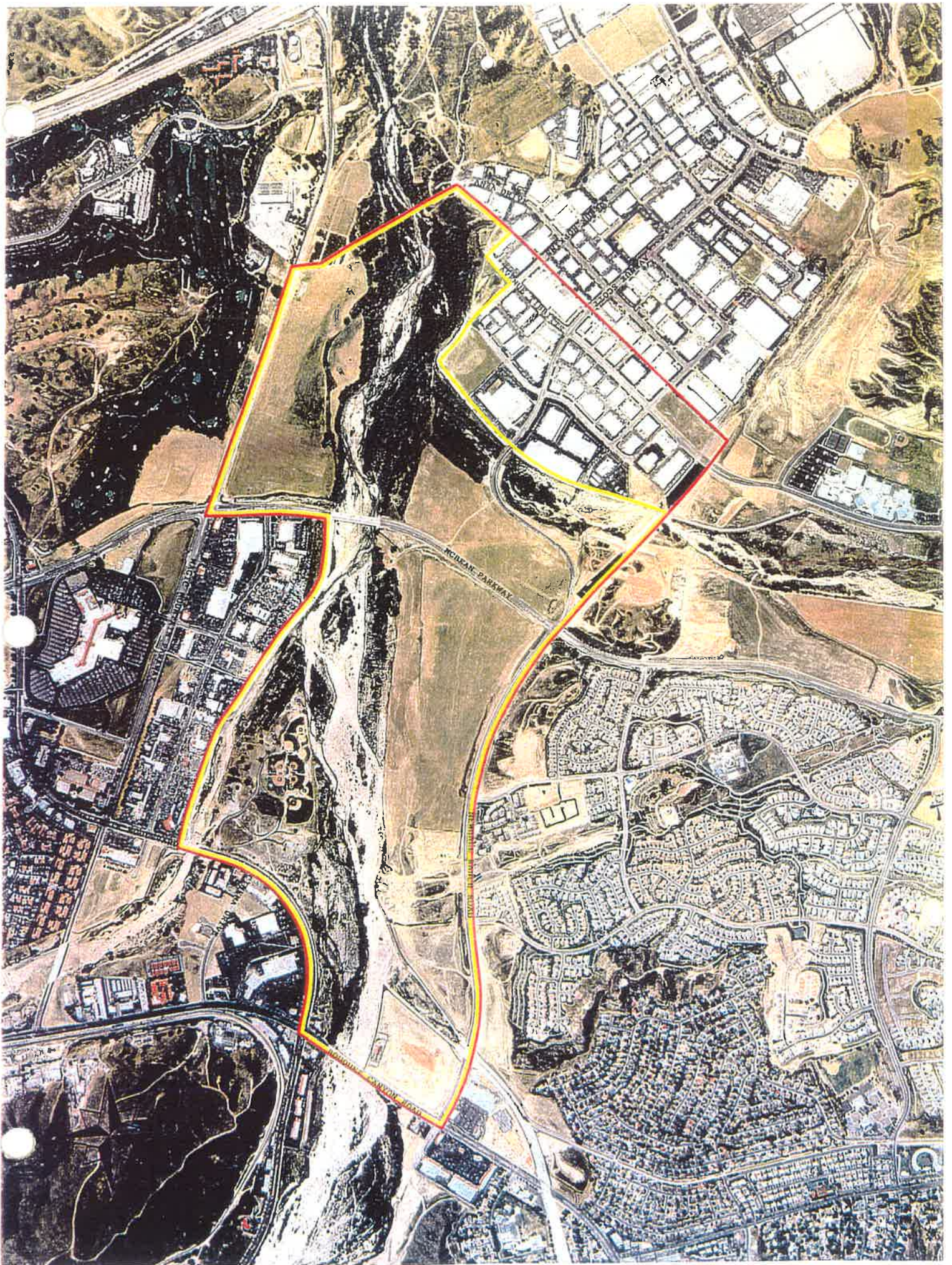
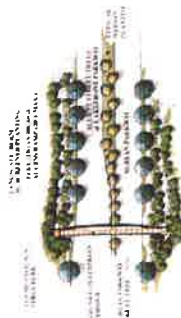


APPENDIX A

PUBLIC HEARING EXHIBITS





1. PEDESTRIAN BRIDGE - A/RONSON PKWY. PERSPECTIVE



1. PEDESTRIAN BRIDGE - A/RONSON PKWY. ELEVATION



6. TYPICAL RESIDENTIAL CONDITIONS STUDIOS



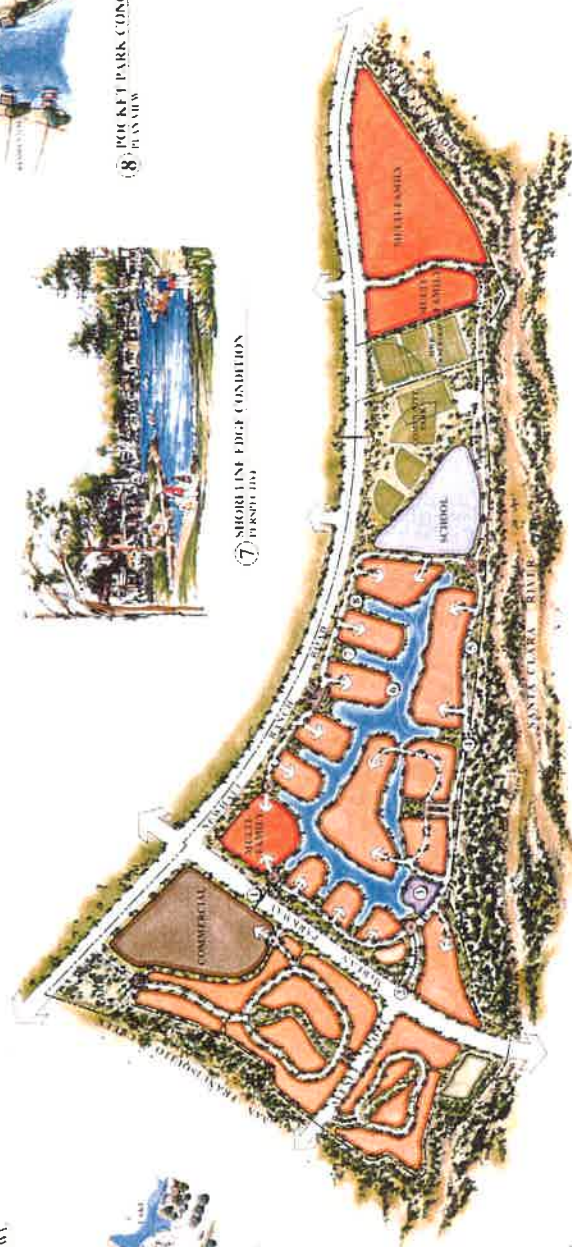
2. COMMUNITY ENTRY PLANS



7. SHORELINE EDGE CONDITIONS PLANS



8. POCKET PARK CONCEPT PLANS



3. BEACH CLUB PLANS



3. BEACH CLUB PERSPECTIVE



4. TYPICAL RESIDENTIAL CONDITIONS STUDIOS



5. LINEAR GREENBELT ALONG AVE. SCOTT PERSPECTIVE

AMENITY PLAN

LAGO DE VALENCIA

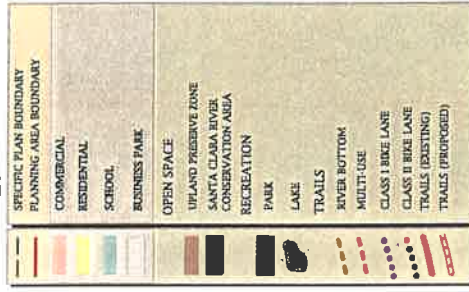
VALENCIA COMPANY



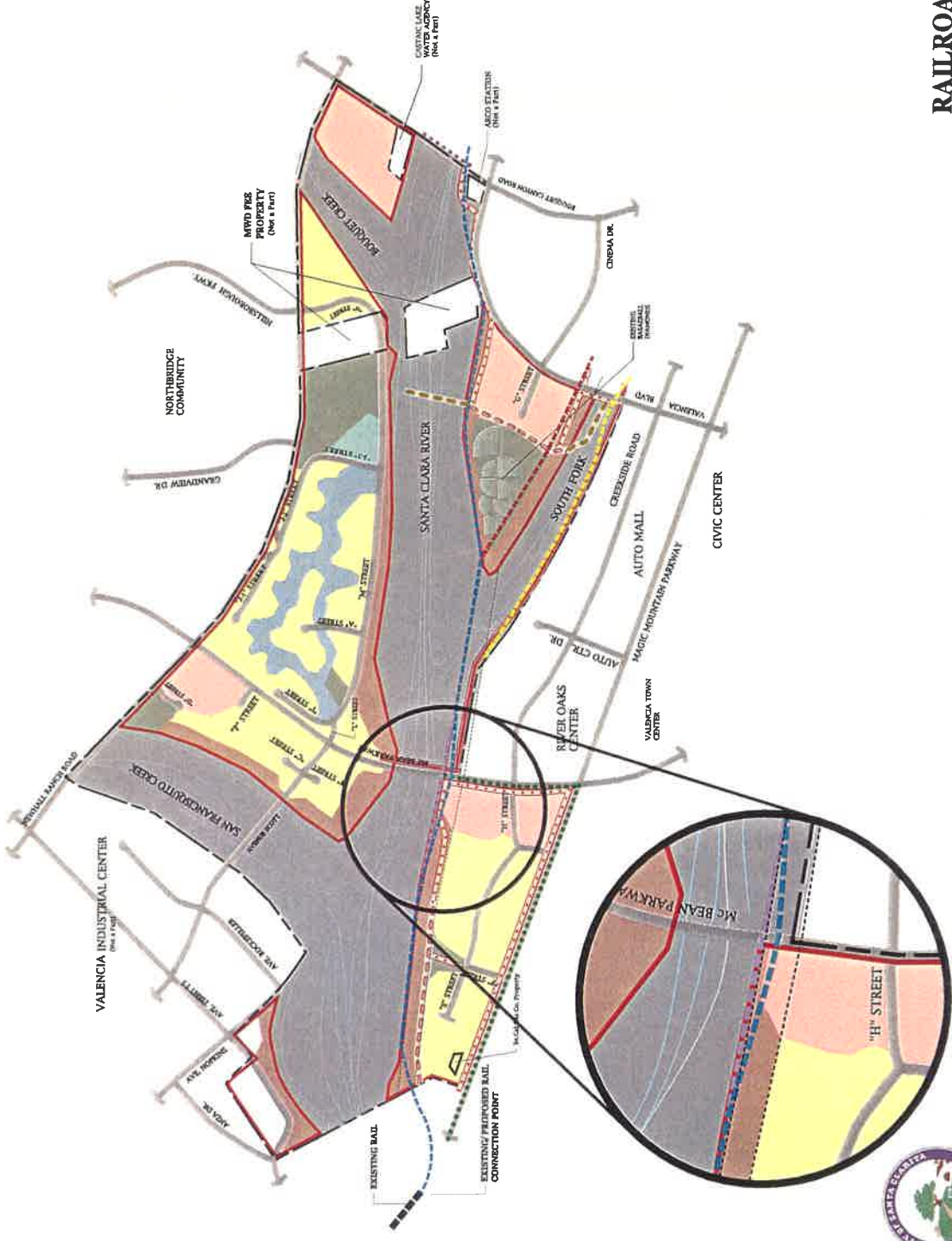
RAILROAD ALIGNMENT OPTIONS



EXHIBIT KEY



NOTE: All depicted trail alignments are conceptual and subject to future detailed refinement.



RAILROAD ALIGNMENT STUDY

NORTHER VALLENCIA SPECIFIC PLAN
VALLENCIA COMPANY



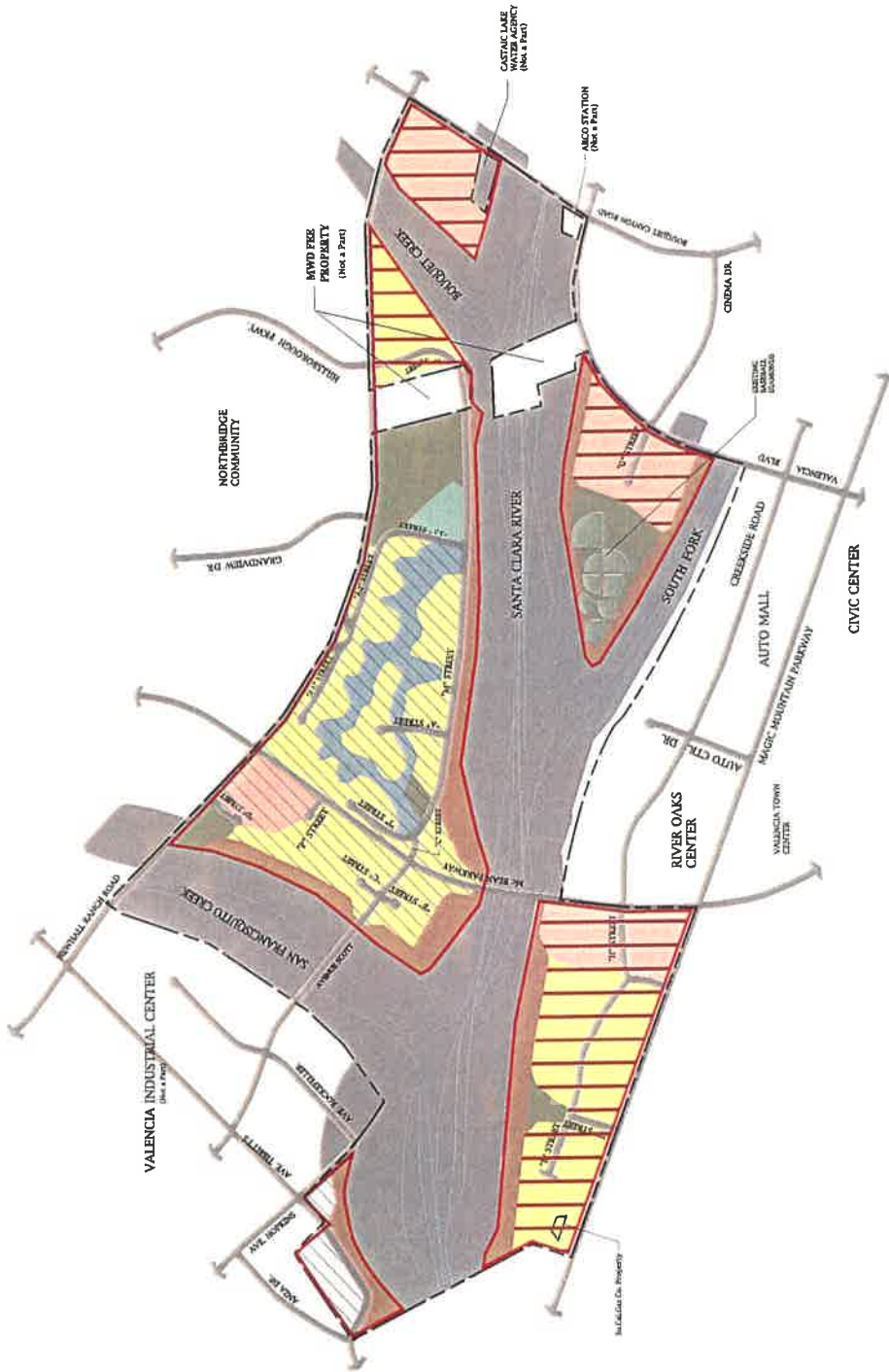


EXHIBIT KEY

	DEVELOPMENT AREAS PERMITTED FOR 39' HEIGHT, SUBJECT TO S.P. DESIGN STDS.
	DEVELOPMENT AREAS PERMITTED FOR 49' HEIGHT, SUBJECT TO S.P. DESIGN STDS.
	DEVELOPMENT AREAS PERMITTED FOR 59' HEIGHT, SUBJECT TO S.P. DESIGN STDS.

	SPECIFIC PLAN BOUNDARY
	PLANNING AREA BOUNDARY
	COMMERCIAL
	RESIDENTIAL
	SCHOOL
	BUSINESS PARK
	OPEN SPACE
	UPLAND PRESERVATION ZONE
	SANTA CLARA RIVER CONSERVATION AREA
	RECREATION
	PARK
	LAKE



EXHIBIT 4
HEIGHT LIMIT AREA PLAN
 NORTH VALENCIA SPECIFIC PLAN
 VALENCIA COMPANY

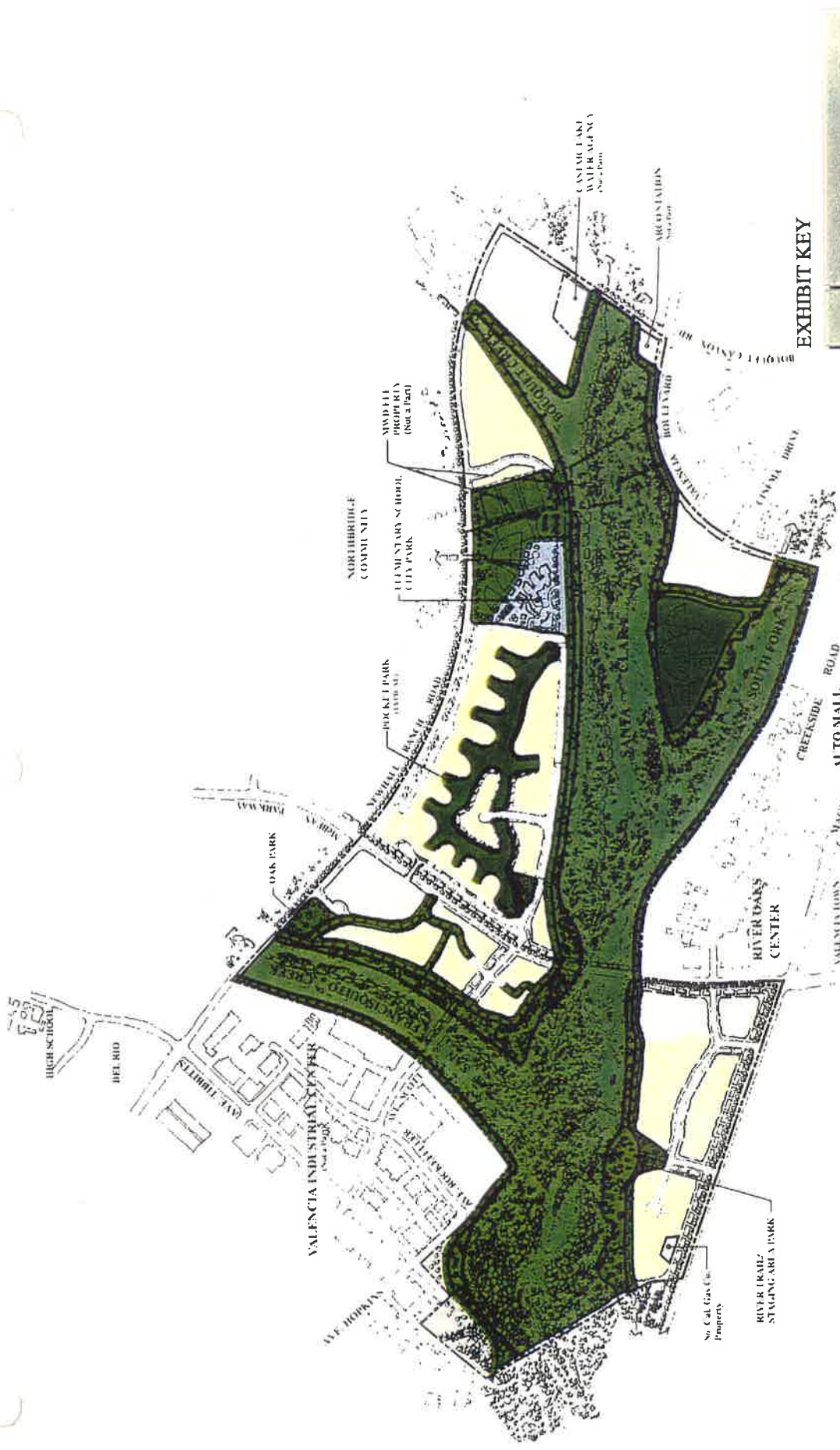


EXHIBIT KEY

<p>OPEN SPACE (River area, Upland Preserve, Public and Private Recreational) 434.6 ACRES (61%)</p>	<p>DEVELOPMENT Commercial Residential Industrial Schools Roads 272.5 ACRES (39%)</p>
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COMMUNITY OPEN SPACE
 NORTH VALJENCIA SPECTIFIC PLAN
VALENCIA COMPANY





MAINTENANCE RESPONSIBILITY PLAN
NOCHE VALERIA MERCADO BLAN
VALENCIA COMPANY