

**FACT SHEET**  
**TRACT MAP NO. 53425-03**

- Location:** East of Bouquet Canyon Road and south of the Newhall Ranch Road extension.
- Acreage:** Approximately 129 acres.
- Number of Lots:** 281.
- Use:** 219 single-family residential lots, 1 recreation site lot, 35 open space lots, 1 private and future street lot, 5 City river trail lots, 2 City public park lots, 1 City lot, 1 water quality/debris basin lot, 15 private driveway and fire lane lots, and 1 Valencia Water Company lot.
- Owner:** The Newhall Land Company, a California Limited Partnership.
- Trails/Paseos:** A 16-foot wide public pedestrian/bike path and a 12-foot wide public equestrian trail, beginning at the future public park located within this phase and continuing east along the northerly edge of the Santa Clara River to the easterly phase boundary are being constructed.
- Streets:** This map is creating seven new public streets.
- B&T Fees:** The project is located in the Bouquet Canyon Bridge and Thoroughfare (B&T) District. The B&T Fee, totaling \$3,427,350.00 for this phase, is being met by the construction of Newhall Ranch Road and Santa Clarita Parkway; the total estimated cost for the two streets is approximately \$17.5 million.
- Quimby Fees:** The Quimby Fee of \$2,677,170.00 is being satisfied by the construction of a new public park within this phase, meeting the Parks Division requirements; bonds have been posted for the public park improvements.
- Transit Fees:** The Transit Mitigation Fee for this phase has been satisfied by payment of \$43,800.00.
- School Fees:** All appropriate school fees will be paid at the time of building permits.