Department *of* Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER
92-074-(5)

HEARING DATE
TBD

REQUESTED ENTITLEMENTS
Revised Vesting Tentative Tract Map No. 51644-1
Conditional Use Permit No. 200600210
Oak Tree Permit No. 201000029
Environmental Assessment No. 200600166

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
BLC Tesoro, LLC	**04/26/16**	**05/24/16**	**06/02/16**

PROJECT OVERVIEW

Revised Tentative Tract Map for the unrecorded portion of TR 51644, a density-controlled development of 1,791 residential units originally approved in 1998. Of this number, 1,077 dwelling units have been recorded and developed on the southern portion of the tract. The applicant proposes to revise the northern portion of the tract to include the developmentôs remaining 714 authorized dwelling units, as well as 90 additional units. In order to accommodate this additional density, the applicant is requesting an 18.8% density bonus in return for dedicating 343 units for sale to senior citizens. In addition, 19 park lots, 21 open space lots, 17 basin lots, 6 private driveway lots and 4 public facilities lots are proposed, for a total of 842 lots. A total of 19.8 million cubic yards (9.9 million cut, 9.9 million fill) of earthmoving is proposed, to be balanced on-site.

The applicant also requests a Significant Ecological Area Conditional Use Permit (ñSEA-CUPò) for a density-controlled development within an SEA and a hillside management area and grading of more than 100,000 cubic yards, and an Oak Tree Permit for the removal of and encroachment upon an unspecified number of oak trees.

MAP STAGE

Tentative: ☐ Revised: ☒ Amendment: ☐ Amended : ☐ Exhibit ñAò Modification to : ☐ Recorded Map Other: ☐

MAP STATUS

Initial: ☐ 1st Revision: ☐ 2nd Revision: ☐ Additional Revisions (5th): ☒

LOCATION	ACCESS
North of Avenida Tesoro, Santa Clarita Valley	Avenida Tesoro

ASSESSORS PARCEL NUMBER(S)	SITE AREA
3244-150-017 thru -025; 3244-161-001 thru -023; 3244-162-001 thru -006; 3244-163-003 thru -007; 3244-164-001 thru -009 (all inclusive)	1,795 acres

GENERAL PLAN / LOCAL PLAN	ZONED DISTRICT	SUP DISTRICT
Santa Clarita Valley Area Plan (1990)	Castaic Canyon	5

LAND USE DESIGNATION	ZONE
HM (Hillside Management), N1 (Non Urban 1ð 0.5 du/ac), W (Watershed)	R-1 (Single Family Residence), A-2-2 (Heavy Agriculturalð Two Acre Minimum Required Lot Area)

PROPOSED DWELLING UNITS (DU/AC)	MAX DENSITY/UNITS (DU/AC)	COMMUNITY STANDARDS DISTRICT
809 units (0.45 DU/AC)	477 units (0.27 DU/AC)	None (Map predates adoption of Castaic CSD)

ENVIRONMENTAL DETERMINATION (CEQA)

Pendingð May be supplemental to original EIR

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Regional Planning	Hold	Tyler Montgomery (213) 974-6433 tmontgomery@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Hold	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Pending	Vicente Banada (626) 430-5382 vbanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☒
Exhibit Map/Exhibit ñAò Revision Required: ☒
Revised Application Required: ☒
Reschedule for Subdivision Committee Meeting: ☒
Reschedule for Subdivision Committee Reports Only: ☐
Other Holds (see below): ☒

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Tentative Map:

- Add gross and net areas to map notes.
- Correct proposed and existing land uses (RL5, H2) to existing applicable land uses (HM, N1, and W).
- Line work should better differentiate lot boundaries from other features. This is still an issue, especially regarding trails.
- There seems to be a problem with layering, in that hillshades overlap and cover some lot lines and dimensions. Please correct this.
- The proposed senior citizen lots should be specifically labeled as such. While the map indicates the location of ñsenior villaò lots, it does not indicate which single-family lots are proposed for seniors.
- Please delineate the existing canopies and protected zones of all on-site oak trees. They are currently shown as numbered triangles. In addition, oak trees 35, 36, and 38 are labeled as ñsavedò but are shown within a proposed grading area. Please rectify this.
- Existing and proposed easements are referenced as appearing on Sheet 8, when they actually appear on Sheet 9. Please correct.

Exhibit ñAò

- An Exhibit ñAò Map is required for the SEA-CUP and Oak Tree Permit. In addition to the standard features of an Exhibit ñA,ò the hillside management component of the project requires conceptual layouts, elevations, and materials of the single-family residences and senior citizen units, the plans and location of decorative landscaping, and the location and labeling of all natural and manufactured open space.
- Existing and proposed easements are referenced as appearing on Sheet 8, when they actually appear on Sheet 9. Please correct.
- Please include more detailed park layouts, including what structure, if any, will be developed within the ñRecreation Center.ò

Administrative:

- The requested 18.8% density bonus for providing 343 senior citizen dwelling units (72% of the 477 units allowed on the site prior to density transfer) is permitted through an **Administrative Housing Permit**. However, 15 of the proposed lots (14 of which are senior villa lots) have less than the required net area of 5,000 square feet. This can be requested as a Housing Permit incentive; however, a minimum percentage of affordable units must be dedicated (10% for lower or moderate income households or 5% for very low income households). Otherwise, it must be converted into a **Discretionary Housing Permit**, which has a higher application cost and burden of proof.
- Numerous lots, as proposed, would have less than the recommended length of street frontage (50 feet, or 40 feet when fronting knuckles). While this can be modified through the subdivision process, it is recommended that as many as possible be made to conform to this standard.

- Due to some lines and dimensions being obscured by the hillshade layer, it is unclear whether or not three lotsð Lots 2184, 2211, and 2212ð meet the 50-foot average width requirements. Please clarify.
- Six years have elapsed since the projectõs existing oak tree report was prepared. Please have the arborist revise this report or prepare a new one. In addition, clearly indicate which oak trees are to remain and which are proposed for removal or encroachment.
- Please prepare a Biological Constraints Analysis (ñBCAò) for review by our biologist and the Significant Ecological Area Technical Advisory Committee (ñSEATACò) as part of the SEA-CUP process.
- Please submit all additional application materials required for CUPs within SEAs and hillside management areas, as listed in County Code Section 22.56.215.D and Section 22.56.217.D. This includes, but is not limited to, slope maps, open space exhibits, and structure and landscape information.

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. As previously requested, an approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 5) for requirements.

2. As previously requested, please see attached Hydrology review sheet (Comments 6, 7, and 8) for additional requirements.

3. As previously requested, an updated geotechnical consultant report/letter is required. Please see attached Geologic and Soils Engineering review sheet (Comments G1 and S1 to S3) for comments and requirements.

4. Please see attached Grading review sheet (Comments 2, 3 and 4) for requirements.

5. As previously requested, an approved traffic study is required. Please see attached Road review sheet (Comment 3) for comments and requirements. For additional information, please contact Andrew Ngumba of our Traffic and Lighting Division at (626) 458 – 4851.

6. Please see attached Road review sheet (Comments 1 and 2) for additional requirements.

7. As previously requested, an updated approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for comments and requirements.

8. Please see attached Water review sheet (Comments 1 to 3) for requirements.

9. A revised tentative map is required to show the following additional items:

    a. As previously requested, provide the signature of the Civil Engineer.

    b. Provide a phasing map showing the proposed phasing sequences.

    c. If required by Fire Department and Public Works (Road Section), provide a tap street to the adjacent Tapia project, Tract No. 53822.

d. Please see attached Hydrology review sheet (Comments 2 to 4) for requirements.

e. Please see attached Geologic and Soils Engineering review sheet (Comment G2) for requirement.

f. Please see attached Grading review sheet (Comments 1 and 5) and checked prints for comments and requirements.

g. Please see attached Road review sheet (Comment 4) and checked prints for comments and requirements.

h. Please see attached Sewer review sheet (Comment 2) for requirements.

10. A revised exhibit map is required to show the following additional items:

a. As previously requested, provide the signature of the Civil Engineer.

b. Please see attached Hydrology review sheet (Comments 3 and 4) for comments and requirements.

c. Please see attached Grading review sheet (Comments 1 and 5) and checked prints for comments and requirements.

d. Please see attached Road review sheet (Comment 4) and checked prints for comments and requirements.

f. Please see attached Sewer review sheet (Comment 3) for requirements.

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT NO. 51644-1

(REVISED) TENTATIVE MAP DATED 04/26/16
EXHIBIT MAP 04/26/16

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, provide a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work. The hydrology report dated 04/22/16 has been submitted and is currently under review.

2. Add a note to the tentative map stating, "The Developer/Engineer acknowledge that the size of the water quality and/or flood control basin will be reviewed at the improvement plan stage. Significant change of the size of the basin from what is shown on the tentative map may result in revising planning documents by the Department of Regional Planning."

3. Prior to tentative map approval for drainage, submit a revised tentative and exhibit map showing and calling out all debris/desilting areas and desilting drainage devices.

4. Prior to tentative map approval for drainage, submit a revised tentative and exhibit map showing all publicly maintained debris basins as a fee title lot. Clearly delineate the fee title lot boundary.

5. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (http://library.municode.com/index.aspx?clientId=16274).

6. Mitigate portions of the property with proposed improvements that are lying in and adjacent to the natural drainage courses and are subject to flood hazard.

7. Prior to tentative map approval for drainage, submit easement documents for all proposed offsite publicly maintained facilities.

8. A Drainage Benefit Assessment Area (DBAA) will be required to fund the ongoing operation, maintenance, and replacement (if required) of the proposed publically maintained water quality devices.

Reviewed by _____ Date 05/19/16 Phone (626) 458-4921
SETA MARJANIAN

PCA LX001129/A869
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract	51644-01	**Tentative Map Dated**	4/26/16 (Rev./Exhib.)	**Parent Tract**	51644
Grading By Subdivider? [Y] (Y or N)	9.8 M yd^3	**Location**	Santa Clarita	**APN**	
Geologist	AGI Geotechnical, Inc.	**Subdivider**	BLC Tesoro LLC		
Soils Engineer	AGI Geotechnical, Inc.	**Engineer/Arch.**	Sikand		

Review of:
Geologic Report(s) Dated:
Soils Engineering Report(s) Dated:
Geotechnical Report(s) Dated: 9/27/10, 4/7/10, 5/11/09, 3/2/09, 1/21/09, 9/19/07, 10/2/06, 3/6/01
References:

TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

As previously requested:

G1. Submit an updated geotechnical consultant report/letter, which addresses and evaluates current site conditions and the most recent plans, for all reports older than one year, to verify the validity and applicability of the original soils report. Digital reports shall include an electronically generated representation of the licensee's seal, signature, and date of signing.

G2. Depict lot numbers on the Tentative Map.

S1. Show the following on the geotechnical map:
- a. Existing and proposed grades.
- b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
- c. Location of "Restricted Use Areas", if applicable.

S2. All geotechnical reports submitted for review must include an electronic copy of the report in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of signing. The submittal in response to this review must include an electronic version of the original report and the supplemental report in response to this review.

S3. The Geotechnical and Materials Engineering Division is now accepting review submittals through a web application at the following URL: https://dpw.lacounty.gov/apps/esubmissions/gme/default.aspx. Please use this web portal to submit documents in response to this review.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by

REGISTERED PROFESSIONAL ENGINEER
JEREMY CHUN YIN WAN
No. GE 2849
GEOTECHNICAL
STATE OF CALIFORNIA

Jeremy Wan
Soils Section

Geir Mathisen
Geology Section

Date 5/10/16

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING

REVISEDTRACT NO. 51644-1 (Rev.)

TENTATIVE MAP DATED 04-26-2016
EXHIBIT MAP DATED 04-26-2016

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map is required to show the following additional items:

    a. Maintenance responsibilities for all drainage devices. Identify such device with kind, size, debris cone, access road, easement and lot lines, etc.

    b. How to handle debris flow reaching daylight lines, and how to protect slopes againest debris flow.

2. Approval of the latest drainage concept/hydrology/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.

3. Prior to tentative map approval submit a covenant or easement documents indicating acceptance of any off-site impacts or permission for any public off-site improvements.

4. All offsite easement/right of way for publicly maintained improvements must be secured prior to tentative map approval.

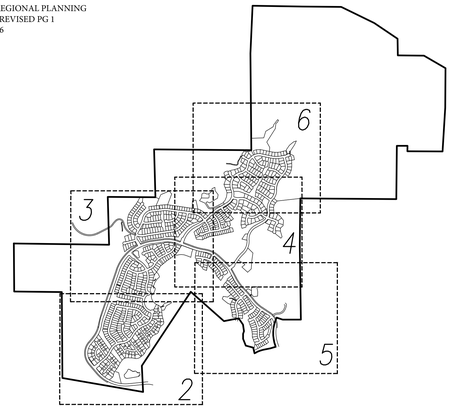
5. Additional Comments on the attached map check print uploaded at: ftp://dpwftp.co.la.ca.us/pub/LDD/Grading/TTR%2051644%20GP%20N%20Tent%20Map/

Name Nazem Said Date 5/19/2016 Phone (626) 458-4921

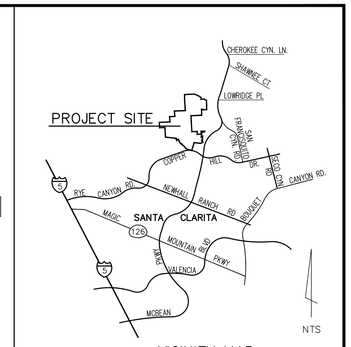
RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 1
26 APR 2016

General comments:
1. Identify all basins with function, size/debris volume, maintenance responsibility, access, inlet/outlet, lot lines, etc.
2. Provide x-section of the trail within the grading limits of the project showing proposed improvements. No improvement will be proposed for trails outside the grading limits, only easement if required.
3. Identify all proposed catchment areas and and devices on the tentative map.

TO SEE A DETAILED LAYOUT OF THE PREVIOUSLY APPROVED MAPS, SEE THE MAPS THAT ARE ON FILE WITH SUBDIVISION SECTION OF LOS ANGELES COUNTY DEPT. OF REGIONAL PLANNING.



KEY MAP
N.T.S



VICINITY MAP
NTS

SHEET SUMMARY

SHEET	DESCRIPTION
1	COMPOSITE MAP / TITLE SHEET (INCLUDES RECORDED MAPS IN PLANNING AREA A)
2	LAYOUT DETAILS (100 SCALE)
3	LAYOUT DETAILS (100 SCALE)
4	LAYOUT DETAILS (100 SCALE)
5	LAYOUT DETAILS (100 SCALE)
6	LAYOUT DETAILS (100 SCALE)
7	PROPOSED DETAILS TYPICAL STREET SECTIONS
8	CONCEPTUAL MASTER TRAILS PLAN
9	EASEMENT LOCATION MAP

PROJECT SUMMARY

TOTAL LOT AREA:	1795 ± acres
REVISED AREA:	1271.4 ± acres PLANNING AREA B AND C.
TOTAL REMAINING DWELLING UNITS:	809 RESIDENTIAL UNITS (INCL. 343 SENIOR'S UNITS)
TOTAL NO. OF LOTS:	876
DENSITY:	±1.05 du/ac (1885 DU / 1795 AC).
PROPOSED AND EXISTING ZONING:	A-2-2 (R1 & A-2-2 PER OVOV)
PROPOSED AND EXISTING LAND USE:	U1, HM (RL5 & H-2 PER OVOV)
GRADING:	CUT 9.9 MILLION CY, FILL 9.9 MILLION CY (BALANCED ON SITE)
OPEN SPACE:	TOTAL OPEN SPACE IN AREA B IS 956.9 AC. (MANUFACTURED 109.4 AC/ NATURAL 847.5 AC)
ASSESSOR'S MAPS:	APN # 3244-159-034 & 046 POR, 3244-160-ALL PARCELS ON SHT.1, 3244-160-043 & 048 ON SHT.2, 3244-161-ALL PARCELS, 3244-162-ALL PARCELS, 3244-163-ALL PARCELS, 3244-163-ALL PARCELS, 3244-164-ALL PARCELS.

NOTES

1. UNDER THE PROVISIONS OF THE NEW GENERAL PLAN, SINCE THE MAP WAS ACTIVE PRIOR TO ITS ADOPTION, IT CAN BE PROCESSED UNDER THE PREVIOUS RULES WHICH INCLUDE USING THE PREVIOUS LAND USE & ZONING DESIGNATIONS.
2. PERMISSION IS REQUESTED TO CREATE ADDITIONAL OPEN SPACE LOTS.
3. ALL STREET LANDINGS ARE 3% OR LESS EXCEPT WHERE REQUESTED.
4. PREVIOUS CASES ARE CUP 92-074, ZC 92-074 AND GPA 92 - 074 AND ARE STILL IN EFFECT.
5. 1077 DU'S IN PLANNING AREA "A" HAVE BEEN BUILT. THE MASTER CUP 92-074 ALLOWS FOR A TOTAL OF 1791 DU'S WITHIN THE ENTIRE LIMITS OF TRACT NO. 51644. THIS EXCLUDE THE ADDITIONAL SENIOR UNITS WHICH ARE PERMITTED PER 22.52.1830
6. A DENSITY CONTROLLED CUP HAS BEEN FILED CONCURRENTLY TO INCREASE THE NUMBER OF UNITS IN PLANNING AREA B AND C.
7. PERMISSION IS REQUESTED FOR PRIVATE AND FUTURE STREETS IN PLANNING AREA B AND C.
8. PERMISSION IS REQUESTED TO HAVE THE ABILITY TO HAVE A SECOND UNIT (GRANNY FLAT) ON ALL UNBUILT LOTS IN ALL PLANNING AREAS.
9. INDIVIDUAL RESIDENTIAL LOTS WHICH HAVE O/S AREA, WILL HAVE AN EASEMENT GRANTED TO THE HOA FOR BUILDING RESTRICTIONS, MAINTENANCE AND OPEN SPACE RIGHTS.
10. AN LLAD WILL BE FORMED FOR PUBLIC R/W FOR COMMON AREA MAINTENANCE AND AN HOA WILL BE FORMED FOR ALL O/S LOTS.
11. ALL NATURAL AND MANUFACTURED TRAILS TO BE DEDICATED TO THE COUNTY OF LOS ANGELES.
12. ALL LOTS TO BE SERVED BY PUBLIC SEWER.
13. PERMISSION IS REQUESTED FOR UNIT PHASING AND TO HAVE THE ABILITY TO MODIFY THE NUMBER OF PHASES AND SEQUENCE AS NEEDED.
14. ALL DEBRIS BASINS SHOWN ARE PUBLIC AND TO BE MAINTAINED BY LACFCD.
15. ALL STREETS LOCATED "BEHIND" THE GATES ARE TO BE PRIVATE AND FUTURE EXCEPT WHERE CALLED OUT.
16. ALL STREET CURB RADIUS ARE 25' OR OTHERWISE STATES IN THE PLAN.
17. OIL WELL (TEXACO, INC WAYSIDE CYN. UNIT TRACT B PER 1989 MUNGER MAP) LOCATED ADJACENT TO "V" STREET HAVE BEEN ABANDONED AND CAPPED PER DEPT. OF OIL AND GAS STANDARDS.
18. ALL PROPOSED WALLS OVER 6' TALL ARE CALLED OUT.
19. ALL GRADING IS APPROXIMATE AND SUBJECT TO MINOR MODIFICATION OF ± 3' PRIOR TO THE RECORDATION OF THE FINAL MAP SUBJECT TO THE SATISFACTION OF REGIONAL PLANNING AND PUBLIC WORKS.
20. SEA 19 HAS BEEN REDESIGNATED UNDER THE CURRENT GENERAL PLAN AS SEA 20
21. ALL SLOPES ARE A MAX OF 2:1
22. REQUEST PERMISSION TO RECORD A LARGE LOT PARCEL MAP.

PLANNING AREA SUMMARY / INDEX SHEET

	TOTAL LOT	LOT NO.	ACREAGE	SHT. NO.
RESIDENTIAL LOTS	523	1716 - 2238	107.3 Ac	(SHT.2,3,4,5,6)
ESTATE LOTS	40	2239 - 2278	13.2 Ac	(SHT.6)
EXECUTIVE LOTS	117	2279 - 2395	29.6 Ac	(SHT.6)
SENIOR VILLA LOTS	129	2396 - 2524	23.6 Ac	(SHT.2)
BASIN LOTS	17	2525 - 2541	21.6 Ac	(SHT.2,3,4,5,6)
EXIST. TANK LOTS	2	2542 - 2543	0.6 Ac	(SHT.4,5)
PROP. TANK LOTS	1	2544	4.3 Ac	(SHT.3,4)
HELIPAD LOT	1	2545	2.6 Ac	(SHT.4)
STREET	-	-	65.4 Ac	(SHT.2,3,4,5,6)
PRIVATE DRIVEWAY	6	2546 - 2551	7.2 Ac	(SHT.2)
PARK/PASEO LOTS	19	2552 - 2570	39.1 Ac	(SHT.2,3,4,5,6)
OPEN SPACE LOTS	21	2571 - 2591	956.9 Ac	(SHT.2,3,4,5,6)
TOTAL	876		1271.4 Ac	

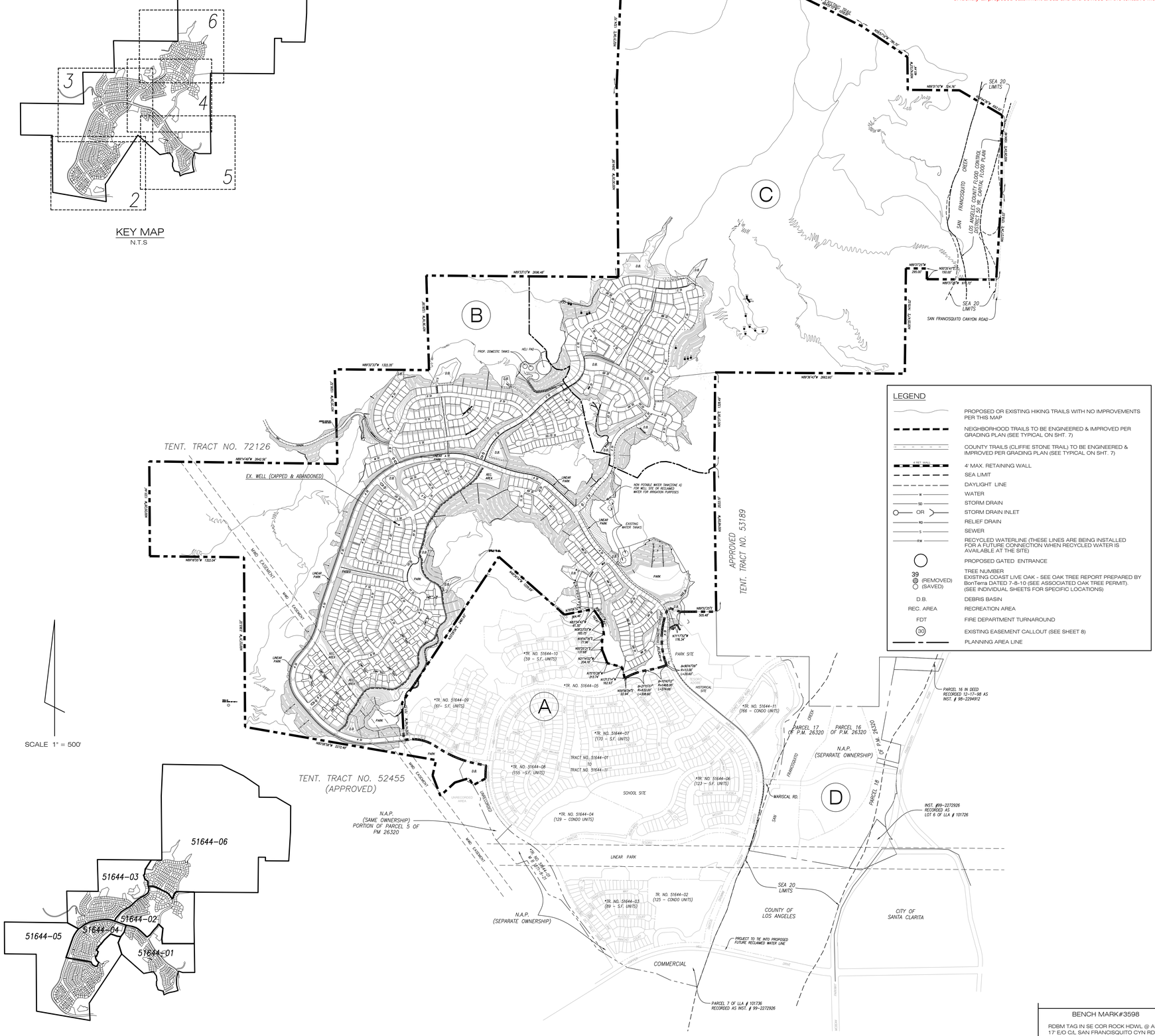
LOT HISTORY

LOTS 1 THRU 714 HAS ALL BEEN RECORDED AS UNITS OF TR. NO.51644 (AREA A)
LOTS 715-976 WERE ORIGINAL LOT NO's. FOR AREA B.
LOTS 977-1710 WERE PREVIOUSLY DELETED PER THE OLD MAP PRIOR TO APPROVAL.
LOTS 1711-1713, 1715 ARE RECORDED LOTS IN AREA A & D. (SEE ORIGINAL TRACT MAP)

LOT SIZE MINIMUM

ESTATE LOTS	40
EXECUTIVE LOTS	117
65' X 100'	133
55' X 100'	69
50' X 100'	107
SUBTOTAL	466
SENIOR S.F (55' X 100' & 60' X 100')	214
SENIOR VILLAS	129
SUBTOTAL	343
TOTAL	809

SEE SHEET 7 FOR ALL STREET SECTIONS AND LOT TABLE



PHASING MAP
N.T.S

LEGEND

- PROPOSED OR EXISTING HIKING TRAILS WITH NO IMPROVEMENTS PER THIS MAP
- NEIGHBORHOOD TRAILS TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 7)
- COUNTY TRAILS (CLIFFIE STONE TRAIL) TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 7)
- 4' MAX. RETAINING WALL
- SEA LIMIT
- DAYLIGHT LINE
- W — WATER
- SD — STORM DRAIN
- OR — STORM DRAIN INLET
- RD — RELIEF DRAIN
- S — SEWER
- RW — RECYCLED WATERLINE (THESE LINES ARE BEING INSTALLED FOR A FUTURE CONNECTION WHEN RECYCLED WATER IS AVAILABLE AT THE SITE)
- PROPOSED GATED ENTRANCE
- 39 — TREE NUMBER
- (REMOVED) / (SAVED) — EXISTING COAST LIVE OAK - SEE OAK TREE REPORT PREPARED BY BonTerra DATED 7-8-10 (SEE ASSOCIATED OAK TREE PERMIT). (SEE INDIVIDUAL SHEETS FOR SPECIFIC LOCATIONS)
- D.B. — DEBRIS BASIN
- REC. AREA — RECREATION AREA
- FDT — FIRE DEPARTMENT TURNAROUND
- (30) — EXISTING EASEMENT CALLOUT (SEE SHEET 8)
- PLANNING AREA LINE

BENCH MARK#3598

RDBM TAG IN SE COR ROCK HDWL @ ANGLE PT 17' E/O C/L SAN FRANCISQUITO CYN RD & 0.45 MI N/O SHAWNEE CT (TO THE E) @ MI MKR #17.56

NEWHALL QUAD (2009)

ELEV.1293.664

REVISED

5	4-19-16	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 1-28-16.			
4	12-22-15	REVISE MAP TO 795 DU INCLUDING 115 SENIORS, REDUCE GRADING, PROJECT FOOTPRINT AND PORTION OF AREA "A"			
3	9-20-10	CLARIFY STREET NAMES; MODIFY GATE LOC.; REV. TRAIL SYSTEM, ADD LINE OF SIGHT, HELI-SPOT EASEMENT & MISC. REV'S.			
2	2-17-10	SHOW FIRE STATION AS ALTERNATE; ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 714 TO 700. REV. TRAILS SYSTEM			
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP, ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV. RELOCATED 16 LOTS FROM AREA C TO AREA B			
	DATE	REVISION		BY	APP

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	DWG. NO.	SHEET	OF
AS SHOWN			04/26/2016	5093-023-05E	1	9

REGISTERED PROFESSIONAL ENGINEER — RONALD R. HICKEN — No.16913 Exp. 06-30-17 — CIVIL — STATE OF CALIFORNIA
PROJECT ENGINEER DATE

PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYVIEW CIRCLE, STE 2000
NEWPORT BEACH, CA 92660
ATTN: JOHN PATTERSON
TEL. 310-864-3330

WATER SYSTEMS
CIVILTEC
188 W. LIME AVE.
MONROVIA, CA 91016
TEL. 626-357-0588

SOILS ENGINEER & GEOLOGIST
RMA GEOSCIENCE,INC
9854 GLEN OAKS BLVD
SUN VALLEY, CA 91352
ATTN: MARK SWATEK
TEL. 800-762-4396

LAND PLANNING & LANDSCAPING
PLACEWORKS
3 MACARTHUR PLACE STE 1100
SANTA ANA, CA 92707
TEL. 714-966-9220

ENVIRONMENTAL
BONTERRA CONSULTING
3452 E. FOOTHILL BLVD.
SUITE 420
PASADENA, CA 91107
TEL. 626-351-2000

CONSULTANT
MARTIN & ASSOC,LLC
3545 CORPORATE
COSTA MESA CA 92626
TEL. 714-641-9022

LEGAL DESCRIPTION
BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGE 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

SIKAND
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15230 Burbank Blvd.
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Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

GRADING

RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 2
26 APR 2016

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 5

KEY MAP
SCALE: 1" = 2000'

GRAPHIC SCALE: 1" = 100'

*TR. NO. 51644-09
(61- S.F. UNITS)

*TR. NO
(155 -S.

TENT. TRACT NO. 52455
(APPROVED)

UNRECORDED AREA

Approval from utility company.

SEE GATE DETAIL ON SHEET 7

Provide dimensions

identify dwy width. Typ. all.

offsite property owner acceptance letter.

slope ratio. Typ all slopes

Typ every where.

where the debris flow is produced?

conceptually show how to handle debris flow received along this daylight line.

easement for all publicly maintained improvements should be acquired and secured before the tentative map approval.

LID Basin? To be maintained by LACFCD or HOA? Size? existing infiltration rate?

RETAINING WALLS MAY BE CONSTRUCTED IF OFFSITE AGREEMENT IS NOT OBTAINED

LEGEND

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- SEA LIMIT
- DAYLIGHT LINE
- WATER
- STORM DRAIN
- STORM DRAIN INLET
- RELIEF DRAIN
- SEWER
- RECYCLED WATERLINE (THESE LINES ARE BEING INSTALLED FOR A FUTURE CONNECTION WHEN RECYCLED WATER IS AVAILABLE AT THE SITE)
- PROPOSED GATED ENTRANCE
- 39 (REMOVED) / (SAVED) — TREE NUMBER. EXISTING COAST LIVE OAK - SEE OAK TREE REPORT PREPARED BY BonTerra DATED 7-8-10 (SEE ASSOCIATED OAK TREE PERMIT). (SEE INDIVIDUAL SHEETS FOR SPECIFIC LOCATIONS)
- D.B. — DEBRIS BASIN
- REC. AREA — RECREATION AREA
- FDT — FIRE DEPARTMENT TURNAROUND
- (30) — EXISTING EASEMENT CALLOUT (SEE SHEET 8)

PREPARED FOR:	WATER SYSTEMS	SOILS ENGINEER & GEOLOGIST
BLC TESORO LLC C/O IHP CAPITAL PARTNERS 100 BAYVIEW CIRCLE, STE 2000 NEWPORT BEACH, CA 92660 ATTN: JOHN PATTERSON TEL. 310-864-3330	CIVILTEC 188 W. LIME AVE. MONROVIA, CA 91016 TEL. 626-357-0588	RMA GEOSCIENCE,INC 9854 GLEN OAKS BLVD SUN VALLEY, CA 91352 ATTN: MARK SWATEK TEL. 800-762-4396
LAND PLANNING & LANDSCAPING	**ENVIRONMENTAL**	**CONSULTANT**
PLACEWORKS 3 MACARTHUR PLACE STE 1100 SANTA ANA, CA 92707 TEL. 714-966-9220	BONTERRA CONSULTING 3452 E. FOOTHILL BLVD. SUITE 420 PASADENA, CA 91107 TEL. 626-351-2000	MARTIN & ASSOC,LLC 3545 CORPORATE COSTA MESA CA 92626 TEL. 714-641-9022

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3	9-20-10	CLARIFY STREET NAMES; MODIFY GATE LOC.; REV. TRAIL SYSTEM; ADD LINE OF SIGHT, HELI-SPOT EASEMENT & MISC. REVS.		
2	2-17-10	SHOW FIRE STATION AS ALTERNATE; ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 174 TO 100; REV. TRAILS SYSTEM.		
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP; ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV; RELOCATED 18 LOTS FROM AREA C TO AREA B		

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	DWG. NO.	SHEET	OF
AS SHOWN			04/26/2016	5093-023-05E	2	9

PROJECT ENGINEER — DATE

REGISTERED PROFESSIONAL ENGINEER — REINALD R. THORN — No.16913 — Exp. 06-30-17 — CIVIL — STATE OF CALIFORNIA

SIKAND
Engineering | Planning | Surveying
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GRADING

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flow from slope behinds these lots is not allowed to enter residential lots. Collect and direct through a proper drainage device that will be engineered with the final engineering plans. Typ everywhere.

Debris Basin debri volume maintenance?

Move the basin at toe of slope, or provide soil engineer confirmation that seepage from the basin will not impact the slope below the basin and pads below is protected

show complete lot lines. typ all lots.

do not drain down drain into a terrace drain. Extend it to the toe of the slope. Typ all.

Offsite property owner acceptance letter

dimensions

N89°32'33"W 1322.35'

N89°32'33"W 1322.35'

N01°35'39"W 1208.10'

N89°14'49"W 2642.56'

EMERGENCY ACCESS GATE
SEE DETAIL BELOW

SEE GATE DETAIL ON SHEET 7

SEE GATE DETAIL

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 4

PROP. DOMESTIC TANKS

2572 11.20 Ac O.S.

2571 149.98 Ac O.S.

2578 72.13 Ac O.S.

2539 2.43 Ac DEBRIS BASIN LACFCD

2540 0.36 Ac DEBRIS BASIN

2541 0.52 Ac RETAIN BASIN

2544 0.51 Ac PROP. WATER TANK P1850

2545 2.64 Ac WELL PAD

2537 1.17 Ac DEBRIS BASIN

2538 1.03 Ac

2528 1.53 Ac DEBRIS BASIN

2557 2.96 Ac REC. CENTER

2556 2.40 Ac REC. CENTER

2563 1.46 Ac P1872

2580 0.01 Ac P1857

APPROX. OIL WELL LOC. (NO NAME) - TO REMAIN

N43°26'06"E 2481.63'

SOIL EASEMENT

D ST

M ST

A ST

WIDTH 3.6 m (12') TO 10.8 m (36')
5.4 m (18') MAX SINGLE LEAF
TENSION ROD & TIGHTENER
PIPE STIFFENER 2.4 m (8') MAX O.C.
900 mm (36')
PLUNGER ROD
PLUNGER CUP 0.03 m3 (1 CF) POC
POST OD = 200 mm (8")

EMERGENCY ACCESS GATE
PER APWA STD. DWG. NO. 600-1
NTS

KEY MAP
SCALE: 1" = 2000'

SHEET 3 | SHEET 4

N W E S

200' 100' 50' 0 100' 200' 300'
GRAPHIC SCALE: 1" = 100'

GRADING

PREPARED FOR:	WATER SYSTEMS	SOILS ENGINEER & GEOLOGIST
BLC TESORO LLC C/O IHP CAPITAL PARTNERS 100 BAYVIEW CIRCLE, STE 2000 NEWPORT BEACH, CA 92660 ATTN: JOHN PATTERSON TEL. 310-864-3330	CIVILTEC 188 W. LIME AVE. MONROVIA, CA 91016 TEL. 626-357-0588	RMA GEOSCIENCE,INC 9854 GLEN OAKS BLVD SUN VALLEY, CA 91352 ATTN: MARK SWATEK TEL. 800-762-4396

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SCALE: AS SHOWN | CHK'D BY: | APPROVED BY: | DATE: 04/26/2016 | DWG. NO. 5093-023-05E | SHEET 3 OF 9

REGISTERED PROFESSIONAL ENGINEER — REINALD R. YIGIT — No.16913 — Exp. 06-30-17 — CIVIL — STATE OF CALIFORNIA
PROJECT ENGINEER | DATE

SIKAND Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
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MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
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OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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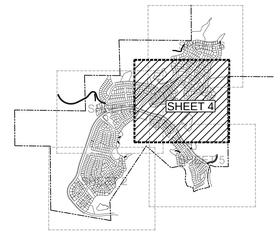
RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 4
26 APR 2016

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 3



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N W E S

200' 100' 50' 0 100' 200' 300'
GRAPHIC SCALE: 1" = 100'

MATCH LINE SEE SHEET 5

PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYMEW CIRCLE, STE 2000
NEWPORT BEACH, CA 92660
ATTN: JOHN PATTERSON
TEL. 310-864-3330

WATER SYSTEMS
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AS SHOWN			04/26/2016	5093-023-05E	4	9

REGISTERED PROFESSIONAL ENGINEER RONALD R. HOBB No.16913 Exp. 06-30-17 CIVIL STATE OF CALIFORNIA
PROJECT ENGINEER DATE

SIKAND
Engineering | Planning | Surveying
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GRADING

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MATCH LINE SEE SHEET 4

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50' DIA. ULTIMATE NON POTABLE 450,000 GAL WATER TANK FOR ZONE A. (INTERIM 50,000 GAL. TANK TO BE USED UNTIL PERMANENT TANK IS CONSTRUCTED). (PAD ELEV.1683)

20'X20' FENCED, NON POTABLE WATER (ZONE B) BOOSTER PUMP AREA

EXISTING WATER TANKS

SEE GATE DETAIL ON SHEET 7

Keep debris flow away from the manufactured slope. Show how and where to direct it.

identify.

Protect the daylight against debris flow.

the residential lots will be flooded in case of failure of the basin outlet. Check and re-design.

catchment area

flow form this slope should be intercepted before it run over the face of the slope or entering the residential lots. Show how and where to convey this flow into a proper drainage device.

APPROVED TENT. TRACT NO. 53189

PARK SITE

EXIST S.D. PER PD 2547

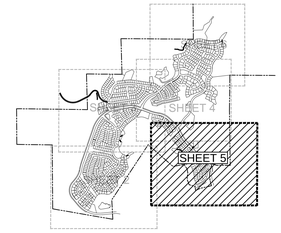
*TR. NO. 51644-10
(59 - S.F. UNITS)

*TR. NO. 51644-05

** OFFSITE AREA TO BE REACQUIRED FROM TESORO DEL VALLE MASTER HOA

TESORO DEL VALLE DRIVE

AVENIDA RANCHO TESORO



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N
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200' 100' 50' 0 100' 200' 300'
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REGISTERED PROFESSIONAL ENGINEER RONALD R. AUSTIN No.16913 Exp. 06-30-17 CIVIL STATE OF CALIFORNIA
PROJECT ENGINEER DATE

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TR51644-1 REVISED PG 6
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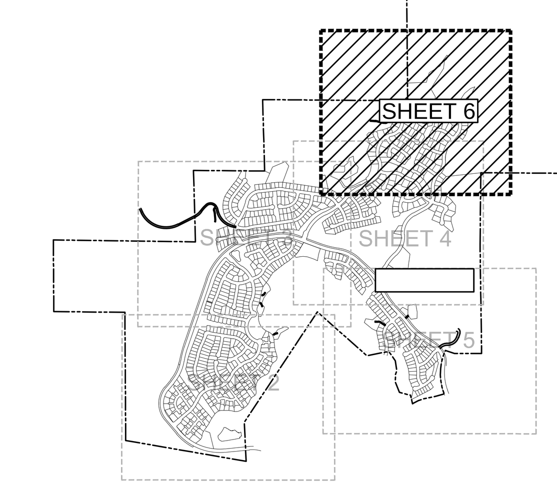

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SOILS ENGINEER & GEOLOGIST
RMA GEOSCIENCE,INC
9854 GLEN OAKS BLVD
SUN VALLEY, CA 91352
ATTN: MARK SWIATEK
TEL. 800-762-4396

LAND PLANNING & LANDSCAPING
PLACEWORKS
3 MACARTHUR PLACE STE 1100
SANTA ANA, CA 92707
TEL. 714-966-9220

ENVIRONMENTAL
BONTERRA CONSULTING
3452 E. FOOTHILL BLVD.
SUITE 420
PASADENA, CA 91107
TEL. 626-351-2000

CONSULTANT
MARTIN & ASSOC,LLC
3545 CORPORATE
COSTA MESA CA 92626
TEL. 714-641-9022

LEGAL DESCRIPTION
BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGE 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

	DATE	REVISION	BY	APP
5	4-19-16	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 1-28-16.		
4	12-22-15	REVISE MAP TO 795 DU INCLUDING 115 SENIORS, REDUCE GRADING, PROJECT FOOTPRINT AND PORTION OF AREA "A"		
3	9-20-10	CLARIFY STREET NAMES; MODIFY GATE LOC.; REV. TRAIL SYSTEM, ADD LINE OF SIGHT, HELI-SPOT EASEMENT & MISC. REV'S.		
2	2-17-10	SHOW FIRE STATION AS ALTERNATE; ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 714 TO 700. REV. TRAILS SYSTEM.		
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP, ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV. RELOCATED 18 LOTS FROM AREA C TO AREA B		

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	DWG. NO.	SHEET	OF
AS SHOWN			04/26/2016	5093-023-05E	6	9

REGISTERED PROFESSIONAL ENGINEER
RONALD R. HORN
No.16913
Exp. 06-30-17
CIVIL
STATE OF CALIFORNIA
PROJECT ENGINEER DATE

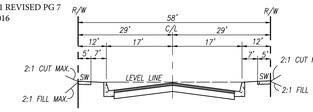
SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

GRADING

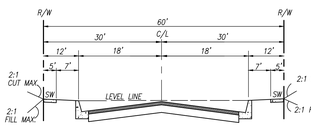
X:\Civil3D\5093-023\Tentative Maps\Tesoro TM 51644 Sheet 2-6.dwg

RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 7
26 APR 2016



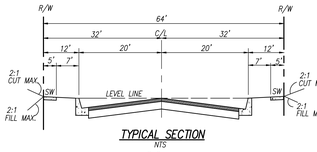
TYPICAL SECTION
NTS

PART OF "F" ST, "G" ST, "H" ST, PART OF "J" ST, PART OF "K" ST, PART OF "L" ST, "M" ST, "P" ST, "Q" ST, "R" ST, "V" ST, "W" ST, "X" ST, "Y" ST, "Z" ST, "AA" ST, "BB" ST, "CC" ST, "DD" ST, "EE" ST, PART OF "II" ST, PART OF "KK" ST, "LL" ST, "NN" ST, PART OF "OO" ST, "RR" ST, PART OF "UU" ST, "VV" ST, "WW" ST, "ZZ" ST, PART OF "SS-TT" ST & "Y2" ST.



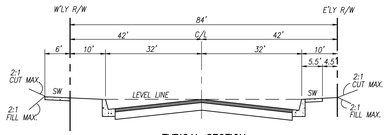
TYPICAL SECTION
NTS

"B" ST, "C" ST, "D" ST, "E" ST, PART OF "F" ST, "F1" ST, PART OF "J" ST, PART OF "K" ST, PART OF "L" ST, "N" ST, "S" ST, "T" ST, "U" ST, PART OF "GG" ST, "HH" ST, PART OF "II" ST, "JJ" ST, PART OF "KK" ST, "OO" ST, "PP" ST, "QQ" ST, "UU" ST, "XX" ST, "YY" ST, PART OF "SS-TT" ST & REYES ADOBE WAY.



TYPICAL SECTION
NTS

"A" ST.

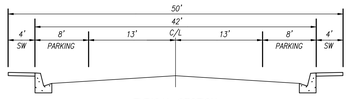


TYPICAL SECTION
NTS

AVENIDA RANCHO TESORO

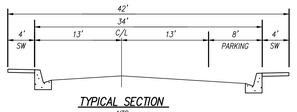
TYPICAL SECTION
NTS

PRIVATE DRIVEWAY & FIRE LANE



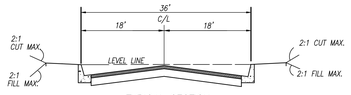
TYPICAL SECTION
NTS

PRIVATE DRIVEWAY & FIRE LANE
WITH PARALLEL PARKING ON BOTH SIDES



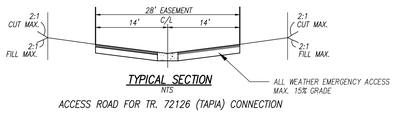
TYPICAL SECTION
NTS

PRIVATE DRIVEWAY & FIRE LANE
WITH PARALLEL PARKING ON ONE SIDE



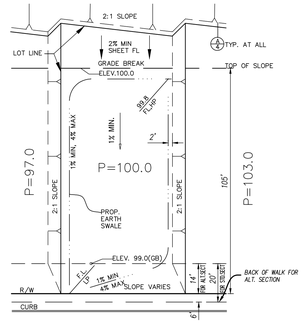
TYPICAL SECTION
NTS

ACCESS ROAD FOR "AAA" ST

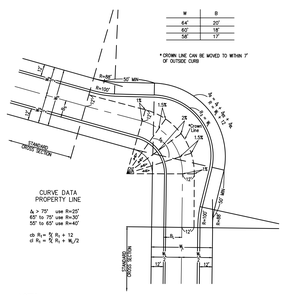


TYPICAL SECTION
NTS

ACCESS ROAD FOR TR. 72126 (TAPIA) CONNECTION

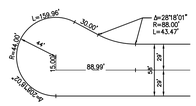


TYP. LOT GRADING DETAIL
NTS

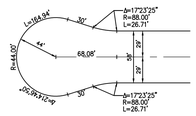


NOTES:
1. SUBSCRIPTS "S" AND "L" DENOTE SMALLER AND LARGER WIDTHS RESPECTIVELY.
2. ELEVATIONS ARE REQUIRED WHERE CIRCLED.
3. TRANSVERSE SLOPES SHOWN ABOVE ARE TYPICAL FOR FLAT APPROACH GRADES AND CAN BE INCREASED TO A MAXIMUM OF 4% AT CENTER OF CURVE FOR STEEP APPROACH GRADES.
4. LIMITS OF SLOPE, CROWN LINE TO OUTSIDE GUTTER, MAXIMUM = 2.2% FOR 8" C.F. AND 3.6% FOR 6" C.F.; MINIMUM = 1%.

KNUCKLE
NOT TO SCALE

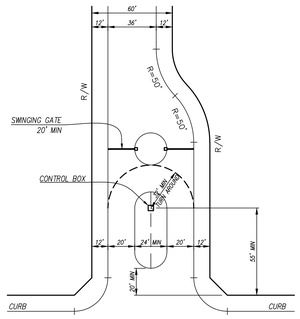


TYPICAL OFFSET CUL-DE-SAC
SCALE: 1"=60'

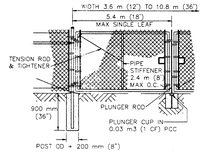


TYPICAL STANDARD CUL-DE-SAC
SCALE: 1"=60'

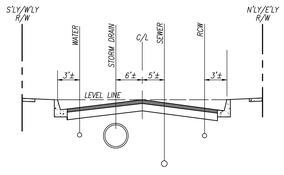
CUL-DE-SAC
NOT TO SCALE



GATE DETAIL (TYPICAL)
SCALE 1"=40'



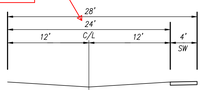
EMERGENCY ACCESS GATE
FOR TENT. TRACT 72126
PER APWA STD. DWG. NO. 600-1
NTS



TYPICAL UTILITY LOCATION
NTS

NOTE: GAS, ELECTRIC, TELEPHONE, TV & INTERNET ARE IN PARKWAYS EXCEPT FOR CROSSINGS.

Per the private dwy manual, this width allows only one way traffic with one parallel parking. For two direction traffic use 28' wide traffic way.



TYPICAL SECTION
NTS

PRIVATE DRIVEWAY & FIRE LANE

LOT NO. AND AREA SUMMARY

SINGLE FAMILY LOT		SINGLE FAMILY LOT		SINGLE FAMILY LOT		SINGLE FAMILY LOT		SINGLE FAMILY LOT		SINGLE FAMILY LOT		SINGLE FAMILY LOT		SINGLE FAMILY LOT		SENIOR VILLAS		SENIOR VILLAS	
Lot No.	Area (SF)	Lot No.	Area (SF)	Lot No.	Area (SF)	Lot No.	Area (SF)	Lot No.	Area (SF)	Lot No.	Area (SF)	Lot No.	Area (SF)	Lot No.	Area (SF)	Lot No.	Area (SF)	Lot No.	Area (SF)
1716	8196	1816	11545	1916	8627	2016	10825	2116	7234	2216	5488	2316	11186	2414	11205	2514	4857
1717	6667	1817	9635	1917	1.3994	2017	8703	2117	7355	2217	5681	2317	10440	2415	5913	2515	8947
1718	6067	1818	6872	1918	9294	2018	9208	2118	7181	2218	5568	2318	12416	2416	5392	2516	8281
1719	5733	1819	6934	1919	7660	2019	9566	2119	6968	2219	5629	2319	10445	2417	9159	2517	9446
1720	6384	1820	7323	1920	7558	2020	9476	2120	6930	2220	4978	2320	9136	2418	10626	2518	9333
1721	7362	1821	7214	1921	7128	2021	9328	2121	6857	2221	6641	2321	9164	2419	8040	2519	11687
1722	8501	1822	7311	1922	9894	2022	10555	2122	7151	2222	9085	2322	10437	2420	8331	2520	8745
1723	9455	1823	7200	1923	6821	2023	9069	2123	7633	2223	8792	2323	17269	2421	7371	2521	8044
1724	8660	1824	7096	1924	8832	2024	11465	2124	13150	2224	9175	2324	11354	2422	6292	2522	1.3192
1725	7552	1825	6836	1925	7844	2025	10768	2125	8943	2225	8527	2325	12137	2423	5283	2523	9342
1726	7939	1826	6936	1926	11315	2026	5368	2126	7290	2226	8500	2326	9853	2424	12024	2524	7654
1727	7937	1827	7140	1927	8400	2027	5253	2127	6766	2227	5276	2327	11536	2425	6545	Lot No.	Area (AC)
1728	7688	1828	7228	1928	10614	2028	5304	2128	7086	2228	5323	2328	8526	2426	11458	BASIN LOT	
1729	7636	1829	7160	1929	12577	2029	5304	2129	7264	2229	5464	2329	8364	2427	9108	2525	1.96
1730	7405	1830	6768	1930	7905	2030	5740	2130	7544	2230	5993	2330	8771	2428	4942	2526	1.39
1731	7474	1831	6522	1931	8459	2031	7471	2131	7149	2231	5484	2331	10576	2429	4942	2527	0.63
1732	7411	1832	6764	1932	8642	2032	15958	2132	10876	2232	6195	2332	14184	2430	8726	2528	1.33
1733	7370	1833	8088	1933	8580	2033	25493	2133	12068	2233	12079	2333	11885	2431	13136	2529	1.19
1734	6997	1834	7574	1934	8495	2034	7610	2134	11419	2234	10253	2334	11274	2432	10104	2530	0.78
1735	7060	1835	8015	1935	10608	2035	7957	2135	10591	2235	7708	2335	10090	2433	10278	2531	0.32
1736	6962	1836	8044	1936	9231	2036	6557	2136	11130	2236	5320	2336	10299	2434	18038	2532	0.38
1737	6913	1837	8039	1937	11198	2037	7262	2137	9977	2237	6123	2337	10508	2435	11467	2533	0.70
1738	6817	1838	7805	1938	8668	2038	6306	2138	11143	2238	5836	2338	10431	2436	4564	2534	0.88
1739	6847	1839	7473	1939	6328	2039	5859	2139	11124	2239	13947	2339	10159	2437	4564	2535	0.88
1740	6863	1840	6982	1940	7300	2040	5511	2140	10719	2240	12372	2340	8847	2438	8922	2536	5.30
1741	6600	1841	6723	1941	7856	2041	5822	2141	9271	2241	12949	2341	8595	2439	8698	2537	1.77
1742	6317	1842	7346	1942	9697	2042	6095	2142	14307	2242	10101	2342	8503	2440	5101	2538	0.73
1743	6325	1843	11291	1943	9096	2043	8640	2143	9636	2243	10758	2343	8349	2441	10590	2539	2.43
1744	6717	1844	7558	1944	8541	2044	8349	2144	8272	2244	13958	2344	8323	2442	8879	2540	0.39
1745	6760	1845	7565	1945	7860	2045	7817	2145	7653	2245	21136	2345	10848	2443	6847	2541	0.51
1746	6739	1846	8368	1946	7942	2046	8959	2146	7571	2246	15673	2346	11081	2444	5804	WATER TANK LOT	
1747	6582	1847	9765	1947	8812	2047	10136	2147	7406	2247	16150	2347	10221	2445	6320	2542	0.96
1748	6081	1848	12203	1948	7407	2048	11876	2148	7690	2248	21225	2348	9113	2446	6262	2543	3.38
1749	6726	1849	11801	1949	9944	2049	15095	2149	7113	2249	21110	2349	9079	2447	9324	2544	0.57
1750	7925	1850	9792	1950	10767	2050	12924	2150	7138	2250	25936	2350	9136	2448	6384	HELI. PAD LOT	
1751	11066	1851	9223	1951	8204	2051	14776	2151	7100	2251	18154	2351	10979	2449	7086	2545	2.64
1752	11550	1852	11396	1952	8386	2052	10281	2152	7691	2252	11033	2352	10995	2450	4925	PVT. DWY. LOT	
1753	8639	1853	13101	1953	7828	2053	8943	2153	7872	2253	10486	2353	15806	2451	6849	2546	1.41
1754	10287	1854	13285	1954	7415	2054	8830	2154	7871	2254	10585	2354	16225	2452	7157	2547	1.10
1755	10939	1855	12069	1955	7252	2055	8138	2155	7946	2255	11278	2355	10383	2453	9559	2548	1.81
1756	9324	1856	11127	1956	7596	2056	7719	2156	7930	2256	16398	2356	12931	2454	7207	2549	1.68
1757	8531	1857	10259	1957	8477	2057	7461	2157	7970	2257	13773	2357	15374	2455	8064	2550	0.27
1758	13752	1858	10569	1958	8803	2058	7464	2158	9342	2258	12406	2358	17796	2456	9090	2551	0.92
1759	11724	1859	8687	1959	7727	2059	7462	2159	8985	2259	13294	2359	9319	2457	9325	PARK LOT	
1760	10763	1860	6575	1960	7493	2060	6982	2160	8968	2260	15027	2360	10324	2458	6326	2552	6.44
1761	11266	1861	6514	1961	7532	2061	7039	2161	7261	2261	11762	2361	12880	2459	5230	2553	1.63
1762	7210	1862	6483	1962	7510	2062	7069	2162	7464	2262	11544	2362	15859	2460	5312	2554	1.27
1763	6531	1863	7078	1963	7543	2063	7014	2163	9152	2263	10870	2363	13029	2461	6514	2555	1.87
1764	8658	1864	8814	1964	8080	2064	7961	2164	9892	2264	12360	2364	10233	2462	12011	2556	2.40
1765	13039	1865	9554	1965	8574	2065	8358	2165	9119	2265	12792	2365	11437	2463	9380	2557	2.06
1766	9308	1866	8588	1966	10783	2066	7370	2166	8783	2266	11287	2366	17702	2464	6103	2558	1.04
1767	7557	1867	8600	1967	8513	2067	7035	2167	8930	2267	10691	2367	9346	2465	9264	2559	12.97
1768	7894	1868	8766	1968	8445	2068	7035	2168	8488	2268	14069	2368	8209	2466	8535	PASEO LOT	
1769	8267	1869	9404	1969	8615	2069	7035	2169	10043	2269	12882	2369	13677	2467	5196	2560	0.02
1770	8474	1870	9673	1970	8846	2070	8574	2170	10889	2270	11169	2370	12227	2468	5592	2561	0.07
1771	8107	1871	14143	1971	8890	2071	8955	2171	11024	2271	14051	2371	12162	2469	8301	2562	1.08
1772	10220	1872	9455	1972	8831	2072	8857	2172	11061	2272	23077	2372	9630	2470	14980	2563	1.46
1773	11918	1873	7091	1973	8438	2073	10763	2173	11612	2273	13763	2373	9326	2471	6334	2564	0.65
1774	9135	1874	7312	1974	8883	2074	11045	2174	11608	2274	15637	2374	10568	2472	8730	2565	0.84
1775	9834	1875	7172	1975	7005	2075	8362	2175	12426	2275	18539	2375	11686	2473	9745	2566	0.52
1776	10024	1876	6981	1976	7536	2076	7858	2176	14146	2276	15674	2376	12488	2474	9368	2567	0.56
1777	9439	1877	7329	1977	7584	2077	7718	2177	6440	2277	15211	2377	8970	2475	4818	2568	3.01
1778	10976	1878	7315	1978	6929	2078	7585	2178	6672	2278	13016	2378	10514	2476	4822	2569	1.11
1779	11207	1879	8849	1979	7012	2079	7634	2179	6661	2279	8245	2379	10029	2477	9522	2570	0.10
1780	6224	1880	8030	1980	8124	2080	7716	2180	7070	2280	9121	2380	9038	2478	9789	OPEN SPACE LOT	
1781	6266	1881	7474	1981	7366	2081	7698	2181	9866	2281	9498	2381	9184	2479	5126	2571	149.98
1782	6588	1882	7344	1982	8223	2082	6972	2182	8245	2282	9509	2382	9228	2480	5196	2572	11.20
1783	7553	1883	7867	1983	8606	2083	7541	2183	6583	2283	8538	2383	9165	2481	9377	2573	75.27
1784	8121	1884	9454	1984	7742	2084	7366	2184	6030	2284	9176	2384	9828	2482	19880	2574	524.62
1785	7366	1885	9377	1985	6742	2085	8191	2185	9561	2285	10099	2385	9803	2483	8674	2575	75.27
1786	7364	1886	8822	1986	11832	2086	10529	2186	6091	2286	9368	2386	8899	2484	8007	2576	3.12
1787	11622	1887	12059	1987	10052	2087	12451	2187	14640	2287	10747	2387	8580	2485	7634	2577	6.03
1788	7537	1888	10178	1988	6923	2088	8942	2188	5225	2288	10213	2388	11013	2486	5906	2578	72.13
1789	7359	1889	8902	1989	7542	2089	7583	2189	5648	2289	11039	2389	8435	2487	4867	2579	1.36
1790	7155	1890	8697	1990	9000	2090	6944	2190	5598	2290	11431	2390	9429	2488	5195	2580	1.87
1791	6504	1891	10271	1991	6477	2091	7016	2191	5456	2291	10578	2391	11999	2489	5999	2581	2.97
1792	6120	1892	10557	1992	7525	2092	8310	2192	5903	2292	15911	2392	9855	2490	5908	2582	3.16
1793	8225	1893	9134	1993	7854	2093	12262	2193	5578	2293	15369	2393	9298	2491	4870	2583	0.11
1794	13065	1894	8203	1994	6871	2094	18732	2194	5617	2294	12468	2394	9295	2492	5125	2584	24.82
1795	10468	1895	7715	1995	6647	2095	9703	2195	5577	2295	11809	2395	9280	2493	5997	2585	0.12
1796	10079	1896	7558	1996	6681	2096	8343	2196	5492	2296	10323	SENIOR VILLAS		2494	13014	2586	0.10
1797	10078	1897	7107	1997	6808	2097	8036	2197	5481	2297	9529	Lot No.	Area (SF)	2495	10173	2587	0.91
1798	10259	1898	6920	1998	6982	2098	8893	2198	5362	2298	9149	2396	9698	2496	7759	2588	3.51
1799	10370	1899	7097	1999	10937	2099	9989	2199	5304	2299	10435	2397	8100	2497	5509	2589	0.12
1800	10457	1900	7054	2000	8218	2100	10183	2200	5304	2300	11199	2398	5753	2498	5244	2590	0.14
1801	10217	1901	8543	2001	7907	2101	8992	2201	5304	2301	11701	2399	4848	2499	4706	2591	0.08
1802	10328	1902	8791	2002	8068	2102	7624	2202	5277	2302	11951	2400	4928	2500	11691		
1803	10615	1903	10686	2003	8744	2103	7921	2203	10015	2303	12927	2401	6066	2501	8994		
1804	10348	1904	8480	2004	10359	2104	8038	2204	10777	2304	11773	2402	5776	2502	5628		
1805	9944	1905	7432	2005	6863	2105	7733	2205	8467	2305	11425	2403	4504	2503	5203		
1806	10771	1906	9245	2006	5904	2106	6922	2206	5247	2306	16467	2404	4708	2504	8084		
1807	10189	1907	8671	2007	5520	2107	6833	2207	6308	2307	14850	2405	5517	2505	6407		
1808	9190	1908	8626	2008	5670	2108	6899	2208	7985	2308	11953	2406	8774	2506	5301		
1809	8641	1909	6816	2009	5996	2109	6964	2209	8157	2309	10923	2407	7053	2507	6945		
1810	11651	1910	6693	2010	7111	2110	7030	2210	7093	2310	11930	2408	7536	2508	8810		
1811	10745	1911	6465	2011	5958	2111	7096	2211	6592	2311	14561	2409	14526	2509	6725		
1812	11514	1912	7440	2012	6903	2112	7115	2212	6593	2312	13158	2410	12407	2510	8353		
1813	8195	1913	8018	2013	7379	2113	7095	2213	6428	2313	10868	2411	5835	2511	5669		
1814	11337	1914	7660	2014	6854	2114	7074	2214	6770	2314	13518	2412	6070	2512	7098		
1815	10735	1915	8221	2015	6623	2115	7054	2215	5562	2315	10834	2413	12330	2513	6136		

*ALL RESIDENTIAL LOT AREAS ARE IN SQUARE FEET; NON-RESIDENTIAL LOT AREAS ARE IN ACRES

PREPARED FOR:	WATER SYSTEMS	SOILS ENGINEER & GEOLOGIST	LAND PLANNING & LANDSCAPING
BLC TESORO LLC C/O IHP CAPITAL PARTNERS 100 BAYVIEW CIRCLE, STE 2000 NEWPORT BEACH, CA 92660 ATTN: JOHN PATTERSON TEL. 310-864-3330	CIVILTEC 188 W. LIME AVE. MONROVIA, CA 91016 TEL. 626-357-0588	RMA GEOSCIENCE,INC 9854 GLEN OAKS BLVD SUN VALLEY, CA 91352 ATTN: MARK SWATEK TEL. 800-762-4396	PLACEWORKS 3 MACARTHUR PLACE STE 1100 SANTA ANA, CA 92707 TEL. 714-966-9220

ENVIRONMENTAL	CONSULTANT	LEGAL DESCRIPTION
BONTERRA CONSULTING 3452 E. FOOTHILL BLVD. SUITE 420 PASADENA, CA 91107 TEL. 626-351-2000	MARTIN & ASSOC,LLC 3545 CORPORATE COSTA MESA CA 92626 TEL. 714-641-9022	BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGE 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

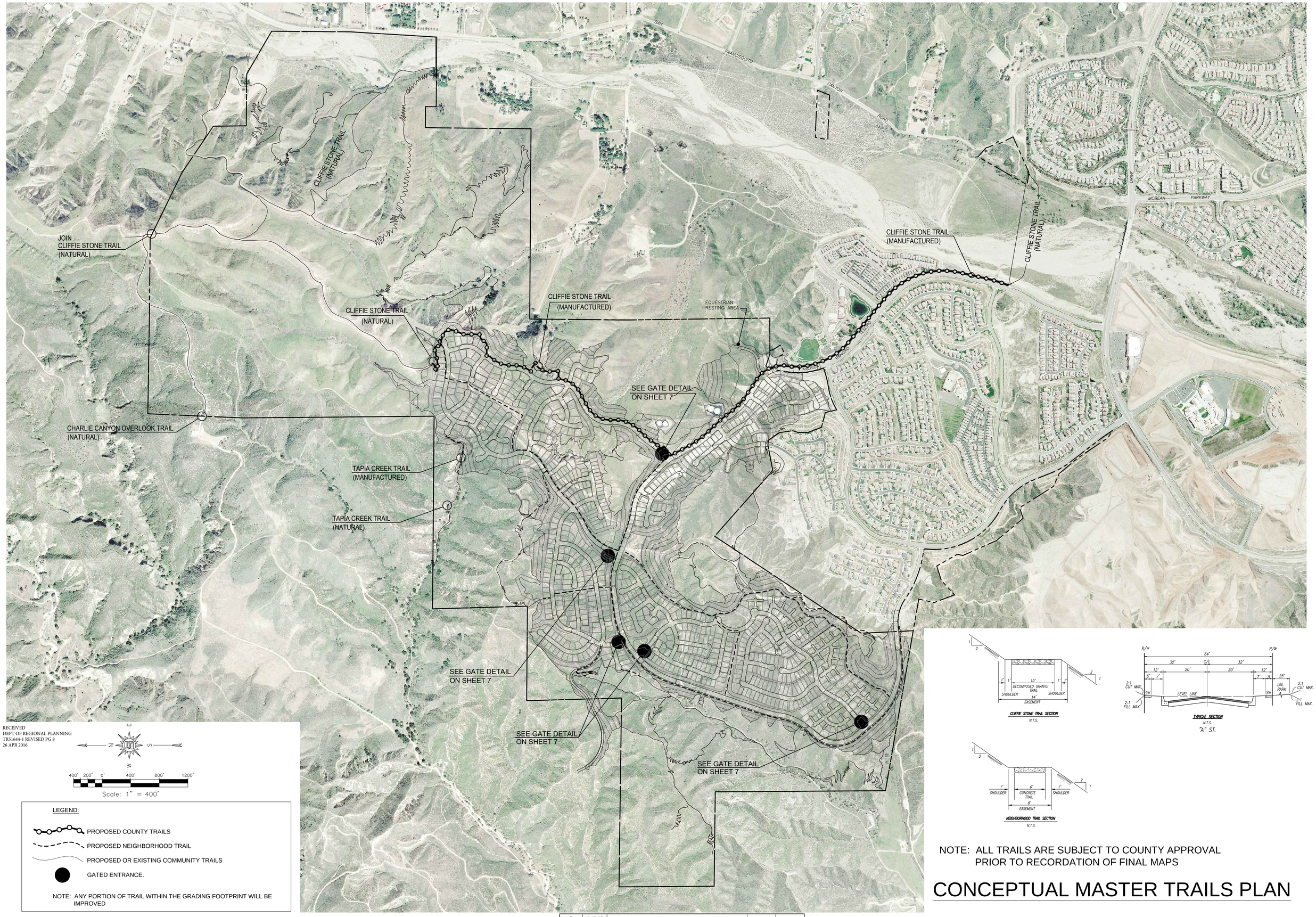
5	4-19-16	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 1-28-16.			
4	12-22-15	REVISE MAP TO 795 DU INCLUDING 115 SENIORS, REDUCE GRADING, PROJECT FOOTPRINT AND PORTION OF AREA "A"			
3	9-20-10	CLARIFY STREET NAMES; MODIFY GATE LOC.; REV. TRAIL SYSTEM, ADD LINE OF SIGHT, HELI-SPOT EASEMENT & MISC. REVS.			
2	2-17-10	SHOW FIRE STATION AS ALTERNATE; ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 774 TO 700. REV. TRAILS SYSTEM.			
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP. ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV. RELOCATED 18 LOTS FROM AREA C TO AREA B			
DATE		REVISION		BY	APP
SCALE: AS SHOWN	CHK'D BY:	APPROVED BY:	DATE: 04/26/2016	DWG. NO. 5093-023-05E	SHEET 7 OF 9

REGISTERED PROFESSIONAL ENGINEER
REGINALD R. YORN
No.16913
Exp. 06-30-17
CIVIL
STATE OF CALIFORNIA
PROJECT ENGINEER DATE

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

GRADING



RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 8
26 APR 2016

400' 200' 0' 400' 800' 1200'

Scale: 1" = 400'

LEGEND:

- PROPOSED COUNTY TRAILS
- PROPOSED NEIGHBORHOOD TRAIL
- PROPOSED OR EXISTING COMMUNITY TRAILS
- GATED ENTRANCE.

NOTE: ANY PORTION OF TRAIL WITHIN THE GRADING FOOTPRINT WILL BE IMPROVED

CLIFFIE STONE TRAIL SECTION
N.T.S.

TYPICAL SECTION
N.T.S.
"A" ST.

NEIGHBORHOOD TRAIL SECTION
N.T.S.

NOTE: ALL TRAILS ARE SUBJECT TO COUNTY APPROVAL PRIOR TO RECORDATION OF FINAL MAPS

CONCEPTUAL MASTER TRAILS PLAN

5	4-19-16	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 1-28-16.					
4	12-22-15	REVISE MAP TO 795 DU INCLUDING 115 SENIORS, REDUCE GRADING, PROJECT FOOTPRINT AND PORTION OF AREA "A"					
3	9-20-10	CLARIFY STREET NAMES; MODIFY GATE LOC.; REV. TRAIL SYSTEM, ADD LINE OF SIGHT, HELI-SPOT EASEMENT & MISC. REV'S.					
2	2-17-10	SHOW FIRE STATION AS ALTERNATE; ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 774 TO 700. REV. TRAILS SYSTEM					
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP. ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV. RELOCATED 18 LOTS FROM AREA C TO AREA B					
DATE		REVISION				BY	APP
SCALE: AS SHOWN	CHK'D BY:	APPROVED BY:	DATE: 04/26/2016	DWG. NO. 5093-023-05E	SHEET 8	OF 9	

REGISTERED PROFESSIONAL ENGINEER RONALD R. YORK No.16913 Exp. 06-30-17 CIVIL STATE OF CALIFORNIA

PROJECT ENGINEER DATE

PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYVIEW CIRCLE, STE 2000
NEWPORT BEACH, CA 92660
ATTN: JOHN PATTERSON
TEL. 310-864-3330

WATER SYSTEMS
CIVILTEC
188 W. LIME AVE.
MONROVIA, CA 91016
TEL. 626-357-0588

SOILS ENGINEER & GEOLOGIST
RMA GEOSCIENCE,INC
9854 GLEN OAKS BLVD
SUN VALLEY, CA 91352
ATTN: MARK SWATEK
TEL. 800-762-4396

LAND PLANNING & LANDSCAPING
PLACEWORKS
3 MACARTHUR PLACE STE 1100
SANTA ANA, CA 92707
TEL. 714-966-9220

ENVIRONMENTAL
BONTERRA CONSULTING
3452 E. FOOTHILL BLVD.
SUITE 420
PASADENA, CA 91107
TEL. 626-351-2000

CONSULTANT
MARTIN & ASSOC,LLC
3545 CORPORATE
COSTA MESA CA 92626
TEL. 714-641-9022

LEGAL DESCRIPTION
BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGE 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

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MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

GRADING

RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 9
26 APR 2016

A FEE AS TO PARCEL A, AN EASEMENT AS TO PARCEL A1

ASSESSORS PARCEL NUMBERS

3244-160-017 THROUGH 3244-160-025 (LOTS 19, 43, 49, 50 52 THROUGH 54 OF PARCEL A), 3244-161-001 THROUGH 3244-161-023 (LOTS 20 THROUGH 22, 41, 42, 44 THROUGH 48, 51, 55 OF PARCEL A), 3244-162-001 THROUGH 3244-162-006 (LOTS 23 THROUGH 25, 38 THROUGH 40 OF PARCEL A), 3244-163-003 THROUGH 3244-163-007 (LOTS 26 THROUGH 30 OF PARCEL A), 3244-164-001 THROUGH 3244-164-009 (LOTS 31 THROUGH 37 OF PARCEL A)

PARCEL A1:

EASEMENTS FOR GRADING, SLOPE, DRAINAGE, LANDSCAPING, PUBLIC AND PRIVATE UTILITIES, MAINTENANCE, INGRESS, EGRESS AND INCIDENTAL PURPOSES PER THOSE DOCUMENTS ENTITLED "EASEMENT AGREEMENT" RECORDED NOVEMBER 07, 2011 AS INSTRUMENT NO. 20111507786 AND "GRANT OF EASEMENT" RECORDED DECEMBER 15, 2011 AS INSTRUMENT NO. 20111701958, BOTH OF OFFICIAL RECORDS.

THE FOLLOWING ITEMS PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. NHSC-5069810 (mw) DATED DECEMBER 16, 2015 (NOT PLOTTED)

ITEM 1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2015-2016, A LIEN DUE OR PAYABLE.

ITEM 2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE; AS A RESULT OF TRANSFER TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGE OF OWNERSHIP OR NEW CONSTRUCTION OCCURRING AFTER DATE OF THE TITLE POLICY.

ITEM 3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

ITEM 4. THE INTEREST OF THE UNITED STATES OF AMERICA AS RESERVED IN VARIOUS PATENTS RECORDED SEPTEMBER 02, 1915 AS INSTRUMENT NO. 103 IN BOOK 13 PAGE 180 OF PATENTS; AND APRIL 30, 1924 AS INSTRUMENT NO. 1110 IN BOOK 3007, PAGE 386; JULY 29, 1925 AS INSTRUMENT NO. 1502, IN BOOK 3944, PAGE 400; DECEMBER 28, 1925 AS INSTRUMENT NO. 701 IN BOOK 4551 PAGE 64; JUNE 08, 1926, INSTRUMENT NO. 1190 IN BOOK 6239, PAGE 42; DECEMBER 27, 1926 AS INSTRUMENT NO. 695, IN BOOK 6156, PAGE 125; DECEMBER 02, 1943 AS INSTRUMENT NO. 803, IN BOOK 20468, PAGE 166 ALL OF OFFICIAL RECORDS.

ITEM 8. THE FACT THAT A TRAVELED ROADWAY EXISTS OVER PORTIONS OF SAID LAND, THE CENTERLINE OF A PORTION OF SAID ROADWAY BEING THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO EDWARD LIPPUS, ET UX., RECORDED JULY 12, 1950 AS INSTRUMENT NO. 1271 IN BOOK 33652, PAGE 65 OF OFFICIAL RECORDS.

ITEM 10. THE EFFECT OF A DEED WHICH RESERVES AN UNDIVIDED QUARTER OF ANY LESSOR'S ROYALTY, RENT, INCOME OR BONUSES THAT MAY BE PAYABLE UNDER OR DERIVED FROM ANY MINERAL, OIL AND/OR GAS LEASE THAT MAY HEREAFTER BE EXECUTED ON SAID LAND AS RESERVED BY R. COWPAR SOUNDERS, A MARRIED MAN, AS HIS SEPARATE PROPERTY, RECORDED JUNE 03, 1960 IN BOOK D865, PAGE 72 OF OFFICIAL RECORDS.

ITEM 18. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SCHOOL FACILITIES FUNDING AGREEMENT" RECORDED JUNE 30, 1997 AS INSTRUMENT NO. 97-971612 OF OFFICIAL RECORDS.

ITEM 19. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM MONTALVO PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS GRANTOR, TO SUNCAL/TESORO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 2000-1451710 OF OFFICIAL RECORDS.

NOTE: AN EASEMENT FOR ACCESS, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE ABOVE DOCUMENT IS INDETERMINATE IN NATURE.

ITEM 20. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT OF DEVELOPMENT, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 2000-1451711 OF OFFICIAL RECORDS.

DOCUMENTS DECLARING MODIFICATION THEREOF RECORDED JANUARY 15, 2003 AS INSTRUMENT NO. 03-0132842 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL ASSIGNMENT OF AGREEMENT OF DEVELOPMENT OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED SEPTEMBER 10, 2003 AS INSTRUMENT NO. 03-2645300 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL ASSIGNMENT OF DEVELOPMENT AGREEMENT" RECORDED SEPTEMBER 10, 2003 AS INSTRUMENT NO. 03-2645303 OF OFFICIAL RECORDS.

NOTE: EASEMENTS PER SAID DOCUMENT ARE INDETERMINATE IN NATURE.

ITEM 23. RECITALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 26320, WHICH AMONG OTHER THINGS RECITES:

THE OFFER FOR PUBLIC USE FOR STREET PURPOSES THE CERTAIN STRIPS OF LAND DESIGNATED AS "FUTURE STREET" ON THIS MAP RESERVING TO OURSELVES ALL ORDINARY USES OF SAID LAND EXCEPT THE ERECTION OR CONSTRUCTION OF ANY STRUCTURE NOT ORDINARILY PLACED IN PUBLIC STREETS UNTIL SUCH TIME AS SAID STREET IS OPENED FOR PUBLIC USE. WE DO HEREBY, AND FOR OUR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY AGREE THAT ALL FUTURE STREETS SHOWN ON THIS MAP WILL ACCEPT DRAINAGE WATER DISCHARGED FROM ANY ADJOINING STREET, WHETHER IT BE A PUBLIC STREET OR PRIVATE AND FUTURE STREET, AND FURTHER AGREE THAT THE COUNTY OF LOS ANGELES IS HEREBY HELD FREE AND CLEAR OF ANY CLAIMS OR DAMAGE ARISING FROM SAID DRAINAGE.

FURTHER DIVISION OF THIS PROPERTY TO LOT/PARCEL SIZES BELOW TWENTY ACRES WILL REQUIRE STANDARD IMPROVEMENTS BE COMPLETED AS A CONDITION OF APPROVAL. THE IMPROVEMENTS WILL INCLUDE, BUT NOT BE LIMITED TO, PROVIDING ACCESS, INSTALLATION OF WATER MAINS, APPURTENANCES AND FIRE HYDRANTS AND CONFORMANCE TO LOS ANGELES COUNTY DEVELOPMENT STANDARDS.

ITEM 25. RECITALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 26230, WHICH AMONG OTHER THINGS RECITES: "WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO RESTRICT THE ERECTION OF BUILDINGS OR OTHER STRUCTURES WITHIN THOSE AREAS DESIGNATED ON THE MAP AS RESTRICTED USE AREAS".

ITEM 26. RECITALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 26320, WHICH AMONG OTHER THINGS RECITES: "PORTIONS OF PARCELS 21, 22, 24, 25, 26, 27, 28, 29, 30, 31 AND 32 ARE SUBJECT TO GEOLOGICAL HAZARDS"

ITEM 27. RECITALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 26230, WHICH AMONG OTHER THINGS RECITES:

"FURTHER DIVISION AND/OR DEVELOPMENT OF THIS PROPERTY WILL REQUIRE TRAIL DEDICATION FOR CLIFFE STONE CONNECTOR TRAIL IN ALL PARCELS IN ACCORDANCE WITH TENTATIVE TRACT NO. 51644 (CASE NO. 92-074(5)). APPROXIMATE LOCATIONS AND WIDTHS ARE SHOWN ON SAID TENTATIVE MAP. FINAL LOCATION OF SAID TRAIL SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING DIVISION, DEPARTMENT OF PARKS AND RECREATION, COUNTY OF LOS ANGELES".

ITEM 28. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED DECEMBER 09, 2002 AS INSTRUMENT NO. 02-3005941 OF OFFICIAL RECORDS.

THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

ITEM 29. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN DOCUMENT RECORDED MAY 29, 2003 AS INST. NO. 03-1519803, OFFICIAL RECORDS.

DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED MARCH 7, 2014 AS INSTRUMENT NO. 20140234917 OF OFFICIAL RECORDS.

NOTE: EASEMENT IN SAID DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 30. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "FUEL MODIFICATION COVENANT AND AGREEMENT" RECORDED MARCH 10, 2005 AS INSTRUMENT NO. 050559264 OF OFFICIAL RECORDS.

ITEM 56. RECITALS AS SHOWN ON THE MAP OF TRACT 51644-09, WHICH AMONG OTHER THINGS RECITES:

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF CASA LUNA PLACE AND TESORO DEL VALLE DRIVE WITHIN OR ADJACENT TO THIS SUBDIVISION REMAIN PUBLIC STREETS, WE HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR INGRESS AND EGRESS FROM ABUTTING LOTS TO SAID STREETS. IF ANY PORTION OF SAID STREETS WITHIN OR ADJACENT TO THIS SUBDIVISION ARE VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BUILDINGS OR OTHER STRUCTURES WITHIN LOTS 62 THROUGH 66, INCLUSIVE.

THIS SUBDIVISION IS APPROVED AS A RESIDENTIAL PLANNED DEVELOPMENT PROJECT WHEREBY THE COMMON AREAS WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF THE INDIVIDUAL LOTS. LOTS 62 THROUGH 66, INCLUSIVE, ARE COMMON LOTS. MEMBERSHIP IN THE HOMEOWNERS ASSOCIATION IS IN SEPARABLE FROM THE OWNERSHIP ON THE INDIVIDUAL LOTS.

PORTIONS OF LOTS 63, 64, 65 AND 66 WITHIN OR ADJACENT TO THE NATURAL DRAINAGE COURSES ARE SUBJECT TO FLOOD HAZARD.

AFFECTS PARCEL A1.

ITEM 59. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED MAY 29, 2003 AS INSTRUMENT NO. 03-1519803 OF OFFICIAL RECORDS.

A DECLARATION OF ANNEXATION RECORDED FEBRUARY 9, 2004 AS INSTRUMENT NO. 04-284951 OF OFFICIAL RECORDS.

DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED MARCH 07, 2014 AS INSTRUMENT NO. 20140234917 OF OFFICIAL RECORDS.
AFFECTS PARCEL A1.

ITEM 62. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED SEPTEMBER 28, 2015 AS INSTRUMENT NO. 20151199429 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION AGREEMENT" RECORDED SEPTEMBER 29, 2015 AS INSTRUMENT NO. 20151208023 OF OFFICIAL RECORDS.

ITEM 63. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $31,000,000.00 RECORDED SEPTEMBER 29, 2015 AS INSTRUMENT NO. 20151208022 OF OFFICIAL RECORDS. TRUSTOR: BLC TESORO LLC, A DELAWARE LIMITED LIABILITY COMPANY - TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION - BENEFICIARY: MONTALVO PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ITEM 64. A FINANCING STATEMENT RECORDED SEPTEMBER 29, 2015 AS INSTRUMENT NO. 20151208025 OF OFFICIAL RECORDS. DEBTOR: BLC TESORO LLC - SECURED PARTY: MONTALVO PROPERTIES LLC

EASEMENTS PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. NHSC-5069810 (mw) DATED DECEMBER 16, 2015

ITEM NO.	GRANTED TO	PURPOSE	REFERENCE	STATUS	COMMENTS
5	NEWHALL LAND & FARMING COMPANY	RIGHT OF WAY & INCIDENTAL PURPOSES	12-02-1927, INST. NO. 2182 BK. 7046 PG. 339 O.R.		INDETERMINATE IN NATURE, SEE DOCUMENT
6	SOUTHERN CALIFORNIA EDISON	POLE LINES & INCIDENTAL PURPOSES	07-28-1948, INST. NO. 3007 BK. 27824 PG. 87 O.R.	TO REMAIN	EASEMENT LOCATION IS APPROXIMATE, SEE DOCUMENT
7	SOUTHERN CALIFORNIA EDISON	POLE LINES & INCIDENTAL PURPOSES	10-04-1948, INST. NO. 3174 BK. 48418 PG. 196 O.R.	**	INDETERMINATE IN NATURE, SEE DOCUMENT
9	ENRIQUE RUIZ & JUANITA RUIZ	INGRESS & EGRESS & INCIDENTAL PURPOSES	09-30-1958, INST. NO. 111 BK. D229 PG. 916 O.R.	TO BE QUITCLAIMED	AFFECTS PARCEL A
11	METROPOLITAN WATER DIST. OF SO. CAL.	TUNNELS FOR TRANSPORTATION OF WATER & INCIDENTAL PURPOSES	11-03-1966, INST. NO. 372 BK. D3472 PG. 756 O.R.	TO REMAIN	AFFECTS PARCEL A
12	METROPOLITAN WATER DIST. OF SO. CAL.	TUNNELS FOR TRANSPORTATION OF WATER & INCIDENTAL PURPOSES	02-01-1967 INST. NO. 399 BK. D3547 PG. 286 O.R.	TO REMAIN	AFFECTS PARCEL A
13	CITY OF LOS ANGELES & L.A.D.W.P.	PUBLIC UTILITIES & ROADS & INCIDENTAL PURPOSES	01-14-1971 INST. NO. 2822 BK. 3661 PG. 348 O.R.	TO BE QUITCLAIMED & RELOCATED	AFFECTS PARCEL A
14	THE CITY OF LOS ANGELES	PUBLIC UTILITIES & ROADS & INCIDENTAL PURPOSES	05-05-1972 INST NO. 32 O.R.	TO REMAIN	AFFECTS PARCEL A
15		EFFECT OF RIGHT OF WAY FOR TUNNEL EASEMENT	BK. 87 PGS. 8-13 OF RECORDS OF SURVEY	TO REMAIN	AFFECTS PARCEL A
16	SOUTHERN CALIFORNIA EDISON	UTILITIES, APPURTENANCES & INCIDENTAL PURPOSES	02-27-1980 INST. NO. 80-200153 O.R.	**	INDETERMINATE IN NATURE, SEE DOCUMENT
19	SUNCAL/ TESORO LLC	ACCESS, INGRESS AND EGRESS & INCIDENTAL PURPOSES	9-15-2000 INST. 2000-1451710 & 1-15-2003 INST. 03-0132842	**	INDETERMINATE IN NATURE, SEE DOCUMENT
24	COUNTY OF LOS ANGELES	SLOPE AND FUTURE STREET PURPOSES	PARCEL MAP NO. 26320 P.M.B. 310-1-51	*	AFFECTS PARCEL A
31	TESORO DEL VALLE & COUNTY OF L.A.	INGRESS, EGRESS, INCIDENTAL & MAINTENANCE PURPOSES	12-17-2007 INST. NO. 20072765861 O.R.	*	AFFECTS PARCEL 43 OF PARCEL A
32	TESORO DEL VALLE & COUNTY OF L.A.	INGRESS, EGRESS, INCIDENTAL & MAINTENANCE PURPOSES	12-17-2007 INST. NO. 20072765862 O.R.	*	AFFECTS PARCEL 19 OF PARCEL A
36	COUNTY OF LOS ANGELES	FLOOD CONTROL & INCIDENTAL PURPOSES	TRACT NO. 51644-05 M.B. 1273-7-16	*	AFFECTS PARCELS 19 & 20 OF PARCEL A
43	SOUTHERN CALIFORNIA EDISON	POLES & POLE LINES & INCIDENTAL PURPOSES	06-11-1953 INST. NO. 2499 BK. 41949 PG. 127 O.R.	**	INDETERMINATE IN NATURE, SEE DOCUMENT
57	L.A. COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL & INCIDENTAL PURPOSES	TRACT NO. 51644-09 M.B. 1278-65-76	*	AFFECTS PARCEL A1
58	COUNTY OF LOS ANGELES	SLOPE & INCIDENTAL PURPOSES	TRACT NO. 51644-09 M.B. 1278-65-76	*	AFFECTS PARCEL A1
60	SOUTHERN CALIFORNIA EDISON	UNDERGROUND ELECTRICAL & COMMUNICATION SYSTEMS	11-05-2003 INST. NO. 03-332667 O.R.	*	AFFECTS PARCEL A1
61	TESORO DEL VALLE & COUNTY OF L.A.	LANDSCAPING MAINTENANCE, DRAINS INGRESS, EGRESS, INCIDENTAL PURPOSES	12-17-2007 INST. NO. 20072765863 O.R.	**	BLANKET IN NATURE OVER PARCEL A1

* TO BE ABANDONED IN PLACE & REDEDICATED IF NEEDED
** TO BE QUITCLAIMED, NEW EASEMENT TO BE PROVIDED

LEGEND:

———-- -———-- - INDICATES ZONE LINE

EXISTING ZONING DESIGNATIONS:
A-2-2 HEAVY AGRICULTURAL
R-1 SINGLE FAMILY RESIDENTIAL

N.A.P. INDICATES NOT A PART

NOTES:

EASEMENT ITEM NUMBERS SHOWN ON MAP HEREON ARE CIRCLED (24)
QUITCLAIMS TO BE DONE PRIOR TO FINAL MAP RECORDATION.
PARCEL NUMBERS SHOWN IN EASEMENT TABLE AND ON EASEMENT MAP ARE PER SAID TITLE REPORT.

BENCH MARK#L 3598
RDBM TAG IN SE COR ROCK HDWL @ ANGLE PT
17' E/O SAN FRANCISQUITO CYN RD & 0.45 MI N/O
SHAWNEE CT (TO THE E) @ MI MKR #17.56
NEWHALL QUAD (2009) ELEV.1293.664

EASEMENT LOCATION MAP

6	4-21-16	UPDATE EASEMENT STATUS
5	12-30-15	UPDATE EASEMENTS PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. NHSC-5069810 (mw) DATED DECEMBER 16, 2015
4	12-10-15	UPDATE EASEMENTS PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. OSA-4717204 (mw) AMENDED 8-27-15.
3	9-20-10	CLARIFY STREET NAMES; MODIFY GATE LOC.; REV. TRAIL SYSTEM, ADD LINE OF SIGHT, HELI-SPOT EASEMENT & MISC. REV'S.
2	2-17-10	SHOW FIRE STATION AS ALTERNATE; ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 714 TO 700. REV. TRAILS SYSTEM.
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP, ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV. RELOCATED 18 LOTS FROM AREA C TO AREA B
	DATE	REVISION

SCALE: AS SHOWN | CHK'D BY: | APPROVED BY: | DATE: 04/26/16 | DWG. NO. 5093-023-05E | SHEET 9 OF 9

PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYVIEW CIRCLE, STE 2000
NEWPORT BEACH, CA 92660
ATTN: JOHN PATTERSON
TEL. 310-864-3330

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TEL. 626-351-2000

CONSULTANT
MARTIN & ASSOC, LLC
3545 CORPORATE
COSTA MESA CA 92626
TEL. 714-641-9022

LEGAL DESCRIPTION
BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGES 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

REGISTERED PROFESSIONAL ENGINEER
RONALD R. HORN
No.16913
Exp. 06-30-17
CIVIL
STATE OF CALIFORNIA
PROJECT ENGINEER DATE

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

GRADING

X:\Civil 3D\5093-023\Tentative Maps\dwg\TM 51644 Sheet 9 Rev 12-30-15.dwg
Plotted: 1/12/15 11:15:07 by Bill

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 51644-1 (Rev'd)

TENTATIVE MAP DATED 12-22-2015
EXHIBIT MAP DATED 12-22-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. As previously requested, provide proof that the subdivider has obtained the necessary off-site right of way/easement to construct the offsite street improvements and grading required to complete the connection to the existing Casa Luna Place, the Reye Adobe Way connection to the existing Reyes Adobe Way, TR 53822 boundary, the TR 53189 boundary, and the offsite realignment and widening of Avenida Rancho Tesoro. It shall be the sole responsibility of the subdivider to acquire the necessary easements to perform any offsite grading or construction related to any public improvement.

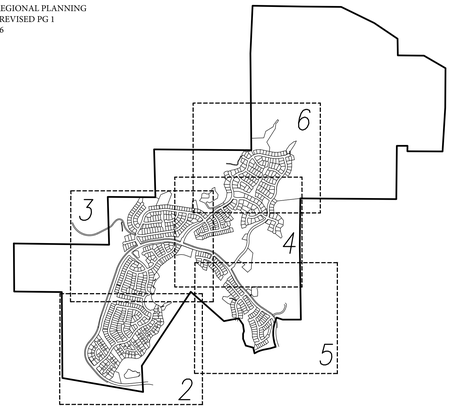
2. As previously requested, obtain approval from the Fire Department for all residential streets greater than 1000 feet. If approval is not obtained, revise the tentative map to account for this maximum required length.

3. As previously requested, a traffic study is required. Please contact Andrew Ngumba of our Traffic and Lighting Division at 626 458 4851.

4. The Tentative and Exhibit maps need to be revised to address comments on the attached check print.

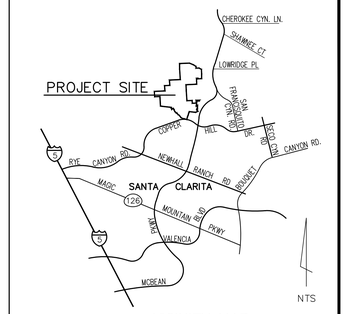
Prepared by Sam Richards Phone (626) 458-4921 Date 05-25-2016
P:\ldpub\SUBPCHECK\Road\Rd Projects\TR 51644\tr51644r-rev'dmaprev4.doc

RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 1
26 APR 2016



KEY MAP
N.T.S

TO SEE A DETAILED LAYOUT OF THE PREVIOUSLY APPROVED MAPS, SEE THE MAPS THAT ARE ON FILE WITH SUBDIVISION SECTION OF LOS ANGELES COUNTY DEPT. OF REGIONAL PLANNING.



VICINITY MAP
NTS

SHEET SUMMARY

SHEET	DESCRIPTION
1	COMPOSITE MAP / TITLE SHEET (INCLUDES RECORDED MAPS IN PLANNING AREA A)
2	LAYOUT DETAILS (100 SCALE)
3	LAYOUT DETAILS (100 SCALE)
4	LAYOUT DETAILS (100 SCALE)
5	LAYOUT DETAILS (100 SCALE)
6	LAYOUT DETAILS (100 SCALE)
7	PROPOSED DETAILS TYPICAL STREET SECTIONS
8	CONCEPTUAL MASTER TRAILS PLAN
9	EASEMENT LOCATION MAP

PROJECT SUMMARY

TOTAL LOT AREA:	1795 ± acres
REVISED AREA:	1271.4 ± acres PLANNING AREA B AND C.
TOTAL REMAINING DWELLING UNITS:	809 RESIDENTIAL UNITS (INCL. 343 SENIOR'S UNITS)
TOTAL NO. OF LOTS:	876
DENSITY:	±1.05 du/ac (1885 DU / 1795 AC).
PROPOSED AND EXISTING ZONING:	A-2-2 (R1 & A-2-2 PER OVOV)
PROPOSED AND EXISTING LAND USE:	U1, HM (RL5 & H-2 PER OVOV)
GRADING:	CUT 9.9 MILLION CY, FILL 9.9 MILLION CY (BALANCED ON SITE)
OPEN SPACE:	TOTAL OPEN SPACE IN AREA B IS 956.9 AC. (MANUFACTURED 109.4 AC/ NATURAL 847.5 AC)
ASSESSOR'S MAPS:	APN # 3244-159-034 & 046 POR, 3244-160-ALL PARCELS ON SHT.1, 3244-160-043 & 048 ON SHT.2, 3244-161-ALL PARCELS, 3244-162-ALL PARCELS, 3244-163-ALL PARCELS, 3244-163-ALL PARCELS, 3244-164-ALL PARCELS.

NOTES

1. UNDER THE PROVISIONS OF THE NEW GENERAL PLAN, SINCE THE MAP WAS ACTIVE PRIOR TO ITS ADOPTION, IT CAN BE PROCESSED UNDER THE PREVIOUS RULES WHICH INCLUDE USING THE PREVIOUS LAND USE & ZONING DESIGNATIONS.
2. PERMISSION IS REQUESTED TO CREATE ADDITIONAL OPEN SPACE LOTS.
3. ALL STREET LANDINGS ARE 3% OR LESS EXCEPT WHERE REQUESTED.
4. PREVIOUS CASES ARE CUP 92-074, ZC 92-074 AND GPA 92 - 074 AND ARE STILL IN EFFECT.
5. 1077 DU'S IN PLANNING AREA "A" HAVE BEEN BUILT. THE MASTER CUP 92-074 ALLOWS FOR A TOTAL OF 1791 DU'S WITHIN THE ENTIRE LIMITS OF TRACT NO. 51644. THIS EXCLUDE THE ADDITIONAL SENIOR UNITS WHICH ARE PERMITTED PER 22.52.1830
6. A DENSITY CONTROLLED CUP HAS BEEN FILED CONCURRENTLY TO INCREASE THE NUMBER OF UNITS IN PLANNING AREA B AND C.
7. PERMISSION IS REQUESTED FOR PRIVATE AND FUTURE STREETS IN PLANNING AREA B AND C.
8. PERMISSION IS REQUESTED TO HAVE THE ABILITY TO HAVE A SECOND UNIT (GRANNY FLAT) ON ALL UNBUILT LOTS IN ALL PLANNING AREAS.
9. INDIVIDUAL RESIDENTIAL LOTS WHICH HAVE O/S AREA, WILL HAVE AN EASEMENT GRANTED TO THE HOA FOR BUILDING RESTRICTIONS, MAINTENANCE AND OPEN SPACE RIGHTS.
10. AN LLAD WILL BE FORMED FOR PUBLIC R/W FOR COMMON AREA MAINTENANCE AND AN HOA WILL BE FORMED FOR ALL O/S LOTS.
11. ALL NATURAL AND MANUFACTURED TRAILS TO BE DEDICATED TO THE COUNTY OF LOS ANGELES.
12. ALL LOTS TO BE SERVED BY PUBLIC SEWER.
13. PERMISSION IS REQUESTED FOR UNIT PHASING AND TO HAVE THE ABILITY TO MODIFY THE NUMBER OF PHASES AND SEQUENCE AS NEEDED.
14. ALL DEBRIS BASINS SHOWN ARE PUBLIC AND TO BE MAINTAINED BY LACFCD.
15. ALL STREETS LOCATED "BEHIND" THE GATES ARE TO BE PRIVATE AND FUTURE EXCEPT WHERE CALLED OUT.
16. ALL STREET CURB RADIUS ARE 25' OR OTHERWISE STATES IN THE PLAN.
17. OIL WELL (TEXACO, INC WAYSIDE CYN. UNIT TRACT B PER 1989 MUNGER MAP) LOCATED ADJACENT TO "V" STREET HAVE BEEN ABANDONED AND CAPPED PER DEPT. OF OIL AND GAS STANDARDS.
18. ALL PROPOSED WALLS OVER 6' TALL ARE CALLED OUT.
19. ALL GRADING IS APPROXIMATE AND SUBJECT TO MINOR MODIFICATION OF ± 3' PRIOR TO THE RECORDATION OF THE FINAL MAP SUBJECT TO THE SATISFACTION OF REGIONAL PLANNING AND PUBLIC WORKS.
20. SEA 19 HAS BEEN REDESIGNATED UNDER THE CURRENT GENERAL PLAN AS SEA 20
21. ALL SLOPES ARE A MAX OF 2:1
22. REQUEST PERMISSION TO RECORD A LARGE LOT PARCEL MAP.

PLANNING AREA SUMMARY / INDEX SHEET

	TOTAL LOT	LOT NO.	ACREAGE	SHT. NO.
RESIDENTIAL LOTS	523	1716 - 2238	107.3 Ac	(SHT.2,3,4,5,6)
ESTATE LOTS	40	2239 - 2278	13.2 Ac	(SHT.6)
EXECUTIVE LOTS	117	2279 - 2395	29.6 Ac	(SHT.6)
SENIOR VILLA LOTS	129	2396 - 2524	23.6 Ac	(SHT.2)
BASIN LOTS	17	2525 - 2541	21.6 Ac	(SHT.2,3,4,5,6)
EXIST. TANK LOTS	2	2542 - 2543	0.6 Ac	(SHT.4,5)
PROP. TANK LOTS	1	2544	4.3 Ac	(SHT.3,4)
HELIPAD LOT	1	2545	2.6 Ac	(SHT.4)
STREET	-	-	65.4 Ac	(SHT.2,3,4,5,6)
PRIVATE DRIVEWAY	6	2546 - 2551	7.2 Ac	(SHT.2)
PARK/PASEO LOTS	19	2552 - 2570	39.1 Ac	(SHT.2,3,4,5,6)
OPEN SPACE LOTS	21	2571 - 2591	956.9 Ac	(SHT.2,3,4,5,6)
TOTAL	876		1271.4 Ac	

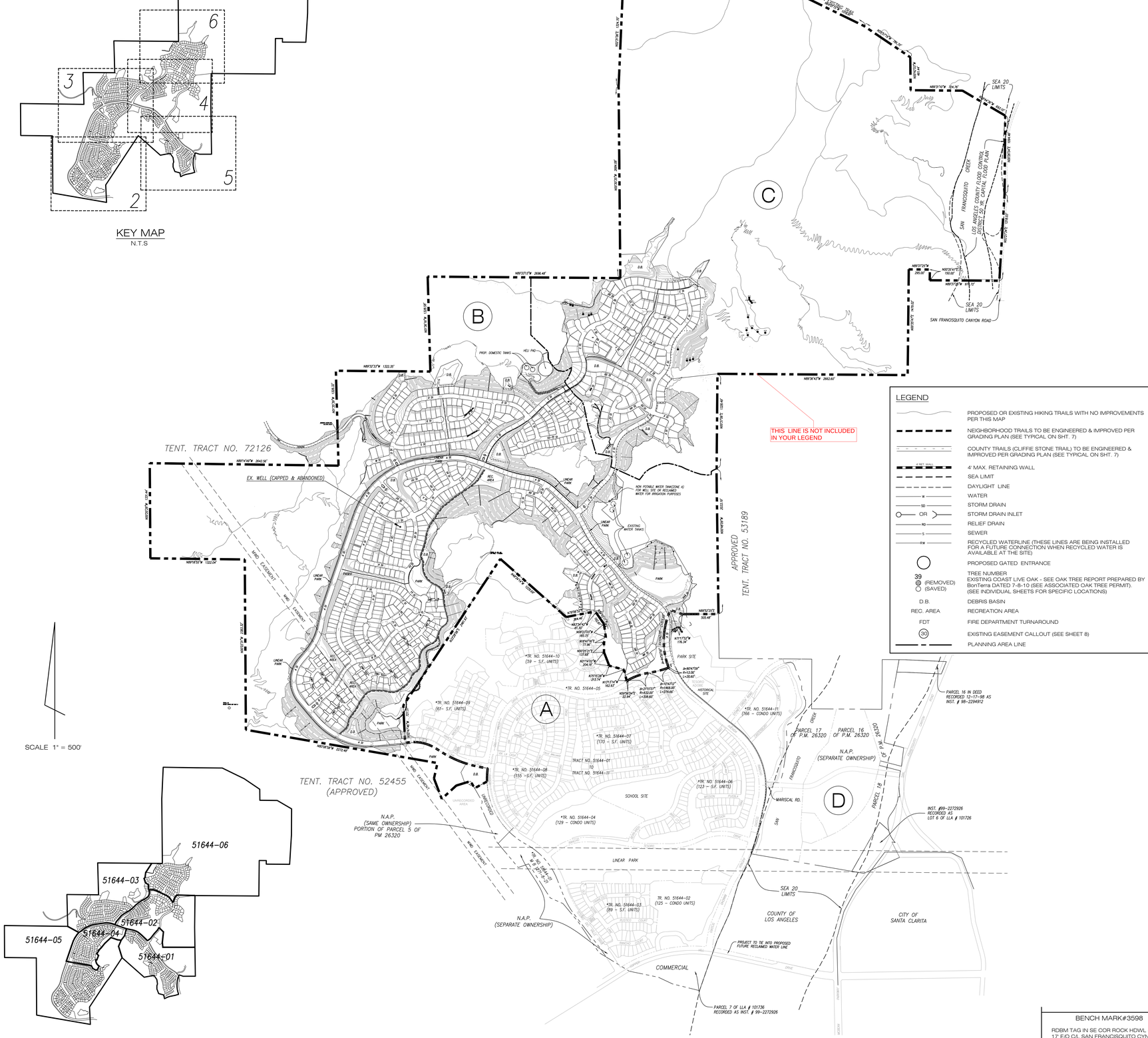
LOT HISTORY

LOTS 1 THRU 714 HAS ALL BEEN RECORDED AS UNITS OF TR. NO.51644 (AREA A)
LOTS 715-976 WERE ORIGINAL LOT NO's. FOR AREA B.
LOTS 977-1710 WERE PREVIOUSLY DELETED PER THE OLD MAP PRIOR TO APPROVAL.
LOTS 1711-1713, 1715 ARE RECORDED LOTS IN AREA A & D. (SEE ORIGINAL TRACT MAP)

LOT SIZE MINIMUM

ESTATE LOTS	40
EXECUTIVE LOTS	117
65' X 100'	133
55' X 100'	69
50' X 100'	107
SUBTOTAL	466
SENIOR S.F (55' X 100' & 60' X 100')	214
SENIOR VILLAS	129
SUBTOTAL	343
TOTAL	809

SEE SHEET 7 FOR ALL STREET SECTIONS AND LOT TABLE



PHASING MAP
N.T.S

LEGEND

- PROPOSED OR EXISTING HIKING TRAILS WITH NO IMPROVEMENTS PER THIS MAP
- NEIGHBORHOOD TRAILS TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 7)
- COUNTY TRAILS (CLIFFIE STONE TRAIL) TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 7)
- 4' MAX. RETAINING WALL
- SEA LIMIT
- DAYLIGHT LINE
- W — WATER
- SD — STORM DRAIN
- OR — STORM DRAIN INLET
- RD — RELIEF DRAIN
- S — SEWER
- RW — RECYCLED WATERLINE (THESE LINES ARE BEING INSTALLED FOR A FUTURE CONNECTION WHEN RECYCLED WATER IS AVAILABLE AT THE SITE)
- PROPOSED GATED ENTRANCE
- 39 — TREE NUMBER
- (REMOVED) / (SAVED) — EXISTING COAST LIVE OAK - SEE OAK TREE REPORT PREPARED BY BonTerra DATED 7-8-10 (SEE ASSOCIATED OAK TREE PERMIT). (SEE INDIVIDUAL SHEETS FOR SPECIFIC LOCATIONS)
- D.B. — DEBRIS BASIN
- REC. AREA — RECREATION AREA
- FDT — FIRE DEPARTMENT TURNAROUND
- (30) — EXISTING EASEMENT CALLOUT (SEE SHEET 8)
- PLANNING AREA LINE

THIS LINE IS NOT INCLUDED IN YOUR LEGEND

BENCH MARK#3598

RDBM TAG IN SE COR ROCK HDWL @ ANGLE PT 17' E/O C/L SAN FRANCISQUITO CYN RD & 0.45 MI N/O SHAWNEE CT (TO THE E) @ MI MKR #17.56

NEWHALL QUAD (2009)

ELEV.1293.664

REVISED

5	4-19-16	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 1-28-16.			
4	12-22-15	REVISE MAP TO 795 DU INCLUDING 115 SENIORS, REDUCE GRADING, PROJECT FOOTPRINT AND PORTION OF AREA "A"			
3	9-20-10	CLARIFY STREET NAMES; MODIFY GATE LOC.; REV. TRAIL SYSTEM, ADD LINE OF SIGHT, HELI-SPOT EASEMENT & MISC. REV'S.			
2	2-17-10	SHOW FIRE STATION AS ALTERNATE; ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 714 TO 700. REV. TRAILS SYSTEM			
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP, ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV. RELOCATED 16 LOTS FROM AREA C TO AREA B			
	DATE	REVISION		BY	APP

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	DWG. NO.	SHEET	OF
AS SHOWN			04/26/2016	5093-023-05E	1	9

PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYVIEW CIRCLE, STE 2000
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REGISTERED PROFESSIONAL ENGINEER — RONALD R. RIDEN — No.16913 — Exp. 06-30-17 — CIVIL — STATE OF CALIFORNIA
PROJECT ENGINEER DATE

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Engineering | Planning | Surveying
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Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

ROAD

5/25/16 SR

RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 2
26 APR 2016

MANY OF THE LINES ARE RUNNING INTO AND CONFLICTING WITH EACH OTHER. PLEASE RECTIFY

Label all driveways as Private drives and Firelanes.
WHY ARE THERE NO TURNAROUND FOR THE THE DRIVEWAYS?

THIS SHOULD BE A STANDARD KNUCKLE, UNLESS YOU ARE PROPOSING A ROUNDABOUT

MATCH LINE SEE SHEET 3

MWD EASEMENT

SEE GATE DETAIL ON SHEET 7

THE LINES ARE RUNNING INTO EACH OTHER!!!!

STOPPING SIGHT DISTANCE

WHAT ARE THESE DOUBLE LINES FOR?

*TR. NO. 51644-09/
(61- S.F. UNITS)

*TR. NO
(155 -S.

TENT. TRACT NO. 52455
(APPROVED)

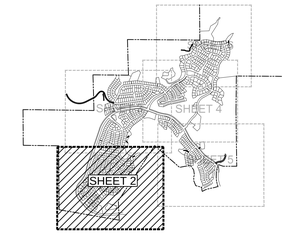
(LAYOUT TO BE DET.)

UNRECORDED AREA

UNRE

ROAD

KEY MAP
SCALE: 1" = 2000'



LEGEND

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- REC. AREA — RECREATION AREA
- FDT — FIRE DEPARTMENT TURNAROUND
- (30) — EXISTING EASEMENT CALLOUT (SEE SHEET 8)

GRAPHIC SCALE: 1" = 100'

PREPARED FOR: BLC TESORO LLC C/O IHP CAPITAL PARTNERS 100 BAYVIEW CIRCLE, STE 2000 NEWPORT BEACH, CA 92660 ATTN: JOHN PATTERSON TEL. 310-864-3330	WATER SYSTEMS: CIVILTEC 188 W. LIME AVE. MONROVIA, CA 91016 TEL. 626-357-0588	SOILS ENGINEER & GEOLOGIST: RMA GEOSCIENCE,INC 9854 GLEN OAKS BLVD SUN VALLEY, CA 91352 ATTN: MARK SWATEK TEL. 800-762-4396	LAND PLANNING & LANDSCAPING: PLACEWORKS 3 MACARTHUR PLACE STE 1100 SANTA ANA, CA 92707 TEL. 714-966-9220	ENVIRONMENTAL: BONTERRA CONSULTING 3452 E. FOOTHILL BLVD. SUITE 420 PASADENA, CA 91107 TEL. 626-351-2000	CONSULTANT: MARTIN & ASSOC,LLC 3545 CORPORATE COSTA MESA CA 92626 TEL. 714-641-9022

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4	12-22-15	REVISE MAP TO 795 DU INCLUDING 115 SENIORS, REDUCE GRADING, PROJECT FOOTPRINT AND PORTION OF AREA "A"		
3	9-20-10	CLARIFY STREET NAMES; MODIFY GATE LOC.; REV. TRAIL SYSTEM; ADD LINE OF SIGHT, HELI-SPOT EASEMENT & MISC. REVS.		
2	2-17-10	SHOW FIRE STATION AS ALTERNATE; ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 174 TO 100; REV. TRAILS SYSTEM.		
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP; ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV; RELOCATED 16 LOTS FROM AREA C TO AREA B		

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	DWG. NO.	SHEET	OF
AS SHOWN			04/26/2016	5093-023-05E	2	9

REGISTERED PROFESSIONAL ENGINEER — REINALD R. TIGNO — No.16913 — Exp. 06-30-17 — CIVIL — STATE OF CALIFORNIA
PROJECT ENGINEER DATE

SIKAND Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

5/25/16 SR

X:\Civil3D\5093-023\Tentative Maps\Tesoro TM 51644 Sheet 2-6.dwg

RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 3
26 APR 2016

LEGEND

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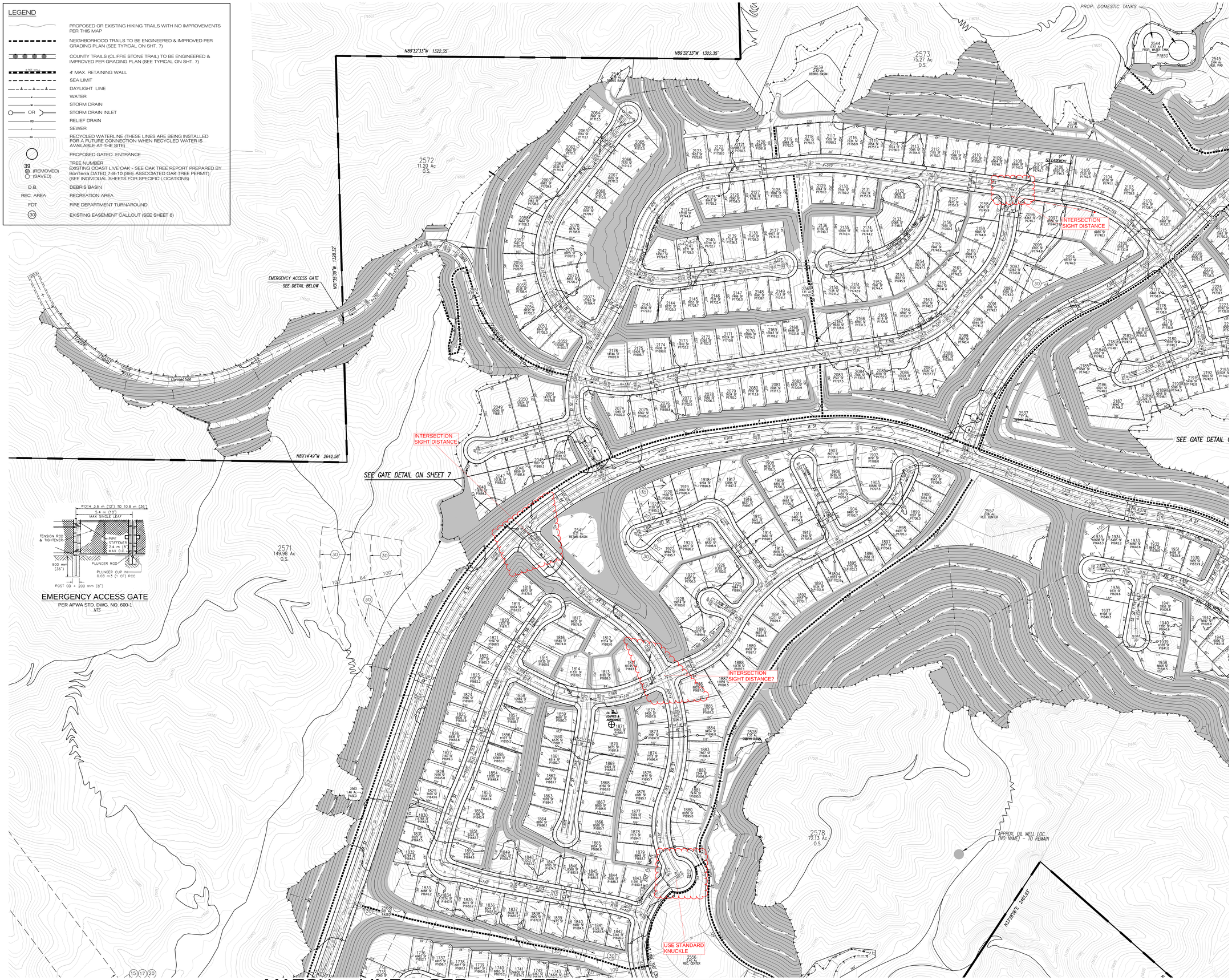
- SEA LIMIT
- DAYLIGHT LINE
- W — WATER
- SD — STORM DRAIN
- OR — STORM DRAIN INLET
- RD — RELIEF DRAIN
- S — SEWER
- RW — RECYCLED WATERLINE (THESE LINES ARE BEING INSTALLED FOR A FUTURE CONNECTION WHEN RECYCLED WATER IS AVAILABLE AT THE SITE)
- PROPOSED GATED ENTRANCE
- 39 — TREE NUMBER
- (REMOVED) / (SAVED) — EXISTING COAST LIVE OAK - SEE OAK TREE REPORT PREPARED BY BonTerra DATED 7-8-10 (SEE ASSOCIATED OAK TREE PERMIT) (SEE INDIVIDUAL SHEETS FOR SPECIFIC LOCATIONS)
- D.B. — DEBRIS BASIN
- REC. AREA — RECREATION AREA
- FDT — FIRE DEPARTMENT TURNAROUND
- (30) — EXISTING EASEMENT CALLOUT (SEE SHEET 8)



EMERGENCY ACCESS GATE

PER APWA STD. DWG. NO. 600-1
NTS

KEY MAP

SCALE: 1" = 2000'

GRAPHIC SCALE: 1" = 100'

PREPARED FOR:	WATER SYSTEMS	SOILS ENGINEER & GEOLOGIST	LAND PLANNING & LANDSCAPING	ENVIRONMENTAL	CONSULTANT	LEGAL DESCRIPTION
BLC TESORO LLC C/O IHP CAPITAL PARTNERS 100 BAYVIEW CIRCLE, STE 2000 NEWPORT BEACH, CA 92660 ATTN: JOHN PATTERSON TEL. 310-864-3330	CIVILTEC 188 W. LIME AVE. MONROVIA, CA 91016 TEL. 626-357-0588	RMA GEOSCIENCE,INC 9854 GLEN OAKS BLVD SUN VALLEY, CA 91352 ATTN: MARK SWATEK TEL. 800-762-4396	PLACEWORKS 3 MACARTHUR PLACE STE 1100 SANTA ANA, CA 92707 TEL. 714-966-9220	BONTERRA CONSULTING 3452 E. FOOTHILL BLVD. SUITE 420 PASADENA, CA 91107 TEL. 626-351-2000	MARTIN & ASSOC,LLC 3545 CORPORATE COSTA MESA CA 92626 TEL. 714-641-9022	BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGE 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

	DATE	REVISION	BY	APP
5	4-19-16	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 1-28-16.		
4	12-22-15	REVISE MAP TO 795 DU INCLUDING 115 SENIORS, REDUCE GRADING, PROJECT FOOTPRINT AND PORTION OF AREA "A"		
3	9-20-10	CLARIFY STREET NAMES; MODIFY GATE LOC.; REV. TRAIL SYSTEM, ADD LINE OF SIGHT, HELI-SPOT EASEMENT & MISC. REVS.		
2	2-17-10	SHOW FIRE STATION AS ALTERNATE; ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 174 TO 700; REV. TRAILS SYSTEM.		
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP; ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV; RELOCATED 14 LOTS FROM AREA C TO AREA B		

SCALE: AS SHOWN | CHK'D BY: | APPROVED BY: | DATE: 04/26/2016 | DWG. NO. 5093-023-05E | SHEET 3 OF 9

REGISTERED PROFESSIONAL ENGINEER — REINALD R. YIGIT — No.16913 — Exp. 06-30-17 — CIVIL — STATE OF CALIFORNIA
PROJECT ENGINEER | DATE

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION

REVISED VESTING TENTATIVE TRACT NO 51644-1

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

ROAD

5/25/16 SR

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RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 4
26 APR 2016

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 3

KEY MAP
SCALE: 1" = 2000'

LEGEND

- PROPOSED OR EXISTING HIKING TRAILS WITH NO IMPROVEMENTS PER THIS MAP
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- DAYLIGHT LINE
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- STORM DRAIN
- STORM DRAIN INLET (OR)
- RELIEF DRAIN
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- PROPOSED GATED ENTRANCE
- 39 (REMOVED) / (SAVED) — TREE NUMBER. EXISTING COAST LIVE OAK - SEE OAK TREE REPORT PREPARED BY BonTerra DATED 7-8-10 (SEE ASSOCIATED OAK TREE PERMIT). (SEE INDIVIDUAL SHEETS FOR SPECIFIC LOCATIONS)
- D.B. — DEBRIS BASIN
- REC. AREA — RECREATION AREA
- FDT — FIRE DEPARTMENT TURNAROUND
- (30) — EXISTING EASEMENT CALLOUT (SEE SHEET 8)

N

W E

S

200' 100' 50' 0 100' 200' 300'
GRAPHIC SCALE: 1" = 100'

MATCH LINE SEE SHEET 5

PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYMEW CIRCLE, STE 2000
NEWPORT BEACH, CA 92660
ATTN: JOHN PATTERSON
TEL. 310-864-3330

WATER SYSTEMS
CIVILTEC
188 W. LIME AVE.
MONROVIA, CA 91016
TEL. 626-357-0588

SOILS ENGINEER & GEOLOGIST
RMA GEOSCIENCE,INC
9854 GLEN OAKS BLVD
SUN VALLEY, CA 91352
ATTN: MARK SWATEK
TEL. 800-762-4396

LAND PLANNING & LANDSCAPING
PLACEWORKS
3 MACARTHUR PLACE STE 1100
SANTA ANA, CA 92707
TEL. 714-966-9220

ENVIRONMENTAL
BONTERRA CONSULTING
3452 E. FOOTHILL BLVD.
SUITE 420
PASADENA, CA 91107
TEL. 626-351-2000

CONSULTANT
MARTIN & ASSOC,LLC
3545 CORPORATE
COSTA MESA CA 92626
TEL. 714-641-9022

LEGAL DESCRIPTION
BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGE 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

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2	2-17-10	SHOW FIRE STATION AS ALTERNATE; ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 774 TO 700, REV. TRAILS SYSTEM.		
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP, ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV. RELOCATED 18 LOTS FROM AREA C TO AREA B		

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	DWG. NO.	SHEET	OF
AS SHOWN			04/26/2016	5093-023-05E	4	9

REGISTERED PROFESSIONAL ENGINEER RONALD R. YORK No.16913 Exp. 06-30-17 CIVIL STATE OF CALIFORNIA
PROJECT ENGINEER DATE

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

ROAD

5/25/16 SR

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MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 2

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DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 5
26 APR 2016

MATCH LINE SEE SHEET 4

50' DIA. ULTIMATE NON POTABLE 450,000 GAL WATER TANK FOR ZONE A (INTERIM 50,000 GAL. TANK TO BE USED UNTIL PERMANENT TANK IS CONSTRUCTED) (PAD ELEV.1683)

20'X20' FENCED NON POTABLE WATER (ZONE B) BOOSTER PUMP AREA

PAD 1683

EXISTING WATER TANKS

SEE GATE DETAIL ON SHEET 7

EXIST BASIN TO REMAIN

IF THIS IS A PUBLIC STREET, WHERE IS THE TURNAROUND?

APPROVED TENT. TRACT NO. 53189

PARK SITE

EXIST S.D. PER PD 2547

*TR. NO. 51644-10
(59 - S.F. UNITS)

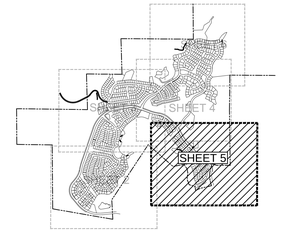
*TR. NO. 51644-05

** OFFSITE AREA TO BE REACQUIRED FROM TESORO DEL VALLE MASTER HOA

TESORO DEL VALLE DRIVE

AVENIDA RANCHO TESORO

ROAD



KEY MAP
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- REC. AREA RECREATION AREA
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- (30) EXISTING EASEMENT CALLOUT (SEE SHEET 8)

GRAPHIC SCALE: 1" = 100'

PREPARED FOR:	WATER SYSTEMS	SOILS ENGINEER & GEOLOGIST	LAND PLANNING & LANDSCAPING	ENVIRONMENTAL	CONSULTANT
BLC TESORO LLC C/O IHP CAPITAL PARTNERS 100 BAYVIEW CIRCLE, STE 2000 NEWPORT BEACH, CA 92660 ATTN: JOHN PATTERSON TEL. 310-864-3330	CIVILTEC 188 W. LIME AVE. MONROVIA, CA 91016 TEL. 626-357-0588	RMA GEOSCIENCE,INC 9854 GLEN OAKS BLVD SUN VALLEY, CA 91352 ATTN: MARK SWATEK TEL. 800-762-4396	PLACEWORKS 3 MACARTHUR PLACE STE 1100 SANTA ANA, CA 92707 TEL. 714-966-9220	BONTERRA CONSULTING 3452 E. FOOTHILL BLVD. SUITE 420 PASADENA, CA 91107 TEL. 626-351-2000	MARTIN & ASSOC,LLC 3545 CORPORATE COSTA MESA CA 92626 TEL. 714-641-9022

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REGISTERED PROFESSIONAL ENGINEER — RONALD R. AUSTIN — No.16913 — Exp. 06-30-17 — CIVIL — STATE OF CALIFORNIA
PROJECT ENGINEER | DATE

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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5/25/16 SR

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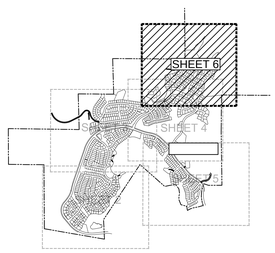
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 6
26 APR 2016



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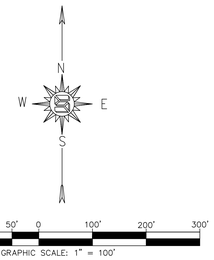
- (30) — EXISTING EASEMENT CALLOUT (SEE SHEET 8)



PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYVIEW CIRCLE, STE 2000
NEWPORT BEACH, CA 92660
ATTN: JOHN PATTERSON
TEL. 310-864-3330

WATER SYSTEMS
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SOILS ENGINEER & GEOLOGIST
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3 MACARTHUR PLACE STE 1100
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ENVIRONMENTAL
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SCALE: AS SHOWN | CHK'D BY: | APPROVED BY: | DATE: 04/26/2016 | DWG. NO. 5093-023-05E | SHEET 6 OF 9

REGISTERED PROFESSIONAL ENGINEER — RONALD R. KLEIN — No.16913 — Exp. 06-30-17 — CIVIL — STATE OF CALIFORNIA
PROJECT ENGINEER | DATE

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
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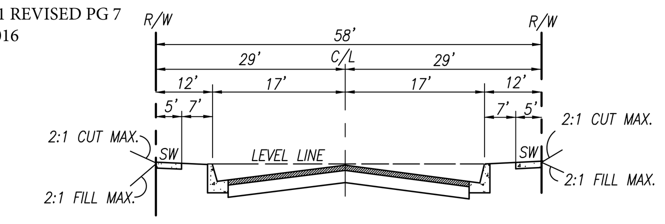
MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

ROAD

5/25/16 SR

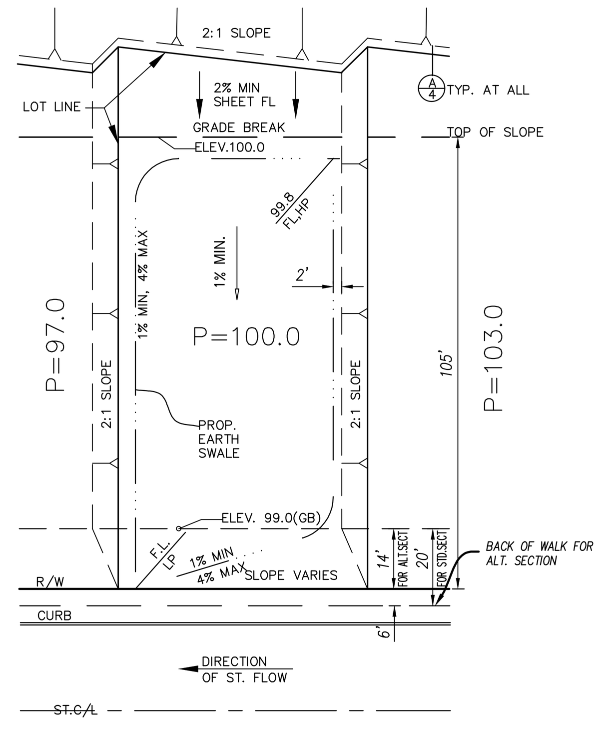
X:\Civil3D\5093-023\Tentative Maps\Tesoro TM 51644 Sheet 2-6.dwg

RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 7
26 APR 2016

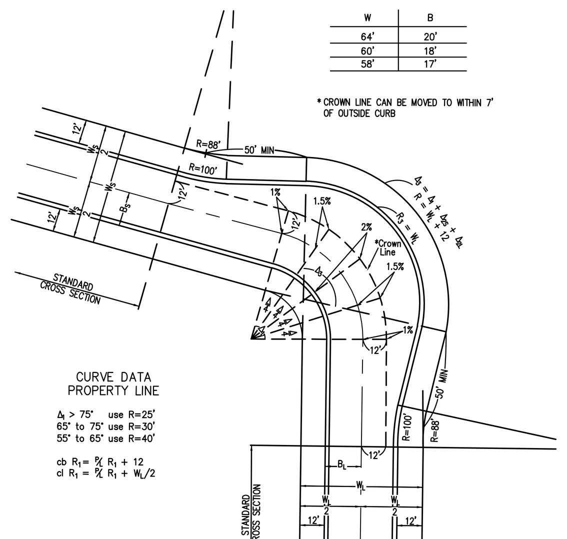


TYPICAL SECTION
NTS

PART OF "F" ST, "G" ST, "H" ST, PART OF "J" ST, PART OF "K" ST, PART OF "L" ST, "M" ST, "P" ST, "Q" ST, "R" ST, "V" ST, "W" ST, "X" ST, "Y" ST, "Z" ST, "AA" ST, "BB" ST, "CC" ST, "DD" ST, "EE" ST, PART OF "II" ST, PART OF "KK" ST, "LL" ST, "NN" ST, PART OF "OO" ST, "RR" ST, PART OF "UU" ST, "VV" ST, "WW" ST, "ZZ" ST, PART OF "SS-TT" ST & "Y2" ST.

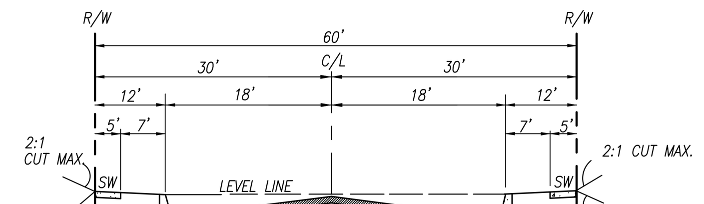


TYP. LOT GRADING DETAIL
NTS



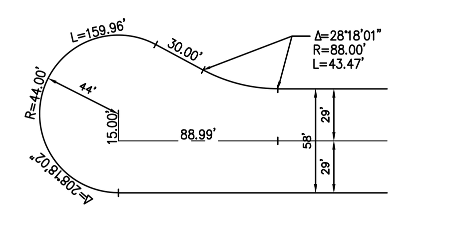
NOTES:
1. SUBSCRIPTS "S" AND "L" DENOTE SMALLER AND LARGER WIDTHS RESPECTIVELY.
2. ELEVATIONS ARE REQUIRED WHERE CIRCLED.
3. TRANSVERSE SLOPES SHOWN ABOVE ARE TYPICAL FOR FLAT APPROACH GRADES AND CAN BE INCREASED TO A MAXIMUM OF 4% AT CENTER OF CURVE FOR STEEP APPROACH GRADES.
4. LIMITS OF SLOPE, CROWN LINE TO OUTSIDE GUTTER, MAXIMUM = 2.2% FOR 8" C.F. AND 3.8% FOR 6" C.F.; MINIMUM = 1%.

KNUCKLE
NOT TO SCALE

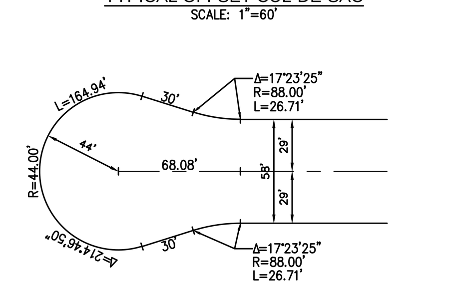


TYPICAL SECTION
NTS

"B" ST, "C" ST, "D" ST, "E" ST, PART OF "F" ST, "F1" ST, PART OF "J" ST, PART OF "K" ST, PART OF "L" ST, "N" ST, "S" ST, "T" ST, "U" ST, PART OF "GG" ST, "HH" ST, PART OF "II" ST, "JJ" ST, PART OF "KK" ST, "OO" ST, "PP" ST, "QQ" ST, "UU" ST, "XX" ST, "YY" ST, PART OF "SS-TT" ST & REYES ADOBE WAY.

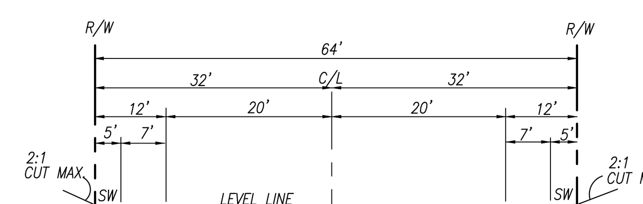


TYPICAL OFFSET CUL-DE-SAC
SCALE: 1"=60'

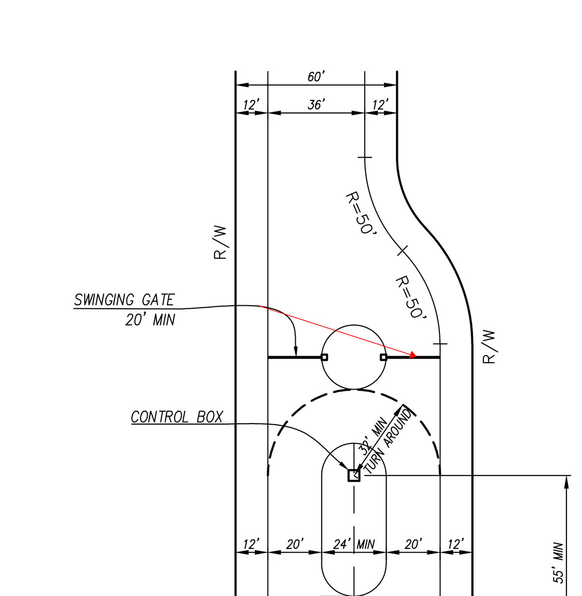


TYPICAL STANDARD CUL-DE-SAC
SCALE: 1"=60'

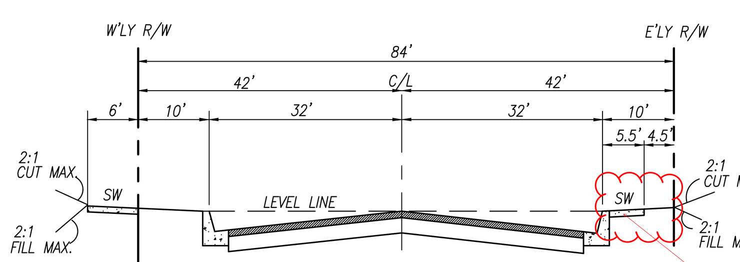
CUL-DE-SAC
NOT TO SCALE



TYPICAL SECTION
NTS
"A" ST.

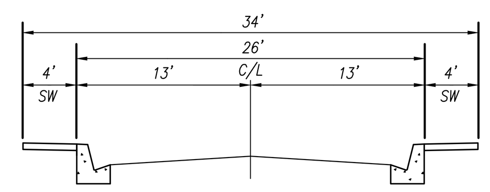


GATE DETAIL (TYPICAL)
SCALE 1"=40'

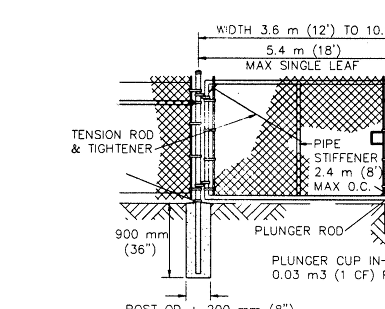


TYPICAL SECTION
NTS
AVENIDA RANCHO TESORO

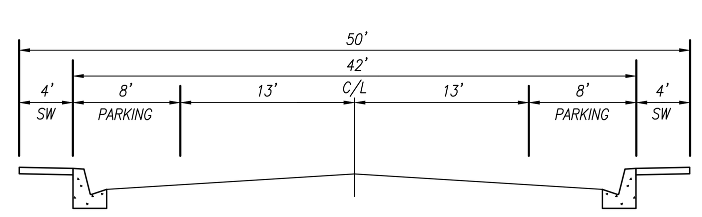
As previously requested, Next to the R/W



TYPICAL SECTION
NTS
PRIVATE DRIVEWAY & FIRE LANE

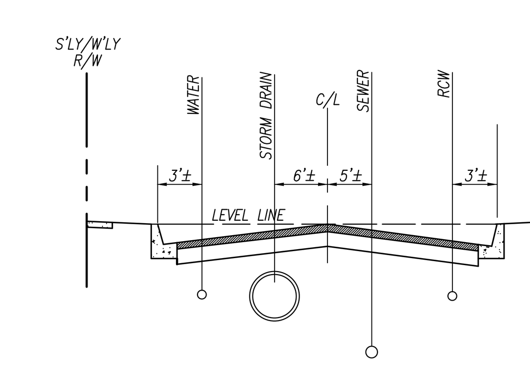


EMERGENCY ACCESS GATE
FOR TENT. TRACT 72126
PER APWA STD. DWG. NO. 600-1
NTS



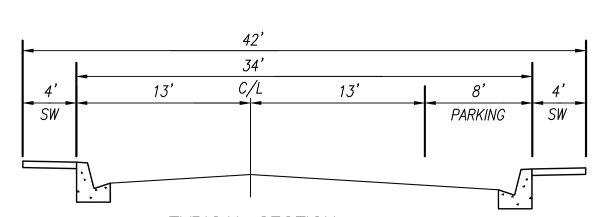
TYPICAL SECTION
NTS

PRIVATE DRIVEWAY & FIRE LANE
WITH PARALLEL PARKING ON BOTH SIDES



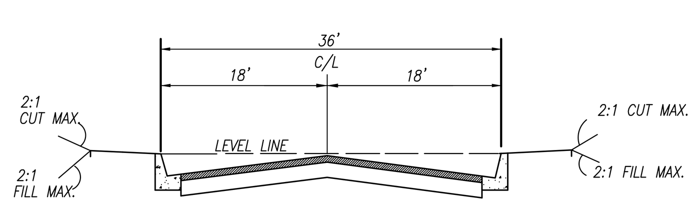
TYPICAL UTILITY LOCATION
NTS

NOTE: GAS, ELECTRIC, TELEPHONE, TV & INTERNET ARE IN PARKWAYS EXCEPT FOR CROSSINGS.

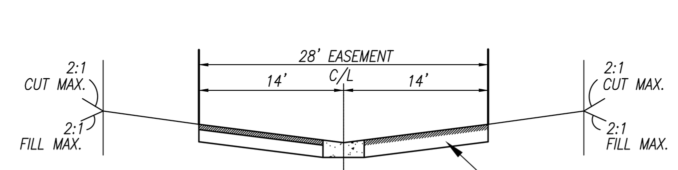


TYPICAL SECTION
NTS

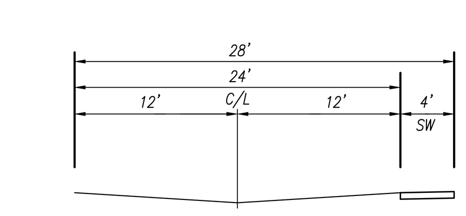
PRIVATE DRIVEWAY & FIRE LANE
WITH PARALLEL PARKING ON ONE SIDE



TYPICAL SECTION
NTS
ACCESS ROAD FOR "AAA" ST



TYPICAL SECTION
NTS
ALL WEATHER EMERGENCY ACCESS
MAX. 15% GRADE
ACCESS ROAD FOR TR. 72126 (TAPIA) CONNECTION



TYPICAL SECTION
NTS
PRIVATE DRIVEWAY & FIRE LANE

LOT NO. AND AREA SUMMARY

SINGLE FAMILY LOT	
Lot No.	Area (SF)
1716	8196
1717	6667
1718	6067
1719	5733
1720	6384
1721	7362
1722	8501
1723	9455
1724	8660
1725	7552
1726	7939
1727	7937
1728	7688
1729	7636
1730	7405
1731	7474
1732	7411
1733	7370
1734	6997
1735	7060
1736	6962
1737	6913
1738	6817
1739	6847
1740	6863
1741	6600
1742	6317
1743	6325
1744	6717
1745	6760
1746	6739
1747	6582
1748	6081
1749	6726
1750	7925
1751	11066
1752	11550
1753	8639
1754	10287
1755	10939
1756	9324
1757	8531
1758	13752
1759	11724
1760	10763
1761	11266
1762	7210
1763	6531
1764	8658
1765	13039
1766	9308
1767	7557
1768	7894
1769	8267
1770	8474
1771	8107
1772	10220
1773	11918
1774	9135
1775	9834
1776	10024
1777	9439
1778	10976
1779	11207
1780	6224
1781	6266
1782	6588
1783	7553
1784	8121
1785	7366
1786	7364
1787	11622
1788	7537
1789	7359
1790	7155
1791	6504
1792	6120
1793	8225
1794	13065
1795	10468
1796	10079
1797	10078
1798	10259
1799	10370
1800	10457
1801	10217
1802	10328
1803	10615
1804	10348
1805	9944
1806	10771
1807	10189
1808	9190
1809	8641
1810	11651
1811	10745
1812	11514
1813	8195
1814	11337
1815	10735

SINGLE FAMILY LOT	
Lot No.	Area (SF)
1816	11545
1817	9635
1818	6872
1819	6934
1820	7323
1821	7214
1822	7311
1823	7200
1824	7096
1825	6836
1826	6936
1827	7140
1828	7228
1829	7160
1830	6768
1831	6522
1832	6764
1833	8088
1834	7574
1835	8015
1836	8044
1837	8039
1838	7805
1839	7473
1840	6982
1841	6723
1842	7346
1843	11291
1844	7558
1845	7565
1846	8368
1847	9765
1848	12203
1849	11801
1850	9792
1851	9223
1852	11396
1853	13101
1854	13285
1855	12069
1856	11127
1857	10259
1858	10569
1859	8687
1860	6575
1861	6514
1862	6483
1863	7078
1864	8814
1865	9554
1866	8588
1867	8600
1868	8766
1869	9404
1870	9673
1871	14143
1872	9455
1873	7091
1874	7312
1875	7172
1876	6981
1877	7329
1878	7315
1879	8849
1880	8030
1881	7474
1882	7344
1883	7867
1884	9454
1885	9377
1886	8822
1887	12059
1888	10178
1889	8902
1890	8697
1891	10271
1892	10557
1893	9134
1894	8203
1895	7715
1896	7558
1897	7107
1898	6920
1899	7097
1900	7054
1901	8543
1902	8791
1903	10686
1904	8480
1905	7432
1906	9245
1907	8671
1908	8626
1909	6816
1910	6693
1911	6465
1912	7440
1913	8018
1914	7660
1915	8221

SINGLE FAMILY LOT	
Lot No.	Area (SF)
1916	8627
1917	13994
1918	9294
1919	7660
1920	7558
1921	7128
1922	9894
1923	6821
1924	8832
1925	7844
1926	11315
1927	8400
1928	10614
1929	12577
1930	7905
1931	8459
1932	8642
1933	8580
1934	8495
1935	10608
1936	9231
1937	11198
1938	8668
1939	6328
1940	7300
1941	7856
1942	9697
1943	9096
1944	8541
1945	7860
1946	7942
1947	8812
1948	7407
1949	9944
1950	10767
1951	8204
1952	8386
1953	7828
1954	7415
1955	7252
1956	7596
1957	8477
1958	8803
1959	7727
1960	7493
1961	7532
1962	7510
1963	7543
1964	8080
1965	8574
1966	10783
1967	8513
1968	8445
1969	8615
1970	8846
1971	8890
1972	8831
1973	8438
1974	8883
1975	7005
1976	7536
1977	7584
1978	6929
1979	7012
1980	8124
1981	7366
1982	8223
1983	8606
1984	7742
1985	6742
1986	11832
1987	10052
1988	6923
1989	7542
1990	9000
1991	6477
1992	7525
1993	7854
1994	6871
1995	6647
1996	6681
1997	6808
1998	6982
1999	10937
2000	8218
2001	7907
2002	8068
2003	8744
2004	10359
2005	6863
2006	5904
2007	5520
2008	5670
2009	5996
2010	7111
2011	5958
2012	6903
2013	7379
2014	6854
2015	6623

SINGLE FAMILY LOT	
Lot No.	Area (SF)
2016	10825
2017	8703
2018	9208
2019	9566
2020	9476
2021	9328
2022	10555
2023	9069
2024	11465
2025	10768
2026	5368
2027	5253
2028	5304
2029	5304
2030	5740
2031	7471
2032	15958
2033	25493
2034	7610
2035	7957
2036	6557
2037	7262
2038	6306
2039	5859
2040	5511
2041	5822
2042	6095
2043	8640
2044	8349
2045	7817
2046	8959
2047	10136
2048	11876
2049	15095
2050	12924
2051	14776
2052	10281
2053	8943
2054	8830
2055	8138
2056	7719
2057	7461
2058	7464
2059	7462
2060	6982
2061	7039
2062	7069
2063	7014
2064	7961
2065	8358
2066	7370
2067	7035
2068	7035
2069	7035
2070	8574
2071	8955
2072	8857
2073	10763
2074	11045
2075	8362
2076	7858
2077	7718
2078	7585
2079	7634
2080	7716
2081	7698
2082	6972
2083	7541
2084	7366
2085	8191
2086	10529
2087	12451
2088	8942
2089	7583
2090	6944
2091	7016
2092	8310
2093	12262
2094	18732
2095	9703
2096	8343
2097	8036
2098	8893
2099	9989
2100	10183
2101	8992
2102	7624
2103	7921
2104	8038
2105	7733
2106	6922
2107	6833
2108	6899
2109	6964
2110	7030
2111	7096
2112	7115
2113	7095
2114	7074
2115	7054

SINGLE FAMILY LOT	
Lot No.	Area (SF)
2116	7234
2117	7355
2118	7181
2119	6968
2120	6930
2121	6857
2122	7151
2123	7633
2124	13150
2125	8943
2126	7290
2127	6766
2128	7086
2129	7264
2130	7544
2131	7149
2132	10876
2133	12068
2134	11419
2135	10591
2136	11130
2137	9977
2138	11143
2139	11124
2140	10719
2141	9271
2142	14307
2143	9636
2144	8272
2145	7653
2146	7571
2147	7406
2148	7690
2149	7113
2150	7138
2151	7100
2152	7691
2153	7872
2154	7871
2155	7946
2156	7930
2157	7970
2158	9342
2159	8985
2160	8968
2161	7261
2162	7464
2163	9152
2164	9892
2165	9119
2166	8783
2167	8930
2168	8488
2169	10043
2170	10889
2171	11024
2172	11061
2173	11612
2174	11608
2175	12426
2176	14146
2177	6440
2178	6672
2179	6661
2180	7070
2181	9866
2182	8245
2183	6583
2184	6030
2185	9561
2186	6091
2187	14640
2188	5225
2189	5648
2190	5598
2191	5456
2192	5903
2193	5578
2194	5617
2195	5577
2196	5492
2197	5481
2198	5362
2199	5304
2200	5304
2201	5304
2202	5277
2203	10015
2204	10777
2205	8467
2206	5247
2207	6308
2208	7985
2209	8157
2210	7093
2211	6592
2212	6593
2213	6428
2214	6770
2215	5562

SINGLE FAMILY LOT	
Lot No.	Area (SF)
2216	5488
2217	5681
2218	5568
2219	5629
2220	4978
2221	6641
2222	9085
2223	8792
2224	9175
2225	8527
2226	8500
2227	5276
2228	5323
2229	5464
2230	5993
2231	5484
2232	6195
2233	12079
2234	10253
2235	7708
2236	5320
2237	6123
2238	5836
2239	13947
2240	12372
2241	12949
2242	10101
2243	10758
2244	13958
2245	21136
2246	15673
2247	16150
2248	21225
2249	21110
2250	25936
2251	18154
2252	11033
2253	10486
2254	10585
2255	11278
2256	16398
2257	13773
2258	12406
2259	13294
2260	15027
2261	11762
2262	11544
2263	10870
2264	12360
2265	12792
2266	11287
2267	10691
2268	14069
2269	12882
2270	11169
2271	14051
2272	23077
2273	13763
2274	15637
2275	18539
2276	15674
2277	15211
2278	13016
2279	8245
2280	9121
2281	9498
2282	9509
2283	8538
2284	9176
2285	10099
2286	9368
2287	10747
2288	10213
2289	11039
2290	11431
2291	10578
2292	15911
2293	15369
2294	12468
2295	11809
2296	10323
2297	9529
2298	9149
2299	10435
2300	11199
2301	11701
2302	11951
2303	12927
2304	11773
2305	11425
2306	16467
2307	14850
2308	11953
2309	10923
2310	11930
2311	14561
2312	13158
2313	10868
2314	13518
2315	10834

SINGLE FAMILY LOT	
Lot No.	Area (SF)
2316	11186
2317	10440
2318	12416
2319	10445
2320	9136
2321	9164
2322	10437
2323	17269
2324	11354
2325	12137
2326	9853
2327	11536
2328	8526
2329	8364
2330	8771
2331	10576
2332	14184
2333	11885
2334	11274
2335	10090
2336	10299
2337	10508
2338	10431
2339	10159
2340	8847
2341	8595
2342	8503
2343	8349
2344	8323
2345	10848
2346	11081
2347	10221
2348	9113
2349	9079
2350	9136
2351	10979
2352	10995
2353	15806
2354	16225
2355	10383
2356	12931
2357	15374
2358	17796
2359	9319
2360	10324
2361	12880
2362	15859
2363	13029
2364	10233
2365	11437
2366	17702
2367	9346
2368	8209
2369	13677
2370	12227
2371	12162
2372	9630
2373	9326
2374	10568
2375	11686
2376	12488
2377	8970
2378	10514
2379	10029
2380	9038
2381	9184
2382	9228
2383	9165
2384	9828
2385	9803
2386	8899
2387	8580
2388	11013
2389	8435
2390	9429
2391	11999
2392	9855
2393	9298
2394	9295
2395	9280
SENIOR VILLAS	
Lot No.	Area (SF)
2396	9698
2397	8100
2398	5753
2399	4848
2400	4928
2401	6066
2402	5776
2403	4504
2404	4708
2405	5517
2406	8774
2407	7053
2408	7536
2409	14526
2410	12407
2411	5835
2412	6070
2413	12330

SENIOR VILLAS	
Lot No.	Area (SF)
2414	11205
2415	5913
2416	5392
2417	9159
2418	10626
2419	8040
2420	8331
2421	7371
2422	6292
2423	5283
2424	12024
2425	6545
2426	11458
2427	9108
2428	4942
2429	4942
2430	8726
2431	13136
2432	10104
2433	10278
2434	18038
2435	11467
2436	4564
2437	4564
2438	8922
2439	8698
2440	5101
2441	10590
2442	8879
2443	6847
2444	5804
2445	6320
2446	6262
2447	9324
2448	6384
2449	7086
2450	4925
2451	6849
2452	7157
2453	9559
2454	7207
2455	8064
2456	9090
2457	9325
2458	6326
2459	5230
2460	5312
2461	6514
2462	12011
2463	9380
2464	6103
2465	9264
2466	8535
2467	5196
2468	5592
2469	8301
2470	14980
2471	6334
2472	8730
2473	9745
2474	9368
2475	4818
2476	4822
2477	9522
2478	9789
2479	5126
2480	5196
2481	9377
2482	19880
2483	8674
2484	8007
2485	7634
2486	5906
2487	4867
2488	5195
2489	5999
2490	5908
2491	4870
2492	5125
2493	5997
2494	13014
2495	10173
2496	7759
2497	5509
2498	5244
2499	4706
2500	11691
2501	8994
2502	5628
2503	5203
2504	8084
2505	6407
2506	5301
2507	6945
2508	8810
2509	6725
2510	8353
2511	5669
2512	7098
2513	6136

SENIOR VILLAS	
Lot No.	Area (SF)
2514	4857
2515	8947
2516	8281
2517	9446
2518	9333
2519	11687
2520	8745
2521	8044
2522	13192
2523	9342
2524	7654
Lot No.	Area (AC)
BASIN LOT	
2525	1.96
2526	1.39
2527	0.63
2528	1.33
2529	1.19
2530	0.78
2531	0.32
2532	0.38
2533	0.70
2534	0.88
2535	0.88
2536	5.30
2537	1.77
2538	0.73
2539	2.43
2540	0.39
2541	0.51
WATER TANK LOT	
2542	0.96
2543	3.38
2544	0.57
HELI. PAD LOT	
2545	2.64
PVT. DWY. LOT	
2546	1.41
2547	1.10
2548	1.81
2549	1.68
2550	0.27
2551	0.92
PARK LOT	
2552	6.44
2553	1.63
2554	1.27
2555	1.87
2556	2.40
2557	2.06
2558	1.04
2559	12.97
PASEO LOT	
2560	0.02
2561	0.07
2562	1.08
2563	1.46
2564	0.65
2565	0.84
2566	0.52
2567	0.56
2568	3.01
2569	1.11
2570	0.10
OPEN SPACE LOT	
2571	149.98
2572	11.20
2573	75.27
2574	524.62
2575	75.27
2576	3.12
2577	6.03
2578	72.13
2579	1.36
2580	1.87
2581	2.97
2582	3.16
2583	0.11
2584	24.82
2585	0.12
2586	0.10
2587	0.91
2588	3.51
2589	0.12
2590	0.14
2591	0.08

*ALL RESIDENTIAL LOT AREAS ARE IN SQUARE FEET; NON-RESIDENTIAL LOT AREAS ARE IN ACRES

PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYVIEW CIRCLE, STE 2000
NEWPORT BEACH, CA 92660
ATTN: JOHN PATTERSON
TEL. 310-864-3330

WATER SYSTEMS
CIVILTEC
188 W. LIME AVE.
MONROVIA, CA 91016
TEL. 626-357-0588

SOILS ENGINEER & GEOLOGIST
RMA GEOSCIENCE,INC
9854 GLEN OAKS BLVD
SUN VALLEY, CA 91352
ATTN: MARK SWIATEK
TEL. 800-762-4396

LAND PLANNING & LANDSCAPING
PLACEWORKS
3 MACARTHUR PLACE STE 1100
SANTA ANA, CA 92707
TEL. 714-966-9220

ENVIRONMENTAL
BONTERRA CONSULTING
3452 E. FOOTHILL BLVD.
SUITE 420
PASADENA, CA 91107
TEL. 626-351-2000

CONSULTANT
MARTIN & ASSOC,LLC
3545 CORPORATE
COSTA MESA CA 92626
TEL. 714-641-9022

LEGAL DESCRIPTION
BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGE 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

	DATE	REVISION	BY	APP
5	4-19-16	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 1-28-16.		
4	12-22-15	REVISE MAP TO 795 DU INCLUDING 115 SENIORS, REDUCE GRADING, PROJECT FOOTPRINT AND PORTION OF AREA "A"		
3	9-20-10	CLARIFY STREET NAMES; MODIFY GATE LOC.; REV. TRAIL SYSTEM, ADD LINE OF SIGHT, HELI-SPOT EASEMENT & MISC. REV'S.		
2	2-17-10	SHOW FIRE STATION AS ALTERNATE; ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 714 TO 700. REV. TRAILS SYSTEM.		
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP, ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV. RELOCATED 18 LOTS FROM AREA C TO AREA B		

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	DWG. NO.	SHEET	OF
AS SHOWN			04/26/2016	5093-023-05E	7	9

REGISTERED PROFESSIONAL ENGINEER
RONALD R. HORN
No.16913
Exp. 06-30-17
CIVIL
STATE OF CALIFORNIA

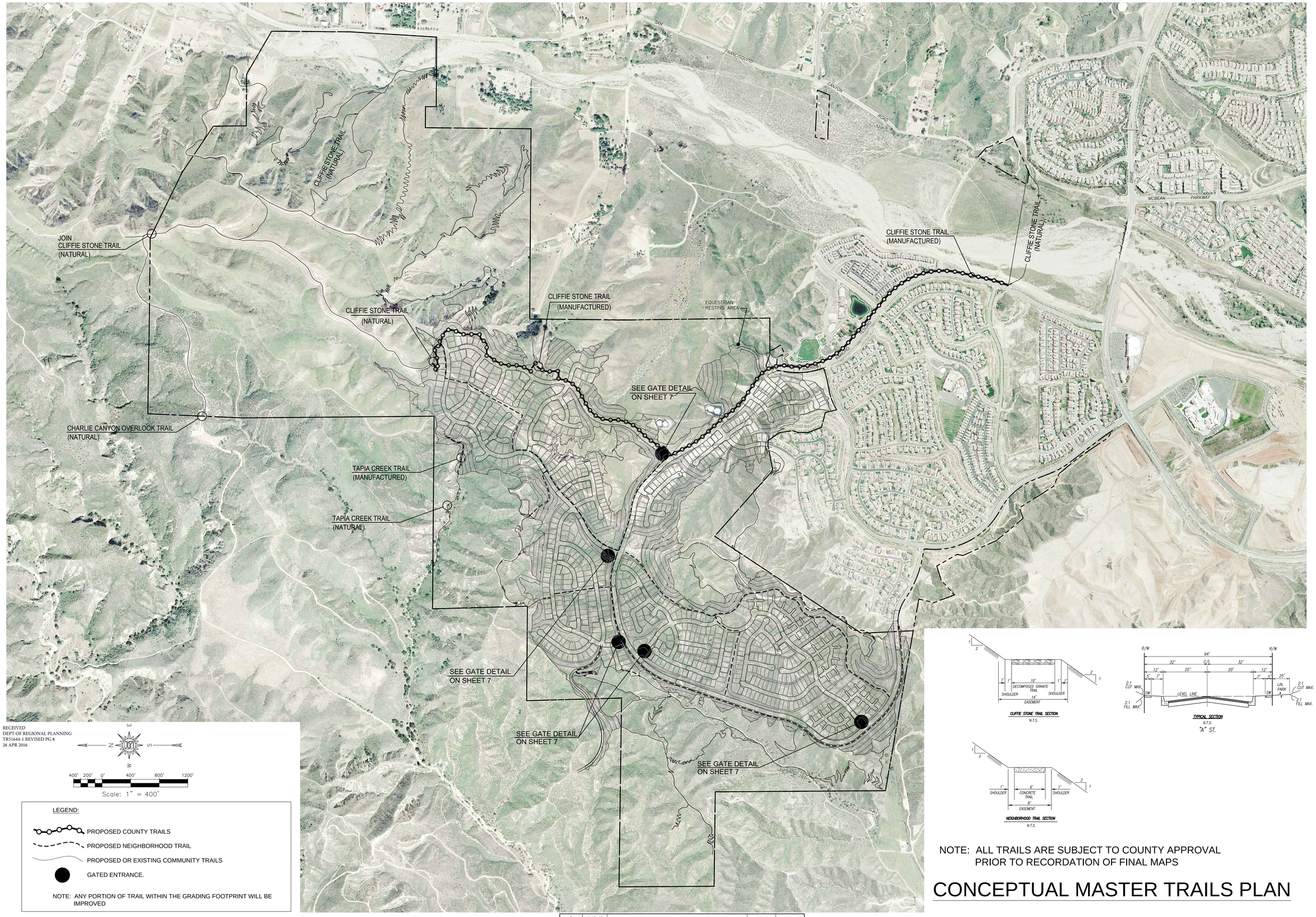
PROJECT ENGINEER | DATE

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

ROAD

5/25/16 SR



RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 8
26 APR 2016

400' 200' 0' 400' 800' 1200'

Scale: 1" = 400'

LEGEND:

- PROPOSED COUNTY TRAILS
- PROPOSED NEIGHBORHOOD TRAIL
- PROPOSED OR EXISTING COMMUNITY TRAILS
- GATED ENTRANCE.

NOTE: ANY PORTION OF TRAIL WITHIN THE GRADING FOOTPRINT WILL BE IMPROVED

CLIFFIE STONE TRAIL SECTION
N.T.S.

TYPICAL SECTION
N.T.S.
"A" ST.

NEIGHBORHOOD TRAIL SECTION
N.T.S.

NOTE: ALL TRAILS ARE SUBJECT TO COUNTY APPROVAL PRIOR TO RECORDATION OF FINAL MAPS

CONCEPTUAL MASTER TRAILS PLAN

PREPARED FOR:	WATER SYSTEMS	SOILS ENGINEER & GEOLOGIST	LAND PLANNING & LANDSCAPING
BLC TESORO LLC C/O IHP CAPITAL PARTNERS 100 BAYVIEW CIRCLE, STE 2000 NEWPORT BEACH, CA 92660 ATTN: JOHN PATTERSON TEL. 310-864-3330	CIVILTEC 188 W. LIME AVE. MONROVIA, CA 91016 TEL. 626-357-0588	RMA GEOSCIENCE,INC 9854 GLEN OAKS BLVD SUN VALLEY, CA 91352 ATTN: MARK SWATEK TEL. 800-762-4396	PLACEWORKS 3 MACARTHUR PLACE STE 1100 SANTA ANA, CA 92707 TEL. 714-966-9220

ENVIRONMENTAL	CONSULTANT	LEGAL DESCRIPTION
BONTERRA CONSULTING 3452 E. FOOTHILL BLVD. SUITE 420 PASADENA, CA 91107 TEL. 626-351-2000	MARTIN & ASSOC,LLC 3545 CORPORATE COSTA MESA CA 92626 TEL. 714-641-9022	BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGE 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

	DATE	REVISION	BY	APP
5	4-19-16	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 1-28-16.		
4	12-22-15	REVISE MAP TO 795 DU INCLUDING 115 SENIORS, REDUCE GRADING, PROJECT FOOTPRINT AND PORTION OF AREA "A"		
3	9-20-10	CLARIFY STREET NAMES; MODIFY GATE LOC.; REV. TRAIL SYSTEM, ADD LINE OF SIGHT, HELI-SPOT EASEMENT & MISC. REV'S.		
2	2-17-10	SHOW FIRE STATION AS ALTERNATE; ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 774 TO 700. REV. TRAILS SYSTEM		
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP, ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV. RELOCATED 18 LOTS FROM AREA C TO AREA B		

SCALE: AS SHOWN | CHK'D BY: | APPROVED BY: | DATE: 04/26/2016 | DWG. NO. 5093-023-05E | SHEET 8 OF 9

REGISTERED PROFESSIONAL ENGINEER
EDWALD R. YORK
No.16913
Exp. 06-30-17
CIVIL
STATE OF CALIFORNIA
PROJECT ENGINEER | DATE

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

ROAD

5/25/16 SR

RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 9
26 APR 2016

A FEE AS TO PARCEL A, AN EASEMENT AS TO PARCEL A1

ASSESSORS PARCEL NUMBERS

3244-160-017 THROUGH 3244-160-025 (LOTS 19, 43, 49, 50 52 THROUGH 54 OF PARCEL A), 3244-161-001 THROUGH 3244-161-023 (LOTS 20 THROUGH 22, 41, 42, 44 THROUGH 48, 51, 55 OF PARCEL A), 3244-162-001 THROUGH 3244-162-006 (LOTS 23 THROUGH 25, 38 THROUGH 40 OF PARCEL A), 3244-163-003 THROUGH 3244-163-007 (LOTS 26 THROUGH 30 OF PARCEL A), 3244-164-001 THROUGH 3244-164-009 (LOTS 31 THROUGH 37 OF PARCEL A)

PARCEL A1:

EASEMENTS FOR GRADING, SLOPE, DRAINAGE, LANDSCAPING, PUBLIC AND PRIVATE UTILITIES, MAINTENANCE, INGRESS, EGRESS AND INCIDENTAL PURPOSES PER THOSE DOCUMENTS ENTITLED "EASEMENT AGREEMENT" RECORDED NOVEMBER 07, 2011 AS INSTRUMENT NO. 20111507786 AND "GRANT OF EASEMENT" RECORDED DECEMBER 15, 2011 AS INSTRUMENT NO. 20111701958, BOTH OF OFFICIAL RECORDS.

THE FOLLOWING ITEMS PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. NHSC-5069810 (mw) DATED DECEMBER 16, 2015 (NOT PLOTTED)

ITEM 1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2015-2016, A LIEN DUE OR PAYABLE.

ITEM 2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE; AS A RESULT OF TRANSFER TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGE OF OWNERSHIP OR NEW CONSTRUCTION OCCURRING AFTER DATE OF THE TITLE POLICY.

ITEM 3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

ITEM 4. THE INTEREST OF THE UNITED STATES OF AMERICA AS RESERVED IN VARIOUS PATENTS RECORDED SEPTEMBER 02, 1915 AS INSTRUMENT NO. 103 IN BOOK 13 PAGE 180 OF PATENTS; AND APRIL 30, 1924 AS INSTRUMENT NO. 1110 IN BOOK 3007, PAGE 386; JULY 29, 1925 AS INSTRUMENT NO. 1502, IN BOOK 3944, PAGE 400; DECEMBER 28, 1925 AS INSTRUMENT NO. 701 IN BOOK 4551 PAGE 64; JUNE 08, 1926, INSTRUMENT NO. 1190 IN BOOK 6239, PAGE 42; DECEMBER 27, 1926 AS INSTRUMENT NO. 695, IN BOOK 6156, PAGE 125; DECEMBER 02, 1943 AS INSTRUMENT NO. 803, IN BOOK 20468, PAGE 166 ALL OF OFFICIAL RECORDS.

ITEM 8. THE FACT THAT A TRAVELED ROADWAY EXISTS OVER PORTIONS OF SAID LAND, THE CENTERLINE OF A PORTION OF SAID ROADWAY BEING THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO EDWARD LIPPUS, ET UX., RECORDED JULY 12, 1950 AS INSTRUMENT NO. 1271 IN BOOK 33652, PAGE 65 OF OFFICIAL RECORDS.

ITEM 10. THE EFFECT OF A DEED WHICH RESERVES AN UNDIVIDED QUARTER OF ANY LESSOR'S ROYALTY, RENT, INCOME OR BONUSES THAT MAY BE PAYABLE UNDER OR DERIVED FROM ANY MINERAL, OIL AND/OR GAS LEASE THAT MAY HEREAFTER BE EXECUTED ON SAID LAND AS RESERVED BY R. COWPAR SOUNDERS, A MARRIED MAN, AS HIS SEPARATE PROPERTY, RECORDED JUNE 03, 1960 IN BOOK D865, PAGE 72 OF OFFICIAL RECORDS.

ITEM 18. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SCHOOL FACILITIES FUNDING AGREEMENT" RECORDED JUNE 30, 1997 AS INSTRUMENT NO. 97-971612 OF OFFICIAL RECORDS.

ITEM 19. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM MONTALVO PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS GRANTOR, TO SUNCAL/TESORO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 2000-1451710 OF OFFICIAL RECORDS.

NOTE: AN EASEMENT FOR ACCESS, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE ABOVE DOCUMENT IS INDETERMINATE IN NATURE.

ITEM 20. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT OF DEVELOPMENT, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 2000-1451711 OF OFFICIAL RECORDS.

DOCUMENTS DECLARING MODIFICATION THEREOF RECORDED JANUARY 15, 2003 AS INSTRUMENT NO. 03-0132842 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL ASSIGNMENT OF AGREEMENT OF DEVELOPMENT OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED SEPTEMBER 10, 2003 AS INSTRUMENT NO. 03-2645300 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL ASSIGNMENT OF DEVELOPMENT AGREEMENT" RECORDED SEPTEMBER 10, 2003 AS INSTRUMENT NO. 03-2645303 OF OFFICIAL RECORDS.

NOTE: EASEMENTS PER SAID DOCUMENT ARE INDETERMINATE IN NATURE.

ITEM 23. RECITALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 26320, WHICH AMONG OTHER THINGS RECITES:

THE OFFER FOR PUBLIC USE FOR STREET PURPOSES THE CERTAIN STRIPS OF LAND DESIGNATED AS "FUTURE STREET" ON THIS MAP RESERVING TO OURSELVES ALL ORDINARY USES OF SAID LAND EXCEPT THE ERECTION OR CONSTRUCTION OF ANY STRUCTURE NOT ORDINARILY PLACED IN PUBLIC STREETS UNTIL SUCH TIME AS SAID STREET IS OPENED FOR PUBLIC USE. WE DO HEREBY, AND FOR OUR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY AGREE THAT ALL FUTURE STREETS SHOWN ON THIS MAP WILL ACCEPT DRAINAGE WATER DISCHARGED FROM ANY ADJOINING STREET, WHETHER IT BE A PUBLIC STREET OR PRIVATE AND FUTURE STREET, AND FURTHER AGREE THAT THE COUNTY OF LOS ANGELES IS HEREBY HELD FREE AND CLEAR OF ANY CLAIMS OR DAMAGE ARISING FROM SAID DRAINAGE.

FURTHER DIVISION OF THIS PROPERTY TO LOT/PARCEL SIZES BELOW TWENTY ACRES WILL REQUIRE STANDARD IMPROVEMENTS BE COMPLETED AS A CONDITION OF APPROVAL. THE IMPROVEMENTS WILL INCLUDE, BUT NOT BE LIMITED TO, PROVIDING ACCESS, INSTALLATION OF WATER MAINS, APPURTENANCES AND FIRE HYDRANTS AND CONFORMANCE TO LOS ANGELES COUNTY DEVELOPMENT STANDARDS.

ITEM 25. RECITALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 26230, WHICH AMONG OTHER THINGS RECITES: "WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO RESTRICT THE ERECTION OF BUILDINGS OR OTHER STRUCTURES WITHIN THOSE AREAS DESIGNATED ON THE MAP AS RESTRICTED USE AREAS".

ITEM 26. RECITALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 26320, WHICH AMONG OTHER THINGS RECITES: "PORTIONS OF PARCELS 21, 22, 24, 25, 26, 27, 28, 29, 30, 31 AND 32 ARE SUBJECT TO GEOLOGICAL HAZARDS"

ITEM 27. RECITALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 26230, WHICH AMONG OTHER THINGS RECITES:

"FURTHER DIVISION AND/OR DEVELOPMENT OF THIS PROPERTY WILL REQUIRE TRAIL DEDICATION FOR CLIFFE STONE CONNECTOR TRAIL IN ALL PARCELS IN ACCORDANCE WITH TENTATIVE TRACT NO. 51644 (CASE NO. 92-074(5)). APPROXIMATE LOCATIONS AND WIDTHS ARE SHOWN ON SAID TENTATIVE MAP. FINAL LOCATION OF SAID TRAIL SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING DIVISION, DEPARTMENT OF PARKS AND RECREATION, COUNTY OF LOS ANGELES".

ITEM 28. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED DECEMBER 09, 2002 AS INSTRUMENT NO. 02-3005941 OF OFFICIAL RECORDS.

THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

ITEM 29. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN DOCUMENT RECORDED MAY 29, 2003 AS INST. NO. 03-1519803, OFFICIAL RECORDS.

DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED MARCH 7, 2014 AS INSTRUMENT NO. 20140234917 OF OFFICIAL RECORDS.

NOTE: EASEMENT IN SAID DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 30. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "FUEL MODIFICATION COVENANT AND AGREEMENT" RECORDED MARCH 10, 2005 AS INSTRUMENT NO. 050559264 OF OFFICIAL RECORDS.

ITEM 56. RECITALS AS SHOWN ON THE MAP OF TRACT 51644-09, WHICH AMONG OTHER THINGS RECITES:

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF CASA LUNA PLACE AND TESORO DEL VALLE DRIVE WITHIN OR ADJACENT TO THIS SUBDIVISION REMAIN PUBLIC STREETS, WE HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR INGRESS AND EGRESS FROM ABUTTING LOTS TO SAID STREETS. IF ANY PORTION OF SAID STREETS WITHIN OR ADJACENT TO THIS SUBDIVISION ARE VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BUILDINGS OR OTHER STRUCTURES WITHIN LOTS 62 THROUGH 66, INCLUSIVE.

THIS SUBDIVISION IS APPROVED AS A RESIDENTIAL PLANNED DEVELOPMENT PROJECT WHEREBY THE COMMON AREAS WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF THE INDIVIDUAL LOTS. LOTS 62 THROUGH 66, INCLUSIVE, ARE COMMON LOTS. MEMBERSHIP IN THE HOMEOWNERS ASSOCIATION IS IN SEPARABLE FROM THE OWNERSHIP ON THE INDIVIDUAL LOTS.

PORTIONS OF LOTS 63, 64, 65 AND 66 WITHIN OR ADJACENT TO THE NATURAL DRAINAGE COURSES ARE SUBJECT TO FLOOD HAZARD.

AFFECTS PARCEL A1.

ITEM 59. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED MAY 29, 2003 AS INSTRUMENT NO. 03-1519803 OF OFFICIAL RECORDS.

A DECLARATION OF ANNEXATION RECORDED FEBRUARY 9, 2004 AS INSTRUMENT NO. 04-284951 OF OFFICIAL RECORDS.

DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED MARCH 07, 2014 AS INSTRUMENT NO. 20140234917 OF OFFICIAL RECORDS.
AFFECTS PARCEL A1.

ITEM 62. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED SEPTEMBER 28, 2015 AS INSTRUMENT NO. 20151199429 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION AGREEMENT" RECORDED SEPTEMBER 29, 2015 AS INSTRUMENT NO. 20151208023 OF OFFICIAL RECORDS.

ITEM 63. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $31,000,000.00 RECORDED SEPTEMBER 29, 2015 AS INSTRUMENT NO. 20151208022 OF OFFICIAL RECORDS. TRUSTOR: BLC TESORO LLC, A DELAWARE LIMITED LIABILITY COMPANY – TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION – BENEFICIARY: MONTALVO PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ITEM 64. A FINANCING STATEMENT RECORDED SEPTEMBER 29, 2015 AS INSTRUMENT NO. 20151208025 OF OFFICIAL RECORDS. DEBTOR: BLC TESORO LLC – SECURED PARTY: MONTALVO PROPERTIES LLC

EASEMENTS PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. NHSC-5069810 (mw) DATED DECEMBER 16, 2015

ITEM NO.	GRANTED TO	PURPOSE	REFERENCE	STATUS	COMMENTS
5	NEWHALL LAND & FARMING COMPANY	RIGHT OF WAY & INCIDENTAL PURPOSES	12-02-1927, INST. NO. 2182 BK. 7046 PG. 339 O.R.		INDETERMINATE IN NATURE, SEE DOCUMENT
6	SOUTHERN CALIFORNIA EDISON	POLE LINES & INCIDENTAL PURPOSES	07-28-1948, INST. NO. 3007 BK. 27824 PG. 87 O.R.	TO REMAIN	EASEMENT LOCATION IS APPROXIMATE, SEE DOCUMENT
7	SOUTHERN CALIFORNIA EDISON	POLE LINES & INCIDENTAL PURPOSES	10-04-1948, INST. NO. 3174 BK. 48418 PG. 196 O.R.	**	INDETERMINATE IN NATURE, SEE DOCUMENT
9	ENRIQUE RUIZ & JUANITA RUIZ	INGRESS & EGRESS & INCIDENTAL PURPOSES	09-30-1958, INST. NO. 111 BK. D229 PG. 916 O.R.	TO BE QUITCLAIMED	AFFECTS PARCEL A
11	METROPOLITAN WATER DIST. OF SO. CAL.	TUNNELS FOR TRANSPORTATION OF WATER & INCIDENTAL PURPOSES	11-03-1966, INST. NO. 372 BK. D3472 PG. 756 O.R.	TO REMAIN	AFFECTS PARCEL A
12	METROPOLITAN WATER DIST. OF SO. CAL.	TUNNELS FOR TRANSPORTATION OF WATER & INCIDENTAL PURPOSES	02-01-1967 INST. NO. 399 BK. D3547 PG. 286 O.R.	TO REMAIN	AFFECTS PARCEL A
13	CITY OF LOS ANGELES & L.A.D.W.P.	PUBLIC UTILITIES & ROADS & INCIDENTAL PURPOSES	01-14-1971 INST. NO. 2822 BK. 3661 PG. 348 O.R.	TO BE QUITCLAIMED & RELOCATED	AFFECTS PARCEL A
14	THE CITY OF LOS ANGELES	PUBLIC UTILITIES & ROADS & INCIDENTAL PURPOSES	05-05-1972 INST NO. 32 O.R.	TO REMAIN	AFFECTS PARCEL A
15		EFFECT OF RIGHT OF WAY FOR TUNNEL EASEMENT	BK. 87 PGS. 8-13 OF RECORDS OF SURVEY	TO REMAIN	AFFECTS PARCEL A
16	SOUTHERN CALIFORNIA EDISON	UTILITIES, APPURTENANCES & INCIDENTAL PURPOSES	02-27-1980 INST. NO. 80-200153 O.R.	**	INDETERMINATE IN NATURE, SEE DOCUMENT
19	SUNCAL/ TESORO LLC	ACCESS, INGRESS AND EGRESS & INCIDENTAL PURPOSES	9-15-2000 INST. 2000-1451710 & 1-15-2003 INST. 03-0132842	**	INDETERMINATE IN NATURE, SEE DOCUMENT
24	COUNTY OF LOS ANGELES	SLOPE AND FUTURE STREET PURPOSES	PARCEL MAP NO. 26320 P.M.B. 310-1-51	*	AFFECTS PARCEL A
31	TESORO DEL VALLE & COUNTY OF L.A.	INGRESS, EGRESS, INCIDENTAL & MAINTENANCE PURPOSES	12-17-2007 INST. NO. 20072765861 O.R.	*	AFFECTS PARCEL 43 OF PARCEL A
32	TESORO DEL VALLE & COUNTY OF L.A.	INGRESS, EGRESS, INCIDENTAL & MAINTENANCE PURPOSES	12-17-2007 INST. NO. 20072765862 O.R.	*	AFFECTS PARCEL 19 OF PARCEL A
36	COUNTY OF LOS ANGELES	FLOOD CONTROL & INCIDENTAL PURPOSES	TRACT NO. 51644-05 M.B. 1273-7-16	*	AFFECTS PARCELS 19 & 20 OF PARCEL A
43	SOUTHERN CALIFORNIA EDISON	POLES & POLE LINES & INCIDENTAL PURPOSES	06-11-1953 INST. NO. 2499 BK. 41949 PG. 127 O.R.	**	INDETERMINATE IN NATURE, SEE DOCUMENT
57	L.A. COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL & INCIDENTAL PURPOSES	TRACT NO. 51644-09 M.B. 1278-65-76	*	AFFECTS PARCEL A1
58	COUNTY OF LOS ANGELES	SLOPE & INCIDENTAL PURPOSES	TRACT NO. 51644-09 M.B. 1278-65-76	*	AFFECTS PARCEL A1
60	SOUTHERN CALIFORNIA EDISON	UNDERGROUND ELECTRICAL & COMMUNICATION SYSTEMS	11-05-2003 INST. NO. 03-332667 O.R.	*	AFFECTS PARCEL A1
61	TESORO DEL VALLE & COUNTY OF L.A.	LANDSCAPING MAINTENANCE, DRAINS INGRESS, EGRESS, INCIDENTAL PURPOSES	12-17-2007 INST. NO. 20072765863 O.R.	**	BLANKET IN NATURE OVER PARCEL A1

* TO BE ABANDONED IN PLACE & REDEDICATED IF NEEDED
** TO BE QUITCLAIMED, NEW EASEMENT TO BE PROVIDED

LEGEND:

—— - - —— INDICATES ZONE LINE

EXISTING ZONING DESIGNATIONS:
A-2-2 HEAVY AGRICULTURAL
R-1 SINGLE FAMILY RESIDENTIAL

N.A.P. INDICATES NOT A PART

NOTES:

EASEMENT ITEM NUMBERS SHOWN ON MAP HEREON ARE CIRCLED (24)
QUITCLAIMS TO BE DONE PRIOR TO FINAL MAP RECORDATION.
PARCEL NUMBERS SHOWN IN EASEMENT TABLE AND ON EASEMENT MAP ARE PER SAID TITLE REPORT.

BENCH MARK#L 3598
RDBM TAG IN SE COR ROCK HDWL @ ANGLE PT
17' E/O SAN FRANCISQUITO CYN RD & 0.45 MI N/O
SHAWNEE CT (TO THE E) @ MI MKR #17.56
NEWHALL QUAD (2009) ELEV.1293.664

EASEMENT LOCATION MAP

	DATE	REVISION
6	4-21-16	UPDATE EASEMENT STATUS
5	12-30-15	UPDATE EASEMENTS PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. NHSC-5069810 (mw) DATED DECEMBER 16, 2015
4	12-10-15	UPDATE EASEMENTS PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. OSA-4717204 (mw) AMENDED 8-27-15.
3	9-20-10	CLARIFY STREET NAMES; MODIFY GATE LOC.; REV. TRAIL SYSTEM, ADD LINE OF SIGHT, HELI-SPOT EASEMENT & MISC. REV'S.
2	2-17-10	SHOW FIRE STATION AS ALTERNATE; ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 714 TO 700. REV. TRAILS SYSTEM.
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP, ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV. RELOCATED 18 LOTS FROM AREA C TO AREA B

SCALE: AS SHOWN | CHK'D BY: | APPROVED BY: | DATE: 04/26/16 | DWG. NO. 5093-023-05E | SHEET 9 OF 9

PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYVIEW CIRCLE, STE 2000
NEWPORT BEACH, CA 92660
ATTN: JOHN PATTERSON
TEL. 310-864-3330

WATER SYSTEMS
CIVILTEC
188 W. LIME AVE.
MONROVIA, CA 91016
TEL. 626-357-0588

SOILS ENGINEER & GEOLOGIST
RMA GEOSYSTEMS
9854 GLENOAKS BLVD.
SUN VALLEY, CA. 92626
ATTN: MARK SWITEK
TEL. 800-762-4396

LAND PLANNING & LANDSCAPING
PLACEWORKS
3 MACARTHUR PLACE STE 1100
COSTA MESA, CA 92626
TEL. 714-966-9220

ENVIRONMENTAL
BONTERRA CONSULTING
3452 E. FOOTHILL BLVD.
SUITE 420
PASADENA, CA 91107
TEL. 626-351-2000

CONSULTANT
MARTIN & ASSOC, LLC
3545 CORPORATE
COSTA MESA CA 92626
TEL. 714-641-9022

LEGAL DESCRIPTION
BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGES 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

REGISTERED PROFESSIONAL ENGINEER
RONALD R. HORN
No.16913
Exp. 06-30-17
CIVIL
STATE OF CALIFORNIA

PROJECT ENGINEER | DATE

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
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info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

X:\Civil 3D\5093-023\Tentative Maps\dwg\TM 51644 Sheet 9 Rev 12-30-15.dwg
Plotted: 11/12/15 11:15:07 by Bill

ROAD 5/25/16 SR

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 51644-1(Rev.)

TENTATIVE MAP DATED 04-26-2016
EXHIBIT MAP DATED 04-26-2016

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. The result of any approved sewer area study is only valid for two years from the date of approval; hence the previously approved sewer area study (PC 12009AS) is no longer acceptable and a new study should be submitted for review and approval

   Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. The sewer area study and outlet approval shall also be reviewed and approved by the City of Santa Clarita.

2. A revised tentative map is required to show the following item:

   a. As previously requested, label existing sewer main lines to serve the proposed development with the PC or CI number.

   b. As previously requested, call out the proposed point of connection to the existing sewer line on the map.

3. A revised exhibit map is required to show the following item:

   a. Clearly show and label a minimum of 10' sanitary sewer easement along the proposed sewer main line within the private property. See the redmarks on the exhibit map.

Prepared by Teni Mardirosian Phone (626) 458-4910 Date 05-18-2016
tr51644-1s-rev'dmap-rev5.doc

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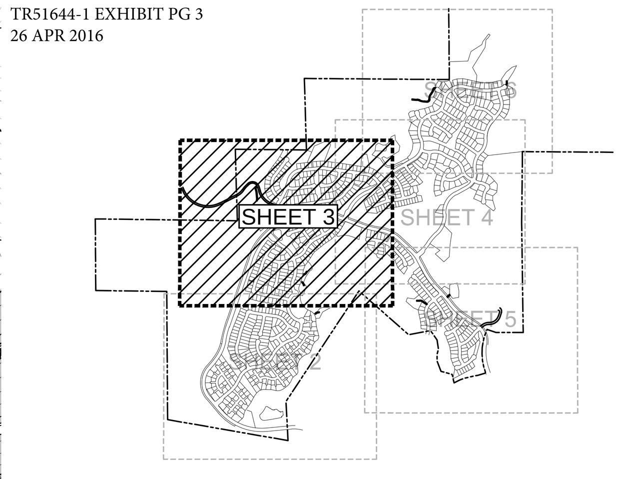
TR51644-1 EXHIBIT PG 3
26 APR 2016



KEY MAP
SCALE: 1" = 2000'

REV. EXHIBIT A

PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYVIEW CIRCLE, STE 2000
NEWPORT BEACH, CA 92660
ATTN: JOHN PATTERSON
TEL. 310-864-3330

WATER SYSTEMS
CIVILTEC
188 W. LIME AVE.
MONROVIA, CA 91016
TEL. 626-357-0588

SOILS ENGINEER & GEOLOGIST
RMA GEOSCIENCE,INC
9854 GLEN OAKS BLVD
SUN VALLEY, CA 91352
ATTN: MARK SWIATEK
TEL. 800-762-4396

LAND PLANNING & LANDSCAPING
PLACEWORKS
3 MACARTHUR PLACE STE 1100
SANTA ANA, CA 92707
TEL. 714-966-9220

ENVIRONMENTAL
BONTERRA CONSULTING
3452 E. FOOTHILL BLVD.
SUITE 420
PASADENA, CA 91107
TEL. 626-351-2000

CONSULTANT
MARTIN & ASSOC,LLC
3545 CORPORATE
COSTA MESA CA 92626
TEL. 714-641-9022

LEGAL DESCRIPTION
BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGE 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

	DATE	REVISION	BY	APP
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3	9-20-10	CLARIFY STREET NAMES; MODIFY GATE LOC.; REV. TRAIL SYSTEM, ADD LINE OF SIGHT, HELI-SPOT EASEMENT & MISC. REV'S.		
2	2-17-10	SHOW FIRE STATION AS ALTERNATE; ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 714 TO 700. REV. TRAILS SYSTEM.		
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP, ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV. RELOCATED 18 LOTS FROM AREA C TO AREA B		

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	DWG. NO.	SHEET	OF
AS SHOWN			04/26/2016	5093-023-05E	3	9

REGISTERED PROFESSIONAL ENGINEER
RONALD R. HORN
No.16913
Exp. 06-30-17
CIVIL
STATE OF CALIFORNIA

PROJECT ENGINEER DATE

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

2015-05-18 TM Sewer Review

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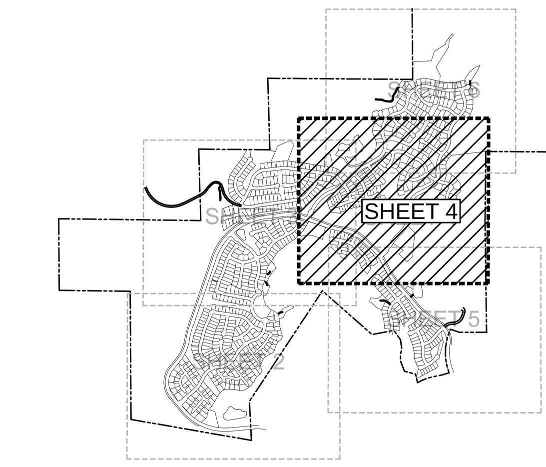
TR51644-1 EXHIBIT PG 4
26 APR 2016

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 3



KEY MAP
SCALE: 1" = 2000'

LEGEND

- PROPOSED OR EXISTING HIKING TRAILS WITH NO IMPROVEMENTS PER THIS MAP
- NEIGHBORHOOD TRAILS TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 7)
- COUNTY TRAILS (CLIFFIE STONE TRAIL) TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 7)
- 4' MAX. RETAINING WALL
- SEA LIMIT
- DAYLIGHT LINE
- WATER
- STORM DRAIN
- STORM DRAIN INLET
- RELIEF DRAIN
- SEWER
- RECYCLED WATERLINE (THESE LINES ARE BEING INSTALLED FOR A FUTURE CONNECTION WHEN RECYCLED WATER IS AVAILABLE AT THE SITE)
- PROPOSED GATED ENTRANCE
- 39 (REMOVED) (SAVED) — TREE NUMBER. EXISTING COAST LIVE OAK - SEE OAK TREE REPORT PREPARED BY BonTerra DATED 7-8-10 (SEE ASSOCIATED OAK TREE PERMIT). (SEE INDIVIDUAL SHEETS FOR SPECIFIC LOCATIONS)
- D.B. — DEBRIS BASIN
- REC. AREA — RECREATION AREA
- FDT — FIRE DEPARTMENT TURNAROUND
- (30) — EXISTING EASEMENT CALLOUT (SEE SHEET 8)

N / W / E / S

200' 100' 50' 0 100' 200' 300'
GRAPHIC SCALE: 1" = 100'

REV. EXHIBIT A

MATCH LINE SEE SHEET 5

PREPARED FOR:	WATER SYSTEMS	SOILS ENGINEER & GEOLOGIST	LAND PLANNING & LANDSCAPING	ENVIRONMENTAL	CONSULTANT
BLC TESORO LLC C/O IHP CAPITAL PARTNERS 100 BAYVIEW CIRCLE, STE 2000 NEWPORT BEACH, CA 92660 ATTN: JOHN PATTERSON TEL. 310-864-3330	CIVILTEC 188 W. LIME AVE. MONROVIA, CA 91016 TEL. 626-357-0588	RMA GEOSCIENCE,INC 9854 GLEN OAKS BLVD SUN VALLEY, CA 91352 ATTN: MARK SWIATEK TEL. 800-762-4396	PLACEWORKS 3 MACARTHUR PLACE STE 1100 SANTA ANA, CA 92707 TEL. 714-966-9220	BONTERRA CONSULTING 3452 E. FOOTHILL BLVD. SUITE 420 PASADENA, CA 91107 TEL. 626-351-2000	MARTIN & ASSOC,LLC 3545 CORPORATE COSTA MESA CA 92626 TEL. 714-641-9022

LEGAL DESCRIPTION
BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGE 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

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1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP, ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV. RELOCATED 18 LOTS FROM AREA C TO AREA B		

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	DWG. NO.	SHEET	OF
AS SHOWN			04/26/2016	5093-023-05E	4	9

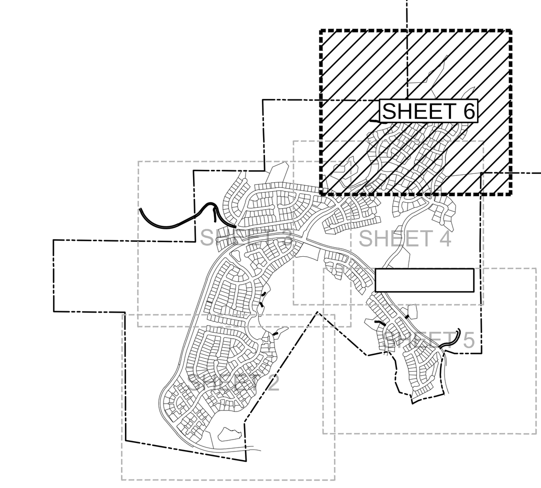
REGISTERED PROFESSIONAL ENGINEER RONALD R. HORN No.16913 Exp. 06-30-17 CIVIL STATE OF CALIFORNIA
PROJECT ENGINEER DATE

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

2015-05-18 TM Sewer Review

RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 EXHIBIT PG 6
26 APR 2016



KEY MAP

SCALE: 1" = 2000'

LEGEND

(thin line)	PROPOSED OR EXISTING HIKING TRAILS WITH NO IMPROVEMENTS PER THIS MAP
(heavy dashed line)	NEIGHBORHOOD TRAILS TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 7)
(circles on line)	COUNTY TRAILS (CLIFFIE STONE TRAIL) TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 7)
4' RET. WALL	4' MAX. RETAINING WALL
(dashed line)	SEA LIMIT
(daylight symbol)	DAYLIGHT LINE
W	WATER
SD	STORM DRAIN
OR	STORM DRAIN INLET
RD	RELIEF DRAIN
S	SEWER
RW	RECYCLED WATERLINE (THESE LINES ARE BEING INSTALLED FOR A FUTURE CONNECTION WHEN RECYCLED WATER IS AVAILABLE AT THE SITE)
(large circle)	PROPOSED GATED ENTRANCE
39 (REMOVED) (SAVED)	TREE NUMBER EXISTING COAST LIVE OAK - SEE OAK TREE REPORT PREPARED BY BonTerra DATED 7-8-10 (SEE ASSOCIATED OAK TREE PERMIT). (SEE INDIVIDUAL SHEETS FOR SPECIFIC LOCATIONS)
D.B.	DEBRIS BASIN
REC. AREA	RECREATION AREA
FDT	FIRE DEPARTMENT TURNAROUND
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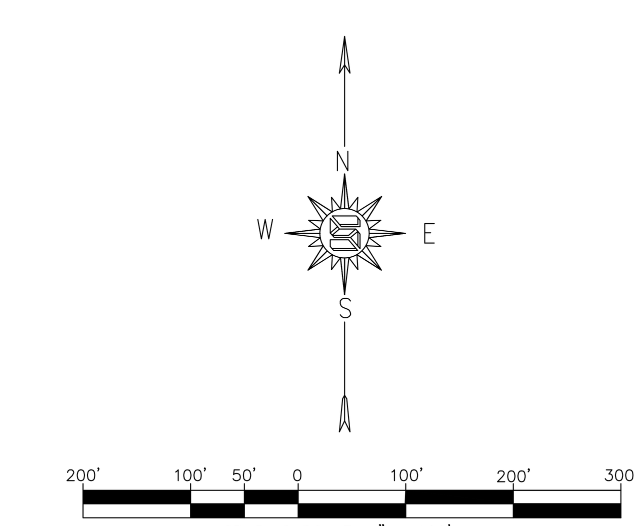

REV. EXHIBIT A

PREPARED FOR:	BLC TESORO LLC, C/O IHP CAPITAL PARTNERS, 100 BAYVIEW CIRCLE, STE 2000, NEWPORT BEACH, CA 92660, ATTN: JOHN PATTERSON, TEL. 310-864-3330
WATER SYSTEMS	CIVILTEC, 188 W. LIME AVE., MONROVIA, CA 91016, TEL. 626-357-0588
SOILS ENGINEER & GEOLOGIST	RMA GEOSCIENCE,INC, 9854 GLEN OAKS BLVD, SUN VALLEY, CA 91352, ATTN: MARK SWIATEK, TEL. 800-762-4396
LAND PLANNING & LANDSCAPING	PLACEWORKS, 3 MACARTHUR PLACE STE 1100, SANTA ANA, CA 92707, TEL. 714-966-9220
ENVIRONMENTAL	BONTERRA CONSULTING, 3452 E. FOOTHILL BLVD., SUITE 420, PASADENA, CA 91107, TEL. 626-351-2000
CONSULTANT	MARTIN & ASSOC,LLC, 3545 CORPORATE, COSTA MESA CA 92626, TEL. 714-641-9022
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SCALE:	CHK'D BY:	APPROVED BY:	DATE:	DWG. NO.	SHEET	OF
AS SHOWN			04/26/2016	5093-023-05E	6	9

REGISTERED PROFESSIONAL ENGINEER RONALD R. HORN No.16913 Exp. 06-30-17 CIVIL STATE OF CALIFORNIA

PROJECT ENGINEER DATE

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
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MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

2015-05-18 TM Sewer Review

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER
TRACT NO. 51644-1 (Rev.)

TENTATIVE MAP DATED 04-26-2016
EXHIBIT A MAP DATED 04-26-2016

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

(1) A written statement from the water purveyor indicating that the entire subdivision will be within the boundaries of its service area and that the purveyor will serve the proposed subdivision to the satisfaction of Public Works.

(2) Provide a "Water Supply Assessment" from the water supplier to indicate the availability of adequate water supply as required per Section 10910 and Section 10912 of the California Water Code (SB 610) prior to tentative map approval. For additional information, please contact Mr. Andy Narag of Land Development Division at (626) 458-4921.

(3) Acquire off-site easement along E-6 Drive (Sheet 5), granted to the appropriate serving agency, for access to all water facilities.

TK Prepared by Tony Khalkhali Phone (626) 458-4921 Date 05-19-2016
tr51644-1w-rev5.doc

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Aissa Carrillo Phone (626) 458-3126 Date 05-26-2016

The following report consisting of ____ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.

9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.

10. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.

11. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.

12. The first unit of this subdivision shall be filed as Tract No. 51644-01, the second unit, Tract No. 51644-02, and the last unit, Tract No. 51644.

13. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.

14. Grant ingress/egress and utility easements to the public over the private and future or future streets.

15. Show open space lots on the final map and dedicate residential construction rights over the open space lots.

16. Depict all line of sight easements on grading and/or landscaping plans.

17. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of Regional Planning and Public Works.

18. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

19. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

20. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

21. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of $5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Preliminary Conditions

1. Comply with all conditions on the originally approved tentative map.

2. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances. Maintain a minimum centerline radius of 550 feet (64 feet R/W)/400 feet (60 feet R/W)/200 feet (58 feet R/W) along curved intersections where the minor leg is on the concave side or provide for adequate sight distance to the satisfaction of Public Works.

3. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from 60 feet to 58 feet of right of way.

4. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.

5. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.

6. Permission is granted for street grades up to 10 percent on all local streets and grades up to 6% on all highways to the satisfaction of Public Works. Permission is not granted for street grades up to 12% along "G" Drive from "K-5" Drive to 400 feet southerly unless approved by Regional Planning.

7. Provide maximum 6 percent grade through the knuckles.

8. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.

9. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent. For 4-legged intersections, the maximum permissible grade of the through street is 8 percent.

10. The extended length of residential streets over 1000 feet like on "D" Lane and "G" Lane must be approved by the Fire Department.

11. Dedicate right of way as depicted on the typical sections on sheet 9 to the satisfaction of Public Works. For all streets approved to be behind gates, make an offer of private and future right of way to the satisfaction of Public Works.

12. Permission is granted for streets within Areas B and C to be private and future streets only for streets within where gates are allowed.

13. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.

14. The typical section for "G-5" Lane as shown on sheet 9 is not necessarily approved and is subject to a detail review to address proper drainage and slope easements to the satisfaction of Public Works. Ultimate improvements as shown on sheet 17 may be required in order for the County to accept "G-5" Lane for public maintenance.

15. The alternate 1 detail for "G-5" Lane if offsite easements are not obtained as shown on sheet 12 is not necessarily approved and is subject to a detail review to delineate the required slope and drainage easement.

16. Provide a reciprocal easement along "E-6" Drive for ingress and egress to the northerly property to the satisfaction of Public Works.

17. Provide intersection sight distance for a design speed of:

    a. 40 mph (415 feet) on "G" Drive from "G-1" Lane (both directions); on "B" Street from "I-3" Lane (southerly direction); on "B" Street from "I-2" Lane (northerly direction); "A" Street from "C" Dr (northerly direction); "A" Street from "F-1" Drive (northerly direction); "A" Street from "N" Drive (northerly direction);

    b. 30 mph (310 feet) on "E-1" Drive from "E-4" Drive (both directions); "A-1" Drive from "K-3" Drive (southerly directions); "A-1" Drive from "K-4" Drive (easterly direction)

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back from the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

18. Provide stopping sight distance on all points along curved sections of a street for a design speed of:

    (a) 40 mph (300 feet) on "H" Lane (in the vicinity of lot 2495); on "G" Lane in the vicinity of lots 1760, 1761, 1743 and 1744; on "A" Street in the vicinity of lots 2028, 2029, 2288, 2289 and 2490; at "J" Lane in the vicinity of lot 1832

    Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle, the driver of the vehicle is presumed to be located 6 feet from TC and the target to be located 6 feet from TC.

19. Depict all line of sight easements on the landscaping and grading plans.

20. Provide property line return radii of 13 feet at all local street intersections and 27 feet at the intersection of all local streets with planned highways plus additional right of way for corner cut off to meet current Americans with Disabilities Act (ADA) guidelines to the satisfaction of Public Works.

21. Provide off-site easements and/or right of way to allow for the construction of the necessary off-site grading and street improvements in the vicinity of "G-5" Lane; Casa Luna Place, Reyes Adobe Way and "J" Lane to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements.

22. All proposed gates are not approved if they are placed at a street that provides direct access to an offsite property and if streets are public streets. In order to allow the proposed gates, obtain concurrence from adjoining properties clarifying that they are not dependent on this subdivision for their means of access. If

gates are allowed, label all streets within the gates as private and future streets; otherwise, these streets are to remain as public streets. Alternate 1 gate system as shown on sheet 17 of the tentative map is the county's preferred gate alternative since TR 53189 has primary access through Stoney Creek Road and require "J" Lane as a secondary means of access.

23. For all approved gates, locate the entry gate or key pad (if one is provided) a minimum of 50 feet beyond the right of way and construct a turnaround with a minimum turnaround radius of 32 feet in the private driveway and firelane preceding the gated entrance to the satisfaction of Public Works. The minimum gate setback shall be increased, if necessary, to accommodate adequate stacking distance as determined in each case by the traffic engineering consultant at final engineering. Setback the raised median nose in the private driveway a minimum of 20 feet from the right of way to the satisfaction of Public Works. The details of the gated access as shown on the tentative map are not necessarily approved.

24. The median plan as shown on sheet 10 is not necessarily approved and is subject to a detail review to the satisfaction of Public Works. All proposed medians shall be 14 feet minimum and use a standard nose parabolic flare with a minimum median nose of 4 feet or terminate the raised median within the reverse taper to the satisfaction of Public Works.

25. Conform with the standard roundabout plans for all proposed privately maintained roundabouts to the satisfaction of Public Works.

26. Construct new driveway to the satisfaction of Public Works.

27. Construct curb, gutter, base, pavement, and sidewalk (5 feet sidewalk adjacent to the property line) along the property frontage on all local streets to the satisfaction of Public Works. Permission is granted to use the alternate section on Casa Luna Place to the satisfaction of Public Works. Alternate sections as shown on the typical sections on sheet 9 are not necessarily approved and subject to final review to the satisfaction of Public Works.

28. Construct full-width sidewalk and curb ramp at all returns.

29. Repair any displaced, broken or damaged curb, gutter, sidewalk, driveway apron and pavement during construction to the satisfaction of Public Works.

30. Plant street trees along all streets within this subdivision to the satisfaction of Public Works.

31. Construct drainage improvements (including bridges and parkway drains, if needed) and offer easements needed for street drainage or slopes and maintenance purposes to the satisfaction of Public Works. Where streets or highways are located within flood hazard areas or subject to inundation, provide adequate freeboard and slope protection to the satisfaction of Public Works. Construct adequate embankment protection along any sections of highways or streets located within flood plain boundaries or subject to inundation. Adequate freeboard shall also be provided.

32. Construct bridge/drainage structures on D Drive and G Drive to the satisfaction of Public Works.

33. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.

34. Provide and install street name signs prior to occupancy of buildings.

35. Install postal delivery receptacles in groups to serve two or more residential lots.

36. If the alternative park site as shown on sheet 13 is constructed, provide an intersection line of sight of 40 mph (415 feet) at the park entrance to the satisfaction of Public Works.

37. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Public Works' Construction Division at (626) 458-3129 for new location of any above-ground utility structure in the parkway. (Does not apply to minor land divisions)

38. Establish a Landscape Maintenance District, subject to the approval of the Department of Parks and Recreation, for the purpose of maintaining landscaped medians and parkways on all streets and highways.

39. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a

common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

40. Comply with the mitigation measures identified in the attached February 23, 2010, memoranda/letter or any revision thereafter, from our Traffic and Lighting Division to the satisfaction of Public Works and comply with all mitigation measures as required by Caltrans.

41. Prior to final map approval, pay the fees established by the Board of Supervisors for the Valencia Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is $23,250 per factored unit and is subject to change.

42. Prior to approval of the final map, if any improvements constructed by the subdivider are included as District improvements in the Valencia Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works. If the amount to be credited exceeds the subdivider's fee obligation, the subdivider may use the excess credits to satisfy the fee obligation of another project within the District, transfer the credit to another subdivider within the District, or be reimbursed by the District at the discretion of Public Works if funds are available. If District improvements are constructed after approval of the final map, the subdivider will receive credit equal to the cost of such improvements, which may be used to satisfy the fee obligation for another project within the District, transferred to another subdivider within the District, or reimbursed at the discretion of Public Works.

43. Phasing of map shall be addressed in the traffic study. The phasing map shall address construction phasing for schools and other units if phased grading is proposed. The phasing map shall also address access requirements for each unit. Address all grading impacts under each phase and address it adequately in the CEQA document.

44. Comply with the following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring within the tract boundaries and along the property frontage on all streets and highways / non-gated private and future streets / gated private and future

streets with fixtures acceptable to Southern California Edison to the satisfaction of Public Works. Submit street lighting plans along with existing/proposed underground utilities plan as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

b. The operation and maintenance of the street lights on the private and future street shall remain the responsibility of the Developer / Property Owner / Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future street lights on adjacent public roadways.

c. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 51644 MAP DATE: April 26, 2016 ï Revised Map

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.

TENTATIVE/EXHIBIT MAP - HOLDS

1. Provide a table showing the number of lots per phase as proposed on the Phasing Map. The future road improvements shall also be clearly identified on the Phasing Map providing multiple point of access for the development in compliance with the subdivision code. Compliance shall be provided on the Tentative and Exhibit Maps prior to Tentative Map clearance.

2. The proposed Tapia Connection will need to be accepted as private access by the Department of Public Works. Clearly dimension the full easement width on the proposed cross section. Indicate compliance on the Tentative and Exhibit Map prior to Tentative Map clearance.

3. The proposed Private Driveways Lots, Lots 2546-2551 which consist of the Tapia Connection and the access to the Senior Villas, shall be labeled and identified as ñPrivate Drivewayò on the Tentative and Exhibit Maps. Indicate compliance prior to Tentative Map clearance.

4. Clearly identify the fire lane within the Private Driveways serving the Senior Villas. The identification shall be on the cross sections and on sheet 10 of the Exhibit Map. Indicate compliance on the Tentative and Exhibit Map prior to Tentative Map clearance.

5. Provide a detail sheet indicating the proposed buildings and vehicular access for the proposed Recreational Center Lots, Lot 2556 and Lot 2557, on the Exhibit Map. Also provide the total square footage of the largest building within each lot to accurately calculate the required fire flow. Indicate compliance prior to Tentative Map clearance.

6. The proposed flag lots, Lot 2185 and Lot 2233, shall provide a minimum flag strip width of 20 feet. Revise the flag lots on the Tentative and Exhibit Maps. Indicate compliance prior to Tentative Map clearance.

Reviewed by: Juan Padilla Date: May 25, 2016

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PROJECT: TR 51644 MAP DATE: April 26, 2016 ï Revised Map

7. Clearly identify the proposed access to the Water Tank Lots. Such access shall provide a minimum width of 15 feet or as required by the jurisdictional Water Company. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.

8. Clearly identify the proposed fire lane to the proposed Helipad. The fire lane shall provide a minimum paved width of 20 feet. If the fire lane grade exceeds 10%, provide such grades on the Tentative and Exhibit Maps. Include the proposed gradient, the angles of approach and departure at all changes in grade. A driveway profile maybe required. Indicate compliance on the Tentative and Exhibit Map prior to Tentative Map clearance.

9. Provide an approved site plan and/or specific conditions of approval from the Fire Departmentôs Planning Section for the proposed Helipad, Lot 2526, prior to Tentative Map clearance. Any conditions will be incorporated to this report.

10. Obtain clearance from the Fire Departmentôs Planning Section confirming the existing Fire Department facilities can provide adequate emergency services for the proposed development. The Fire Department Planning Section can be reached at (323) 881-2404. Provide a written response back to the Land Development Unit prior to Tentative Map clearance.

11. Show the closest exhibit public fire hydrants to the development on the existing surrounding public streets on the Tentative and Exhibit Maps. This will assist in locating requiring public fire hydrants for the development. Compliance required prior to Tentative Map clearance.

12. Submit a Preliminary Water Design Report, or equivalent, from Newhall County Water Service for the future water system expansion to the development confirming the design will meet the Fire Departmentôs minimum fire flow requirement. Submit a copy of such report for review prior to Tentative Map clearance.

13. This property is located within the area described as "Very High Fire Hazard Severity Zone". A "Preliminary Fuel Modification Plan" is required prior to Tentative Map clearance. Contact our Fuel Modification Unit at (626) 969-5205 for submittal details. Submit a copy or confirmation of approval to our office to release of the Tentative Map hold.

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PROJECT: TR 51644 MAP DATE: April 26, 2016 ï Revised Map

FINAL MAP
CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

3. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.

4. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as ñFire Laneò on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.

5. Flag lot shall provide a minimum paved unobstructed driveway width of 20 feet, clear to the sky. Shared driveway shall provide a reciprocal access agreement. The driveway shall be labeled as ñPrivate Driveway and Fire Laneò on the Final Map. Verification of compliance is required prior to Final Map clearance.

6. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.

7. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

Reviewed by: Juan Padilla Date: May 25, 2016

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

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PROJECT: TR 51644 MAP DATE: April 26, 2016 ï Revised Map

PROJECT
CONDITIONS OF APPROVAL

1. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

2. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

3. The on-site private driveways shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

4. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.

5. The gradient of the on-site private driveways shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

6. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

Reviewed by: Juan Padilla Date: May 25, 2016

7. All proposed bridges and elevated crossing shall be constructed and maintained in accordance with AASHTO HB-17 and designed to support a live load of 75,000 pounds as specified in the County of Los Angeles Fire Code and to the satisfaction of the Department of Public Works. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.

8. All proposed vehicular gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.

9. All proposed roundabout and raised medians shall provide a minimum unobstructed width of 20 feet between all raised medians/obstacles in order to provide adequate fire apparatus access. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.

10. Private driveways where parking is proposed shall maintain a minimum unobstructed fire lane width of 20 feet, 26 feet fire lane width is required for commercial and high density residential buildings. Clearly depict the parking stalls and required fire lanes on the final design plans.

11. A minimum unobstructed width of 26 feet is required adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

12. Install **TBD** public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.

13. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.

14. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.

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PROJECT: TR 51644 MAP DATE: April 26, 2016 ï Revised Map

15. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to **4000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.

16. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.

17. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.

18. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

19. All proposed gates, both vehicular and pedestrian gates, shall comply with the Fire Departmentôs Regulation 5. Verification for compliance will be performed during final inspection of the gate prior to occupancy.

20. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.

21. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by: Juan Padilla Date: May 25, 2016

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map #	**51644**	DRP Map Date: **04/26/2016**	SCM Date: **06/02/2016**	Report Date: **05/24/2016**
Park Planning Area #	**35B**	**CASTAIC/VAL VERDE**		Map Type: **REV. (REV RECD)**

Total Units **809** = Proposed Units **809** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

1) the dedication of land for public or private park purpose or,
2) the payment of in-lieu fees or,
3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	**8.35**
IN-LIEU FEES:	**$1,628,091**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $1,628,091 in-lieu fees.

Trails:

See also attached Trail Report.

Comments:

MAP ON HOLD. The Department is waiting for additional information from the Subdivider regarding the ownership of the proposed parks and recreational facilities.

*****Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: _____

Kathline J. King, Chief of Planning

Supv D 5th
May 24, 2016 13:13:11
QMB02F.FRX

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **51644**	DRP Map Date: **04/26/2016**		SMC Date: **06/02/2016**	Report Date: **05/24/2016**
Park Planning Area # **35B**	**CASTAIC/VAL VERDE**			Map Type: **REV. (REV RECD)**

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where:

P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **809** = Proposed Units **809** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.44**	**0.0030**	**809**	**8.35**
M.F. < 5 Units	2.44	0.0030	0	0.00
M.F. >= 5 Units	2.69	0.0030	0	0.00
Mobile Units	2.76	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**8.35**

Park Planning Area = **35B CASTAIC/VAL VERDE**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	8.35	$194,981	**$1,628,091**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
			Total Provided Acre Credit:	**0.00**	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	**In-Lieu Fee Due**
8.35	0.00	0.00	8.35	$194,981	**$1,628,091**

Supv D 5th
May 24, 2016 13:13:21
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COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
John Wicker, Director

May 24, 2016

Sent via email: tmontgomery@planning.lacounty.gov

TO: Tyler Montgomery, AICP
Department of Regional Planning

FROM: Kathline J. King, AICP
Chief of Planning

SUBJECT: **REVISED TENTATIVE TRACT MAP 51644-1 (TESORO HIGHLANDS)**
TRAIL COMMENTS
REGIONAL PLANNING MAP DATED APRIL 26, 2016
SUBDIVISION COMMITTEE MEETING ON JUNE 2, 2016

This memo details the Department of Parks and Recreation (Department)'s trail comments for the above map. Hold (HOLD) appears before those items that the Subdivider must address in order for the Department to clear the subject map for public hearing.

The Department is requiring the Subdivider to dedicate variable width easements to the County of Los Angeles (County) for Multi-Use (hiking, mountain biking, and equestrian) Trail purposes to connect to the existing Cliffie Stone Trail and continue trail connectivity to the adopted proposed "Santa Clarita Valley Trails Advisory Committee Trails" (see attached County Trails Map). For proposed trail dedications adjacent to streets, the trail easement shall be a minimum of twelve-foot (12') wide. For trail dedications within the open space lots, the trail easement width shall be a minimum twenty-foot (20') wide. For more information about the County's trail design and construction guidelines, please refer to the Trails Manual, which is available online at https://trails.lacounty.gov/. Also, please see attached Table 4.3.1-1, Trail Classification Guidelines, from the Trails Manual. Significant deviation from the Guidelines within the Trails Manual must be approved in writing by the Department. Because of the necessity to show the trail alignments as they relate to topographical lines, all information pertaining to trail easement dedications and trail improvements must be depicted on the tentative map.

Map is on HOLD until pertinent information concerning the proposed trail easement dedications, as specified below, are provided to the satisfaction of the Department.

1. (HOLD) Denote trail easement dedications using the following language: "Twelve-foot wide multi-use (hiking, mountain biking, and equestrian) trail easement to be dedicated to the County of Los Angeles," or "twenty-foot wide multi-use (hiking, mountain biking, and equestrian) trail easement to be dedicated to the County of Los Angeles," appropriately along the proposed trail alignments. Also, denote estimated trail length (in linear feet) to be dedicated to the County.

2. (HOLD) Provide a detailed section view for proposed trails to be manufactured. Section details shall include: width of trail easement, width of trail tread, trail name, longitudinal (running) gradients, and cross slope gradients.

3. (HOLD) Contact Ms. Olga Ruano, Park Planning Assistant, to schedule a site visit to discuss proposed trail alignments to be dedicated to the County and to appropriately revise subdivision map. Please note that the Department is currently developing a trails master plan for the Castaic Area. The Draft Castaic Area Multi-Use Trails Plan and the Proposed Mitigated Negative Declaration are currently available for public review on the Department's website, http://parks.lacounty.gov/.

If you have any questions regarding the trail comments, please contact Ms. Olga Ruano at (213) 351-5141 or by email at oruano@parks.lacounty.gov.

KK:OR:or 51644-1 Trail Comments_04.26.16

Attachments: 51644-1 County Trails Map; Table 4.3.1-1, Trail Classification Guidelines

c: Parks and Recreation (N.E. Garcia, C. Lau, F. Moreno, O. Ruano)