Land Design Consultants, "Entrada Oak Tree Report" (February 2007)
PART 2 OF 4

* WHERE CHANNEL LINING IS LOCATED A MINIMUM OF 75 FT. FROM 404J/1603 LINE SHOWN, TOPSOIL/ VEGETATION REMOVAL MAY BE REDUCED TO 2 FT. IN DEPTH. ALONG THE SANTA CLARA RIVER, AND ITS TRIBUTARIES, ALREADY LINED CHANNELS, AND ENCROACHES WITHIN 75 FT. OF THE 404J/1603 LINE ON THE EASTERLY AND WESTERLY PROPERTY LIMITS, TEMPORARY CONSTRUCTION IMPACTS ARE DETERMINED BY THE MINIMUM CONSTRUCTION EASEMENT REQUIRED.

TYPICAL SECTION – BANK STABILIZATION
NOT TO SCALE

COMMENTS:

BOUNDARY LINES . . . . MORE DEVELOPED BASED ON RECORD INFORMATION PROVIDED BY THE VALENCIA COMPANY AND ON A FIELD SURVEY BY ALLIANCE ON SEPTEMBER 26, 2006 PREPARED BY ALLIANCE ENGINEERING. A FIELD SURVEY WAS NOT PERFORMED.

EASEMENTS . . . . . PLOTTABLE EASEMENTS ARE SHOWN FROM AN UNDER SUPPLIED TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY DATED SEPTEMBER 20, 2006 AT 7:30AM. OUR SURVEY IS IN LIMITED TO REPORTING ON EASEMENTS LISTED IN THE TITLE REPORT. WE DO NOT WARRANT THAT THE LISTING OF EASEMENTS IN THE TITLE REPORT IS COMPLETE OR ACCURATE.

TITLE REPORT . . . . . CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. 2010536040-X50-GAR2-SAM DTD. APRIL 2006 LISTED MONUMENTED EASEMENTS

(#) – INDICATES TITLE REPORT EXCEPTION NO.

BASIS OF BEARINGS . . . . THE BEARING NORTH 79°24'15" WEST ALONG THE PROPOSED CENTERLINE OF HENRY MAYO DRIVE BETWEEN STATIONS 10+00 AND 20+00 AS SHOWN ON FILED MAP NO. 53295 RECORDED IN BOOK 1 PAGES 52 THROUGH 56 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BASIS UPON RECORD BEARINGS AND DISTANCES AS SHOWN HEREON, THE GROSS AREA IS

AERIAL SURVEY . . . . . SAID SURVEY WAS PREPARED BY PHOTOGRAMMETRIC METHODS BY AERIAL MAPPING COMPANY DATED NOVEMBER 20, 1996. SAID SURVEY WAS FLOWN AND CONTROLLED BY PHOTOGRAMMETRIC METHODS. SOME OF THE TOPOGRAPHY AND FEATURES SHOWN HEREON MAY BE OBSCURED BY BUILDINGS BELOW THESE ITEMS ARE NOT VISIBLE ON THE DRAWING.

TOPOGRAPHY . . . . . BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY DATED NOVEMBER 20, 1996, AND COMPILED WITH NATIONAL MAP ACCURACY STANDARDS FOR 40 SCALE MAPPING AND SMALLER.

ORTHOPHOTO . . . . . PRODUCED FROM AERIAL PHOTOGRAPHY DATED NOVEMBER 20, 1996. ORTHOPHOTO IS SUITABLE FOR 1"=400' SCALE AND SMALLER MAPPING PURPOSES.

CONTOUR INTERVAL . . . . TWO FOOT.

SURVEY NOTES:

VERTICAL DATUM:

BENCHMARK: LOS ANGELES COUNTY NO. 1 (DWP ENDWALL) BEING A BRASS PLUG IN THE TOP OF THE NORTHEAST WING WALL OF A P.C.C. BOX CULVERT, ELEV. 1163.975 FT.

ELEV. 1163.975 FT. ADJUSTMENT-1985-

DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

NOTE: NAVD 1988 WORKS APPROXIMATELY 2.872 (1.4.FT) BELOW PREVIOUS NGVD 1929 DATUMS. FOR MORE ACCURATE CONVERSION AT INDIVIDUAL BENCH MARKS REFER TO PREVIOUS PUBLICATIONS.

PROJECT SUMMARY:

GROSS AREA:	133.24 Acres
TOTAL LOTS:	43
TOTAL D.U.:	408
EXISTING ZONING:	M 1-1/2 AND A-2-5
PROPOSED ZONING:	M 1-1/2-DP, MPD
GENERAL PLAN LAND USE:	M – INDUSTRIAL AND W/D – FLOODWAY/FLOODPLAIN AND SIGNIFICANT ECOLOGICAL AREA
GROSS DENSITY:	-
NET DENSITY:	-

LOT SUMMARY

LOT NUMBERS /STREET	LOT AREA SQ. FEET	ACRE	TOTAL BUILDING AREA (SF)	BUILDING FOOTPRINT AREA (SF)	PARKING SPACE PROVIDED	TYPE BUILDING (USE)
1	155,109	4.28	83,900	31,804	183	OFFICE
2	126,957	2.91	63,900	31,804	183	
3	126,854	4.15	89,100	31,804	183	
4	149,298	3.43	59,400	29,700	201	
5	164,495	3.78	86,400	29,600	236	
6	113,587	3.92	57,600	28,800	153	
7	141,738	3.27	84,600	28,200	153	
TOTAL	1,090,481	25.03	533,660	201,189	1,709	
8	69,330	1.03	38,700	23,200	113	INDUSTRIAL
9	76,982	2.0	44,190	26,750	131	
10	255,679	5.49	106,318	66,318	356	
11	94,413	1.84	26,035	24,147	99	
12	71,783	1.48	32,100	22,100	90	
13	63,650	1.56	27,600	21,600	81	
14	96,985	1.54	18,500	18,500	86	
15	139,333	3.20	53,816	25,376	201	
16	125,141	2.87	72,516	36,258	306	
17	150,739	3.46	43,804	21,644	211	
18	277,764	6.38	128,049	86,049	397	
19	301,402	6.92	136,400	108,400	440	
20	443,537	10.64	174,505	164,505	485	
TOTAL	2,721,091	46.64	944,058	705,780	2,606	
21	148,451	3.41	35,501	35,501	211	COMMERCIAL
22	215,660	2.95	70,860	70,860	240	
23	42,872	0.98	3,136	3,136	93	
24	43,118	0.99	3,136	3,136	78	
25	51,158	2.05	5,024	5,024	78	
TOTAL	441,279	10.14	117,657	70,270	569	
		DWELLING UNITS				
26	232,787	5.35	130			RESIDENTIAL
29	347,795	8.0	150			
30	175,268	4.02	130			
31	84,951	1.95	98			
TOTAL	785,287	17.32	408			
27	10,454	0.24				OPEN SPACE
28	10,488	0.24				
32	71,136	1.63				
33	64,519	1.57				
34	4,809	0.11				
35	4,809	0.11				
36	4,809	0.05				
38	176,948	4.06				
39	15,246	0.35				
40	113,631	2.61				
41	72,898	1.67				
42	72,898	1.67				
43	71,720	1.65				
TOTAL	1,020,417	23.43				
BRIDGE-WIDTH	354,484	8.14				STREETS
GRAND TOTAL	5,804,008	133.24	1,953,018	976,851	5,184	

UTILITIES AND SERVICES

1. WATER . . . . . VALENCIA WATER COMPANY
2. SEWER . . . . . LOS ANGELES SANITATION DISTRICT 32
3. GAS . . . . . SOUTHERN CALIFORNIA GAS COMPANY
4. ELECTRIC . . . . . SOUTHERN CALIFORNIA EDISON COMPANY
5. TELEPHONE . . . . . PACIFIC BELL
6. CABLE TV . . . . . STEVENSON RANCH-SUBDIVISION

UTILITY INFORMATION AND PLAN INDEX

UTILITY	SERVICE BY	TELEPHONE NO.	ADDRESS	PLAN SHEET
ELECTRIC	SOUTHERN CALIFORNIA EDISON	(800) 655-4555	16824 MINNIT STREET, VAN NUYS, CALIFORNIA 91406	04
GAS	SOUTHERN CALIFORNIA GAS	(800) 427-2200	9400 OAKDALE AVENUE, CHATSWORTH, CALIFORNIA 91311	04
PHONE	PACIFIC BELL/GTE WEST	(800) 310-1000	9800 DEERY AVENUE, LOS ANGELES, CALIFORNIA 90045	04
CABLE	CHARTER COMMUNICATIONS	(800) 696-2448	28965 BOUQUET CANYON ROAD, SANTA CLARITA, CALIFORNIA 91350	04
WATER	VALENCIA WATER CO.	(661) 294-0828	24631 AVENUE ROCKEFELLER VALENCIA, CALIFORNIA 91355	04
SEWER	CITY OF SANTA CLARITA	(661) 259-2489	23920 VALENCIA BLVD., SUITE 300, SANTA CLARITA, CA 91355	04
STORM DRAIN	CITY OF SANTA CLARITA	(661) 259-2489	23920 VALENCIA BLVD., SUITE 300, SANTA CLARITA, CA 91355	04
PETROLEUM PIPELINE	SHELL & TOSCO	(562) 803-6512	P.O. BOX 6249 ONDPA, CALIFORNIA 90734	04
FIRE	LOS ANGELES COUNTY		1320 NORTH EASTERN AVENUE, LOS ANGELES, CALIFORNIA 90063	04
SCHOOL	SAUGUS UNION SCHOOL		24944 N. NEWHALL AVENUE, SANTA CLARITA, CA 91321	04
REFUSE DISPOSAL	LOS ANGELES COUNTY	(626) 458-3516	1955 N. WORK AVE., SUITE 200, COVINA, CALIFORNIA 91722	04
RECYCLING	WASTE MANAGEMENT	(800) 966-9274	1700 S. MOUNTAIN AVENUE, ONTARIO, CALIFORNIA 91762	04
RECYCLING	CALMAT	(800) 366-6262	P.O. BOX 29900, GLENDALE, CA 91209	04

TYPICAL PARKING DETAIL
SCALE: 1"=40'

LEGEND:

- [Lot] LOT NO.
- 10,000 SF LOT AREA (SQUARE FEET)
- 1163.9 FINISH FLOOR ELEVATION
- PROJECT BOUNDARY
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED UTILITY EASEMENT
- EXISTING EASEMENT
- FUTURE RIGHT OF WAY
- 1040 PROPOSED CONTOUR
- DAYLIGHT LINE
- EXISTING CONTOUR
- PROPOSED LINE
- SD STORM DRAIN
- SS SANITARY SEWER
- W WATER
- CURB INLET
- CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING GTL LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD COMMUNICATION LINE
- EXISTING UNDER COMMUNICATION LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- SEA SEA, RIVER CORRIDOR
- ITEM ITEM
- C-CHIP
- ADA 5403
- PEDESTRIAN/BIKING TRAIL AND CHANNEL ACCESS
- BURIED BANK STABILIZATION
- EQUESTRIAN/HIKING TRAIL
- FIRE LANE
- STORM DISTANCE LINE
- FLOWS COMBINED BUL MEUL LOCATION, FILLED DATED, DRY/DT/DT

NOTES:

1. EXISTING 50' WIDE VALENCIA COMPANY WATER EASEMENT
2. EXISTING 44' WIDE SOUTHERN CALIFORNIA EDISON COMPANY POWER POLE EASEMENT TO BE VACATED.
3. EXISTING 10' WIDE SOUTHERN CALIFORNIA EDISON COMPANY POWER POLE EASEMENT TO BE VACATED.
4. EXISTING VARIABLE WIDTH SOUTHERN CALIFORNIA EDISON COMPANY POWER POLE EASEMENT TO BE VACATED.
5. EXISTING STORM DRAIN EASEMENT TO BE VACATED.
6. EXISTING 10' WIDE SOUTHERN CALIFORNIA GAS COMPANY EASEMENT TO BE VACATED.
7. EXISTING UNKNOWN WIDTH PACIFIC TELEPHONE AND TELEGRAPH EASEMENT TO BE VACATED.
8. EXISTING VARIABLE WIDTH ROADWAY / SOUTHERN PACIFIC

100 50 0 100 200 FEET
1/2 0 1/2 INCHES

SOURCE:
ALLIANCE
(LAND PLANNING + ENGINEERING INC.)

OWNER/DEVELOPER:
NEWHALL LAND
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
Ph.: (661) 255-4000

LEGAL DESCRIPTION:
THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OAK TREE LOCATION MAP

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
53295
LOCATED IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

REGISTERED PROFESSIONAL ENGINEER No. 2549 EXP. 9-30-09 CIVIL STATE OF CALIFORNIA

DATE CHANGED	CHANGED BY	REVISION

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
225 South Lake Avenue, Suite 600, Pasadena, California 91101
Ph.: (626) 796-2322 FAX: (626) 578-7979
http://www.ldcla.com

R.C.E. No. 51648, Robert. N. Stone — 02/22/2007 Date

LDC

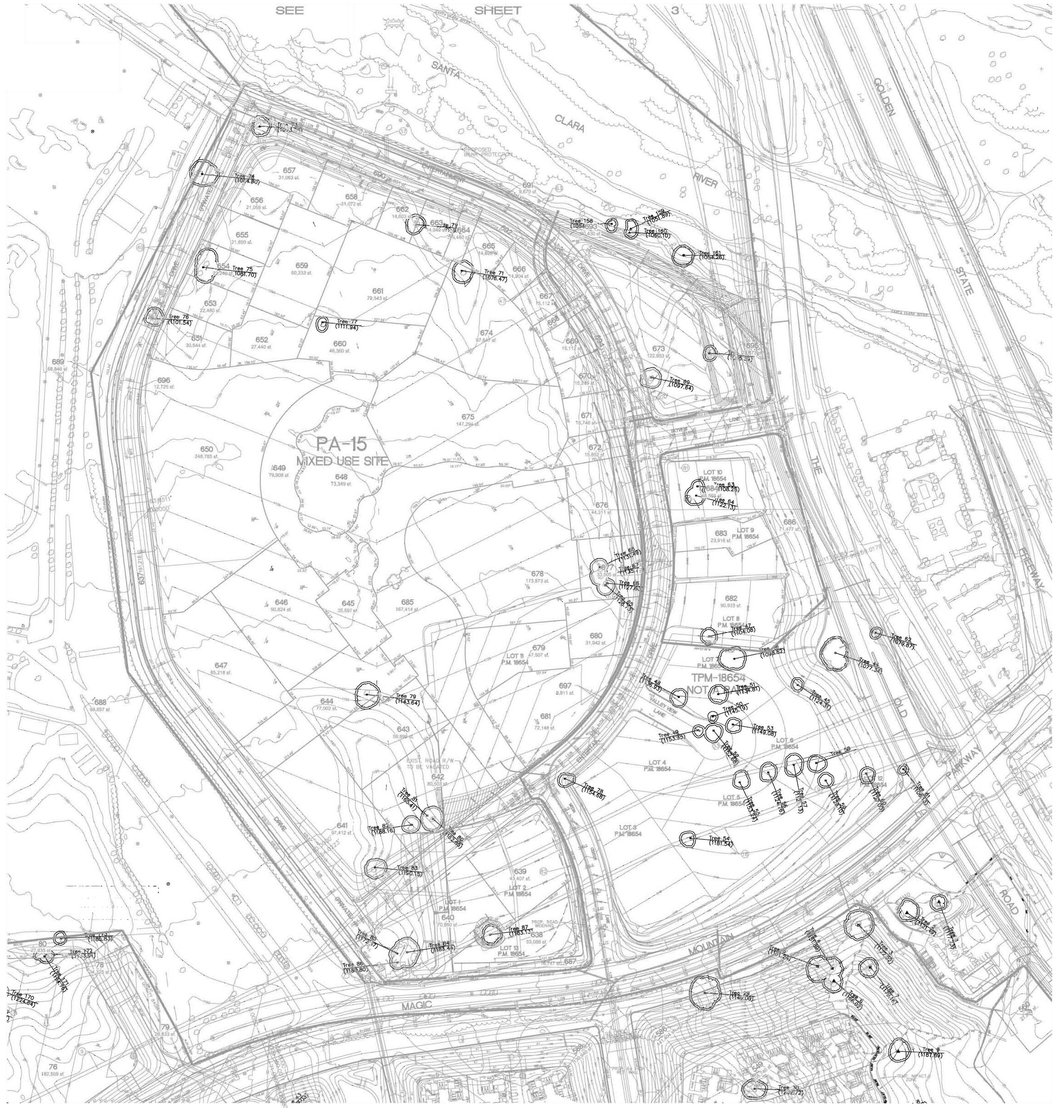
Proj. No. 97001-011

Sht 2 of 5

EASEMENTS BASED ON NORTH AMERICAN TITLE COMPANY TITLE REPORT ORDER NO. 7003023-23 DATED APRIL 28, 2006.

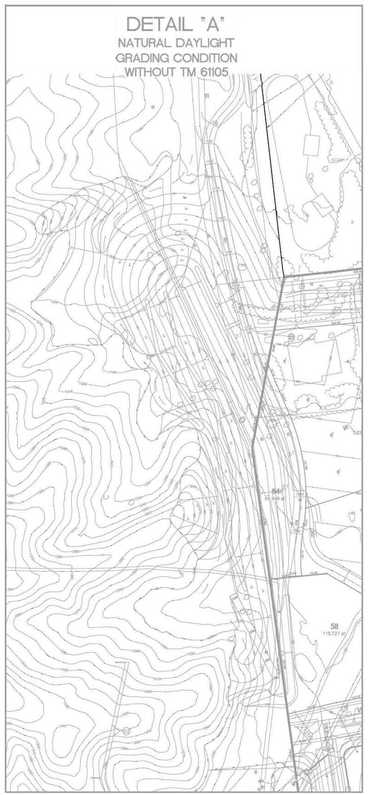
TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE
9	SOUTHERN CALIFORNIA EDISON CO.	POLES, etc.	MAY 26, 1924 BOOK 4022 PAGE 192, O.R.
18	UNION OIL COMPANY	PIPE LINE	MAY 6, 1938 BOOK 15781 PAGE 99, O.R.
30	SOUTHERN CALIFORNIA EDISON COMPANY	POLES	MAY 25, 1950 BOOK 33332 PAGE 74, O.R.
37	SOUTHERN CALIFORNIA GAS COMPANY	PIPE LINES	JULY 16, 1954 BOOK 45089 PAGE 233, O.R.
47	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ANCHORS AND WIRES	APRIL 11, 1962 BOOK D-1578 PAGE 811, O.R.
49	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ANCHORS AND WIRES	APRIL 11, 1962 BOOK D-1579 PAGE 413, O.R.
53	SOUTHERN CALIFORNIA EDISON COMPANY	POLES	FEBRUARY 5, 1971 INSTRUMENT NO. 3029, O.R.
54	COUNTY OF LOS ANGELES	ROADWAY	APRIL 9, 1971 INSTRUMENT NO. 3104, O.R.
63	SOUTHERN CALIFORNIA GAS COMPANY	PIPE LINES	SEPTEMBER 27, 1996 INSTR. NO.96-1594207, O.R.
73	THE CITY OF SANTA CLARITA	ROADWAY	FEBRUARY 9, 2005 INSTR. NO. 05-0307031, O.R.
78	EXXONMOBILE OIL CORPORATION	UTILITIES	DECEMBER 20, 2004 INSTR. NO. 04-3280764, O.R.
82	PACIFIC BELL TELEPHONE COMPANY	UNDERGROUND FACILITIES	MARCH 9, 2006 INSTR. NO. 06-0472535, O.R.

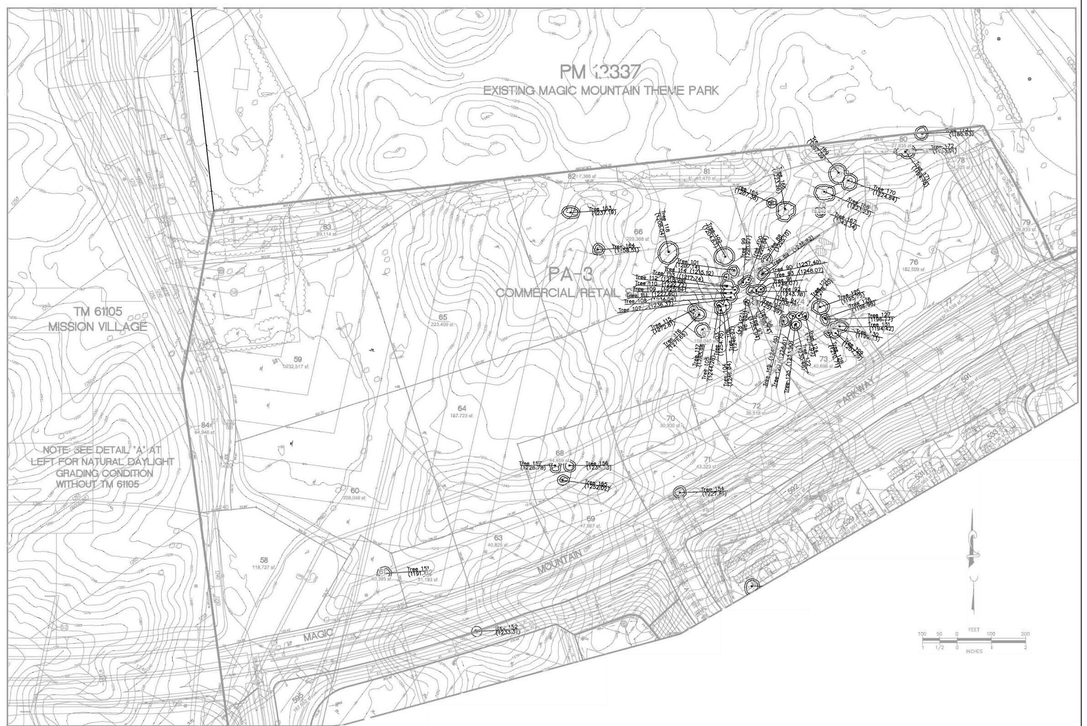
SEE SHEET 3



SEE SHEET 5

DETAIL "A"
NATURAL DAYLIGHT GRADING CONDITION WITHOUT TM 61105





OWNER/DEVELOPER:
NEWHALL LAND
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
Ph.: (661) 255-4000

LEGAL DESCRIPTION:
THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 51 PAGES 531 PAGES 532 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OAK TREE LOCATION MAP

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
53295

LOCATED IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

REGISTERED PROFESSIONAL ENGINEER — ROBERT K. STONE — No. 26461 — EXP. 9-30-09 — STATE OF CALIFORNIA

SOURCE:
ALLIANCE
(LAND PLANNING + ENGINEERING INC.)

DRAWN BY				
CHECKED BY				
REVIEWED BY				
	DATE CHANGED	CHANGED BY	REVISION	

PREPARED BY:
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http://www.ldcla.com

02/22/2007
DATE

R.C.E. No. 26461, Robert K. Stone

LDC

Proj. No. 97001-011

Sht 3 of 5

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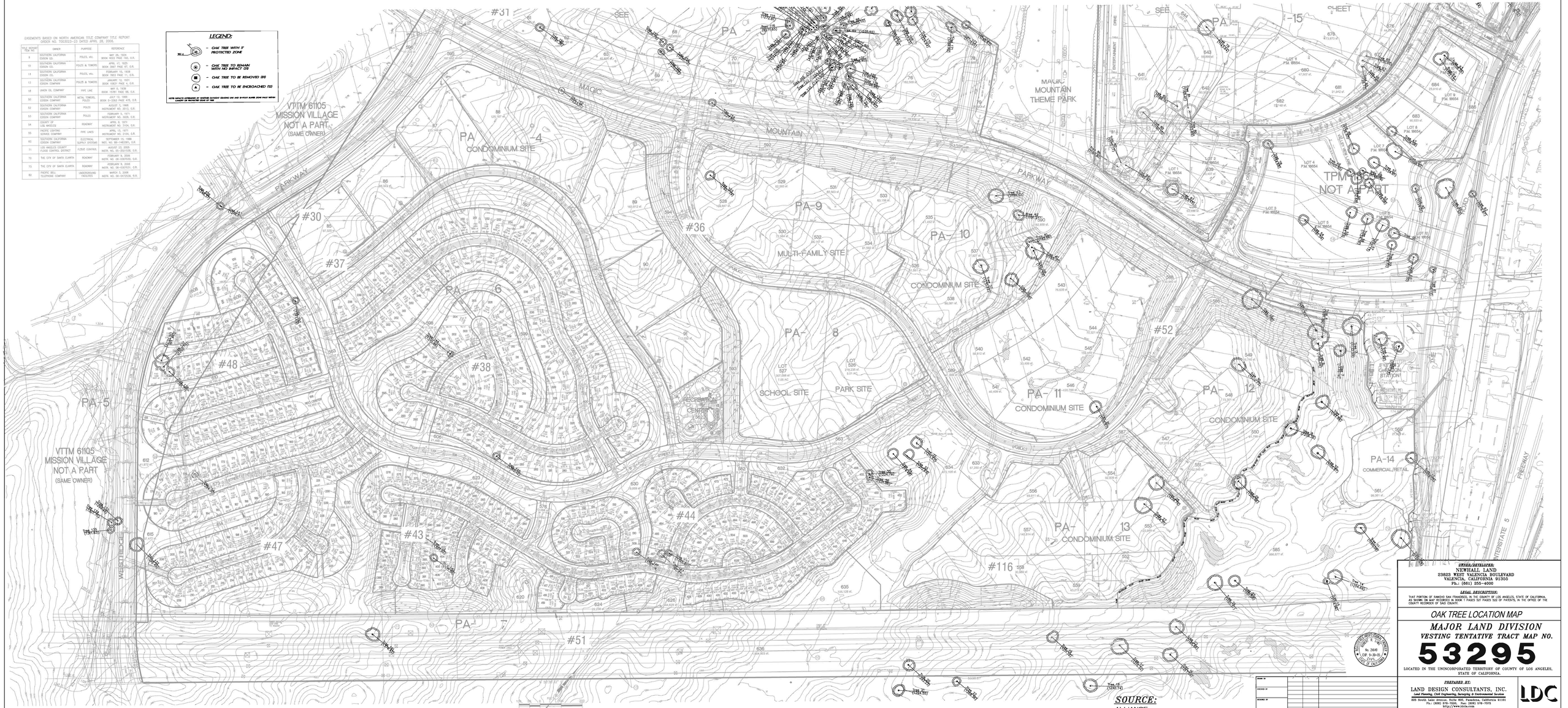
EASEMENTS BASED ON NORTH AMERICAN TITLE COMPANY TITLE REPORT ORDER NO. 7003003-23 DATED APRIL 28, 2006.
TITLE REPORT ITEM NO. | OWNER | PURPOSE | REFERENCE
9 | SOUTHERN CALIFORNIA EDISON CO. | POLES, etc. | MAY 26, 1924 BOOK 4032 PAGE 193, O.R.
10 | SOUTHERN CALIFORNIA EDISON CO. | POLES & TOWERS | APRIL 17, 1925 BOOK 3997 PAGE 87, O.R.
11 | SOUTHERN CALIFORNIA EDISON CO. | POLES, etc. | FEBRUARY 15, 1928 BOOK 7853 PAGE 11, O.R.
12 | SOUTHERN CALIFORNIA EDISON COMPANY | POLES & TOWERS | JANUARY 12, 1931 BOOK 10621 PAGE 4, O.R.
13 | UNION OIL COMPANY | PIPE LINE | MAY 8, 1936 BOOK 15781 PAGE 98, O.R.
50 | SOUTHERN CALIFORNIA EDISON COMPANY | METAL TOWERS, POLES | JULY 14, 1966 BOOK D-3343 PAGE 475, O.R.
52 | SOUTHERN CALIFORNIA EDISON COMPANY | POLES | AUGUST 7, 1968 INSTRUMENT NO. 3313, O.R.
53 | SOUTHERN CALIFORNIA EDISON COMPANY | POLES | FEBRUARY 9, 1970 INSTRUMENT NO. 3025, O.R.
54 | COUNTY OF LOS ANGELES | ROADWAY | APRIL 6, 1971 INSTRUMENT NO. 3104, O.R.
55 | PACIFIC LIGHTING SERVICE COMPANY | PIPE LINES | APRIL 13, 1971 INSTRUMENT NO. 3134, O.R.
62 | SOUTHERN CALIFORNIA EDISON COMPANY | ELECTRICAL SUPPLY SYSTEMS | SEPTEMBER 19, 1988 INST. NOS. 88-1443384, O.R.
71 | LOS ANGELES COUNTY FLOOD CONTROL DISTRICT | FLOOD CONTROL | AUGUST 23, 2005 INSTR. NO. 05-2021535, O.R.
72 | THE CITY OF SANTA CLARITA | ROADWAY | FEBRUARY 9, 2006 INSTR. NO. 06-0307030, O.R.
73 | THE CITY OF SANTA CLARITA | ROADWAY | FEBRUARY 9, 2006 INSTR. NO. 06-0307031, O.R.
82 | PACIFIC BELL TELEPHONE COMPANY | UNDERGROUND FACILITIES | MARCH 3, 2006 INSTR. NO. 06-0472526, O.R.
LEGEND:
OAK TREE WITH 5' PROTECTED ZONE
OAK TREE TO REMAIN WITH NO IMPACT OS
OAK TREE TO BE REMOVED RS
OAK TREE TO BE ENCROACHED RO
NOTE: ENCROACHMENT OF ANCIENT OAK/HERO OAK/HERO OAK AND 15-FOOT SLOPE ZONE FROM WITHIN LIMITS OF PROTECTED ZONE OF TREE
VTTM 61105 MISSION VILLAGE NOT A PART (SAME OWNER)
PA-1
PA-2
PA-3
PA-4 CONDOMINIUM SITE
PA-5
PA-6
PA-7
PA-8 SCHOOL SITE
PA-9
PA-10 MULTI-FAMILY SITE
PA-11 CONDOMINIUM SITE
PA-12 CONDOMINIUM SITE
PA-13 CONDOMINIUM SITE
PA-14 COMMERCIAL/RETAIL
PA-15
MAGIC MOUNTAIN THEME PARK
MAGIC MOUNTAIN PARKWAY
WESTRIDGE PARKWAY
RECREATION CENTER
PARK SITE
EVERGREEN CEMETERY
SEE SHEET 4 OF 5
SEE SHEET 3 OF 5
#30
#31
#36
#37
#38
#43
#44
#47
#48
#51
#52
#116
TPM 53295 NOT A PART
FREEWAY INTERSTATE 5
SOURCE:
ALLIANCE
(LAND PLANNING + ENGINEERING INC.)
OWNER/DEVELOPER:
NEWHALL LAND
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
Ph.: (661) 255-4000
LEGAL DESCRIPTION:
THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 531 PAGES 532 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
OAK TREE LOCATION MAP
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
53295
LOCATED IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.
No. 2645
CIVIL
STATE OF CALIFORNIA
PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
225 South Lake Avenue, Suite 900, Pasadena, California 91101
Ph.: (626) 796-2323 Fax: (626) 796-7975
http://www.ldcla.com
LDC
R.C.E. No. 21949, Robert E. Shaw
03-22-2007
Date
Proj. No. 97001-011
Sht 4 of 5
DRAWN BY
CHECKED BY
ISSUED BY
DATE CHANGED
CHANGED BY
REVISION
J:\PROJ\L97001001\PLANNING\OAKTREE\2220-EXHIBIT4A-TENTATIVEMAP\OAK4.dwg 08/20/07 08:55:29 smcclimonter