outside of line-of-sight easements unless otherwise deemed acceptable by Public Works.
- The maximum dimension of each directional sign shall be no greater than 12 feet in height by 8 feet in length, but in any case no larger than 48 square feet in total sign surface area, not including the sign base and structural supports.
- Directional signs shall be single-sided only, unless designed for walk-up pedestrian use.



Business Signage

Each business tenant within NorthLake is responsible for keeping their individual signage in good working order, and making sure it complies with the criteria contained within this section. All business signs must be compatible with the overall character of the community and the architectural style of the building. Other criteria include the following:

- Finished signs shall be of high quality and constructed to eliminate dents, cutting edges, and sharp corners.
- Manufacturer's recommended fabrication procedures shall be carefully adhered to regarding expansion / contraction, fastening, and restraining of acrylic plastic.
- Surfaces intended to be flat must be without dents, bulges, gaps, or physical deformities. Painted, polished, and plated surfaces shall be unblemished in the finished work.
- One hanging or blade sign per business is permitted, or two if the building has frontages on two pedestrian-oriented streets. The maximum area of a blade sign shall be 3 square feet. Each blade sign shall maintain a minimum 8-foot clearance from the grade of the sidewalk to the bottom of the sign.
- Painted window signs in character with the community's style and architecture are allowed. Commercial spaces (to include live-work) may include a painted window sign in combination with a façade or blade sign. Painted window signs shall not obstruct more than 10% of the total shopfront window surface area.
- Outdoor Sidewalk signs in character with the community's style and architecture are allowed in combination with other business signs, so long as they are sized and placed so as not to obstruct sidewalk or walkway access for pedestrians. Sidewalk signs shall be no greater than

36 inches in height by 24 inches in width and may contain double-sided advertising. Each business may have up to one single sidewalk sign deployed at any given time.

Business Sign Illumination

- All sign elements must be internally and / or externally illuminated. Hot spots and light leaks are not permitted and must be repaired.
- All signs shall conceal all identification labels and UL labels. All conductors, transformers, cabinets, housings, and other equipment shall be concealed and / or incorporated into storefront and / or sign components.
- Signs should be backlit or downlit to prevent glare and spillover onto adjacent properties.
- Canned signs are prohibited. Interior illuminations channels shall be used.
- Any lighting device shall emit a constant intensity of light, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving lighting.
- Lighting is required to be circuited and switched separately from other building fixtures on the leaseholder's panel and controlled by a time clock.
- Leaseholder shall provide a disconnect switch at sign transformer or near the electrical junction box.





SPECIFIC PLAN CONSISTENCY

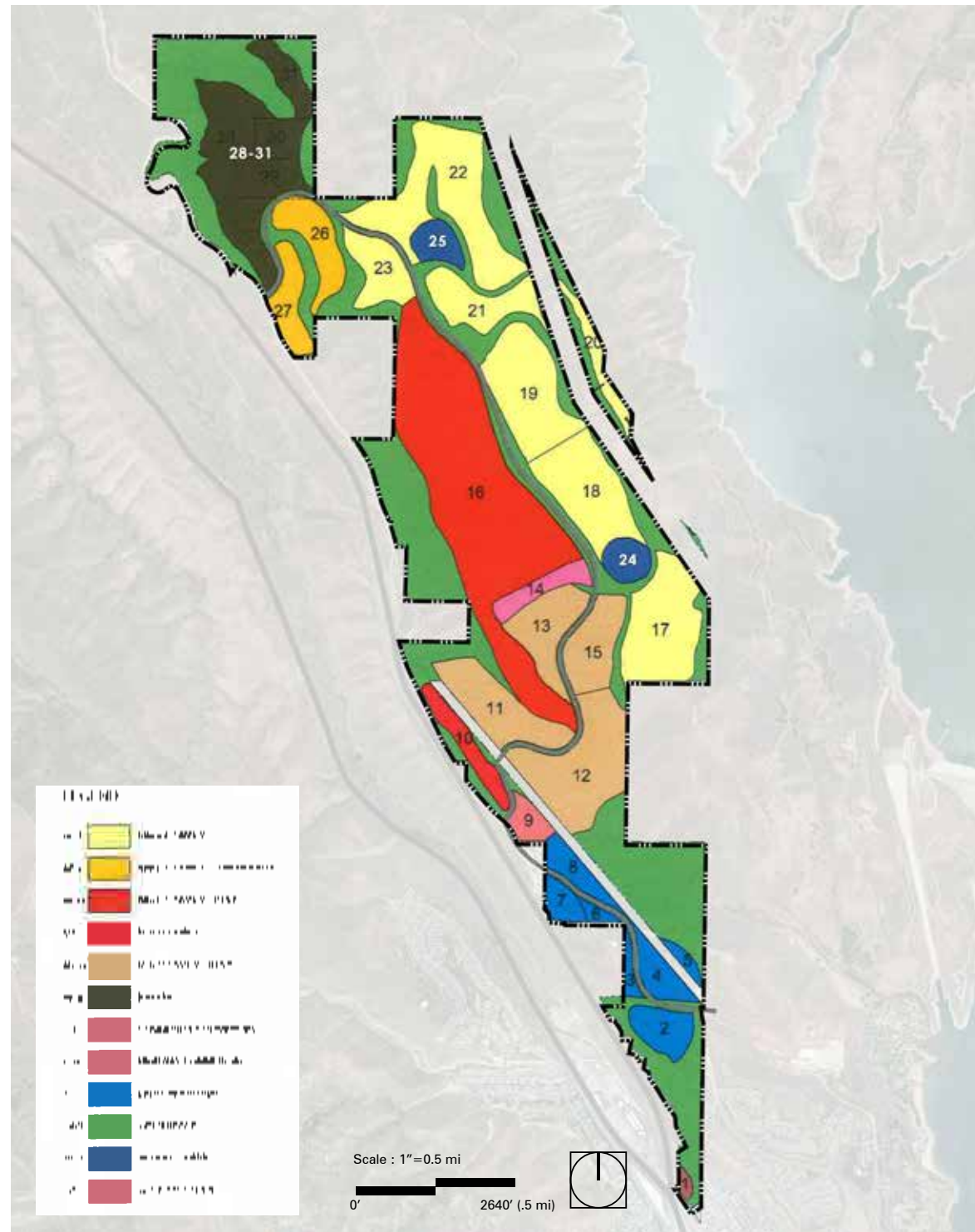
5.1 SPECIFIC PLAN CONSISTENCY

Designed to solve several challenges of the approved Specific Plan, the fresh approach to NorthLake outlined in this document will greatly benefit existing residents in the region and the environment. As shown in Figures 20, Land Use Comparison, the adjustments in land areas have resulted in an increase of natural open space and a decrease in residential, commercial, and industrial development.

A comparison of the park and open space areas for the approved and updated plans is shown in Figure 21, *Park and Open Space Comparison*. Recreational open space has been converted from a golf course to a regional sports park and a variety of other neighborhood and community parks. An extensive trail system encourages alternative transportation and connects residents and the public to all plan features and the recreational opportunities just beyond. Figure 22, *Residential Comparison* includes a listing of residential zone categories in the approved Specific Plan compared to the updated Land Use Plan.

While meeting the goals and objectives of the approved Specific Plan, the NorthLake site plan outlined in this document represents a thoughtful and ecological approach to the site that will result in a diverse, well-designed, highly liveable community that excels in promoting a healthy lifestyle for all residents.

APPROVED LAND USE PLAN



UPDATED LAND USE PLAN

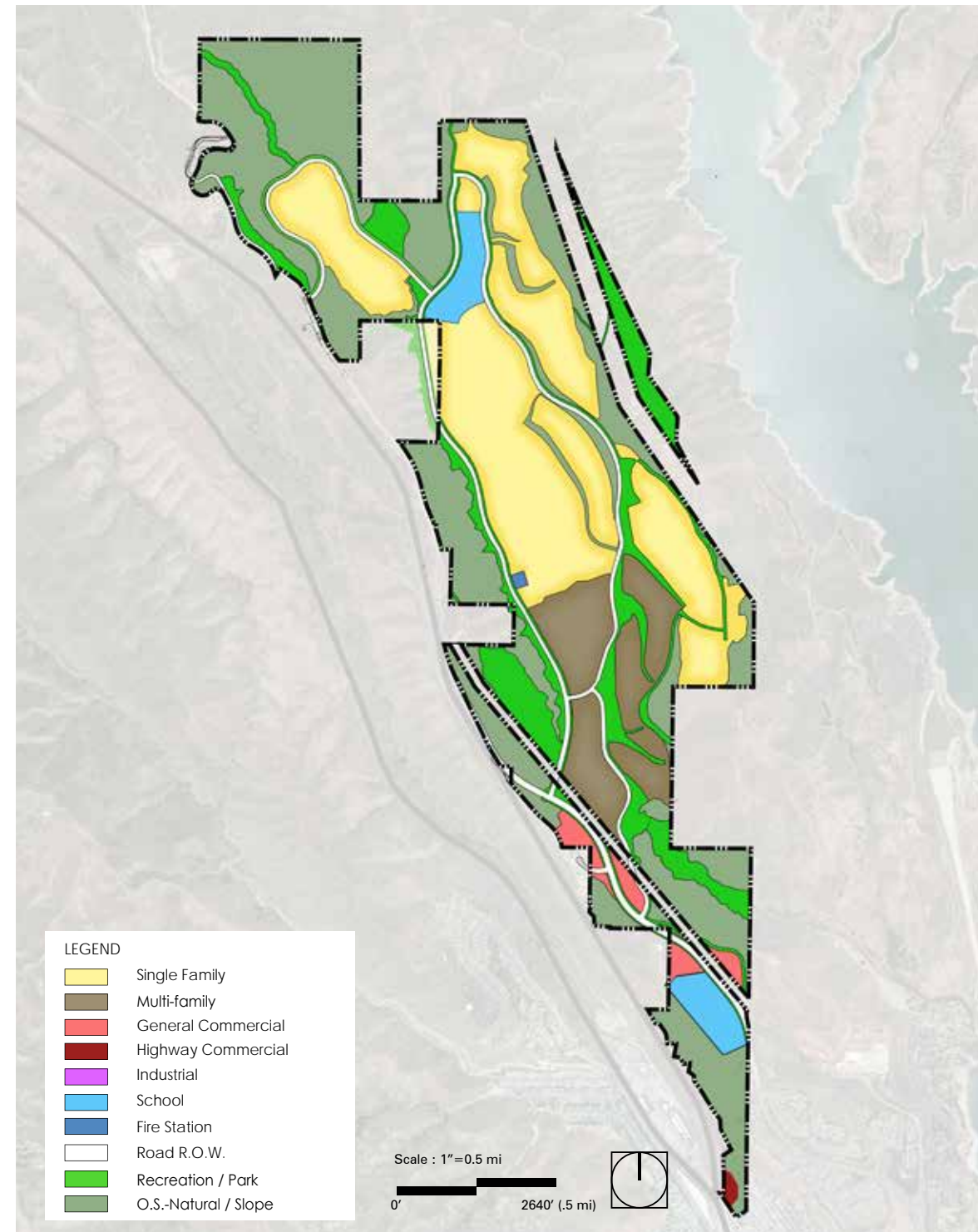
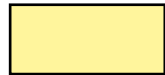











FIGURE 20. LAND USE PLAN COMPARISON

SUMMARY

	1992 APPROVED SP			UPDATED PLAN			DIFFERENCE		
	(AC)	(DU)	(SQ.FT.)	(AC)	(DU)	(SQ.FT.)	(AC)	(DU)	(SQ.FT.)
RESIDENTIAL	600.3	3,623		341.9	2,829		-258.4	-794	
 SINGLE FAMILY	504.8	2,337		267.4	1,744		-237.4	-593	
 MULTI-FAMILY	95.5	1,286		74.5	1,085		-21.0	-201	
 GENERAL COMMERCIAL	9.2		100,188	20.4	321	38,700	11.2	321	-61,488
 HIGHWAY COMMERCIAL	4.0		69,696	2.5		32,175	-1.5		-37,521
 INDUSTRIAL	50.1		545,589	0		0	-50.1		-545,589
 SCHOOL	23.1			43.5			20.4		
 FIRE STATION	0*			1.4			1.4		
 R.O.W.	0*			120.5			120.5		
 RECREATION/PARK	166.9			167.0			0.1		
 OPEN SPACE/SLOPE	476.4			632.5			156.1		
TOTAL	1330.0	3,623	715,473	1329.7	3,150	70,875	-0.3	-473	-644,598

*The acreage of this category is not listed in the approved Specific Plan.

APPROVED PARK AND OPEN SPACE PLAN



UPDATED PARK AND OPEN SPACE PLAN

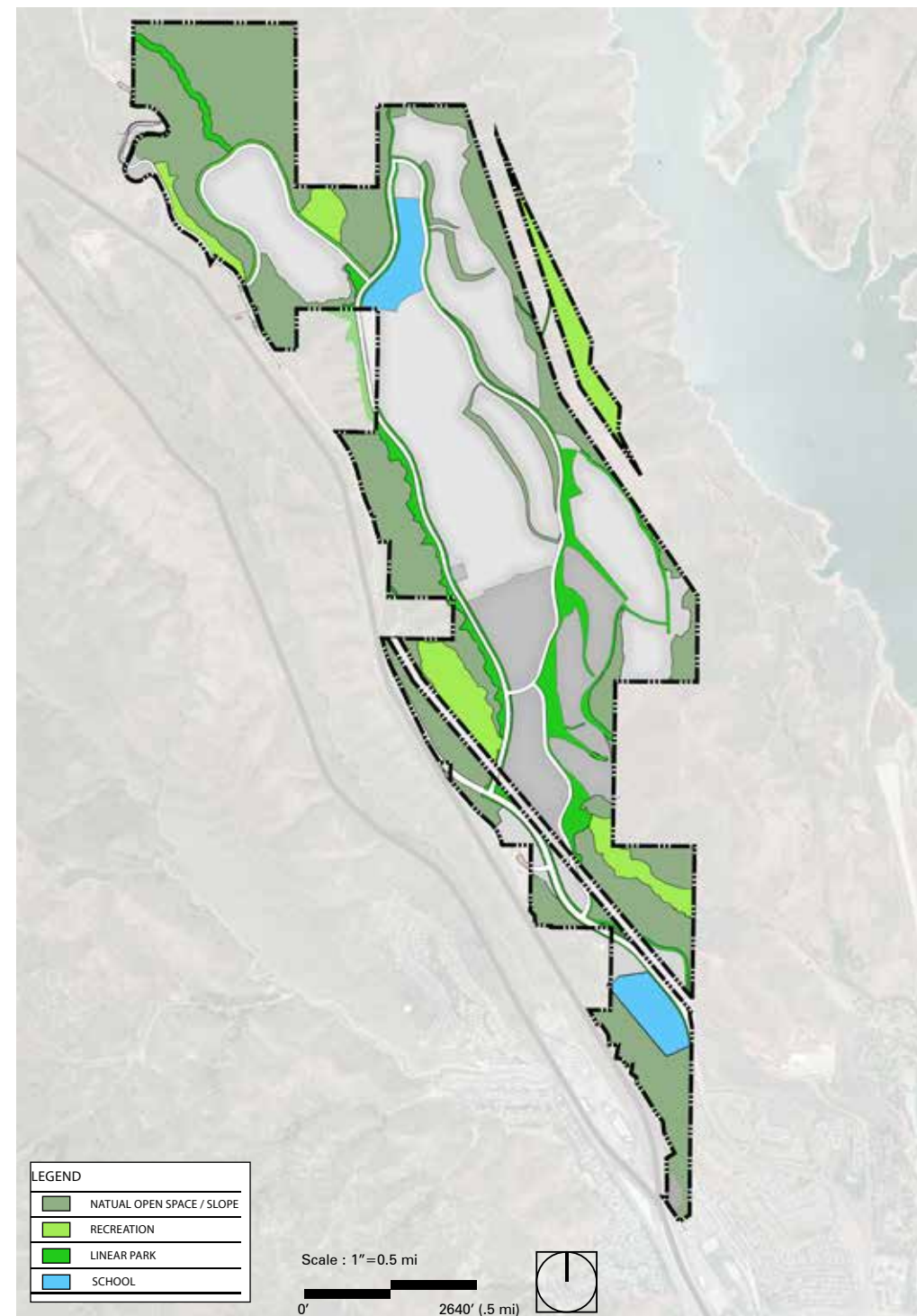
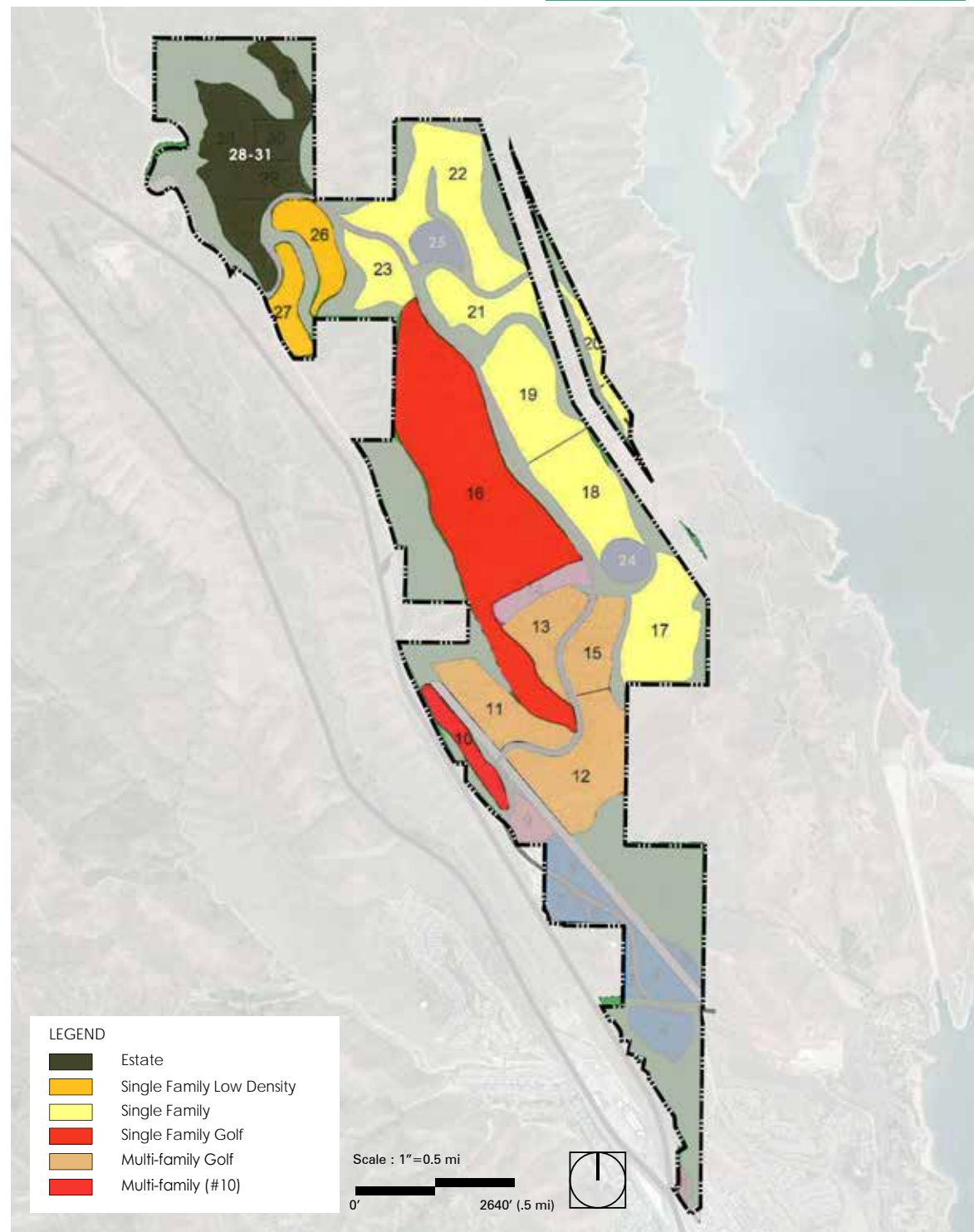


FIGURE 21. PARK AND OPEN SPACE COMPARISON

OPEN SPACE AND RECREATION AREA COMPARISON

	APPROVED SP (AC)	UPDATED PLAN (AC)	DIFFERENCE (AC)
NATURAL OPEN SPACE / SLOPE	476.4	632.8	156.4
RECREATION / PARK	166.9	167.0	0.1
GOLF	166.9	0	-166.9
COMMUNITY SPORTS PARK	0	25.8	25.8
GRASSHOPPER CREEK PARK	0	16.2	16.2
NORTH VALLEY PARK	0	9.7	9.7
VISTA PARK	0	26.8	26.8
ENHANCED PARKWAY <small>INCLUDING PARKS ADJACENT TO THE PARKWAY</small>	0	40.8	40.8
CASTAIC LAGOON PARK	0	17.2	17.2
LOWER RIDGE ROUTE / CLASS I BIKE TRAIL	0	2.3	2.3
RIDGE ROUTE PARK	0	8.5	8.5
NORTH VALLEY PASEO	0	8.8	8.8
CODY DOG PARK	0	1.0	1.0
PROPOSED COMMUNITY TRAILS	0	9.9	9.9
SUBTOTAL	643.3	799.8	156.5
SCHOOL	23.1	43.5	20.4
TOTAL	666.4	843.3	176.9

APPROVED RESIDENTIAL PLAN



UPDATED RESIDENTIAL PLAN

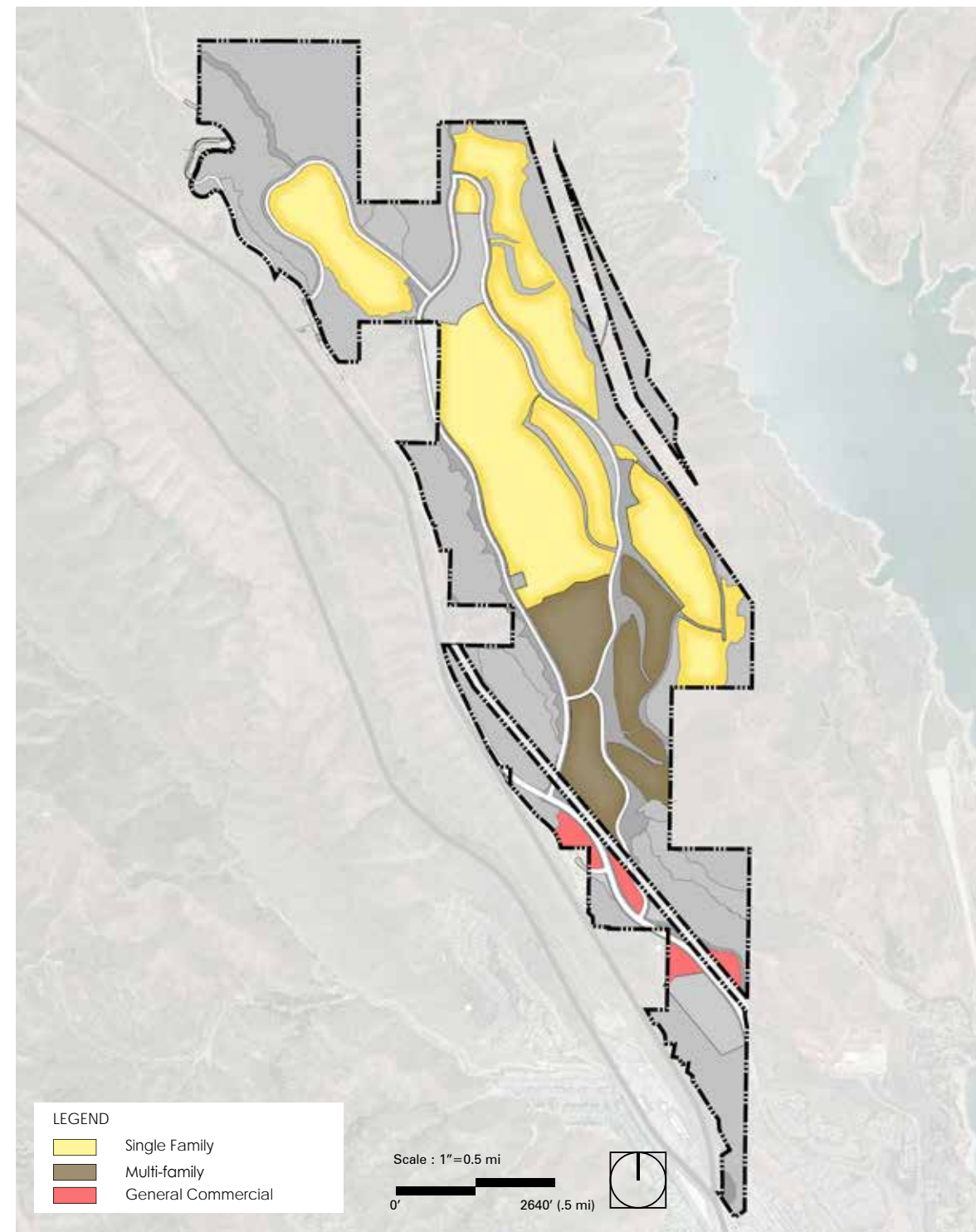


FIGURE 22. RESIDENTIAL COMPARISON

MULTI-FAMILY ZONE EXAMPLES WITHIN EXISTING MF-1 ZONE



TOWNHOME EXAMPLE



APARTMENT EXAMPLE

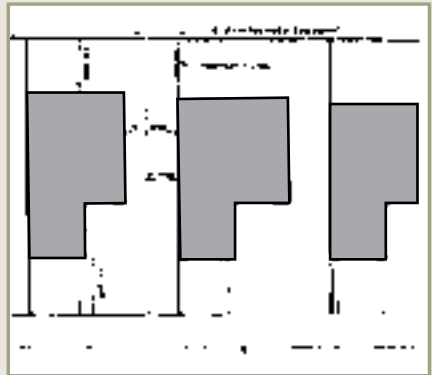
1992 APPROVED SPECIFIC PLAN

Single Family Zone (SF-1)
<ul style="list-style-type: none"> Min lot area = 3,500 SF Min lot width = 30' Setbacks: front 14', side 5', rear 15' Maximum height: 35' Three overlay designations allow alternative standards (60% maximum of the development)
Single Family Low Density Zone (SF-2)
<ul style="list-style-type: none"> Min lot area = 8,000 SF Min 3 car garage Min frontage = 25'
Single Family Estate Zone
<ul style="list-style-type: none"> Min lot area = 20,000 SF Min frontage = 100' (along street)
Single Family / Golf
<ul style="list-style-type: none"> Min lot area = 4,000 SF Expanded SF-1 zone / recreational min
Multi-family
<ul style="list-style-type: none"> 4 stories permitted except along streets Convalescent care allowed
Multi-family Golf
<ul style="list-style-type: none"> MF-1 zone uses + recreation

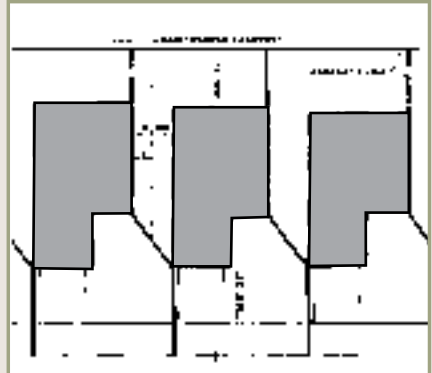
2016 UPDATED LAND USE PLAN

Single Family Zone
<ul style="list-style-type: none"> Min lot area = 3,500 SF Min lot width = 30' Setbacks: front 14', side 5', rear 15' Maximum height: 35' Three overlay designations allow alternative standards (60% maximum of the development) Fee simple or condominium lots
Multi-family Zone
<ul style="list-style-type: none"> Carriage units, townhomes, flats 4 stories permitted except along streets Convalescent care allowed Rental and for-sale permitted

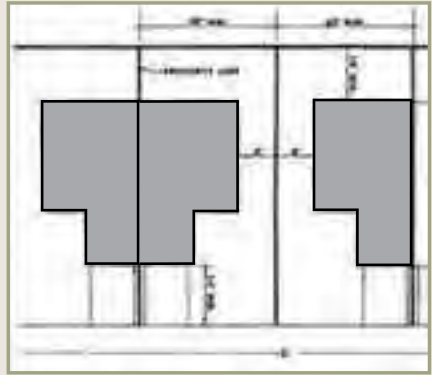
THREE OVERLAY DESIGNATIONS WITHIN EXISTING SF-1 ZONE



ZERO SIDE YARD OVERLAY

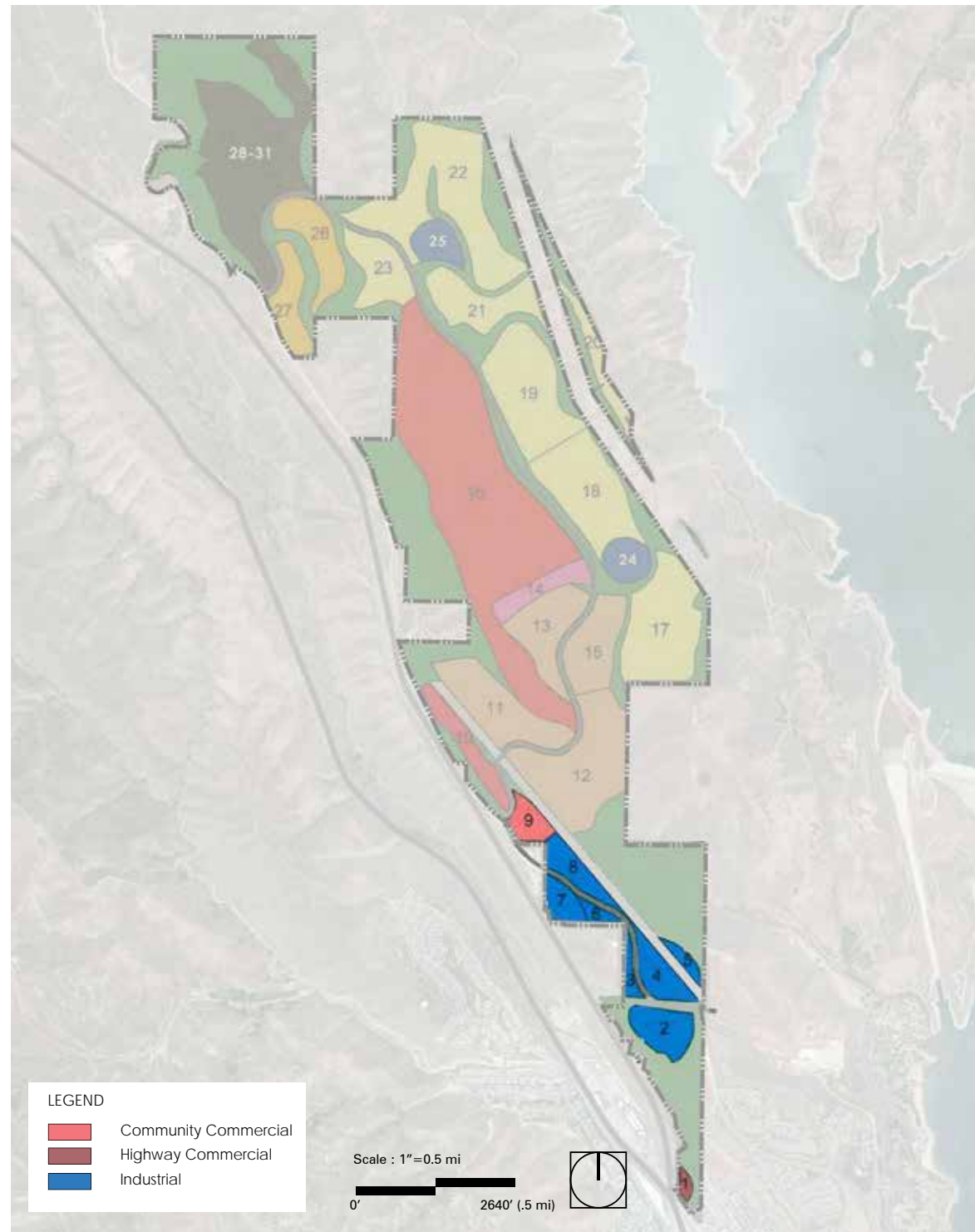


Z-LOT OVERLAY



PAIRED SINGLE FAMILY OVERLAY

APPROVED COMMERCIAL AND INDUSTRIAL PLAN



UPDATED COMMERCIAL AND INDUSTRIAL PLAN

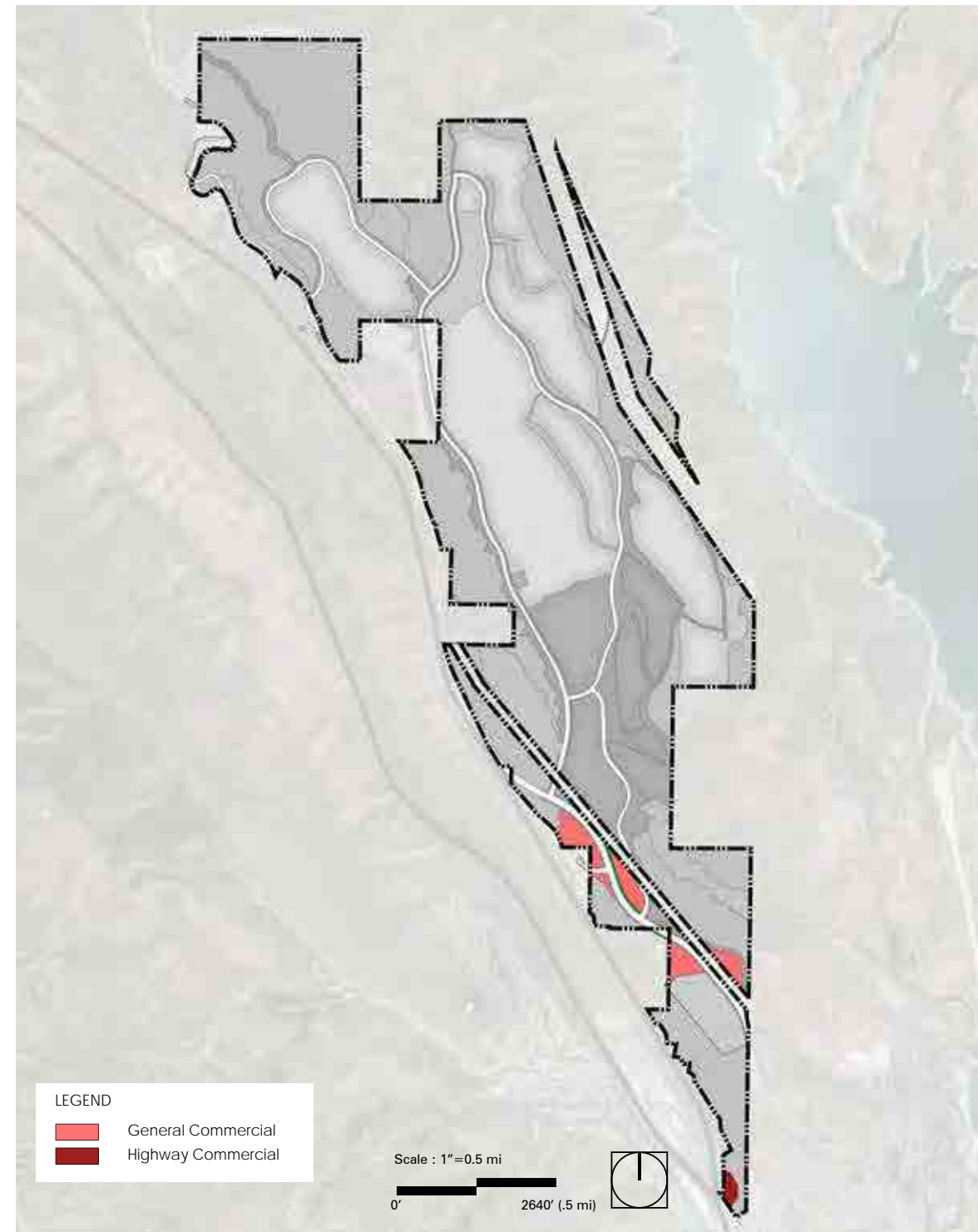


FIGURE 23. INDUSTRIAL /COMMERCIAL COMPARISON

INDUSTRIAL/COMMERCIAL COMPARISON

APPROVED SPECIFIC PLAN			UPDATED PLAN				DIFFERENCE					
COMMUNITY COMMERCIAL	PLANNING AREA	ACRES	BUILT SQ. FT.	GENERAL COMMERCIAL	PLANNING AREA	ACRES	DU	BUILT SQ. FT.	ACRES	DU	BUILT SQ. FT.	
	PLANNING AREA 9	9.2	100,188		LOT 312	5.1	72					
					LOT 313	1.6	6		7,500			
					LOT 315	1.2						
					LOT 316	4.3	46		31,200			
					LOT 317	5.3	102					
					LOT 318	2.9	95					
	APPROVED SP TOTAL	9.2	100,188		UPDATED PLAN TOTAL	20.4	321	38,700	11.2	321	-61,488	

APPROVED SPECIFIC PLAN			UPDATED PLAN			DIFFERENCE		
HIGHWAY COMMERCIAL	PLANNING AREA	ACRES	BUILT SQ. FT.	PLANNING AREA	ACRES	BUILT SQ. FT.	ACRES	BUILT SQ. FT.
	PLANNING AREA 1	4.0	69,696	LOT 314	2.5	32,175		
	APPROVED SP TOTAL	4.0	69,696	UPDATED PLAN TOTAL	2.5	32,175	-1.5	-37,521

APPROVED SPECIFIC PLAN			UPDATED PLAN			DIFFERENCE		
INDUSTRIAL	PLANNING AREA	ACRES	BUILT SQ. FT.	PLANNING AREA	ACRES	BUILT SQ. FT.	ACRES	BUILT SQ. FT.
	PLANNING AREA 2-8	50.1	545,589					
	APPROVED SP TOTAL	50.1	545,589	UPDATED PLAN TOTAL	0	0	-50.1	-545,589

This page is intentionally left blank.

LIFESTYLE



COMMUNITY



ENVIRONMENT



NorthLake puts people first by making healthy living a priority.

