

Right here. West of what you know.

Tucked away in the hills west of the 5, a new way to live is coming to life. It's everything you've come to love about Valencia — stunning sunset views, parks and paseos, and world-class schools. Now with the beauty of big nature, resort-style comforts, and a new kind of energy. It's familiar-meets-fresh. And that's a very good thing.



DID YOU KNOW?

Valencia started in 1967 as a community planned for people first — with their varied tastes, lifestyles and needs in mind. It was a groundbreaking ground-breaking. And today, our Valencian namesake east of the 5 is thriving with thousands of homes, major employers, top-notch education, shops and restaurants, regional attractions, and lots of open space. An awesome success story by all standards.

This map depicts existing and proposed development in Valencia, Newhall Ranch and Stevenson Ranch. Proposed developments shown on the plan are conceptual and preliminary, and are included only to show intent and relationship to the existing community. All numbers are approximate and subject to change. Proposed developments may require approvals by government agencies which may not yet be obtained.

Fast forward 20 to 30 years,
and this next chapter of Valencia is
planned to include approximately:

10,000
Acres of dedicated and
protected natural open space

50
Miles of
new trails

275
Acres of
planned parks

21,500
New
homes

11.5M
Square feet of
commercial space

74,000
New,
permanent jobs

All with **ZERO**
net greenhouse
gas emissions

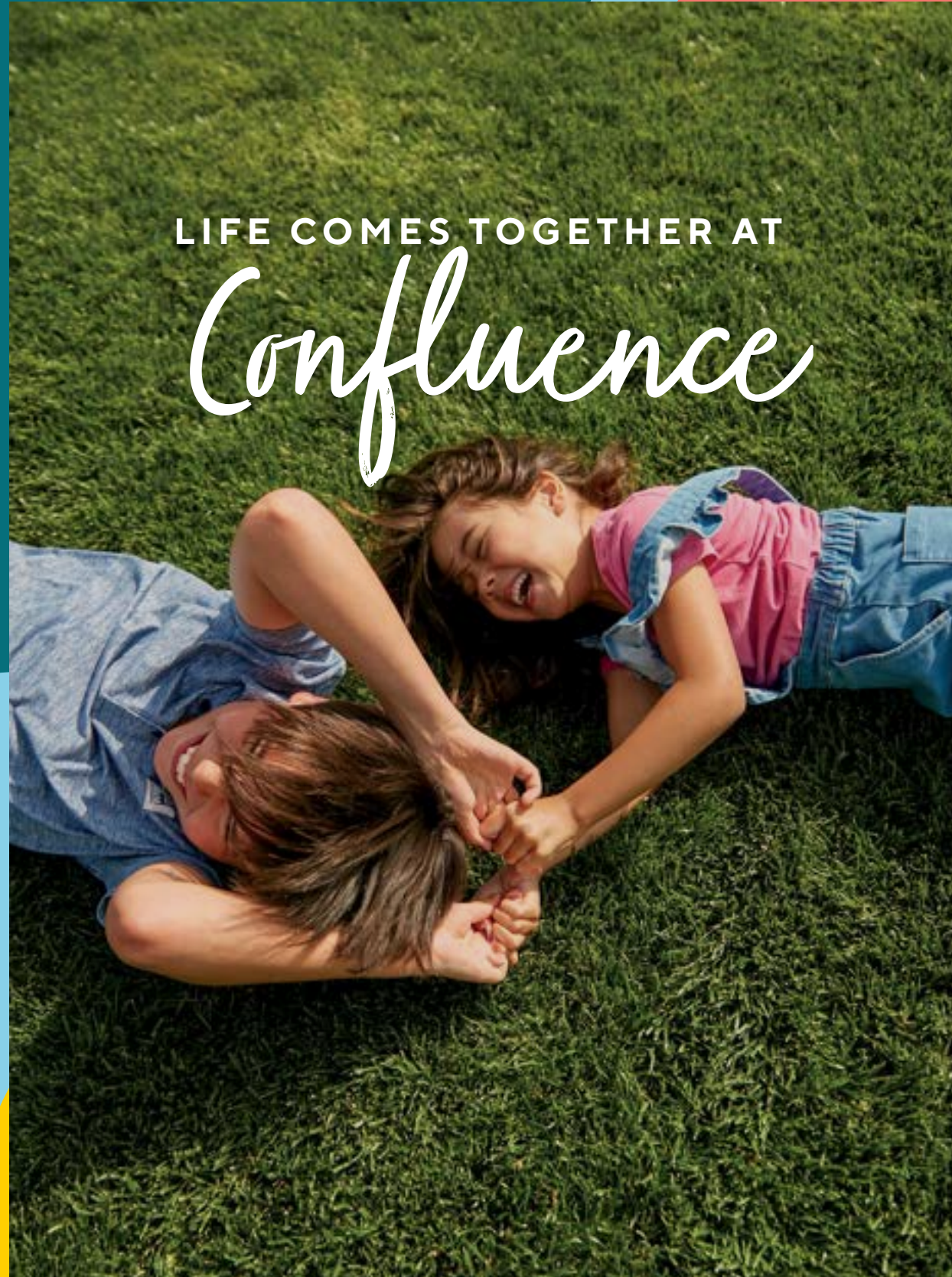
New-fashioned.

Hi. We're FivePoint. Innovators and collaborators in the evolution of cities throughout coastal California. We create places that connect and inspire people. That bring joy and expand possibilities.

As we create the next chapter of Valencia, we are going to keep delivering on the vision of community that was set in motion over 50 years ago, and is just as important today. You'll see it in our new mix of community ... one designed to make life easier for families of all kinds. Where walkable neighborhoods and interesting parks are connected by trails. There are more ways to get around (we're talking EVs, bikes and scooters, as well as good old-fashioned foot-power). Fresh outdoor spaces bring people together. And just wait. Because we're only getting started.



LIFE COMES TOGETHER AT
Confluence



The first village in the FivePoint Valencia community is a really important one. Because as it takes shape, it will be living, breathing proof of our vision coming together. One where a mix of thoughtfully designed homes, activated parks, miles of trails, acres of open space, access to highly regarded schools, resort-style pools, and outdoor gathering spaces will provide a way of life that is walkable, sustainable and vibrant. You know, the stuff that makes a place just feel right.

Here, there will be something for everyone, from young families to empty nesters (and everyone in between), thanks to a refreshing mix of home styles, types and price ranges. And the village center will be just as diverse. With places to shop. Places to meet. Places to work. And places to eat. And that's not all. Our plans call for a new library and a transit hub with EV chargers.

We also envision a confluence of people on bikes, which in our opinion is the most joyful way to get around. Made even easier with dedicated bike lanes and bike parking. Pedal-estrians unite.

HOMES FOR ALL

As one of the largest providers of new housing in the state of California, FivePoint Valencia is offering solutions to one of the State's most critical and urgent challenges.



Here's to our hub.

To call Confluence Park just a “park” might be an understatement. “Heart of our community” might be a better description. Because this is where people can gather for ... well, pretty much anything. Three (yep, three) unique swimming pools encourage everything from amateur splashing to Olympic-scale lap swimming. Poolside cabanas let you beat the heat in luxury. And one-of-a-kind play structures will keep the kids entertained for hours.

Green thumbs (or those aspiring to be) will love spending time at the Garden Home, complete with flower and vegetable beds, workshops and more. Oh, and if you live here and feel like lounging indoors, you'll be able to rent the clubhouse and do just that. No wonder this popular spot has won so many awards.



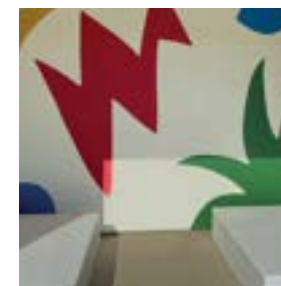
A better way to move.

The best way to get from here to there? The Eastlink greenway: a network of walking, biking and Neighborhood Electric Vehicle paths that connect to Confluence Park now, and will lead to more parks and open space in the future. There's also a pump track for those who want some two-wheeled fun, a bike repair stand (for those who maybe had a little too much two-wheeled fun), and a shaded pavilion for relaxing or rehydrating. Cars? Who needs cars?



DID YOU KNOW?

A “locavore” is someone who eats locally grown food. Here at Valencia, locally sourced food is a big part of who we are. When food travels shorter distances, we reduce carbon emissions, and local crops are picked when ripe and in their most nutrient-rich state.



SEE THOSE POOLSIDE MURALS?

They were done by *Wrapped LA*, whose work can be seen from California all the way to Paris (très cool).



What's new?

In short, everything.

From a new way to live to new people to experience it all with. And it's because ... here's that word again ... the *new* thinking that has gone into every aspect of our community. Like the way we use our precious natural resources (hello, drought-tolerant community landscaping). Homes that come with energy-efficient appliances. And the modern home designs with floorplans and features that fit how people live today (think lock-and-leaves for world travelers or an extra garage for family adventurers and alllll their gear). So what's new? We guess the answer would have to be, what's not?



LOTS OF DIFFERENT ways to make yourself at home.

Looking for a contemporary condo? A turnkey townhome? How about a single-family home with soaring ceilings and a spacious yard? Good news. There's a really great chance you'll find it here.



But our homes are about more than floorplans. They're about thoughtful design that embraces big views of the high country. Locations that will get you out into the good stuff, like the planned neighborhood parks and trails. And front porches, rooftop decks and shady patios made for meeting new neighbors and making the most of your outdoor life. And with every new neighborhood, new home designs and styles will come standard. So stay tuned. Because the more choices you have, the better the chances of finding the one that's right for you.

An illustration of a woman with dark hair, wearing a brown top and yellow pants, kneeling on a light pink path in a lush garden. She is holding an orange watering can and watering a plant. The garden is filled with various green plants, including ferns and large leafy plants, some with white polka dots. The background is a light blue sky.

A HYBRID LIFE

Work from home? Sure, that's a thing.

But here, so is work from pool.

Work from trail.

Work from park.

Conference calls from a cabana? Why not?

Lunch break on Eastlink? Absolutely.

*It's a simple human truth that people
are influenced by their surroundings.*

*So doesn't it make sense to surround yourself
with more places to be productive?*



CULTIVATING A
legacy



With a name that nods to Southern California's Spanish heritage (and the plentiful orange crops that continue to flourish within the community), Valencia is no stranger to ranching and agriculture. And the area's rich and storied tradition of land stewardship — one that spans centuries, from the Native Americans to the Gold Rush pioneers — lives on to this day. "Urban agriculture" shows up in ways like small-scale localized farming practices and modern, sustainable food production. And right here in our community, we consider it an important legacy to carry forward.

You'll find it in the Garden Home, a green retreat designed to deepen your relationship with nature — one where residents can take a hands-on class and even borrow garden tools. Or in the community garden, where you can exercise your green thumb by participating in seasonal harvests for everything from heirloom tomatoes to Armenian cucumbers to edible flowers. And we don't do it alone. Farmscape, our local urban farming partner, hosts events and workshops that help our residents enjoy the bounty of the local crops. We even have Farmer Madi, our lead urban gardener, who's here every Tuesday to chat and answer questions about what events are coming and what crops are growing. (We like our information locally sourced, too.)

No matter where you choose to gather, learn and grow, you'll find the opportunity here. We've made sure of it. Because like those who came before us, we're committed to maintaining a healthy connection to the land we're so honored to call home.

**LOVABLE
LAWNMOWERS**

Approximately 500 goats and sheep roaming Valencia's hillsides are a smile-inducing sight, to be sure. But these animals are more than cute. They're also hungry. Which makes them 'sustainable superheroes' of sorts. Since 2019, they've been part of an innovative and environmentally responsible targeted grazing program. The four-legged foragers can eat up to four acres a day — navigating steep terrain and hard-to-access areas to remove dense brush and reduce dry grass and weeds that are potential wildfire fuel. They get all-you-can-eat snacks, and we get to naturally keep portions of our property healthy. (Not too baaaaaad.)

"I moved here for the schools and how amazing they are – I wanted my kids to grow up here." – Debby E.



THERE'S A
school for that



Photo by Justin Spalek, West Ranch High School Student



Here at Valencia, students don't just have multiple schools at their fingertips, they have multiple school districts. Three of the most highly rated in California, in fact. Which means whether you're looking for public or private, preschool or college prep, kids in K-12 get the tools they need to realize their full potential. There's even a college nearby (but more on that in the sidebar).

HERE ARE THE SPARK NOTES

- Elementary students (K-6) are part of either the Newhall or Saugus Union School District, with a combined total of 25 schools. Kids get the benefit of indoor/outdoor classrooms, an engaged teaching staff, and arts & STEM learning opportunities. There are a number of charter schools and junior kindergartens in the area as well.
- Students attend one of the six middle schools or seven high schools in the William S. Hart School District. The educational opportunities at these schools are incomparable, giving kids the ability to gain skills that will carry them into adulthood – through vocational electives, and specialty programs like the four-year engineering pathway at Saugus High or Valencia High's Medical Science Academy.

Of course, all learn and no play is no fun. Which is why Valencia is a great place for kids to just be kids. With quiet, bike-friendly streets. Trails for roaming and parks for playing. And no shortage of pint-sized pals to explore it all with. You could say it's like recess all day, every day. Maybe even better.

PEP RALLY

Sports are a pretty big deal in the William S. Hart School District. The hard-working athletic teams play everything from football to track & field, and have earned multiple California Interscholastic Federation and state championships. And don't be surprised if you come across a few former district students on Division 1 or professional teams. They're that good.



HI, HIGHER LEARNING

Considering that the majority of high school graduates choose to extend their studies, we're lucky to have fantastic colleges nearby. College of the Canyons is a community college offering degrees in over 200 subjects – and local high school students can get a head start by taking free classes before they've even graduated. And just a mile down the road, the world-class California Institute of the Arts (CalArts) offers undergraduate and graduate degrees in visual art, film, music, theater and more.



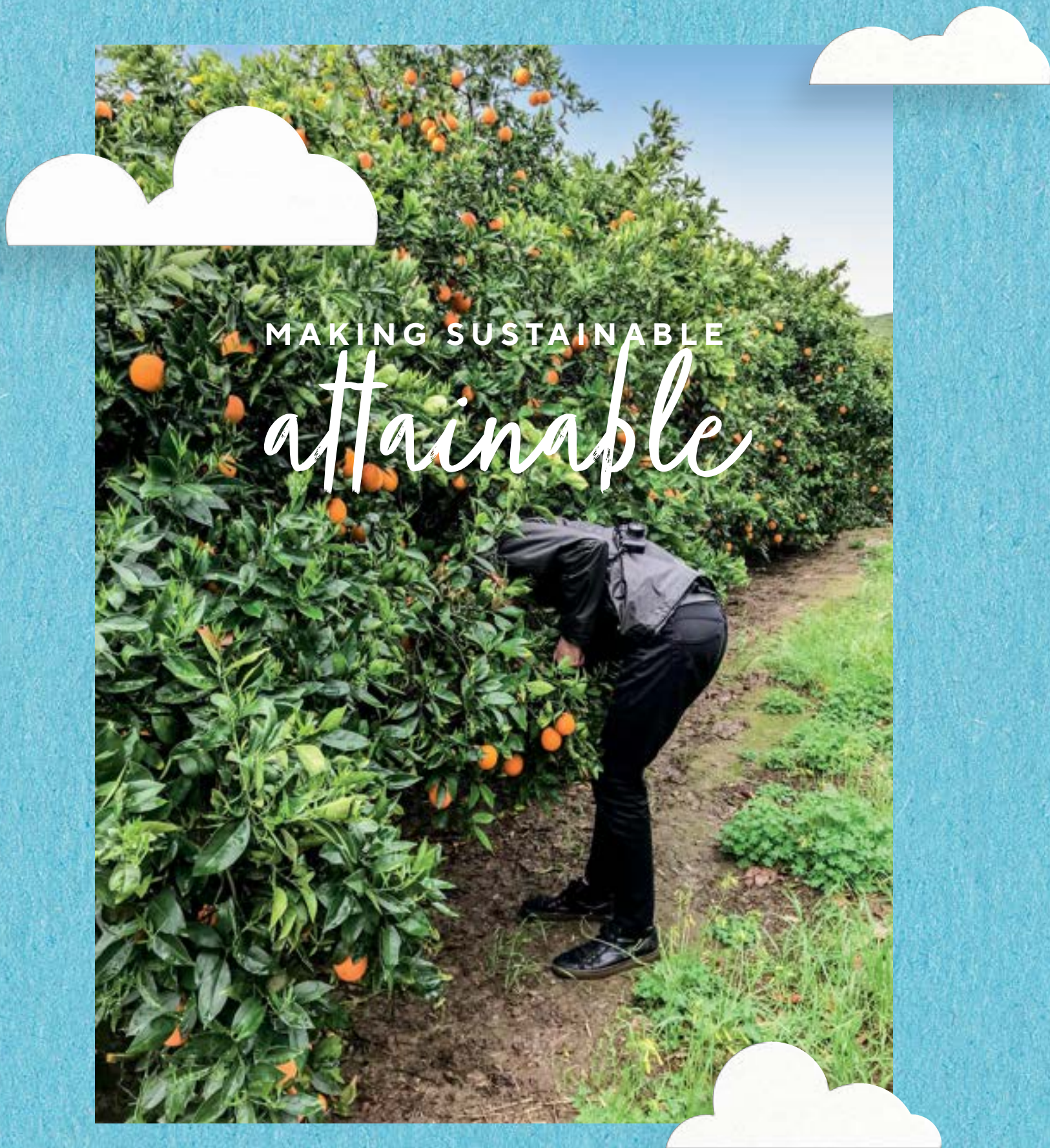
LIFE IS A

potluck

We believe in bringing people together. Since the very beginning, Valencia has been designed for people first. And sure, the parks, trails and pools that bring people out of their homes are an important part of that. But take a closer look and you'll see that when you have a mix of homes, you get a mix of people. And that makes for a more interesting place. When you have a beautifully blended bunch of different lifestyles and stages, professions and cultures, interesting things start to happen. A culinary student hosts a kids' cooking class on weekends. A group of work-from-home biotech engineers starts a lunchtime run club. A retired teacher (and resident green thumb) grows the mint for a weekly "Monday Mojito Night." And so on, and so on. It's people coming together, telling their stories, sharing their talents, and caring about each other. (You know, that whole "community" thing.)

Event-full days.

Easter egg hunting. Seasonal harvesting. Birdfeeder building. Jam making. Santa visiting. Friday Night Happenings. From regular resident get-togethers (complete with live music and food trucks) to Farmscape-hosted workshops, there is always something to do — and a whole community of neighbors to do it with.



MAKING SUSTAINABLE
attainable

At FivePoint Valencia, we are paying diligent attention and taking unprecedented action to conserve natural resources and protect the environment.

At the forefront of our sustainable mission is the permanent preservation of approximately 10,000 acres of funded and managed natural open space (for reference, that's about 7,500 football fields, and about two-thirds of our community's overall size).

Valencia is designed to be one of the nation's first mixed-use communities of its size to achieve net zero emissions of greenhouse gases from its construction and operations. Through a variety of sustainable measures, we're quickly becoming a proof of concept for how to reduce carbon emissions and facilitate healthier living for generations to come. Energy-efficient appliances, windows, lighting and HVAC systems and low-flow kitchen and bathroom fixtures are just a start.

Beyond reducing carbon emissions, the homes at Valencia also help reduce energy costs. New homes are built with photovoltaic solar panels — with some also using electric heat pumps for space heating and cooling, replacing gas-powered A/C condensers. And each home in the first village will come with a level 2 EV charger, making it easy to swap out gas-guzzling cars (and making oil changes a thing of the past).

Conserving natural resources, protecting the environment, reducing the carbon footprint and increasing our quality of life? That's a win-win-win-win situation.

Learn more at [VALENCIA.COM/CONSCIOUS-LIVING](https://valencia.com/conscious-living)



SAVING GREEN BY BEING GREEN

Adopting a zero-waste and sustainable lifestyle isn't just a smart approach toward saving the planet — it may end up saving you some money, too.

All the homes in FivePoint Valencia are Energy Star® certified, which means they use, on average, 20% less energy than homes built to code.*

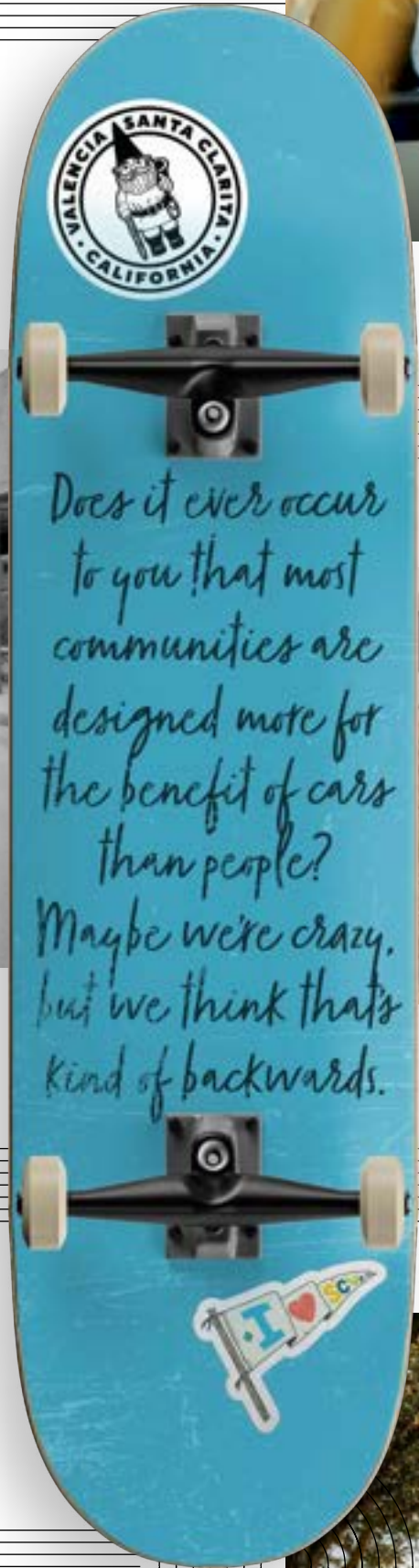
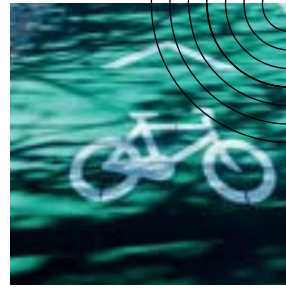
*Source: [ENERGYSTAR.GOV/NEWHOMES](https://energystar.gov/newhomes)



WE CLEAN UP REAL NICE

In 1995, a small group of Santa Clarita residents organized a cleanup effort to keep the Santa Clara River clean and protect local plants and wildlife. Little did they know that over the next 27 years, their eco-friendly gesture would blossom into an annual event involving approximately 1,500 volunteers.

Included in this pollution-fighting posse is FivePoint Valencia. We routinely participate in the City of Santa Clarita's Annual River Rally Cleanup and Environmental Expo, which gives our residents an opportunity to join us on our environmental stewardship mission.



Celebrating people power in all its forms.

Valencia is a place born from a simple idea — that neighborhoods should be designed for people first. It's why our plan for the community includes a variety of choices for mobility, from an NEV trail network and pathways for electric bikes and scooters, to mobility hubs, charging stations for electric vehicles, and more.

It's also why we created VALENCIA GO™ — a community-wide, comprehensive transportation organization designed to provide new options and choices for people on the move (and reward them for making sustainable choices). Right now, new FivePoint Valencia homeowners can apply to receive exclusive subsidy reimbursements to put toward the one-time purchase of an eco-friendly mode of transportation.

HERE'S HOW IT PAYS TO BE SUSTAINABLE:

- Electric Vehicle Subsidy
- Neighborhood Electric Vehicle (NEV) Subsidy
- Electric Bike Subsidy
- Transit Subsidy

The way we see it, sustainable transportation options are always great for the planet ... and can be great for people, too.

Learn more at VALENCIAGO.ORG



It's in our nature.

The need to connect to nature is part of the human experience. And no matter how much screen time is required in today's world, our need for green time is just as important. Here in Valencia, the riches of an outdoor life are all around you. With places like Placerita Canyon, Lake Piru, Bouquet Canyon, Castaic Lake, and Angeles National Forest nearby, it's easy to

see why Valencia is a paradise for hikers and mountain bikers alike. And because we feel privileged to be surrounded by all of this majesty, we're doing our part to take care of it. As we develop our community, we are preserving approximately 10,000 acres of land in order to protect local wildlife and habitat — like the endangered spineflower, for starters.



SAVING THE SPINEFLOWER

Call it the little flower that could. The San Fernando Valley spineflower, with its narrow stem and delicate flowers, was once feared extinct. But thanks to an unprecedented partnership with state and federal agencies, this floral underdog has made a comeback and is thriving right here in Valencia — where we're protecting existing populations of the rare plant, and reestablishing it in a suitable habitat.

Why all the fuss? Because native plants that are part of Valencia's rich, natural biodiversity provide nectar for pollinators, shelter for mammals, and food for different forms of wildlife. In other words, for being a small plant, the spineflower is a pretty big deal.

Where will the day take you?

We hit the streets and asked our resident Valencians what are the must-have, gotta-go, local places they deem most worthy of their presence. Whether you are looking for brunch or a bike shop, consider this the inside scoop.



Best Brew

Havana Savannah has their own patented brewing system that extracts maximum flavor out of every bean, for coffee connoisseurs who like a strong, aromatic cup. Family-owned Honu also gets high marks, thanks to their 100% certified organic coffee blend.

📍 Havana Savannah is located 10 minutes away at 24050 Copper Hill Dr.

📍 Honu is located 11 minutes away at 23841 Newhall Ranch Rd.



Best Brunch

Eggs 'n' Things has been around since 1974. You don't have that kind of longevity without serving great food. Marston's is another favorite — not only by locals, but by *Food Network Magazine*, who called it "the best breakfast in California."

📍 Eggs 'n' Things is located 10 minutes away at 27560 Newhall Ranch Rd.

📍 Marston's is located 10 minutes away at 24011 Newhall Ranch Rd.



Best Hidden Gem

The Gentle Barn was mentioned by many. No surprise, since who wouldn't love to hug cows, give pigs belly rubs and cuddle with turkeys? Extreme animal lovers can even volunteer at this beloved farm rescue.

📍 The Gentle Barn is located 26 minutes away at 15825 Sierra Hwy.



Where to Take Visitors

Vasquez Rocks is a 932-acre park known for its rock formations. The Santa Clara River Trail is a paved walking and biking path with lots of photo opportunities. And William S. Hart Park has beautiful grounds, historic structures, picnic areas, a herd of bison, hiking trails, and a Spanish Colonial style mansion — once the home of famed 1920s screen legend William S. Hart, and now a museum filled with his art collection and personal belongings.



Best Bakery

Lady Di's Cookies are made with natural ingredients, and free of preservatives (which will make you feel better about eating sweets). And S&S Donuts and Bake Shop has everything from donuts (naturally), to wedding cakes.

📍 Lady Di's Cookies is located 5 minutes away at 26882 The Old Rd.

📍 S&S Donuts and Bake Shop is located just 11 minutes away at 27754 McBean Pkwy.



Best Restaurant for Special Occasions

Le Chêne serves upscale classic French fare on a country estate with its own wine cellar (ooh la la). And if you want something nice (and nicely nearby), The Old Town Junction serves elevated American fare in a rustic but refined setting.

📍 Le Chêne is located 32 minutes away at 12625 Sierra Hwy.

📍 The Old Town Junction is located 15 minutes away in Old Town Newhall at 24275 Main St.



Favorite Bike Shop

Whether you need a new bike, repairs done, or are looking for a group ride, the great staff at CBS Cycling has got you covered.

📍 CBS Cycling is located 13 minutes away at 23120 Lyons Ave.



Best Hikes

The East and Rice Canyon trails will take you through lush vegetation and forested areas to some of the most magnificent views in the area. (But be sure to bring a little cash — entry to the park costs \$5.)



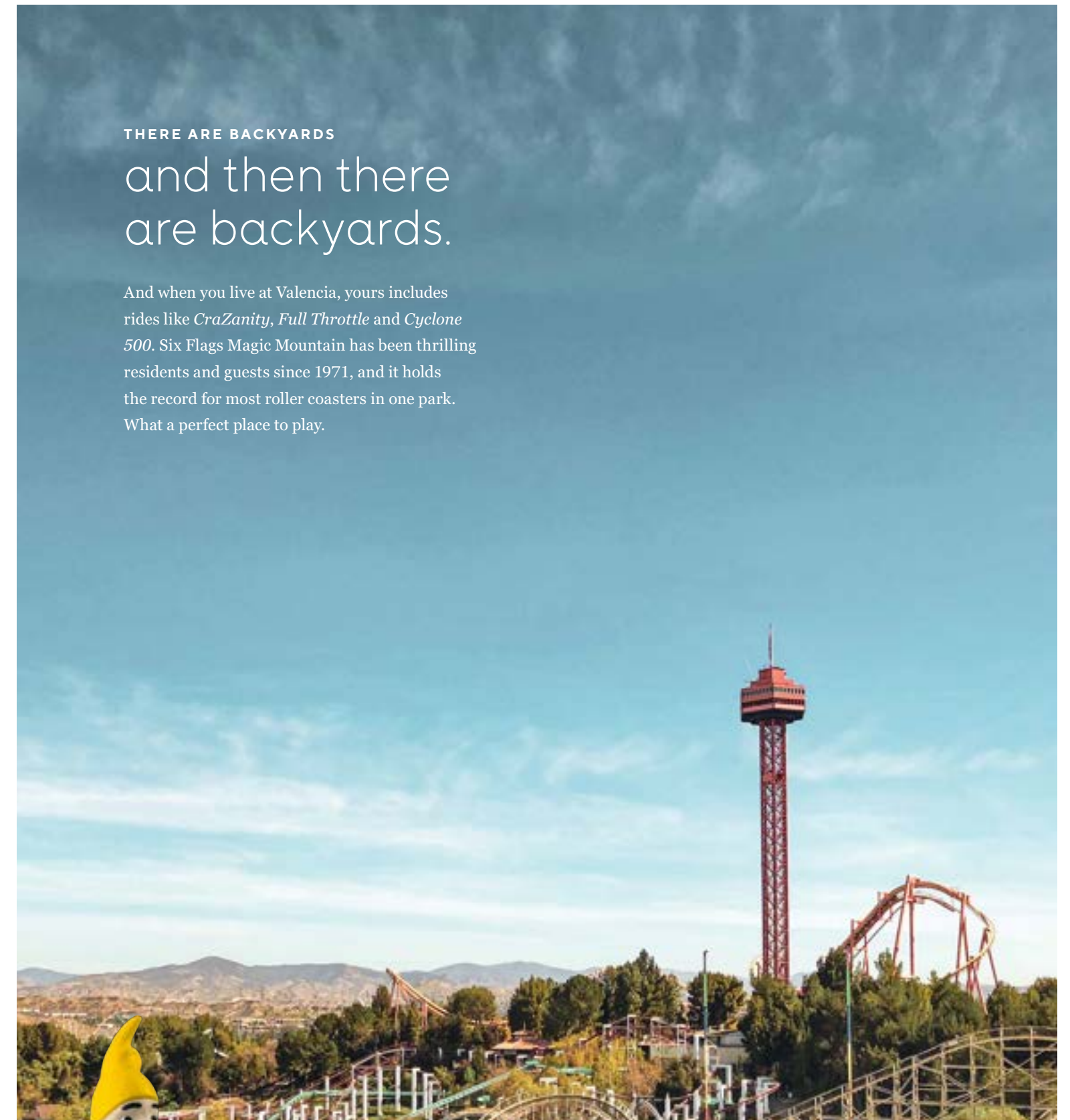
Best Library

The Old Town Newhall Library is a brand-new space with over 135,000 literary items (and counting), 68 public-use computers, a children's library, teen study area, outdoor courtyard, original art and photograph displays, and more — like a fireplace reading room for the ultimate reading relaxation.

THERE ARE BACKYARDS

and then there are backyards.

And when you live at Valencia, yours includes rides like *CraZanity*, *Full Throttle* and *Cyclone 500*. Six Flags Magic Mountain has been thrilling residents and guests since 1971, and it holds the record for most roller coasters in one park. What a perfect place to play.



Santa Clarita is one of the nation's happiest cities.

(but we already knew that)

It turns out happiness isn't just a state of mind. It's a place called Santa Clarita. A new report by Smartasset.com analyzed 200 U.S. cities, and based on the metrics of personal finance, wellbeing and quality of life, ranked the top 25. California cities dominated the top ten (no surprise), with our next-door-neighbor Santa Clarita landing at number nine on the list (again, we saw this coming).



Hello

Start your tour at The Porch

Open daily from 10am – 6pm

27426 Navigation Avenue

Valencia, California 91381

661-203-3919

Valencia.com



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