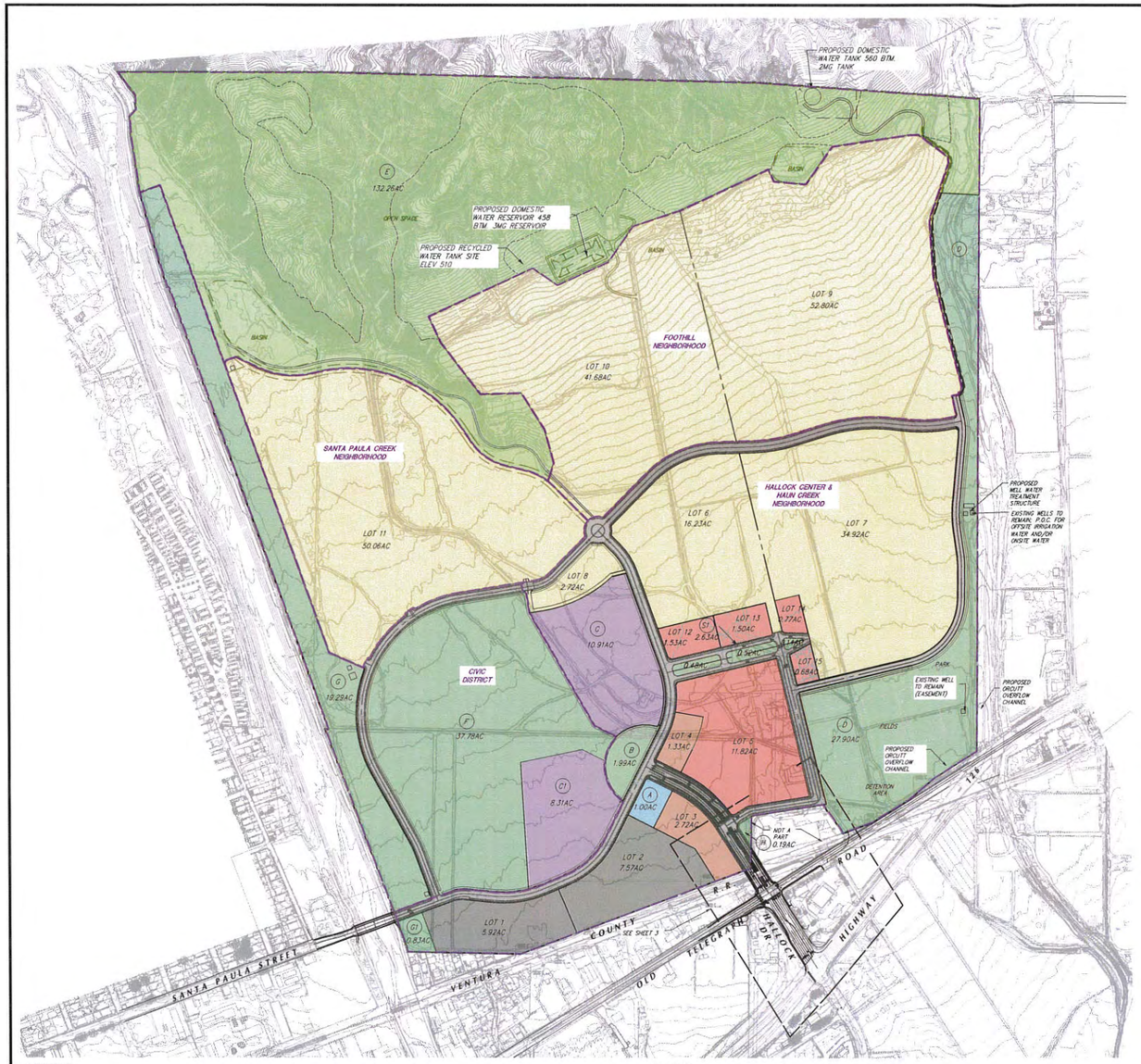


LAND USE DATA (TOTAL PROJECT AREA: 494.91 AC)

HALLOCK CENTER & HAUN CREEK NEIGHBORHOOD

LOT	AREA	LAND USE PER SPECIFIC PLAN
1	5.92 AC	LIGHT INDUSTRIAL/OFFICE
2	7.57 AC	LIGHT INDUSTRIAL/OFFICE
3	2.72 AC	COMMERCIAL
4	1.33 AC	COMMERCIAL
5	11.82 AC	MULTI-FAMILY RESIDENTIAL
6	16.23 AC	SINGLE-FAMILY RESIDENTIAL
7	34.92 AC	SINGLE-FAMILY RESIDENTIAL
8	2.72 AC	SINGLE-FAMILY RESIDENTIAL
12	1.53 AC	MULTI-FAMILY RESIDENTIAL
13	1.50 AC	MULTI-FAMILY RESIDENTIAL
14	0.77 AC	MULTI-FAMILY RESIDENTIAL
15	0.68 AC	MULTI-FAMILY RESIDENTIAL
SUBTOTAL:	87.71 AC	

NON-RESIDENTIAL		
A	1.00 AC	CIVIC – FIRE STATION
B	1.99 AC	OPEN SPACE 2 – PARK
C and C1	19.22 AC	CIVIC – SCHOOL
D	27.90 AC	OPEN SPACE 2 – PARK
E	132.26 AC	OPEN SPACE 1/AG
G1	0.83 AC	OPEN SPACE 2/AG
H	0.19 AC	OPEN SPACE 2
SUBTOTAL:	183.39 AC	

PRIVATE STREETS	
S1:	2.63 AC
PUBLIC STREETS:	12.61 AC

HALLOCK CENTER & HAUN CREEK NEIGHBORHOOD TOTAL: 286.34 AC

FOOTHILL NEIGHBORHOOD

LOT	AREA	LAND USE PER SPECIFIC PLAN
9	52.80 AC	SINGLE FAMILY RESIDENTIAL
10	41.68 AC	SINGLE FAMILY RESIDENTIAL
SUBTOTAL:	94.48 AC	
PUBLIC STREETS:	3.67 AC	

FOOTHILL NEIGHBORHOOD TOTAL: 98.15 AC

CIVIC DISTRICT

LOT	AREA	LAND USE PER SPECIFIC PLAN
NON-RESIDENTIAL		
F	37.78 AC	OPEN SPACE 3 – SCHOOL ATHLETIC FIELDS
G	19.29 AC	OPEN SPACE 2 – PARK
SUBTOTAL:	57.07 AC	
PUBLIC STREETS:	3.29 AC	

LAND USE
a. PARKS

CIVIC DISTRICT TOTAL: 60.36 AC

SANTA PAULA CREEK NEIGHBORHOOD

LOT	AREA	LAND USE PER SPECIFIC PLAN
11	50.06 AC	SINGLE FAMILY RESIDENTIAL
SUBTOTAL:	50.06 AC	
PUBLIC STREETS:	0.0 AC	

SANTA PAULA CREEK NEIGHBORHOOD TOTAL: 50.06 AC

TOTAL TRACT PROJECT AREA 494.91 AC

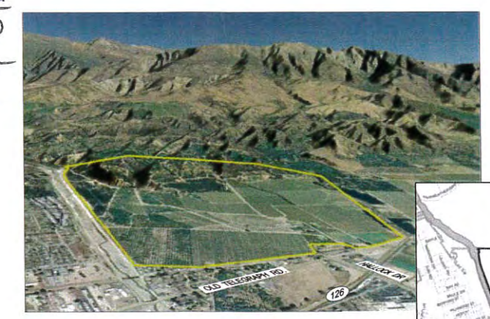
HALLOCK CENTER & HAUN CREEK NEIGHBORHOOD	286.34 AC
FOOTHILL NEIGHBORHOOD	98.15 AC
CIVIC DISTRICT	60.36 AC
SANTA PAULA CREEK NEIGHBORHOOD	50.06 AC
TOTAL:	494.91 AC
TOTAL D.U.:	1,500

LAND USE

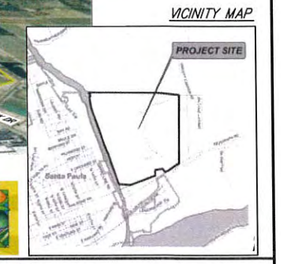
a. 1,500 D.U. ALLOWED PER PROPOSED SPECIFIC PLAN.

APPROVED BY PLANNING
DATE: 2/17/2015
SIGNATURE: [illegible]
CONDITION: Per Ord. 1255

300' 150' 0' 300' 600'
GRAPHIC SCALE: 1"=300'



VICINITY MAP



NOTES

1. MULTIPLE FINAL MAPS MAY BE RECORDED FROM THIS TENTATIVE MAP AS PER SECTION 66456.1 OF THE STATE SUBDIVISION MAP ACT AS AMENDED JANUARY, 2001.
2. LETTERED LOTS, REC AREAS AND DRAINAGE BASINS TO BE MAINTAINED BY THE MAINTENANCE DISTRICT WHEN FORMED, IN THE INTERIM, BY OWNER.
3. DESIGN GUIDELINES AND STANDARDS OF EAST AREA 1 SPECIFIC PLAN APPLY TO THIS MAP
4. EXISTING LAND USE: AGRICULTURE, ORCHARD
5. PROPOSED LAND USE: RESIDENTIAL, COMMERCIAL, PUBLIC PARKS, MULTIFAMILY, MIXED USE, SCHOOL, DETENTION BASINS AND PUBLIC STREETS ADJACENT LAND USE: AGRICULTURE, COMMERCIAL, RESIDENTIAL.
6. ALL UTILITIES WILL BE UNDERGROUND
7. FIRE PROTECTION SERVICE PROVIDED BY: CITY OF SANTA PAULA
8. SANITARY SEWER SERVICE PROVIDED BY: CITY OF SANTA PAULA
9. DOMESTIC WATER SERVICE PROVIDED BY: CITY OF SANTA PAULA
10. PROJECT APNS: 040-0-180-565, 040-0-180-435, 107-0-200-115
11. SOLID WASTE DISPOSAL PROVIDED BY: TOLAND LANDFILL AND RECYCLING CENTER
12. STREETS SHOWN ON THIS TENTATIVE TRACT MAP ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF EAST AREA 1 SPECIFIC PLAN.
13. ANY PRIVATE STORM DRAIN SYSTEM SHOWN ON THIS TENTATIVE TRACT MAP IS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT
14. ALL DIMENSIONS SHOWN HEREON ARE APPROXIMATE.
15. SLOPES BEING CONSTRUCTED ARE NO STEEPER THAN 2:1 (H:V) UNLESS OTHERWISE NOTED.
16. ACCESS TO THE SITE IS PROPOSED VIA HALLOCK DRIVE AND SANTA PAULA STREET EXTENSIONS
17. ALL GRADING AND LOT DRAINAGE TO CONFORM TO THE CITY OF SANTA PAULA STANDARDS. ALL PADS TO BE GRADED AT 1% MIN GRADE FOR DRAINAGE PURPOSES.
18. ESTIMATED EARTHWORK: (PHASE 1) CUT: 1.6M CY FILL: 1.1M CY (NET BALANCE) DUE TO ON-SITE ROCK CONDITIONS.
19. THE PURPOSE OF THIS MAP IS TO CREATE MASTER LOTS AND BACKBONE STREETS.
20. ALL CURB RETURNS ARE 25' UNLESS OTHERWISE NOTED.

LEGEND

PROPOSED
- PROJECT BOUNDARY
- LOT LINE
- EASEMENT LINE
- NEIGHBORHOOD BOUNDARY
- MULTI USE TRAIL
- S21 STORM DRAIN
- TRAIL
- S SEWER
- W RECYCLED WATER
- W WATER
- 312 CONTOUR

EXISTING
- CONTOUR LINE
- G GAS
- O.H.E. OVERHEAD ELEC.
- S SEWER
- POWER POLE OR TELEPHONE POLE
- STORM DRAIN
- W WATER
- WATER VALVE
- T TELEPHONE
- FENCE

EASEMENTS (EASEMENT LINES SHOWN ON SHEET 2)

1. 25' PUBLIC UTILITY EASEMENT TO SCE PER 181 OR 483
2. 20' WATER PIPELINE EASEMENT TO SANTA CLARA WATER CONSERVATION DISTRICT PER 360 OR 297
3. 50' PUBLIC UTILITY EASEMENT TO SCE PER 2946 OR 535 & 2946 OR 540 (STRIP 2)
4. 2' PUBLIC UTILITY EASEMENT TO SCE PER 2946 OR 530 & 2946 OR 534 BOTH DESCRIBED AS (STRIP 3)
5. 1' PUBLIC UTILITY EASEMENT TO SCE 2946 OR 530 & 2946 OR 534 BOTH DESCRIBED AS (STRIP 4)
6. 12.5 PUBLIC UTILITY EASEMENT TO SCE PER 2946 OR 534 (STRIP 1)
7. 25' PUBLIC UTILITY EASEMENT TO SCE PER 2946 OR 530 (STRIP 1)
8. 300' RIGHT OF WAY AND EASEMENT TO THE COUNTY OF VENTURA PER 233 OR 181
9. 25' (STRIP 1) UTILITY EASEMENT TO SCE EASEMENT PER 2942 OR 339
10. 2' PUBLIC UTILITY EASEMENT TO SCE PER 2946 OR 530 & 2946 OR 534 BOTH DESCRIBED AS (STRIP 2)
11. 25' UTILITY EASEMENT TO SCE PER 2000-0178608
12. 25' UTILITY EASEMENT TO SCE PER 2001-178944 OR
13. SANTA PAULA CREEK CHANNEL TO THE COUNTY OF VENTURA PER 236 OR 317
14. 10' ROW EASEMENT FOR PIPELINE PURPOSES TO UNION OIL PER 757 OR 443
15. 10' UTILITY EASEMENT TO SCE PER 1142 OR 594
16. 30' NON-EXCLUSIVE ACCESS EASEMENT TO JAMES F. BRUCKER PER 3584 OR 19 AND SHOWN ON 6 PM 80
17. 10' ROW EASEMENT FOR PIPELINE PURPOSES TO UNION OIL PER 575 OR 444
18. 10' AGRICULTURAL UTILITY EASEMENT TO MF LAND & CATTLE COMPANY PER 4469 OR 976 & TO BROKAW NURSERY PER 5574 OR 478 DESCRIBED AS EXHIBIT "B"
   NOTE: ACCESS TO THIS EASEMENT FROM TELEGRAPH ROAD NOTED HOWEVER NO METES & BOUND DESCRIPTION GIVEN IN SAID DOCUMENTS
   NOTE: THIS WAS ORIGINALLY BASED ON THE 1874 SURVEY IN THE BLM

REGISTERED PROFESSIONAL ENGINEER DONALD M. JENSEN No. C046404 Exp. 3-31-2015 CIVIL STATE OF CALIFORNIA

REVISION	DATE

SUBDIVIDER/OWNER:
Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060
Business (805) 525-5541

CONTACT
Parkstone Communications
660 Hampshire Road, Ste. U
Westlake Village, CA 91361
(805) 373-8808 ext. 105
Attn: Mike Penrod

ENGINEER:
JENSEN DESIGN & SURVEY, INC
1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
FAX 805/654-6979
DONALD M. JENSEN RCE 046404 (EXP 3-31-2015) DATE

VESTING TENTATIVE TRACT No. 5854
EAST AREA 1 SPECIFIC PLAN

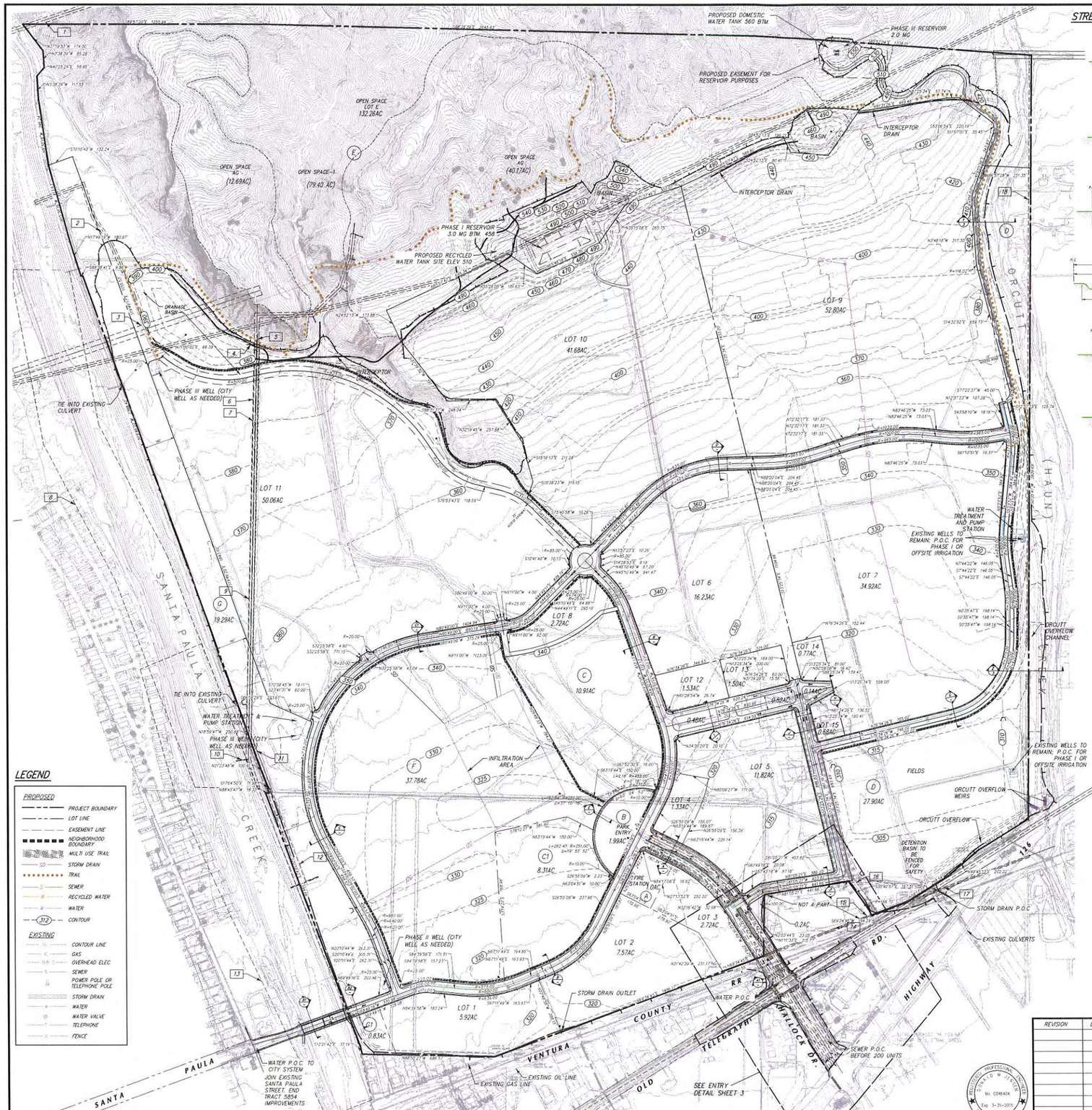
CITY OF SANTA PAULA — COUNTY OF VENTURA — STATE OF CALIFORNIA

LAS MILES NORTHEASTERLY ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION IN SANTA PAULA, THENCE 0.05 MILE NORTHEASTERLY ALONG SANTA PAULA FREEWAY, IN THE TOP AND 0.5 FOOT SOUTHERLY FROM THE NORTH END OF THE WEST CONCRETE ABUTMENT OF HIGHWAY BRIDGE NUMBER 53-219 SPANNING MAIN CREEK, 31.7 FEET NORTHERLY FROM THE CENTER OF THE END OF THE ABUTMENT AND LEVEL WITH THE HIGHWAY SURFACE.

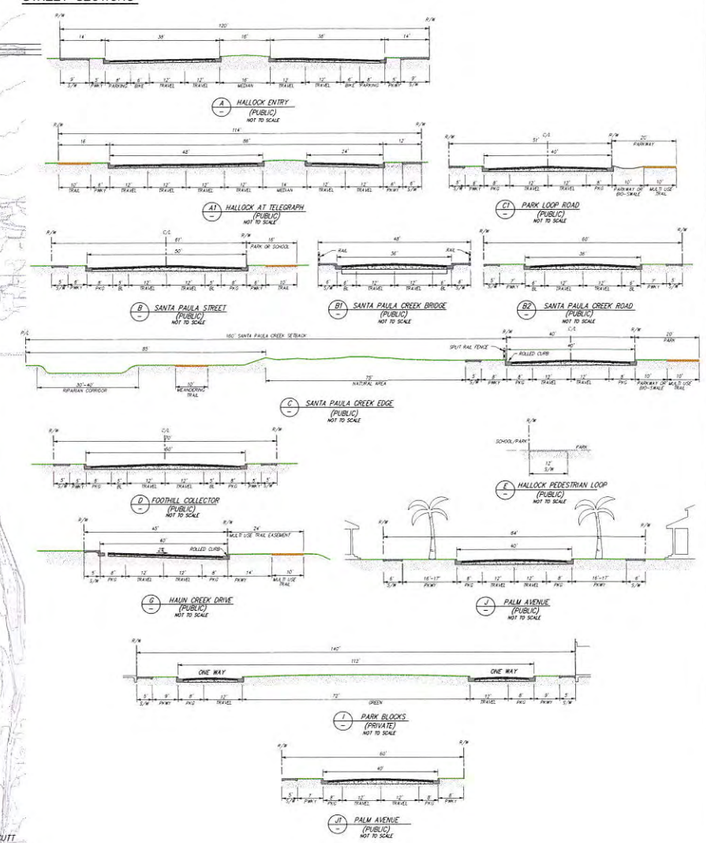
SCALE: 1"=300' — J.N.: LIM14521
DATE: Jan 27, 2015 — DWG. NAME: 4521-01-TM.dwg

SHEET 1 OF 4

J:\LIM14521\Planning\East Area 1\Tentative\4521-01-TM.dwg Jan 27, 2015, 11:00am Aprescon



STREET SECTIONS



LEGEND

PROPOSED

- PROJECT BOUNDARY
- LOT LINE
- EASEMENT LINE
- NEIGHBORHOOD BOUNDARY
- MULTI USE TRAIL
- SD STORM DRAIN
- TRAIL
- S SEWER
- R RECYCLED WATER
- W WATER
- 312 CONTOUR

EXISTING

- CONTOUR LINE
- G GAS
- OH OVERHEAD ELEC
- S SEWER
- POWER POLE OR TELEPHONE POLE
- STORM DRAIN
- W WATER
- WATER VALVE
- T TELEPHONE
- X FENCE

APPROVED BY PLANNING
DATE: 2/17/2015
SIGNATURE: J. Munek
CONDITION: per Ord 1255

200' 100' 0' 200' 400'
GRAPHIC SCALE: 1"=200'

LIMONEIRA FIRST NAME

CITY OF SANTA PAULA

REVISION	DATE

SUBDIVIDER/OWNER:
Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060
Business (805) 525-5541

CONTACT
Parkstone COMPANIES
860 Hampshire Road, Ste U
Westlake Village, CA 91361
(805) 373-8808 ext. 105
Attn Mike Penrod

ENGINEER:
JENSEN DESIGN & SURVEY, INC
1672 DONLON STREET
VENTURA, CALIF 93003
PHONE 805/654-6977
FAX 805/654-6979
DONALD W. JENSEN RCE 046404 (EXP 3-31-2015) DATE

VESTING TENTATIVE TRACT No. 5854
EAST AREA 1 SPECIFIC PLAN

CITY OF SANTA PAULA — COUNTY OF VENTURA — STATE OF CALIFORNIA

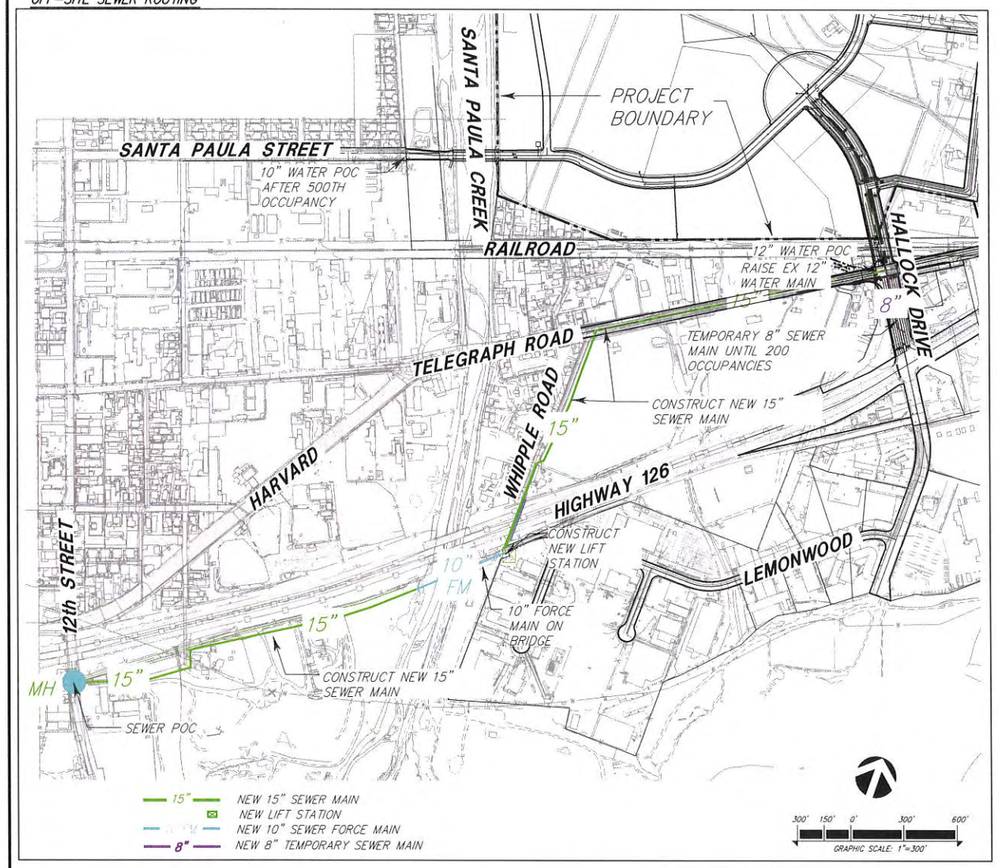
1.45 MILES NORTHEASTERLY ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION IN SANTA PAULA, THENCE 0.05 MILE NORTHEASTERLY ALONG SANTA PAULA FREEWAY, IN THE TOP AND 0.5 FOOT SOUTHERLY FROM THE NORTH END OF THE WEST CONCRETE ABUTMENT OF HIGHWAY BRIDGE NUMBER 53-29 SPANNING HAUN CREEK, 21.7 FEET NORTHERLY FROM THE CENTER OF THE END OF THE ABUTMENT AND LEVEL WITH THE HIGHWAY SURFACE

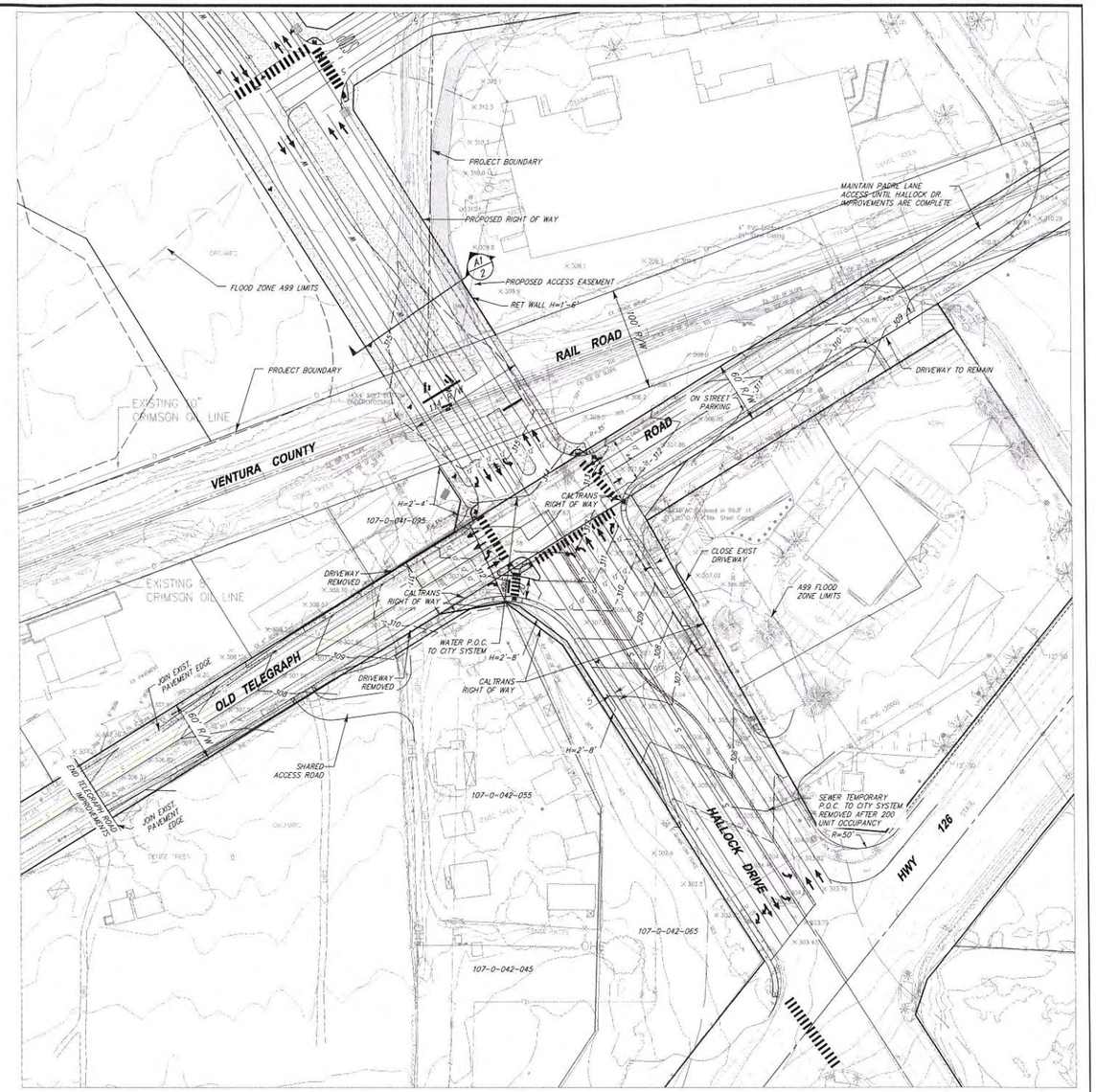
SCALE: 1"=200' | J.N.: LIM14521
DATE: Jan 21, 2015 | DWG. NAME: 4521-02-TM.dwg

SHEET 2 OF 4

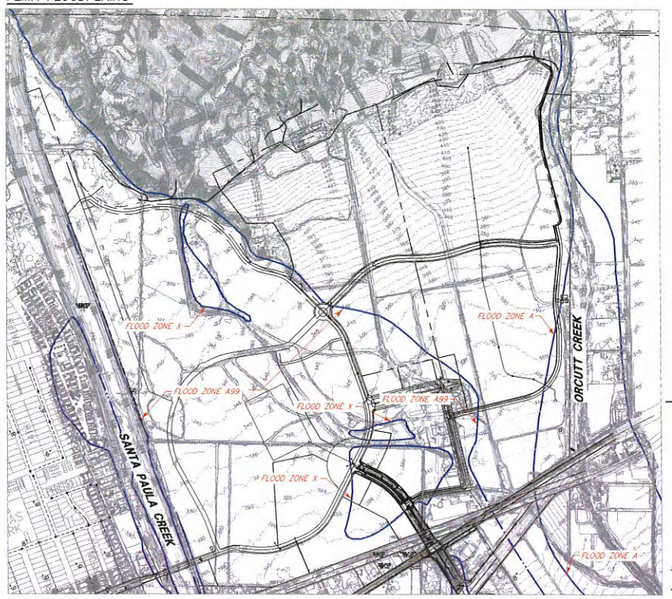
U:\LIM14521\Planning\East Area 1\Tentative\4521-02-TM.dwg Jan 21, 2015, 3:17pm kevincox

OFF-SITE SEWER ROUTING





FEMA FLOODPLAINS



Y ORCUTT CREEK SECTION NORTH
NOT TO SCALE

Z ORCUTT CREEK SECTION SOUTH
NOT TO SCALE

GRAPHIC SCALE: 1"=500'

LEGEND

PROPOSED
- PROJECT BOUNDARY
- LOT LINE
- EASEMENT LINE
- NEIGHBORHOOD BOUNDARY
- MULTI USE TRAIL
- SD STORM DRAIN
- TRAIL
- S SEWER
- W RECYCLED WATER
- W WATER
- 312 CONTOUR

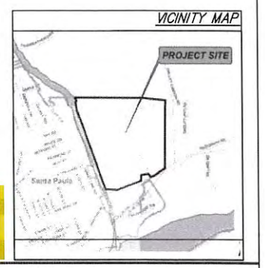
EXISTING
- CONTOUR LINE
- G GAS
- E/TV E OVERHEAD ELEC.
- S SEWER
- POWER POLE OR TELEPHONE POLE
- STORM DRAIN
- W WATER
- WATER VALVE
- T TELEPHONE
- X FENCE

SIGNALIZED ENTRY DETAIL

50' 25' 0' 50' 100'
GRAPHIC SCALE: 1"=50'

APPROVED BY PLANNING
DATE: 2/17/2015
SIGNATURE: J. Munoz
CONDITION: per Ord 1255

VICINITY MAP



LIMONEIRA

CITY OF SANTA PAULA

REGISTERED PROFESSIONAL ENGINEER DONALD M. JENSEN No. C046404 Exp. 3-31-2015 CIVIL STATE OF CALIFORNIA

REVISION	DATE

SUBDIVIDER/OWNER
Limoneira Company
1141 Cummings Road
Santa Paula, CA 93060
Business (805) 525-5541

CONTACT
Parkstone COMPANIES
860 Hampshire Road, Ste U
Westlake Village, CA 91361
(805) 372-8808 ext 105
Attn: Mike Penrod

ENGINEER:
JENSEN DESIGN & SURVEY, INC
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VENTURA, CALIF 93003
PHONE 805/654-6977
FAX 805/654-6979
DONALD M. JENSEN RCE 046404 (EXP 3-31-2015) DATE

VESTING TENTATIVE TRACT No. 5854
EAST AREA 1 SPECIFIC PLAN

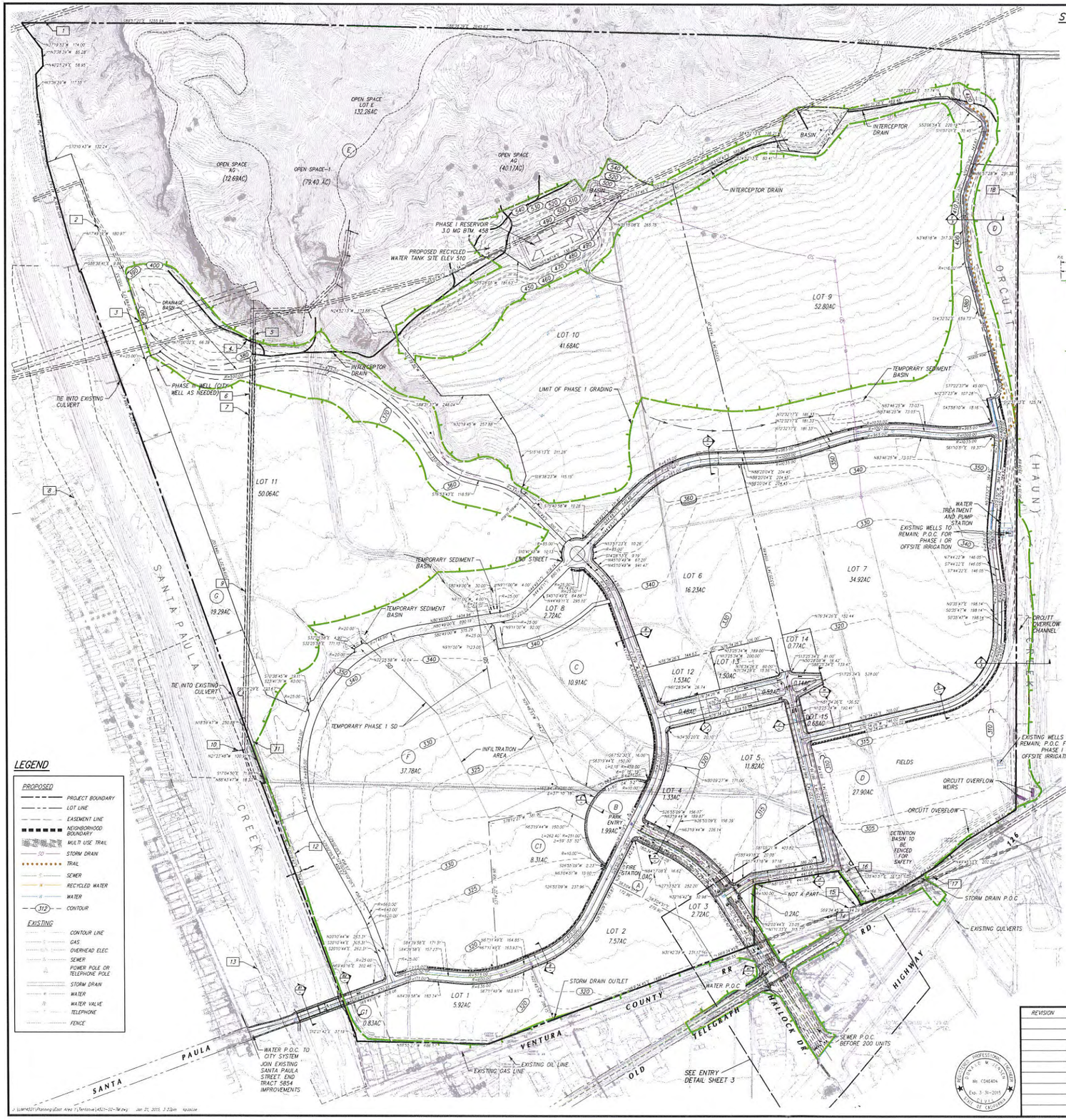
CITY OF SANTA PAULA — COUNTY OF VENTURA — STATE OF CALIFORNIA

7.45 MILES NORTHEASTERLY ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION IN SANTA PAULA, THENCE 0.05 MILE NORTHEASTERLY ALONG SANTA PAULA FREEWAY, IN THE TOP AND 25 FOOT SOUTHERLY FROM THE NORTH END OF THE WEST CONCRETE ABUTMENT OF HIGHWAY BRIDGE NUMBER 50-29 SPANNING MAIN CREEK, 21.7 FEET NORTHERLY FROM THE CENTER OF THE END OF THE ABUTMENT AND LEVEL WITH THE HIGHWAY SURFACE

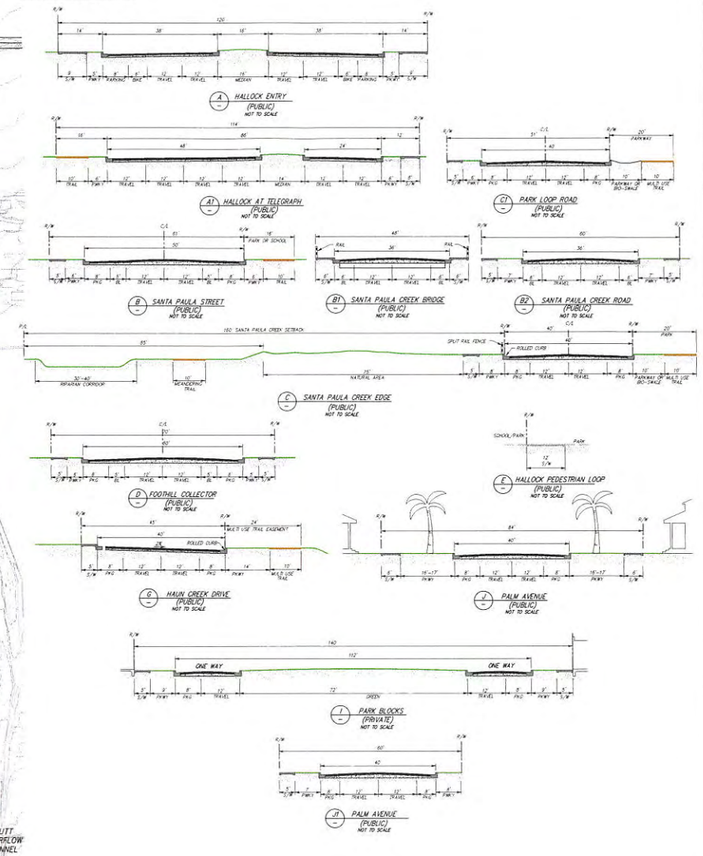
SCALE: AS SHOWN — J.N.: LIM14521
DATE: Jan 27, 2015 — DWG. NAME: 4521-03-TM.dwg

SHEET 3 OF 4

J:\LIM14521\Planning\East Area 1\Tentative\4521-03-TM.dwg Jan 27, 2015, 11:04am Apadmin



STREET SECTIONS



LEGEND

PROPOSED

- PROJECT BOUNDARY
- LOT LINE
- EASEMENT LINE
- NEIGHBORHOOD BOUNDARY
- MULTI USE TRAIL
- STORM DRAIN
- TRAIL
- SEWER
- RECYCLED WATER
- WATER
- CONTOUR

EXISTING

- CONTOUR LINE
- GAS
- OVERHEAD ELEC.
- SEWER
- POWER POLE OR TELEPHONE POLE
- STORM DRAIN
- WATER
- WATER VALVE
- TELEPHONE
- FENCE

APPROVED BY PLANNING
DATE: 2/17/2015
SIGNATURE: [illegible]
CONDITION: per Old 1255

200' 100' 0' 200' 400'
GRAPHIC SCALE: 1"=200'

LIMONEIRA

CITY OF SANTA PAULA

REVISION	DATE

SUBDIVIDER/OWNER
Limoneira Company
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CONTACT
Parkstone COMMUNITIES
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ENGINEER:
JENSEN DESIGN & SURVEY, INC
1672 DUBLIN STREET
VENTURA, CALIF. 93003
PHONE 805/654-4997
FAX 805/654-6979
DONALD M. JENSEN RCE 44404 (EXP 3-31-2015) DATE

VESTING TENTATIVE TRACT No. 5854
EAST AREA 1 SPECIFIC PLAN

CITY OF SANTA PAULA — COUNTY OF VENTURA — STATE OF CALIFORNIA

1.45 MILES NORTHEASTERLY ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION IN SANTA PAULA, THENCE 0.05 MILE NORTHEASTERLY ALONG SANTA PAULA FREEWAY, IN THE TOP AND 0.5 FOOT SOUTHERLY FROM THE NORTH END OF THE WEST CONCRETE ABUTMENT OF HIGHWAY BRIDGE NUMBER 52-J-2 SPANNING HAUN CREEK, 22.7 FEET NORTHERLY FROM THE CENTER OF THE END OF THE ABUTMENT AND 12.85 WITH THE HIGHWAY SURFACE

SCALE: 1"=200' | J.N.: LIM14521
DATE: Jan 21, 2015 | DWG. NAME: 4521-02-TM.dwg

SHEET 4 OF 4