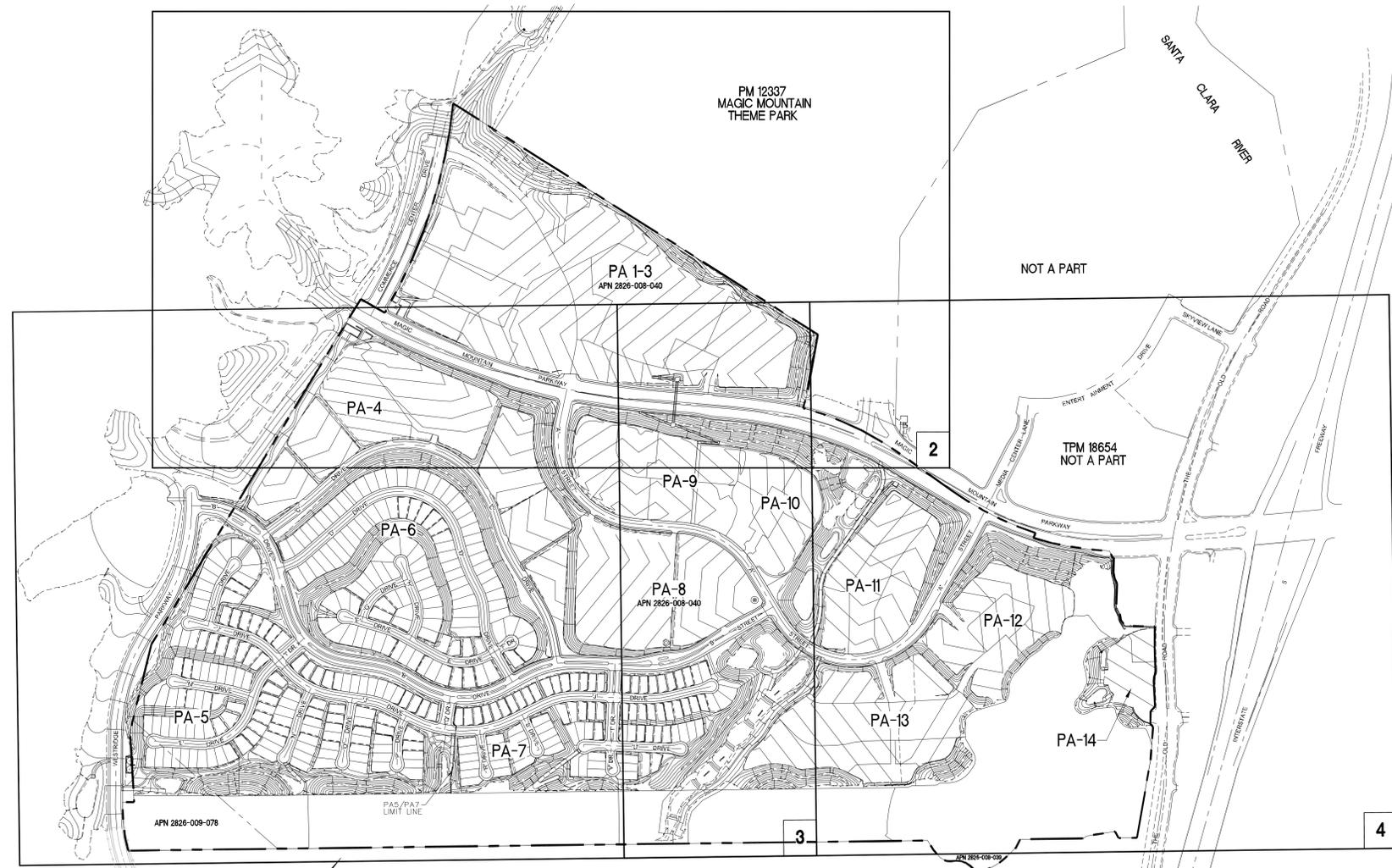


Appendix 3



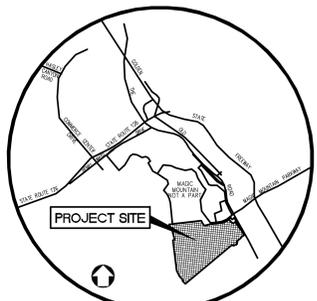
Vesting Tentative Tract Map 53295 and Exhibit Map

Alliance Land Planning & Engineering, Inc.
August 18, 2014



GENERAL NOTES

- GRADE ELEVATIONS SHOWN ON THE VTM AND THE EXHIBITS MAP ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DWP AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
- LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
- ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO THE SATISFACTION OF DRP APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
- BUILDING FOOTPRINTS THAT ARE SHOWN ON THE VTM OR THIS EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE USES:
 - A CHANGE IN PROPOSED LAND USE.
 - A CHANGE OF MORE THAN 5 FEET IN BUILDING HEIGHT.
- THE RECORDED OF A "LARGE LOT" PARCEL MAP WHERE ALL PARCELS ARE LARGER THAN 20 ACRES SHALL NOT REQUIRE THE RECORDED OF A "LARGE LOT" PARCEL MAP APPROVAL UNLESS AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.22 OF THE SUBDIVISION CODE.
- THE RECORDED OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (TO RIGHTS-OF-WAY OR PARKS), OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.22 OF THE SUBDIVISION CODE.
- THE RECORDED OF A "LARGE LOT" PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE PERMIT FOR THE PURPOSE OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT.
- PERMISSION IS REQUESTED TO COMBINE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DWP AND DRP.
- THE LOCATION OF APURTINMENT STRUCTURES (E.G., BASES, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DWP AND DRP.
- PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
- PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
- PROPOSED STREET GRADING IS APPROXIMATE, ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPED PAVEMENT LAYOUT AND PLANS.
- LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
- PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RADIUS OF 15 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT. WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVED A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
- STANDARD STREET CROSS-SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE PROVIDED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT, MODIFY, ALTER/REPLACE STREET CROSS-SECTION (CURB ADJACENT SUBWAY) ON DRIVE ONLY AT THE DISCRETION OF THE SUBDIVIDER.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- TOPO COMPILED FROM DATA FLOWN 09/11.
- ADDITIONAL RIGHT OF WAY MAY BE DEDICATED TO THE SATISFACTION OF PUBLIC WORKS.
- RELATED ENTITLEMENTS:
 - TENTATIVE MAP NO. 53295
 - CONDITIONAL USE PERMIT NO. 00-210
 - OAK TREE PERMIT NO. 20070018
 - ZONE CHANGE PERMIT NO. 20070013
 - PARKING PERMIT NO. 20070013
- PERMISSION IS REQUESTED TO ALLOW OFFICE & RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
- FIRE ACCESS TO BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
- MODIFICATIONS OF REQUIRED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.044 OF THE LOS ANGELES COUNTY CODE.
- GUEST PARKING PROPOSED ON PRIVATE DRIVES PER COUNTY PRIVATE DRIVE MANUAL.
- PRIVATE DRIVES DESIGNED PER THE COUNTY PRIVATE DRIVE MANUAL.
- SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
- WITHIN COMMERCIAL PLANNING AREA 1-3, RESIDENTIAL PLANNING AREAS 4, 9-13 AND COMMERCIAL PLANNING AREA 14 FLEXIBILITY IN FUTURE DESIGN IS PERMITTED, INCLUDING BUT NOT LIMITED TO: CHANGING COMMERCIAL TO OFFICE, CHANGING APARTMENTS TO CONDOMINIUMS AND CONDOMINIUMS TO APARTMENTS, CHANGING FROM ATTACHED TO DETACHED UNITS AND DETACHED UNITS TO CHANGES TO BUILDING TYPES AND LOCATION, LOT CONFIGURATIONS AND RELOCATION OF DRIVEWAYS, DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND RELOCATING DRIVEWAY LOCATIONS AFFERED AS A RESULT OF DESIGN CHANGES, PROVIDED THE CHANGES DO NOT EXCEED THE APPROVED TOTAL DEVELOPABLE GROUND AREA AND OFFICE SQUARE FOOTAGE AND DOES NOT RESULT IN A REDUCTION OF TOTAL OPEN SPACE. CHANGES SHALL BE DEPICTED ON A REVISED EXHIBIT MAP.
- THE ABOVE MENTIONED GENERAL NOTES (THAT ADDRESS MINOR MODIFICATIONS) MAY REQUIRE REVIEW AND APPROVAL OF A REVISED EXHIBIT MAP.
- PERMISSION REQUESTED TO HAVE REDUCED LOT SIZES (E.G. 5,000 SQ. FT. > 4,500 SQ. FT.) FOR THE LESSOR OF 16 SINGLE-FAMILY LOTS OR 1/3 OF THE SINGLE-FAMILY RESIDENTIAL LOTS (CUP LOT AREA MODIFICATION SECTION 21.24.044).
- GRADING OF VTM 53295 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE WITHIN THE DRAINAGE LIMITS IDENTIFIED ON THE TENTATIVE TRACT MAP. ALL GRADING OF SLOPES AND BE PERFORMED AS FOLLOWS: LARGER SLOPES TO BE GRADDED IN SUB-PHASES TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY BE DONE IN A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A PHASED OF GRADING BALANCED AN INTERIOR HYDROLOGY REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING, DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DRP.
- PERMISSION REQUESTED TO VACATE EXCESS RIGHT OF WAY ON MAGIC MOUNTAIN PARKWAY.
- A BLANKET EASEMENT FOR COVERED STORM DRAIN, APPURTINANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES SHALL BE DEDICATED TO THE LACPD OVER ALL PRIVATE DRIVEWAYS AND FREELANS TO THE SATISFACTION OF PUBLIC WORKS.
- PLANNING AREAS 1-3 ARE A SINGLE COMMERCIAL/OFFICE PLANNING AREA.
- LOT EASEMENTS INTENDED TO BE GRANTED TO A CONSERVATION ENTITY IN WHICH THE EASEMENT IS GRANTED SUBSEQUENT TO VTM OR FINAL MAP APPROVAL, MAY BE ACCEPTED TO THE SATISFACTION OF DWP AND DRP WITHOUT AN AMENDED OR REVISED MAP.
- ALL SANITARY SEWER EASEMENTS SHALL BE LOCATED WITHIN PUBLIC RIGHT OF WAY OR A MINIMUM 10' WIDE SANITARY SEWER EASEMENT.
- PERMISSION REQUESTED TO HAVE REDUCED STREET FRONTAGE AND WIDTH FROM 40 LINEAR FEET TO 45 LINEAR FEET FOR THE LESSOR OF 34 NON-SINGLE-FAMILY RESIDENTIAL LOTS OR 1/3 OF THE SINGLE-FAMILY RESIDENTIAL LOTS AND FROM 40 LINEAR FEET TO 45 LINEAR FEET FOR 16 SINGLE-FAMILY RESIDENTIAL LOTS OR 1/3 OF THE SINGLE-FAMILY RESIDENTIAL LOTS (CUP LOT AREA MODIFICATION SECTION 21.24.044).



LEGEND:

- 1 10,000 SF LOT AREA (SQUARE FEET)
- 1010.0 PAD ELEVATION
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED UTILITY EASEMENT
- EXISTING EASEMENT
- 1000' PROPOSED CONTOUR
- PROPOSED DAYLIGHT LINE
- TEMPORARY IMPACT LINE FOR GRADING
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED RECYCLED WATER LINE
- PROPOSED STORM DRAIN INLET/OUTLET
- PROPOSED CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING RECYCLED WATER LINE
- EXISTING OIL WELL
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- PROPOSED RETAINING WALL
- SIGHT DISTANCE LINE
- EXISTING OIL WELL LOCATION (OIL WELL TO BE ABANDON IN PLACE)
- OAK TREE (TO BE ENCRASURED)
- OAK TREE (TO BE REMOVED)
- OAK TREE (TO REMAIN)

ABBREVIATIONS: UTILITY PROVIDERS

- | | | | |
|------|----------------|-------------|---------------------------------|
| AC | ACRES | SEWER: | L.A. COUNTY SANITATION DIST. 32 |
| EX | EXISTING | WATER: | VALENCIA WATER COMPANY |
| FF | FINISH FLOOR | ELECTRICAL: | SOUTHERN CALIFORNIA EDISON |
| GB | GRADE BREAK | GAS: | SOUTHERN CALIFORNIA GAS CO. |
| HP | HIGH POINT | TELEPHONE: | AT&T |
| MIN | MINIMUM | CABLE TV: | TIME WARNER CABLE |
| PROP | PROPOSED | | |
| R | RADIUS | | |
| R/W | RIGHT OF WAY | | |
| SF | SQUARE FEET | | |
| SD | STORM DRAIN | | |
| SS | SANITARY SEWER | | |
| TBI | TO BE IMPACTED | | |
| TBR | TO BE REMOVED | | |
| VC | VERTICAL CURVE | | |
| W | WATER | | |

SPECIAL NOTES

- WATER QUALITY BASINS AND BISHOLES WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF PER THE APPROVED DRAINAGE CONCEPT.
- PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC/PRIVATE STREETS AND TRAILS.

SURVEY NOTES:

VERTICAL DATUM:
 LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACPD 42002 RND RD SPK IN LOWER CONC. HDW. 0 IN END 24 FT. W/O C/L. THE OLD RD (W RND) AND O.S.M. 5/0. HENRY MVD OR M. W. 1915 IS MINIMUM ELEVATION. THESE ITEMS ARE NOT VISIBLE TO THE CAMERA.
 1995 ADJUSTMENT (NAD 1983) ELEVATION = 1031.901
 THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD 1929).

AERIAL PLANNOMETRY:
 THIS SURVEY WAS PREPARED BY PHOTOGAMMETRIC BENCHMARK DESCRIBED AS FOLLOWS: LACPD 42002 RND RD SPK IN LOWER CONC. HDW. 0 IN END 24 FT. W/O C/L. THE OLD RD (W RND) AND O.S.M. 5/0. HENRY MVD OR M. W. 1915 IS MINIMUM ELEVATION. THESE ITEMS ARE NOT VISIBLE TO THE CAMERA.
 DATED SEPTEMBER 15, 2011, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
 CONTOUR INTERVAL: 5 FEET, UNLESS OTHERWISE NOTED.

PROJECT SUMMARY:

GROSS AREA: 382.3 Acres
 NET AREA: 344.2 Acres
 TOTAL LOTS: 500
 TOTAL RESIDENTIAL D.U.: 1,574 DU
 TOTAL OFFICE/COMMERCIAL: 730,000 SF
 EXISTING ZONING: R1 (328.4 AC), C-3 (52.4 AC), C-R (1.5 AC), C-3 (57.9 AC), C-2 (3.9 AC), RPD-5000-00 (319.0 AC), C-R (1.5 AC)
 EXISTING LAND USE: H5 (328.4 AC), CM (52.4 AC), OS-PR (1.5 AC)
 PROPOSED LAND USE: H5 (328.4 AC), CM (52.4 AC), OS-PR (1.5 AC)
 APN: 2826-008-039, 2826-008-040, 2826-009-078
 ESTIMATED EARTHWORK: ONSITE: 6,400,000 CY CUT, 6,800,000 CY FILL, 200,000 CY IMPROV. OFFSITE: 1,400,000 CY CUT, 1,200,000 CY FILL, 200,000 CY EXPORT
 TOTAL: 7,800,000 CY CUT, 7,800,000 CY FILL
 OAK TREES TO BE REMOVED: ONSITE 55 TREES, OFFSITE 12 TREES
 OAK TREES TO BE ENCRASURED: ONSITE 15 TREES, OFFSITE 1 TREES
 OAK TREES TO REMAIN: ONSITE 15 TREES, OFFSITE 11 TREES
 TOTAL OAK TREES: 104

RELATED ENTITLEMENTS

CONDITION USE PERMIT NO. 00-210
 OAK TREE PERMIT NO. ROK 20070018
 ZONE CHANGE NO. RZC 00-210
 PARKING PERMIT NO. 20070013

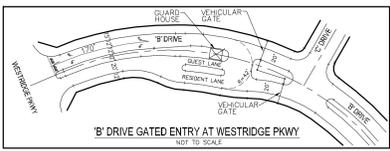
LOT SUMMARY

Lot Numbers	Sheet No.	No. of Lots	No. of Stages	Type (Use)	Depth (ft)	Commercial SF	Total Acres	
Planning Area 1-3	1-6,11	7	7	OFFICE/COMMERCIAL		400,000	18.1	
	7-10,12-17	2	10	OFFICE/COMMERCIAL		280,000	26.0	
	18-25	9	9	OPEN SPACE			8.6	
Planning Area 4	2,3	6	6	CONDOMINIUM		178	22.3	
Planning Area 5	18,19	3	134	SINGLE-FAMILY 50'x105'	134		21.6	
Planning Area 6	3	115	115	SINGLE-FAMILY 55'x101'	115		19.5	
Planning Area 7	282-371	3	90	SINGLE-FAMILY 45'x100	90		12.3	
Planning Area 8	372	1	1	PUBLIC PARK SITE		5.6		
	373	1	1	SCHOOL SITE		9.4		
Planning Area 9	374-380	3,4	7	CONDOMINIUM	220		11.1	
Planning Area 10	381-385	4	5	CONDOMINIUM	280		6.9	
Planning Area 11	386-393	4	8	CONDOMINIUM	208		10.4	
Planning Area 12	394-398	4	5	CONDOMINIUM	120		10.8	
Planning Area 13	399-405	4	7	CONDOMINIUM	194		15.5	
Planning Area 14	406-414	4	2	OFFICE/COMMERCIAL		50,000	3.0	
	415	1	1	PRIVATE RECREATION CENTER 'A'			2.1	
	416	1	1	PRIVATE RECREATION CENTER 'B'			0.8	
	417-423	2,3,4	24	PRIVATE DRIVES			29.0	
	434-442	9	1	LACPD			9.5	
	443	1	1	SPRINKLER PRESERVE			27.2	
	444-500	57	57	OPEN SPACE			93.1	
				PUBLIC STREETS			19.5	
TOTAL		500				1,574	730,000	382.3

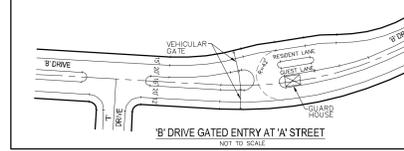
USE SUMMARY

USE	DU	SF	AC
SINGLE FAMILY	335		
MULTI-FAMILY/CONDO	1235		
COMMERCIAL/OFFICE		730,000	
OPEN SPACE			137.4*

*NOTE: OPEN SPACE AREA IS COMPOSED OF OPEN SPACE LOTS (101.7 AC), PARK SITE (0.6 AC), SPRINKLER PRESERVE (27.2 AC) AND REZONED AREAS (29 AC). SEE PROJECT OPEN SPACE EXHIBIT FOR ADDITIONAL MISC. OPEN SPACE WITHIN PLANNING AREAS WHERE APPROPRIATE. TOTAL OPEN SPACE TO APPROXIMATELY 133 AC (35% OF THE PROJECT SITE).



B' DRIVE GATED ENTRY AT WESTRIDGE PKWY
 NOT TO SCALE



B' DRIVE GATED ENTRY AT 'A' STREET
 NOT TO SCALE

ALLIANCE
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 25124 SPRINGFIELD COURT
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REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
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 CARLSBAD, CA 92008
 (760) 431-8802

PLANS PREPARED UNDER THE DIRECTION OF:

Craig M. Whitteker
 R.C.E. 51929
 DATE: 8/18/14

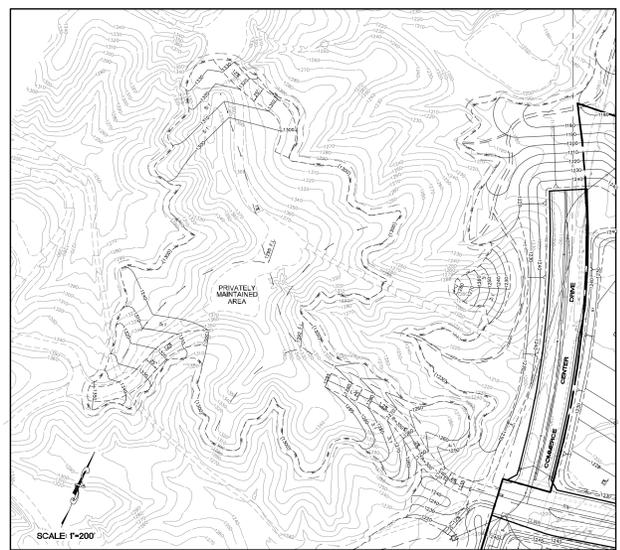
LEGAL DESCRIPTION:
 THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO.	DATE	REVISIONS	BY	APPR.

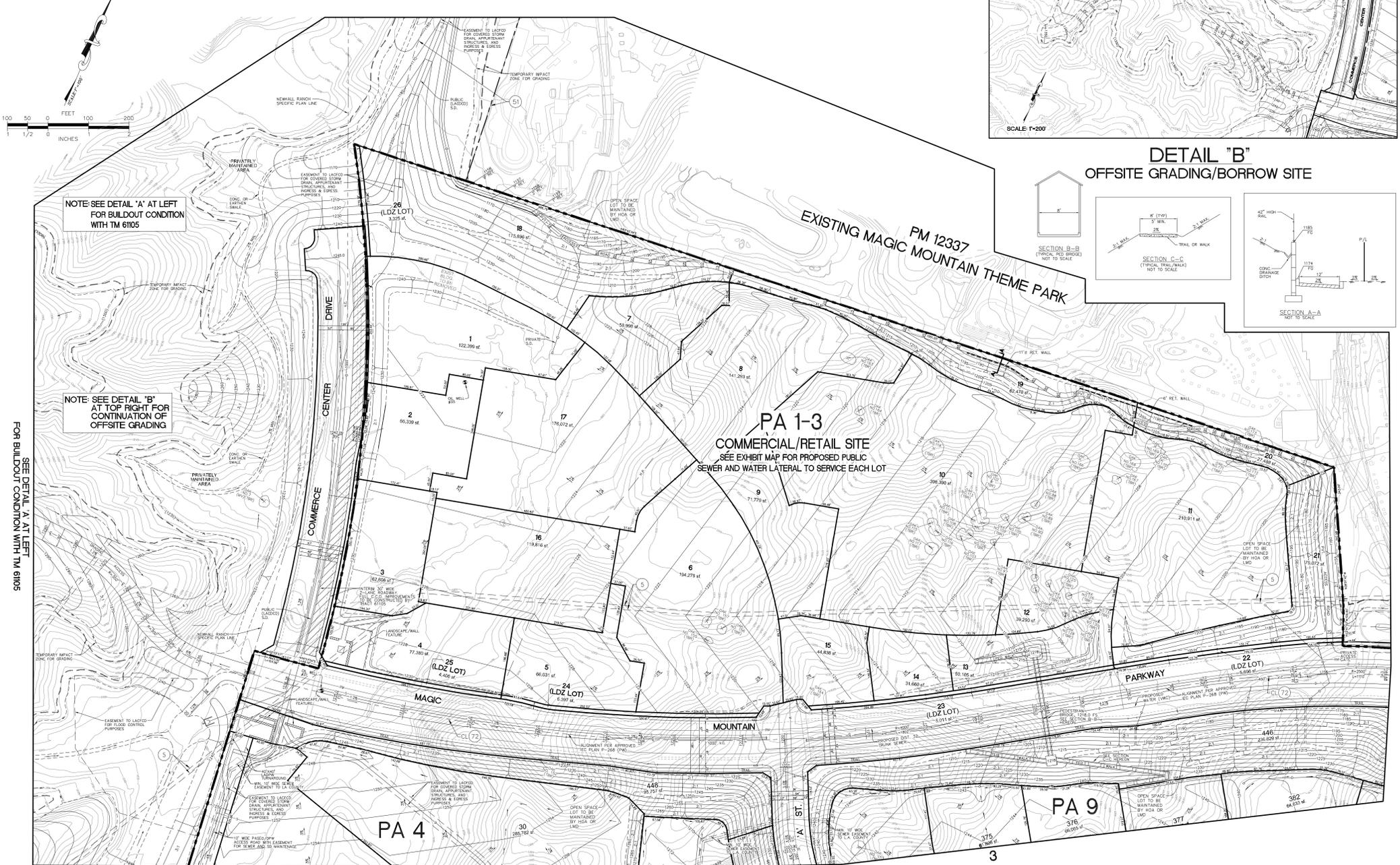
EASEMENTS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY
 PRELIMINARY TITLE REPORT ORDER NO. NHSC-4619835 DATED MARCH 26, 2014

TITLE REPORT #	OWNER	PURPOSE	REFERENCE	FUTURE DEFINITION	ADDITIONAL COMMENTS	TRIM/TM MAP SHEET NO.
5	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ETC.	MAY 26, 1924 INSTR. NO. 251 BOOK 6552 PAGE 182	TO BE OUTCLEANED PRIOR TO FINAL MAP		2,4
6	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ETC.	APRIL 27, 1925 INSTR. NO. 1822 BOOK 1337 PAGE 47	TO REMAIN		3,4
7	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ETC.	FEBRUARY 10, 1928 INSTR. NO. 1301 BOOK 7853 PAGE 11	TO REMAIN		3,4
9	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ETC.	JANUARY 12, 1931 INSTR. NO. 917 BOOK 10631 PAGE 4	TO REMAIN		3,4
49	THE COUNTY OF LOS ANGELES	PUBLIC ROAD AND HIGHWAY	APRIL 6, 1931 INSTR. NO. 3104 BOOK 55218 PAGE 704	TO REMAIN		4
50	SOUTHERN CALIFORNIA GAS COMPANY	PIPE LINE	APRIL 16, 1931 INSTR. NO. 2156 BOOK 52624 PAGE 891	TO REMAIN		3,4
51	DR. FRED WAGG MOON, INC.	LIVESTOCK	JUNE 5, 1939 INSTR. NO. 79-80348 JUNE 10, 1940 INSTR. NO. 80-55966	TO REMAIN		5
52A	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ETC.	JULY 12, 1948 INSTR. NO. 2211 BOOK 53363 PAGE 475	TO REMAIN		3,4
52	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ETC.	SEPTEMBER 15, 1988 INSTR. NO. 88-148581	TO BE OUTCLEANED PRIOR TO FINAL MAP		3
53	NEWMALL/SANJULIS SCHOOL DISTRICT	FINANCING	AUGUST 5, 1982 INSTR. NO. 82-148581	TO REMAIN	NONE	
58	COUNTY OF LOS ANGELES	BUILDING RESTRICTION	NOVEMBER 19, 2001 INSTR. NO. 01-224230	TO REMAIN	NONE	
59	WESTROSE HOA	CC & R'S	DECEMBER 17, 2001 INSTR. NO. 01-241183	TO REMAIN	WESTROSE PROJECT	
62	FOUR AGREEMENT HOLDERS	AMENITIES	APRIL 17, 2003 INSTR. NO. 03-108380	TO REMAIN	EASEMENT LESS SOUTH OF THIS TRACT	
63	TFC VALENCIA	CC & R'S	APRIL 17, 2003 INSTR. NO. 03-120313	TO REMAIN	TFC VALENCIA PROJECT	
65	LA COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL	AUGUST 23, 2004 INSTR. NO. 04-252156	TO BE OUTCLEANED PRIOR TO FINAL MAP		4
66	THE CITY OF SANTA CLARITA	PUBLIC ROAD AND HIGHWAY	FEBRUARY 9, 2005 INSTR. NO. 05-200272	TO REMAIN		4
67	COUNTY OF LOS ANGELES	COVENANT	FEBRUARY 15, 2006 INSTR. NO. 06-200279	TO REMAIN	LOCATION IS NORTH OF THIS TRACT	
68	LA COUNTY/SMA DISTRICT	COVENANT	SEPTEMBER 18, 2007 INSTR. NO. 200713499	TO REMAIN	NONE	
69	COUNTY OF LOS ANGELES	COVENANT	SEPTEMBER 26, 2008 INSTR. NO. 2008133499	TO REMAIN	NONE	
70	NEWMALL SCHOOL DISTRICT	COVENANT	FEBRUARY 4, 2009 INSTR. NO. 200916424	TO REMAIN	NONE	
71	THE VALDERRA NEWMALL LAND	SET LINE ADJUSTMENT	FEBRUARY 10, 2011 INSTR. NO. 2011027255	TO REMAIN	NONE	
72	COUNTY OF LOS ANGELES	STREETS	FEBRUARY 10, 2011 INSTR. NO. 2011027255	TO REMAIN		3,4
73	COUNTY OF LOS ANGELES	COVENANT	APRIL 6, 2011 INSTR. NO. 2011026702	TO REMAIN	MISSION VILLAGE PROJECT	
74	COUNTY OF LOS ANGELES	COVENANT	APRIL 6, 2011 INSTR. NO. 2011026703	TO REMAIN	MISSION VILLAGE PROJECT	
75	COUNTY OF LOS ANGELES	COVENANT	JUNE 6, 2012 INSTR. NO. 2012080691	TO REMAIN	MISSION VILLAGE PROJECT	
76	COUNTY OF LOS ANGELES	CC & R'S	JUNE 6, 2012 INSTR. NO. 2012080692	TO REMAIN	MISSION VILLAGE PROJECT	
78	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	STORM DRAIN	TRACT MAP 45431-5-14 BOOK 1288 PAGES 45-46	TO BE OUTCLEANED PRIOR TO FINAL MAP		3

DETAIL "A"
 BUILDOUT CONDITION WITH TM 61105



DETAIL "B"
 OFFSITE GRADING/BORROW SITE



SEE SHEET 3

NOTE: SEE TABLE ON SHEET 2 FOR EASEMENT DETAILS.

PORTION OF RANCHO SAN FRANCISCO (NLF OWNERSHIP)

SEE

SHEET

PA 1-3

2

PA 4

PA 9

PA 10

PA 6

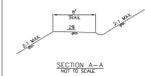
PA 8

PA 5

PA 7

PORTION OF RANCHO SAN FRANCISCO (NLF OWNERSHIP)

DETAIL 'A'



NOTE: SEE DETAIL 'A' ON SHEET 5 FOR BUILDOUT CONDITION WITH TM 6105



SEE DETAIL 'A' HEREON

2248 FARADAY AVE.
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REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
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PLANS PREPARED UNDER THE DIRECTION OF:
CRAYTON WHITECKER
 R.C.E. 51929

8/18/14
 DATE

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.

RECORDED BY REGIONAL PLANNING
 DEPT OF REGIONAL PLANNING
 TRACED EXISTING AND 3
 DATE 20 AUG 2014

NO.	DATE	REVISIONS	BY	APPR.

SHEET 3 COUNTY OF LOS ANGELES 5 SHEETS

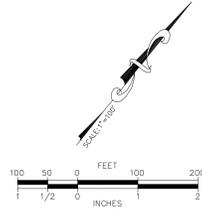
MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 83295

COUNTY CASE NO. LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

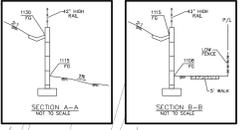
SEE SHEET 2
 3
 SHEET



SHEET
 SEE
 GATE



NOTE: SEE TABLE ON SHEET 2 FOR EASEMENT DETAILS.



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PLANS PREPARED UNDER THE DIRECTION OF:
 CRAY M. WHITEKER R.C.E. 51929
 DATE: 8/18/14

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.

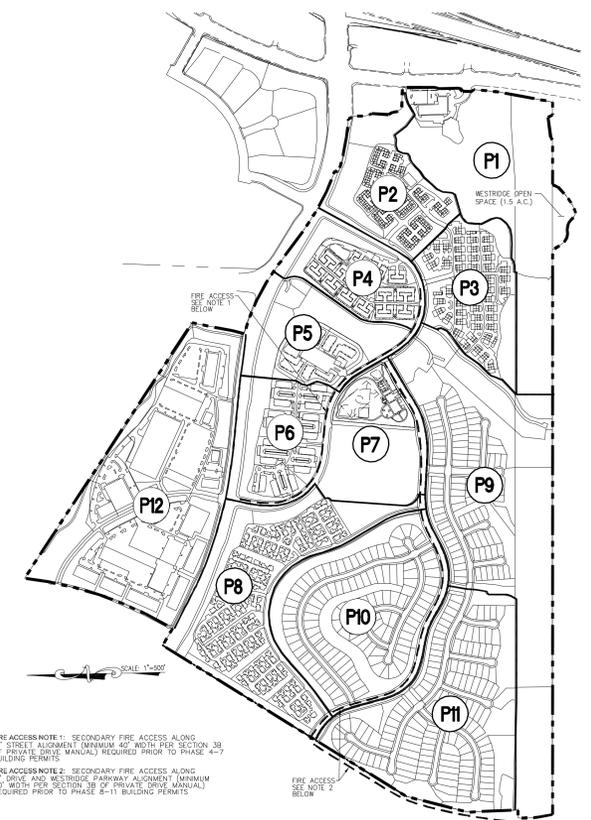
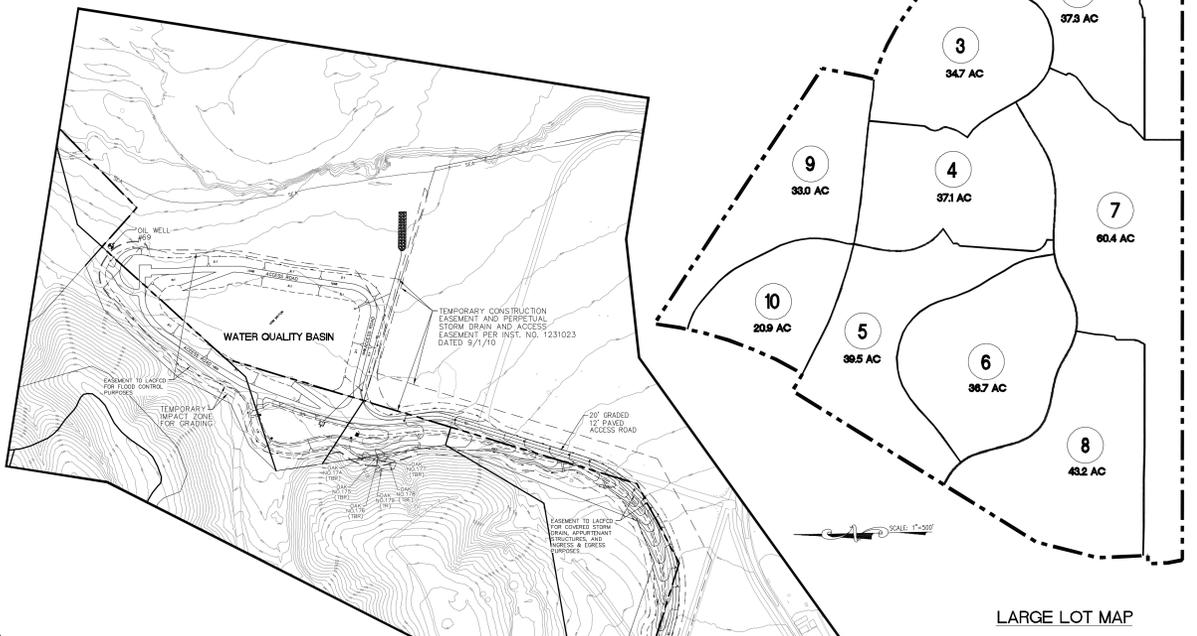
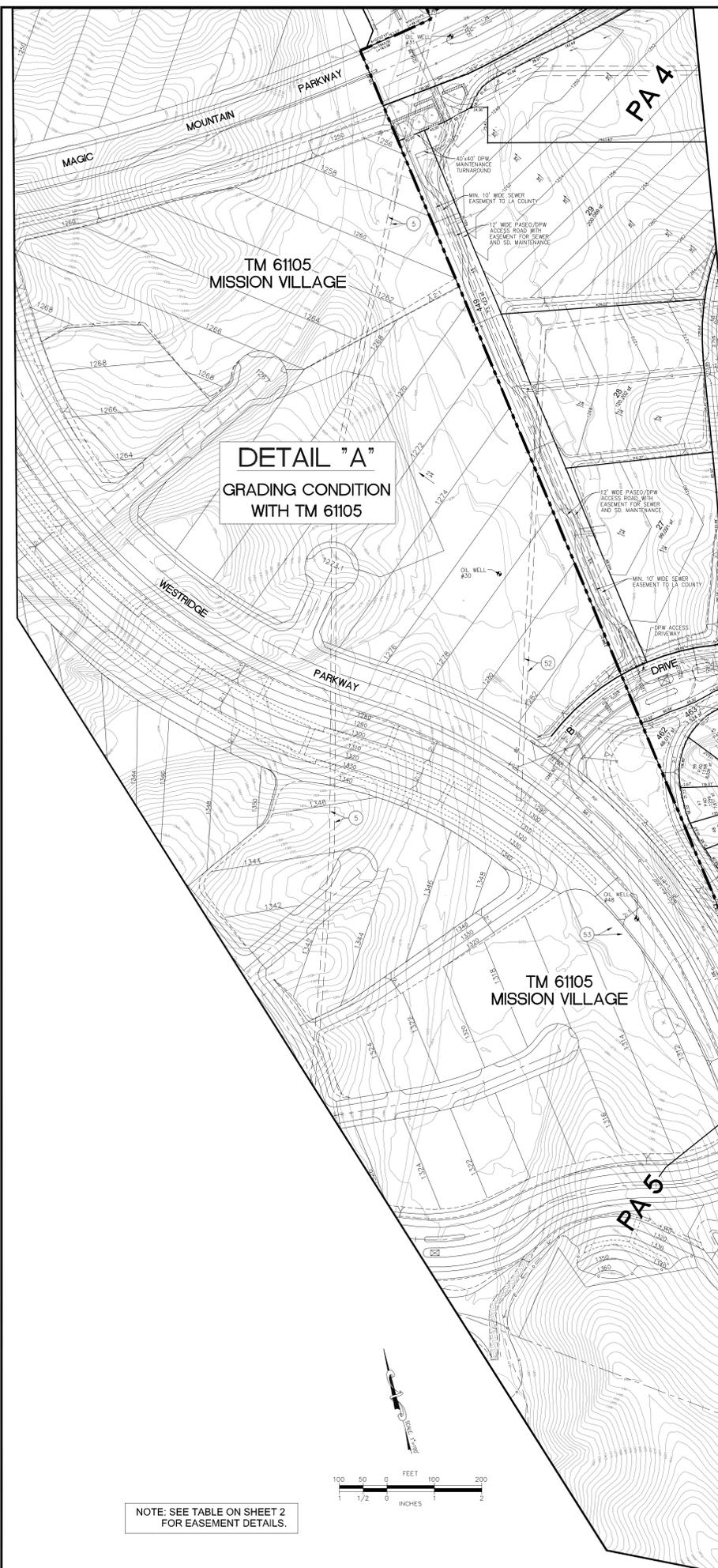
NO.	DATE	REVISIONS	BY	APPR.

SHEET 4 COUNTY OF LOS ANGELES 5 SHEETS

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53295

COUNTY CASE NO. _____
 LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

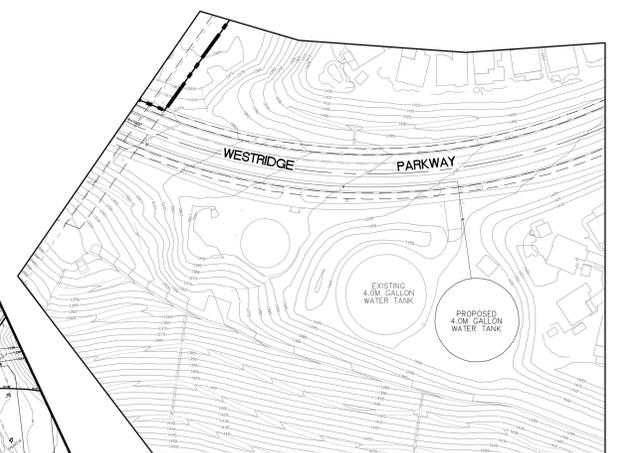
RECEIVED
 DEPT OF REGIONAL PLANNING
 TRACT VESTING TENTATIVE PG 3
 DATE: 08/18/14



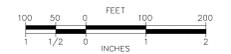
PHASING MAP DATA TABLE

PHASE	NO. OF LOTS	NO. OF UNITS	TYPE OF UNITS	IMPOSED AREA (AC)	OPEN SPACE AREA (AC)	% OPEN SPACE	2 NO. OF LOTS	2 NO. OF UNITS	2 GROUND AREA (AC)	2 OPEN SPACE AREA (AC)	2 % OPEN SPACE
1	8	N/A	N/A	39.1	36.1	92%	7	N/A	39.1	36.1	92%
2	7	120	MF 25	17.6	3.3	31%	13	120	56.7	41.6	76%
3	9	194	MF 25	18.9	2.9	15%	22	314	75.6	44.6	59%
4	10	208	MF 25	16.1	4.2	26%	32	522	91.7	48.7	53%
5	12	280	MF 25	19.3	8.6	44%	44	802	111.0	57.3	52%
6	11	255	MF 25	19.0	3.7	20%	55	1007	130.0	61.0	47%
7	3	N/A	N/A	15.9	6.5	41%	58	N/A	145.9	67.5	46%
8	10	178	SF	37.7	8.2	21%	67	1235	183.6	75.7	41%
9	112	90	SF	60.4	41.1	68%	179	1325	244.0	116.8	48%
10	129	115	SF	39.1	11.4	29%	308	1440	283.1	128.2	45%
11	163	134	SF	43.8	13.5	31%	471	1574	326.9	141.7	43%
12	26	N/A	N/A	53.9	8.5	16%	497	N/A	390.8	151.7	40%
WESTRIDGE OPEN SPACE	N/A	N/A	N/A	1.5	1.5	N/A	N/A	N/A	382.3	N/A	N/A
TOTAL	500	1,574		382.3	151.7	37%	500	1,574	382.3	151.7	40%

NOTE: SF = SINGLE-FAMILY DETACHED, TOTAL OF 617 UNITS.
 MF 25 = MULTI-FAMILY DWELLINGS (25 UNITS PER BLDG.), TOTAL OF 194 UNITS.
 MF 20 = MULTI-FAMILY DWELLINGS (20 UNITS PER BLDG.), TOTAL OF 863 UNITS.



NOTE: SEE TABLE ON SHEET 2 FOR EASEMENT DETAILS.



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PREPARED FOR:
NEWHALL LAND & FARMING CO.
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PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
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PLANS PREPARED UNDER THE DIRECTION OF:
Cravon Whiteaker
 CRAVON WHITEAKER R.C.E. 51929 8/18/14 DATE

REPRESENTATIVE: MR. MILES HELFRICH

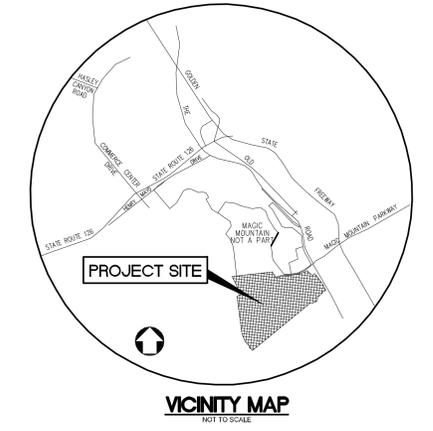
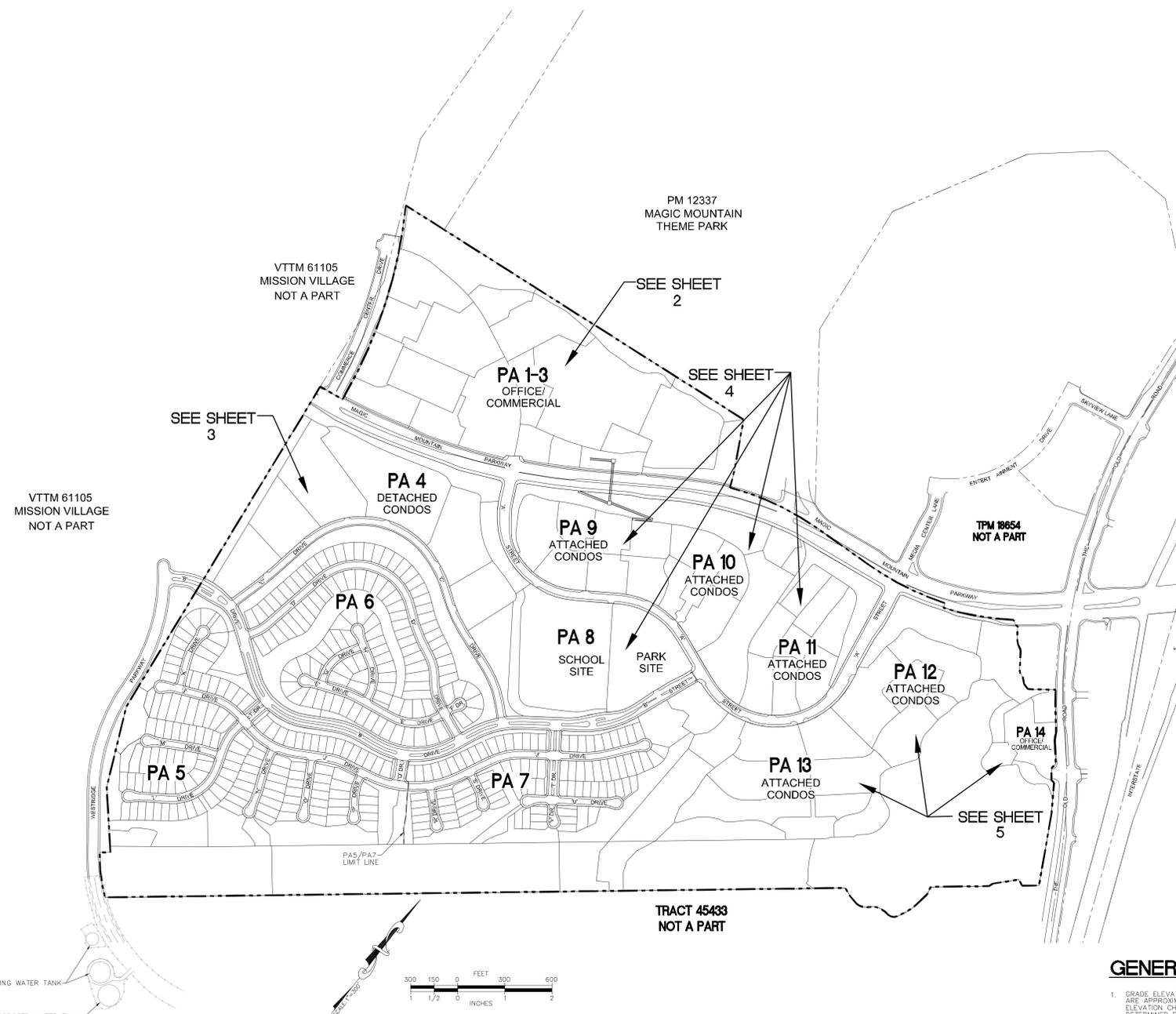
LEGAL DESCRIPTION:
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NO. DATE REVISIONS BY APPR

SHEET 5 COUNTY OF LOS ANGELES 5 SHEETS

MAJOR LAND DIVISION
 VESTING TENTATIVE TRACT MAP
 NO. 53295

COUNTY CASE NO.
 LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

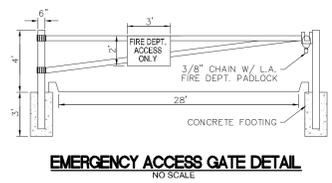
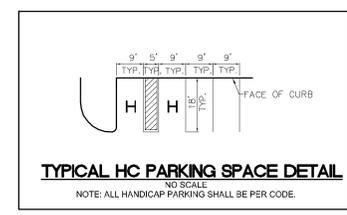


PARKING SPACE SUMMARY TABLE

PLANNING AREA	LOT No.	No. of Buildings	RESIDENTIAL				COMMERCIAL													
			NO. OF DU'S	REQ. RESIDENT STALLS (2/24)	TOTAL STALLS PROVIDED	QUEST STALLS PROVIDED	COMMERCIAL BLDG. S.F.	OFFICE BLDG. S.F.	TOTAL BLDG. S.F.	REQUIRED COMMERCIAL STALLS (1/250 SF)	REQUIRED OFFICE STALLS (1/400 SF)									
PA 1-3	1-26	14	178	356	45	401	356	70	426	280,000	400,000	680,000	1120	1000	2120	1207	798	1200	3203	
PA 4	26-32	7	178	356	45	401	356	70	426											
PA 8	372-373	PARK/SCHOOL																		
PA 9	374-380	15	255	510	64	574	510	77	587											
PA 10	381-385	9	280	560	70	630	560	76	636											
PA 11	386-393	13	208	416	52	468	416	63	479											
PA 12	394-398	21	120	240	30	270	240	30	270											
PA 13	399-405	50	194	388	48	436	388	70	458											
PA 14	406-407	1								15,000	35,000	50,000	60	88	148	60	89		149	

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET AND TYPICAL DETAILS
2	P.A. 1,2,3 (LOTS 1-26)
3	P.A. 4 (LOTS 27-32)
4	P.A. 9,10,11 (LOTS 374-393)
5	P.A. 12,13,14 (LOTS 394-407)

- NOTES:
 1. PLANNING AREA 8 IS A PARK/SCHOOL SITE. PARKING TO BE DETERMINED DURING SITE DEVELOPMENT DESIGN.
 2. LOTS 406-408 ARE REC CENTER, STREET AND OPEN SPACE LOTS.
 3. HANDICAP PARKING TO BE PROVIDED PER THE STANDARDS PROVISIONS OF THE L.A. COUNTY BUILDING AND SAFETY CODE.
 4. SEE PROJECT PARKING EXHIBIT FOR SHARED PARKING WITHIN PA 1-3 (LOTS 1-26), PA 10 (LOTS 381-385), PA 11 (LOTS 386-393) AND PA 14 (LOTS 406-407).



GENERAL NOTES

- GRADE ELEVATIONS SHOWN ON THE VTTM AND THE EXHIBITS MAP ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DRP AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
- LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
- ALIGNMENT AND GEOMETRIES OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
- BUILDING FOOTPRINTS THAT ARE SHOWN ON THE VTTM OR THIS EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT, HOWEVER, INCLUDE: A. A CHANGE IN PROPOSED LAND USE. B. A CHANGE OF MORE THAN 5 FEET IN BUILDING HEIGHT.
- THE RECORDATION OF A "LARGE LOT" PARCEL MAP WHERE ALL PARCELS ARE LARGER THAN 20 ACRES SHALL NOT REQUIRE THE OBLIGATION OF CONSTRUCTING IMPROVEMENTS OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
- THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G. RIGHTS-OF-WAY OR PARKWAY EXCERPTIONS, OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
- THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL BE CONSIDERED THE FLING OF THE FIRST UNIT FOR THE PURPOSE OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT.
- PERMISSION IS REQUESTED FOR UNIT PHASING.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.
- THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
- PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
- PERMISSION IS REQUESTED TO MASS GRADE.
- PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
- LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
- PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN. RADIUS OF 15 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT. WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
- MODIFIED STREET CROSS-SECTIONS AS SHOWN ON EXISTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS REQUESTED TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS-SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- TOPO COMPILED FROM DATA FLOWN 09/11.
- ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
- RELATED ENTITLEMENTS:
 - TENTATIVE MAP NO. 53295
 - CONDITIONAL USE PERMIT NO. 09-210
 - OAK TREE PERMIT NO. 200700018
 - ZONE CHANGE NO. 00-210
 - PARKING PERMIT NO. 200700013
- PERMISSION IS REQUESTED TO ALLOW OFFICE & RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
- FIRE ACCESS TO BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
- MODIFICATIONS OF REQUIRED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.040 OF THE LOS ANGELES COUNTY CODE.
- QUEST PARKING PROPOSED ON PRIVATE DRIVES PER COUNTY PRIVATE DRIVE MANUAL.
- PRIVATE DRIVES DESIGNED PER THE COUNTY PRIVATE DRIVE MANUAL.
- SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
- WITHIN COMMERCIAL PLANNING AREA 1-3, RESIDENTIAL PLANNING AREAS 4, 9-13 AND COMMERCIAL PLANNING AREA 14 FLEXIBILITY IN FUTURE DESIGN IS PERMITTED, INCLUDING BUT NOT LIMITED TO: CHANGING COMMERCIAL TO OFFICE AND OFFICE TO COMMERCIAL; CHANGING APARTMENTS TO CONDOMINIUMS AND CONDOMINIUMS TO APARTMENTS; CHANGING FROM ATTACHED TO DETACHED UNITS AND DETACHED TO ATTACHED UNITS; CHANGES TO BUILDING TYPES AND LOCATION, LOT CONFIGURATIONS AND RELOCATION OF DRIVEWAYS, DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND LANDSCAPE AREA LOCATIONS AFFECTED AS A RESULT OF DESIGN CHANGES, PROVIDED THE CHANGES DO NOT EXCEED THE APPROVED TOTAL RESIDENTIAL UNIT COUNT, TOTAL COMMERCIAL/OFFICE SQUARE FOOTAGE AND DOES NOT RESULT IN A REDUCTION OF TOTAL OPEN SPACE. CHANGES SHALL BE DEPICTED ON A REVISED EXHIBIT MAP.
- THE ABOVE MENTIONED GENERAL NOTES (THAT ADDRESS MINOR MODIFICATION) MAY REQUIRE REVIEW AND APPROVAL OF A REVISED EXHIBIT MAP.
- PERMISSION REQUESTED TO HAVE REDUCED LOT SIZES (< 5000 SF) AND REDUCED LOT WIDTHS (< 50'). MINIMUM RESIDENTIAL SINGLE-FAMILY LOT SIZE IS 4,500 SF. MINIMUM RESIDENTIAL SINGLE-FAMILY LOT WIDTH (N/C/D/E/S/A/C) IS 45'.
- GRADING OF VTTM 53295 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STAY WITHIN THE GRADING LIMITS IDENTIFIED ON THE TENTATIVE TRACT MAP. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A PHASED GRADING BALANCED. AN INTERIM HYDROLOGY REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING, DRAINAGE AND EROSION CONTROL. FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DPW.
- PERMISSION REQUESTED TO VACATE EXCESS RIGHT OF WAY ON MAGIC MOUNTAIN PARKWAY.
- A BLANKET EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES SHALL BE DEDICATED TO THE LOTS/OVER ALL PRIVATE DRIVEWAYS AND FIRELANES TO THE SATISFACTION OF PUBLIC WORKS.
- PLANNING AREAS 1-3 ARE A SINGLE COMMERCIAL/OFFICE PLANNING AREA.
- LOT EASEMENTS INTENDED TO BE GRANTED TO A CONSERVATION ENTITY IN WHICH THE EASEMENT IS GRANTED SUBSEQUENT TO VTTM OR FINAL MAP APPROVAL MAY BE ACCEPTED TO THE SATISFACTION OF DPW AND DRP WITHOUT AN AMENDED OR REVISED MAP.
- ALL SANITARY SEWER EASEMENTS SHALL BE LOCATED WITHIN PUBLIC RIGHT OF WAY OR A MINIMUM 10' WIDE SANITARY SEWER EASEMENT.

SPECIAL NOTES

- WATER QUALITY BASINS AND BIOSWALES WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF PER THE APPROVED DRAINAGE CONCEPT.
- PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC/PRIVATE STREETS AND TRAILS.

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 (661)255-4000

REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
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PLANS PREPARED UNDER THE DIRECTION OF:

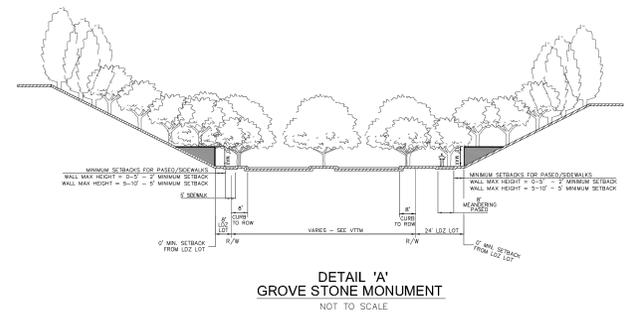
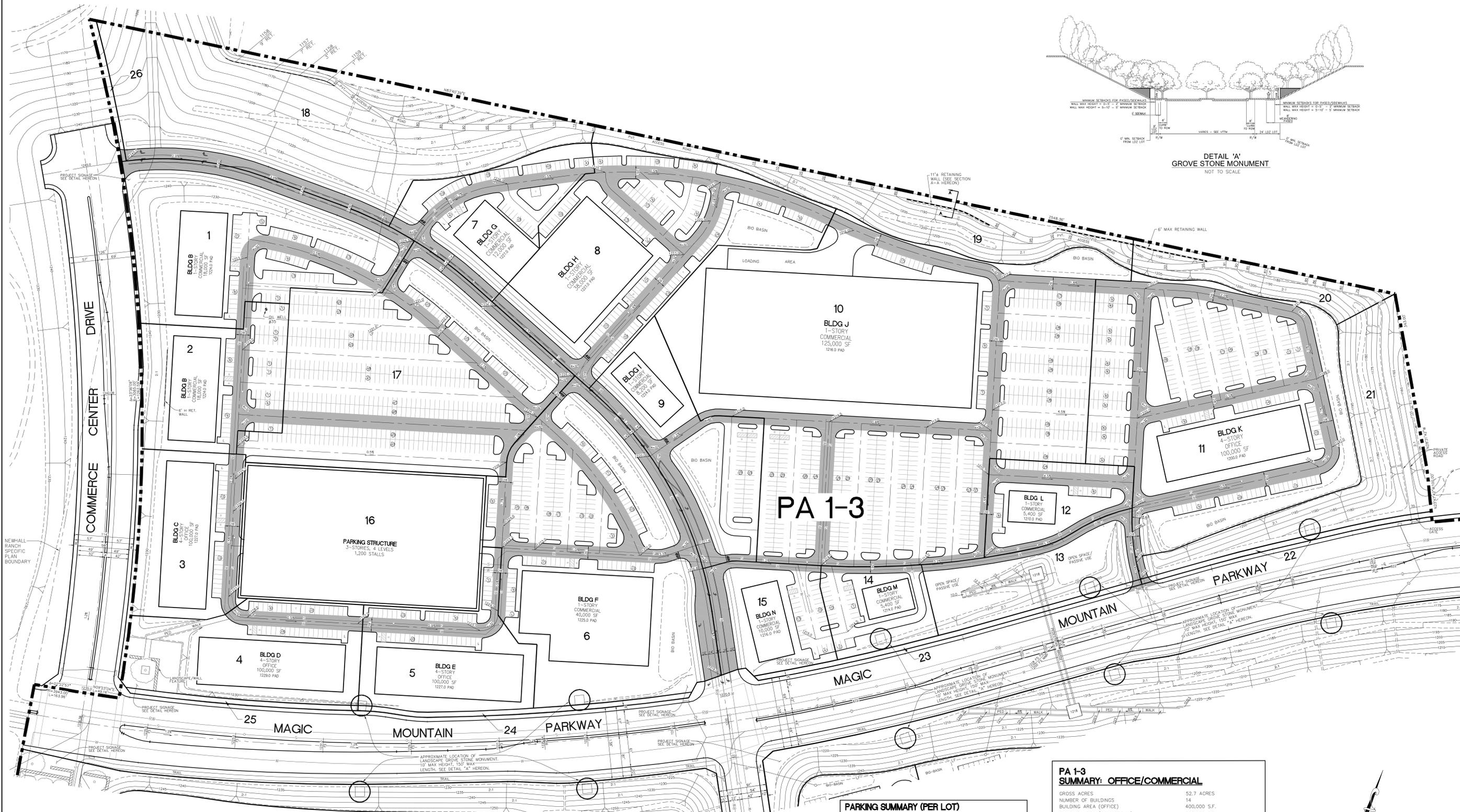
 CRAIG M. WHITTEKER R.C.E. 51929 8/18/14 DATE



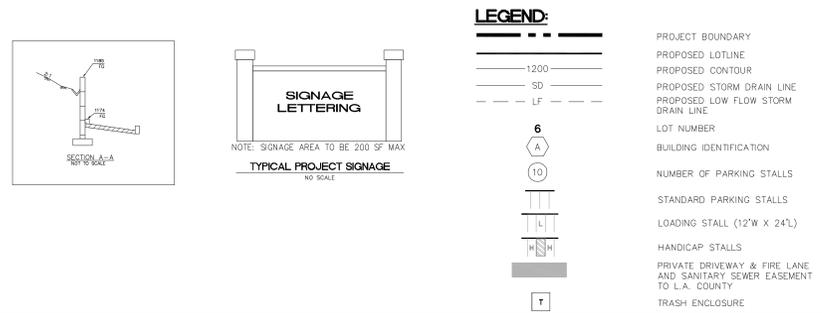
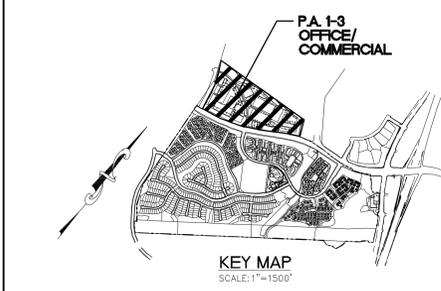
NO.	DATE	REVISION	BY

SHEET 1 COUNTY OF LOS ANGELES 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA
EXHIBIT MAP
 IN THE UNINCORPORATED AREA
 OF THE COUNTY OF LOS ANGELES



PA 1-3



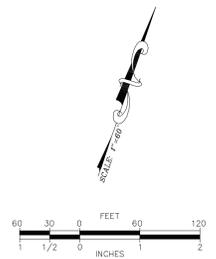
PARKING SUMMARY (PER LOT)			
LOT NO.	BLDG SF	PARKING REQUIRED	PARKING PROVIDED
1	C 18,000	72	72
2	C 18,000	72	72
3	O 100,000	250	24
4	O 100,000	250	37
5	O 100,000	250	50
6	C 40,000	160	161
7	C 12,000	48	48
8	C 38,000	152	152
9	C 8,200	33	50
10	C 125,000	500	567
11	O 100,000	250	280
12	C 5,400	22	39
13	-	-	-
14	C 5,400	22	19
15	C 10,000	40	27
16	-	-	1200
17	-	-	405
TOTAL	O 400,000 C 280,000	2,120	3,203

NOTE: O=OFFICE, C=COMMERCIAL. SEE PARKING EXHIBIT FOR SHARED PARKING LOCATIONS.

PA 1-3 SUMMARY: OFFICE/COMMERCIAL

GROSS ACRES 52.7 ACRES
 NUMBER OF BUILDINGS 14
 BUILDING AREA (OFFICE) 400,000 S.F.
 BUILDING AREA (COMMERCIAL) 280,000 S.F.
 MAX. BUILDING HEIGHT 80 FEET
 OFFICE PARKING REQUIRED (1 SPACE/400 S.F. BLDG.) 1,000 SPACES
 COMMERCIAL PARKING REQUIRED (1 SPACE/250 S.F. BLDG.) 1,120 SPACES
 TOTAL PARKING REQUIRED 2,120 SPACES
 TOTAL OFFICE PARKING PROVIDED 796 SPACES
 TOTAL COMMERCIAL PARKING PROVIDED 1,207 SPACES
 TOTAL PARKING STRUCTURE PARKING PROVIDED 1,200 SPACES
 TOTAL PARKING PROVIDED 3,203 SPACES
 HC PARKING PROVIDED = 7 HC STALLS FOR FIRST 500 STALLS PLUS 1 HC STALL FOR EVERY 200 ADDITIONAL STALLS
 = 7 + 2,682/200 X 1 = 21 HC STALLS
 HC PARKING PROVIDED = 34 STALLS
 LANDSCAPING MINIMUM OF 10% OF SITE

NOTES:
 1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.
 2. MINIMUM 10' SETBACK BETWEEN BUILDINGS.
 3. BICYCLE PARKING TO BE PROVIDED PER COUNTY CODE REQUIREMENTS.



PREPARED FOR:
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REPRESENTATIVE: MR. MILES HELFRICHT

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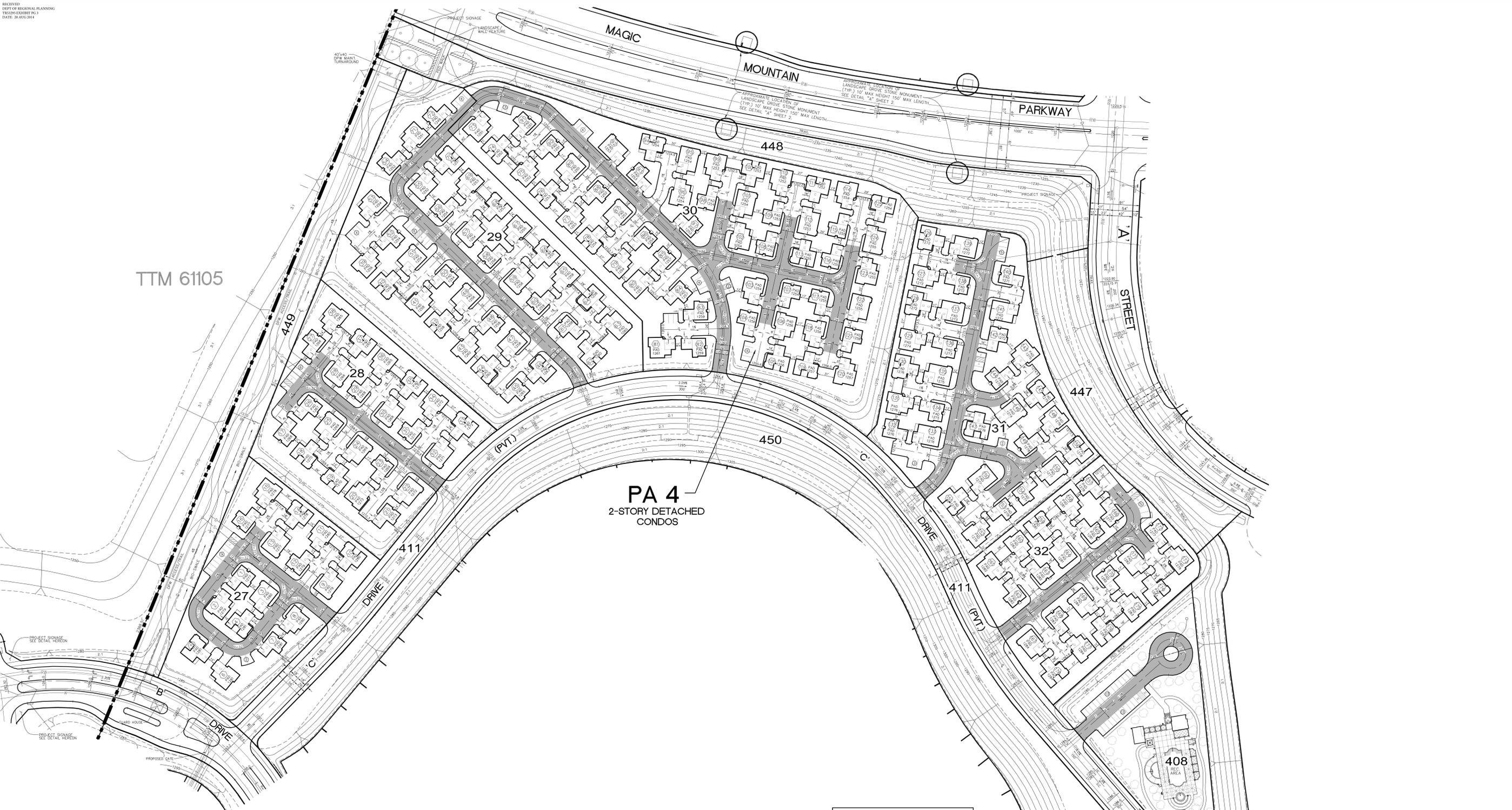
PLANS PREPARED UNDER THE DIRECTION OF:

 CRAIG M. WHITTEKER R.C.E. 51929 DATE 8/18/14

NO.	DATE	REVISION	BY

SHEET 2 COUNTY OF LOS ANGELES 5 SHEETS

MAJOR LAND DIVISION
 VESTING TENT, TRACT MAP NO 53295
 C.U.P. 00-210
 ENTRADA PA 1-3
 EXHIBIT MAP
 IN THE UNINCORPORATED AREA
 OF THE COUNTY OF LOS ANGELES



TTM 61105

PA 4
 2-STORY DETACHED
 CONDOS

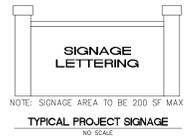
STREET A



**P.A. 4
 DETACHED
 CONDOMINIUMS**

LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- SD --- PROPOSED STORM DRAIN LINE
- LF --- PROPOSED LOW FLOW STORM DRAIN LINE
- 6 --- LOT NUMBER
- (A) --- BUILDING IDENTIFICATION
- 10 --- NUMBER OF PARKING STALLS
- 10 --- STANDARD PARKING STALLS
- 10 --- HANDICAP STALLS
- PRIVATE DRIVEWAY & FIRE LANE AND SANITARY SEWER EASEMENT TO L.A. COUNTY



NOTE: SIGNAGE AREA TO BE 200 SF MAX

**PLANNING AREA 4
 SUMMARY:**

PRODUCT	2 STORY DETACHED CONDOS
GROSS ACRES	22.3 ACRES
NUMBER OF BUILDINGS	178 BUILDINGS
TOTAL UNITS	178 UNITS
DENSITY	8.0 DU/AC
MAX. BUILDING HEIGHT	35 FEET
RESIDENT PARKING REQUIRED	356 SPACES
GUEST PARKING REQUIRED	45 SPACES
TOTAL PARKING REQUIRED	401 SPACES

RESIDENT PARKING PROVIDED	356 SPACES
GUEST PARKING PROVIDED	70 SPACES
TOTAL PARKING PROVIDED	426 SPACES
HC PARKING REQUIRED	2% X 178 = 4 STALLS
5% X 70 = 4 STALLS	
TOTAL = 8 STALLS	
HC PARKING PROVIDED = 14 STALLS	

- NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION LTD A LOT LINE OR PUBLIC ROAD R/W.
 2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
 3. BICYCLE PARKING TO BE PROVIDED PER COUNTY CODE REQUIREMENTS.

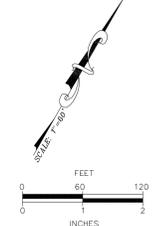
PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
27	16	36	43
28	22	49	50
29	34	77	82
30	53	119	126
31	31	70	75
32	22	50	50
TOTAL	178	401	426

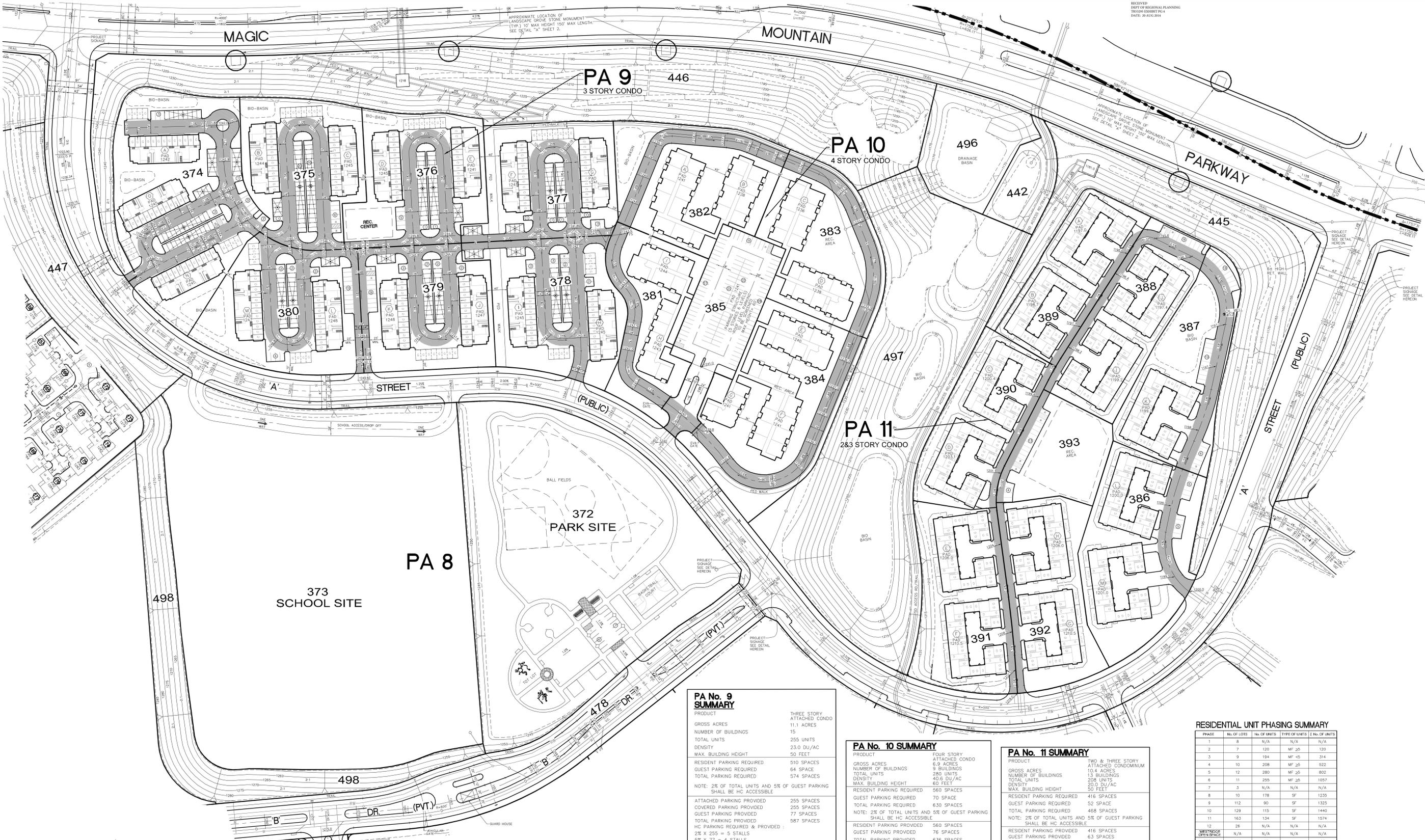
**REC. AREA (LOT 408)
 PARKING SUMMARY**

PARKING REQUIRED:
 500 S.F. BLDG X 45 STALLS/1000 S.F.
 ASSEMBLY USE = 23 STALLS
 0.5 AC. ACTIVE USE X 1 STALL / 1 AC.
 ACTIVE USE = 1 STALL
 TOTAL = 24 STALLS
 PARKING PROVIDED:
 TOTAL=25 STALLS
 HC PARKING REQUIRED = 5% OF STALLS = 2

NOTE: FINAL PARKING COUNT TO BE DETERMINED PER OCCUPANCY AT BUILDING PERMIT STAGE. STALLS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.



NO.	DATE	REVISION	BY



PA No. 9 SUMMARY

PRODUCT	THREE STORY ATTACHED CONDO
GROSS ACRES	11.1 ACRES
NUMBER OF BUILDINGS	15
TOTAL UNITS	255 UNITS
DENSITY	23.0 DU/AC
MAX. BUILDING HEIGHT	50 FEET
RESIDENT PARKING REQUIRED	510 SPACES
GUEST PARKING REQUIRED	64 SPACES
TOTAL PARKING REQUIRED	574 SPACES
NOTE:	2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE
ATTACHED PARKING PROVIDED	255 SPACES
COVERED PARKING PROVIDED	255 SPACES
GUEST PARKING PROVIDED	77 SPACES
TOTAL PARKING PROVIDED	587 SPACES
HC PARKING PROVIDED & PROVIDED :	
2% X 255 = 5 STALLS	
5% X 77 = 4 STALLS	
TOTAL = 9 STALLS	

PA No. 10 SUMMARY

PRODUCT	FOUR STORY ATTACHED CONDO
GROSS ACRES	6.9 ACRES
NUMBER OF BUILDINGS	9 BUILDINGS
TOTAL UNITS	280 UNITS
DENSITY	40.6 DU/AC
MAX. BUILDING HEIGHT	60 FEET
RESIDENT PARKING REQUIRED	560 SPACES
GUEST PARKING REQUIRED	70 SPACES
TOTAL PARKING REQUIRED	630 SPACES
NOTE:	2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE
RESIDENT PARKING PROVIDED	560 SPACES
GUEST PARKING PROVIDED	76 SPACES
TOTAL PARKING PROVIDED	636 SPACES
HC PARKING PROVIDED & PROVIDED :	
2% X 280 = 6 STALLS	
5% X 76 = 4 STALLS	
TOTAL = 10 STALLS	

PA No. 11 SUMMARY

PRODUCT	TWO & THREE STORY ATTACHED CONDOMINIUM
GROSS ACRES	10.4 ACRES
NUMBER OF BUILDINGS	13 BUILDINGS
TOTAL UNITS	208 UNITS
DENSITY	20.0 DU/AC
MAX. BUILDING HEIGHT	50 FEET
RESIDENT PARKING REQUIRED	416 SPACES
GUEST PARKING REQUIRED	52 SPACES
TOTAL PARKING REQUIRED	468 SPACES
NOTE:	2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE
RESIDENT PARKING PROVIDED	416 SPACES
GUEST PARKING PROVIDED	63 SPACES
TOTAL PARKING PROVIDED	479 SPACES
HC PARKING PROVIDED & PROVIDED :	
2% X 208 = 5 STALLS	
5% X 52 = 3 STALLS	
TOTAL = 8 STALLS	

PA No. 8 SUMMARY

PROJECT BOUNDARY	5.5 ACRES
PROPOSED LOTLINE	8.6 ACRES
PROPOSED CONTOUR	14.1 ACRES
PROPOSED STORM DRAIN LINE	
LOT NUMBER	
BUILDING IDENTIFICATION	
NUMBER OF PARKING STALLS	
STANDARD PARKING STALLS	
HANDICAP STALLS	
PRIVATE DRIVEWAY & FIRE LANE AND SANITARY SEWER EASEMENT TO L.A. COUNTY	

PA-9 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
374	51	115	115
375	34	76	85
376	34	76	76
377	34	76	76
378	34	77	77
379	34	77	77
380	34	77	87
TOTAL	255	574	587

PA-10 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED	NOTES
381	48	108	0	108 STALLS SHARED FROM LOT 385
382	76	171	0	171 STALLS SHARED FROM LOT 385
383	64	144	0	144 STALLS SHARED FROM LOT 385
384	92	207	0	207 STALLS SHARED FROM LOT 385
385	0	0	636	PARKING STRUCTURE
TOTAL	280	630	636	

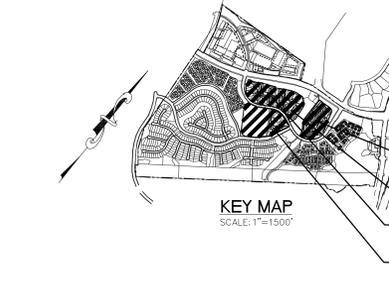
PA-11 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED	NOTES
386	32	72	75	3 STALLS SHARED WITH LOT 389
387	16	36	58	22 STALLS SHARED WITH LOT 389
388	32	72	73	1 STALL SHARED WITH LOT 389
389	32	72	64	8 STALLS SHARED FROM LOT 387
390	32	72	64	8 STALLS SHARED FROM LOT 387
391	32	72	64	8 STALLS SHARED FROM LOT 387
392	32	72	64	8 STALLS SHARED FROM LOT 387
393	-	-	17	17 STALLS SHARED WITH LOT 391
TOTAL	208	468	479	

RESIDENTIAL UNIT PHASING SUMMARY

PHASE	No. OF LOTS	No. OF UNITS	TYPE OF UNITS	# NO. OF UNITS
1	8	N/A	N/A	N/A
2	7	120	MF ≥5	120
3	9	194	MF <5	314
4	10	208	MF ≥5	922
5	12	280	MF ≥5	1057
6	11	255	MF ≥5	802
7	3	N/A	N/A	N/A
8	10	178	SF	1255
9	112	90	SF	1325
10	129	115	SF	1440
11	163	134	SF	1574
12	26	N/A	N/A	N/A
WESTSIDE OPEN SPACE	N/A	N/A	N/A	N/A
TOTAL	500	1,574	N/A	1,574

NOTE: SF = SINGLE-FAMILY DETACHED; TOTAL OF 519 UNITS.
 MF ≥5 = MULTI-FAMILY DWELLINGS (5+ UNITS PER BLOCK); TOTAL OF 184 UNITS.
 MF <5 = MULTI-FAMILY DWELLINGS (1-4 UNITS PER BLOCK); TOTAL OF 863 UNITS.



LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOTLINE
- PROPOSED CONTOUR
- PROPOSED STORM DRAIN LINE
- LOT NUMBER
- BUILDING IDENTIFICATION
- NUMBER OF PARKING STALLS
- STANDARD PARKING STALLS
- HANDICAP STALLS
- PRIVATE DRIVEWAY & FIRE LANE AND SANITARY SEWER EASEMENT TO L.A. COUNTY

PA No. 11 CONDOMINIUMS

PA No. 10 CONDOMINIUMS

PA No. 9 CONDOMINIUMS

PA No. 8 PARK-SCHOOL

SIGNAGE LETTERING

NOTE: SIGNAGE AREA TO BE 200 SF MAX

TYPICAL PROJECT SIGNAGE

PLANNING AREA 12 SUMMARY:

PRODUCT	TWO AND THREE STORY ATTACHED CONDOMINIUM
GROSS ACRES	10.8 ACRES
NUMBER OF BUILDINGS	21 BUILDINGS
TOTAL UNITS	120 UNITS
MAX. BUILDING HEIGHT	50 FEET
DENSITY	11.1 DU/AC
RESIDENT PARKING REQUIRED	240 SPACES
GUEST PARKING REQUIRED	30 SPACES
TOTAL PARKING REQUIRED	270 SPACES
NOTE: 25% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	240 SPACES
GUEST PARKING PROVIDED	30 SPACES
TOTAL PARKING PROVIDED	270 SPACES
HC PARKING REQUIRED & PROVIDED	
2% X 120 = 2 STALLS	
5% X 46 = 2 STALLS	
TOTAL	= 5 STALLS

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. BICYCLE PARKING TO BE PROVIDED PER COUNTY CODE REQUIREMENTS.

PLANNING AREA 13 SUMMARY:

PRODUCT	TWO AND THREE STORY ATTACHED CONDOMINIUM
GROSS ACRES	15.5 ACRES
NUMBER OF BUILDINGS	50 BUILDINGS
TOTAL UNITS	194 UNITS
MAX. BUILDING HEIGHT	50 FEET
DENSITY	12.5 DU/AC
RESIDENT PARKING REQUIRED	388 SPACES
GUEST PARKING REQUIRED	48 SPACES
TOTAL PARKING REQUIRED	436 SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	388 SPACES
GUEST PARKING PROVIDED	48 SPACES
TOTAL PARKING PROVIDED	436 SPACES
HC PARKING REQUIRED & PROVIDED	
2% X 188 = 4 STALLS	
5% X 131 = 7 STALLS	
TOTAL	= 11 STALLS

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. BICYCLE PARKING TO BE PROVIDED PER COUNTY CODE REQUIREMENTS.

PA-12 PARKING SUMMARY (PER LOT)

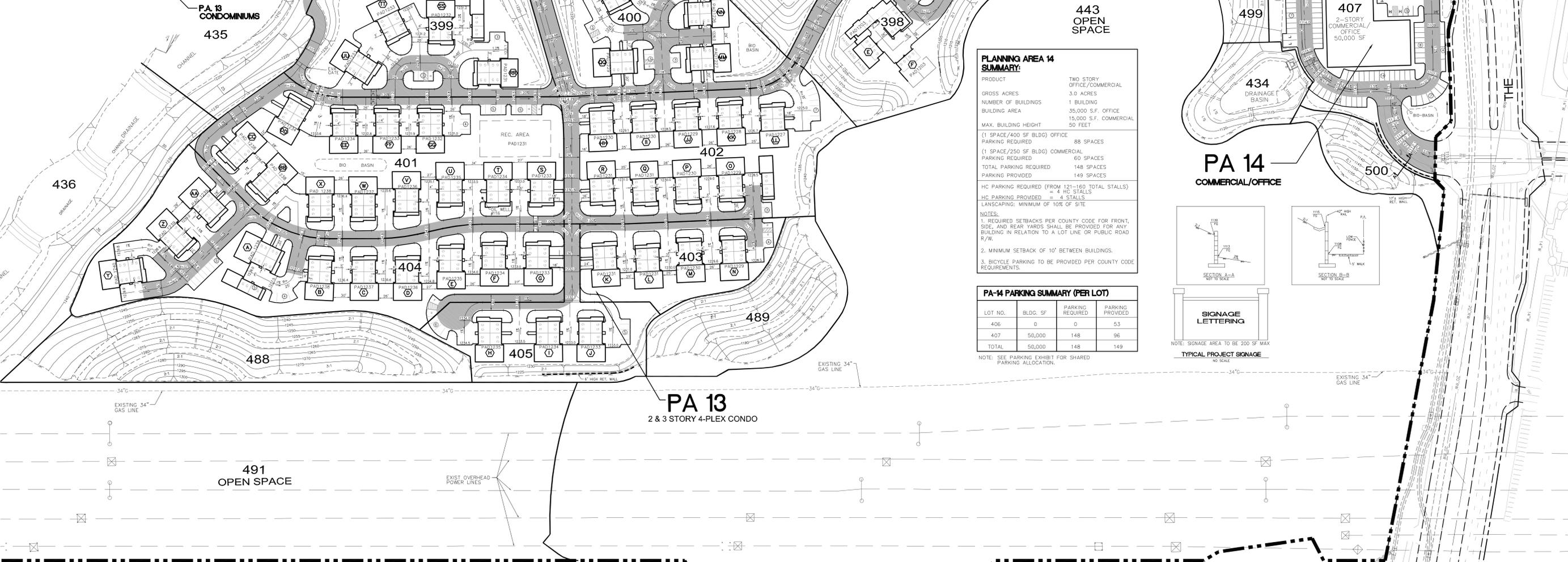
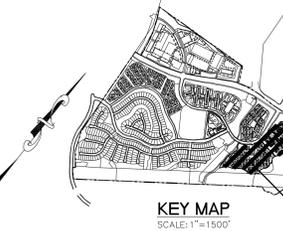
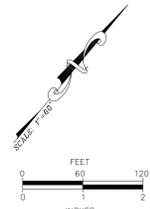
LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
394	36	81	81
395	24	54	57
396	46	103	105
397	0	0	9
398	14	32	38
TOTAL	120	270	280

PA-13 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
399	18	40	42
400	20	45	53
401	48	108	110
402	38	86	86
403	16	36	36
404	42	94	102
405	12	27	29
TOTAL	194	436	458

LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED CONTOUR
- PROPOSED STORM DRAIN LINE
- PROPOSED LOW FLOW STORM DRAIN LINE
- LOT NUMBER
- BUILDING IDENTIFICATION
- NUMBER OF PARKING STALLS
- STANDARD PARKING STALLS
- HANDICAP STALLS
- LOADING STALL
- PRIVATE DRIVEWAY & FIRE LANE AND SANITARY SEWER EASEMENT TO L.A. COUNTY



PLANNING AREA 14 SUMMARY:

PRODUCT	TWO STORY OFFICE/COMMERCIAL
GROSS ACRES	3.0 ACRES
NUMBER OF BUILDINGS	1 BUILDING
BUILDING AREA	35,000 S.F. OFFICE
MAX. BUILDING HEIGHT	50 FEET
(1) SPACE/400 SF BLDG) OFFICE	88 SPACES
PARKING REQUIRED	
(1) SPACE/250 SF BLDG) COMMERCIAL	60 SPACES
PARKING REQUIRED	
TOTAL PARKING REQUIRED	148 SPACES
PARKING PROVIDED	149 SPACES
HC PARKING REQUIRED (FROM 121-160 TOTAL STALLS)	
HC PARKING PROVIDED = 4 STALLS	
LANDSCAPING: MINIMUM OF 10% OF SITE	

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. BICYCLE PARKING TO BE PROVIDED PER COUNTY CODE REQUIREMENTS.

PA-14 PARKING SUMMARY (PER LOT)

LOT NO.	BLDG. SF	PARKING REQUIRED	PARKING PROVIDED
406	0	0	53
407	50,000	148	96
TOTAL	50,000	148	149

NOTE: SEE PARKING EXHIBIT FOR SHARED PARKING ALLOCATION.

