

6-3-93

# STAFF ALTERNATIVE 'B' GOREN PARCEL

AP 92-004  
SP 91-075

## BASELINE PLAN

PREPARED FOR: OCEMA PLANNING DEPT.  
PREPARED BY: TIERRA PLANNING & DESIGN

LOT #	LOT SIZE	PAD SIZE	EST. CUT	EST. FILL
LOT 1	3.1 ac	8,486sf.	617c.y.	1492c.y.
LOT 2	4.6	10,578	-	4,577
LOT 3	5.2	10,191	-	2,698
LOT 4	4.5	9,300	-	1,235
LOT 5	4.3	9,920	-	1,493
LOT 6	1.6	9,920	2,655	-
LOT 7	2.4	9,300	2,181	-
LOT 8	3.9	13,300	1,407	645
LOT 9	3.0	11,000	487	1,162

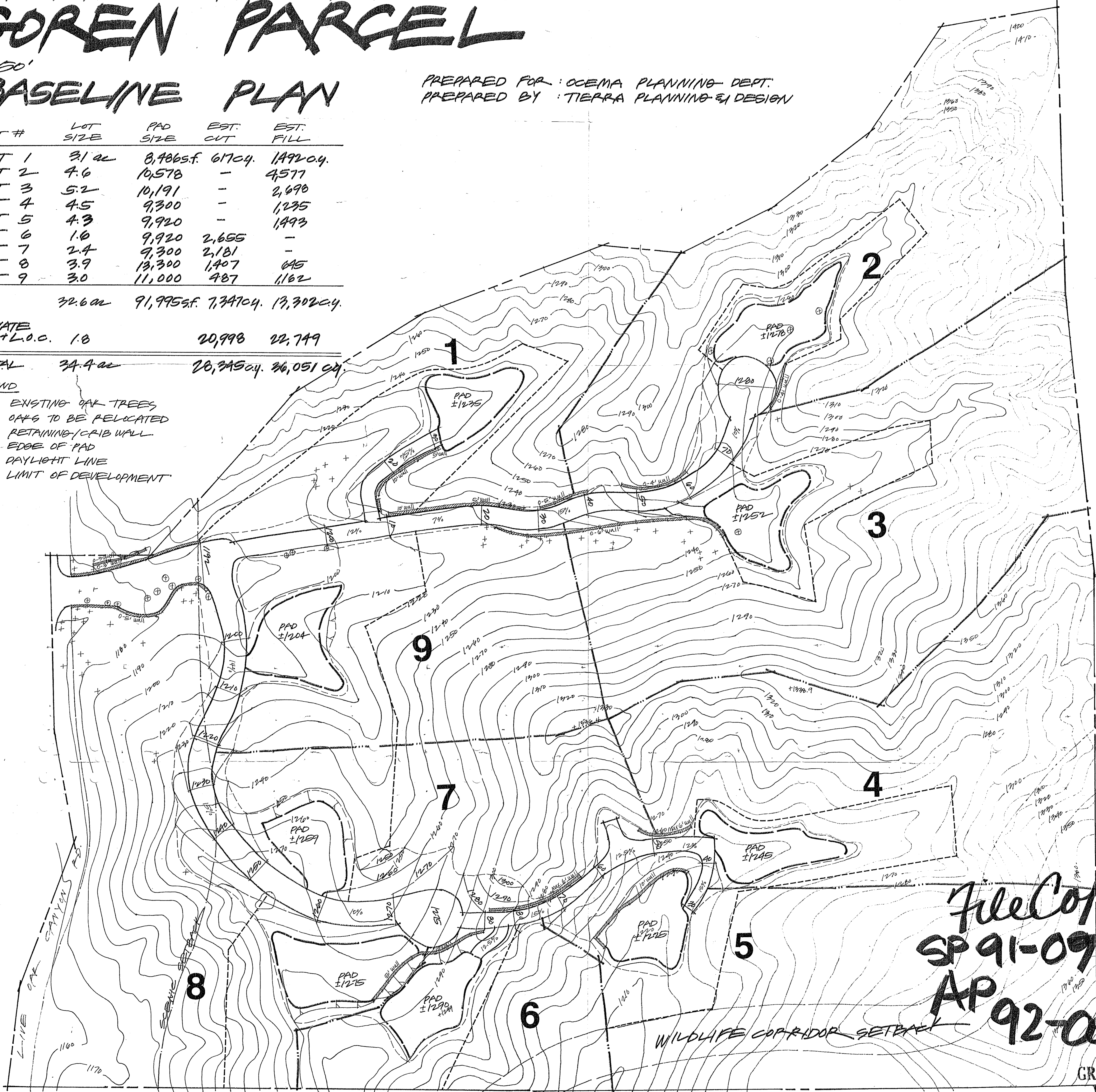
32.6 ac 91,995sf. 7,347c.y. 13,302c.y.

PRIVATE  
RDS+L.O.C. 1.8 20,998 22,749

TOTAL 34.4 ac 20,345c.y. 36,051c.y.

### LEGEND

- +++ EXISTING OAK TREES
- ⊕ OAKS TO BE RELOCATED
- ▨ RETAINING/CRIB WALL
- EDGE OF PAD
- - - DAYLIGHT LINE
- - - LIMIT OF DEVELOPMENT



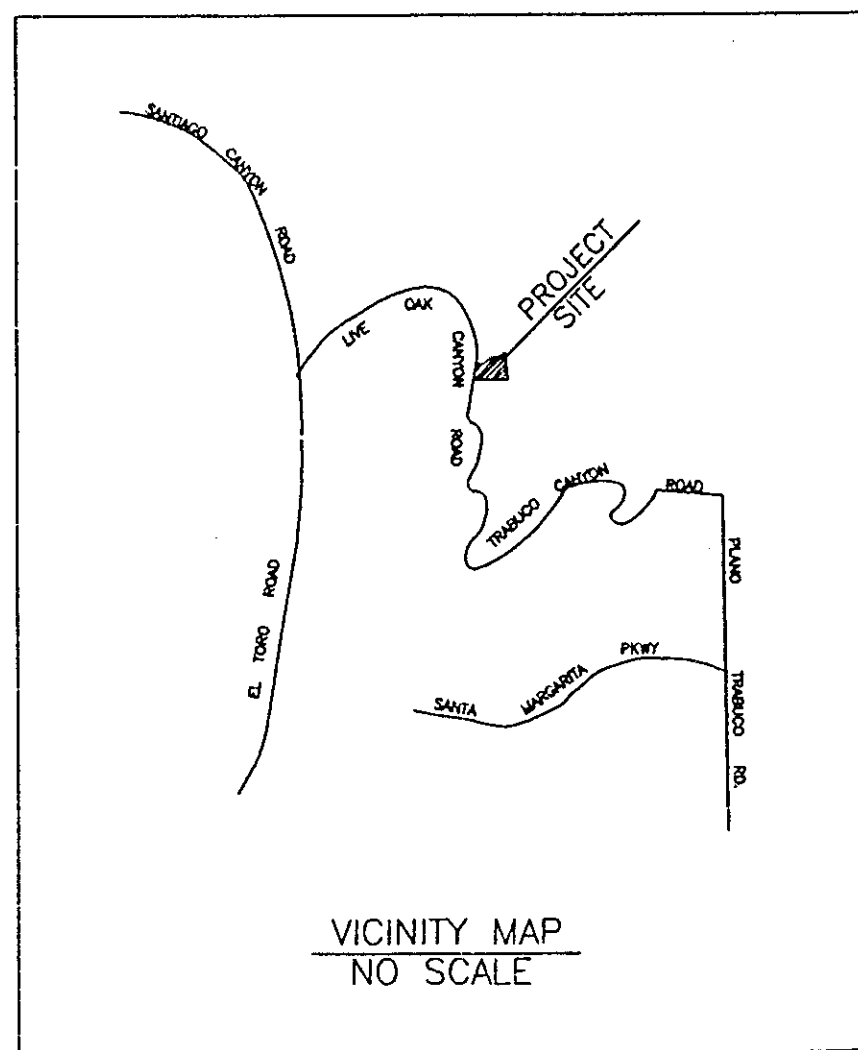
File Copy  
SP 91-075  
AP 92-004/P

See Board of Supervisors  
Resolution 93-1182

OCPL  
Resolution 93-05

TIERRA  
Planning & Design

GRANTED  
WITH  
CONDITIONS  
BY ACTION OF THE  
ORANGE COUNTY  
PLANNING COMMISSION  
July 13, 1993



**DEVIATIONS:**

1. INSTEAD OF AS REQUIRED BY THE ORANGE COUNTY SUBDIVISION CODE SEC. 7-9-271 E.M.A. STD. PLAN 1110, RURAL LOCAL STREETS, THE PRIVATE STREET WIDTH IS TO BE AS SHOWN HEREON.
2. INSTEAD OF AS REQUIRED BY THE ORANGE COUNTY SUBDIVISION CODE SEC. 7-9-271 E.M.A. STD. PLAN 1107, THE PRIVATE ENTRY GATE IS TO BE AS SHOWN HEREON.
3. INSTEAD OF AS REQUIRED BY THE ORANGE COUNTY SUBDIVISION CODE SEC. 7-9-272 THE DEAD END STREET IS TO BE AS SHOWN HEREON.
4. INSTEAD OF AS REQUIRED BY THE ORANGE COUNTY SUBDIVISION CODE SEC. 7-9-274 THE MINIMUM PRIVATE RURAL ROAD STREET RADIUS IS TO BE AS SHOWN HEREON.

SCALE: 1" = 50'

EXISTING ZONING  
LAND USE:  
TOTAL NO. OF LOTS:  
PROPOSED MINIMUM LOT SIZE:

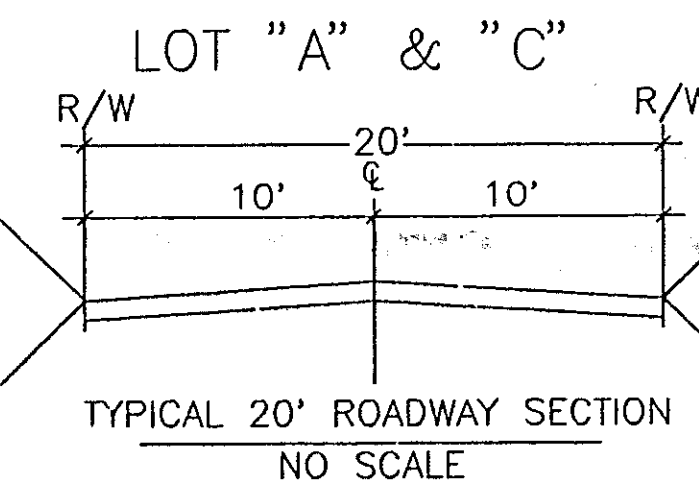
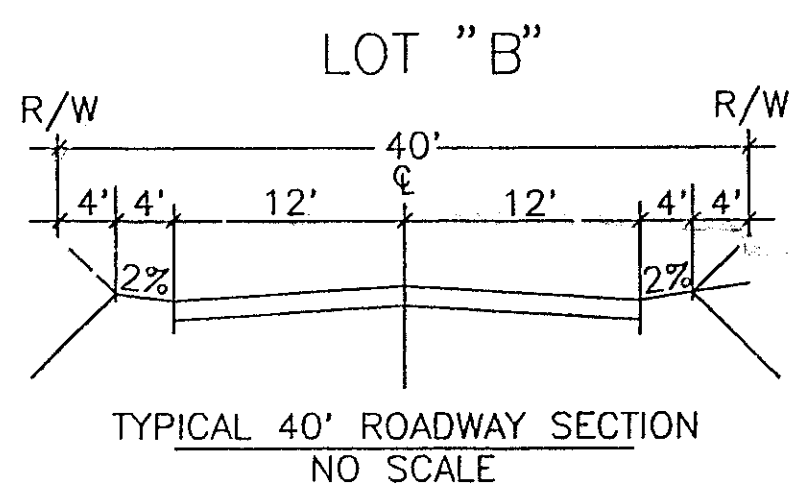
TRABUCO CANYON RESIDENTIAL (TR)  
FOOTHILL/TRABUCO RESIDENTIAL, 4 AC./D.U. GROSS DENSITY  
9 LOTS  
1 ACRE MINIMUM

UTILITIES:  
ELECTRICITY:  
WATER:  
SEWERS:  
TELEPHONE:  
GAS:

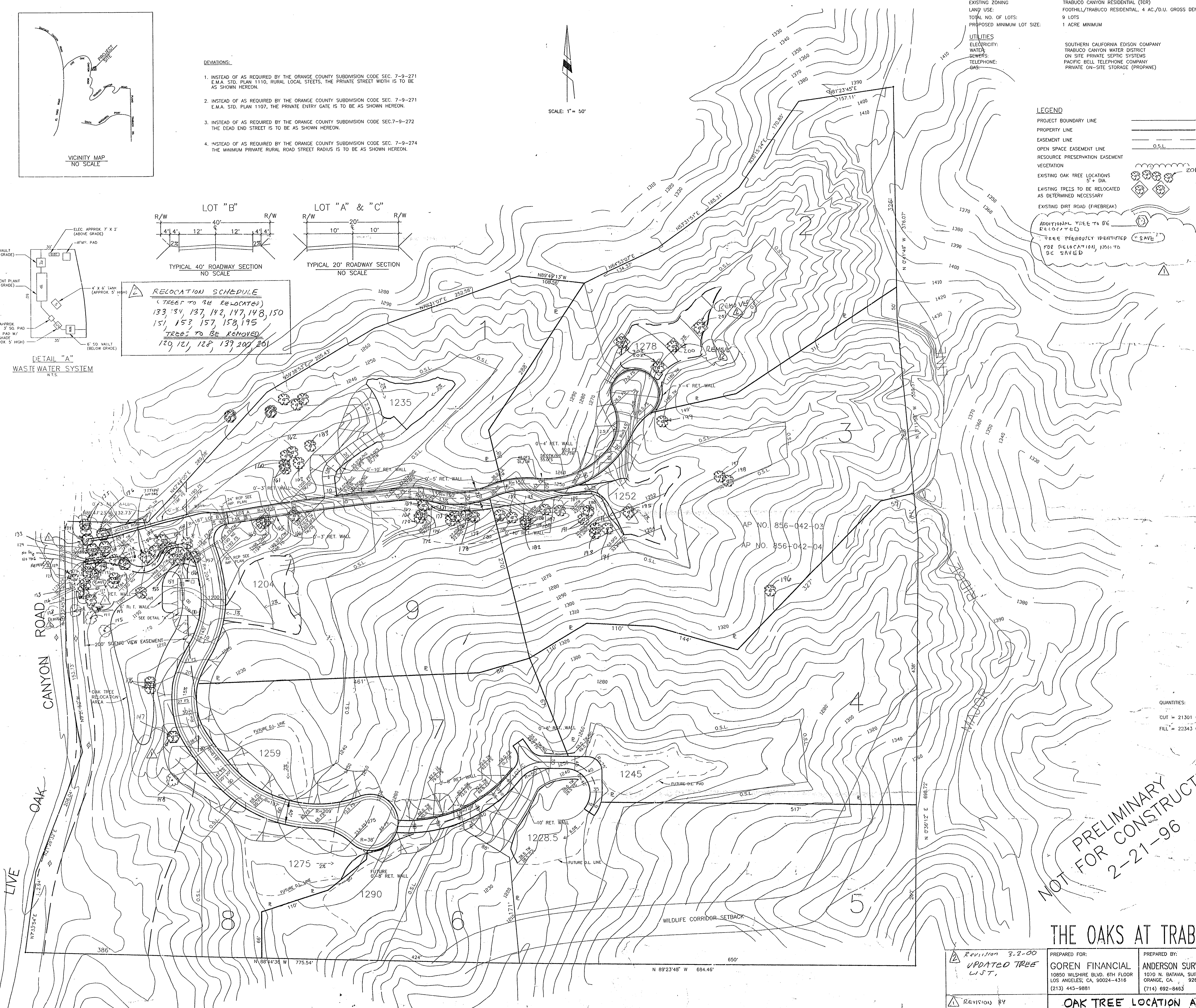
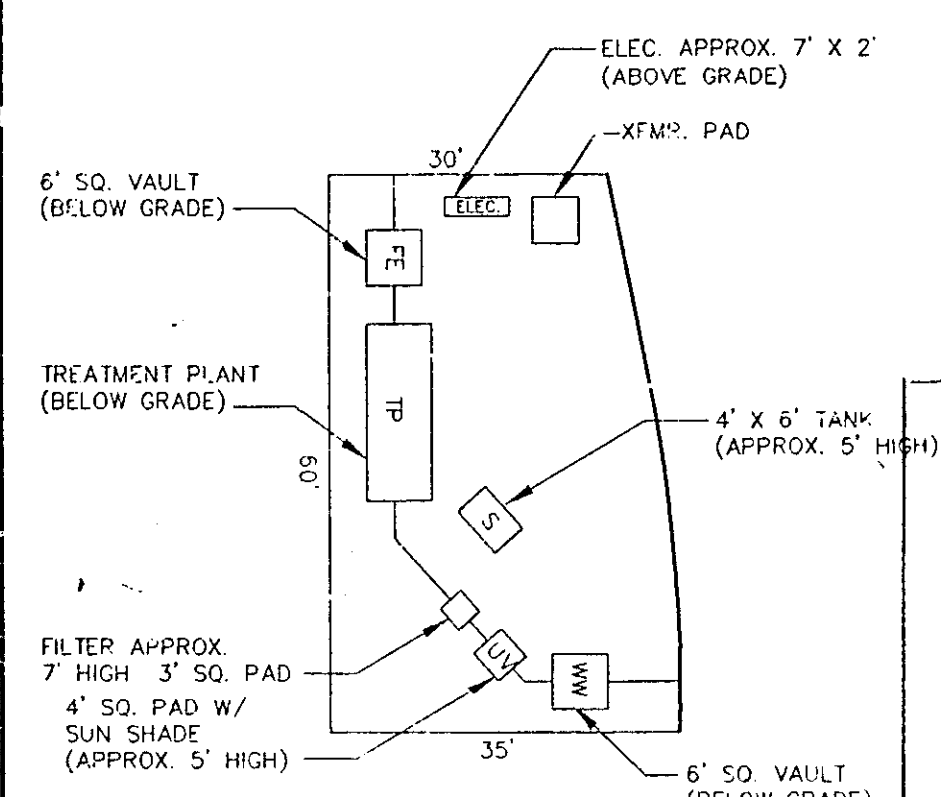
SOUTHERN CALIFORNIA EDISON COMPANY  
TRABUCO CANYON WATER DISTRICT  
ON-SITE PRIVATE SEPTIC SYSTEMS  
PACIFIC BELL TELEPHONE COMPANY  
PRIVATE ON-SITE STORAGE (PROPANE)

**LEGEND**

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- OPEN SPACE EASEMENT LINE
- RESOURCE PRESERVATION EASEMENT
- VEGETATION
- EXISTING OAK TREE LOCATIONS  
5'± DIA.
- EXISTING TREES TO BE RELOCATED  
AS DETERMINED NECESSARY
- EXISTING DIRT ROAD (FIREBREAK)
- ADDITIONAL TREE TO BE RELOCATED
- TREE PREVIOUSLY IDENTIFIED FOR RELOCATION, NOW TO BE SAVED
- INDICATES TREE NO.



**RELOCATION SCHEDULE**  
(TREES TO BE RELOCATED)  
133, 134, 137, 142, 147, 148, 150,  
151, 153, 157, 158, 195  
(TREES TO BE REMOVED)  
120, 121, 128, 139, 200, 201



QUANTITIES:  
CUT = 21301 C.Ys.  
FILL = 22343 C.Ys.

NOT PRELIMINARY  
FOR CONSTRUCTION  
2-21-96

**THE OAKS AT TRABUCO**

REVISION 3.2-00 UPDATED TREE LIST	PREPARED FOR: <b>GOREN FINANCIAL</b> 10850 WILSHIRE BLVD., 6TH FLOOR LOS ANGELES, CA 90024-4316 (213) 445-9881	PREPARED BY: <b>ANDERSON SURVEYING</b> 1070 N. BATAVIA, SUITE 518 ORANGE, CA 92667 (714) 692-8463
REVISION BY Theilman Engineers 1978 TOWNSCOUNTRY RD ORANGE, CA 92669 7-29-96	<b>OAK TREE LOCATION AND PRESERVATION PLAN</b> TENTATIVE TRACT: 14749 AUGUST, 1995 SHEET 11 OF 11	

**THINNING ZONES:**

Thinning or removal of heavy perennial brush for distances of usually 100 feet or more will be required. Replanting of low volume, fire resistant, drought tolerant plants that are biologically and historically consistent whenever possible may be required for erosion and slope control. The large shrubby plants shall be thinned out and cleared of all dead wood.

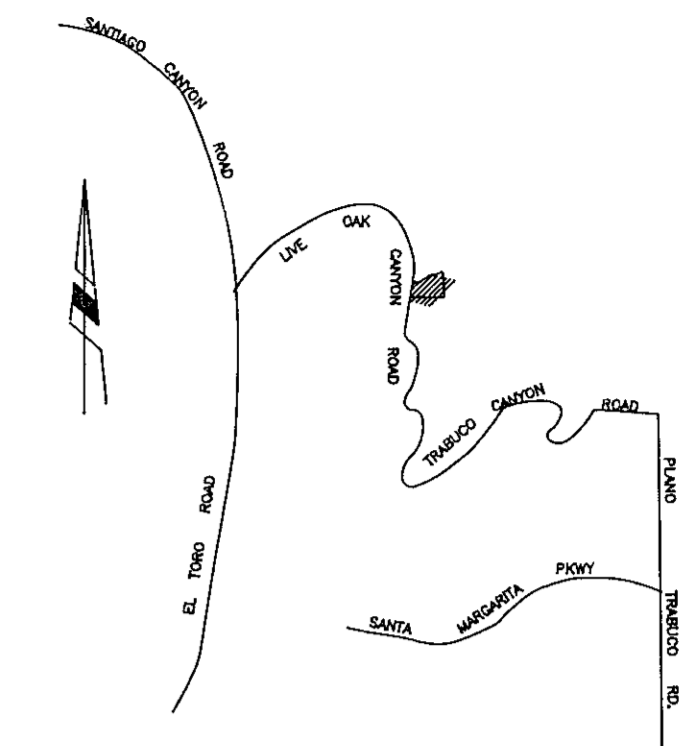
- HIGH FIRE HAZARD SPECIES TO BE REMOVED**
- Adenostoma Fasciculatum.....Chamise
  - Adenostoma Sparsifolium.....Red Shank
  - Artemisia Californica.....California Sagebrush
  - Eriogonum Fasciculatum.....Common Buckwheat
  - Salvia Mellifera.....Black Sage

Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed non-irrigated to a maximum depth of 6 inches.

Trees and large tree form shrubs (e.g. Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the understorey plant material or 10' feet whichever is higher (Figure 2). Dead and excessively twiggy growth shall also be removed.

All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (See figure 2 on next page).

Any pruning and/or thinning of existing specimen trees and/or shrubs shall be accomplished by an L.S.A. certified arborist. A list of L.S.A. certified arborists that work in the Southern California Area is available from the Orange County Fire Department, Wildland Management Office, upon request.



VICINITY MAP  
NO SCALE

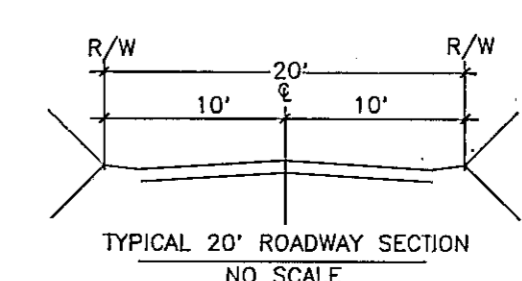
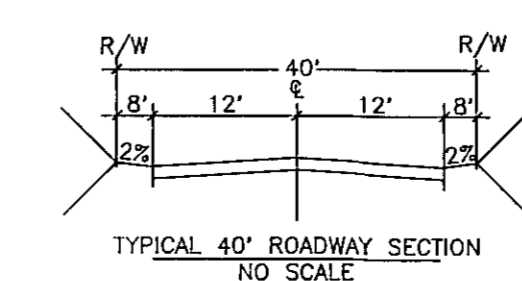
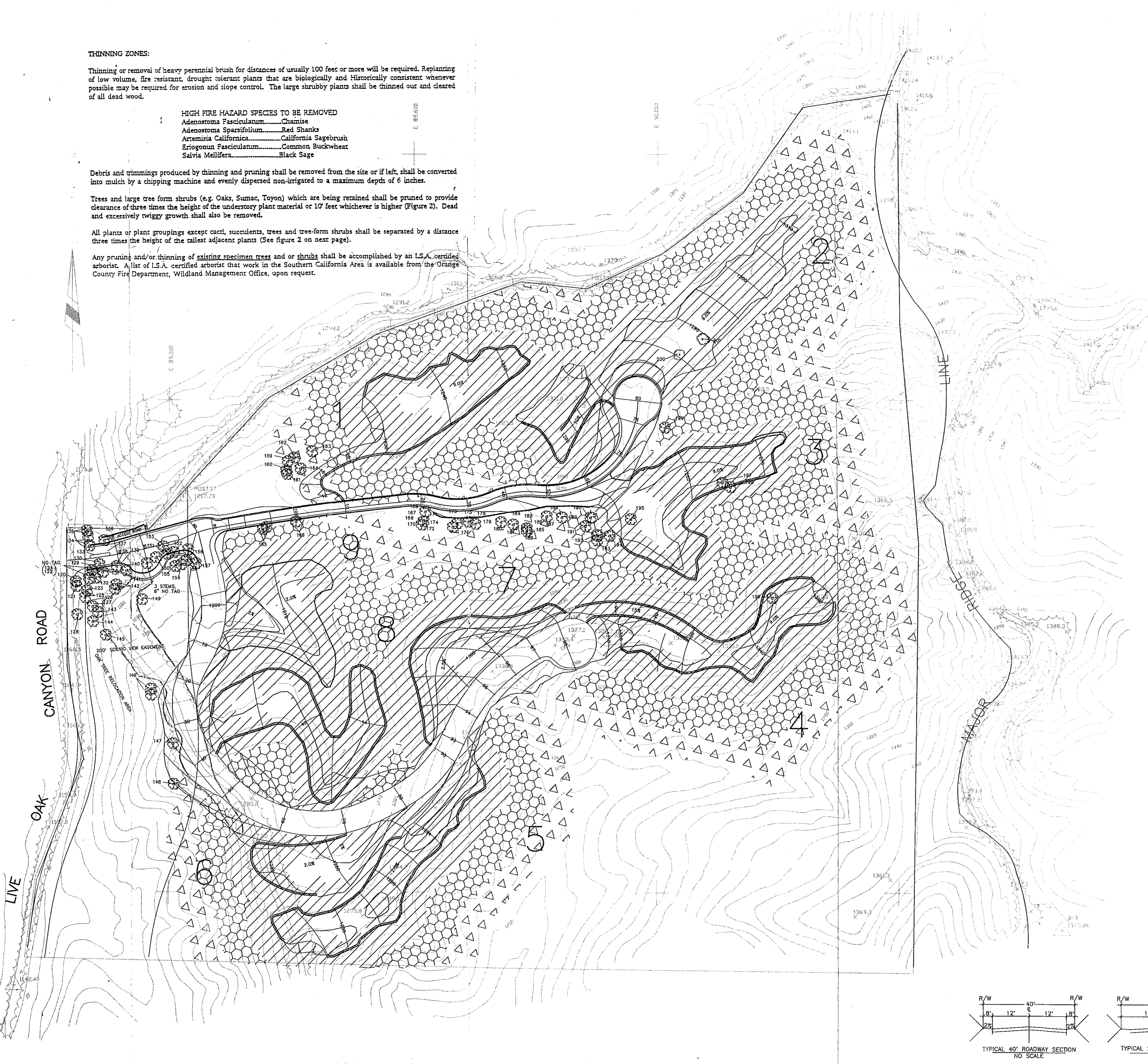
**LEGEND**

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- VEGETATION
- EXISTING OAK TREE LOCATIONS 5" + DIA.
- EXISTING DIRT ROAD (FIREBREAK)
- RETAINING WALLS OR CRIB WALLS

- WET ZONE
- 50% THINNING
- 30% THINNING

**FUEL MOD. STATISTICS**

WET ZONE	481,000 S.F./11.04 ACRES	32.1%
50% THINNING	263,000 S.F./ 6.04 ACRES	17.6%
30% THINNING	176,000 S.F./ 4.04 ACRES	11.7%
TOTAL	920,000 S.F./21.12 ACRES	61.4%



SP 91-075

**THE OAKS AT TRABUCO**

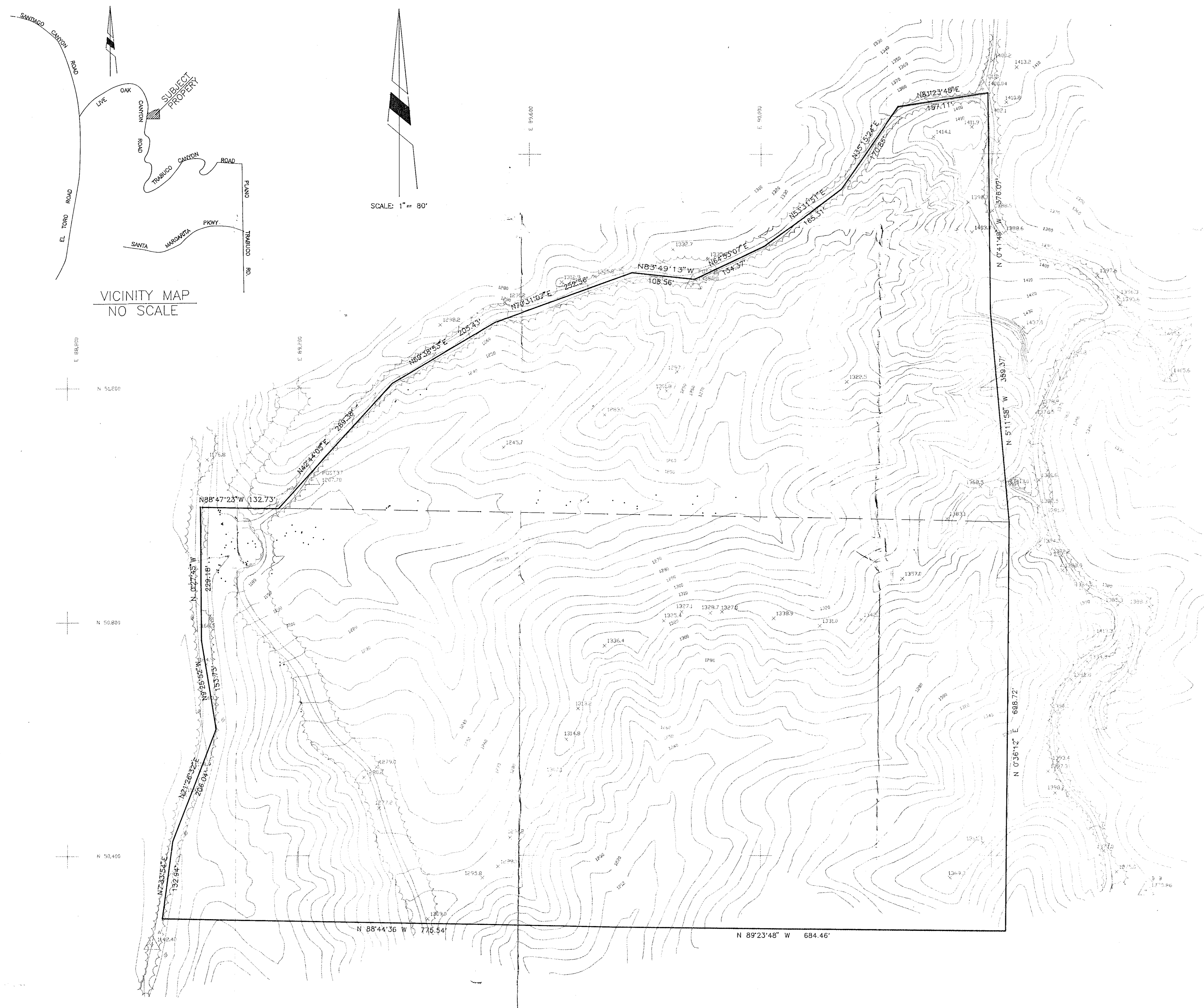
PREPARED FOR:  
**GOREN FINANCIAL**  
11355 W. OLYMPIC BLVD. STE. 500  
LOS ANGELES 90064  
(213) 445-9881

PREPARED BY:  
**ANDERSON SURVEYING**  
1744 W. KATELLA AVE. SUITE 4  
ORANGE, CA. 92667  
(714) 538-7580

**FUEL MODIFICATION PLAN  
FOR BASELINE STUDY**

MARCH 1992

SHEET 1 OF 2



**LEGAL DESCRIPTION**

TAX ASSESSORS PARCEL MAP NO. 856-042-03  
PA-CCEL 1

THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1982, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LIVE OAK CANYON ROAD, AS SHOWN ON A MAP FILED IN BOOK 76, PAGE 1, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE LAND DESCRIBED IN A DEED TO NANILOA CORPORATION, A CORPORATION, RECORDED IN BOOK 5578, PAGE 527 OF OFFICIAL RECORDS; THENCE SOUTH 89° 30' 00" EAST ALONG SAID PROLONGATION AND SAID NORTHERLY LINE 136.26' TO THE TRUE POINT OF BEGINNING; THENCE NORTH 42° 00' 21" EAST 288.99 FEET; THENCE NORTH 88° 52' 21" EAST 205.37 FEET; THENCE NORTH 69° 50' 14" EAST 252.60 FEET; THENCE SOUTH 84° 35' 01" EAST 108.56 FEET; THENCE NORTH 64° 08' 26" EAST 134.40 FEET; THENCE NORTH 52° 48' 41" EAST 170.81 FEET; THENCE NORTH 34° 31' 26" EAST 170.81 FEET; THENCE NORTH 80° 41' 03" EAST 157.20 FEET; THENCE SOUTH 17° 25' 18" EAST 378.01 FEET; THENCE SOUTH 5° 02' 47" EAST 358.89 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND OF NANILOA CORPORATION; THENCE NORTH 89° 30' 06" WEST 1259.80 FEET TO THE TRUE POINT OF BEGINNING.

RESERVING THEREFROM AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION INCLUDED WITHIN PARCEL 2 HEREINAFTER DESCRIBED.

**PARCEL 2**

AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1982, BEING A STRIP OF LAND 40.00 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LIVE OAK CANYON ROAD, AS SHOWN ON A MAP FILED IN BOOK 76, PAGE 1 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE LAND DESCRIBED IN A DEED TO NANILOA CORPORATION, A CORPORATION, RECORDED IN BOOK 5578, PAGE 527 OF OFFICIAL RECORDS; THENCE NORTH 0° 02' 42" EAST ALONG SAID CENTERLINE 20.17 FEET TO A POINT "O" ALONG SAID PARALLEL, WITH AN 20' NORTHERLY, MEASURED AT RIGHT ANGLES FROM SAID NORTHERLY LINE OF THE NANILOA CORPORATION, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 30' 06" EAST ALONG SAID PARALLEL LINE 151.31 FEET; THENCE NORTH 42° 00' 21" EAST 282.28 FEET; THENCE NORTH 59° 52' 21" EAST 205.37 FEET; THENCE NORTH 69° 50' 14" EAST 252.60 FEET; THENCE SOUTH 84° 35' 01" EAST 108.56 FEET; THENCE NORTH 64° 08' 26" EAST 134.40 FEET; THENCE NORTH 52° 48' 41" EAST 168.30 FEET; THENCE NORTH 34° 31' 26" EAST 170.81 FEET; THENCE NORTH 80° 41' 03" EAST 157.20 FEET; THENCE NORTH 4° 55' 11" EAST 288.87 FEET; THENCE NORTH 9° 45' 34" WEST 148.36 FEET; THENCE NORTH 21° 10' 40" EAST 279.55 FEET; THENCE NORTH 37° 09' 50" WEST 120.13 FEET; THENCE NORTH 6° 29' 35" WEST 285.31 FEET; THENCE SOUTH 52° 27' 10" WEST 181.04 FEET; THENCE SOUTH 71° 18' 40" WEST 119.23 FEET; THENCE SOUTH 55° 10' 40" WEST 466.41 FEET; THENCE SOUTH 85° 34' 18" WEST 194.63 FEET; THENCE SOUTH 70° 47' 03" WEST 420.79 FEET; THENCE SOUTH 35° 20' 55" WEST 189.23 FEET; THENCE SOUTH 41° 08' 25" WEST 217.73 FEET; THENCE SOUTH 4° 47' 09" EAST 128.45 FEET; THENCE SOUTH 33° 24' 06" WEST 51.94 FEET TO SAID CENTERLINE OF LIVE OAK CANYON ROAD.

TAX ASSESSORS PARCEL MAP NO. 856-042-04

THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE SEPTEMBER 30, 1982, DESCRIBED AS FOLLOWS:

BEGINNING AT THAT POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE CENTERLINE OF LIVE OAK CANYON ROAD, 60 FEET WIDE, THENCE SOUTH 89° 25' 25" EAST 1480.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 3; THENCE NORTH 0° 10' 31" EAST 683.77 FEET TO A LINE THAT BEARS SOUTH 89° 49' 25" EAST FROM A POINT IN THE CENTERLINE OF SAID ROAD, SAID POINT BEING DISTANT NORTHERLY ALONG SAID CENTERLINE 80.52 FEET FROM THE SOUTHERLY TERMINUS OF THE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1000 FEET DESCRIBED AS COURSE NO. 59 IN THE DEED TO THE COUNTY OF ORANGE, RECORDED IN BOOK 2485, PAGE 626 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89° 49' 25" WEST TO A POINT IN THE CENTER OF SAID LINE OF SAID LIVE OAK CANYON ROAD, SAID POINT BEING DISTANT NORTHERLY ALONG SAID CENTERLINE 80.52 FEET FROM THE SOUTHERLY TERMINUS OF THE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1000 FEET DESCRIBED AS COURSE NO. 59 IN SAID DEED TO THE COUNTY OF ORANGE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM 1% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES UNDER SAID LAND AS GRANTED TO R. MAE EDWARDS BY DEED RECORDED IN BOOK 4049, PAGE 316 OF OFFICIAL RECORDS.

**LEGEND**

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- VEGETATION
- EXISTING OAK TREE LOCATIONS
- EXISTING DIRT ROAD (FIREBREAK)

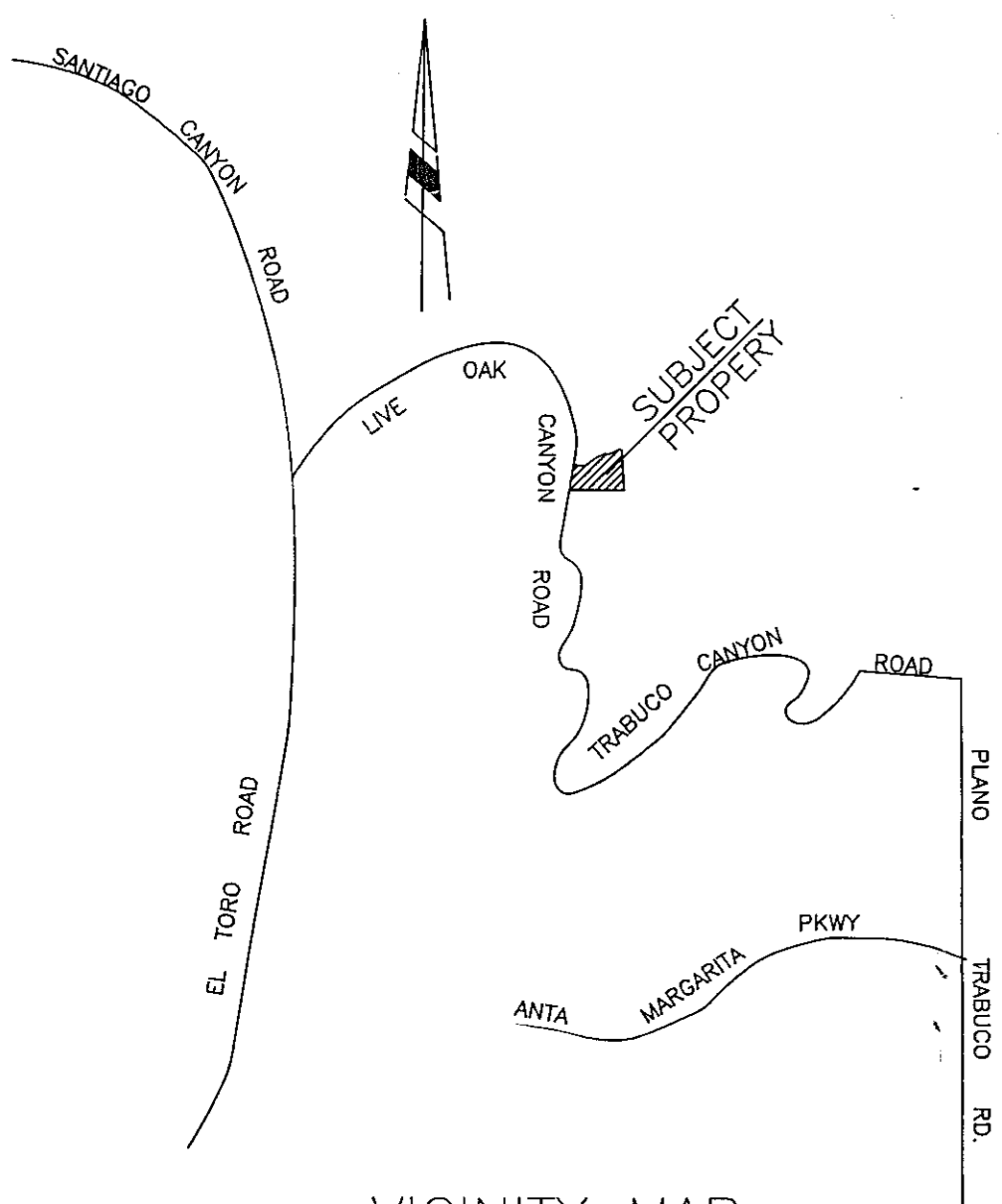
AP 92-004  
SP 91-075

**THE OAKS AT TRABUCO**

PREPARED FOR: <b>GOREN FINANCIAL</b> 11355 W. OLYMPIC BLVD. STE. 500 LOS ANGELES 90064 (213) 445-9881	PREPARED BY: <b>ANDERSON SURVEYING</b> 1744 W. KATELLA AVE. SUITE 4 ORANGE, CA 92667 (714) 538-7580
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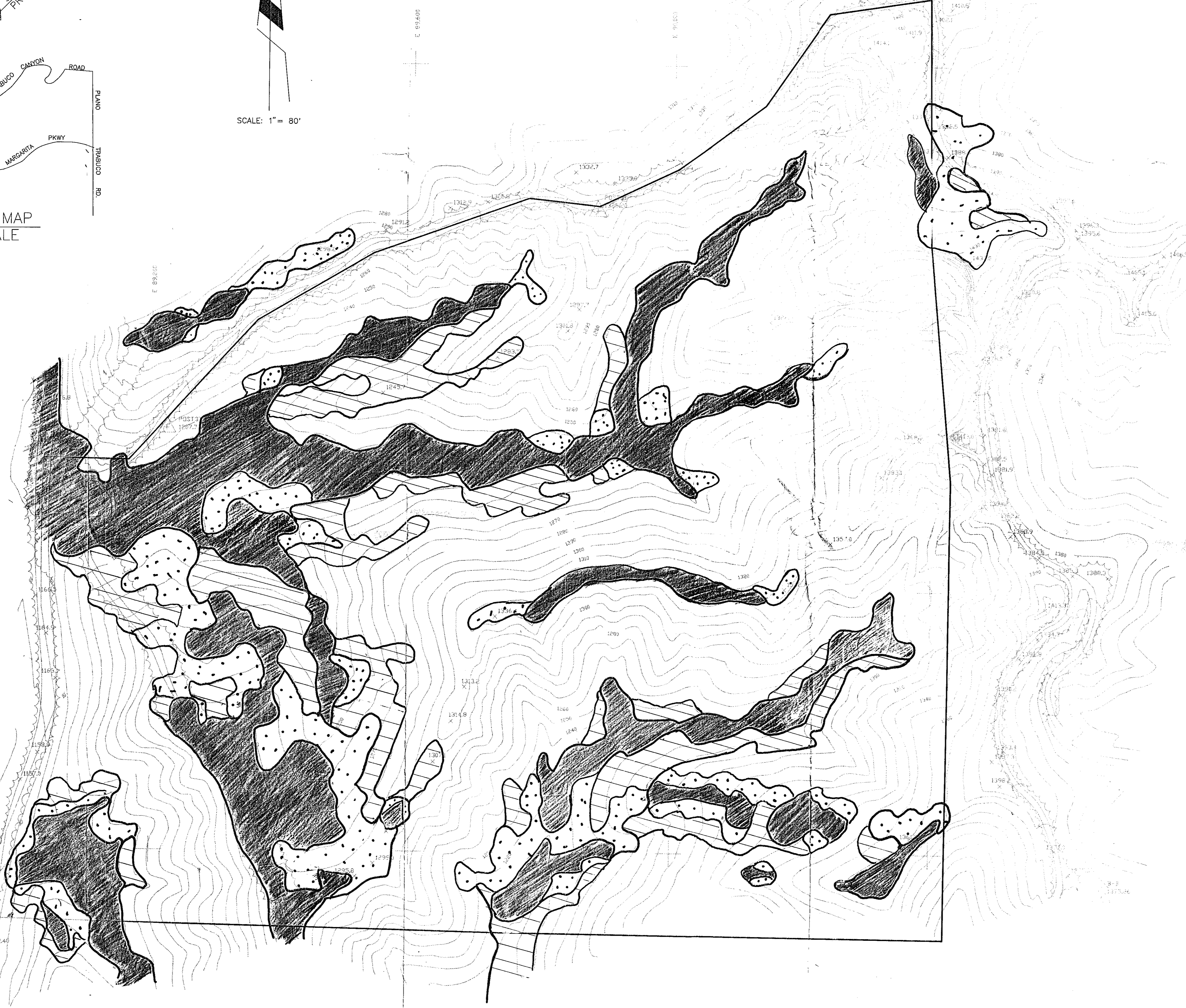
**BOUNDARY AND TOPOGRAPHY MAP**

JULY, 1991



VICINITY MAP  
NO SCALE

SCALE: 1" = 80'



LEGEND

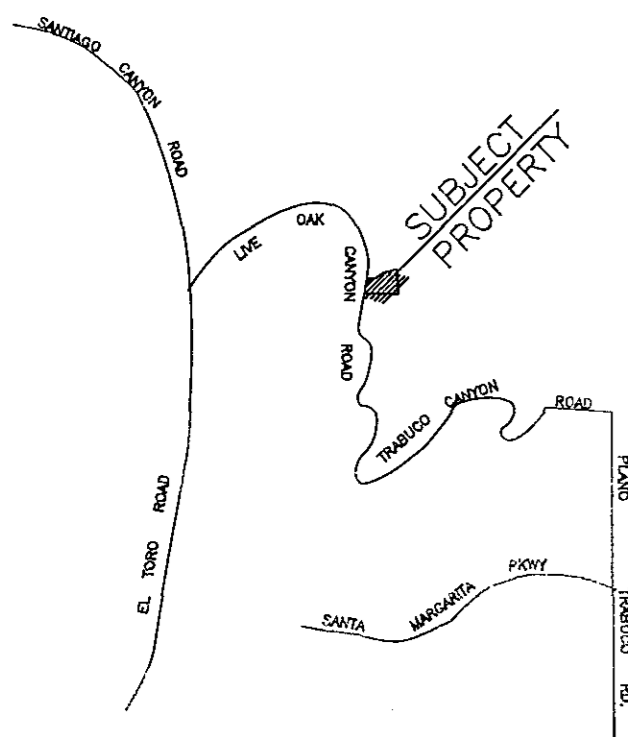
- PROJECT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- VEGETATION
- EXISTING OAK TREE LOCATIONS 5" + DIA.
- EXISTING DIRT ROAD (FIREBREAK)
- SLOPE: 0% -24%
- SLOPE: 25% -34%
- SLOPE: 35% -44%
- SLOPE: 45% OR GREATER

AP 92-004  
SP 91-075

# THE OAKS AT TRABUCO

PREPARED FOR: <b>GOREN FINANCIAL</b> 11355 W. OLYMPIC BLVD. STE. 500 LOS ANGELES 90064 (213) 445-9881	PREPARED BY: <b>ANDERSON SURVEYING</b> 1744 W. KATELLA AVE. SUITE 4 ORANGE, CA. 92667 (714) 538-7580
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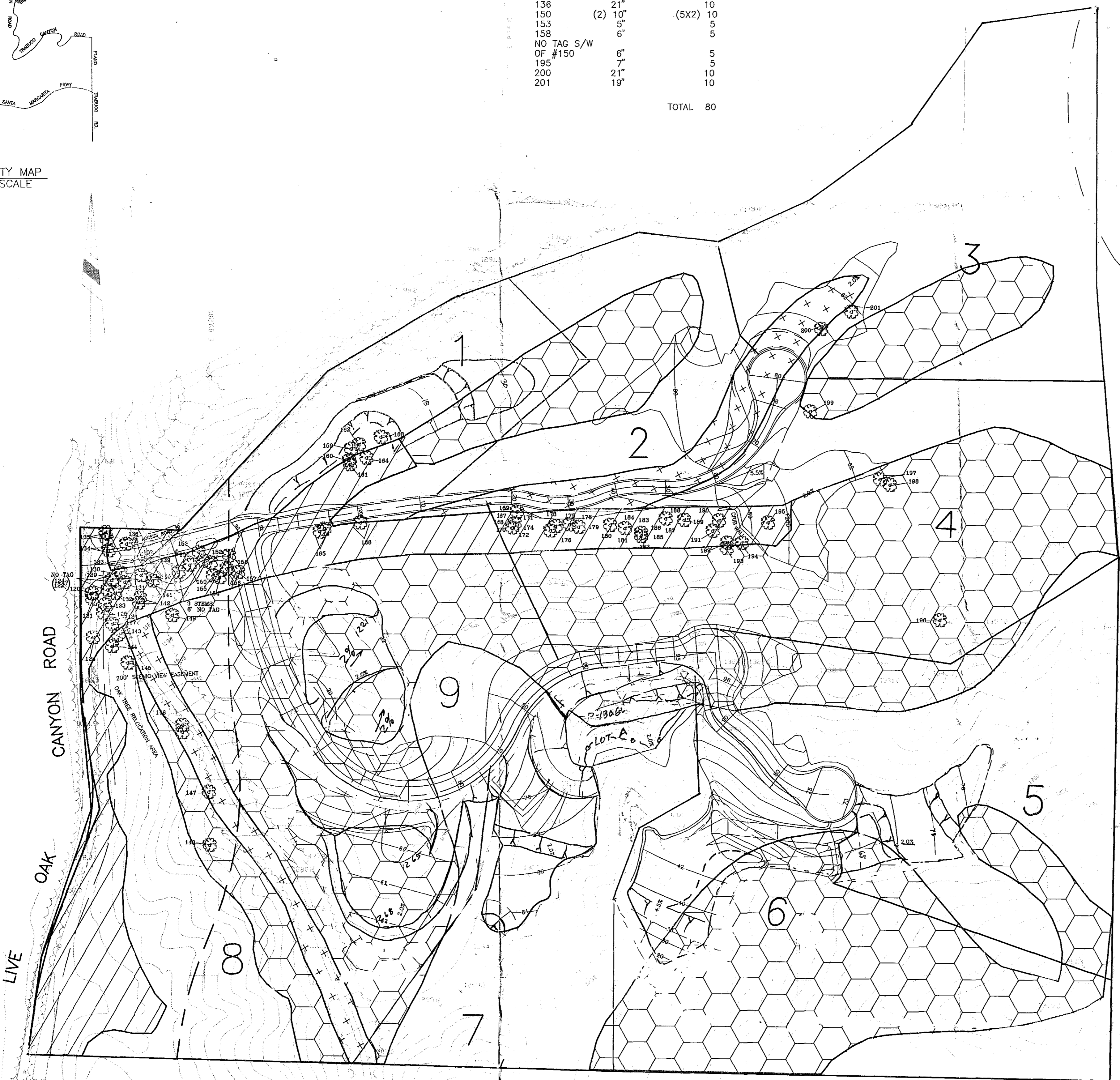
**SLOPE ANALYSIS EXHIBIT**



VICINITY MAP  
NO SCALE

TREE REPLACEMENT SCHEDULE

TREE #	SIZE, DBH	MIN. REPLACEMENT NO.
130	21"	10
134	19"	10
136	21"	10
150	(2) 10"	(5X2) 10
153	5"	5
158	6"	5
NO TAG S/W OF #150		
195	7"	5
200	21"	10
201	19"	10
TOTAL		80



LEGEND

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- VEGETATION
- EXISTING OAK TREE LOCATIONS  
5" + DIA.
- EXISTING DIRT ROAD (FIREBREAK)
- RETAINING WALLS OR CRIB WALLS

VEGETATION

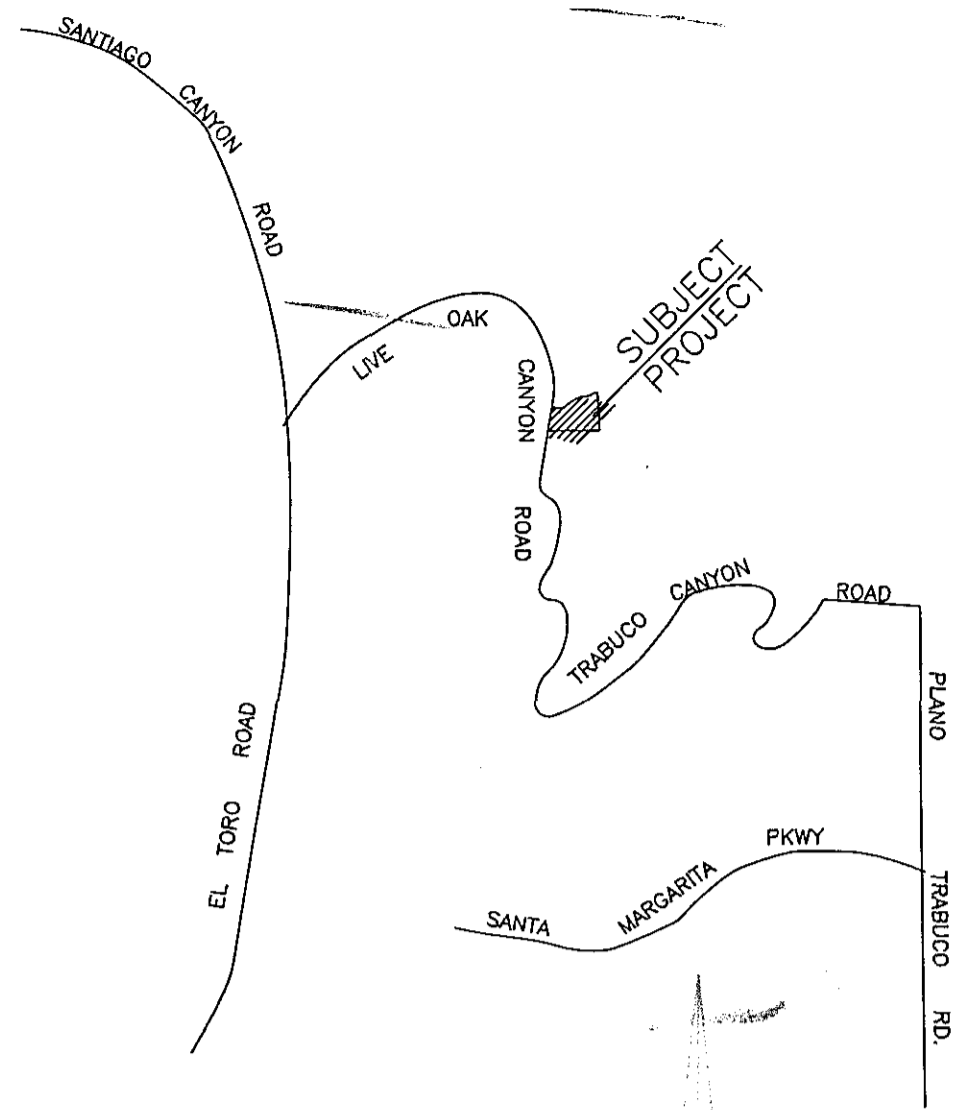
- SCRUB OAK CHAPARRAL
- COAST LIVE OAK WOODLAND
- DIEGAN SAGE SCRUB
- DISTURBED

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**VEGETATION  
PER PRIVATE STUDY**  
MARCH 1992 SHEET 1 OF 1



VICINITY MAP  
NO SCALE

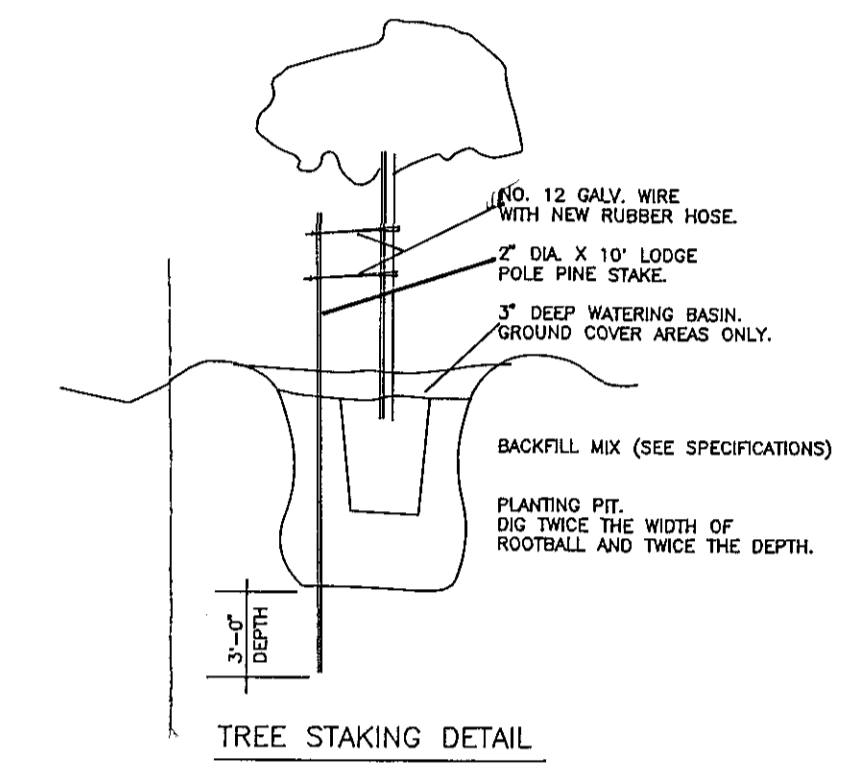
TREE REPLACEMENT SCHEDULE

TREE #	SIZE, DBH	MIN. REPLACEMENT NO.
130	21"	10
134	19"	10
136	21"	10
150	(2) 10"	(5x2) 10
153	5"	5
158	6"	5
NO TAG S/W OF #150		
195	6"	5
200	21"	10
201	19"	10
		TOTAL 80

SCALE 1" = 80'

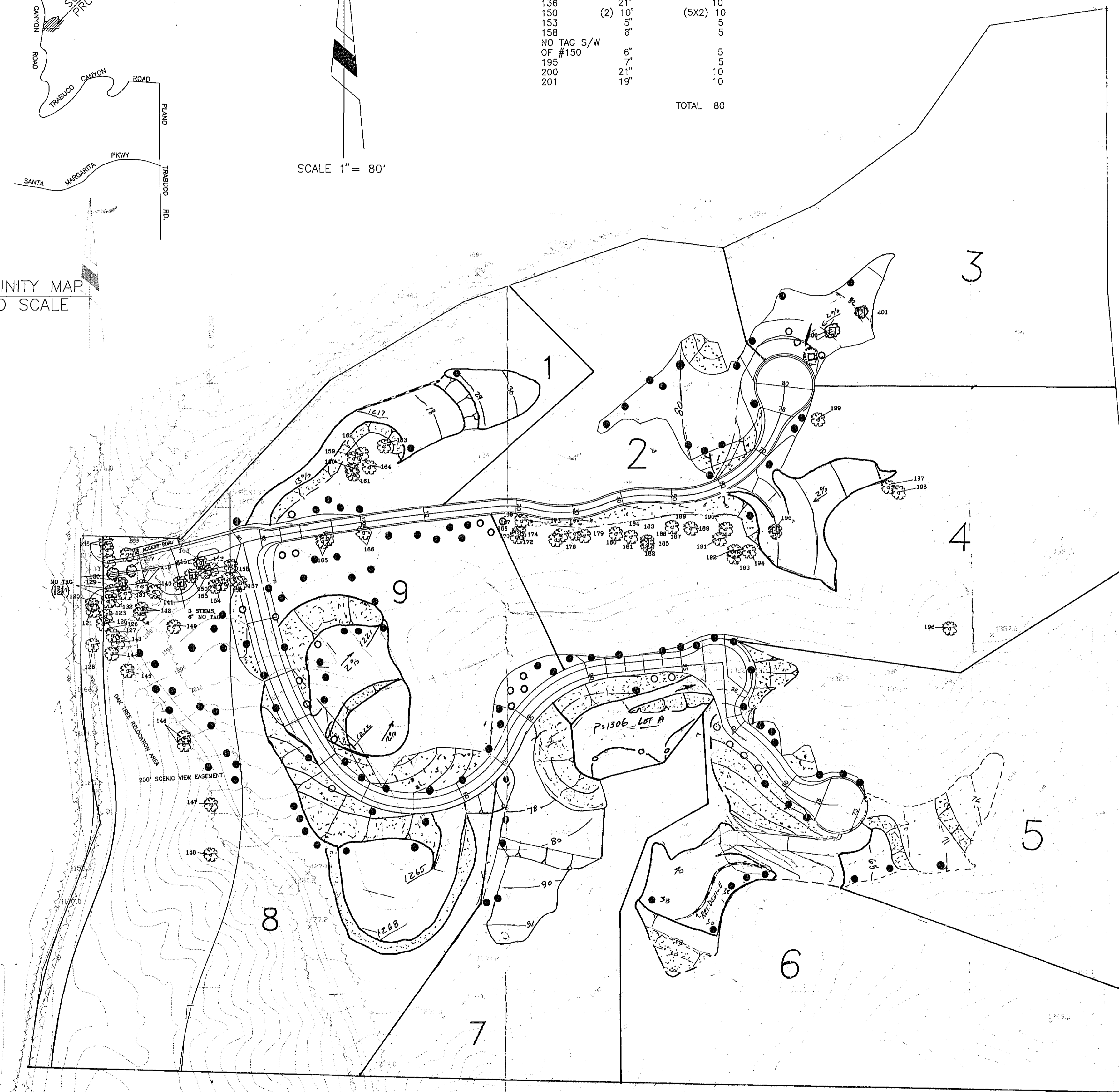
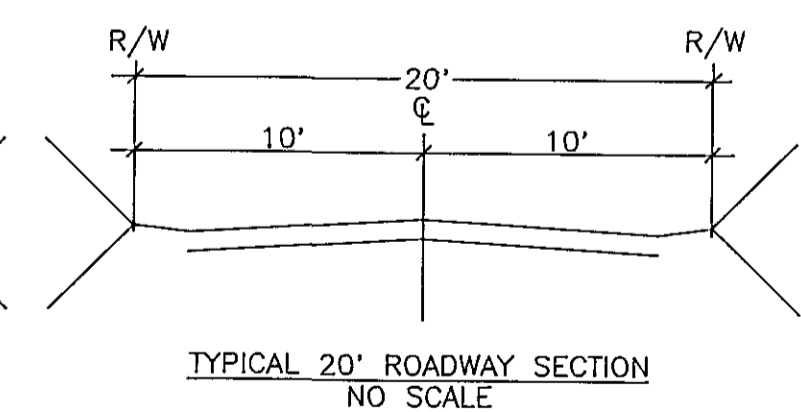
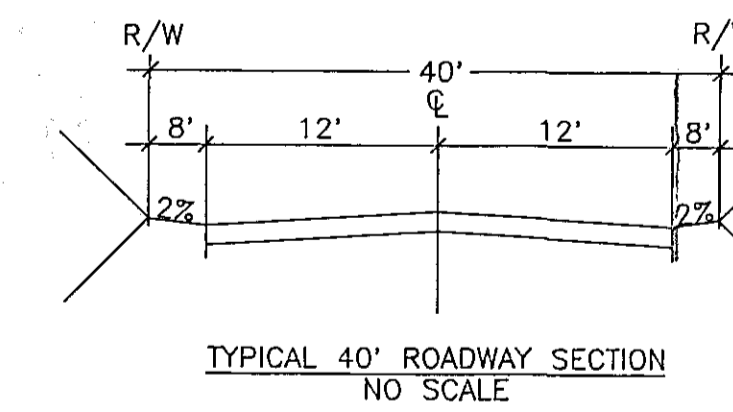
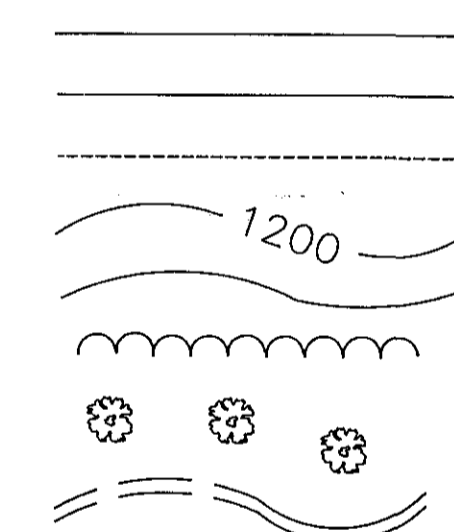
PLANTING SCHEDULE

- RELOCATE EXISTING OAK TREE
- PLATANUS RASEMOSA, CALIFORNIA SYCAMORE
- QUERCUS AGRIFOLIA, COAST LIVE OAK
- ZORRO FESCUE/PLATAGO MIX FROM APPROVED PLANT LIST



LEGEND

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- VEGETATION
- EXISTING OAK TREE LOCATIONS 5" + DIA.
- EXISTING DIRT ROAD (FIREBREAK)
- RETAINING WALLS OR CRIB WALLS

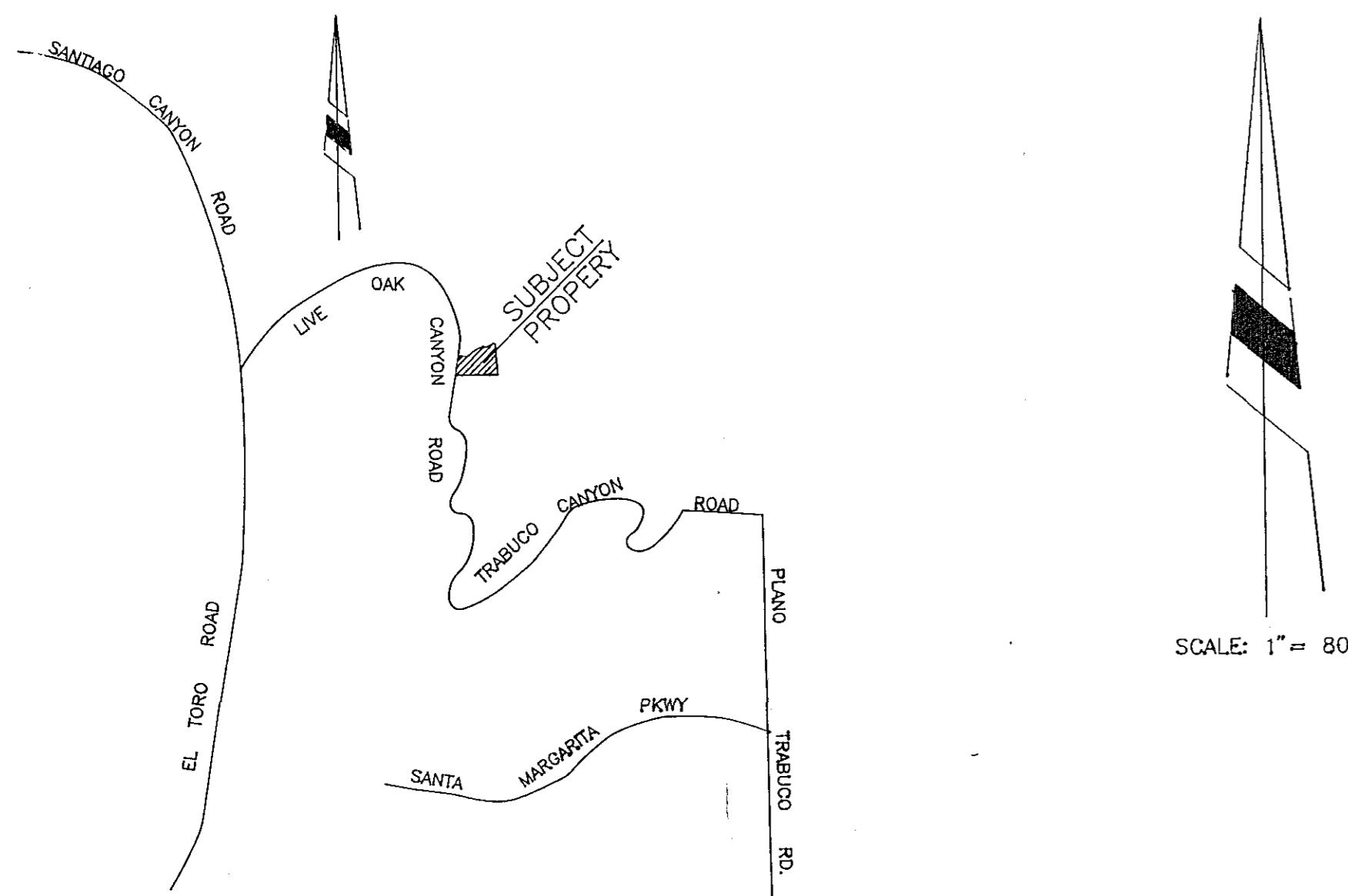


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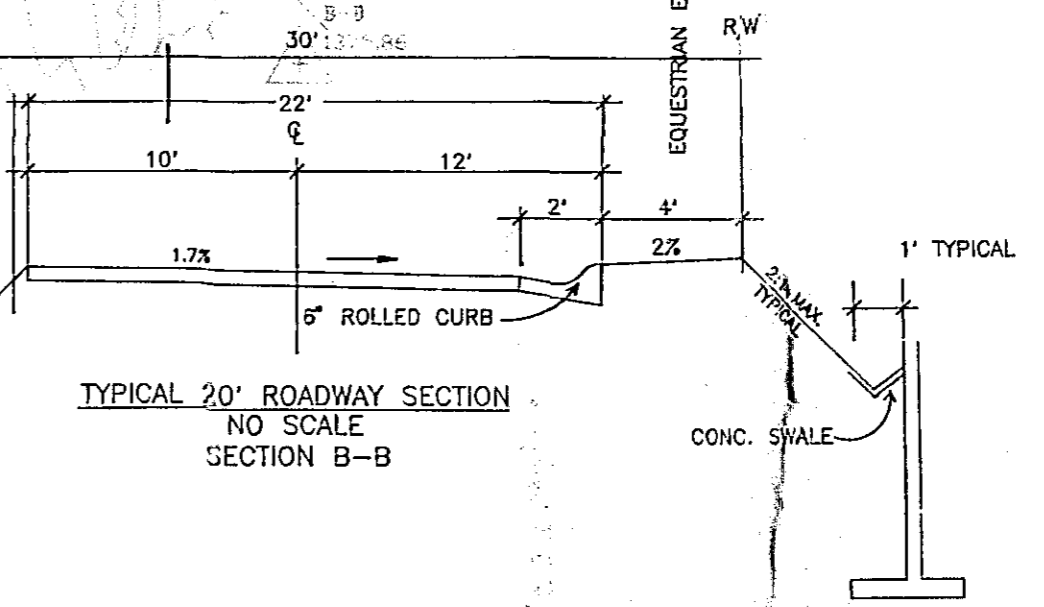
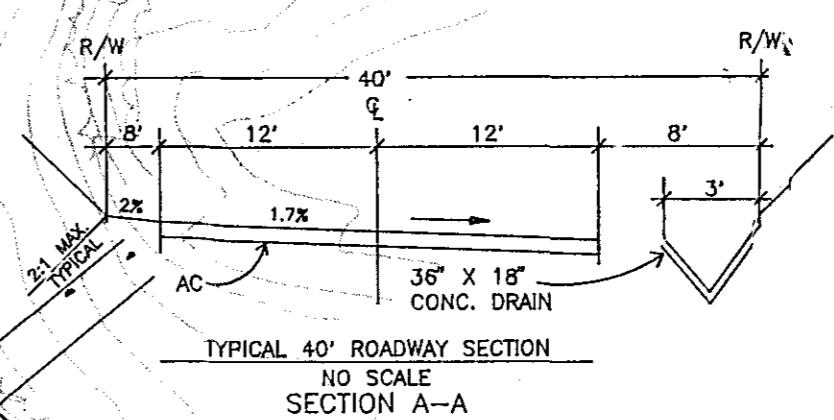
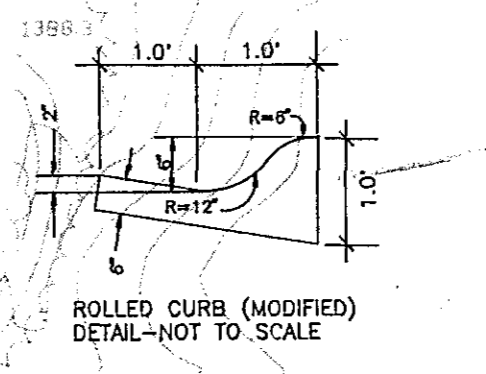
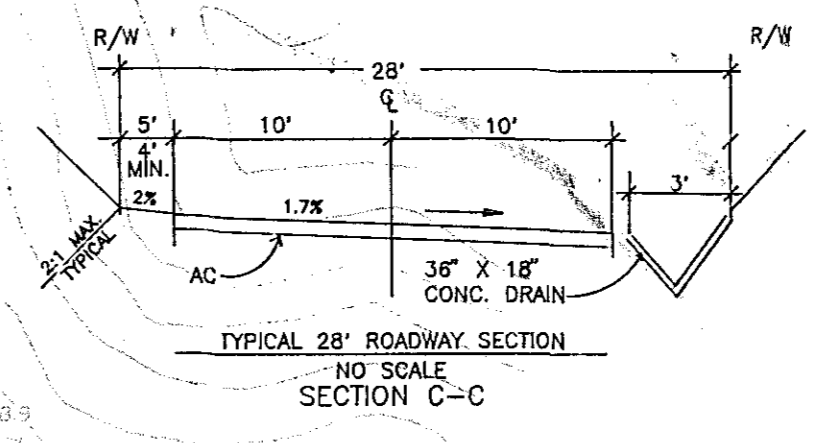
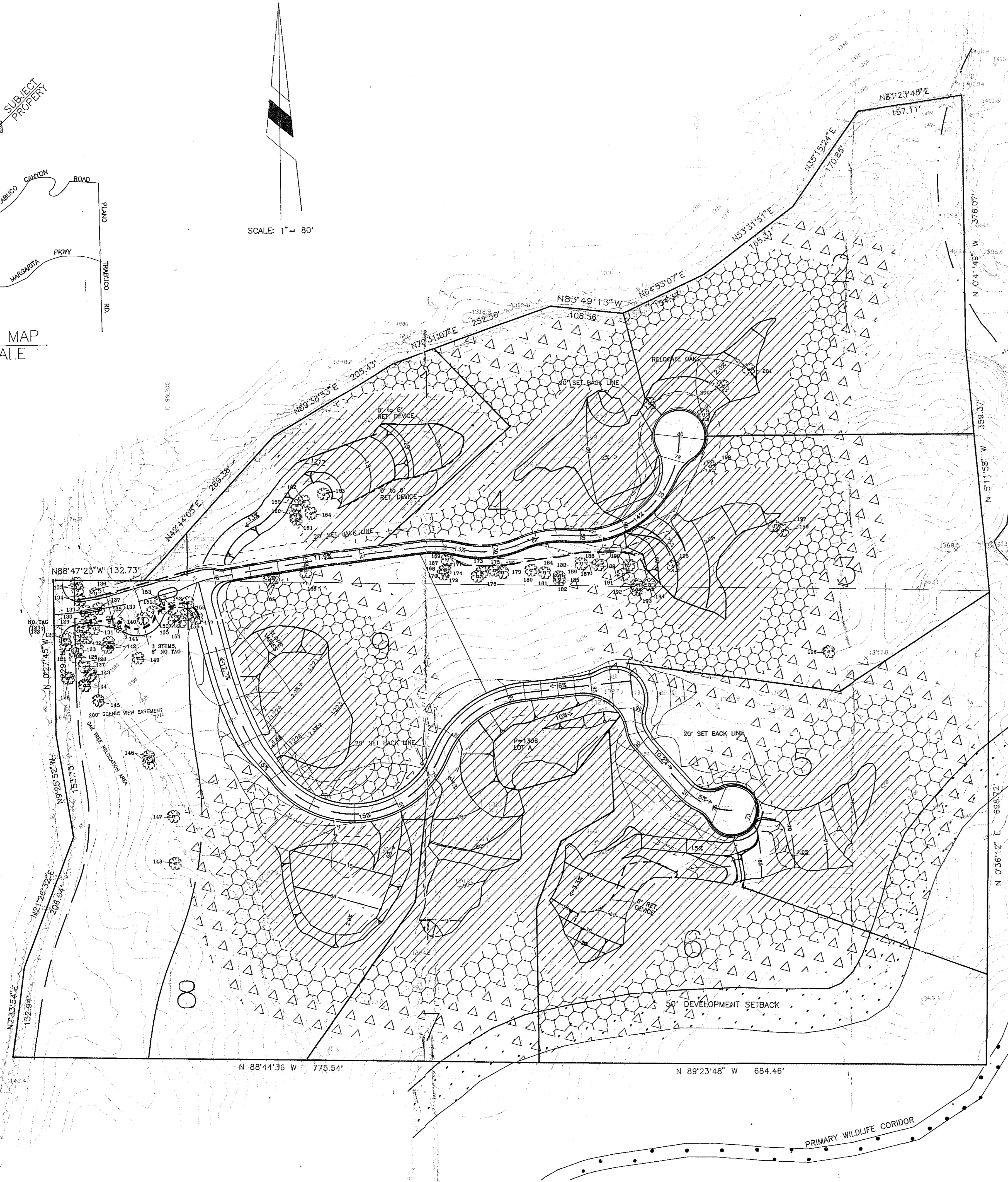
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CONCEPTUAL  
LANDSCAPE PLAN  
MARCH 1992 SHEET 1 OF 1



VICINITY MAP  
NO SCALE



LEGAL DESCRIPTION

TAX ASSESSORS PARCEL MAP NO. 856-042-03  
PARCEL 1

THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1882, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LIVE OAK CANYON ROAD, AS SHOWN ON A MAP FILED IN BOOK 76, PAGE 1, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE LAND DESCRIBED IN A DEED TO NANILOA CORPORATION, A CORPORATION, RECORDED IN BOOK 5578, PAGE 527 OF OFFICIAL RECORDS; THENCE SOUTH 89° 30' 06" EAST ALONG SAID PROLONGATION AND SAID NORTHERLY LINE 136.28' TO THE TRUE POINT OF BEGINNING; THENCE NORTH 42° 00' 21" EAST 288.89 FEET; THENCE NORTH 58° 52' 21" EAST 205.37 FEET; THENCE NORTH 69° 50' 14" EAST 252.50 FEET; THENCE SOUTH 84° 35' 01" EAST 108.56 FEET; THENCE NORTH 64° 08' 28" EAST 134.40 FEET; THENCE NORTH 52° 48' 41" EAST 170.81 FEET; THENCE NORTH 34° 31' 26" EAST 170.81 FEET; THENCE NORTH 80° 41' 03" EAST 157.20 FEET; THENCE SOUTH 1° 25' 19" EAST 376.01 FEET; THENCE SOUTH 5° 02' 47" EAST 358.89 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND OF NANILOA CORPORATION; THENCE NORTH 89° 30' 06" WEST 1259.90 FEET TO THE TRUE POINT OF BEGINNING.

RESERVING THEREFROM AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION INCLUDED WITHIN PARCEL 2 HEREINAFTER DESCRIBED.  
PARCEL 2  
AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1882, BEING A STRIP OF LAND 40.00 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LIVE OAK CANYON ROAD, AS SHOWN ON A MAP FILED IN BOOK 76, PAGE 1 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE LAND DESCRIBED IN A DEED TO NANILOA CORPORATION, A CORPORATION, RECORDED IN BOOK 5576, PAGE 527 OF OFFICIAL RECORDS; THENCE NORTH 8° 02' 42" EAST ALONG SAID CENTERLINE 20.17 FEET TO A POINT ON A LINE PARALLEL WITH AND 20' NORTHERLY, MEASURED AT RIGHT ANGLES FROM SAID NORTHERLY LINE OF THE NANILOA CORPORATION, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 30' 06" EAST ALONG SAID PARALLEL LINE 151.31 FEET; THENCE NORTH 42° 00' 21" EAST 282.28 FEET; THENCE NORTH 58° 52' 21" EAST 205.37 FEET; THENCE NORTH 69° 50' 14" EAST 252.50 FEET; THENCE SOUTH 84° 35' 01" EAST 108.56 FEET; THENCE NORTH 64° 08' 28" EAST 134.40 FEET; THENCE NORTH 52° 48' 41" EAST 170.81 FEET; THENCE NORTH 34° 31' 26" EAST 170.81 FEET; THENCE NORTH 80° 41' 03" EAST 157.20 FEET; THENCE NORTH 4° 55' 11" EAST 288.87 FEET; THENCE SOUTH 55° 10' 40" WEST 468.41 FEET; THENCE SOUTH 85° 34' 18" WEST 194.63 FEET; THENCE SOUTH 70° 47' 05" WEST 420.79 FEET; THENCE SOUTH 35° 20' 59" WEST 169.23 FEET; THENCE SOUTH 41° 08' 25" WEST 217.79 FEET; THENCE SOUTH 4° 47' 09" EAST 129.45 FEET; THENCE SOUTH 33° 24' 06" WEST 51.94 FEET TO SAID CENTERLINE OF LIVE OAK CANYON ROAD.

TAX ASSESSORS PARCEL MAP NO. 856-042-04

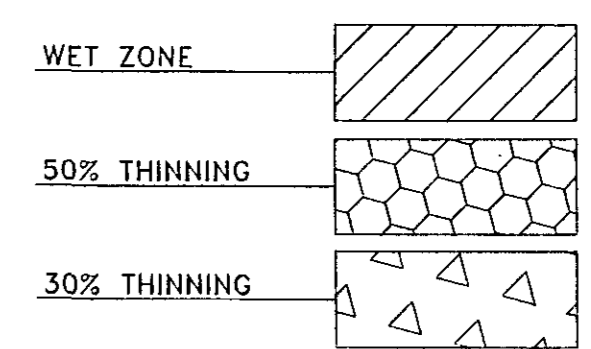
THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE SEPTEMBER 30, 1882, DESCRIBED AS FOLLOWS:  
BEGINNING AT THAT POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE CENTERLINE OF LIVE OAK CANYON ROAD, 60 FEET WIDE; THENCE SOUTH 89° 49' 25" EAST 1460.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 3; THENCE NORTH 0° 10' 35" EAST 893.77 FEET TO A LINE THAT BEARS SOUTH 89° 49' 25" EAST FROM A POINT IN THE CENTERLINE OF SAID ROAD, SAID POINT BEING DISTANT NORTHERLY ALONG SAID CENTERLINE 80.52 FEET FROM THE SOUTHERLY TERMINUS OF THE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1000 FEET DESCRIBED AS COURSE NO. 59 IN THE DEED TO THE COUNTY OF ORANGE, RECORDED IN BOOK 2485, PAGE 626 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89° 49' 25" WEST TO A POINT IN THE CENTER OF SAID LINE OF SAID LIVE OAK CANYON ROAD, SAID POINT BEING DISTANT NORTHERLY ALONG SAID CENTERLINE 80.52 FEET FROM THE SOUTHERLY TERMINUS OF THE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1000 FEET DESCRIBED AS COURSE NO. 59 IN SAID DEED TO THE COUNTY OF ORANGE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM 1% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES UNDER SAID LAND AS GRANTED TO R. MAE EDWARDS BY DEED RECORDED IN BOOK 4049, PAGE 316 OF OFFICIAL RECORDS.

NOTE: THIS PLAN UPON APPROVAL ALLOWS FOR GEOTECHNIC AND SOILS INVESTIGATION WITHIN THE APPROVED GRADED AREAS ONLY.

LEGEND

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- VEGETATION
- EXISTING OAK TREE LOCATIONS  
5" + DIA.
- EXISTING DIRT ROAD (FIREBREAK)
- RETAINING WALL  
(10' HEIGHT MAX.)



FUEL MOD. STATISTICS

WET ZONE	415,700 S.F./ 9.54 ACRES	27.7%
50% THINNING	243,800 S.F./ 5.59 ACRES	16.3%
30% THINNING	221,500 S.F./ 5.09 ACRES	14.8%
TOTAL	881,000 S.F./ 20.22 ACRES	58.8%

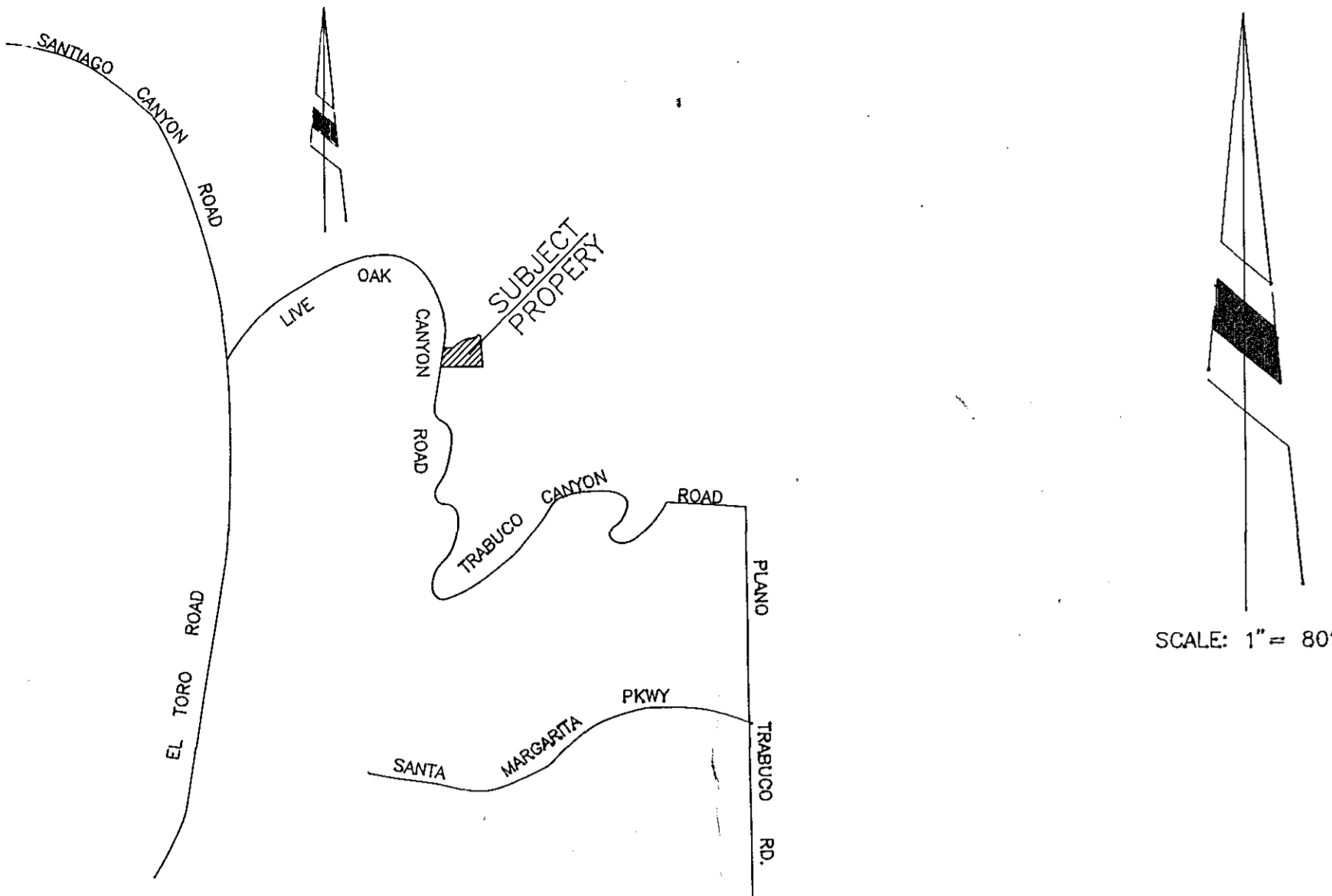
THE OAKS AT TRABUCO

PREPARED FOR:  
**GOREN FINANCIAL**  
11355 W. OLYMPIC BLVD. STE. 500  
LOS ANGELES 90064  
(213) 445-9881

PREPARED BY:  
**ANDERSON SURVEYING**  
1744 W. KATELLA AVE. SUITE 4  
ORANGE, CA. 92667  
(714) 538-7580

FUEL MODIFICATION PLAN

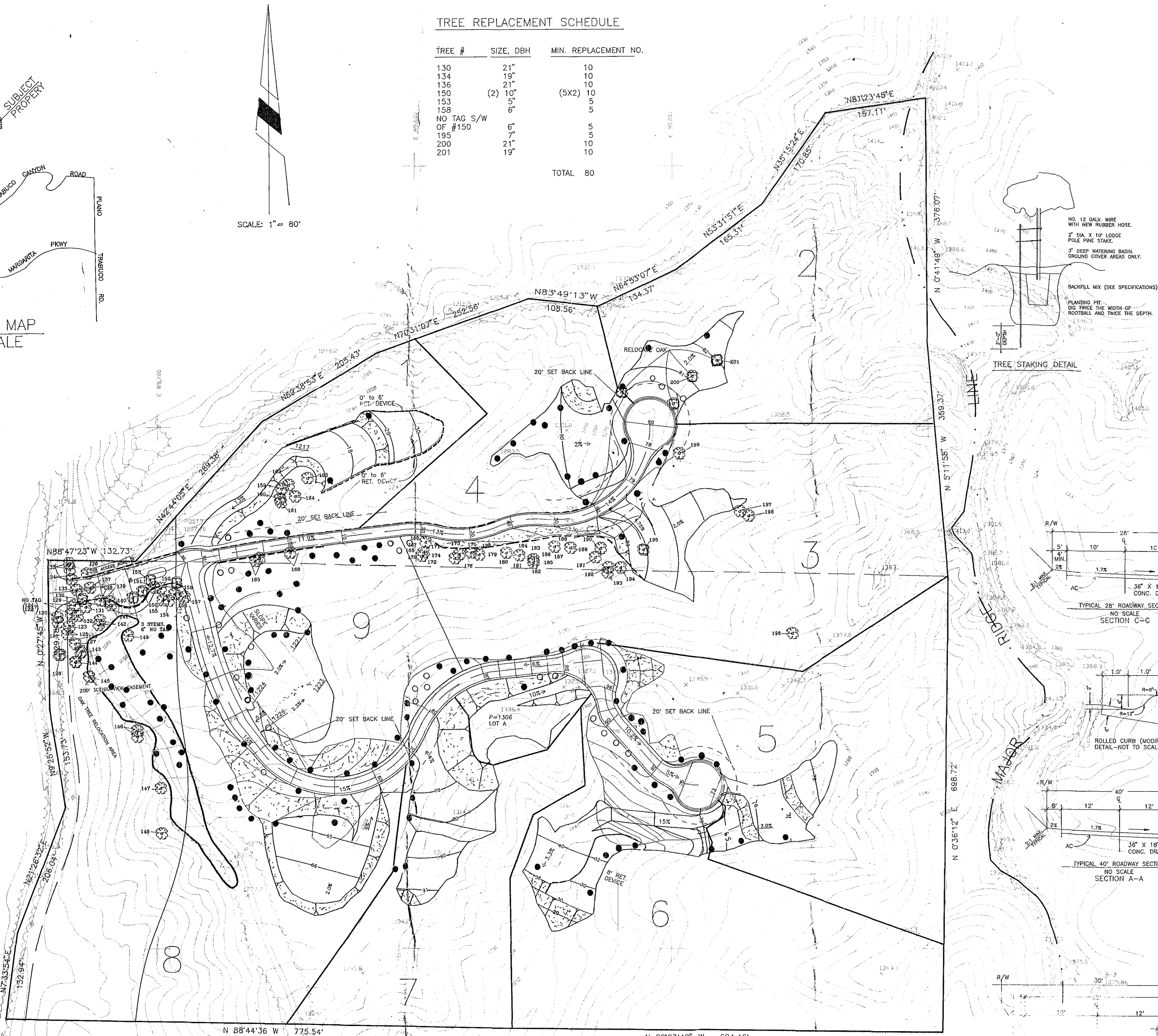




VICINITY MAP  
NO SCALE

**TREE REPLACEMENT SCHEDULE**

TREE #	SIZE, DBH	MIN. REPLACEMENT NO.
130	21"	10
134	19"	10
136	21"	10
150	(2) 10"	(5X2) 10
153	5"	5
158	6"	5
NO TAG S/W OF #150	6"	5
195	7"	10
200	21"	10
201	19"	10
		<b>TOTAL 80</b>



**LEGAL DESCRIPTION**

TAX ASSESSORS PARCEL MAP NO. 856-042-03  
PA-XCEL 1

THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1882, DESCRIBED AS FOLLOWS:  
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RESERVING THEREFROM AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION INCLUDED WITHIN PARCEL 2 HEREINAFTER DESCRIBED.

**PARCEL 2**

AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1882, BEING A STRIP OF LAND 40.00 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

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**TAX ASSESSORS PARCEL MAP NO. 856-042-04**

THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE SEPTEMBER 30, 1882, DESCRIBED AS FOLLOWS:

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EXCEPTING THEREFROM 1% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES UNDER SAID LAND AS GRANTED TO R. MAE EDWARDS BY DEED RECORDED IN BOOK 4049, PAGE 316 OF OFFICIAL RECORDS.

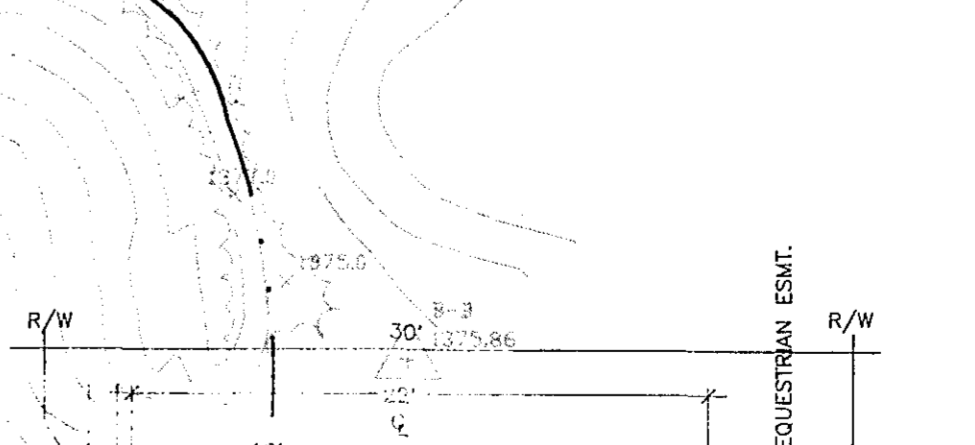
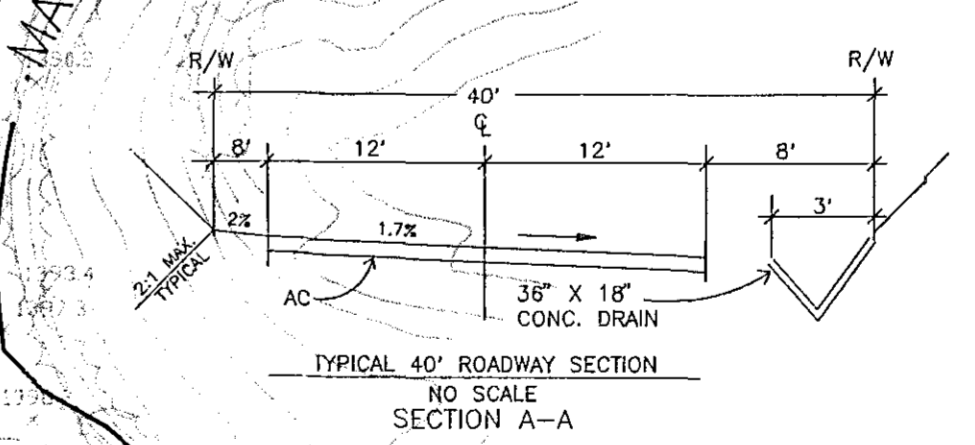
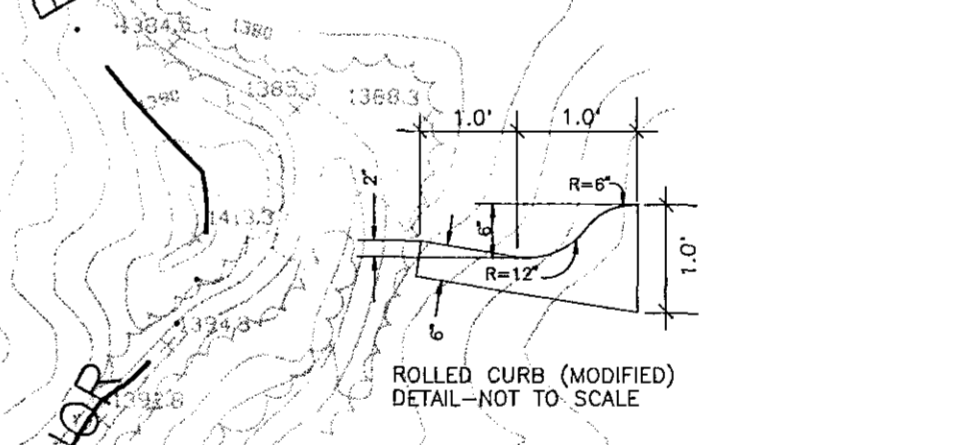
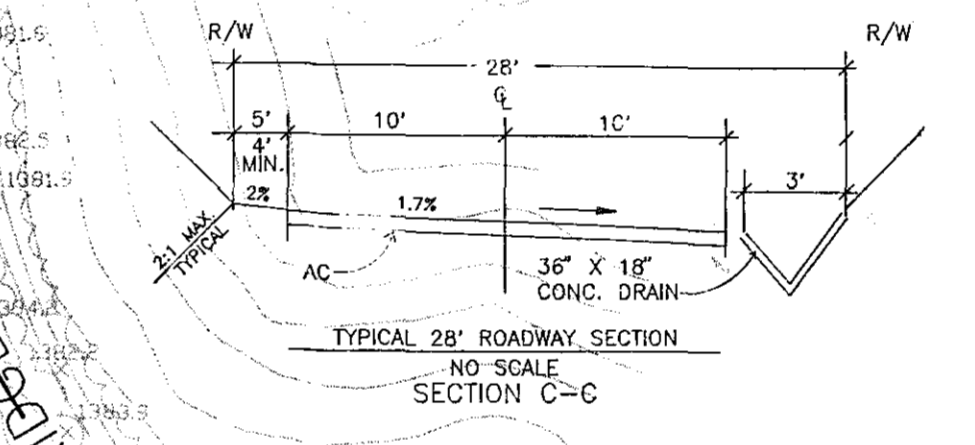
NOTE: THIS PLAN UPON APPROVAL ALLOWS FOR GEOTECHNICAL AND SOILS INVESTIGATION WITHIN THE APPROVED GRADED AREAS ONLY.

**LEGEND**

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- VEGETATION
- EXISTING OAK TREE LOCATIONS  
5" + DIA.
- EXISTING DIRT ROAD (FIREBREAK)

**PLANTING SCHEDULE**

- RELOCATE EXISTING OAK TREE
- PLATANUS RASEMOSA, CALIFORNIA SYCAMORE
- QUERCUS AGRIFOLIA, COAST LIVE OAK
- ZORRO FESCUE/PLATAGO MIX FROM APPROVED PLANT LIST



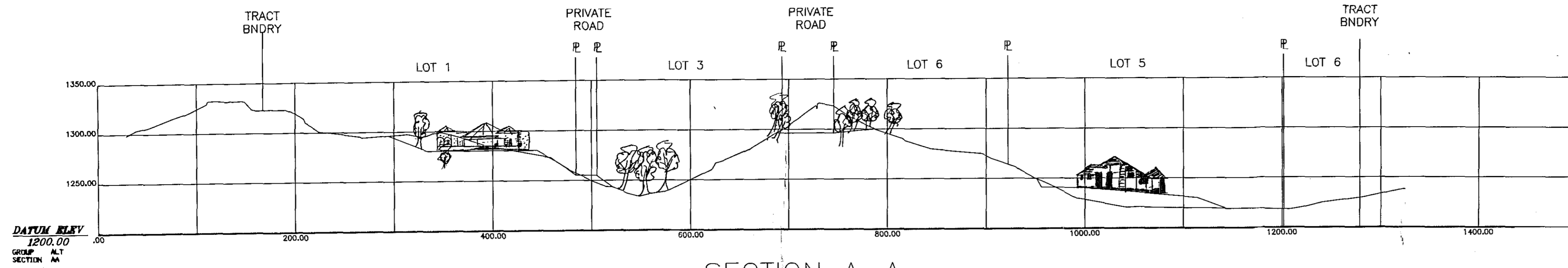
**THE OAKS AT TRABUCO**

PREPARED FOR:  
**GOREN FINANCIAL**  
11355 W. OLYMPIC BLVD. STE. 500  
LOS ANGELES 90064  
(213) 445-9881

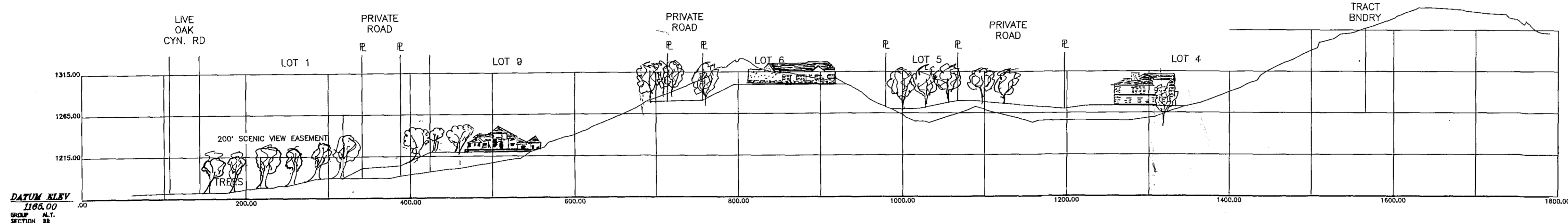
PREPARED BY:  
**ANDERSON SURVEYING**  
1744 W. KATELLA AVE. SUITE 4  
ORANGE, CA. 92667  
(714) 538-7580

**CONCEPTUAL LANDSCAPE PLAN**

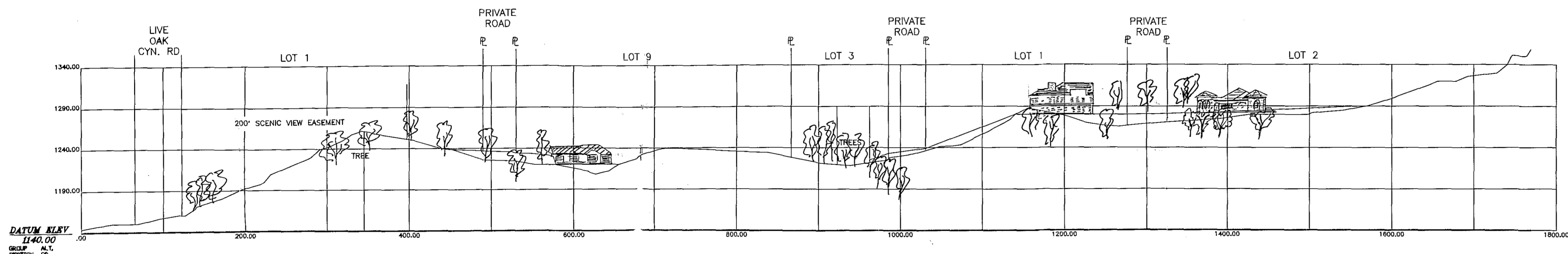
MARCH 26, 1993 SHEET 1 OF 1



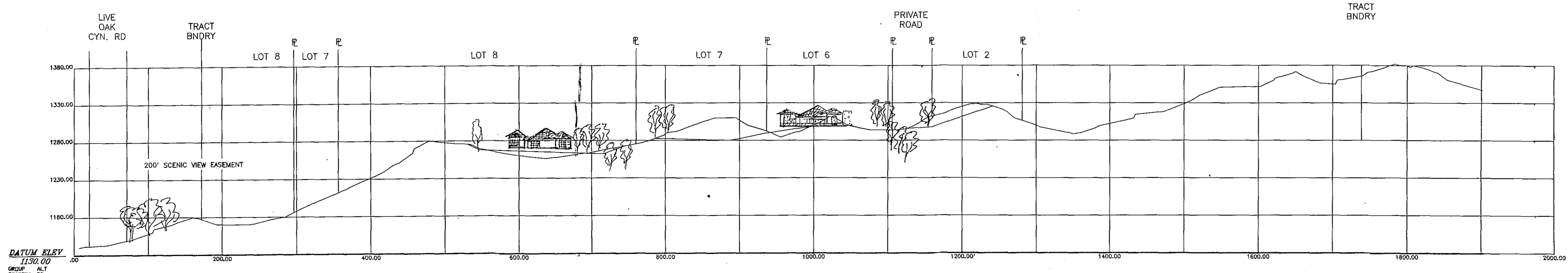
SECTION A-A



SECTION B-B



SECTION C-C



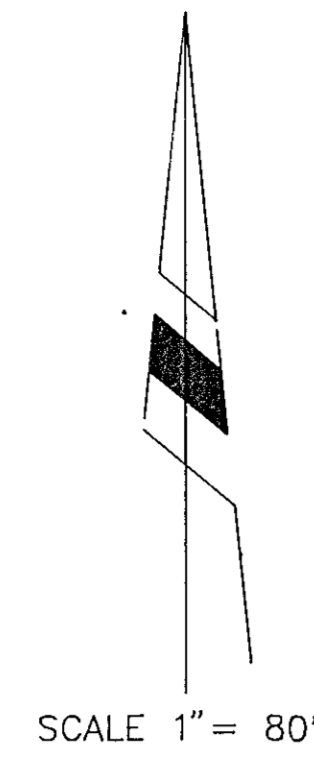
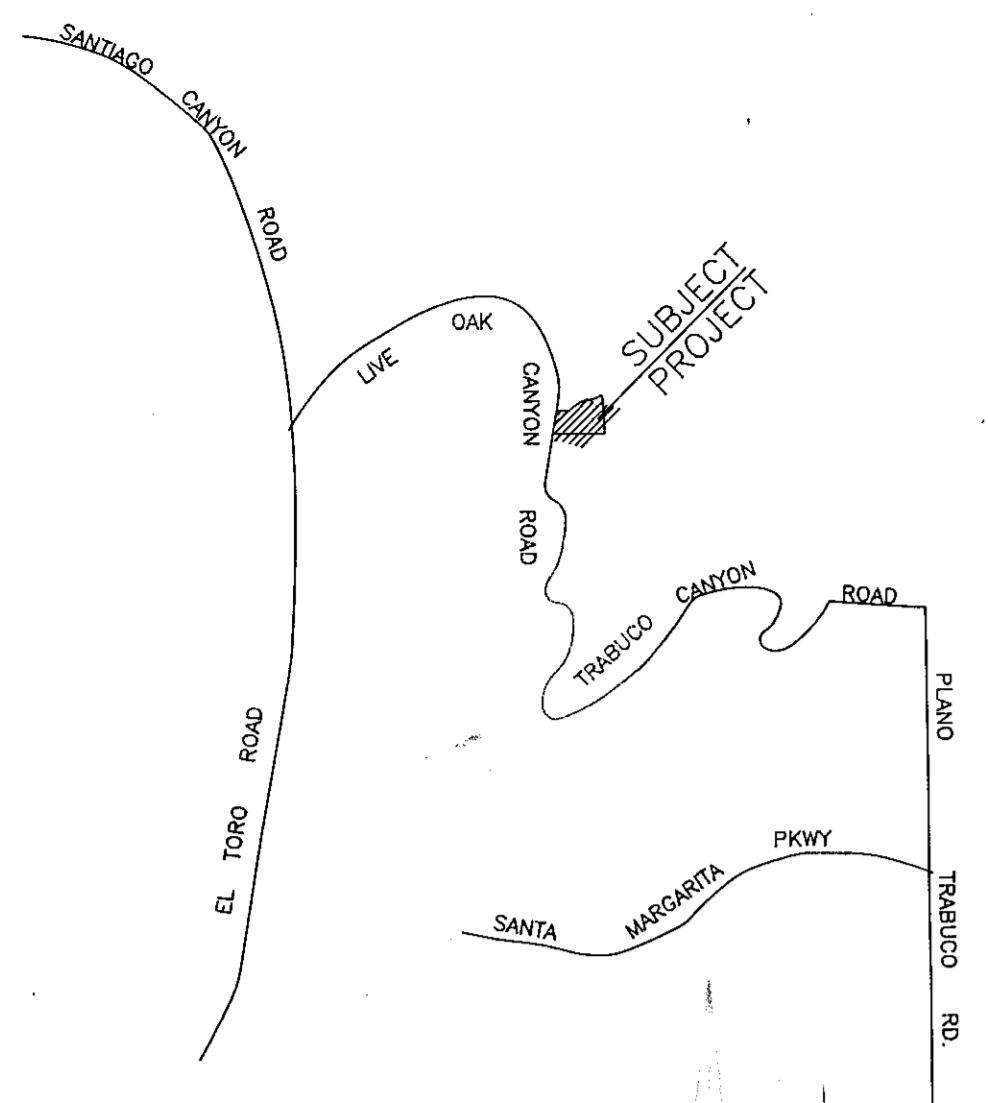
SECTION D-D

SP 91-015

# THE OAKS AT TRABUCO

PREPARED FOR: <b>GOREN FINANCIAL</b> 11355 W. OLYMPIC BLVD. STE. 500 LOS ANGELES 90064 (213) 445-9881	PREPARED BY: <b>ANDERSON SURVEYING</b> 1744 W. KATELLA AVE. SUITE 4 ORANGE, CA. 92667 (714) 538-7580
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PROPOSED: **VIEW SHED PROFILE PLAN**



VICINITY MAP  
NO SCALE

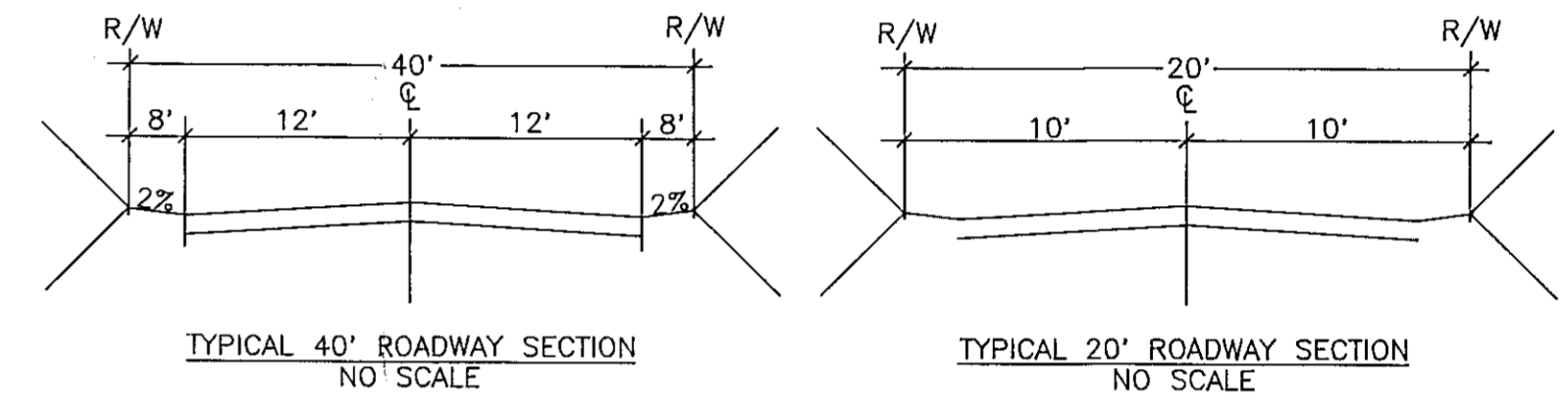
**STATISTICS**

PARCEL	GROSS AC.	BLDG. SITE AREA	PERCENTAGE OF DISTURBED AREA	DISTURBED AREA	EARTHWORK CUT (C.Y.)	ESTIMATES FILL (C.Y.)
1	4.0 AC.	17,000 S.F.	83%	20,500 S.F.	4,000	2,800
2	4.0 AC.	15,000 S.F.	100%	15,000 S.F.	—	4,800
3	5.0 AC.	15,100 S.F.	82%	18,400 S.F.	—	4,800
4	3.7 AC.	21,400 S.F.	95%	20,400 S.F.	—	9,050
5	3.4 AC.	17,500 S.F.	114%	34,200 S.F.	—	10,500
6	2.3 AC.	18,100 S.F.	96%	18,800 S.F.	8,400	—
7	2.2 AC.	22,800 S.F.	79%	29,000 S.F.	14,700	—
8	5.4 AC.	20,800 S.F.	54%	38,700 S.F.	2,350	850
9	2.3 AC.	21,600 S.F.	77%	28,200 S.F.	2,800	6,400
<b>TOTAL</b>	<b>32.3 AC.</b>	<b>169,300 S.F./3.89 AC.</b>		<b>223,200 S.F.</b>	<b>32,750</b>	<b>37,000</b>

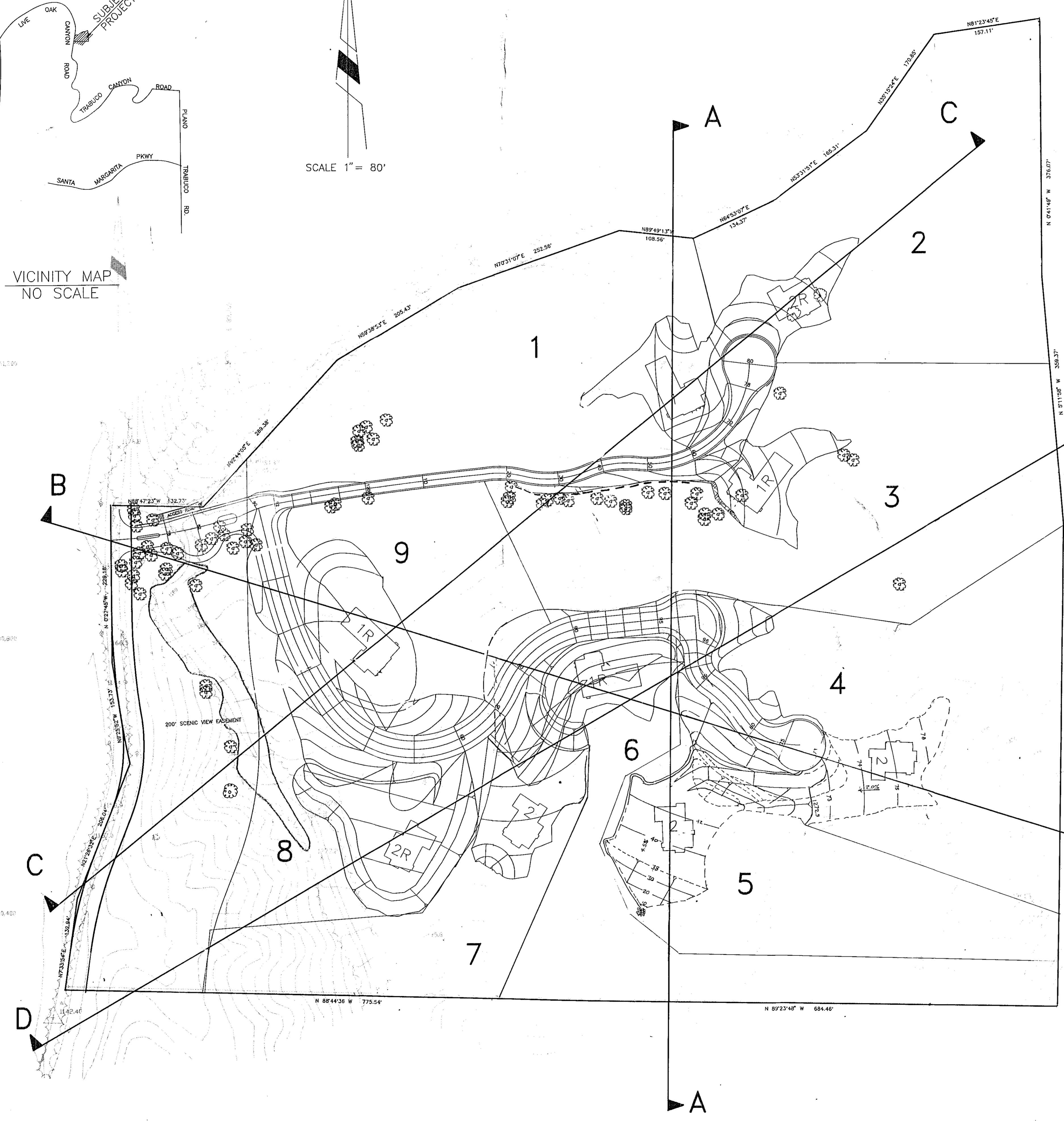
  

PRIVATE RDS. 1.7 AC.					32,000	28,700
L.O.C. RD. 0.4 AC.						
<b>TOTAL</b>	<b>34.4 AC. GROSS</b>				<b>84,750</b>	<b>65,700</b>

TOTAL PAD AREA: 3.89 ACRES  
 TOTAL DISTURBED AREA: 5.44 ACRES/24.5%  
 EXISTING ZONING: TRABUCO CANYON RESIDENTIAL (TCR)  
 LAND USE: FOOTHILL/TRABUCO RESIDENTIAL, 4 AC./D.U. GROSS DENSITY  
 TOTAL NO. OF LOTS: 9 LOTS  
 PROPOSED MINIMUM LOT SIZE: 2 ACRE MINIMUM  
 PROPOSED MINIMUM BLDG. SITE: 14,800 SQ. FT.  
 SEWERS: ON SITE PRIVATE SYSTEMS



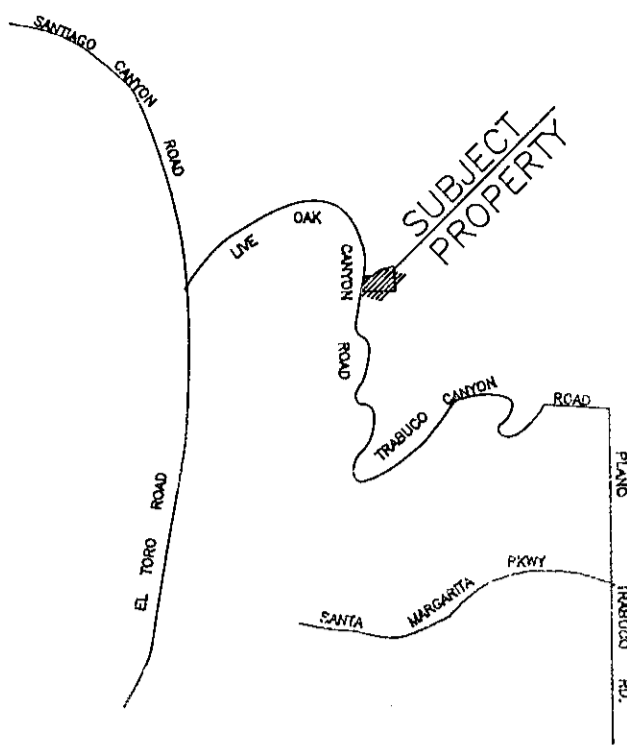
- LEGEND**
- PROJECT BOUNDARY LINE
  - PROPERTY LINE
  - EASEMENT LINE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - VEGETATION
  - EXISTING OAK TREE LOCATIONS 5" + DIA.
  - EXISTING DIRT ROAD (FIREBREAK)
  - RETAINING WALLS OR CRIB WALLS



SP 91-075  
**THE OAKS AT TRABUCO**

PREPARED FOR: GOREN FINANCIAL 11355 W. OLYMPIC BLVD. STE. 500 LOS ANGELES 90064 (213) 445-9881	PREPARED BY: ANDERSON SURVEYING 1744 W. KATELLA AVE. SUITE 4 ORANGE, CA. 92667 (714) 538-7580
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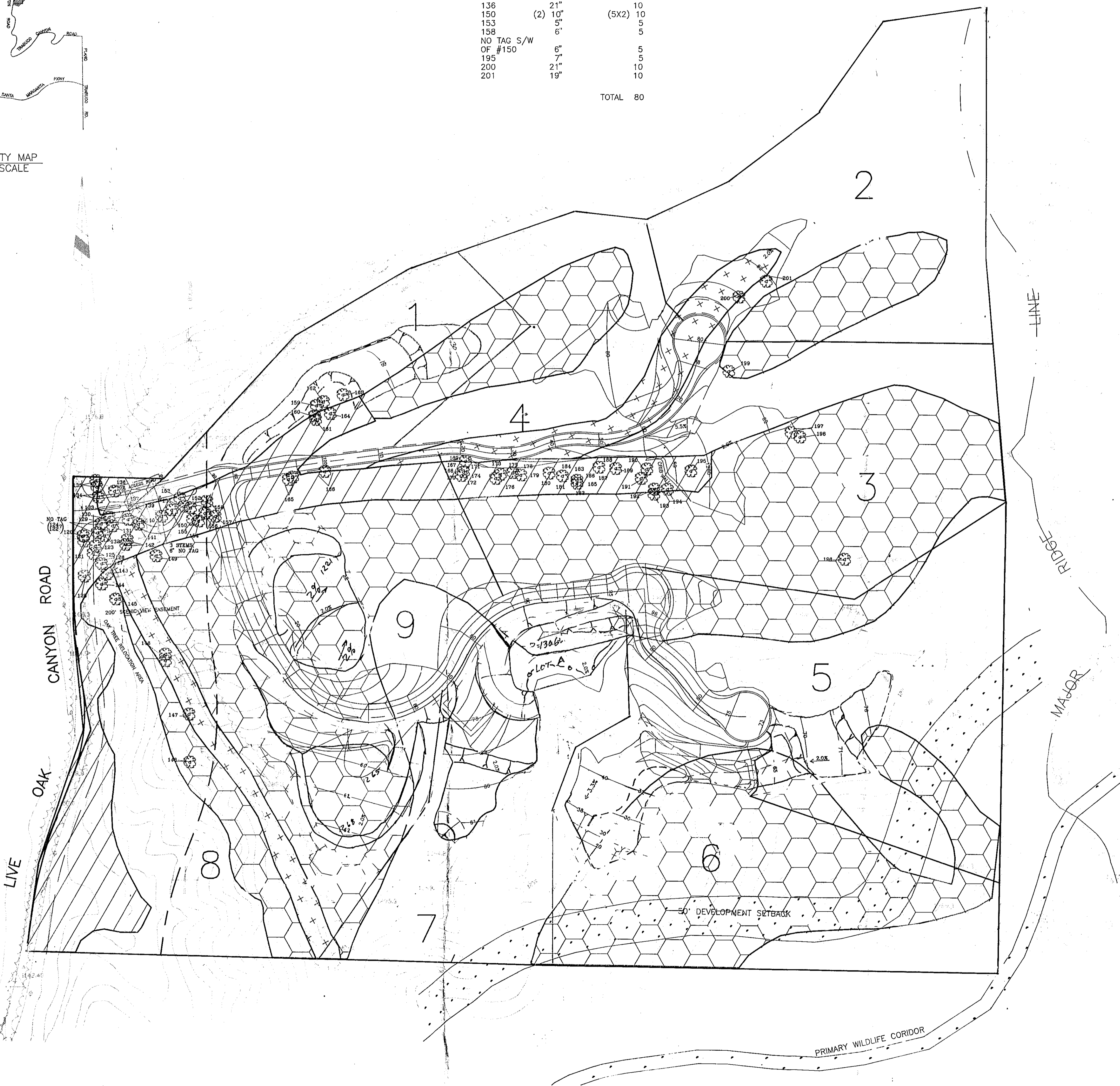
**VIEW SHED BASE MAP**



VICINITY MAP  
NO SCALE

TREE REPLACEMENT SCHEDULE

TREE #	SIZE, DBH	MIN. REPLACEMENT NO.
130	21"	10
134	19"	10
136	21"	10
150	(2) 10"	(5X2) 10
153	5"	5
158	6"	5
NO TAG S/W OF #150	6"	5
195	7"	5
200	21"	10
201	19"	10
TOTAL		80



LEGEND

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- VEGETATION
- EXISTING OAK TREE LOCATIONS 5" + DIA.
- EXISTING DIRT ROAD (FIREBREAK)
- RETAINING WALLS OR CRIB WALLS

VEGETATION

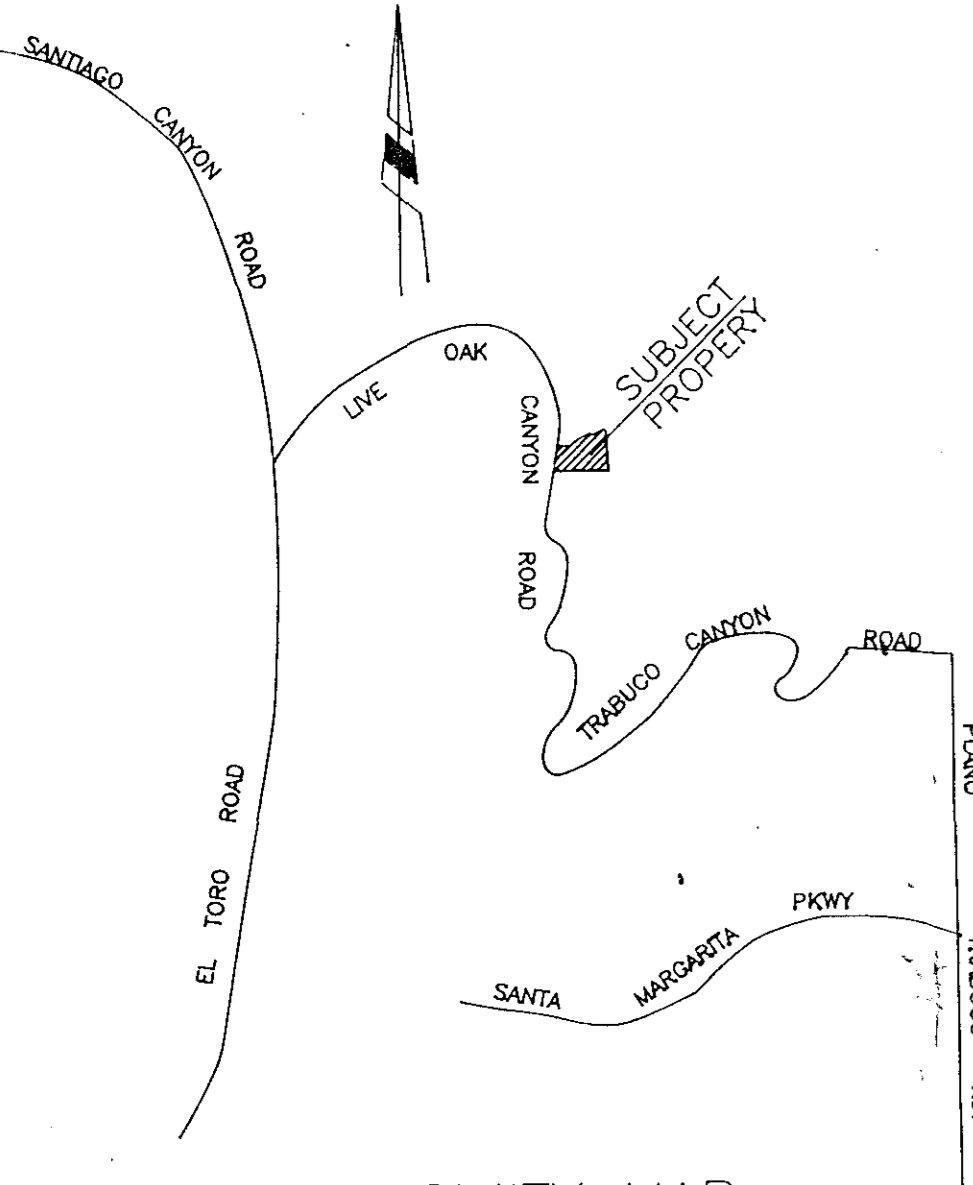
- SCRUB OAK CHAPARRAL
- COAST LIVE OAK WOODLAND
- DIEGAN SAGE SCRUB
- DISTURBED

AP 92-004  
SP 91-075

THE OAKS AT TRABUCO

PREPARED FOR: <b>GOREN FINANCIAL</b> 11355 W. OLYMPIC BLVD. STE. 500 LOS ANGELES 90064 (213) 445-9881	PREPARED BY: <b>ANDERSON SURVEYING</b> 1744 W. KATELLA AVE. SUITE 4 ORANGE, CA. 92667 (714) 538-7580
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**VEGETATION PER PRIVATE STUDY**  
 MARCH 26, 1993 SHEET 1 OF 1

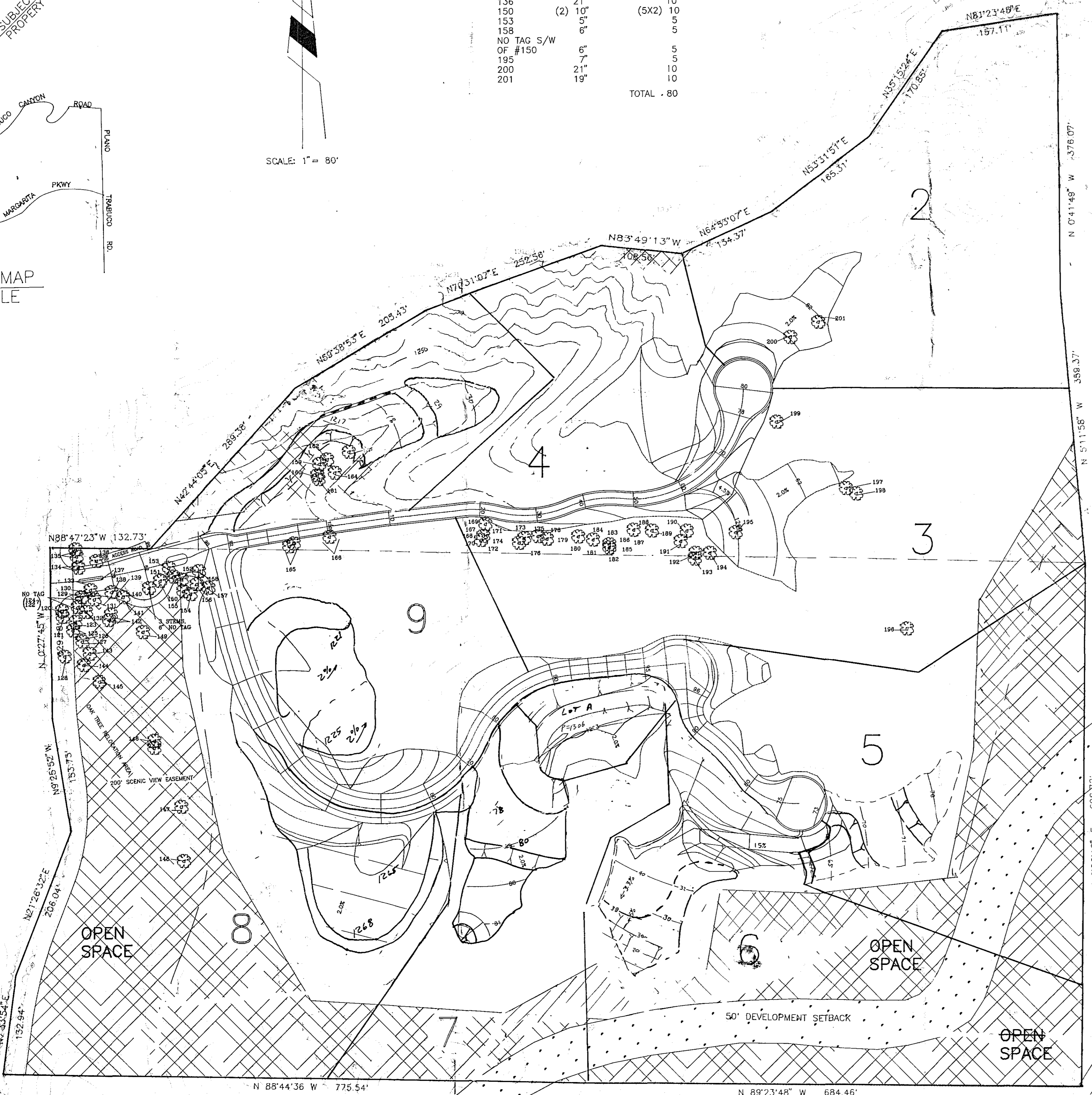


VICINITY MAP  
NO SCALE

**TREE REPLACEMENT SCHEDULE**

TREE #	SIZE, DBH	MIN. REPLACEMENT NO.
130	21"	10
134	19"	10
136	21"	10
150	(2) 10"	(5X2) 10
153	5"	5
158	6"	5
NO TAG S/W OF #150		5
195	7"	5
200	21"	10
201	19"	10
		TOTAL .80

SCALE: 1" = 80'



**LEGAL DESCRIPTION**

TAX ASSESSORS PARCEL MAP NO. 856-042-03  
PAGE 1

THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1882, DESCRIBED AS FOLLOWS:  
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RESERVING THEREFROM AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION INCLUDED WITHIN PARCEL 2 HERINAFTER DESCRIBED.

PARCEL 2  
AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1882, BEING A STRIP OF LAND 40.00 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

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TAX ASSESSORS PARCEL MAP NO. 856-042-04

THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE SEPTEMBER 30, 1882, DESCRIBED AS FOLLOWS:

BEGINNING AT THAT POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE CENTERLINE OF LIVE OAK CANYON ROAD, 60 FEET WIDE; THENCE SOUTH 89° 49' 25" EAST 1480.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 3; THENCE NORTH 0° 10' 35" EAST 693.77 FEET TO A LINE THAT BEARS SOUTH 89° 49' 25" EAST FROM A POINT IN THE CENTERLINE OF SAID ROAD, SAID POINT BEING DISTANT NORTHERLY ALONG SAID CENTERLINE 80.52 FEET FROM THE SOUTHERLY TERMINUS OF THE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1000 FEET DESCRIBED AS COURSE NO. 59 IN THE DEED TO THE COUNTY OF ORANGE, RECORDED IN BOOK 2485, PAGE 626 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89° 49' 25" WEST TO A POINT IN THE CENTER OF SAID LINE OF SAID LIVE OAK CANYON ROAD, SAID POINT BEING DISTANT NORTHERLY ALONG SAID CENTERLINE 80.52 FEET FROM THE SOUTHERLY TERMINUS OF THE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1000 FEET DESCRIBED AS COURSE NO. 59 IN SAID DEED TO THE COUNTY OF ORANGE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.  
EXCEPTING THEREFROM 1% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES UNDER SAID LAND AS GRANTED TO R. MAE EDWARDS BY DEED RECORDED IN BOOK 4049, PAGE 316 OF OFFICIAL RECORDS.

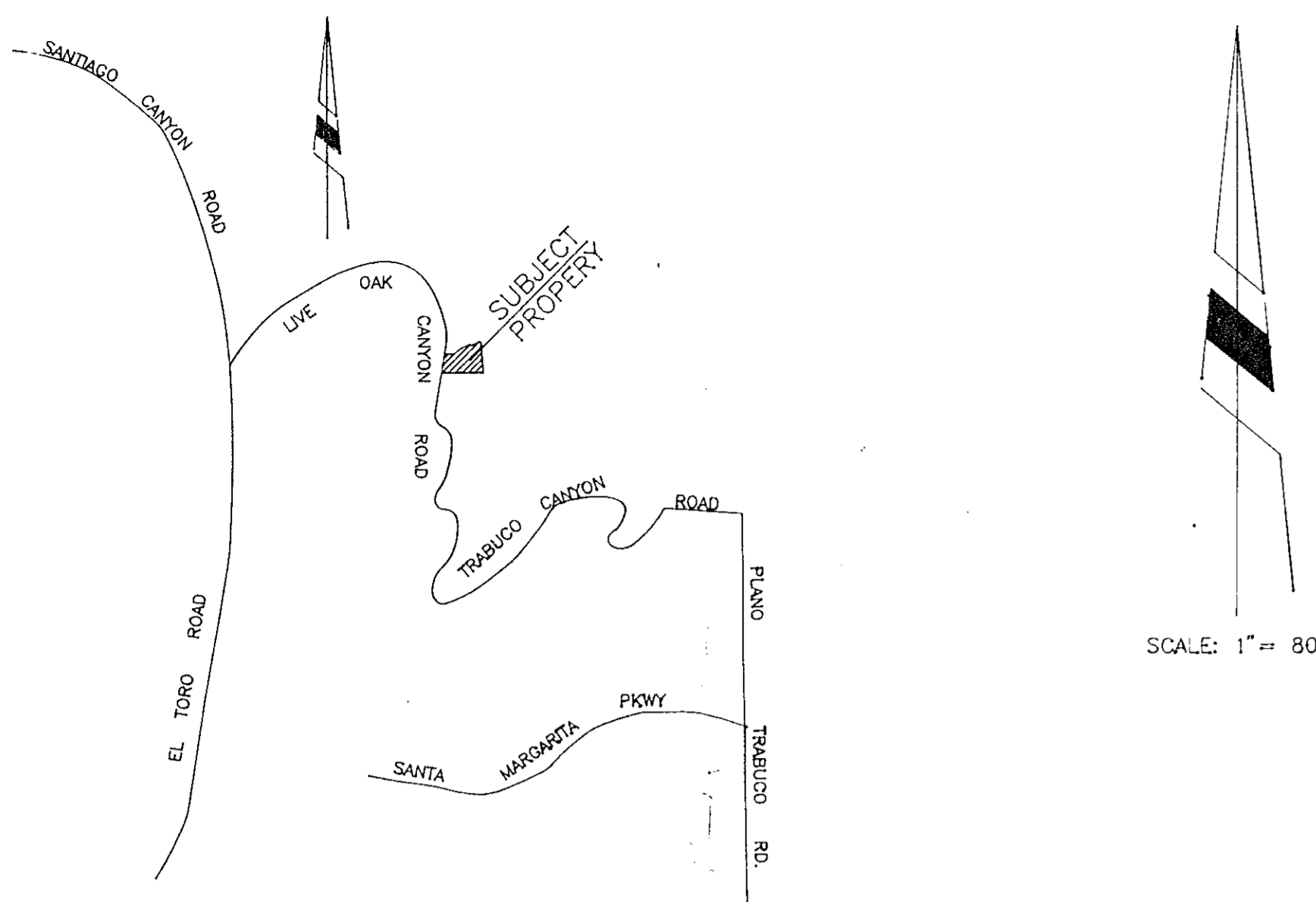
**LEGEND**

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- VEGETATION
- EXISTING OAK TREE LOCATIONS 5" DIA.
- EXISTING DIRT ROAD (FIREBREAK)

AP 92-004  
SP 71-075  
**THE OAKS AT TRABUCO**

PREPARED FOR: <b>GOREN FINANCIAL</b> 11355 W. OLYMPIC BLVD. STE. 500 LOS ANGELES 90064 (213) 445-9881	PREPARED BY: <b>ANDERSON SURVEYING</b> 1744 W. KATELLA AVE. SUITE 4 ORANGE, CA 92667 (714) 538-7580
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**RESOURCES ASSESSMENT PLAN PER PRIVATE STUDY**  
DATE: MARCH 1992 REVISED 9-9-92 SHEET 1 OF 1

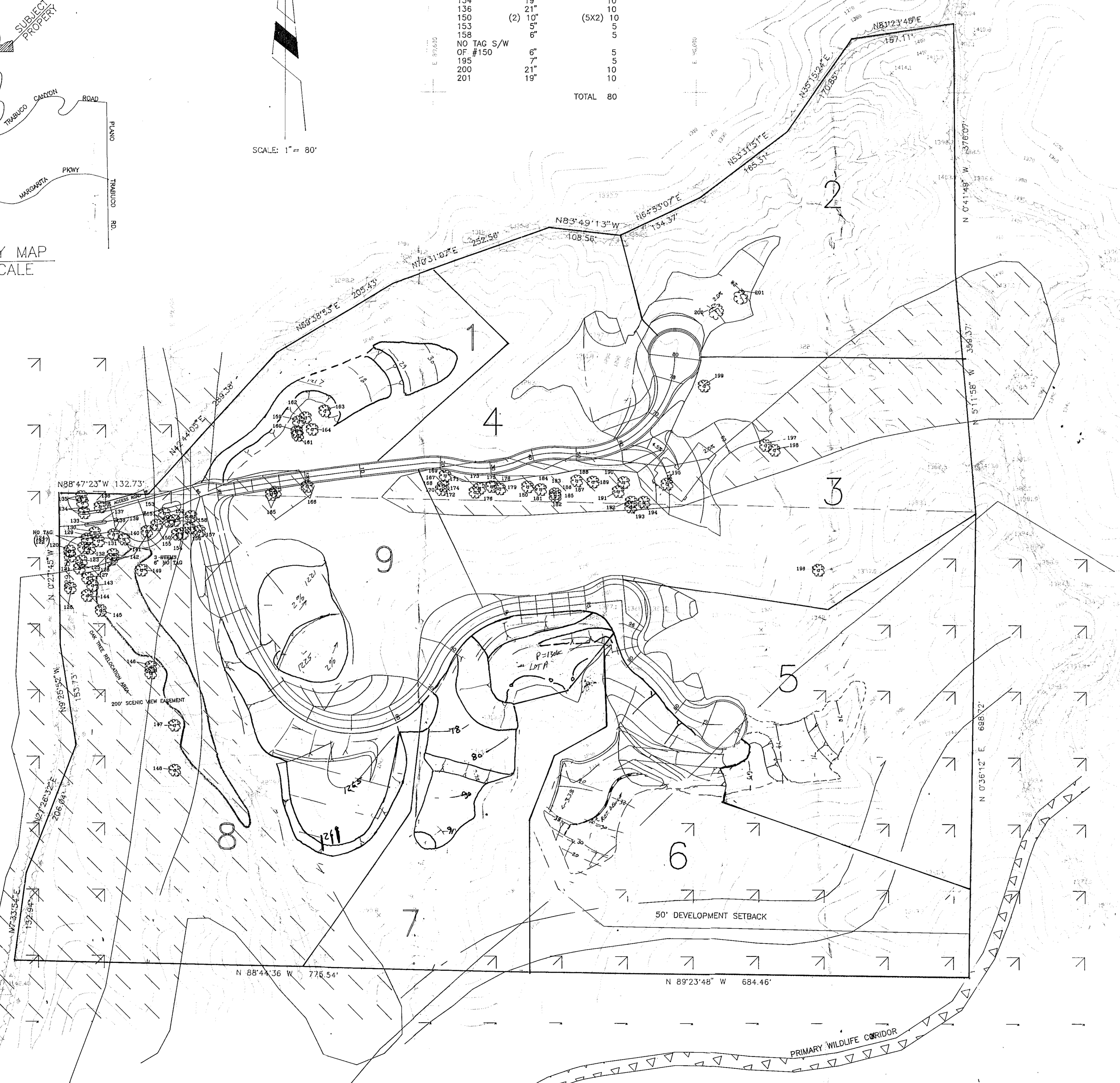


VICINITY MAP  
NO SCALE

**TREE REPLACEMENT SCHEDULE**

TREE #	SIZE, DBH	MIN. REPLACEMENT NO.
130	21"	10
134	19"	10
136	21"	10
150	(2) 10"	(5X2) 10
153	5"	5
158	6"	5
NO TAG S/W OF #150	6"	5
195	20"	10
200	21"	10
201	19"	10
TOTAL 80		

SCALE: 1" = 80'



**LEGAL DESCRIPTION**

TAX ASSESSORS PARCEL MAP NO. 856-042-03  
PA-CCEL 1

THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1892, DESCRIBED AS FOLLOWS:

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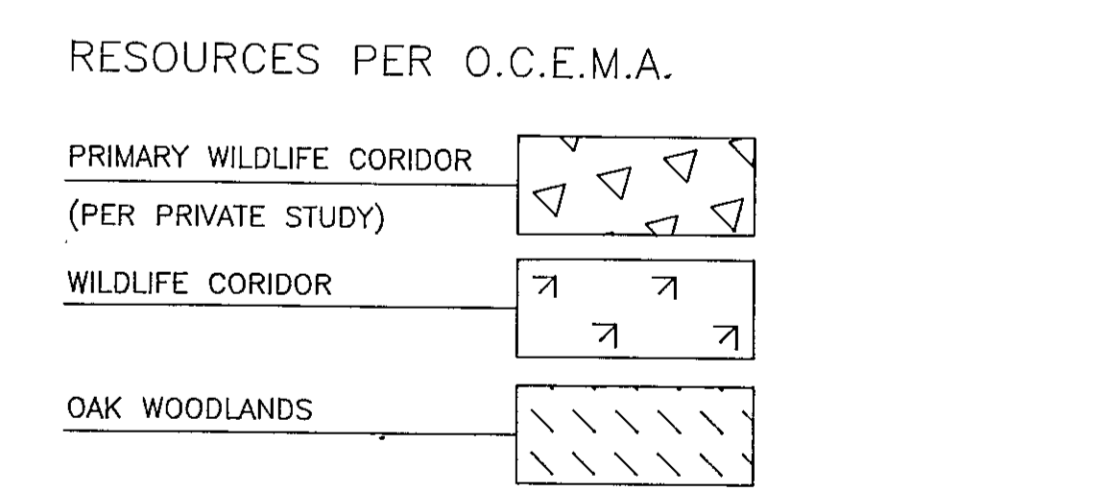
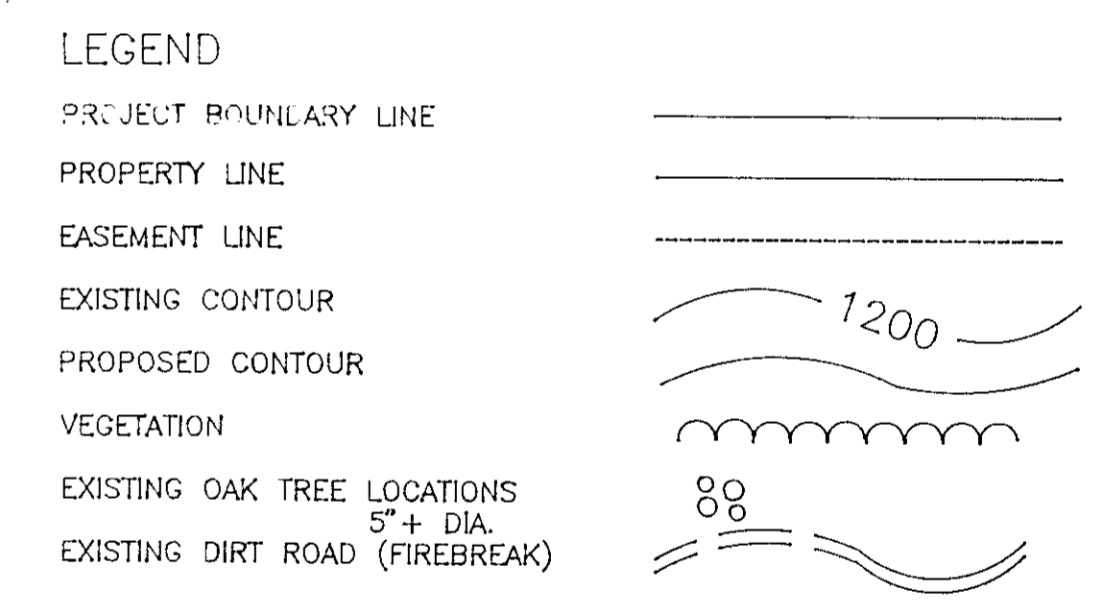
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TAX ASSESSORS PARCEL MAP NO. 856-042-04

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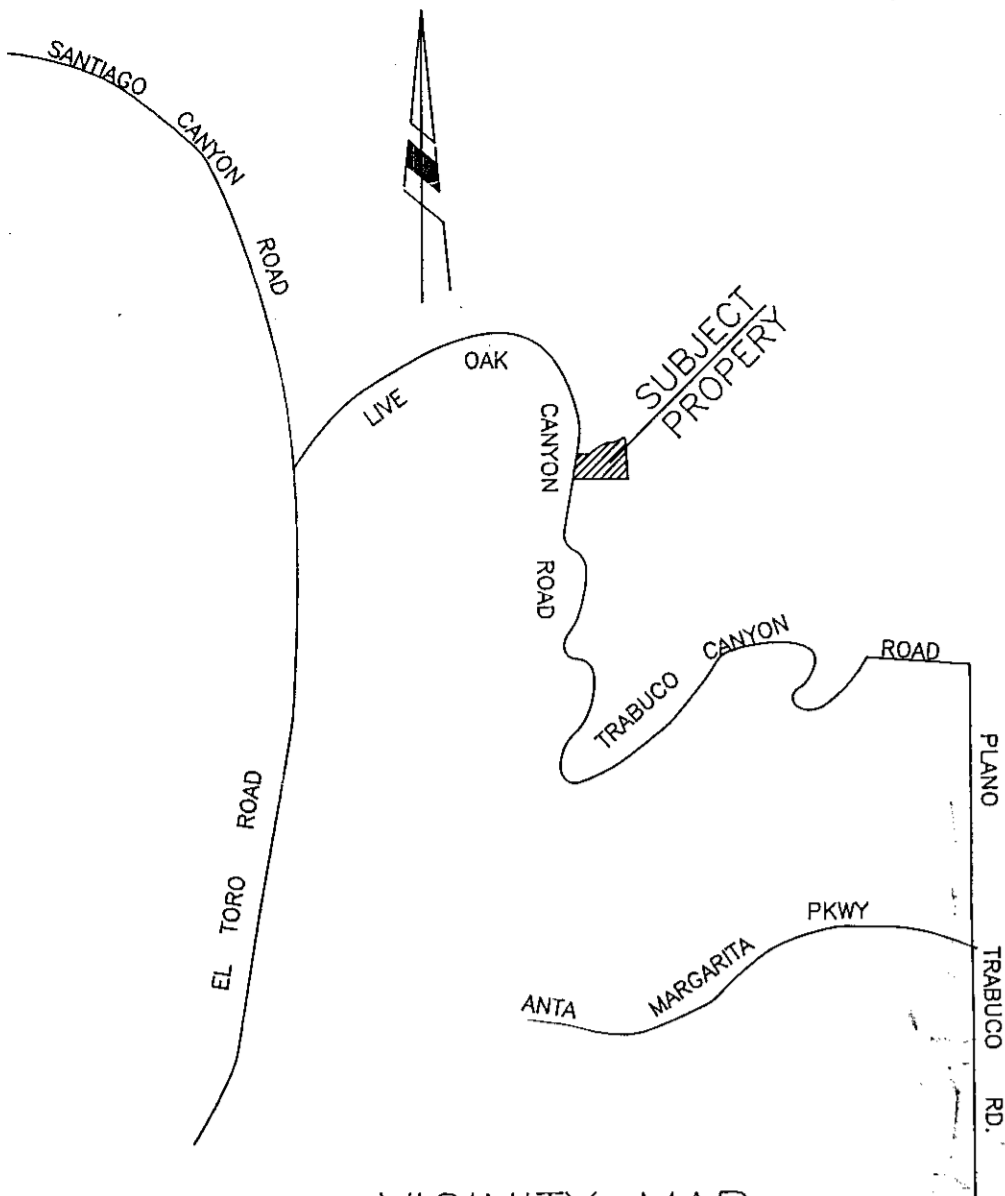


AP 92-004  
SP 91-075

**THE OAKS AT TRABUCO**

PREPARED FOR: <b>GOREN FINANCIAL</b> 11355 W. OLYMPIC BLVD. STE. 500 LOS ANGELES 90064 (213) 445-9881	PREPARED BY: <b>ANDERSON SURVEYING</b> 1744 W. KATELLA AVE. SUITE 4 ORANGE, CA. 92667 (714) 538-7580
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**RESOURCES ASSESSMENT PLAN**  
MARCH 1992 O.C.E.M.A. DATA SHEET 1 OF 1



VICINITY MAP  
NO SCALE

SCALE: 1" = 80'



LEGEND

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- VEGETATION
- EXISTING OAK TREE LOCATIONS  
5' + DIA.
- EXISTING DIRT ROAD (FIREBREAK)
- SLOPE: 0% -24%
- SLOPE: 25% -34%
- SLOPE: 35% -44%
- SLOPE: 45% OR GREATER

AP 92-004  
SP 91-075

# THE OAKS AT TRABUCO

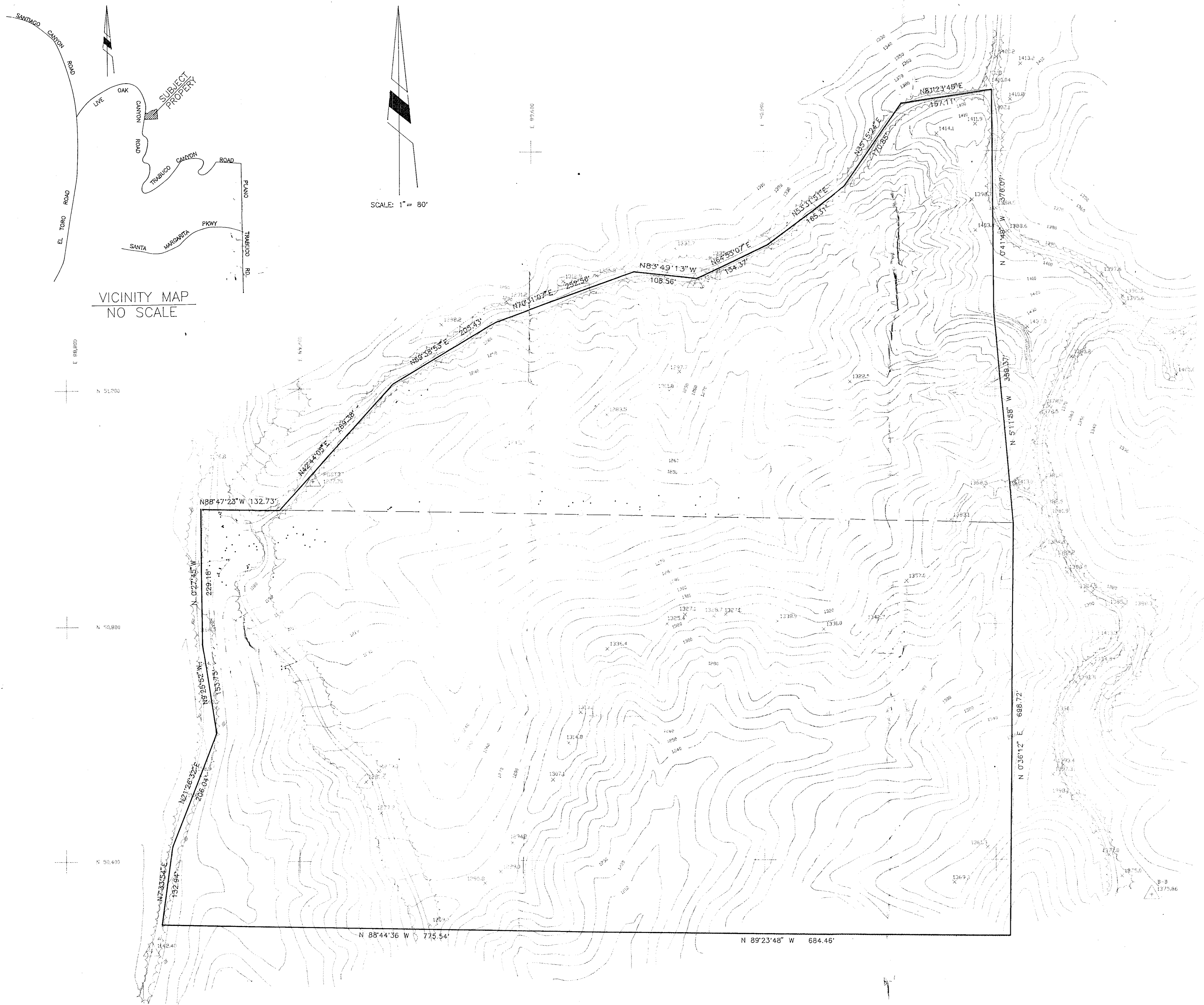
PREPARED FOR:  
**GOREN FINANCIAL**  
11355 W. OLYMPIC BLVD. STE. 500  
LOS ANGELES 90064  
(213) 445-9881

PREPARED BY:  
**ANDERSON SURVEYING**  
1744 W. KATELLA AVE. SUITE 4  
ORANGE, CA. 92667  
(714) 538-7580

## SLOPE ANALYSIS EXHIBIT

DATE: JULY 15, 1991 REV. 8-1-91

SHEET 1 OF 1



**LEGAL DESCRIPTION**

TAX ASSESSORS PARCEL MAP NO. 856-042-03  
PARCEL 1

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**LEGEND**

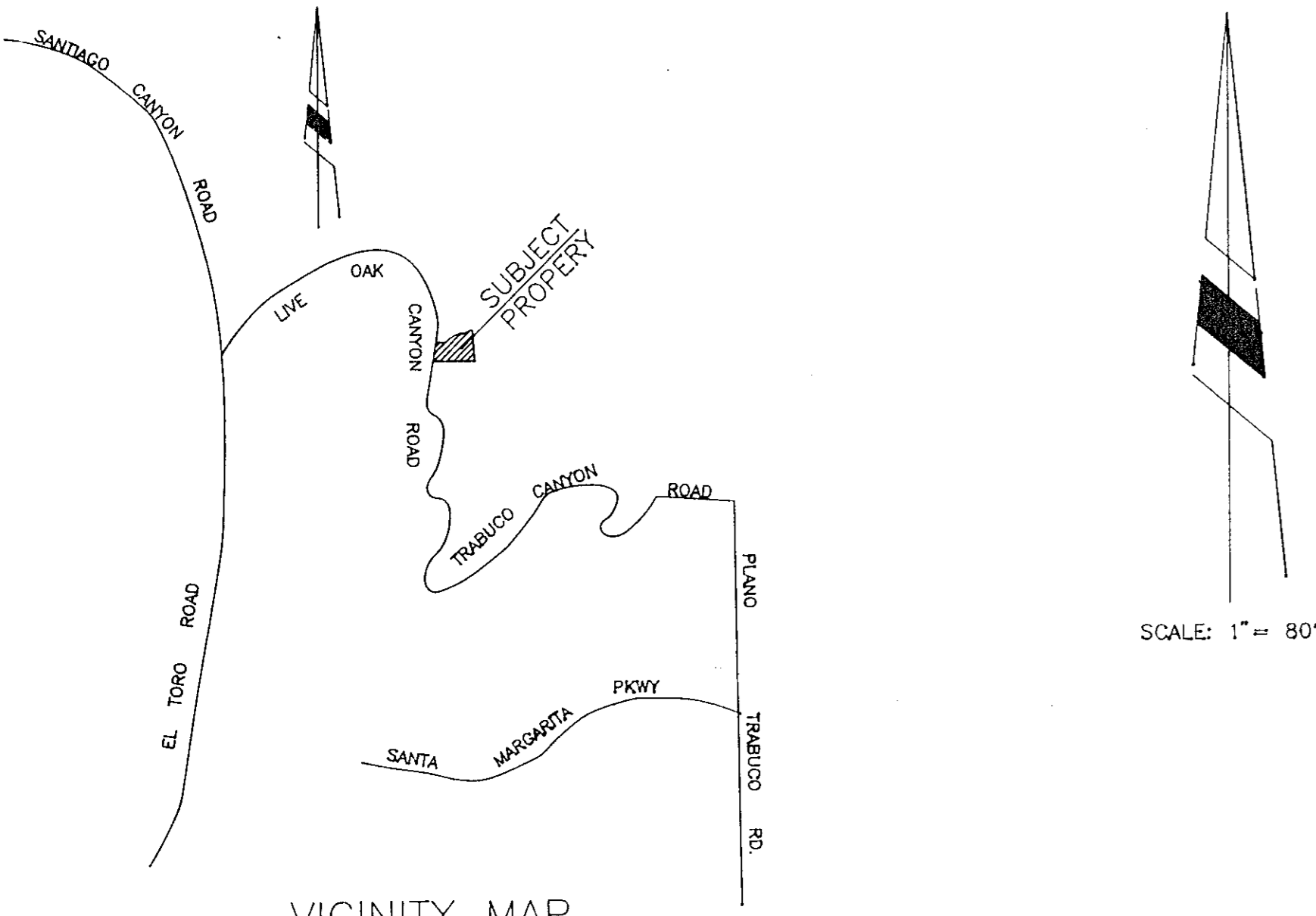
PROJECT BOUNDARY LINE	
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PROPOSED CONTOUR	
VEGETATION	
EXISTING OAK TREE LOCATIONS	
EXISTING DIRT ROAD (FIREBREAK)	

AP 92-004  
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**THE OAKS AT TRABUCO**

PREPARED FOR: <b>GOREN FINANCIAL</b> 11355 W. OLYMPIC BLVD. STE. 500 LOS ANGELES 90064 (213) 445-9881	PREPARED BY: <b>ANDERSON SURVEYING</b> 1744 W. KATELLA AVE. SUITE 4 ORANGE, CA. 92667 (714) 538-7580
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**BOUNDARY AND TOPOGRAPHY MAP**  
JULY, 1991

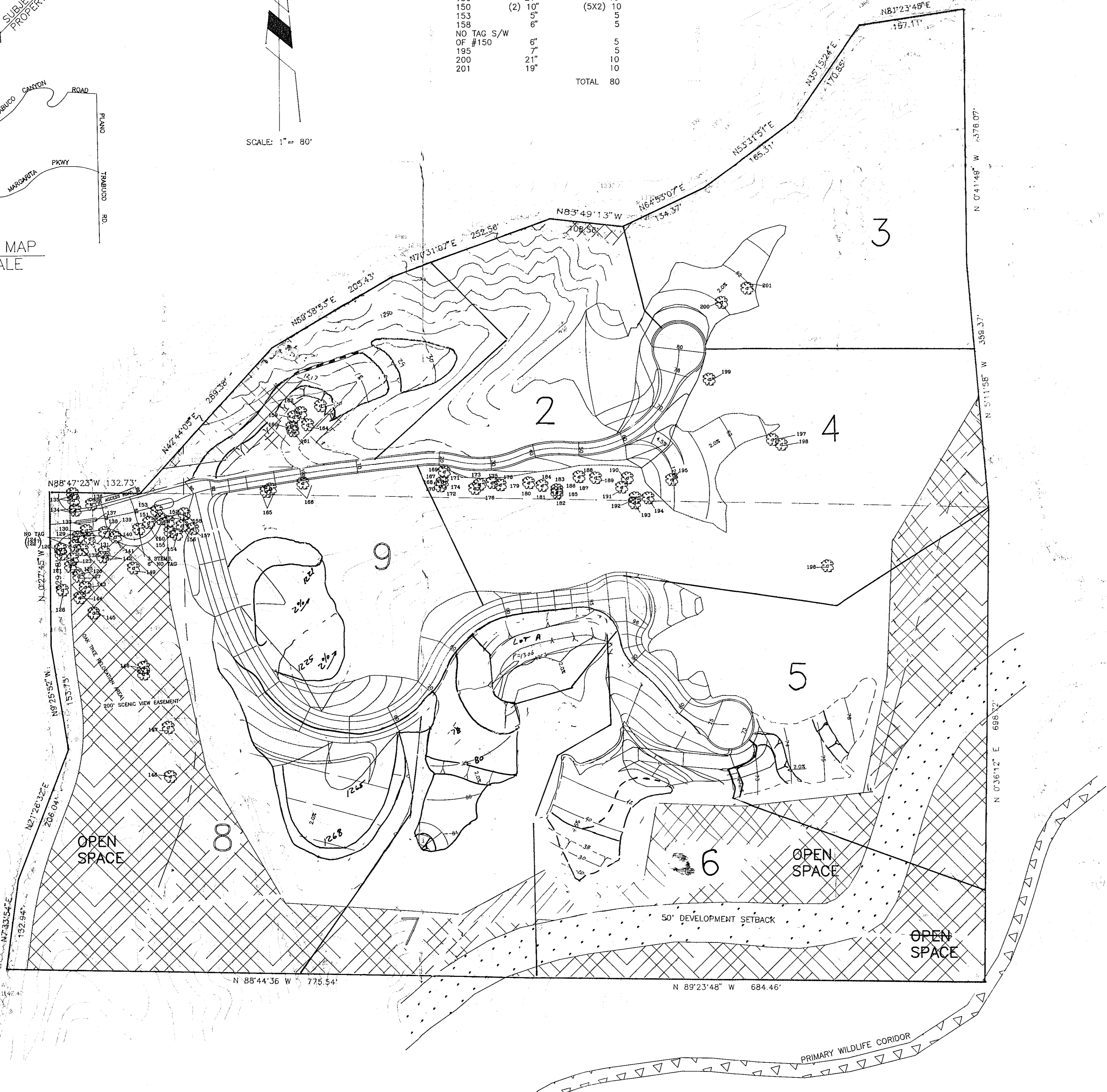




VICINITY MAP  
NO SCALE

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NO TAG S/W OF #150		
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LEGAL DESCRIPTION

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PARCEL 1

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RESERVING THEREFROM AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION INCLUDED WITHIN PARCEL 2 HEREINAFTER DESCRIBED.

PARCEL 2

AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1882, BEING A STRIP OF LAND 40.00 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

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TAX ASSESSORS PARCEL MAP NO. 856-042-04

THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE SEPTEMBER 30, 1882, DESCRIBED AS FOLLOWS:  
BEGINNING AT THAT POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE CENTERLINE OF LIVE OAK CANYON ROAD, 60 FEET WIDE, THENCE SOUTH 89° 49' 25" EAST 1460.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 3; THENCE NORTH 0° 10' 36" EAST 693.77 FEET TO A LINE THAT BEARS SOUTH 89° 49' 25" EAST FROM A POINT IN THE CENTERLINE OF SAID ROAD, SAID POINT BEING DISTANT NORTHERLY ALONG SAID CENTERLINE 80.52 FEET FROM THE SOUTHERLY TERMINUS OF THE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1000 FEET DESCRIBED AS COURSE NO. 59 IN THE DEED TO THE COUNTY OF ORANGE, RECORDED IN BOOK 2445, PAGE 628 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89° 49' 25" WEST TO A POINT IN THE CENTER OF SAID LINE OF SAID LIVE OAK CANYON ROAD, SAID POINT BEING DISTANT NORTHERLY ALONG SAID CENTERLINE 80.52 FEET FROM THE SOUTHERLY TERMINUS OF THE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1000 FEET DESCRIBED AS COURSE NO. 59 IN SAID DEED TO THE COUNTY OF ORANGE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.  
EXCEPTING THEREFROM 1% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES UNDER SAID LAND AS GRANTED TO R. MAE EDWARDS BY DEED RECORDED IN BOOK 4049, PAGE 316 OF OFFICIAL RECORDS.

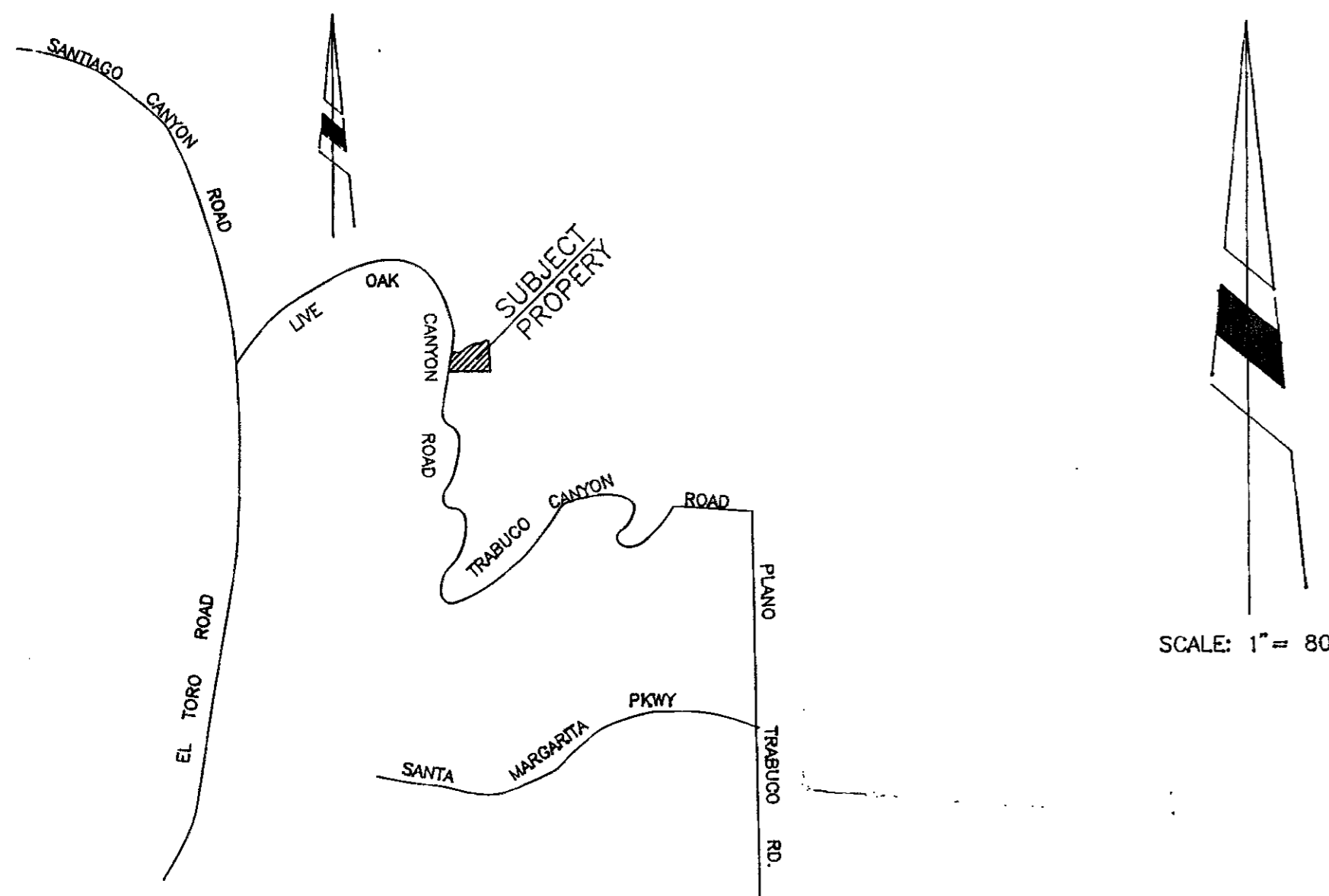
LEGEND

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- VEGETATION
- EXISTING OAK TREE LOCATIONS  
5" + DIA.
- EXISTING DIRT ROAD (FIREBREAK)

AP 92-00A  
SP 71-075  
**THE OAKS AT TRABUCO**

PREPARED FOR: <b>GOREN FINANCIAL</b> 11355 W. OLYMPIC BLVD. STE. 500 LOS ANGELES 90064 (213) 445-9881	PREPARED BY: <b>ANDERSON SURVEYING</b> 1744 W. KATELLA AVE. SUITE 4 ORANGE, CA. 92667 (714) 538-7580
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**RESOURCES ASSESSMENT PLAN PER PRIVATE STUDY**  
DATE: MARCH 1992 REVISED 9-7-92 SHEET 1 OF 1

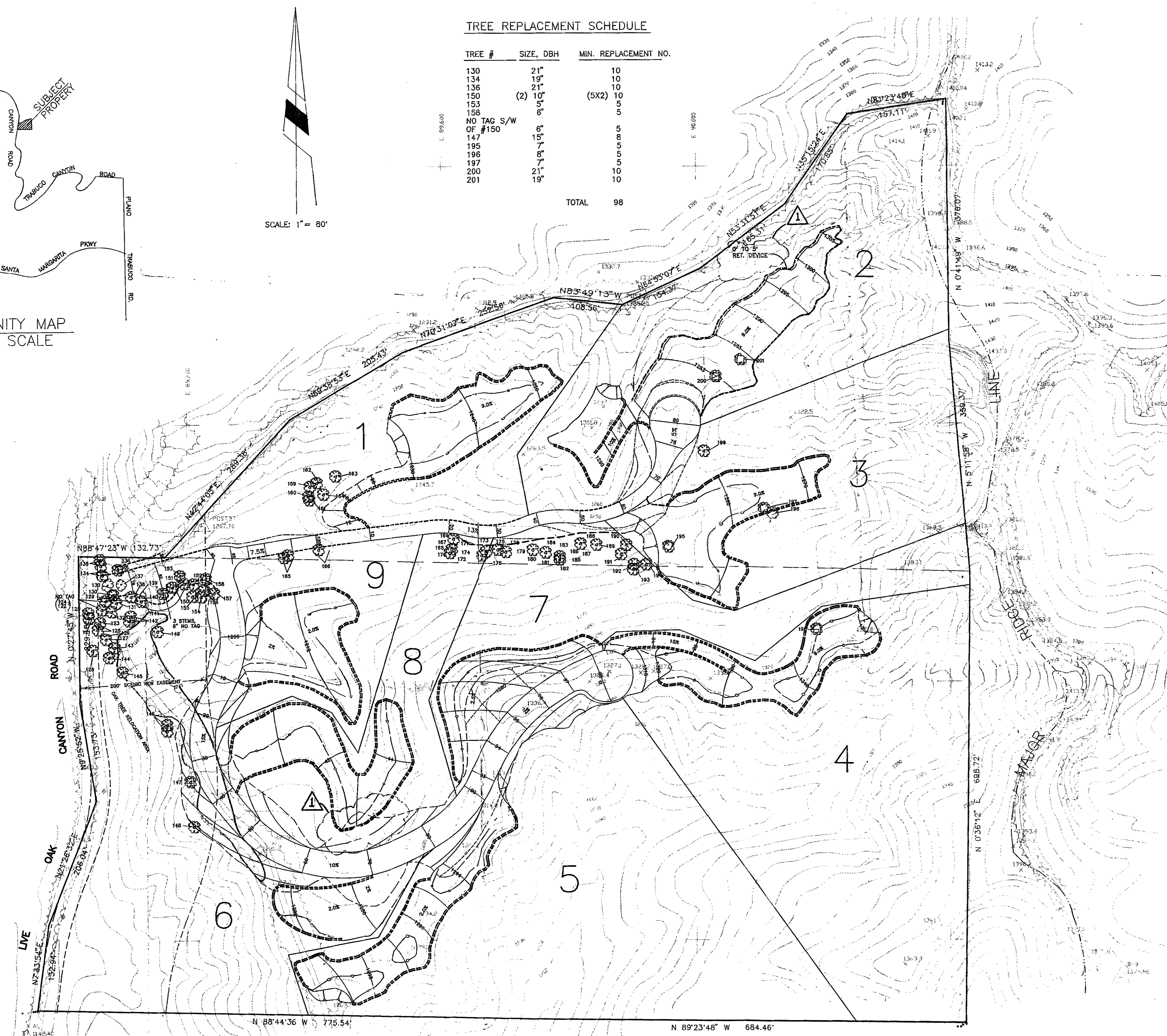


VICINITY MAP  
NO SCALE

**TREE REPLACEMENT SCHEDULE**

TREE #	SIZE, DBH	MIN. REPLACEMENT NO.
130	21"	10
134	19"	10
136	21"	10
150	(2) 10"	(5X2) 10
153	5"	5
158	6"	5
NO TAG S/W OF #150		
147	15"	5
195	7"	5
196	8"	5
197	7"	5
200	21"	10
201	19"	10
<b>TOTAL</b>		<b>98</b>

SCALE: 1" = 80'



**LEGAL DESCRIPTION**

TAX ASSESSORS PARCEL MAP NO. 856-042-03  
PARCEL 1

THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1882, DESCRIBED AS FOLLOWS:

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RESERVING THEREFROM AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION INCLUDED WITHIN PARCEL 2 HEREINAFTER DESCRIBED.

PARCEL 2

AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1882, BEING A STRIP OF LAND 40.00 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

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TAX ASSESSORS PARCEL MAP NO. 856-042-04

THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE SEPTEMBER 30, 1882, DESCRIBED AS FOLLOWS:

BEGINNING AT THAT POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE CENTERLINE OF LIVE OAK CANYON ROAD, 80 FEET WIDE, THENCE SOUTH 87° 49' 25" EAST 148.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 3; THENCE NORTH 0° 10' 35" EAST 693.77 FEET TO A POINT ON THE CENTERLINE OF SAID SECTION 3; THENCE SOUTH 89° 49' 25" WEST 148.00 FEET TO A POINT IN THE CENTERLINE OF SAID ROAD, SAID POINT BEING DISTANT NORTHERLY ALONG SAID CENTERLINE 80.52 FEET FROM THE SOUTHERLY TERMINUS OF THE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1000 FEET DESCRIBED AS COURSE NO. 59 IN THE DEED TO THE COUNTY OF ORANGE, RECORDED IN BOOK 2485, PAGE 626 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89° 49' 25" WEST TO A POINT IN THE CENTER OF SAID LINE OF SAID LIVE OAK CANYON ROAD, SAID POINT BEING DISTANT NORTHERLY ALONG SAID CENTERLINE 80.52 FEET FROM THE SOUTHERLY TERMINUS OF THE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1000 FEET DESCRIBED AS COURSE NO. 59 IN SAID DEED TO THE COUNTY OF ORANGE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

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**LEGEND**

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- VEGETATION
- EXISTING OAK TREE LOCATIONS
- EXISTING DIRT ROAD (FIREBREAK)
- RETAINING WALL OR CRIB WALL (10' HEIGHT MAX.)

**STATISTICS**

PARCEL	GROSS AC.	BLDG. SITE AREA	PERCENTAGE OF DISTURBED AREA	DISTURBED AREA	EARTHWORK ESTIMATES CUT (CY.)	FILL (CY.)
1	3.1 AC.	23,300 S.F.	73%	29,500 S.F.	2730	2148
2	4.3 AC.	37,800 S.F.	96%	39,850 S.F.	—	4920
3	3.3 AC.	23,600 S.F.	80%	33,880 S.F.	1945	2330
4	5.7 AC.	23,700 S.F.	83%	28,700 S.F.	2120	3130
5	5.7 AC.	27,700 S.F.	93%	29,700 S.F.	1136	2484
6	4.1 AC.	18,000 S.F.	100%	18,000 S.F.	108	2577
7	2.5 AC.	23,300 S.F.	100%	23,300 S.F.	405	1685
8	2.1 AC.	30,040 S.F.	100%	31,000 S.F.	2770	3130
9	1.5 AC.	24,400 S.F.	100%	24,400 S.F.	1453	1053
<b>TOTAL</b>	<b>32.3 AC.</b>	<b>229,540 S.F./5.4 AC.</b>		<b>257,818 S.F.</b>	<b>13087</b>	<b>23337</b>
PRIVATE RDS.	1.7 AC.					
L.O.C. RD.	0.4 AC.				46608	12210
<b>TOTAL</b>	<b>34.4 AC. GROSS</b>				<b>59675</b>	<b>35647</b>

TOTAL PAD AREA: 5.4 ACRES  
TOTAL DISTURBED AREA: 8.86 ACRES/25.8%

EXISTING ZONING: TRABUCO CANYON RESIDENTIAL (TCR)

LAND USE: FOOTHILL/TRABUCO RESIDENTIAL, 4 AC./D.U. GROSS DENSITY

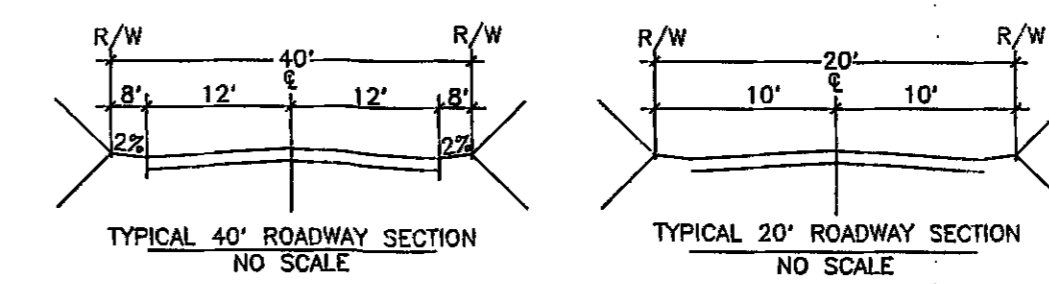
TOTAL NO. OF LOTS: 9 LOTS

PROPOSED MINIMUM LOT SIZE: 2 ACRE MINIMUM

PROPOSED MINIMUM BLDG. SITE: 16,000 SQ. FT.

SEWERS: ON SITE PRIVATE SYSTEMS

□ INDICATES EXISTING OAK TREES TO BE RELOCATED IN CONFORMANCE WITH THE FOOTHILL/TRABUCO SPECIFIC PLAN, TREE MANAGEMENT/PRESERVATION PLAN.



**THE OAKS AT TRABUCO**

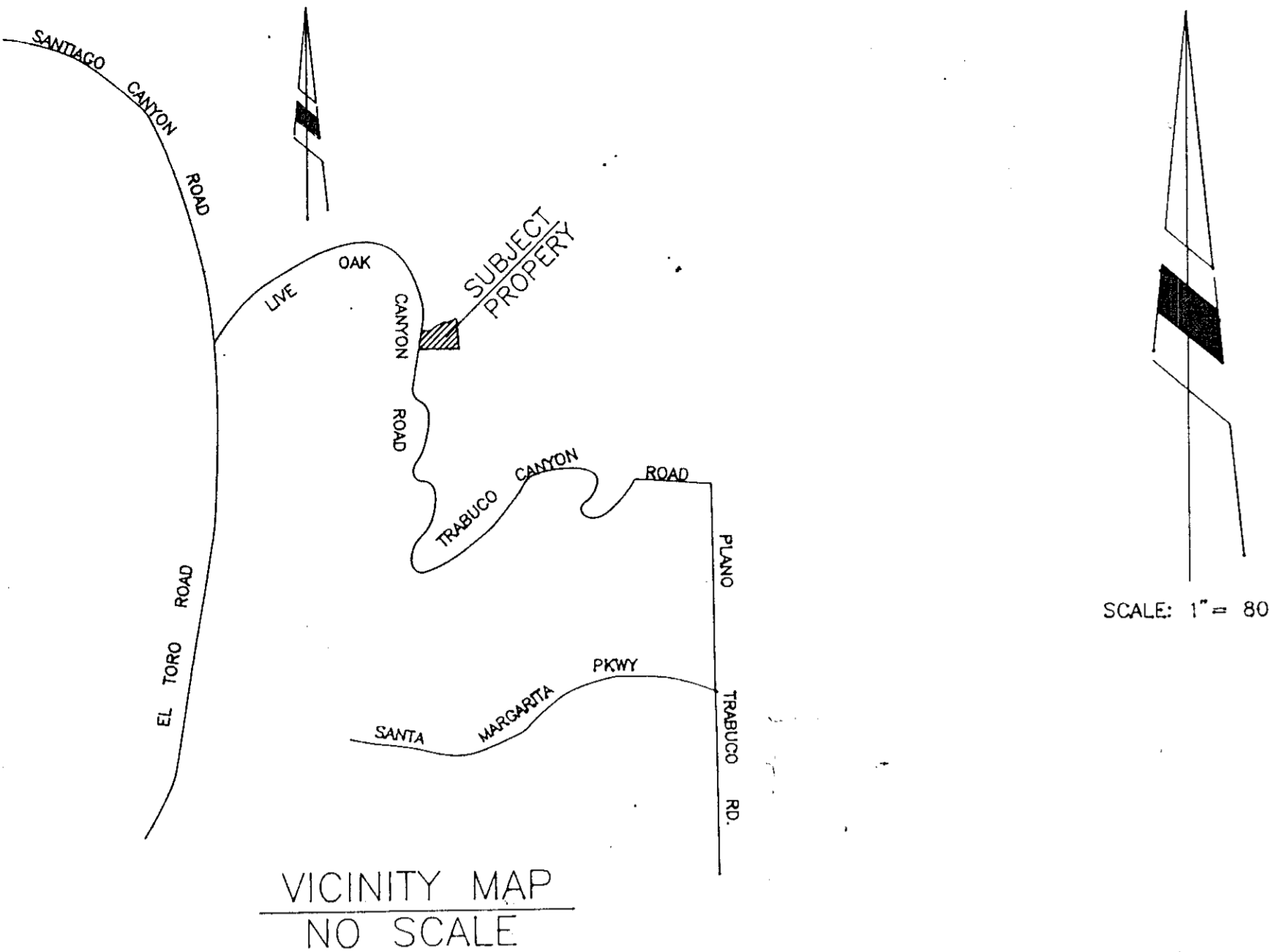
PREPARED FOR: **GOREN FINANCIAL**  
11355 W. OLYMPIC BLVD. STE. 500  
LOS ANGELES 90064  
(213) 445-9881

PREPARED BY: **ANDERSON SURVEYING**  
1744 W. KATELLA AVE. SUITE 4  
ORANGE, CA 92667  
(714) 538-7580

**BASELINE STUDY SITE PLAN**

DATE PREPARED: MAY, 1992 SHEET 1 OF 1

REVISION: LOT 2, ADDED RET. WALL, REVISED FILL LOT 8, REVISED CRIB WALL, REVISED STATISTICS



**TREE REPLACEMENT SCHEDULE**

TREE #	SIZE, DBH	MIN. REPLACEMENT NO.
130	21"	10
134	19"	10
136	21"	10
150	(2) 10"	(5X2) 10
153	5"	5
158	6"	5
NO TAG S/W OF #150	6"	5
195	6"	5
200	21"	10
201	19"	10
		TOTAL 80

**LEGAL DESCRIPTION**

TAX ASSESSORS PARCEL MAP NO. 856-042-03  
PARCEL 1

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RESERVING THEREFROM AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION INCLUDED WITHIN PARCEL 2 HEREINAFTER DESCRIBED.

PARCEL 2

AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1882, BEING A STRIP OF LAND 40.00 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

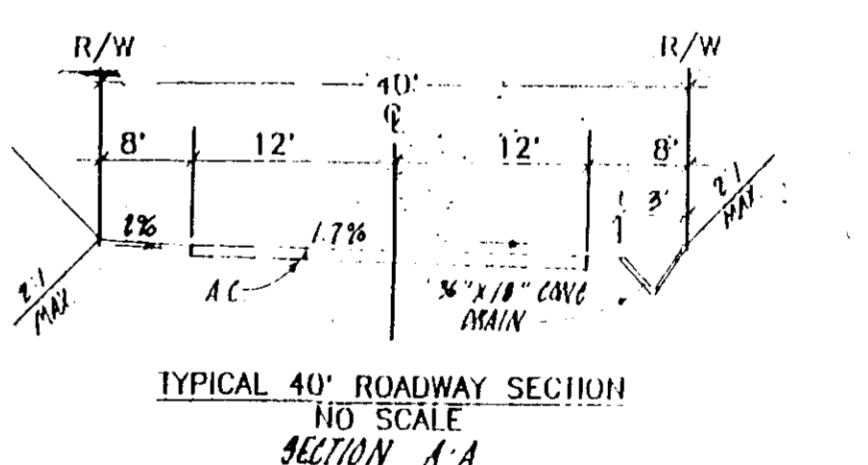
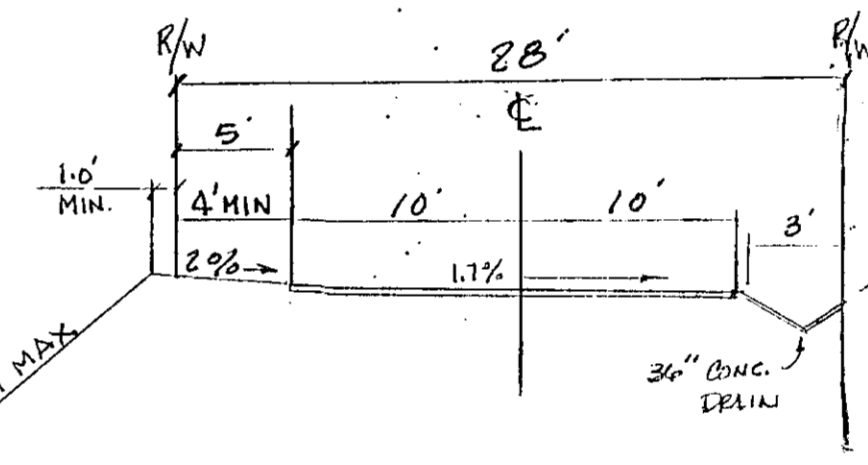
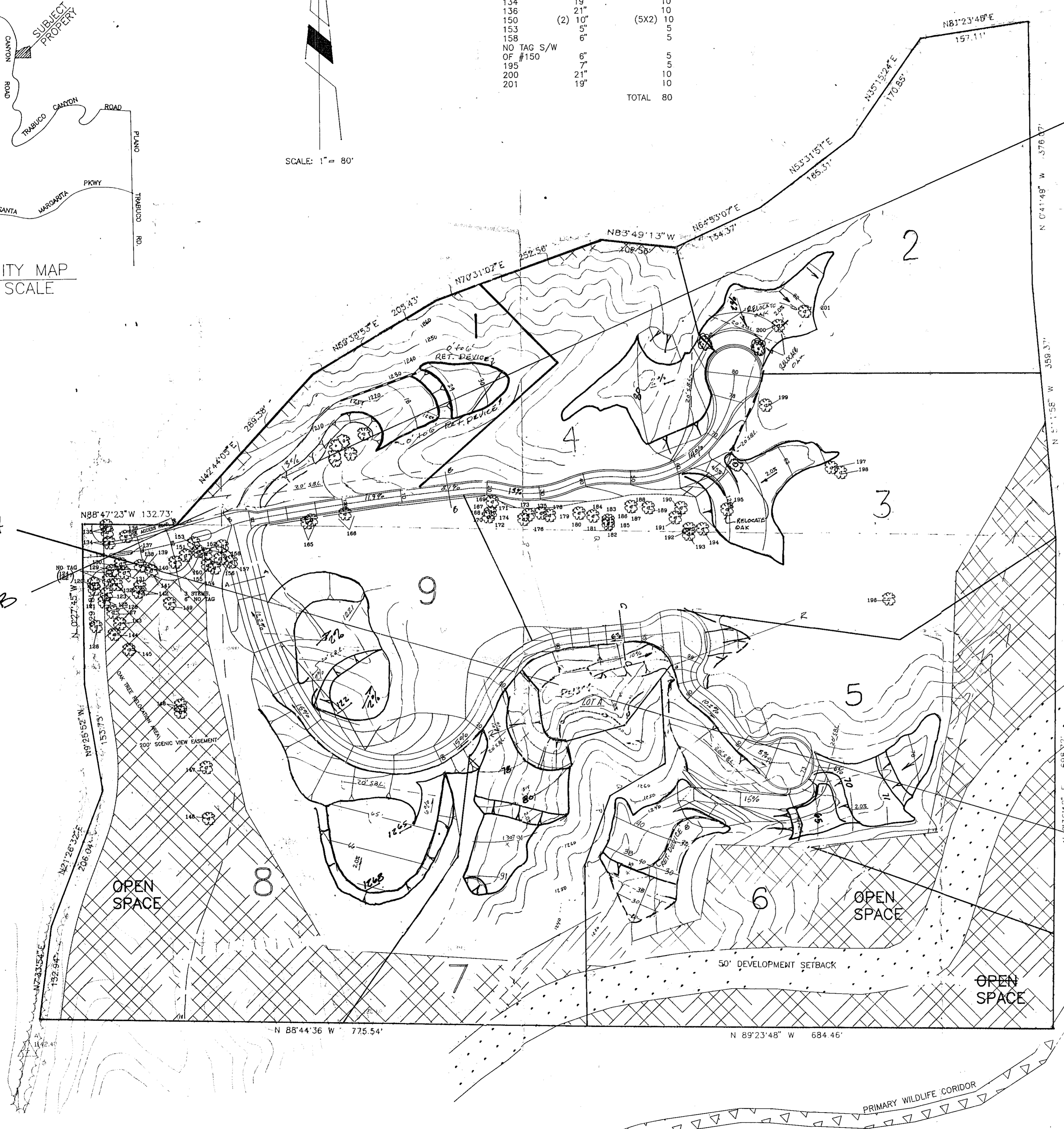
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TAX ASSESSORS PARCEL MAP NO. 856-042-04

THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE SEPTEMBER 30, 1882, DESCRIBED AS FOLLOWS:

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EXCEPTING THEREFROM 1% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES UNDER SAID LAND AS GRANTED TO R. MAE EDWARDS BY JOSE RECORDS IN BOOK 6049, PAGE 316 OF OFFICIAL RECORDS.



NOTE: THIS PLAN UPON APPROVAL ALLOWS FOR GEOTECHNIC AND SOILS INVESTIGATION WITHIN THE APPROVED GRADED AREAS ONLY.

**LEGEND**

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- VEGETATION
- EXISTING OAK TREE LOCATIONS  
5" + DIA.
- EXISTING DIRT ROAD (FIREBREAK)

**STATISTICS**

PARCEL	GROSS AC.	BLOC. SITE AREA (EAP. LINE)	PERCENTAGE OF DISTURBED AREA	DISTURBED AREA (EAP. LINE)	OTHER THAN DISTURBED AREA (EAP. LINE)	ROAD GRD. ESTIMATES (C.Y.)	ARTHWORK ESTIMATES (C.Y.)	FILL (C.Y.)
1	2.0 AC.	14,000 S.F.	60%	23,500 S.F.	618	0	0	0
2	2.0 AC.	17,000 S.F.	98%	17,700 S.F.	4,000	0	0	0
3	3.0 AC.	15,800 S.F.	100%	17,750 S.F.	0	2,300	0	0
4	3.0 AC.	14,100 S.F.	99%	15,700 S.F.	0	4,000	0	0
5	3.7 AC.	17,500 S.F.	100%	15,177 S.F.	0	6,200	0	0
6	4.3 AC.	11,050 S.F.	57%	15,177 S.F.	0	2,700	0	0
7	3.4 AC.	11,800 S.F.	100%	16,770 S.F.	12,300	0	0	0
8	3.9 AC.	11,800 S.F.	87%	22,000 S.F.	300	4,000	0	0
9	5.3 AC.	17,800 S.F.	89%	19,800 S.F.	2,800	4,000	0	0
<b>TOTAL</b>	<b>31.3 AC.</b>	<b>134,800 S.F./3.08 AC.</b>		<b>182,540 S.F.</b>	<b>30,014</b>	<b>29,600</b>		
LOT A	2.5 AC.			3,600 S.F.	0	1,100		
PRIVATE RD.	1.7 AC.			188,377 S.F.	21,000	25,000		
L.O.C. RD.	0.1 AC.							
<b>TOTAL</b>	<b>31.3 AC. GROSS</b>			<b>354,600 S.F.</b>	<b>49,110</b>	<b>53,600</b>		

TOTAL PAU AREA: 3.17 ACRES  
TOTAL DISTURBED AREA: 8.14 ACRES/23.74  
EXISTING ZONING: TRABUCO CANYON RESIDENTIAL (TCR)  
LAND USE: SINGLE-FAMILY RESIDENTIAL, 1 AC./D.U. GROSS DENSITY  
TOTAL NO. OF LOTS: 9 LOTS  
PROPOSED MINIMUM LOT SIZE: 2 ACRE MINIMUM  
PROPOSED MINIMUM BLDG. SITE: 14,800 SQ. FT.  
SEWERS: ON SITE PRIVATE SYSTEMS

AP 92-004  
SP 91-075

**THE OAKS AT TRABUCO**

PREPARED FOR: GOREN FINANCIAL  
11355 W. OLYMPIC BLVD. STE. 500  
LOS ANGELES 90064  
(213) 445-9881

PREPARED BY: ANDERSON SURVEYING  
1744 W. KATELLA AVE. SUITE 4  
ORANGE, CA. 92667  
(714) 538-7580

**ALTERNATE AREA/SITE PLAN 3E**

DATE: MARCH 1992 REVISED 9-9-92, 12-25-92 SHEET 1 OF 1  
(1-13-93, 2-17-93)

3-29-93 REVISED 4/4/93

# GOREN PARCEL

1"=50'

## BASELINE PLAN

LOT #	LOT SIZE	PAD SIZE	EST. CUT	EST. FILL
LOT 1	3.1 ac	8,525sf	617 c.y.	1492 c.y.
LOT 2	4.4	10,578	-	4577
LOT 3	3.6	9,495	-	2698
LOT 4	2.3	6,431	1997	1033
LOT 5	6.4	14,100	2554	-
LOT 6	5.6	9,532	4377	-
LOT 7	1.4	9,300	2181	-
LOT 8	4.3	12,498	961	731
LOT 9	1.5	15,477	487	1162

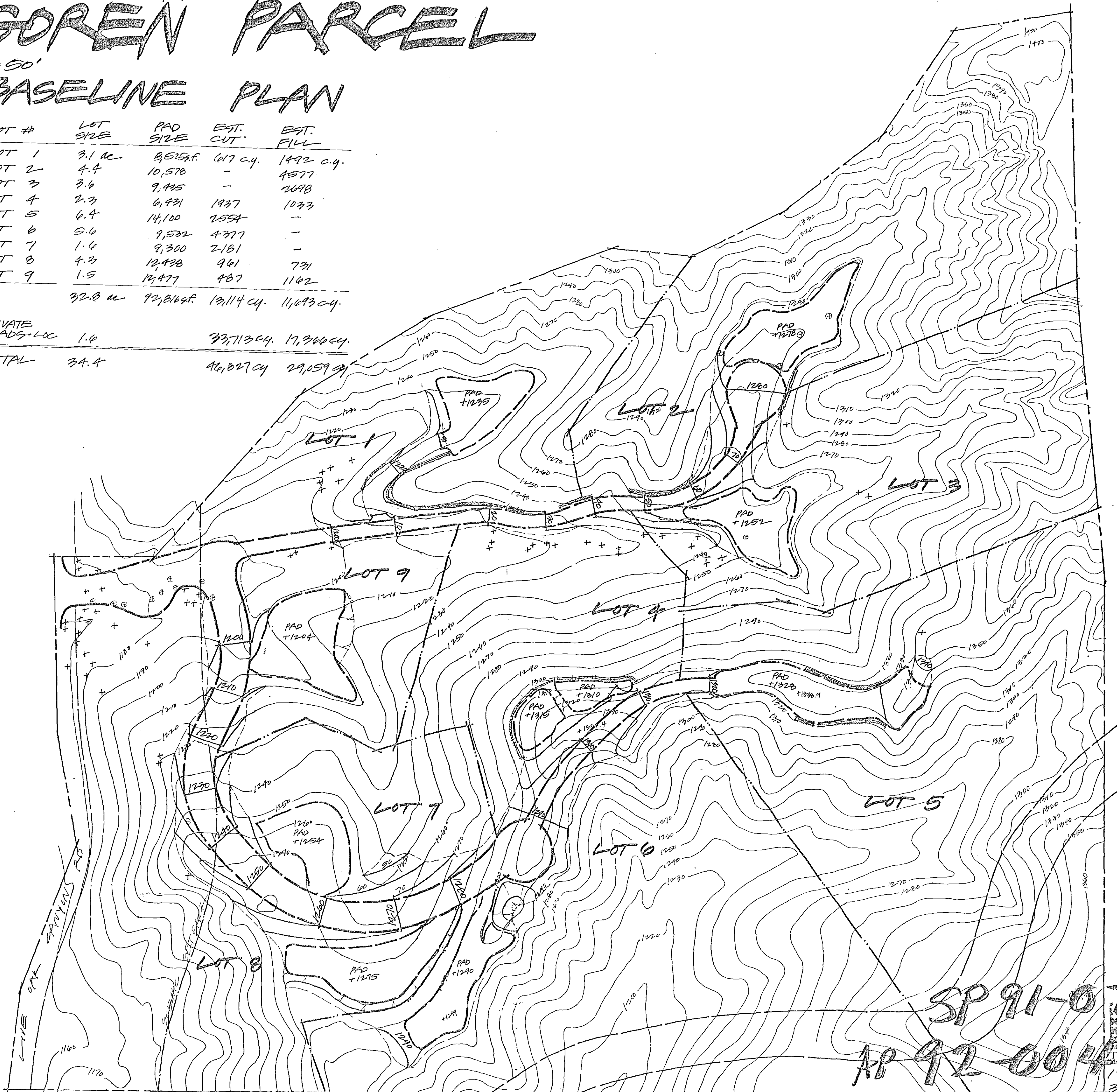
32.8 ac 92,816sf 13,114 c.y. 11,693 c.y.

PRIVATE ROADS-LOC 1.4

33,713 c.y. 17,366 c.y.

TOTAL 34.4

46,827 c.y. 29,059 c.y.



RECEIVED  
APR 05 1993  
EMA

SP 91-075

AP 92-004

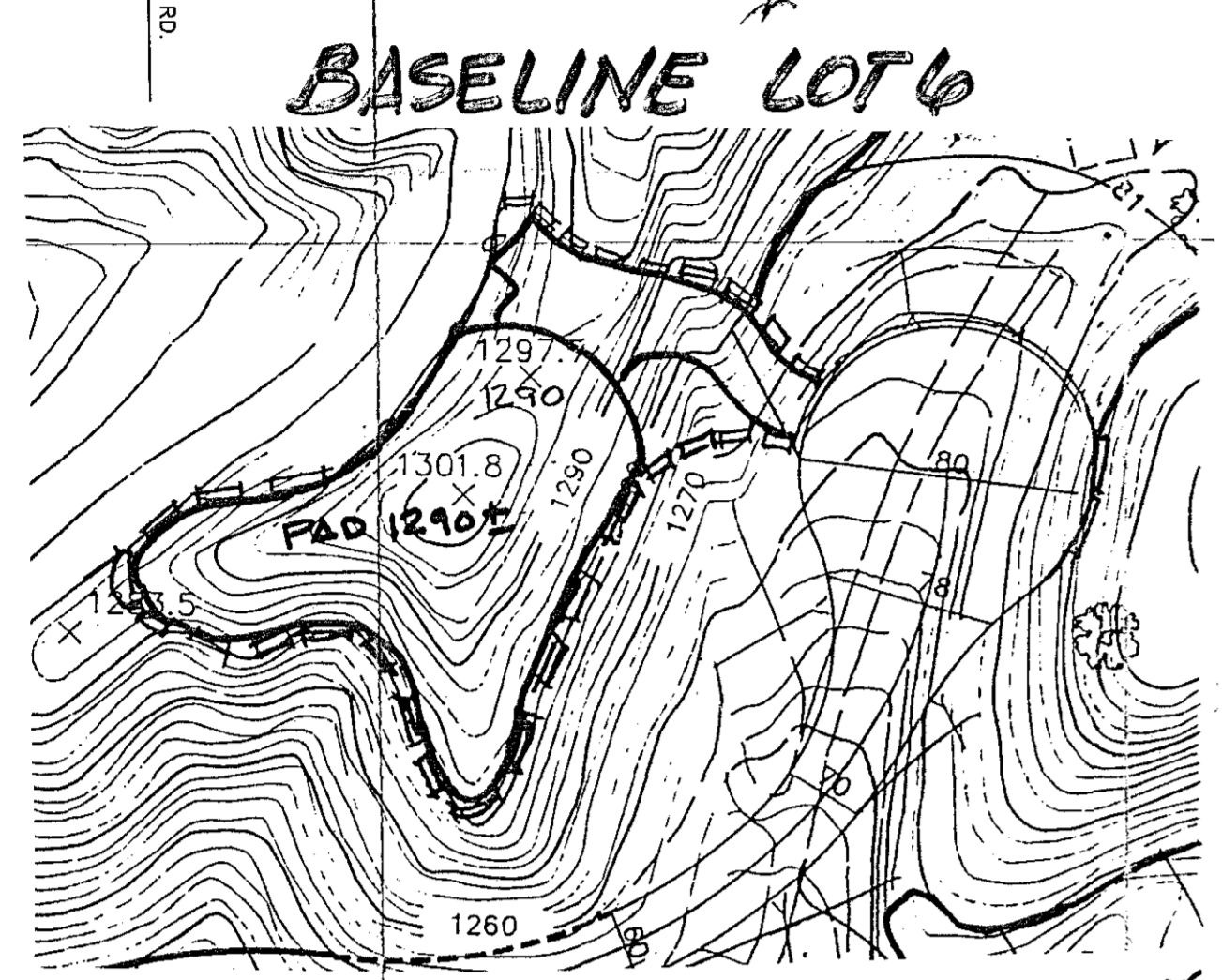
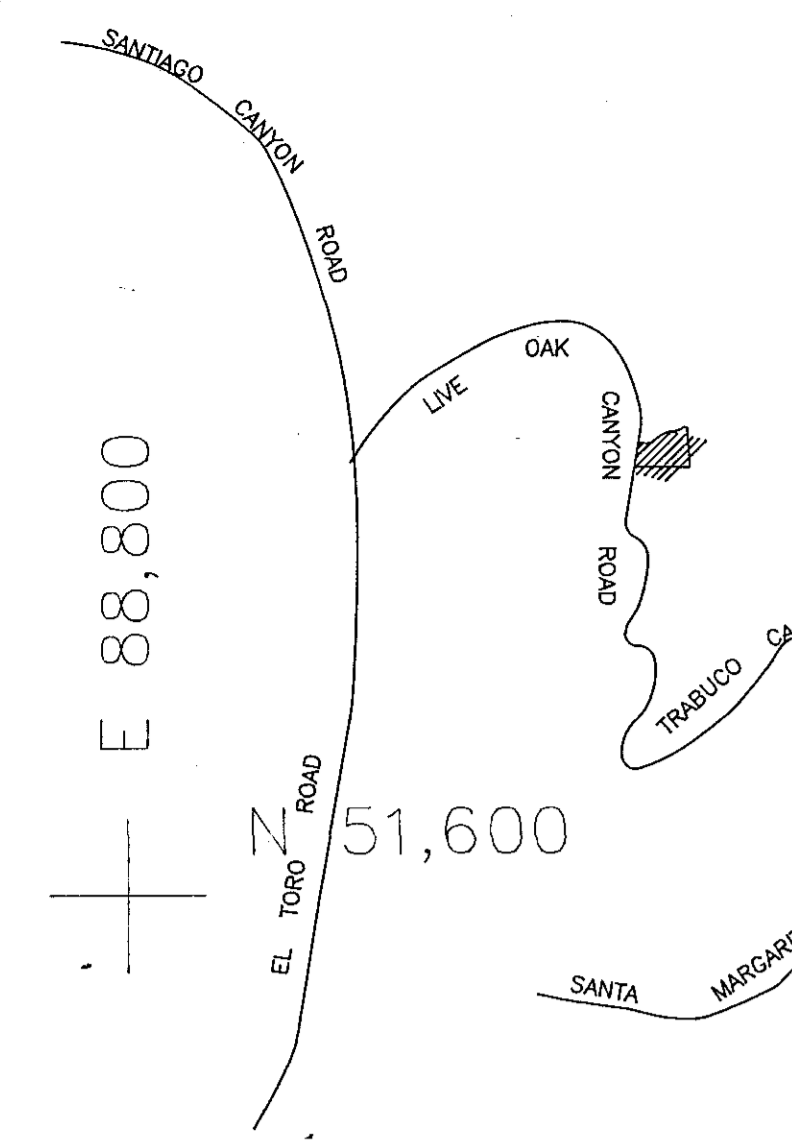
TERRA  
Engineering & Design  
1"=50'  
3/29/93  
REV. 4/4/93

stagg Alternative

EXHIBIT #2

# BASELINE PLAN

Lot#	LOT SIZE AC.	PAD SIZE SF(APX)	QUANTITIES		QUANTITIES FOR BASELINE # 4	
			EST. CUT c/yd	EST. FILL c/yd	EST. CUT c/yd	EST. FILL c/yd
* Lot 1	2.0	8,530 ±	630	1,220		
* Lot 2	4.0	11,176 ±	—	3,346		
* Lot 3	4.5	9,875 ±	—	2,935		
* Lot 4	7.5	10,000 ±	—	1,772		
* Lot 5	3.5	11,000 ±	400	1,050		
ALT. Lot 6	2.0	8,834 ±	2,796	—	942	852
* Lot 7	2.1	10,000 ±	1,314	—		
* Lot 8	4.8	14,800 ±	362	1,172		
* Lot 9	2.2	12,500 ±	796	1,089		
LOC. RD & PRIVATE ROADS	1.8		21,552	13,930	4,444	13,436
<b>TOTAL:</b>	<b>34.4</b>		<b>27,850</b>	<b>26,514</b>	<b>25,996</b>	<b>27,366</b>

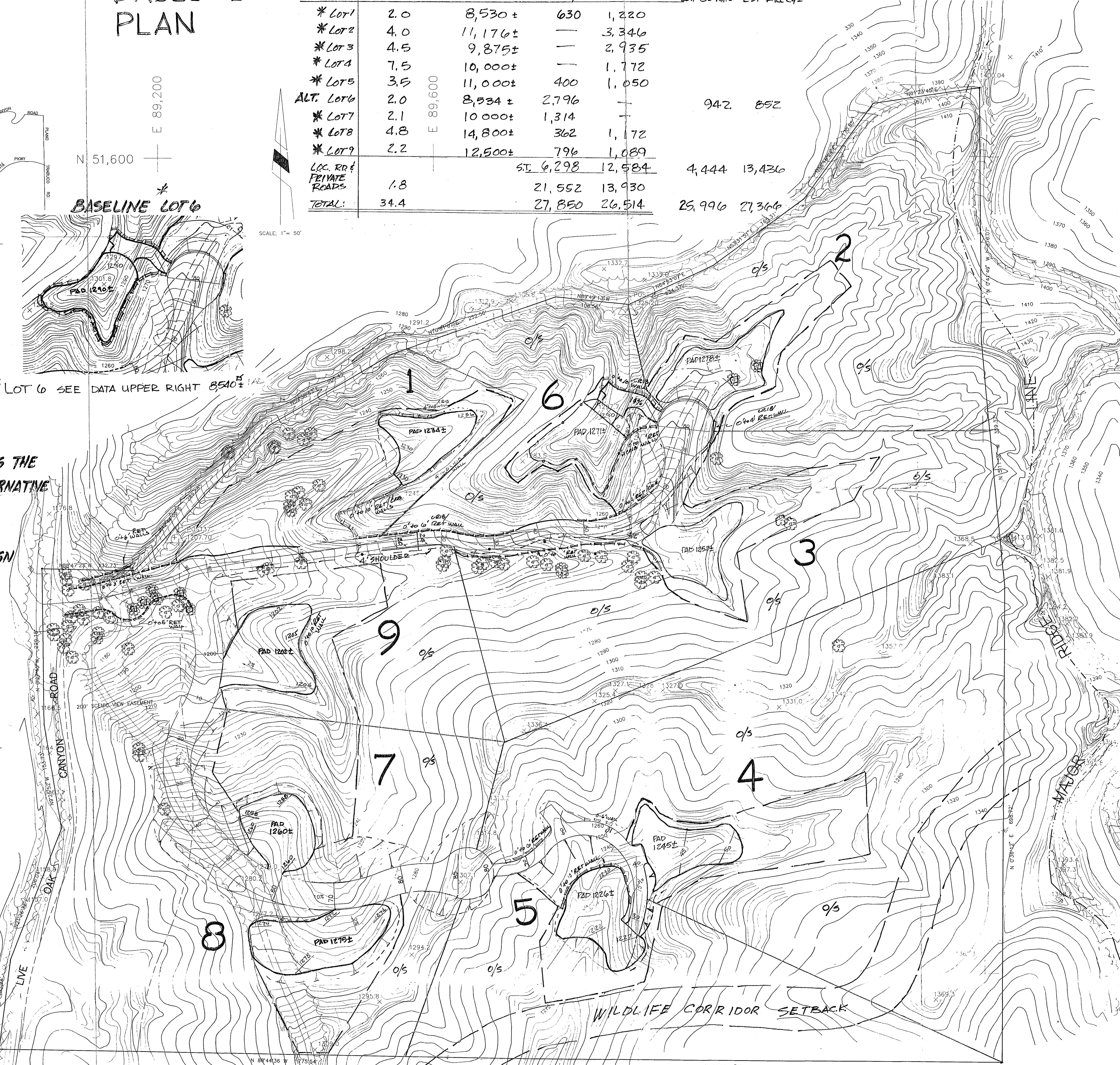


VICINITY MAP  
NO SCALE

DETAIL  
OPTIONAL  
BASELINE

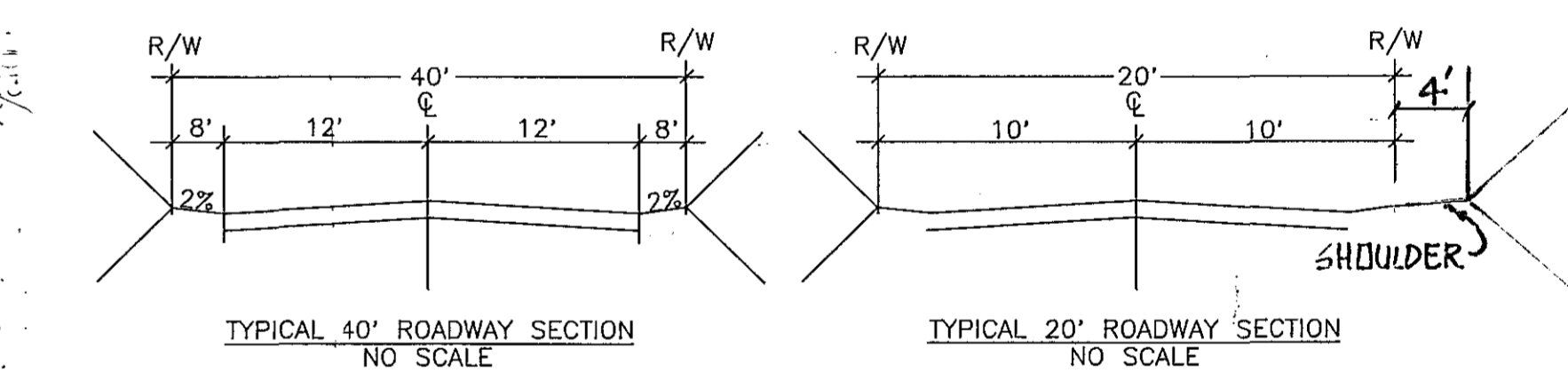
LOT 6 SEE DATA UPPER RIGHT 8540 ±

**NOTE:**  
THIS PLAN SHOWS THE  
PREFERRED ALTERNATIVE  
FOR LOT 6.  
THE OPTIONAL  
BASELINE DESIGN  
FOR LOT 6 IS  
SHOWN ABOVE.



**LEGAL DESCRIPTION**  
TAX ASSESSORS PARCEL MAP NO. 856-042-03  
PARCEL 1  
THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M. AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1982, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LIVE OAK CANYON ROAD, AS SHOWN ON A MAP FILED IN BOOK 76, PAGE 1, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE LAND DESCRIBED IN A DEED TO MANILA CORPORATION, A CORPORATION, RECORDED IN BOOK 5578, PAGE 527 OF OFFICIAL RECORDS; THENCE SOUTH 89° 30' 00" EAST ALONG SAID PROLONGATION AND SAID NORTHERLY LINE 136.26 TO THE TRUE POINT OF BEGINNING; THENCE NORTH 42° 00' 21" EAST 288.89 FEET; THENCE NORTH 52° 52' 21" EAST 253.37 FEET; THENCE SOUTH 89° 30' 00" EAST 102.99 FEET; THENCE SOUTH 84° 32' 01" EAST 108.58 FEET; THENCE NORTH 64° 08' 28" EAST 134.40 FEET; THENCE NORTH 52° 48' 14" EAST 170.81 FEET; THENCE NORTH 34° 31' 26" EAST 170.81 FEET; THENCE SOUTH 89° 30' 00" EAST 172.20 FEET; THENCE SOUTH 11° 20' 11" EAST 378.01 FEET; THENCE SOUTH 9° 02' 47" EAST 1259.95 FEET TO THE TRUE POINT OF BEGINNING.  
RESERVING THEREFROM AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION INCLUDED WITHIN PARCEL 2 HEREINAFTER DESCRIBED.  
PARCEL 2  
AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M. AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1982, BEING A STRIP OF LAND 40.00 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LIVE OAK CANYON ROAD, AS SHOWN ON A MAP FILED IN BOOK 76, PAGE 1, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE LAND DESCRIBED IN A DEED TO MANILA CORPORATION, A CORPORATION, RECORDED IN BOOK 5578, PAGE 527 OF OFFICIAL RECORDS; THENCE NORTH 02° 42' 00" EAST ALONG SAID CENTERLINE 253.17 FEET TO A POINT ON A LINE PARALLEL WITH AND 20' NORTHERLY MEASURED AT RIGHT ANGLES FROM SAID NORTHERLY LINE OF THE MANILA CORPORATION SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 30' 00" EAST ALONG SAID PARALLEL LINE 151.31 FEET; THENCE NORTH 42° 00' 21" EAST 288.89 FEET; THENCE NORTH 52° 52' 21" EAST 253.37 FEET; THENCE NORTH 64° 08' 28" EAST 134.40 FEET; THENCE NORTH 52° 48' 14" EAST 170.81 FEET; THENCE NORTH 34° 31' 26" EAST 170.81 FEET; THENCE SOUTH 89° 30' 00" EAST 172.20 FEET; THENCE SOUTH 11° 20' 11" EAST 378.01 FEET; THENCE SOUTH 9° 02' 47" EAST 1259.95 FEET; THENCE SOUTH 41° 02' 25" WEST 217.79 FEET; THENCE SOUTH 47° 47' 00" EAST 1254.5 FEET; THENCE SOUTH 24° 24' 00" WEST 51.34 FEET TO SAID CENTERLINE OF LIVE OAK CANYON ROAD.

**STATISTICS**  
EXISTING ZONING: TRABUCO CANYON RESIDENTIAL (TCR)  
LAND USE: FOOTHILL/TRABUCO RESIDENTIAL, 4 AC./D.U. GROSS DENSITY  
TOTAL AREA: 34.4 ACRES



- LEGEND**
- PROJECT BOUNDARY LINE
  - PROPERTY LINE
  - EASEMENT LINE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - VEGETATION
  - EXISTING OAK TREE LOCATIONS  
5" = DIA.
  - EXISTING DIRT ROAD (FIREBREAK)
  - RETAINING WALLS OR CRIB WALLS  
TOTAL 1594.1 ±
  - LIMIT OF DEVELOPMENT LINE

## AREA PLAN BASELINE # 4 THE OAKS AT TRABUCO

PREPARED FOR:  
GOREN FINANCIAL  
11355 W. OLYMPIC BLVD., STE. 500  
LOS ANGELES, 90064  
(213) 445-8861

PREPARED BY:  
ANDERSON SURVEYING  
1744 W. MARTELLA AVE., SUITE 4  
ORANGE, CA. 92667  
(714) 538-7580

**ALTERNATIVE # 4**

REVISIONS: 6-6-93  
REVISIONS: 5-14-93

DATE PREPARED: MAY, 1992  
THROUGH MAY, 1993

SHEET 1 OF 1 SHEET

6-3-93

# STAFF ALTERNATIVE 'B' GOREN PARCEL

AP 92-004  
SP 91-075

1/2" = 50'

## BASELINE PLAN

PREPARED FOR: OCEMA PLANNING DEPT.  
PREPARED BY: TIERRA PLANNING & DESIGN

LOT #	LOT SIZE	PAD SIZE	EST. CUT	EST. FILL
LOT 1	31.02	8,486sf.	61704.	149204.
LOT 2	4.6	10,578	-	4,577
LOT 3	5.2	10,191	-	2,696
LOT 4	4.5	9,300	-	1,235
LOT 5	4.3	9,920	-	1,493
LOT 6	1.6	9,920	2,655	-
LOT 7	2.4	9,300	2,181	-
LOT 8	3.9	13,300	1,407	645
LOT 9	3.0	11,000	487	1,162

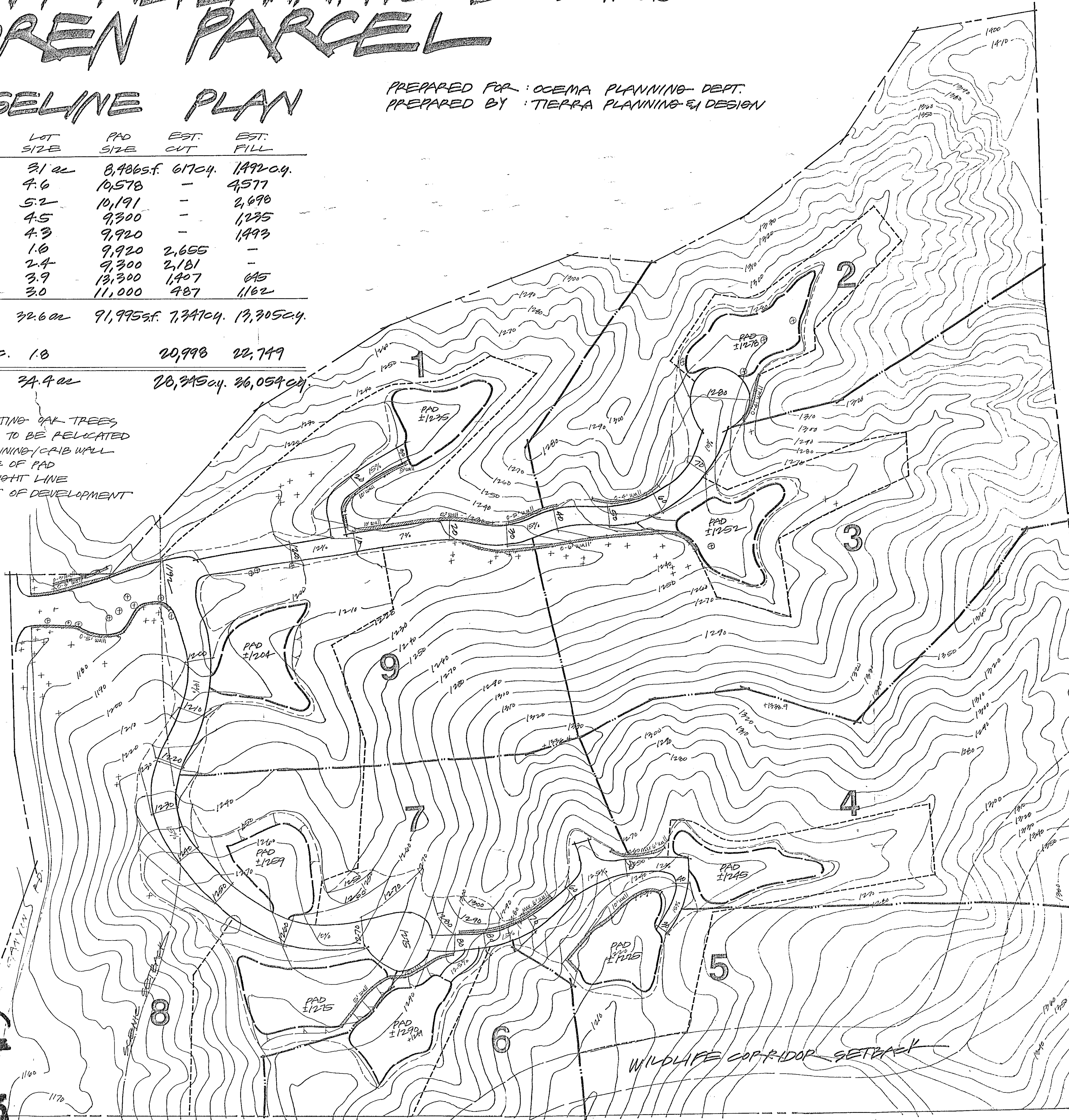
32.6 ac 91,995sf. 7,34704. 13,30504.

PRIVATE RDS+L.O.C. 1.8 20,998 22,749

TOTAL 34.4 ac 28,34504. 36,05404.

### LEGEND

- +++ EXISTING OAK TREES
- ⊕ OAKS TO BE RELOCATED
- ▬ RETAINING/CRIB WALL
- - - EDGE OF PAD
- - - DAYLIGHT LINE
- - - LIMIT OF DEVELOPMENT



October 19, 1993  
 Approved  
 BY  
 Board of  
 Supervisors  
 Reso. 93-1182

RECEIVED  
 JUN 08 1993  
 EMA

TIERRA  
 Planning & Design

GRANTED  
 WITH  
 CONDITIONS  
 BY ACTION OF THE  
 BOARD OF SUPERVISORS  
 PLANNING COMMISSION

OCPL  
 Resolution  
 93-05

July 13, 1993

6-3-93

# STAFF ALTERNATIVE 'B' GOREN PARCEL

AP 92-004  
SP 91-015

## BASELINE PLAN

PREPARED FOR: OCEMA PLANNING DEPT.  
PREPARED BY: TIERRA PLANNING & DESIGN

LOT #	LOT SIZE	PAD SIZE	EST. CUT	EST. FILL
LOT 1	21 ac	8,486sf.	617cy.	1492cy.
LOT 2	4.6	10,578	-	4,571
LOT 3	5.2	10,191	-	2,690
LOT 4	4.5	9,300	-	1,235
LOT 5	4.3	9,920	-	1,493
LOT 6	1.6	9,920	2,655	-
LOT 7	2.4	9,300	2,181	-
LOT 8	3.9	13,300	1,407	645
LOT 9	3.0	11,000	487	1,162

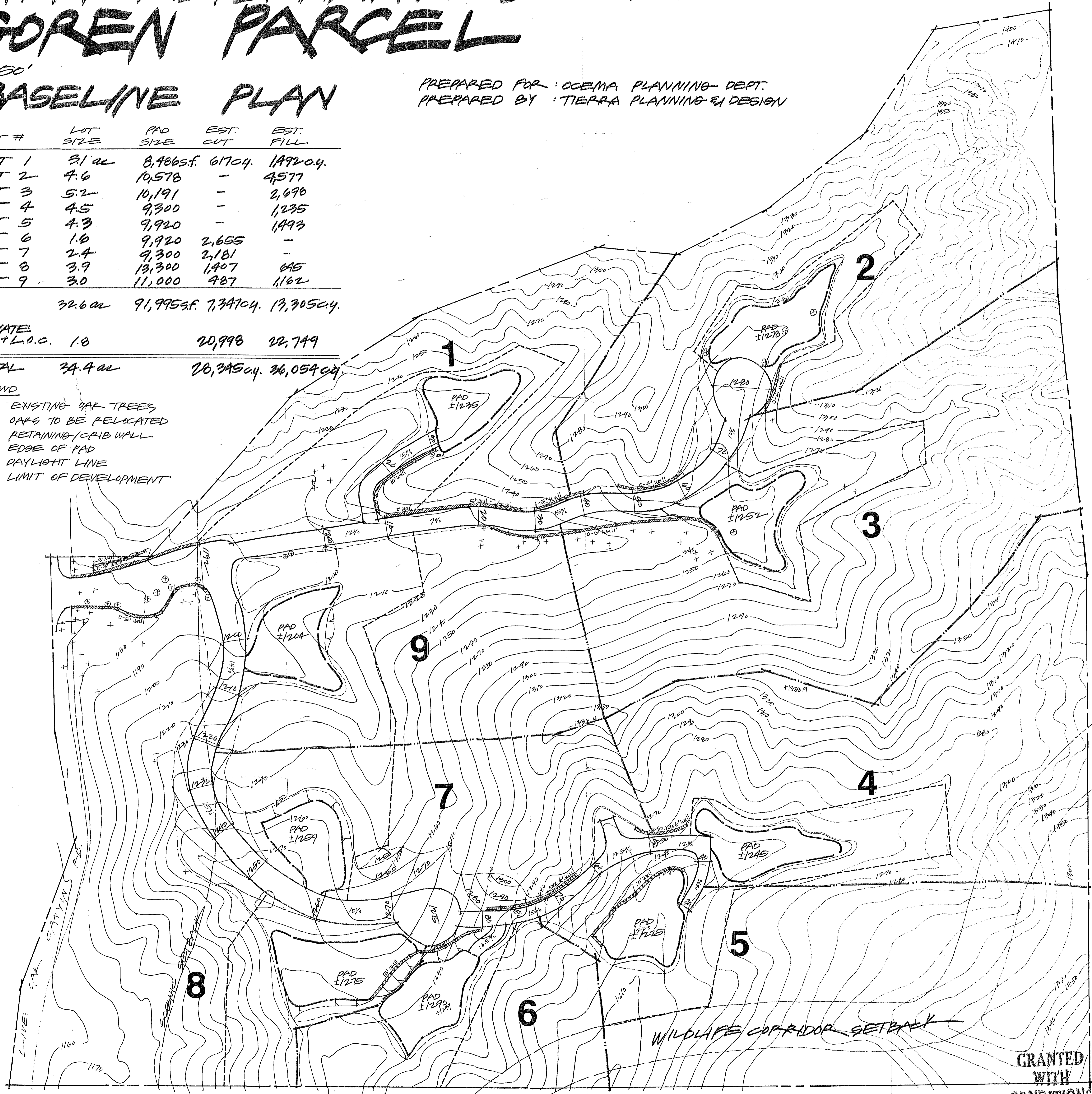
32.6 ac 91,995sf. 7,347cy. 13,305cy.

PRIVATE  
RDS+L.O.C. 1.8 20,998 22,749

TOTAL 34.4 ac 28,345cy. 36,054cy.

### LEGEND

- +++ EXISTING OAK TREES
- ⊕ OAKS TO BE RELOCATED
- ▨ RETAINING/CRIB WALL
- EDGE OF PAD
- - - DAYLIGHT LINE
- - - LIMIT OF DEVELOPMENT



RECEIVED  
JUN 08 1993

EMA



**GRANTED WITH  
CONDITIONS**  
BY ACTION OF THE  
GRANT COUNTY  
PLANNING COMMISSION

RECEIVED  
JUN 08 1993  
EMA





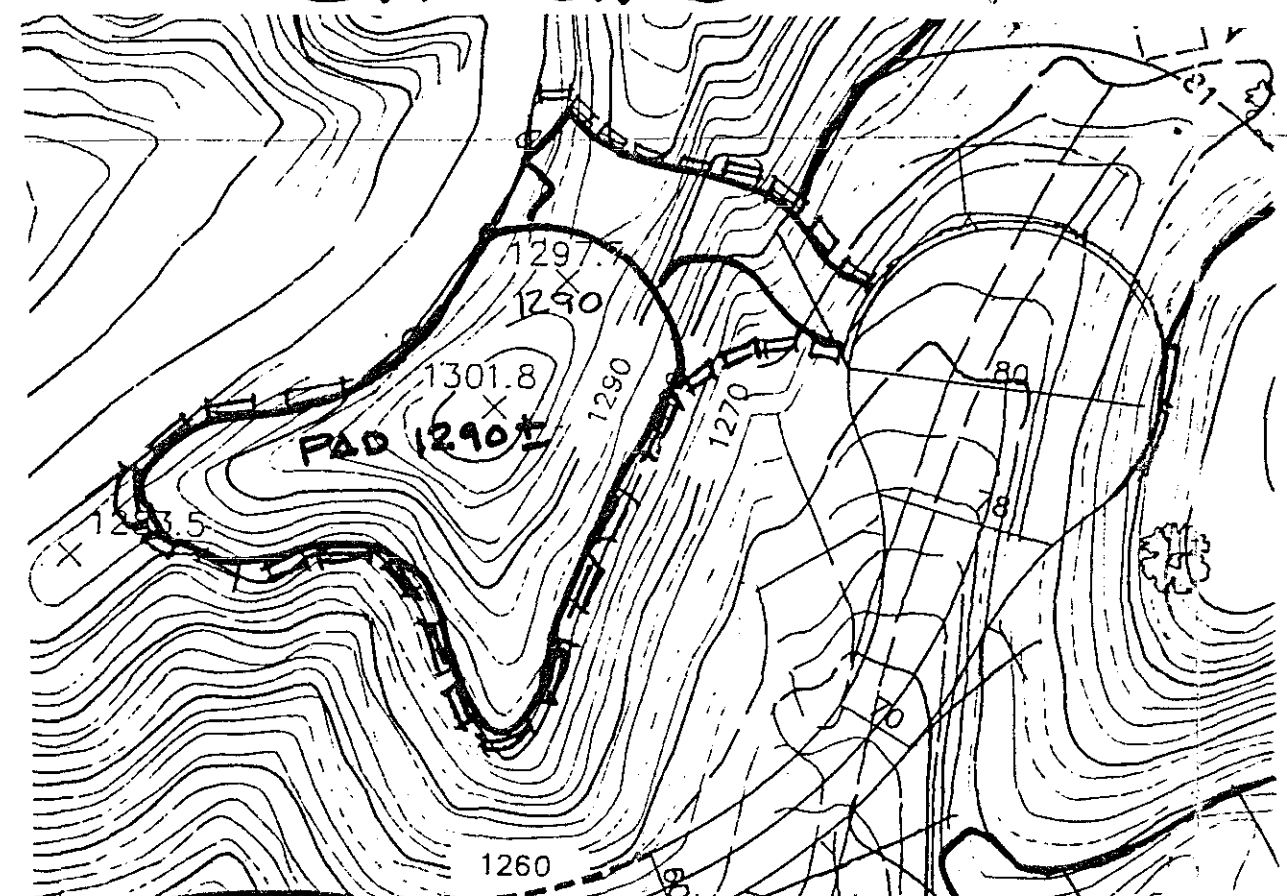
# BASELINE PLAN

Lot#	LOT SIZE AC.	PAD SIZE SF(APX)	QUANTITIES		QUANTITIES FOR BASELINE # LOT 6	
			EST. CUT CY±	EST. FILL CY±	EST. CUT CY±	EST. FILL CY±
* Lot 1	2.0	8,530 ±	630	1,220		
* Lot 2	4.0	11,176 ±	—	3,346		
* Lot 3	4.5	9,875 ±	—	2,935		
* Lot 4	7.5	10,000 ±	—	1,772		
* Lot 5	3.5	11,000 ±	400	1,050		
ALT. Lot 6	2.0	8,534 ±	2,796	—	942	852
* Lot 7	2.1	10,000 ±	1,314	—		
* Lot 8	4.8	14,800 ±	362	1,172		
* Lot 9	2.2	12,500 ±	796	1,089		
LOC. RD & PRIVATE ROADS	1.8		ST. 6,298	12,584	4,444	13,436
<b>TOTAL:</b>	<b>34.4</b>		<b>27,850</b>	<b>26,514</b>	<b>25,996</b>	<b>27,366</b>

## BASELINE LOT 6

SCALE: 1" = 50'

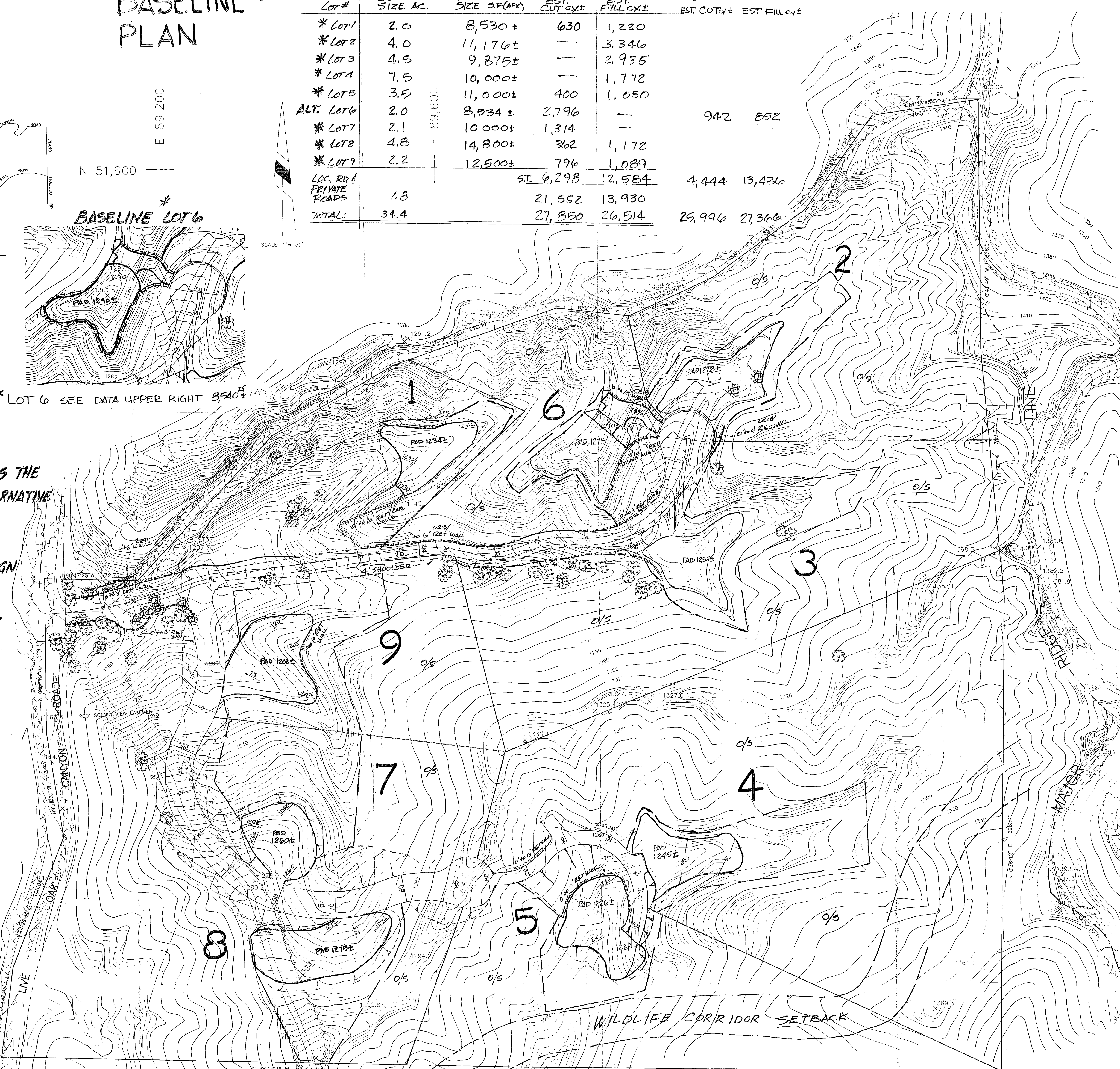
VICINITY MAP  
NO SCALE



DETAIL OPTIONAL BASELINE #

LOT 6 SEE DATA UPPER RIGHT 8540 ±

NOTE:  
THIS PLAN SHOWS THE PREFERRED ALTERNATIVE FOR LOT 6. THE OPTIONAL BASELINE DESIGN FOR LOT 6 IS SHOWN ABOVE.



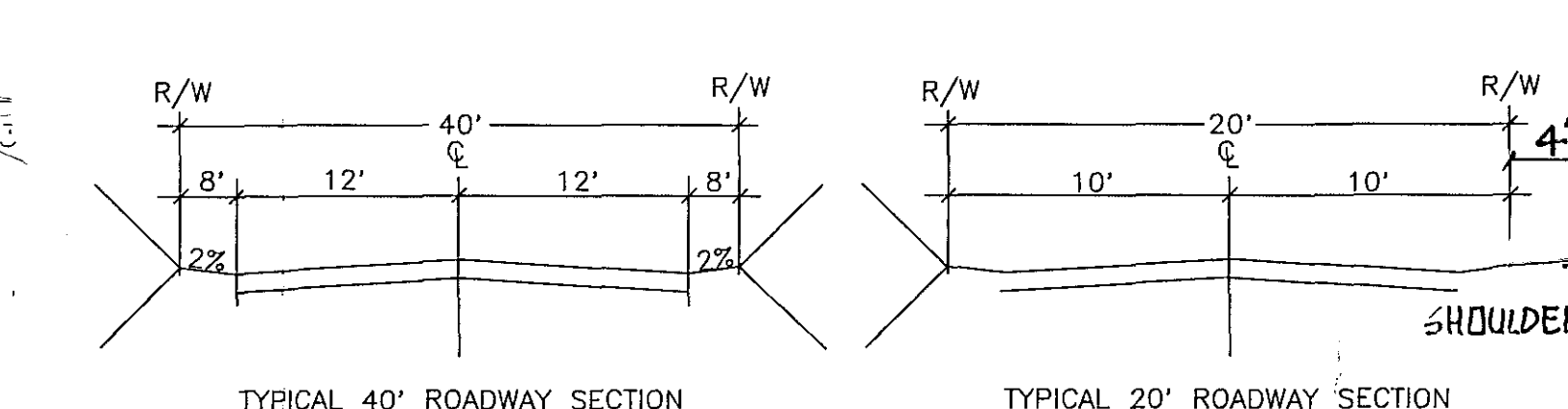
### LEGAL DESCRIPTION

TAX ASSESSORS PARCEL MAP NO. 856-042-03  
PARCEL 1  
THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 7 WEST, S.B.B. & M., AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1982, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LIVE OAK CANYON ROAD, AS SHOWN ON A MAP FILED IN BOOK 74, PAGE 1, OF RECORDS OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE LAND DESCRIBED IN A DEED TO MANILA CORPORATION, A CORPORATION, RECORDED IN BOOK 5576, PAGE 527 OF OFFICIAL RECORDS; THENCE SOUTH 89° 00' 00" EAST ALONG SAID PROLONGATION AND SAID NORTHERLY LINE 136.26' TO THE TRUE POINT OF BEGINNING; THENCE NORTH 42° 00' 21" EAST 288.89' FEET; THENCE NORTH 58° 52' 21" EAST 225.37' FEET; THENCE NORTH 69° 50' 14" EAST 192.80' FEET; THENCE SOUTH 84° 35' 41" EAST 170.81' FEET; THENCE NORTH 64° 08' 28" EAST 134.40' FEET; THENCE SOUTH 52° 48' 41" EAST 170.81' FEET; THENCE NORTH 34° 31' 26" EAST 170.81' FEET; THENCE NORTH 69° 41' 00" EAST 187.00' FEET; THENCE SOUTH 17° 20' 10" EAST 376.01' FEET; THENCE SOUTH 3° 00' 47" EAST 308.89' FEET TO THE NORTHEASTERLY CORNER OF SAID LAND OF MANILA CORPORATION; THENCE NORTH BY 30° OF WEST 1208.60' FEET TO THE TRUE POINT OF BEGINNING.  
RESERVING THEREFROM AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION INCLUDED WITHIN PARCEL 2 HEREINAFTER DESCRIBED.  
PARCEL 2  
AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 7 WEST, S.B.B. & M., AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1982, BEING A STRIP OF LAND 43.00' FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LIVE OAK CANYON ROAD, AS SHOWN ON A MAP FILED IN BOOK 74, PAGE 1, OF RECORDS OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE LAND DESCRIBED IN A DEED TO MANILA CORPORATION, A CORPORATION, RECORDED IN BOOK 5576, PAGE 527 OF OFFICIAL RECORDS; THENCE NORTH 02° 42' EAST ALONG SAID CENTERLINE 201.17 FEET TO A POINT ON A LINE PARALLEL WITH AND 20' NORTHERLY MEASURED AT RIGHT ANGLES FROM SAID NORTHERLY LINE OF THE MANILA CORPORATION, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 87° 00' 00" EAST ALONG SAID PARALLEL LINE 193.31' FEET; THENCE NORTH 45° 00' 21" EAST 282.28' FEET; THENCE NORTH 58° 52' 21" EAST 205.37' FEET; THENCE NORTH 69° 50' 14" EAST 170.81' FEET; THENCE SOUTH 84° 35' 41" EAST 192.80' FEET; THENCE NORTH 64° 08' 28" EAST 134.40' FEET; THENCE SOUTH 52° 48' 41" EAST 170.81' FEET; THENCE NORTH 34° 31' 26" EAST 170.81' FEET; THENCE NORTH 69° 41' 00" WEST 188.58' FEET; THENCE NORTH 54° 31' 26" EAST 288.89' FEET; THENCE NORTH 69° 41' 00" WEST 188.58' FEET; THENCE NORTH 4° 55' 11" EAST 279.55' FEET; THENCE NORTH 37° 09' 50" WEST 120.13' FEET; THENCE NORTH 6° 29' 35" WEST 282.33' FEET; THENCE SOUTH 52° 10' 40" WEST 188.58' FEET; THENCE SOUTH 71° 18' 40" WEST 119.23' FEET; THENCE SOUTH 50° 10' 40" WEST 486.41' FEET; THENCE SOUTH 85° 34' 18" WEST 184.83' FEET; THENCE SOUTH 70° 47' 00" WEST 420.78' FEET; THENCE SOUTH 35° 20' 50" WEST 169.23' FEET; THENCE SOUTH 41° 00' 25" WEST 217.79' FEET; THENCE SOUTH 4° 47' 09" EAST 125.45' FEET; THENCE SOUTH 33° 24' 06" WEST 51.34' FEET TO SAID CENTERLINE OF LIVE OAK CANYON ROAD.

TAX ASSESSORS PARCEL MAP NO. 856-042-04  
THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 7 WEST, S.B.B. & M., ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1982, DESCRIBED AS FOLLOWS:  
BEGINNING AT THAT POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE CENTERLINE OF LIVE OAK CANYON ROAD, 80 FEET WIDE, THENCE SOUTH BY 89° 52' EAST 148.00' FEET ALONG THE SOUTH LINE OF SAID SECTION 3; THENCE NORTH 0° 10' 35" EAST 63.77' FEET TO A LINE THAT BEARS SOUTH 89° 49' 25" EAST FROM A POINT IN THE CENTERLINE OF SAID ROAD, SAID POINT BEING DISTANT NORTHERLY ALONG SAID CENTERLINE 80.52 FEET FROM THE SOUTHERLY TERMINUS OF THE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1000 FEET DESCRIBED AS COURSE NO. 59 IN THE DEED TO THE COUNTY OF ORANGE, RECORDED IN BOOK 5485, PAGE 526 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89° 49' 25" WEST TO A POINT IN THE CENTER OF SAID LINE OF SAID LIVE OAK CANYON ROAD, SAID POINT BEING DISTANT NORTHERLY ALONG SAID CENTERLINE 80.52 FEET FROM THE SOUTHERLY TERMINUS OF THE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1000 FEET DESCRIBED AS COURSE NO. 59 IN SAID DEED TO THE COUNTY OF ORANGE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.  
EXCEPTING THEREFROM 1% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES UNDER SAID LAND AS GRANTED TO R. MAE EDWARDS BY DEED RECORDED IN BOOK 4948, PAGE 316 OF OFFICIAL RECORDS.

STATISTICS

EXISTING ZONING:	TRABUCO CANYON RESIDENTIAL (TCR)
LAND USE:	FOOTHILL/TRABUCO RESIDENTIAL, 4 AC./D.U. GROSS DENSITY
TOTAL AREA:	34.4 ACRES



LEGEND

PROJECT BOUNDARY LINE	—
PROPERTY LINE	—
EASEMENT LINE	—
EXISTING CONTOUR	1200
PROPOSED CONTOUR	—
VEGETATION	—
EXISTING OAK TREE LOCATIONS	5" DIA. TO BE RELOCATED
EXISTING DIRT ROAD (FIREBREAK)	—
RETAINING WALLS OR CRIB WALLS	—
TOTAL 15961 ±	—
FOR EXCLUSIONS SEE 15961 ±	—
LIMIT OF DEVELOPMENT LINE	—

AREA PLAN  
RECEIVED  
JUN 09 1993  
EMA  
AP 92-004  
SP 91-075  
THE OAKS AT TRABUCO

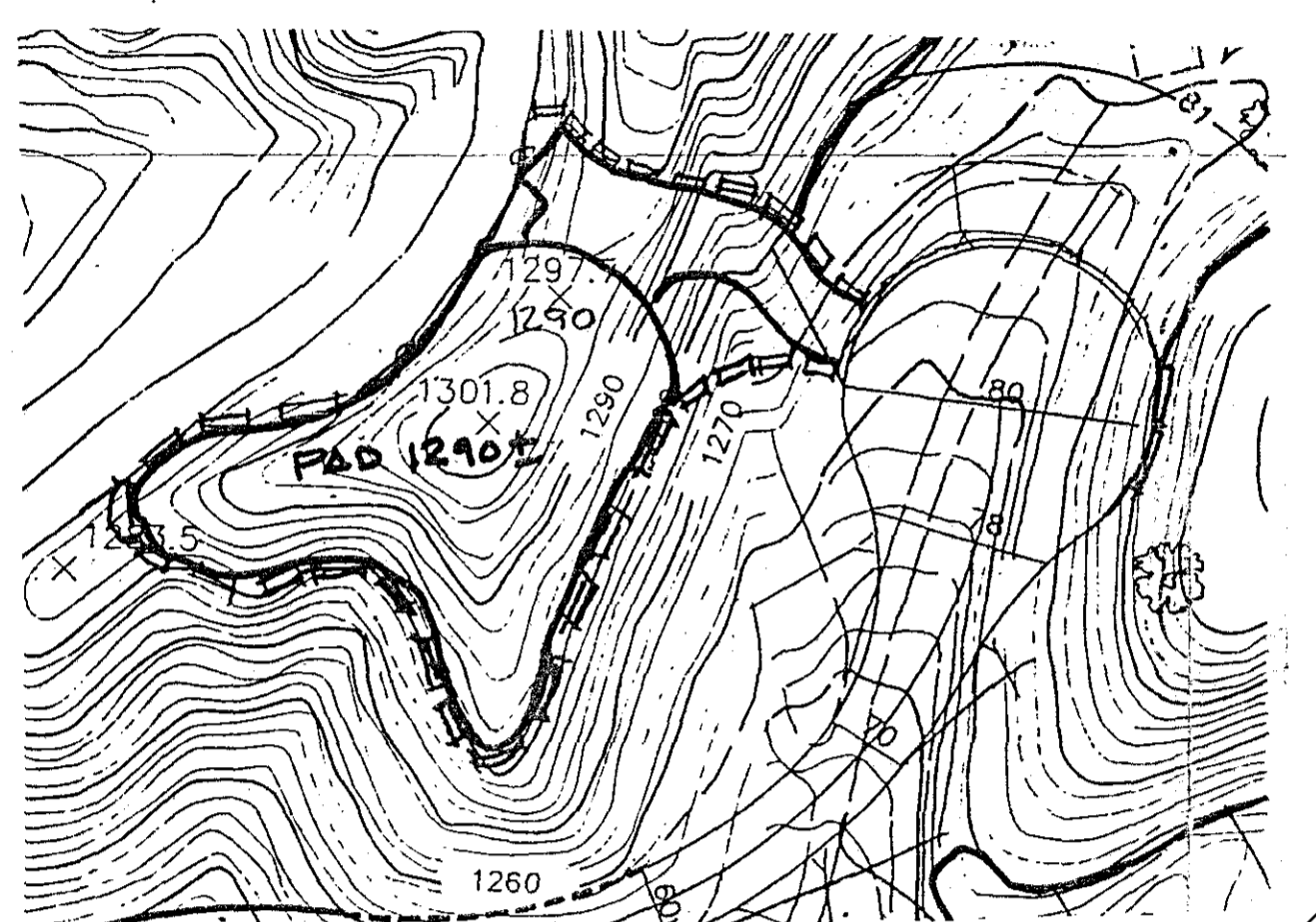
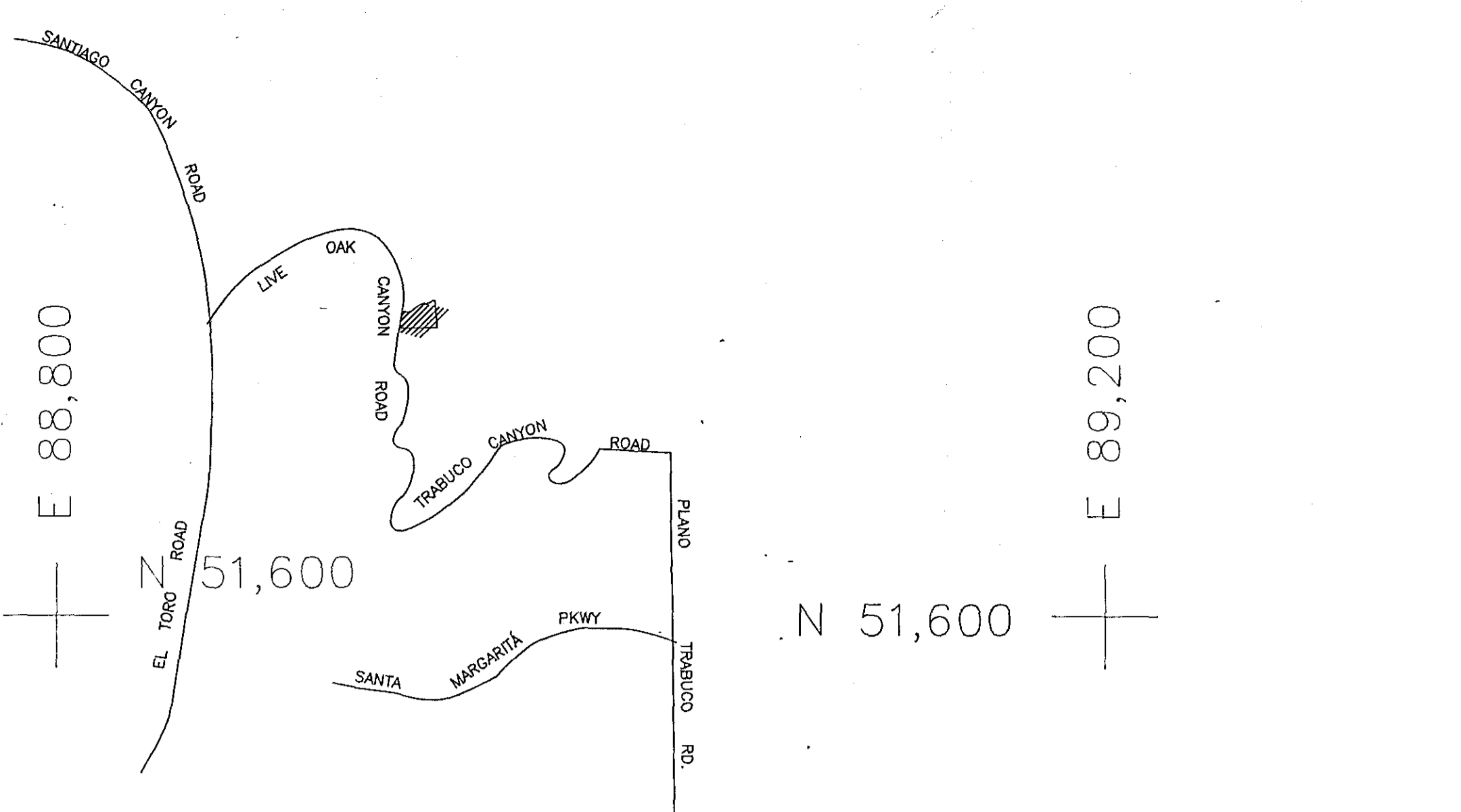
PREPARED BY:  
GOREN FINANCIAL  
11355 W. OLYMPIC BLVD. STE. 500  
LOS ANGELES 90064  
(213) 445-9881

PREPARED BY:  
ANDERSON SURVEYING  
1744 W. KATELLA AVE. SUITE 4  
ORANGE, CA. 92667  
(714) 538-7580

ALTERNATIVE # 4

Lot#	LOT SIZE AC.	PAD SIZE SF(APX)	QUANTITIES		QUANTITIES FOR BASELINE # LOT 6	
			EST. CUT c.y.	EST. FILL c.y.	EST. CUT c.y.	EST. FILL c.y.
Lot 1	2.0	8,530 ±	630	1,220		
Lot 2	4.0	11,176 ±	—	3,346		
Lot 3	4.5	9,875 ±	—	2,935		
Lot 4	7.5	10,000 ±	—	1,772		
Lot 5	3.5	11,000 ±	400	1,050		
Lot 6	2.0	8,934 ±	2,796	—	942	852
Lot 7	2.1	10,000 ±	1,314	—		
Lot 8	4.8	14,800 ±	362	1,172		
Lot 9	2.2	12,500 ±	796	1,089		
LOC. RD & PRIVATE ROADS	1.8		ST. 6,298	12,584	4,444	13,436
<b>TOTAL:</b>	<b>34.4</b>		<b>27,850</b>	<b>26,514</b>	<b>25,996</b>	<b>27,366</b>

NATURAL OPEN SPACE 23 AC = 67%



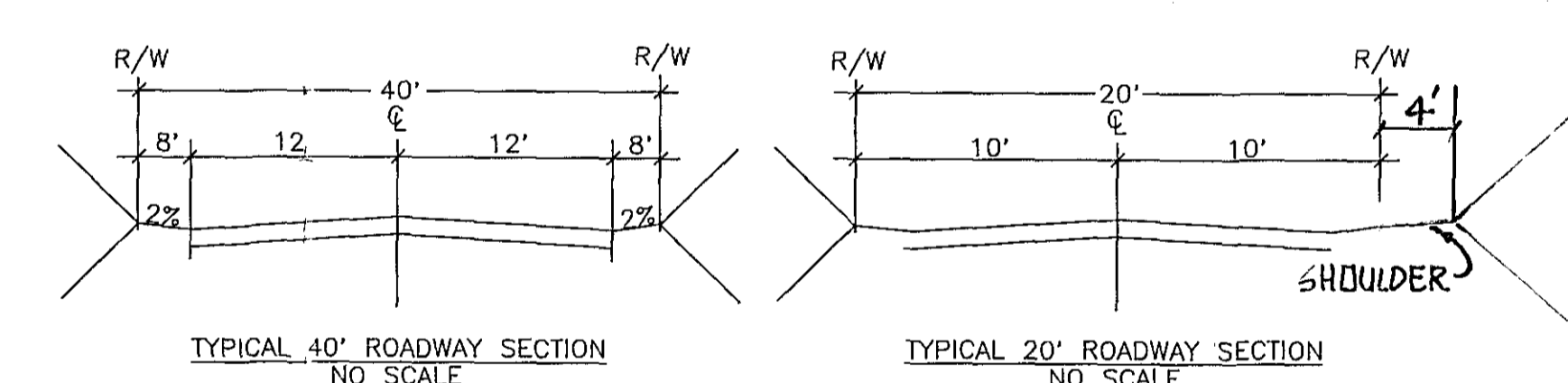
VICINITY MAP NO SCALE

DETAIL OPTIONAL BASELINE \* LOT 6 SEE DATA UPPER RIGHT

**LEGAL DESCRIPTION**  
 TAX ASSESSORS PARCEL MAP NO. 856-042-03  
 PARCEL 1  
 THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1982, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LIVE OAK CANYON ROAD, AS SHOWN ON A MAP FILED IN BOOK 76, PAGE 1, OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE LAND DESCRIBED IN A DEED TO MANILA CORPORATION, A CORPORATION, RECORDED IN BOOK 5676, PAGE 557 OF OFFICIAL RECORDS OF SAID COUNTY, THENCE SOUTH 89° 30' 00" EAST ALONG SAID PROLONGATION AND SAID NORTHERLY LINE 126.25 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 42° 00' 21" EAST 288.90 FEET, THENCE NORTH 50° 21' 11" EAST 205.37 FEET, THENCE NORTH 89° 30' 00" EAST 250.60 FEET, THENCE SOUTH 84° 30' 00" EAST 104.26 FEET, THENCE NORTH 84° 00' 20" EAST 144.40 FEET, THENCE NORTH 50° 48' 41" EAST 170.01 FEET, THENCE NORTH 34° 31' 30" EAST 170.93 FEET, THENCE NORTH 80° 11' 03" EAST 157.20 FEET, THENCE SOUTH 1° 25' 14" EAST 378.00 FEET, THENCE SOUTH 9° 02' 47" EAST 328.89 FEET TO THE NORTHEASTLY CORNER OF SAID LAND OF MANILA CORPORATION, THENCE NORTH 89° 30' 00" WEST 1259.90 FEET TO THE TRUE POINT OF BEGINNING.  
 RESERVING THEREFROM AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION INCLUDED WITHIN PARCEL 2 HEREINAFTER DESCRIBED.  
 PARCEL 2  
 AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., AS SHOWN ON AN OFFICIAL PLAT OF SAID TOWNSHIP FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1982, BEING A STRIP OF LAND 40.00 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LIVE OAK CANYON ROAD, AS SHOWN ON A MAP FILED IN BOOK 76, PAGE 1, OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA, WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE LAND DESCRIBED IN A DEED TO MANILA CORPORATION, A CORPORATION, RECORDED IN BOOK 5676, PAGE 557 OF OFFICIAL RECORDS OF SAID COUNTY, THENCE NORTH 42° 00' 21" EAST 288.90 FEET, THENCE NORTH 50° 21' 11" EAST 205.37 FEET, THENCE NORTH 89° 30' 00" EAST 250.60 FEET, THENCE SOUTH 84° 30' 00" EAST 104.26 FEET, THENCE NORTH 84° 00' 20" EAST 144.40 FEET, THENCE NORTH 50° 48' 41" EAST 170.01 FEET, THENCE NORTH 34° 31' 30" EAST 170.93 FEET, THENCE NORTH 80° 11' 03" EAST 157.20 FEET, THENCE SOUTH 1° 25' 14" EAST 378.00 FEET, THENCE SOUTH 9° 02' 47" EAST 328.89 FEET TO THE NORTHEASTLY CORNER OF SAID LAND OF MANILA CORPORATION, THENCE NORTH 89° 30' 00" WEST 1259.90 FEET TO THE TRUE POINT OF BEGINNING.  
 TAX ASSESSORS PARCEL MAP NO. 856-042-04  
 THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.B. & M., ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 30, 1982, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THAT POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE CENTERLINE OF LIVE OAK CANYON ROAD, 60 FEET WIDE, THENCE SOUTH 89° 49' 25" EAST 1460.50 FEET ALONG THE SOUTH LINE OF SAID SECTION 3, THENCE NORTH 0° 10' 30" EAST 623.77 FEET TO A LINE THAT BEARS SOUTH 89° 49' 25" EAST FROM A POINT IN THE CENTERLINE OF SAID ROAD, SAID POINT BEING INSTANT NORTHERLY ALONG SAID CENTERLINE 80.52 FEET FROM THE SOUTHERLY TERMINUS OF THE CURVE SHOWN EASTERLY HAVING A RADIUS OF 1200 FEET DESCRIBED AS COURSE NO. 59 IN THE DEED TO THE COUNTY OF ORANGE, RECORDED IN BOOK 2485, PAGE 626 OF OFFICIAL RECORDS OF SAID COUNTY, THENCE NORTH 89° 49' 25" WEST TO A POINT IN THE CENTER OF SAID LINE OF 140 LINES OF CANYON ROAD, SAID POINT BEING INSTANT NORTHERLY ALONG SAID CENTERLINE 80.52 FEET FROM THE SOUTHERLY TERMINUS OF THE CURVE SHOWN EASTERLY HAVING A RADIUS OF 1200 FEET DESCRIBED AS COURSE NO. 59 IN SAID DEED TO THE COUNTY OF ORANGE, THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.  
 EXCEPTING THEREFROM 13 OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES UNDER SAID LAND AS GRANTED TO R. MAX EDWARDS BY DEED RECORDED IN BOOK 4049, PAGE 316 OF OFFICIAL RECORDS.

**STATISTICS**  
 EXISTING ZONING: TRABUCO CANYON RESIDENTIAL (TOR)  
 LAND USE: FOOTHILL/TRABUCO RESIDENTIAL, 4 AC./D.U. GROSS DENSITY  
 TOTAL AREA: 34.4 ACRES

**EARROWORK ESTIMATES FOR ROAD ONLY:** CUT (C.Y.) 46,608 FILL (C.Y.) 12,210



- LEGEND**
- PROJECT BOUNDARY LINE
  - PROPERTY LINE
  - EASEMENT LINE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - VEGETATION
  - EXISTING OAK TREE LOCATIONS 5" DIA.
  - EXISTING DIRT ROAD (FIREBREAK)
  - RETAINING WALLS OR CRIB WALLS 12" x 11" x 11"
  - FOR EASEMENT LINE 4" x 2" x 2" RETAINING WALL

RECEIVED  
 MAY 17 1992  
 EMA

AP 92-004  
 SP 91-075  
**THE OAKS AT TRABUCO**

PREPARED BY: GOREN FINANCIAL  
 11355 W. OLYMPIC BLVD. STE. 500  
 LOS ANGELES 90064  
 (213) 445-9881

PREPARED BY: ANDERSON SURVEYING  
 1744 W. HATELLA AVE. SUITE 4  
 GRANGE, CA. 92667  
 (714) 538-7580

**CONCEPT PLAN G-3**

DATE PREPARED: MAY, 1992  
 THROUGH MAY, 1993  
 SHEET 1 OF 1 SHEET

DATE: 5-5-93

E 88,800  
 N 51,200

N 50,300

50,400

N 89°23'48" W 684.46'

6-3-93

# STAFF ALTERNATIVE 'B' GOREN PARCEL

AP 92-004  
SP 91-075

## BASELINE PLAN

PREPARED FOR: OCEMA PLANNING DEPT.  
PREPARED BY: TIERRA PLANNING & DESIGN

LOT #	LOT SIZE	PAD SIZE	EST. CUT	EST. FILL
LOT 1	3.1 ac	8,486sf.	6170.4	1,9920.4
LOT 2	4.6	10,578	-	4,577
LOT 3	5.2	10,191	-	2,698
LOT 4	4.5	9,300	-	1,235
LOT 5	4.3	9,920	-	1,493
LOT 6	1.6	9,920	2,655	-
LOT 7	2.4	9,300	2,181	-
LOT 8	3.9	13,300	1,407	645
LOT 9	3.0	11,000	487	1,162

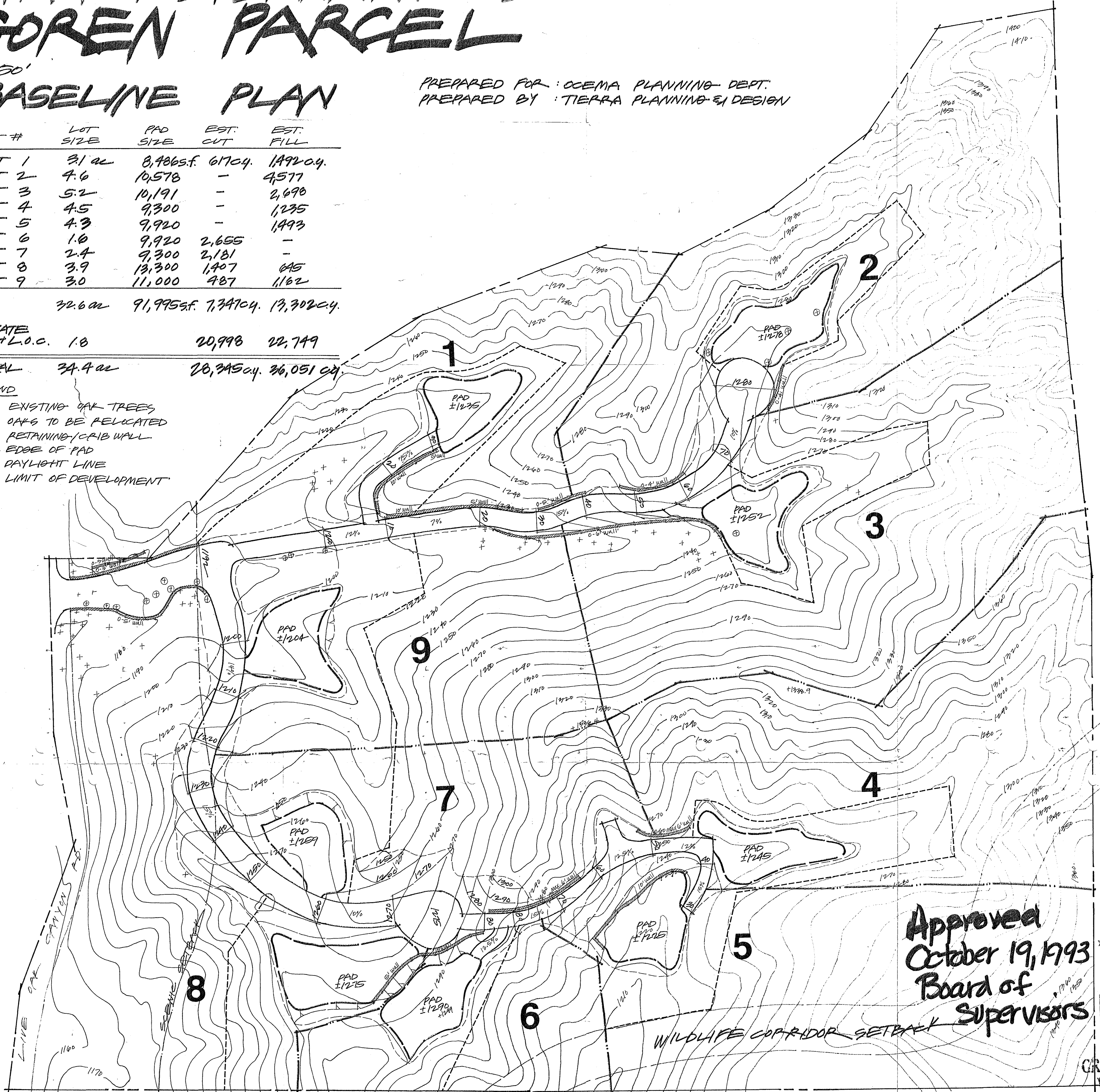
32.6 ac 91,995sf. 7,3410.4 13,3020.4

PRIVATE RDS+L.O.C. 1.0 20,998 22,749

TOTAL 34.4 ac 28,3450.4 36,0510.4

### LEGEND

- +++ EXISTING OAK TREES
- ⊕⊕ OAKS TO BE RELOCATED
- ▨▨▨▨▨ RETAINING/CRIB WALL
- EDGE OF PAD
- - - DAYLIGHT LINE
- - - LIMIT OF DEVELOPMENT



Approved  
October 19, 1993  
Board of  
Supervisors

Area Plan  
AP 92-004P  
Site Plan  
SP 91-075P

TIERRA  
Planning & Design  
GRANTED  
WITH  
CONDITIONS

See Board of Supervisors July 13, 1993  
Resolution 93-1182