

Amended Vesting Tentative Tract Map No. 17341

County of Orange

for Residential Purposes

STATEMENT OF OWNERSHIP

NORTH COUNTY BRS PROJECT, LLC DOES HEREBY STATE THAT THE PROPERTY OWNERS LISTED BELOW HAVE AUTHORIZED NORTH COUNTY BRS PROJECT, LLC TO PREPARE AND SUBMIT THIS MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

Rory Ingels
RORY INGELS
AUTHORIZED SIGNATORY

LAND USE

(SEE SHEET 2 FOR LOT SUMMARY)

LEGAL DESCRIPTION

THOSE CERTAIN PARCELS OF LAND IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA BEING PARCEL 2 AS SHOWN ON EXHIBIT "B" ATTACHED TO THAT CERTAIN APPLICATION FOR LOT LINE ADJUSTMENT NO. 87-10 RECORDED JULY 25, 1988 AS INSTRUMENT NO. 88-358348 OF OFFICIAL RECORDS TOGETHER WITH A PORTION OF THE CARILLO RANCH PROPERTY AS SHOWN ON A MAP FILED IN BOOK 37 PAGE 33 OF RECORD OF SURVEYS BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY. APN#S 351-031-05, 351-852-05, 351-031-17, AND 351-661-10

BENCH MARK

O.C. B.M. #2A-52-06 STD. O.C.S.B.M. DISC IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF YORBA LINDA BLVD. AND SAN ANTONIO, 32 FT. WEST OF THE CENTERLINE OF SAN ANTONIO, 1177 FT NORTH OF YORBA LINDA BLVD., BACK OF THE CURB FACE ON THE NORTHEAST CORNER OF A 4 FT. BY 8 FT. CATCH BASIN.
NAVD88 ADJUSTED 2006 ELEV. 534.801

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF TRACT NO. 10519, MM 451/48-50, BEING N 01°01'48" W

GENERAL INFORMATION

- EXISTING LAND USE: AGRICULTURE/OIL PRODUCTION OVERLAY
- PROPOSED LAND USE: SUBURBAN RESIDENTIAL
- ADJACENT LAND USE :
N - RESIDENTIAL
W - RESIDENTIAL
S - RESIDENTIAL
E - VACANT
- EXISTING GENERAL PLAN USE: OPEN SPACE (5) AND SUBURBAN RESIDENTIAL (1B)
- EXISTING ZONING: A-1(O) GENERAL AGRICULTURAL DISTRICT WITH OIL PRODUCTION OVERLAY, R-1 SINGLE-FAMILY RESIDENCE DISTRICT AND R-1(O) SINGLE-FAMILY RESIDENCE DISTRICT WITH OIL PRODUCTION OVERLAY.
- THIS TRACT LIES IN FLOOD ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO.: 060212-0069J EFFECTIVE DATE : 12/3/2009
- GAS SERVICE WILL BE PROVIDED BY THE SOUTHERN CALIFORNIA GAS COMPANY.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE SOUTHERN CALIFORNIA EDISON COMPANY. ALL ELECTRIC DISTRIBUTION LINES WILL BE PLACED UNDERGROUND.
- TELEPHONE SERVICE WILL BE PROVIDED BY: PACIFIC BELL RESIDENTIAL
- CABLE T.V. SERVICES WILL BE PROVIDED BY: ADDELPHIA
- TRASH COLLECTION WILL BE INDIVIDUAL CURB SIDE PICKUP PER APPROVED TRASH COLLECTION PLAN.
- PROPOSED SEWER FACILITIES: STANDARD LATERAL CONNECTIONS TO SEWER SYSTEM SHALL BE IN ACCORDANCE WITH THE YORBA LINDA WATER DISTRICT'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER, SEWER AND RECLAIMED WATER FACILITIES.
- PROPOSED WATER FACILITIES: STANDARD DOMESTIC CONNECTIONS TO WATER SYSTEM SHALL BE IN ACCORDANCE WITH THE YORBA LINDA WATER DISTRICT'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER, SEWER AND RECLAIMED WATER FACILITIES.
- PROPOSED HIGH SPEED COMMUNICATION TECHNOLOGY, INCLUDING WIRELESS TECHNOLOGY, WILL BE AVAILABLE AT THE TIME OF DEVELOPMENT CONSTRUCTION TO ALL HOMES TO PROVIDE OPPORTUNITIES FOR TELECOMMUTING, ON-LINE SHOPPING AND OTHER ADVANCE COMMUNICATION ACTIVITIES.
- DRAINAGE ON THIS SITE WILL BE CONVEYED BY MEANS OF A STORM DRAIN SYSTEM CONSISTING OF VARYING SIZES OF STORM DRAIN PIPES AND AREA DRAINS.
- THE DEVELOPER WILL COMPLY WITH ENERGY CONSERVATION MEASURES SET FORTH IN TITLE XXIV OF THE CALIFORNIA ADMINISTRATIVE CODE.
- ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR CURRENT DESIGNATED LOCATIONS UNLESS OTHERWISE NOTED.
- TOTAL LENGTH OF PROPOSED STREETS IS APPROXIMATELY 4,100 L.F.
- TOTAL PROJECT ACREAGE IS 84.8 GROSS AC.
- NO PARKING / FIRE LANES WILL BE SIGNED OR RED CURBED IN ACCORDANCE WITH THE APPROVED OCFA FIRE MASTER PLAN FOR THIS SITE.
- ALL SIDEWALKS, CURB RETURNS, PEDESTRIAN CROSSINGS AND RAMPS WILL MEET TITLE 24 AND AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- ALL PUBLIC AND PRIVATE STREETS AND STORM DRAIN FACILITIES WILL BE CONSTRUCTED IN CONFORMANCE WITH ORANGE COUNTY PUBLIC WORKS STANDARDS. ALL WATER AND SEWER FACILITIES WILL BE CONSTRUCTED IN CONFORMANCE WITH YORBA LINDA WATER DISTRICT STANDARDS.
- THE PROJECT SITE LIES WITHIN THE PLACENTIA-YORBA LINDA UNIFIED SCHOOL DISTRICT.
- THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS VESTING TENTATIVE TRACT MAP.
- ALL PARTIES HAVING A BENEFICIARY INTEREST IN THE PROPERTY BEING SUBDIVIDED ARE AWARE OF AND CONSENT TO THE FILING OF THIS VESTING TENTATIVE TRACT MAP.
- THE ASSESSOR'S PARCEL NUMBERS FOR THE PROJECT AREA ARE: 351-031-05, 351-852-05, 351-031-17, AND 351-661-10
- ALL EXISTING EASEMENTS AND IRREVOCABLE OFFERS OF DEDICATION THAT AFFECT THE PROPERTY BEING SUBDIVIDED ARE SHOWN ON THE VESTING TENTATIVE TRACT MAP.
- LOTS "J" AND "L" WILL BE OWNED BY THE HOMEOWNER'S ASSOCIATION AND MONITORED BY THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY ("MRCA"). THE LOTS WILL BE DEDICATED FOR SCENIC/RESOURCE PRESERVATION PURPOSES TO THE COUNTY OF ORANGE OR ITS DESIGNEE.
- LOT K WILL BE OWNED AND MONITORED BY THE HOMEOWNER'S ASSOCIATION. THE LOT WILL BE DESIGNATED FOR SCENIC/RESOURCE PRESERVATION PURPOSES TO THE COUNTY OF ORANGE OR ITS DESIGNEE.
- IN THE DESIGN OF THIS MAP, THE SOLAR ACCESS GUIDELINES ADOPTED BY THE BOARD OF SUPERVISORS WERE CONSIDERED.
- FIRE MASTER PLAN S.R.190623 AND CONCEPTUAL FUEL MODIFICATION PLAN SR# 207382 HAVE BEEN PREPARED CONCURRENTLY WITH THIS VESTING TENTATIVE TRACT MAP (VTM). ALL DESIGN ELEMENTS NOTED ON THE FIRE MASTER PLAN AND FUEL MODIFICATION PLAN ARE A PART OF THE VTM BY THIS REVISION.
- THE REPORT OF GEOTECHNICAL INVESTIGATION AND REVIEW OF GRADING CONCEPT PLANS, CIELO VISTA DEVELOPMENT, COUNTY OF ORANGE, CA, PREPARED BY GMI GEOTECHNICAL, INC. DATED APRIL 29, 2016 HAS BEEN PREPARED CONCURRENTLY WITH THIS VESTING TENTATIVE TRACT MAP (VTM).
- THE GRADING QUANTITIES ARE APPROXIMATELY 560,000 CY OF CUT AND 560,000 CY OF FILL.

INCORPORATION BY REFERENCE

THESE APPROVALS REFLECT THE PLANS, STANDARDS AND POLICIES WHICH WERE IN EFFECT AT THE TIME OF THIS SUBDIVISION APPROVAL. IT IS INTENDED THAT THE DEVELOPMENT AUTHORIZED BY THIS VESTING TENTATIVE MAP BE CARRIED OUT IN CONFORMANCE WITH THESE DISCRETIONARY APPROVALS UNLESS AMENDED BY THE DEVELOPER OR BY A PUBLIC AGENCY FOR HEALTH OR SAFETY CONSIDERATIONS.

PREPARER

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF:

John C. Oliver

JOHN C. OLIVER, RCE 044568
EXPIRES 3/31/22

12/18/20
DATE



APPROVED DEVIATION

DEVIATIONS FROM STANDARD PLAN 1107 FOR STREET 'A' STREET WIDTH AND RADII REQUIREMENT AS SHOWN ON MAP.

OWNER OF APN 351-031-05
AND 351-852-05:

VIRGINIA RICHARDS REVOCABLE INTERVIVOS TRUST

LINDA M. RODGER AND NANCY ANN MAGGIO, CO-TRUSTEES
5046 TIERRA DEL ORO
CARLSBAD, CA 92008-4350

OWNER OF APN 351-031-17 AND 351-661-10:

THE TRAVIS RANCH TRUSTS

AMOS A. TRAVIS, TRUSTEE
2603 MAIN STREET, SUITE 1300
IRVINE, CA 92614

SUBDIVIDER:

YORBA LINDA ESTATES

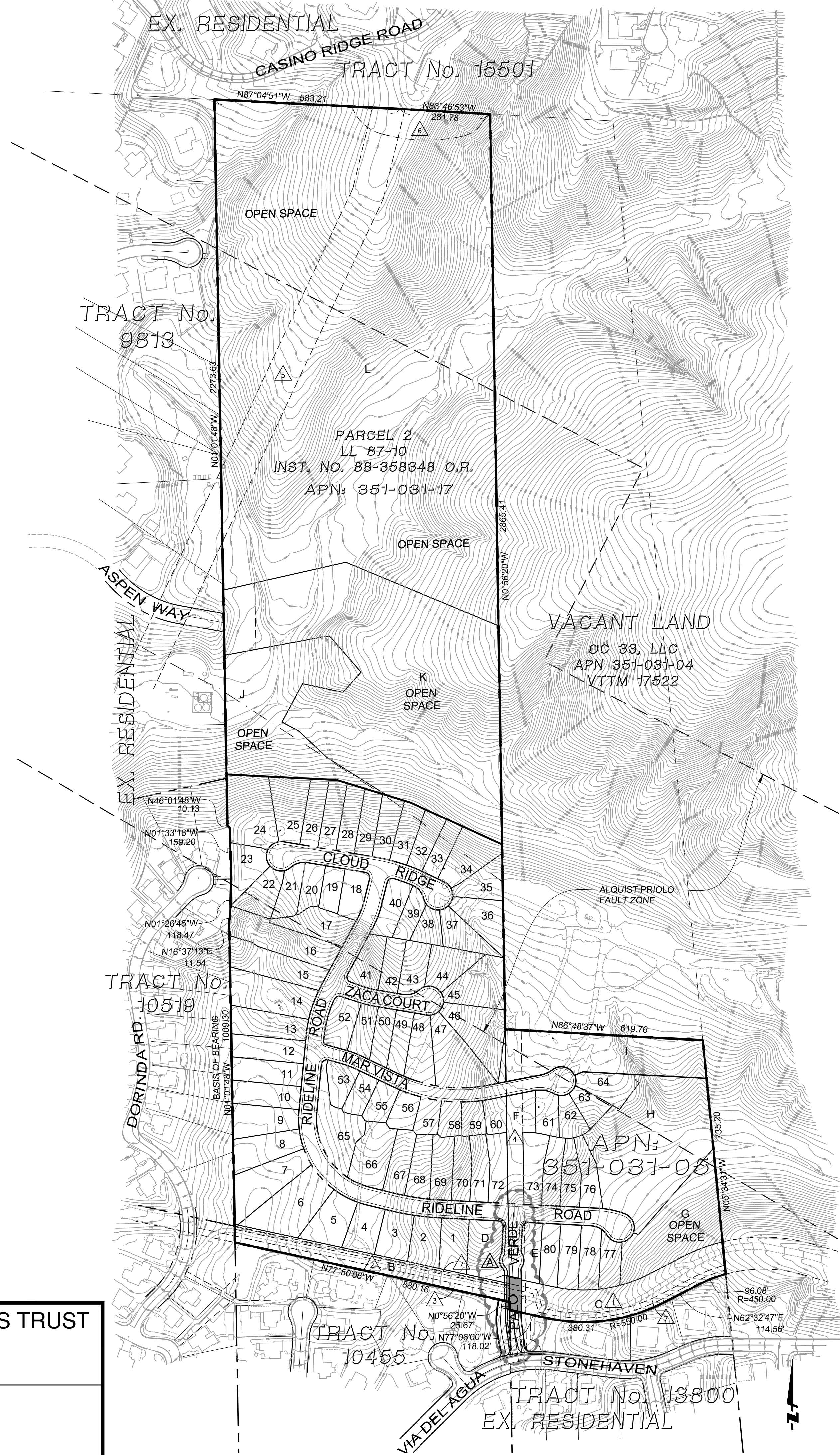
3 CORPORATE PLAZA, SUITE 102
NEWPORT BEACH, CA 92660

PHONE: (949) 644-3514 CONTACT PERSON: DOUG WYMORE

CIVIL ENGINEER:

FUSCOE ENGINEERING

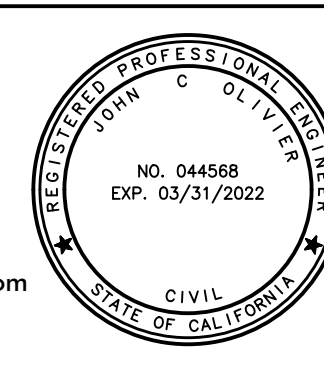
16795 VON KARMAN, SUITE 100
IRVINE, CALIFORNIA 92606
PHONE: (949) 474-1960 CONTACT PERSON: JOHN OLIVIER



LOCATION MAP

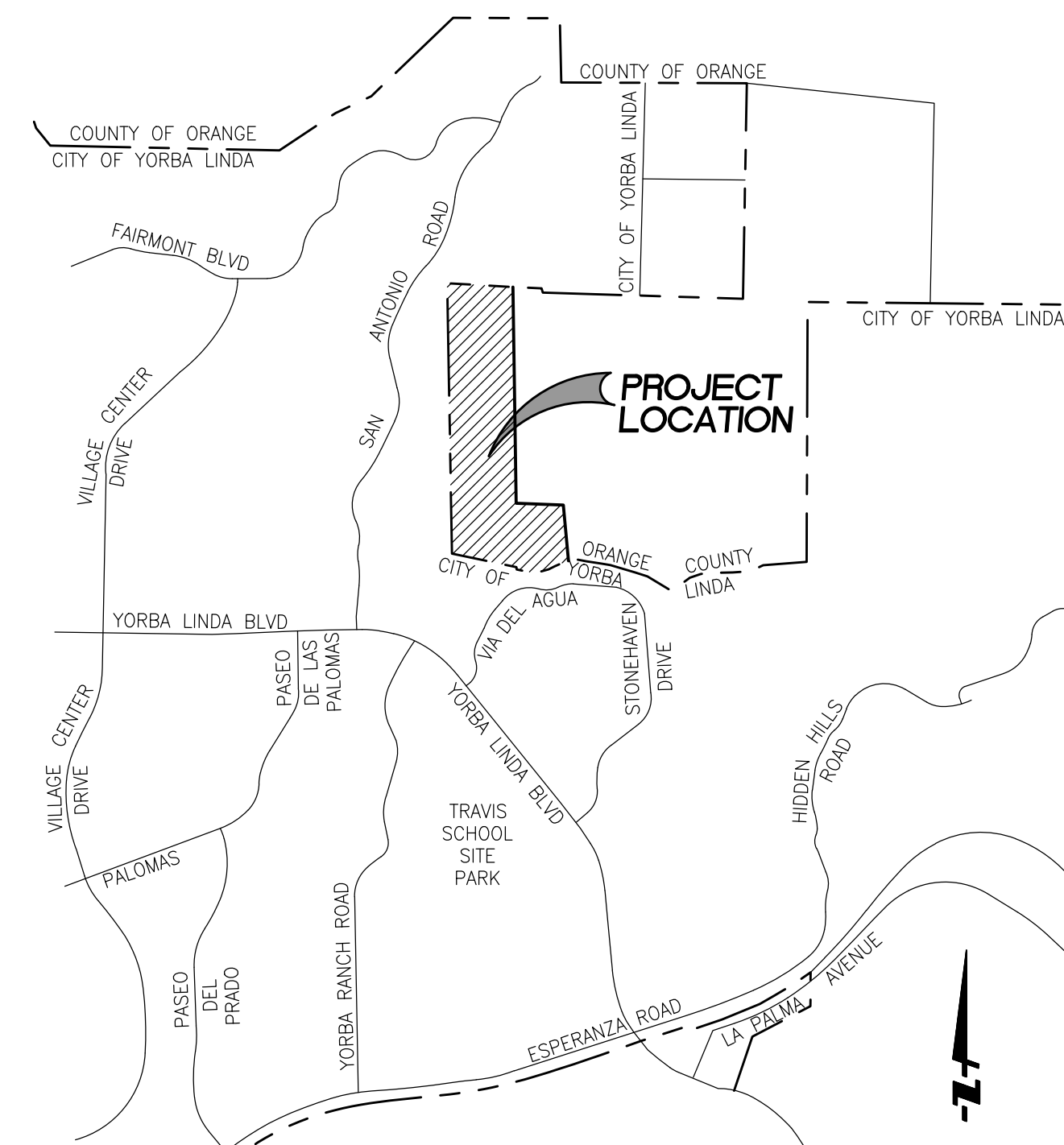
SCALE: 1"=200'

NO.	REVISIONS	APP'D.	DATE
1	REVISED PALO VERDE STREET ALIGNMENT - 12-18-2020		



AMENDED VESTING TENTATIVE
TRACT MAP NO. 17341
CIELO VISTA
TITLE SHEET

DRAWN: NSM
DESIGN: NSM
CHECKED: JO
SCALE: AS SHOWN
JOB NO.: 1296.001
DATE: 8/21/2020
SHEET 1 OF 11



Vicinity Map

NOT TO SCALE

EXISTING EASEMENT NOTES

- AN EASEMENT FOR PIPELINES, IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, RECORDED IN BOOK 5049, PAGE 316, O.R. (TO REMAIN).
- AN EASEMENT FOR A LINE OR LINES OF PIPES PURPOSES, IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, RECORDED IN BOOK 6482, PAGE 426, O.R. (TO REMAIN).
- AN EASEMENT FOR CONDUITS PURPOSES, IN FAVOR OF YORBA LINDA WATER DISTRICT, RECORDED MAY 13, 1980 IN BOOK 13606, PAGE 823, O.R. (TO REMAIN).
- AN EASEMENT FOR ROAD AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1958 IN BOOK 4297, PAGE 93, O.R. (TO REMAIN).
- AN EASEMENT FOR GAS LINES AND INCIDENTAL PURPOSES, AS CONVEYED TO SOUTHERN CALIFORNIA GAS COMPANY IN THAT CERTAIN FINAL JUDGEMENT IN CONDEMNATION RECORDED APRIL 15, 1960 IN BOOK 5197, PAGE 147 O.R. (TO REMAIN).
- A GRANT OF EASEMENT, FOR ACCESS AND MAINTENANCE, RECORDED NOVEMBER 4, 2003 AS INSTRUMENT NO. 2003-1350632, O.R. (AMENDED AND RESTATED GRANT OF EASEMENT RECORDED JUNE 18, 2004, AS INST. NO. 2004-000552629, O.R.) (TO REMAIN).
- INDICATES A 15' WIDE EASEMENT FOR WATER LINE PURPOSES TO YORBA LINDA WATER DISTRICT AS INSTRUMENT NO. 87-526933, O.R. (TO REMAIN).

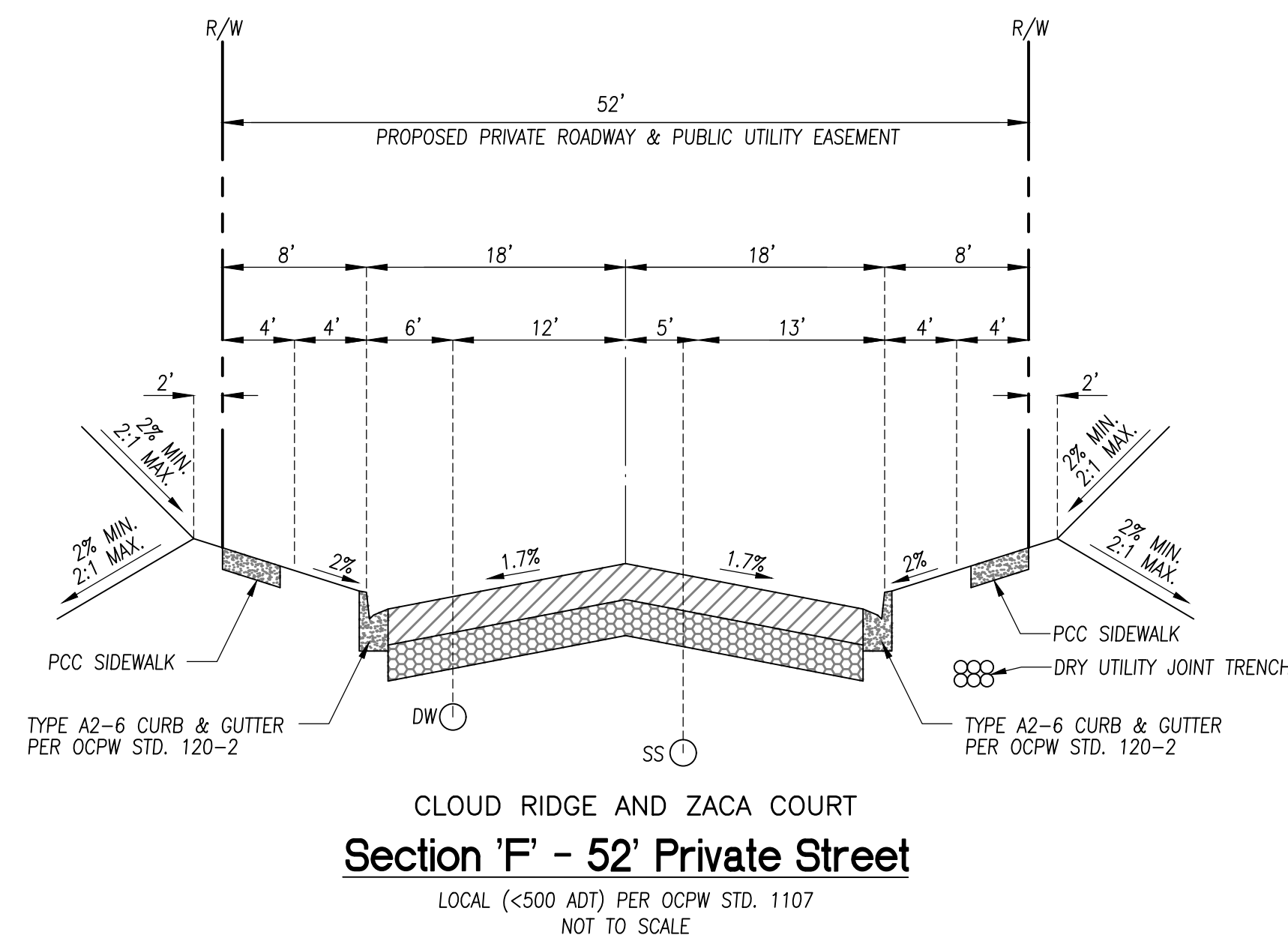
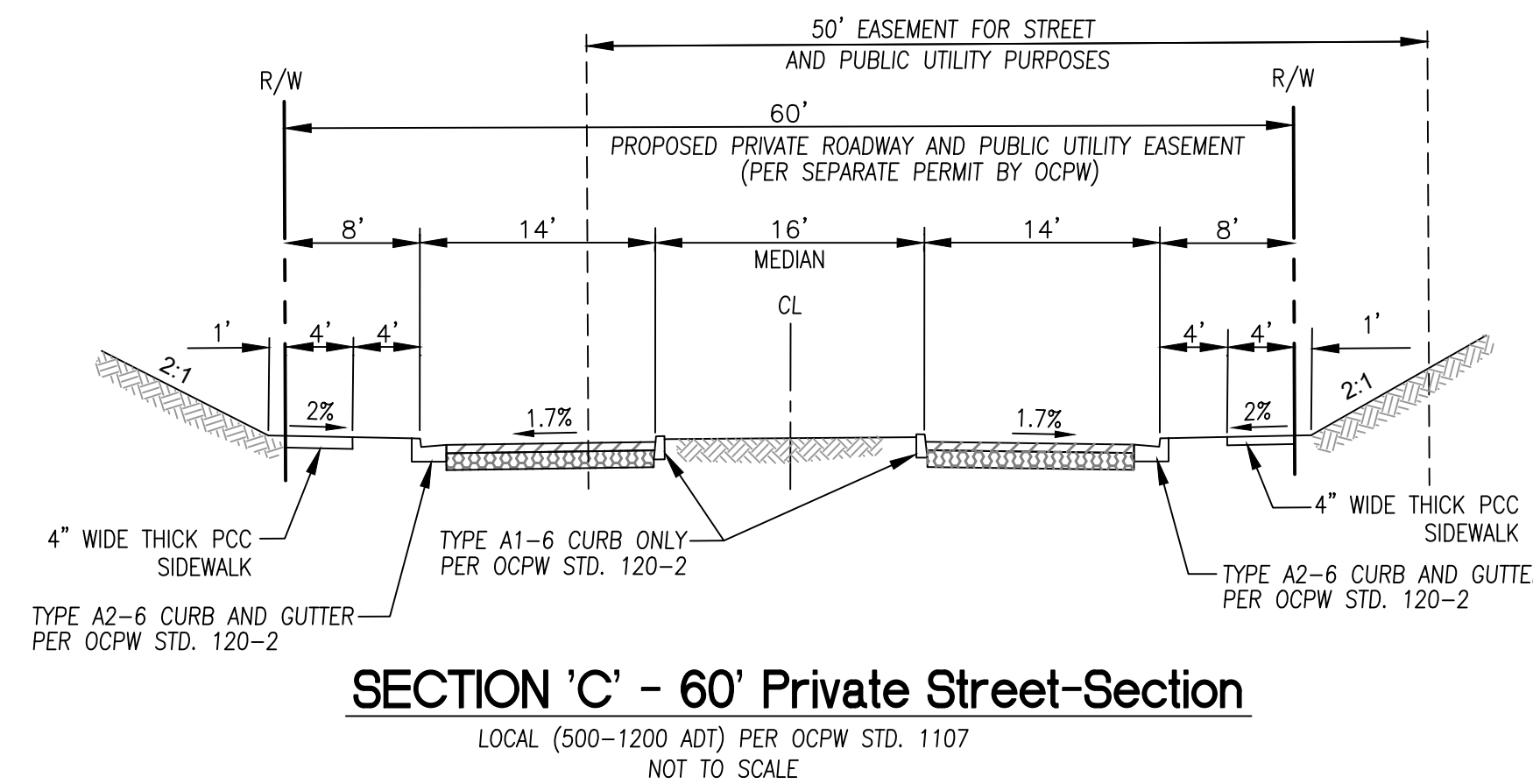
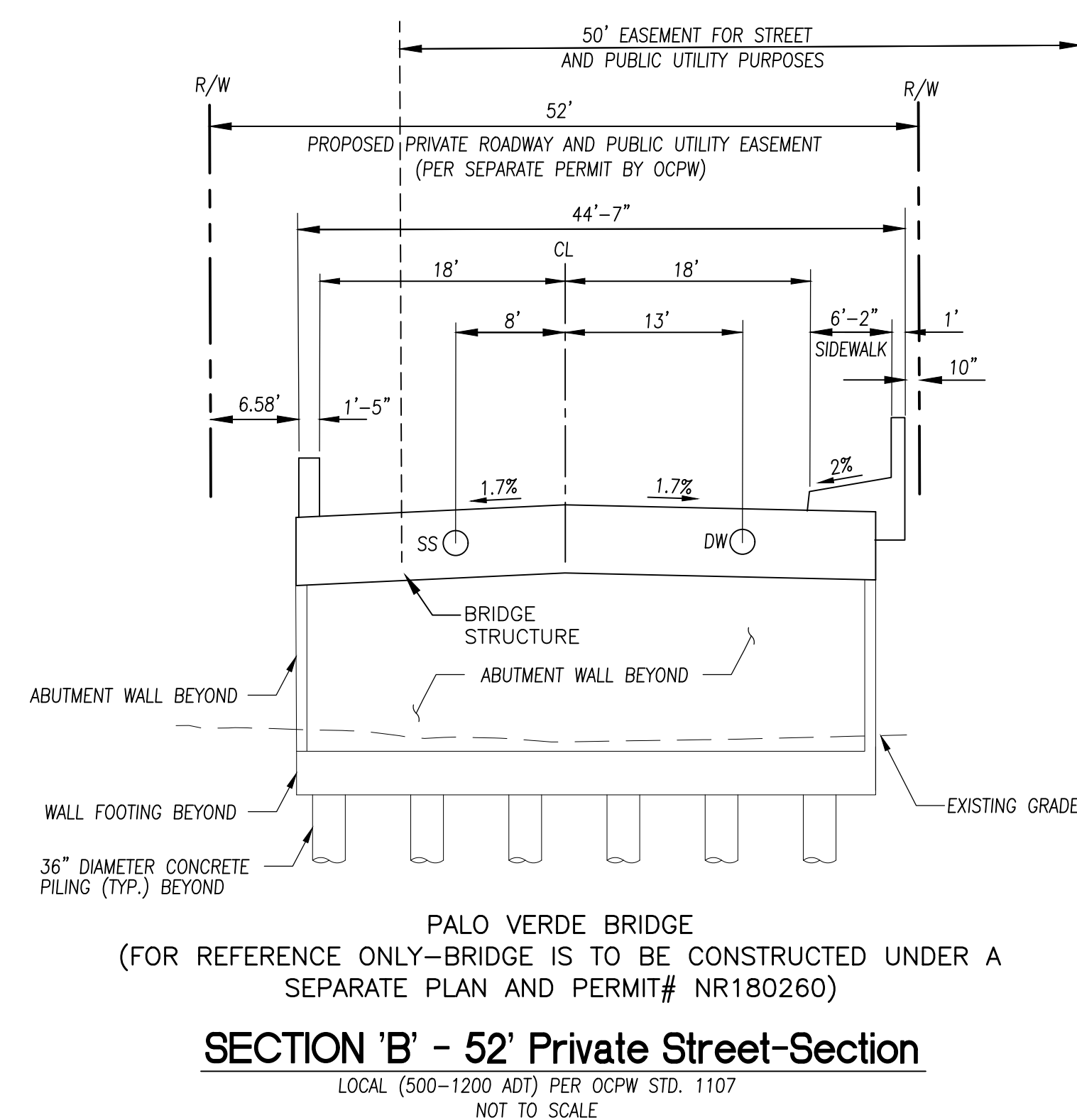
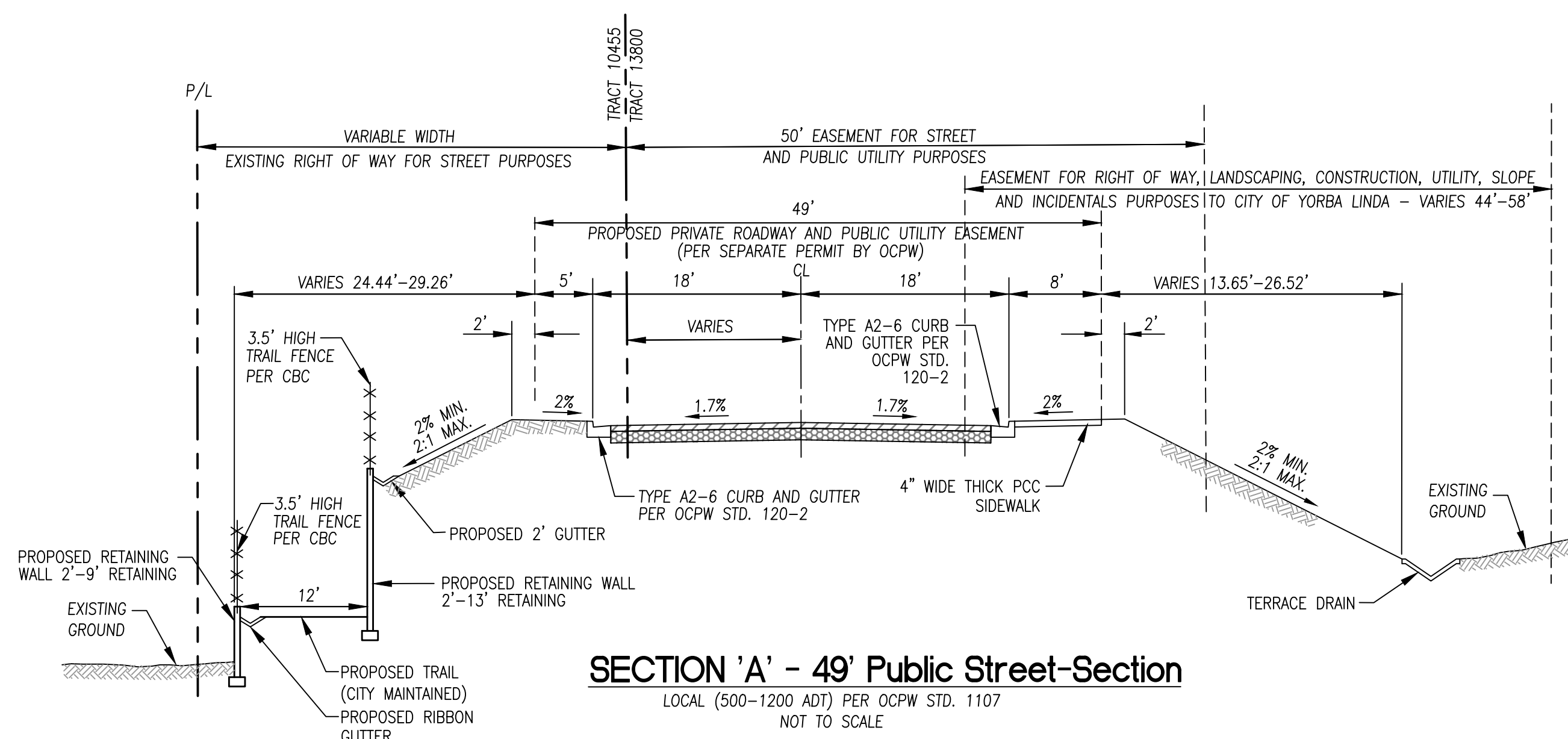


GENERAL PLAN MAP

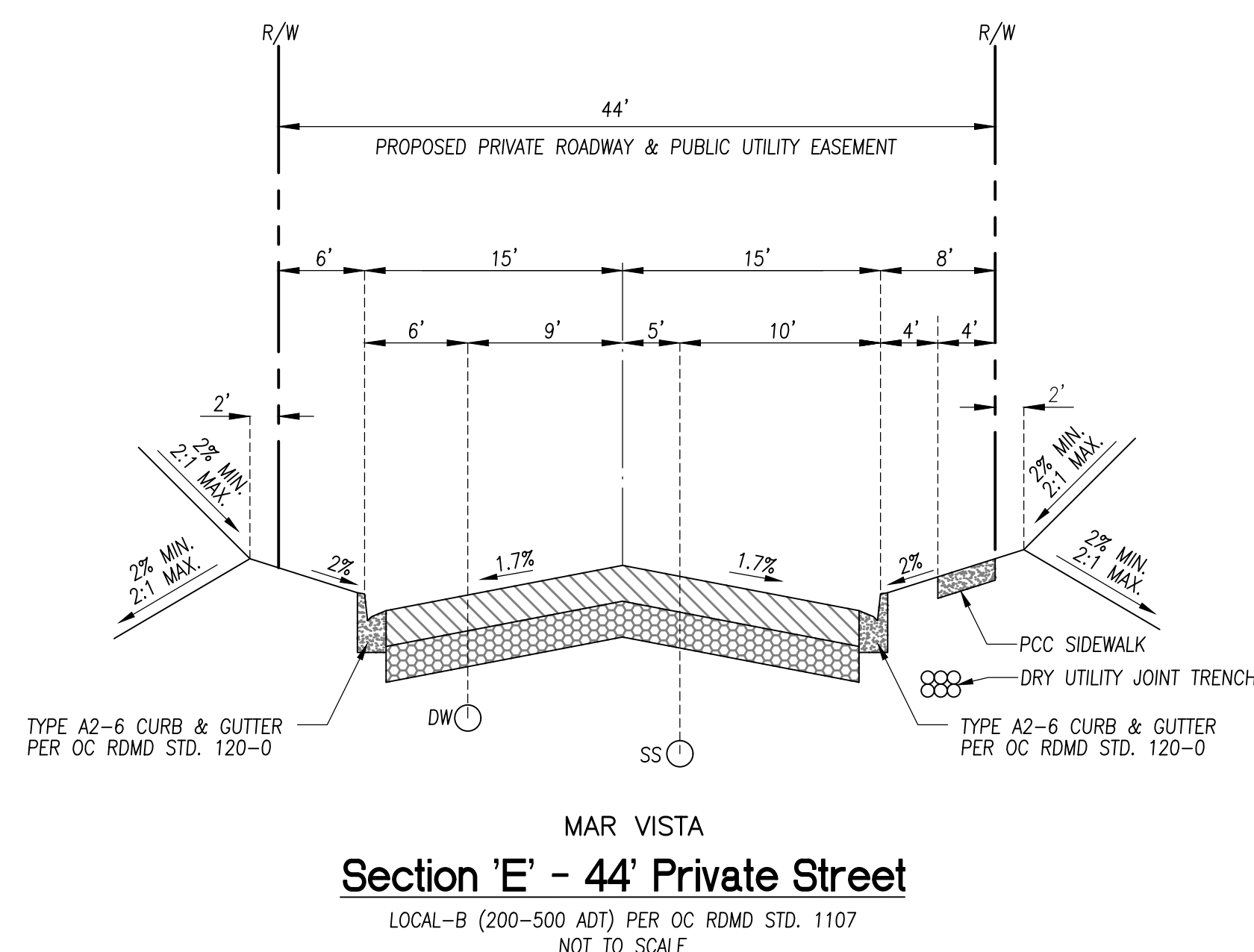
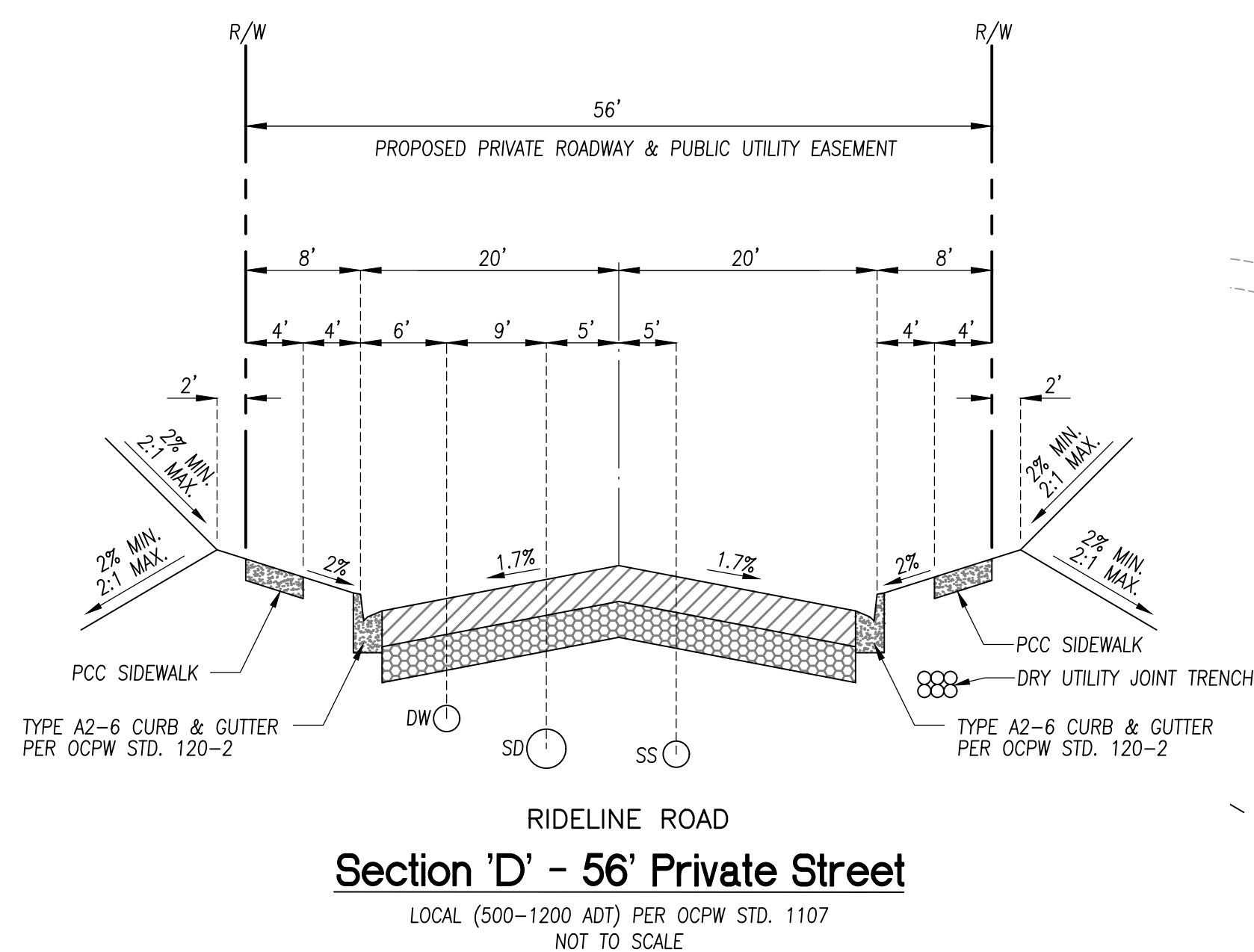
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ZONING MAP

NOT TO SCALE



STREET SECTIONS



NO.	REVISIONS	APP'D.	DATE



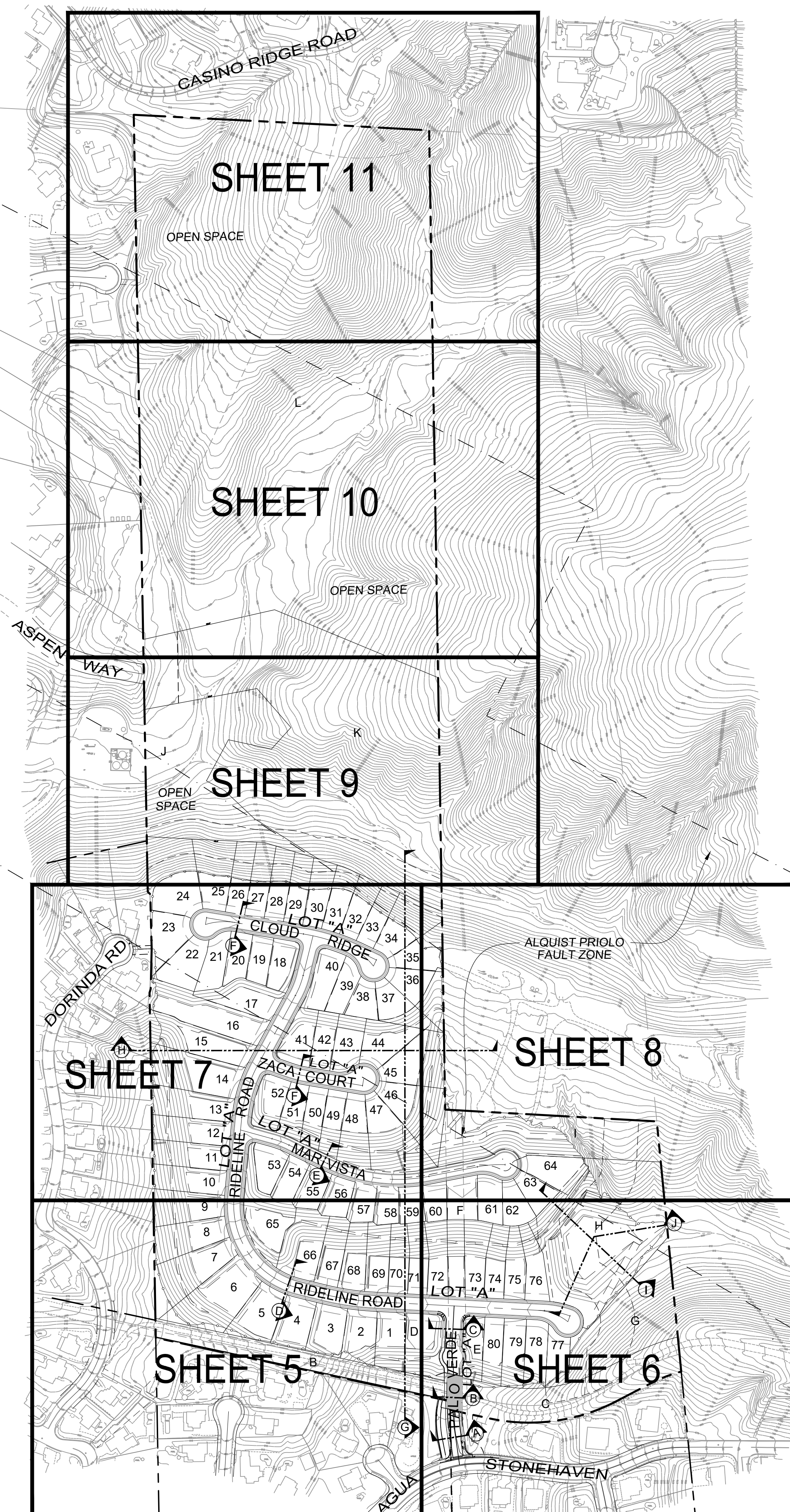
AMENDED VESTING TENTATIVE
TRACT MAP NO. 17341
CIELO VISTA
INDEX MAP, STREET SECTIONS, &
LOT SUMMARY TABLE

DRAWN: NSM
DESIGN: NSM
CHECKED: JO
SCALE: AS SHOWN
JOB NO.: 1296.001
DATE: 8/21/2020
SHEET 2 OF 11

NET AREA	
LOT NO.	SF
6	26,200
14	24,490
23	12,855
25	17,728
34	17,610
45	22,288
56	8,667
61	8,595

LAND USE SUMMARY

LOT TYPE	ACRES	PERCENTAGE OF TOTAL
RESIDENTIAL LOTS (LOTS 1-80)	26.9	32%
LOCAL STREETS (LOT 'A')	5.2	6%
UTILITY CORRIDOR (LOTS 'B' AND 'C')	2.7	3%
WATER QUALITY BMP (LOT 'D')	0.4	1%
LANDSCAPE AREAS (LOTS E, F, AND I)	2.6	3%
DEBRIS BASIN (LOT 'H')	2.9	3%
OPEN SPACE (LOT G, J, K, AND L)	44.1	52%
TOTAL	84.8	100%

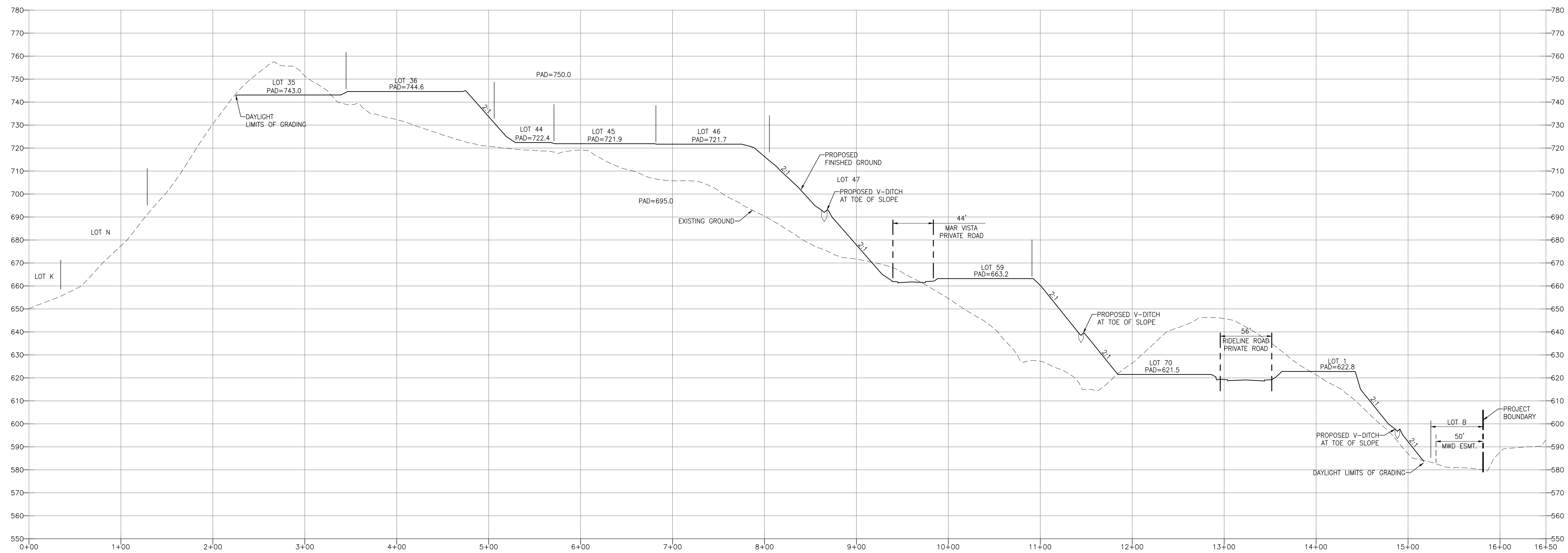


NUMBERED LOTS (1-80)		
LOT NO.	S.F.	ACRES
1	14,306	0.33
2	14,192	0.33
3	14,363	0.33
4	14,172	0.33
5	18,130	0.42
6	32,000	0.73
7	26,413	0.61
8	18,999	0.44
9	18,011	0.41
10	15,470	0.36
11	16,020	0.37
12	16,471	0.38
13	18,864	0.43
14	28,443	0.65
15	25,111	0.58
16	29,775	0.68
17	17,446	0.40
18	11,109	0.26
19	8,520	0.20
20	9,149	0.21
21	10,846	0.25
22	14,253	0.33
23	14,952	0.34
24	31,885	0.73
25	20,269	0.47
26	12,170	0.28
27	12,494	0.29
28	12,081	0.28
29	11,564	0.27
30	12,428	0.29
31	11,962	0.27
32	11,430	0.26
33	9,961	0.23
34	19,897	0.46
35	13,656	0.31
36	17,629	0.40
37	13,873	0.32
38	8,533	0.20
39	9,104	0.21
40	12,806	0.29

NUMBERED LOTS (1-80)		
LOT NO.	S.F.	ACRES
41	13,621	0.31
42	10,345	0.24
43	12,960	0.30
44	15,600	0.36
45	23,252	0.53
46	26,849	0.62
47	27,297	0.63
48	16,176	0.37
49	10,980	0.25
50	10,051	0.23
51	10,240	0.24
52	13,375	0.31
53	10,049	0.23
54	8,679	0.20
55	9,262	0.21
56	9,207	0.21
57	8,122	0.19
58	7,602	0.17
59	7,644	0.18
60	7,576	0.17
61	9,857	0.23
62	9,269	0.21
63	8,614	0.20
64	14,428	0.33
65	25,452	0.58
66	21,991	0.50
67	13,319	0.31
68	13,202	0.30
69	13,566	0.31
70	11,369	0.26
71	11,700	0.27
72	12,885	0.30
73	14,730	0.34
74	12,181	0.28
75	11,298	0.26
76	12,099	0.28
77	10,206	0.23
78	12,919	0.30
79	13,073	0.30
80	11,054	0.25

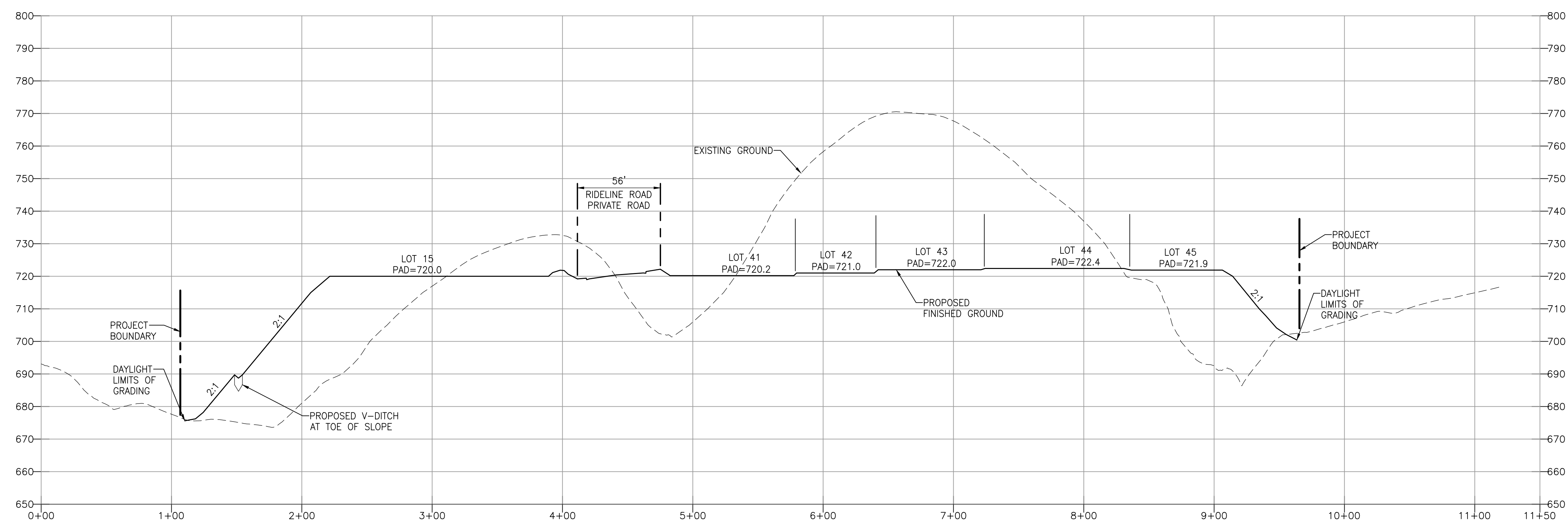
NUMBERED LOTS
SUB TOTAL: 26.9 ACRES

LETTERED LOTS		
LOT	S.F.	ACRES
A	224,377	5.2
B	47,233	1.1
C	67,934	1.6
D	19,014	0.4
E	11,560	0.3
F	22,384	0.5
G	62,739	1.4
H	128,133	2.9
I	79,701	1.8
J	128,384	2.9
K	437,903	10.1
L	1,292,801	29.7
LETTERED LOTS SUB TOTAL: 57.9 ACRES		



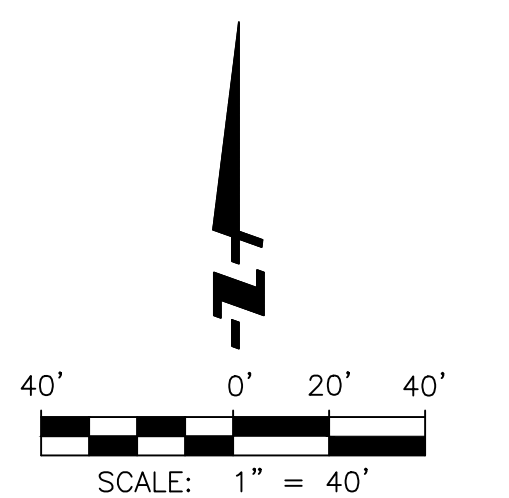
SECTION G

HORZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 20'

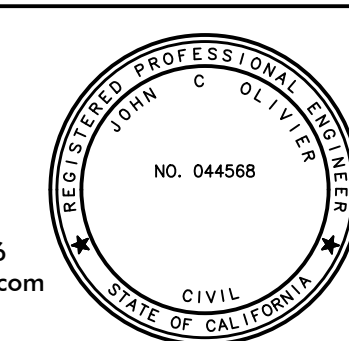
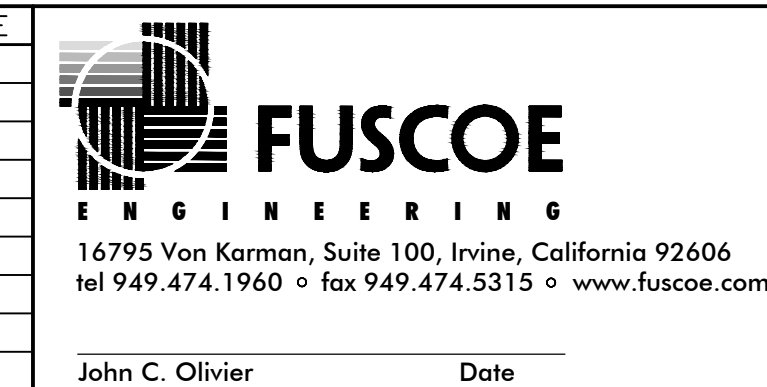


SECTION H

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VERT. SCALE: 1" = 20'

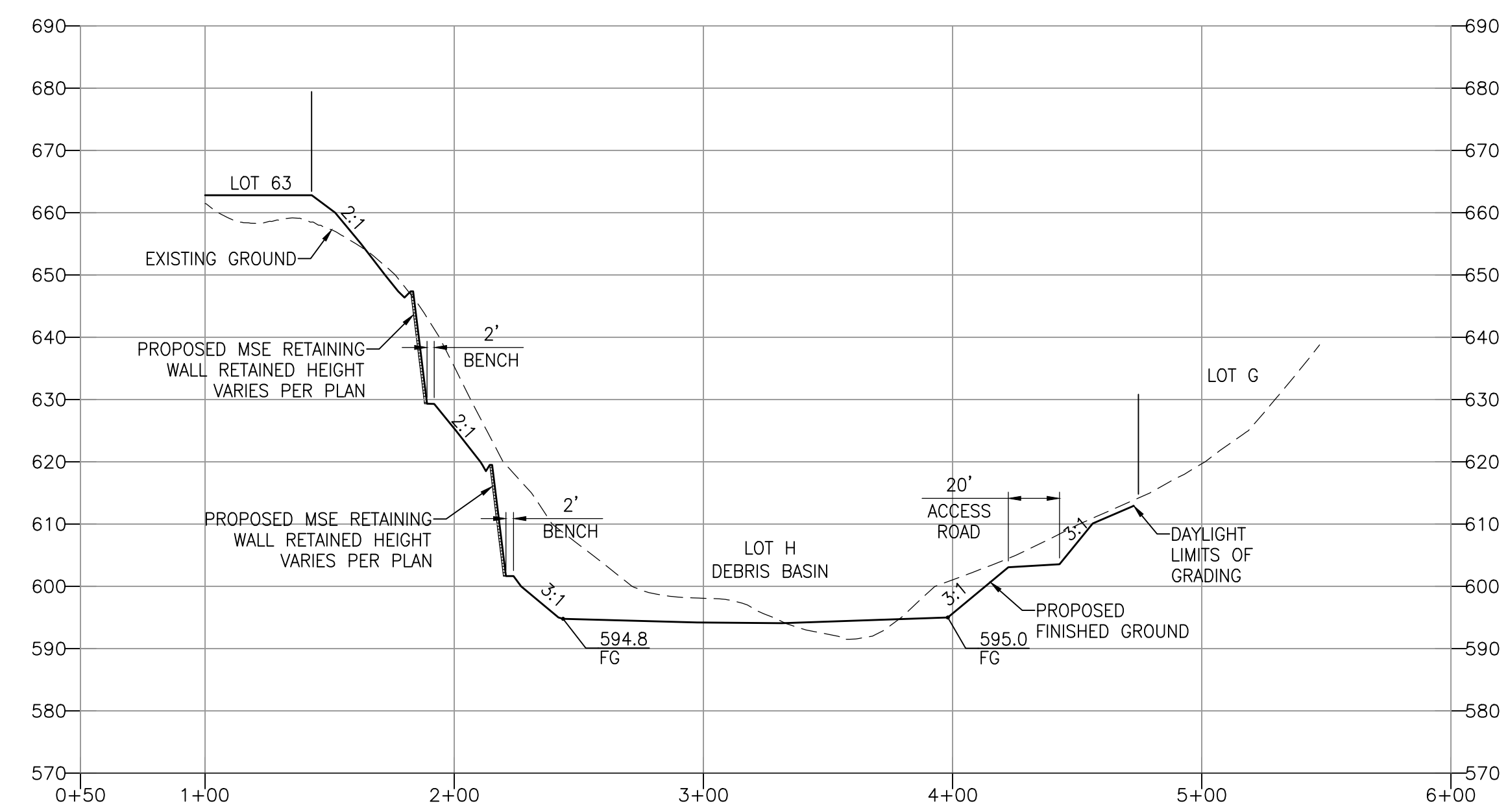


NO.	REVISIONS	APP'D.	DATE



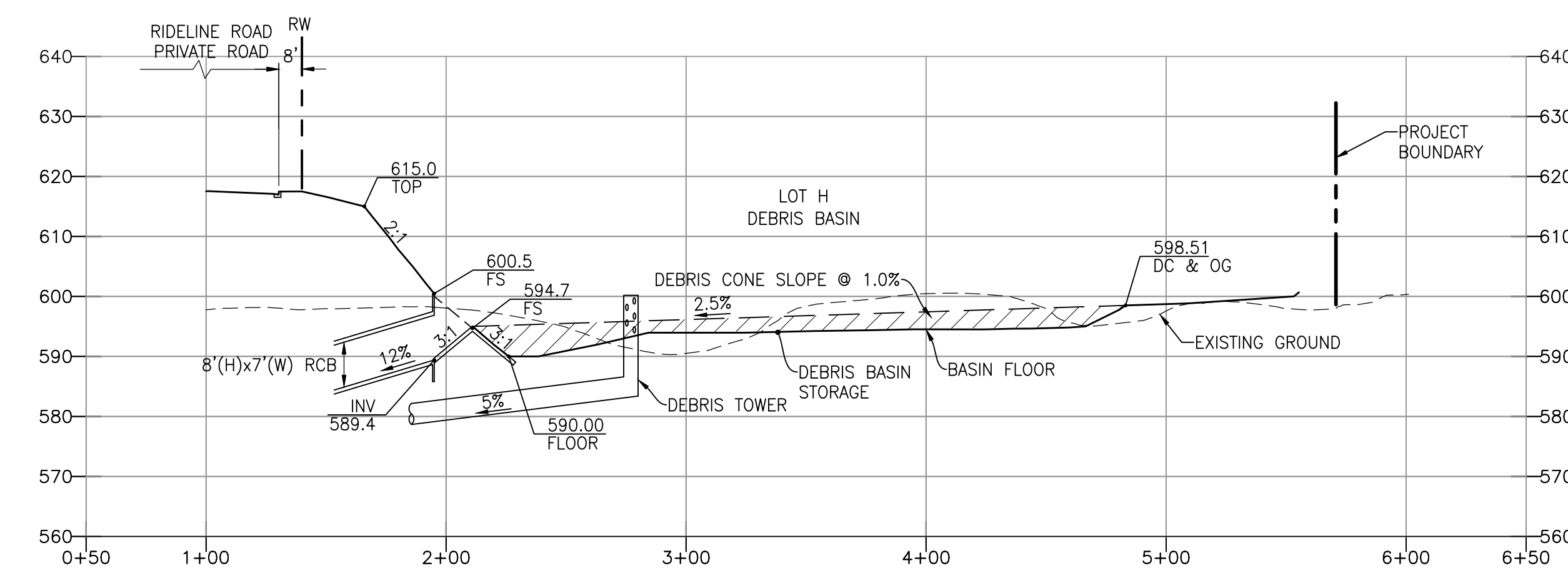
AMENDED VESTING TENTATIVE
TRACT MAP NO. 17341
CIELO VISTA
SECTIONS

DRAWN:	NSM
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SHEET	3 OF 11



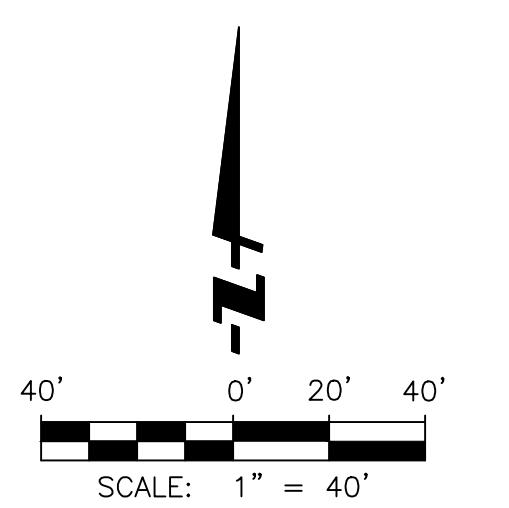
SECTION I

HORIZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 20'



SECTION J

HORZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 20'

[illegible]

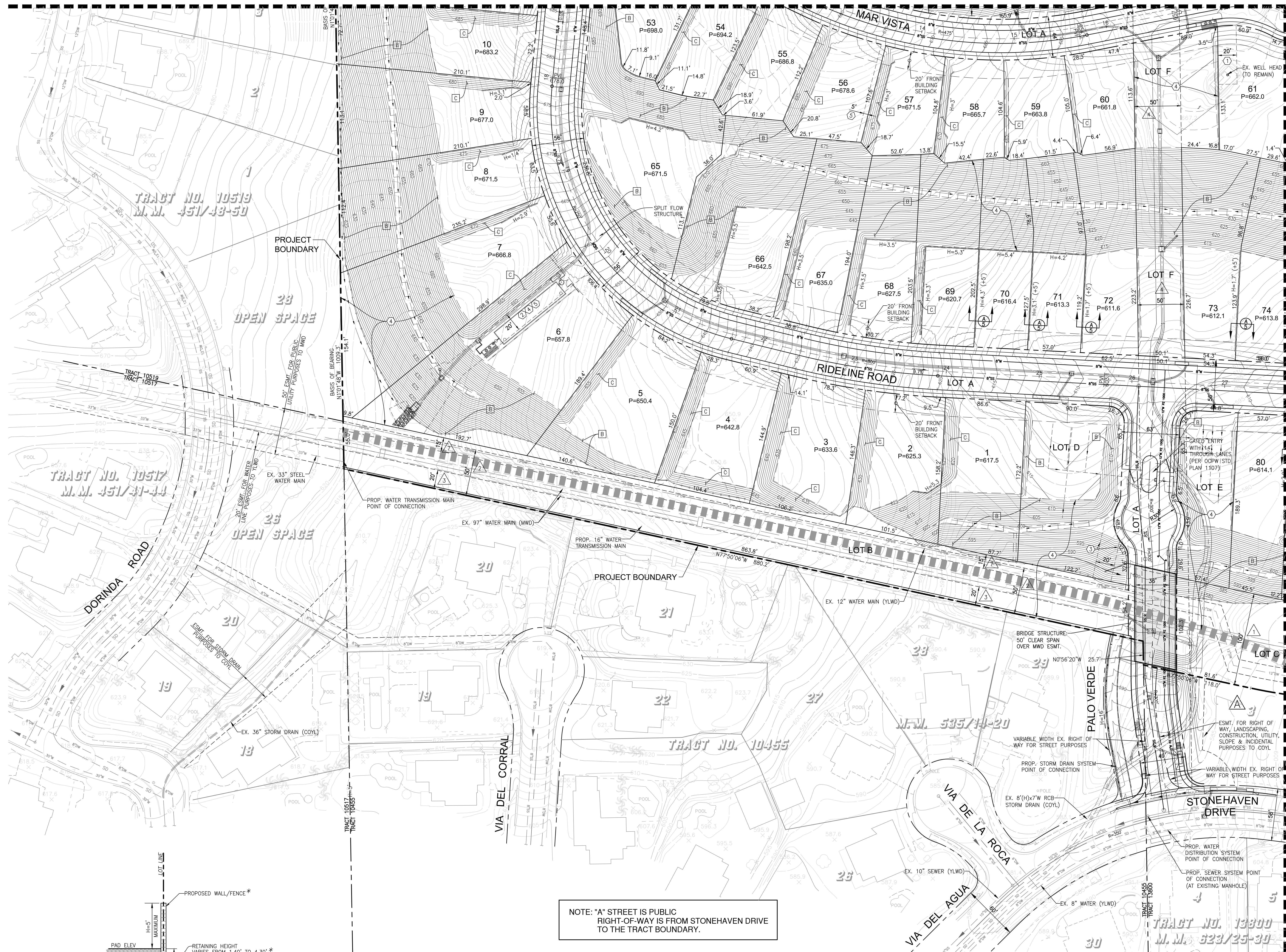
AMENDED VESTING TENTATIVE
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SHEET 4 OF 11

MATCHLINE SEE SHEET NO. 7

MATCHLINE SEE SHEET NO. 7



LEGEND & ABBREVIATIONS	
	PROJECT BOUNDARY
	EXISTING RIGHT OF WAY/PL
	STREET RIGHT OF WAY
	CENTER LINE
	LOT LINE
	EASEMENT
	STRUCTURE SETBACK LINE (20' BEHIND R/W)
	FAULT STRUCTURAL SETBACK LINE
	RESIDENTIAL LOT NUMBER
	80 LOT L
	HOA LETTERED LOT
	PAD ELEVATION
	STREET GRADIENT
	H=4'
	PROP. MASONRY RETAINING WALL AND MAXIMUM HEIGHT
	PROP. MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALL AND MAXIMUM HEIGHT
	SS
	SD
	PROP. SEWER LINE (8")
	PROP. STORM DRAIN LINE (D<36")
	PROP. STORM DRAIN LINE (D<36")
	PROP. WATER DISTRIBUTION LINE (8")
	PROP. WATER DISTRIBUTION LINE (12")
	PROP. WATER DISTRIBUTION LINE (16")
	PROP. WATER TRANSMISSION LINE (16")
	EX. SEWER LINE
	EX. WATER LINE
	EX. STORM DRAIN
	GRADING DAYLIGHT LINE
	CONCEPTUAL TRAIL ALIGNMENT, (TO BE DEDICATED TO THE CITY OF YORBA LINDA)
	PVI
	GB
	MH
	COYL
	YLWD
	MWD
	POINT OF VERTICAL INTERSECTION
	GRADE BREAK
	MANHOLE
	CITY OF YORBA LINDA
	YORBA LINDA WATER DISTRICT
	METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

PROPOSED EASEMENT NOTES:

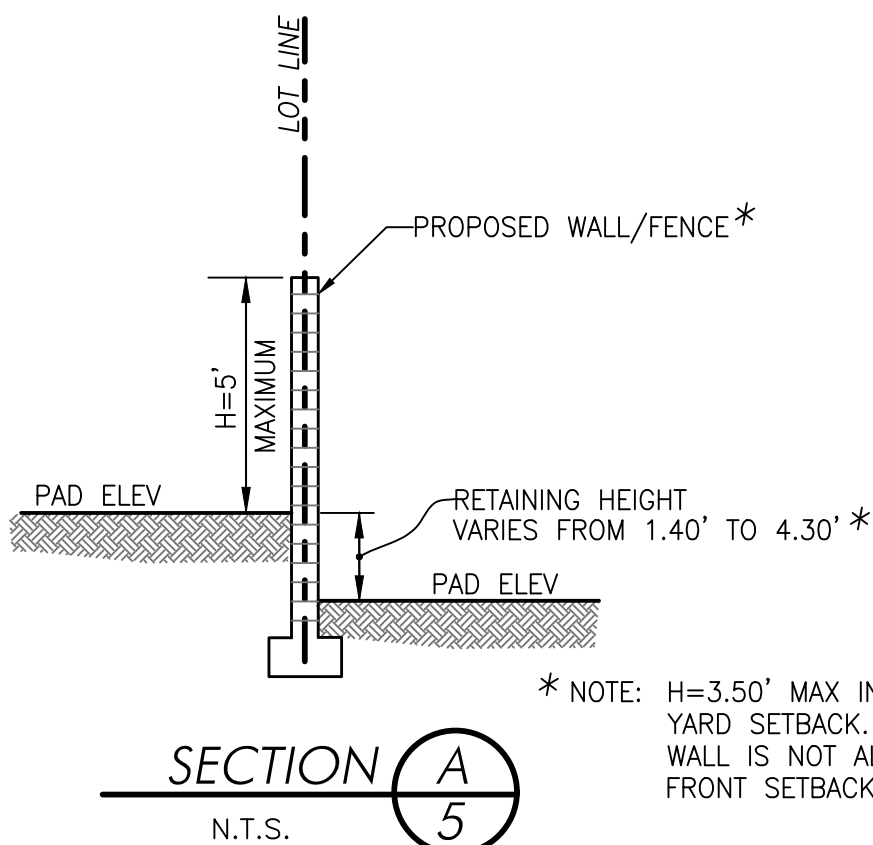
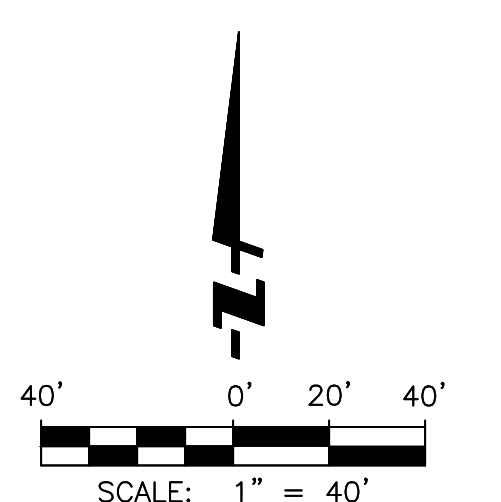
- OIL WELLHEAD ACCESS EASEMENT TO HOA, WIDTH PER PLAN
- DRAINAGE EASEMENT TO HOA, WIDTH PER PLAN
- WATERLINE EASEMENT TO YORBA LINDA WATER DISTRICT, WIDTH PER PLAN
- FUEL MODIFICATION "SPECIAL MAINTENANCE AREA" (SMA) EASEMENT DEDICATED TO THE HOA
- FUEL MODIFICATION ACCESS EASEMENT DEDICATED TO THE HOA, WIDTH PER PLAN

EXISTING EASEMENT NOTES

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SLOPE MAINTENANCE

- TYPE 'B' SLOPES PER SEC. 7-9-283 MAINTAINED BY HOMEOWNERS ASSOCIATION
- SLOPES MAINTAINED BY INDIVIDUAL HOMEOWNERS



* NOTE: H=3.50' MAX IN FRONT YARD SETBACK. SCREEN WALL IS NOT ALLOWED IN FRONT SETBACK.

NOTE: "A" STREET IS PUBLIC RIGHT-OF-WAY IS FROM STONEHAVEN DRIVE TO THE TRACT BOUNDARY.

NO.	REVISIONS	APP'D.	DATE



AMENDED VESTING TENTATIVE
TRACT MAP NO. 17341
CIELO VISTA
MAP SHEET NO. 1

DRAWN:	NSM
DESIGN:	NSM
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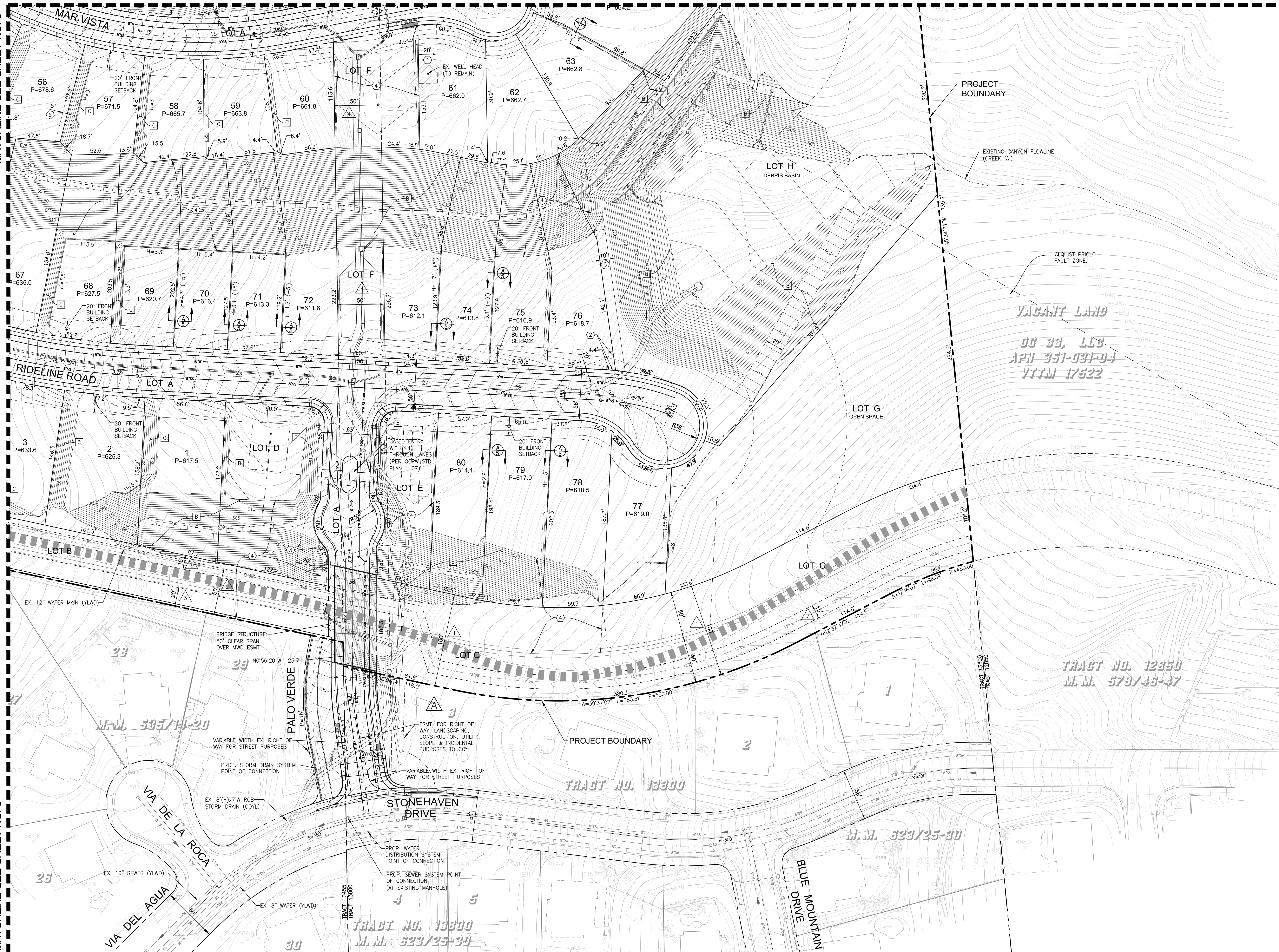
SHEET 5 OF 11

MATCHLINE SEE SHEET NO. 8

MATCHLINE SEE SHEET NO. 8

MATCHLINE SEE SHEET NO. 5

MATCHLINE SEE SHEET NO. 5



LEGEND & ABBREVIATIONS

---	PROJECT BOUNDARY
---	EXISTING RIGHT OF WAY/PL
---	STREET RIGHT OF WAY
---	CENTER LINE
---	LOT LINE
---	EASEMENT
---	STRUCTURE SETBACK LINE (20' BEHIND R/W)
---	FAULT STRUCTURAL SETBACK LINE
---	RESIDENTIAL LOT NUMBER
80	HOA LETTERED LOT
LOT L	PAD ELEVATION
P=627.7	STREET GRADIENT
2%	PROP. MASONRY RETAINING WALL AND MAXIMUM HEIGHT
H=4'	PROP. MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALL AND MAXIMUM HEIGHT
H=4'	PROP. STORM DRAIN LINE (8")
SS	PROP. STORM DRAIN LINE (D<36")
SD	PROP. WATER DISTRIBUTION LINE (8")
W	PROP. WATER DISTRIBUTION LINE (12")
W	PROP. WATER DISTRIBUTION LINE (16")
W	PROP. WATER TRANSMISSION LINE (16")
DN-T	EX. SEWER LINE
8"SS	EX. WATER LINE
8"WD	EX. STORM DRAIN
SD	GRADING DAYLIGHT LINE
---	CONCEPTUAL TRAIL ALIGNMENT, (TO BE DEDICATED TO THE CITY OF YORBA LINDA)
PVI	POINT OF VERTICAL INTERSECTION
GB	GRADE BREAK
MH	MANHOLE
COYL	CITY OF YORBA LINDA
YLWD	YORBA LINDA WATER DISTRICT
MWD	METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

PROPOSED EASEMENT NOTES:

- OIL WELLHEAD ACCESS EASEMENT TO HOA, WIDTH PER PLAN
- DRAINAGE EASEMENT TO HOA, WIDTH PER PLAN
- WATERLINE EASEMENT TO YORBA LINDA WATER DISTRICT, WIDTH PER PLAN
- FUEL MODIFICATION "SPECIAL MAINTENANCE AREA" (SMA) EASEMENT DEDICATED TO THE HOA
- FUEL MODIFICATION ACCESS EASEMENT DEDICATED TO THE HOA, WIDTH PER PLAN

EXISTING EASEMENT NOTES

- AN EASEMENT FOR PIPELINES, IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, RECORDED IN BOOK 5049, PAGE 316, O.R. (TO REMAIN).
- AN EASEMENT FOR A LINE OR LINES OF PIPES PURPOSES, IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, RECORDED IN BOOK 6482, PAGE 426, O.R. (TO REMAIN).
- AN EASEMENT FOR CONDUITS PURPOSES, IN FAVOR OF YORBA LINDA WATER DISTRICT, RECORDED MAY 13, 1980 IN BOOK 13606, PAGE 823, O.R. (TO REMAIN).
- AN EASEMENT FOR ROAD AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1958 IN BOOK 4297, PAGE 93, O.R. (TO REMAIN).
- INDICATES A 15' WIDE EASEMENT FOR WATER LINE PURPOSES TO YORBA LINDA WATER DISTRICT AS INSTRUMENT NO. 87-526933, O.R. (TO REMAIN).

SLOPE MAINTENANCE

- TYPE 'B' SLOPES PER SEC. 7-9-283 MAINTAINED BY HOMEOWNERS ASSOCIATION
- SLOPES MAINTAINED BY INDIVIDUAL HOMEOWNERS

NOTE: "A" STREET IS PUBLIC RIGHT-OF-WAY IS FROM STONEHAVEN DRIVE TO THE TRACT BOUNDARY.

NO.	REVISIONS	APP'D.	DATE



AMENDED VESTING TENTATIVE
TRACT MAP NO. 17341
CIELO VISTA
MAP SHEET NO. 2

DRAWN:	NSM
DESIGN:	NSM
CHECKED:	JO
SCALE:	AS SHOWN
JOB NO.:	1296.001
DATE:	8/21/2020
SHEET	6 OF 11

MATCHLINE SEE SHEET NO. 9

MATCHLINE SEE SHEET NO. 9



MATCHLINE SEE SHEET NO. 5

MATCHLINE SEE SHEET NO. 5

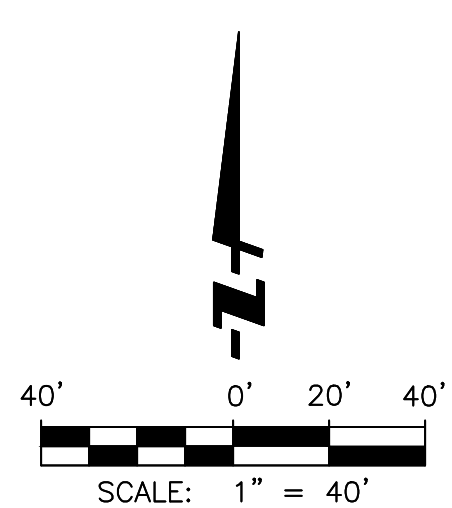
LEGEND & ABBREVIATIONS	
	PROJECT BOUNDARY
	EXISTING RIGHT OF WAY/PL
	STREET RIGHT OF WAY
	CENTER LINE
	LOT LINE
	EASEMENT
	STRUCTURE SETBACK LINE (20' BEHIND R/W)
	FAULT STRUCTURAL SETBACK LINE
	RESIDENTIAL LOT NUMBER
	80 LOT L
	HOA LETTERED LOT
	P=627.7 PAD ELEVATION
	2% STREET GRADIENT
	H=4' PROP. MASONRY RETAINING WALL AND MAXIMUM HEIGHT
	H=4' PROP. MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALL AND MAXIMUM HEIGHT
	SS PROP. SEWER LINE (8")
	SD PROP. STORM DRAIN LINE (D<36")
	SD PROP. STORM DRAIN LINE (D<36")
	W PROP. WATER DISTRIBUTION LINE (8")
	W PROP. WATER DISTRIBUTION LINE (12")
	W PROP. WATER DISTRIBUTION LINE (16")
	W PROP. WATER TRANSMISSION LINE (16")
	EX. SEWER LINE
	EX. WATER LINE
	EX. STORM DRAIN
	GRADING DAYLIGHT LINE
	CONCEPTUAL TRAIL ALIGNMENT, (TO BE DEDICATED TO THE CITY OF YORBA LINDA)
	PVI POINT OF VERTICAL INTERSECTION
	GB GRADE BREAK
	MH MANHOLE
	COYL CITY OF YORBA LINDA
	YLWD YORBA LINDA WATER DISTRICT
	MWD METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

NOTE
 * NON-HABITABLE STRUCTURES CAN BE APPROVED WITHIN THE FAULT STRUCTURAL SETBACK.

PROPOSED EASEMENT NOTES:
 ① OIL WELLHEAD ACCESS EASEMENT TO HOA, WIDTH PER PLAN
 ③ WATERLINE EASEMENT TO YORBA LINDA WATER DISTRICT, WIDTH PER PLAN
 ④ FUEL MODIFICATION "SPECIAL MAINTENANCE AREA" (SMA) EASEMENT DEDICATED TO THE HOA
 ⑤ FUEL MODIFICATION ACCESS EASEMENT DEDICATED TO THE HOA, WIDTH PER PLAN
 ⑦ PERMANENT OPEN SPACE EASEMENT FOR SCENIC RESOURCE PRESERVATION.

EXISTING EASEMENT NOTES
 △ AN EASEMENT FOR ROAD AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1958 IN BOOK 4297, PAGE 93, O.R. (TO REMAIN).

SLOPE MAINTENANCE
 B TYPE "B" SLOPES PER SEC. 7-9-283 MAINTAINED BY HOMEOWNERS ASSOCIATION
 C SLOPES MAINTAINED BY INDIVIDUAL HOMEOWNERS



NO.	REVISIONS	APP'D.	DATE

FUSCOE
 ENGINEERING
 16795 Van Karman, Suite 100, Irvine, California 92660
 Tel 949.474.1960 • fax 949.474.5315 • www.fuscoe.com
 John C. Olivier Date



AMENDED VESTING TENTATIVE
 TRACT MAP NO. 17341
 CIELO VISTA
 MAP SHEET NO. 3

DRAWN: NSM
 DESIGN: NSM
 CHECKED: JO
 SCALE: AS SHOWN
 JOB NO.: 1296.001
 DATE: 8/21/2020
 SHEET 7 OF 11



LEGEND & ABBREVIATIONS

---	PROJECT BOUNDARY
---	EXISTING RIGHT OF WAY/PL
---	STREET RIGHT OF WAY
---	CENTER LINE
---	LOT LINE
---	EASEMENT
---	STRUCTURE SETBACK LINE (20' BEHIND R/W)
---	FAULT STRUCTURAL SETBACK LINE
---	RESIDENTIAL LOT NUMBER
80	HOA LETTERED LOT
LOT L	PAD ELEVATION
P=627.7	STREET GRADIENT
2%	
H=4'	PROP. MASONRY RETAINING WALL AND MAXIMUM HEIGHT
H=4'	PROP. MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALL AND MAXIMUM HEIGHT
SS	PROP. SEWER LINE (8")
SD	PROP. STORM DRAIN LINE (D<36")
SD	PROP. STORM DRAIN LINE (D≥36")
W	PROP. WATER DISTRIBUTION LINE (8")
W	PROP. WATER DISTRIBUTION LINE (12")
W	PROP. WATER DISTRIBUTION LINE (16")
W	PROP. WATER TRANSMISSION LINE (16")
DN-T	EX. SEWER LINE
DN-T	EX. WATER LINE
DN-T	EX. STORM DRAIN
DN-T	GRADING DAYLIGHT LINE
■ ■ ■ ■ ■	CONCEPTUAL TRAIL ALIGNMENT, (TO BE DEDICATED TO THE CITY OF YORBA LINDA)
PVI	POINT OF VERTICAL INTERSECTION
GB	GRADE BREAK
MH	MANHOLE
COYL	CITY OF YORBA LINDA
YLWD	YORBA LINDA WATER DISTRICT
MWD	METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

NOTE

- * NON-HABITABLE STRUCTURES CAN BE APPROVED WITHIN THE FAULT STRUCTURAL SETBACK

PROPOSED EASEMENT NOTES:

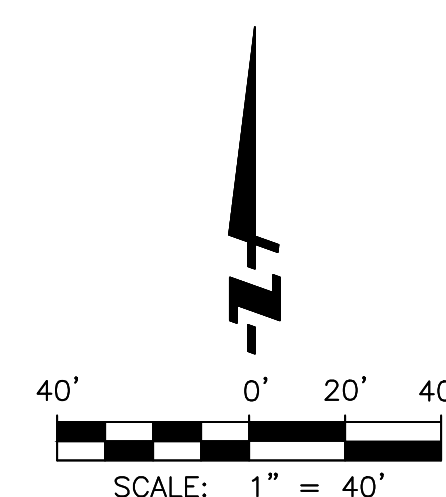
- ① OIL WELLHEAD ACCESS EASEMENT TO HOA, WIDTH PER PLAN
 ④ FUEL MODIFICATION "SPECIAL MAINTENANCE AREA" (SMA) EASEMENT DEDICATED TO THE HOA
 ⑤ FUEL MODIFICATION ACCESS EASEMENT DEDICATED TO THE HOA, WIDTH PER PLAN
 ⑦ PERMANENT OPEN SPACE EASEMENT FOR SCENIC RESOURCE PRESERVATION.

EXISTING EASEMENT NOTES

- △ AN EASEMENT FOR ROAD AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1958 IN BOOK 4297, PAGE 93, O.R. (TO REMAIN).

SLOPE MAINTENANCE

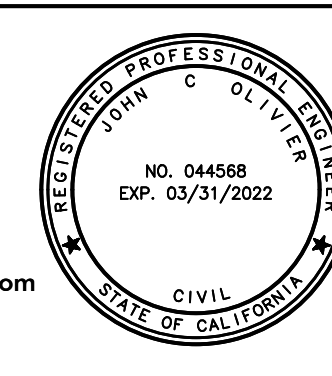
- [B] TYPE 'B' SLOPES PER SEC. 7-9-283 MAINTAINED BY HOMEOWNERS ASSOCIATION
 [C] SLOPES MAINTAINED BY INDIVIDUAL HOMEOWNERS



NO.	REVISIONS	APP'D.	DATE

FUSCOE
ENGINEERING
16795 Van Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315 • www.fuscoe.com

John C. Olivier Date

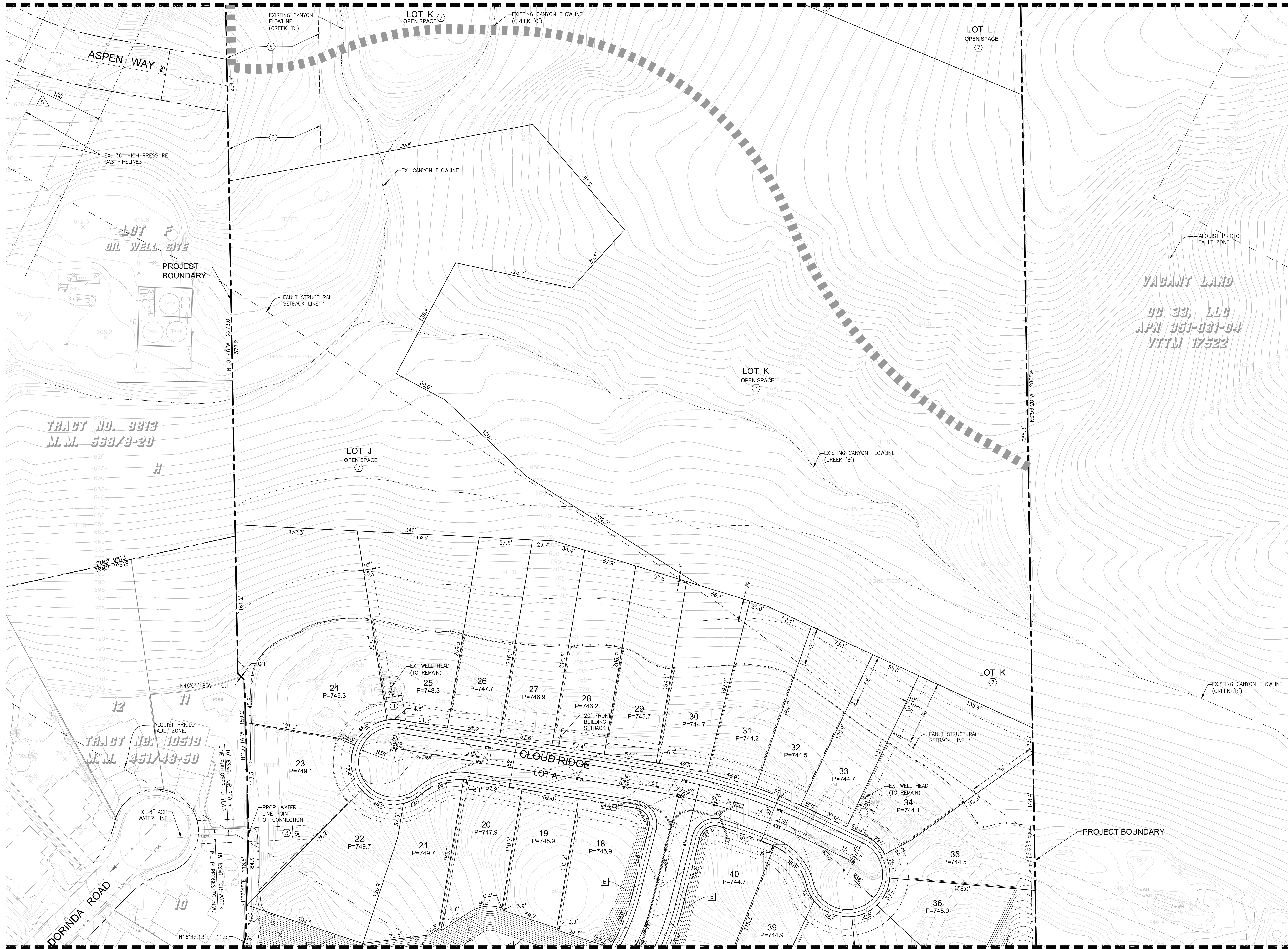


AMENDED VESTING TENTATIVE
TRACT MAP NO. 17341
CIELO VISTA
MAP SHEET NO. 4

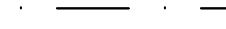
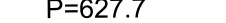
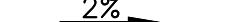
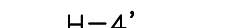
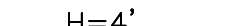
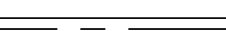
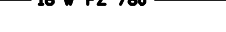
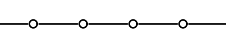
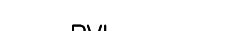
DRAWN:	NSM
DESIGN:	NSM
CHECKED:	JO
SCALE:	AS SHOWN
JOB NO.:	1296.001
DATE:	8/21/2020
SHEET	8 OF 11

MATCHLINE SEE SHEET NO. 10

MATCHLINE SEE SHEET NO. 10



LEGEND & ABBREVIATIONS

- | | |
|---|---|
|  | PROJECT BOUNDARY |
|  | EXISTING RIGHT OF WAY/PL |
|  | STREET RIGHT OF WAY |
|  | CENTER LINE |
|  | LOT LINE |
|  | EASEMENT |
|  | STRUCTURE SETBACK LINE (20' BEHIND R/W) |
|  | FAULT STRUCTURAL SETBACK LINE |
|  | RESIDENTIAL LOT NUMBER |
|  | HOA LETTERED LOT |
|  | PAD ELEVATION |
|  | STREET GRADIENT |
|  | PROP. MASONRY RETAINING WALL
AND MAXIMUM HEIGHT |
|  | PROP. MECHANICALLY STABILIZED
EARTH (MSE) RETAINING WALL
AND MAXIMUM HEIGHT |
|  | PROP. SEWER LINE (8") |
|  | PROP. STORM DRAIN LINE (0<36") |
|  | PROP. STORM DRAIN LINE (0<36") |
|  | PROP. WATER DISTRIBUTION LINE (8") |
|  | PROP. WATER DISTRIBUTION LINE (12") |
|  | PROP. WATER DISTRIBUTION LINE (16") |
|  | PROP. WATER TRANSMISSION LINE (16") |
|  | EX. SEWER LINE |
|  | EX. WATER LINE |
|  | EX. STORM DRAIN |
|  | GRADING DAYLIGHT LINE |
|  | CONCEPTUAL TRAIL ALIGNMENT. |
|  | (TO BE DEDICATED TO THE CITY
OF YORBA LINDA) |
|  | POINT OF VERTICAL INTERSECTION |
|  | GRADE BREAK |
|  | MANHOLE |
|  | CITY OF YORBA LINDA |
|  | YORBA LINDA WATER DISTRICT |
|  | METROPOLITAN WATER DISTRICT |

NOTE

- NON-HABITABLE STRUCTURES CAN BE APPROVED WITHIN THE FAULT STRUCTURAL SETBACK

PROPOSED EASEMENT NOTES:

- (1) OIL WELLHEAD ACCESS EASEMENT TO HOA, WIDTH PER PLAN
- (3) WATERLINE EASEMENT TO YORBA LINDA WATER DISTRICT, WIDTH PER PLAN
- (5) FUEL MODIFICATION ACCESS EASEMENT DEDICATED TO THE HOA, WIDTH PER PLAN
- (6) 100' ACCESS EASEMENT IN FAVOR OF LOTS "J" & "K"
- (7) PERMANENT OPEN SPACE EASEMENT FOR SCENIC RESOURCE PRESERVATION.

SLOPE MAINTENANCE

- ☐ TYPE 'B' SLOPES PER SEC. 7-9-283
MAINTAINED BY HOMEOWNERS ASSOCIATION
- ☐ SLOPES MAINTAINED BY INDIVIDUAL
HOMEOWNERS

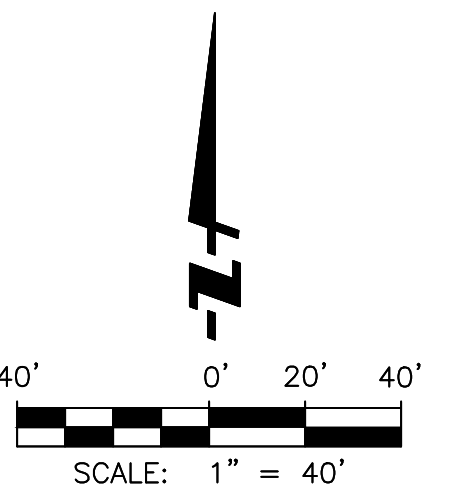
MATCHLINE SEE SHEET NO. 7

MATCHLINE SEE SHEET NO. 8

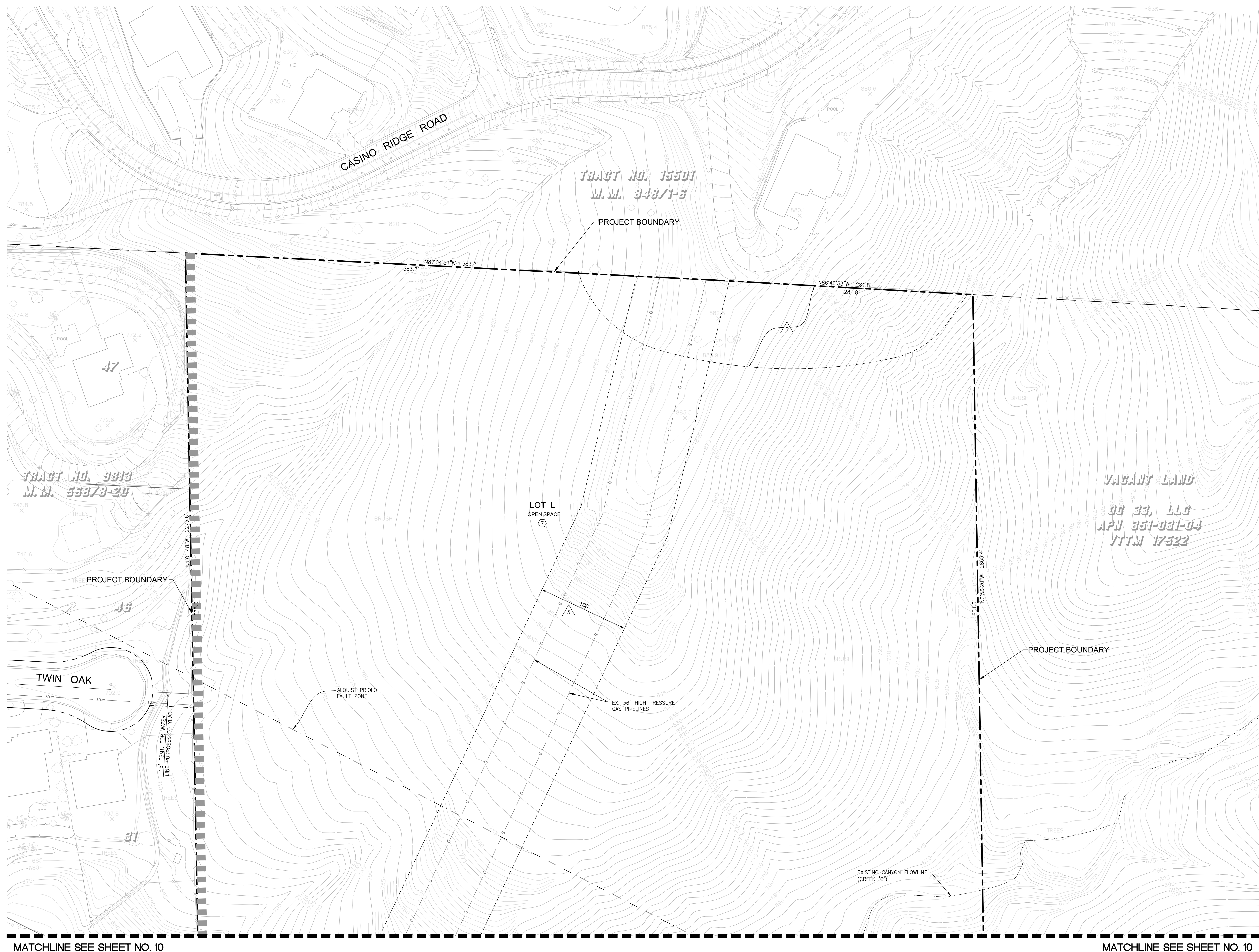
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AMENDED VESTING TENTATIVE
TRACT MAP NO. 17341
CIELO VISTA
MAP SHEET NO. 5

DRAWN:	NSM
DESIGN:	NSM
CHECKED:	JO
SCALE:	AS SHOWN
JOB NO.:	1296.001
DATE:	8/21/2020
SHEET 9 OF 11	



DRAWN:	NSM
DESIGN:	NSM
CHECKED:	JO
SCALE:	AS SHOWN
JOB NO.:	1296.001
DATE:	8/21/2020
SHEET 10 OF 11	



LEGEND & ABBREVIATIONS

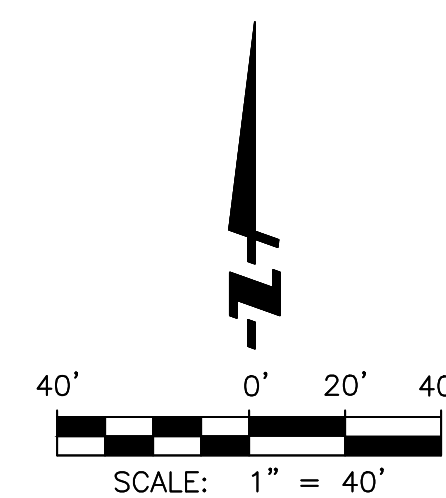
---	PROJECT BOUNDARY
---	EXISTING RIGHT OF WAY/PL
---	STREET RIGHT OF WAY
---	CENTER LINE
---	LOT LINE
---	EASEMENT
---	STRUCTURE SETBACK LINE (20' BEHIND R/W)
---	FAULT STRUCTURAL SETBACK LINE
---	RESIDENTIAL LOT NUMBER
80	HOA LETTERED LOT
LOT L	PAD ELEVATION
P=627.7	STREET GRADIENT
2%	PROP. MASONRY RETAINING WALL AND MAXIMUM HEIGHT
H=4'	PROP. MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALL AND MAXIMUM HEIGHT
H=4'	PROP. SEWER LINE (8")
SS	PROP. STORM DRAIN LINE (D<36")
SD	PROP. STORM DRAIN LINE (D≥36")
W	PROP. WATER DISTRIBUTION LINE (8")
12" V PZ 1000	PROP. WATER DISTRIBUTION LINE (12")
16" V PZ 750	PROP. WATER DISTRIBUTION LINE (16")
DN-T	PROP. WATER TRANSMISSION LINE (16")
8"SS	EX. SEWER LINE
8"OW	EX. WATER LINE
SD	EX. STORM DRAIN
GRADING DAYLIGHT LINE	CONCEPTUAL TRAIL ALIGNMENT, (TO BE DEDICATED TO THE CITY OF YORBA LINDA)
PVI	POINT OF VERTICAL INTERSECTION
GB	GRADE BREAK
MH	MANHOLE
COYL	CITY OF YORBA LINDA
YLWD	YORBA LINDA WATER DISTRICT
MWD	METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

PROPOSED EASEMENT NOTES

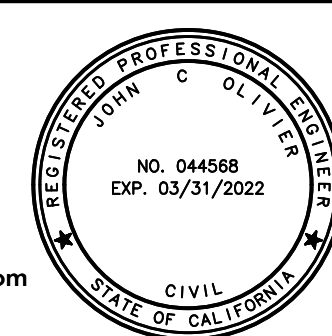
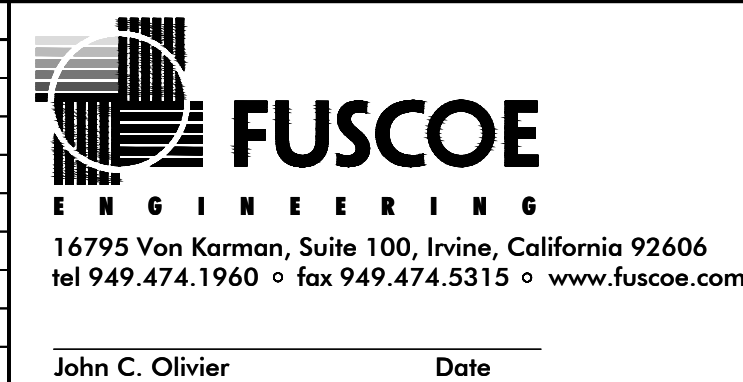
- ⑦ PERMANENT OPEN SPACE EASEMENT FOR SCENIC RESOURCE PRESERVATION.

EXISTING EASEMENT NOTES

- ⑤ AN EASEMENT FOR GAS LINES AND INCIDENTAL PURPOSES, AS CONVEYED TO SOUTHERN CALIFORNIA GAS COMPANY IN THAT CERTAIN FINAL JUDGEMENT IN CONDEMNATION RECORDED APRIL 15, 1960 IN BOOK 5197, PAGE 147 O.R. (TO REMAIN).
- ⑥ A GRANT OF EASEMENT, FOR ACCESS AND MAINTENANCE, RECORDED NOVEMBER 4, 2003 AS INSTRUMENT NO. 2003-1350632, O.R. (AMENDED AND RESTATED GRANT OF EASEMENT RECORDED JUNE 18, 2004, AS INST. NO. 2004-000552629, O.R.) (TO REMAIN).



NO.	REVISIONS	APP'D.	DATE



AMENDED VESTING TENTATIVE
TRACT MAP NO. 17341
CIELO VISTA
MAP SHEET NO. 7

DRAWN:	NSM
DESIGN:	NSM
CHECKED:	JO
SCALE:	AS SHOWN
JOB NO.:	1296.001
DATE:	8/21/2020
SHEET	11 OF 11