

AFFECTS	PURPOSE	REFERENCE DOC/LOC	BENEFICIARY	PR. DISPOSITION	COMMENT
EXISTING -- EASEMENT AND RIGHT OF WAY VACATIONS SHALL BE MADE PRIOR TO APPROVAL OF FINAL MAP--					
⑥	OIL AND GAS	BOOK 18423 PAGE 85 & BOOK 22437 PAGE 361 OF OFFICIAL RECORDS	CONTINENTAL OIL CO.	N/A	BLANKET
⑦	PIPELINE	BOOK 21855, PAGE 435 AND IN BOOK 6191, PAGE 382 ALL AS OF OFFICIAL RECORDS	WHITTIER EXTENTION CO.	VACATE POR. AFFECTING SITE	
⑧	ROAD	BOOK 6191, PAGE 382, OFFICIAL RECORDS	WHITTIER EXTENTION CO.	VACATE POR. AFFECTING SITE	
⑨	POLES & LINES	BOOK 6191, PAGE 382, OFFICIAL RECORDS	SCE	VACATE POR. AFFECTING SITE	
⑩	ROADS, PIPES, POLES	BOOK 22504 PAGE 63 OF OFFICIAL RECORDS	CONTINENTAL OIL CO.	VACATE POR. AFFECTING SITE	NOT PLOTTED
⑪	unkn	INST. 4137, OFFICIAL RECORDS		VACATE POR. AFFECTING SITE	
⑫	BOUNDARY ERRORS	CERTIFICATE OF COMPLIANCE NO. CC-88-1156, DATED SEPT. 15, 1988, NO. 88-1482004		VACATE POR. AFFECTING SITE	NOT EASEMENT (ERROR IN DOCUMENTATION)
⑬	SANITARY SEWER	INSTRUMENT NO. 91-1975241, OFFICIAL RECORDS	COUNTY OF LOS ANGELES	VACATE POR. AFFECTING SITE	
⑭	POLES LINES	NOT RECORDED	NOT RECORDED	REMOVE	NOT PLOTTED
⑮	SANITARY SEWER	BOOK 48065, PAGE 177, OFFICIAL RECORDS	KARL AND MARIE HUNN	VACATE DEDICATION	
⑯	ROAD	BOOK 48065, PAGE 177, OFFICIAL RECORDS	KARL AND MARIE HUNN	VACATE DEDICATION	
⑰	ROAD & ACCESS	CONDITIONAL CERTIFICATE OF COMPLIANCE DATED MAY 10, 1990, NO. CC-90-0267, RECORDED AS INSTRUMENT NO. 90-971484	COUNTY OF LOS ANGELES	VACATE DEDICATION ON SOUTH PL. RE-DEDICATE ON VALLECITO	
⑱	ROAD & ACCESS	CONDITIONAL CERTIFICATE OF COMPLIANCE DATED MAY 10, 1990, NO. CC-90-0267, RECORDED AS INSTRUMENT NO. 90-971484	COUNTY OF LOS ANGELES	VACATE DEDICATION ON SOUTH PL. RE-DEDICATE ON VALLECITO	
⑲	ROAD & ACCESS	CONDITIONAL CERTIFICATE OF COMPLIANCE DATED MAY 10, 1990, NO. CC-90-0267, RECORDED AS INSTRUMENT NO. 90-971484	COUNTY OF LOS ANGELES	VACATE DEDICATION ON SOUTH PL. RE-DEDICATE ON VALLECITO	
⑳	ROAD & ACCESS	CONDITIONAL CERTIFICATE OF COMPLIANCE DATED MAY 10, 1990, NO. CC-90-0267, RECORDED AS INSTRUMENT NO. 90-971484	COUNTY OF LOS ANGELES	VACATE DEDICATION ON SOUTH PL. RE-DEDICATE ON VALLECITO	
㉑	WATER	BOOK 5363 OF DEEDS, PAGE 161	J.H. ADAMS & CO.	VACATE POR. AFFECTING SITE	
PROPOSED					
	INGRESS / EGRESS	WITHIN COMMON PRIV. DRIVEWAY	COMMON	PROPOSED	HOA MAINTAINED
	DRAINAGE	WITHIN COMMON PRIV. DRIVEWAY	COMMON	PROPOSED	HOA MAINTAINED
	WALL	COMMON	COMMON	PROPOSED	HOA MAINTAINED
	WATER	WITHIN COMMON PRIV. DRIVEWAY	SAN GABRIEL VALLEY WATER COMPANY	PROPOSED	
	SEWER	WITHIN COMMON PRIV. DRIVEWAY	COUNTY OF LOS ANGELES	PROPOSED	
	ROAD	20' OFFER TO DEDICATE	COUNTY OF LOS ANGELES	PROPOSED	HOA MAINTAINED
MAP CONDITION (NOT AN EASEMENT)		70% REQUIRED OPEN SPACE	INDIVIDUAL	PROPOSED	INDIVIDUAL LOT OWNER MAINT.

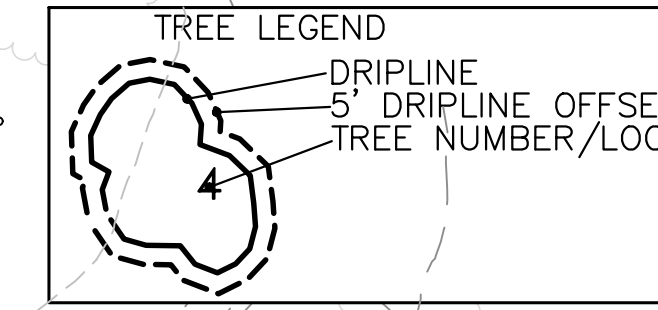
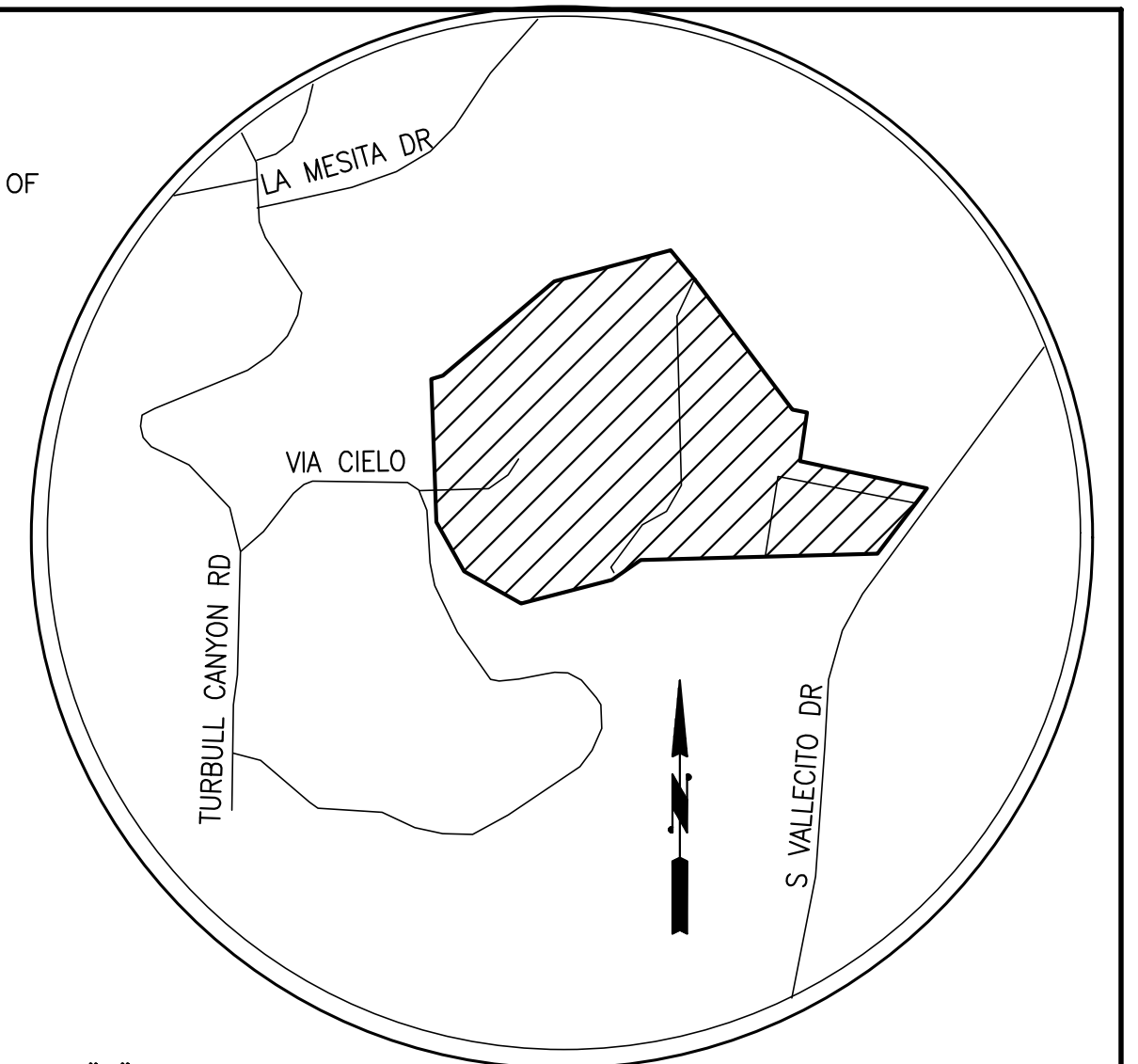
**MAJOR LAND DIVISION
TENTATIVE TRACT NO. 60973
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

ENV. ASSESSMENT NO. 04-035, C.U.P. 200800169

DEPT. OF REGIONAL PLANNING
TENT. MAP
RECEIVED AUG. 31, 2021

OWNER
ARTURO BARRERA AND JUANITA BARRERA, TRUSTEES OF THE BARRERA FAMILY TRUST UTD
2869 CAMINO DEL TOMASINI
HACIENDA HEIGHTS, CA 91745

SITE ADDRESS
2027 VALLECITO DRIVE
2342 VIA CIELO
HACIENDA HEIGHTS, CA 91745



FLOODZONE
THIS PROJECT IS NOT WITHIN ZONE "A" BY GRAPHIC PLOT, THIS SITE IS LOCATED WITHIN ZONE "X" UNSHADED PER FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP PANEL 06037C1700F BEARING AN EFFECTIVE DATE OF 9/6/2008

VICINITY MAP
N.T.S.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF VALLECITO DRIVE BEING NORTH 36°10' EAST PER TRACT MAP NO. 2421 BOOK 24 MAPS PAGES 15-18 LOS ANGELES COUNTY RECORDERS OFFICE AND MONUMENTS SHOWN HEREON.

BENCHMARK

LOS ANGELES COUNTY B.M. NO. SG4843
L&T IN E CB 1FT S/O BCR @ VALLECITO DR & MANZANITA DR. ELEVATION = 424.503' (NAVD 88, 2013 ADJ.)

BASIS OF BEARING
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF VALLECITO DRIVE BEING NORTH 36°10' EAST PER TRACT MAP NO. 2421 BOOK 24 MAPS PAGES 15-18 LOS ANGELES COUNTY RECORDERS OFFICE AND MONUMENTS SHOWN HEREON.

BENCHMARK
LOS ANGELES COUNTY B.M. NO. SG4843
L&T IN E CB 1FT S/O BCR @ VALLECITO DR & MANZANITA DR. ELEVATION = 424.503' (NAVD 88, 2013 ADJ.)

LOT NUMBER	GROSS AREA	NET AREA*	BUILDABLE AREA	OPEN SPACE AREA**	OPEN % OF NET***	ON-SLOPE net AREA'
1	50,230	41,841	12,208	29,633	70.8%	47,072 (+13%)
2	43,889	41,920	7,746	34,174	81.5%	45,892 (+9%)
3	53,071	51,626	7,810	43,816	84.9%	56,405 (+9%)
4	92,959	76,262	9,792	66,471	87.2%	83,169 (+9%)
5	44,648	40,161	10,961	29,200	72.7%	42,905 (+7%)
6	58,748	46,173	13,841	32,333	70.0%	49,760 (+8%)
7	50,071	40,013	11,593	28,420	71.0%	44,137 (+10%)
8	45,204	40,006	11,070	28,936	72.3%	46,562 (+16%)
9	44,134	40,126	10,018	30,108	75.0%	43,027 (+7%)
10	51,562	40,005	11,895	28,110	70.3%	42,839 (+7%)
Total	534,516	458,133	106,932	351,201	76.7%	501,769 (+10%)

* NET AREA: GROSS MINUS ESMT (ROADS, AND SURFACE IMPROVEMENTS)
** OPEN SPACE: NET AREA MINUS BUILDABLE, INCLUDES GRADED AREAS THAT WILL BE RE-SEEDDED AND NOT BUILT UPON
*** OPEN SPACE: (OPEN SPACE)/NET
* NET OPEN SPACE (LAND AREA, MEASURED ON SLOPE)
OPEN SPACE PRESENTED IS CONCEPTUAL HOME SITES - MIN. SHALL BE 70%

UTILITY SERVICES
WATER: SAN GABRIEL VALLEY WATER COMPANY
SEWER: LOS ANGELES COUNTY SANITATION DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA EDISON
TELEPHONE: VERIZON
SCHOOL: HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT
POLICE: LOS ANGELES COUNTY SHERIFF DEPARTMENT

OAK TREE CONSULTANT
TREES, ETC. P.O. BOX 4583 THOUSAND OAKS, CA 91359

TITLE COMPANY
NORTH AMERICAN TITLE COMPANY
700 N CENTRAL AVE., SUITE 300
GLENDALE, CA 91203

SUSMP
PROJECT WILL COMPLY WITH SUSMP REQUIREMENTS ALL INLETS SHALL BE CONSTRUCTED WITH FILTERS CAPABLE OF MANAGING THE 3/4 INCH RAINFALL

REQUESTED WAIVERS

1. REQUEST FOR (PUBLIC) STREET FRONTAGE FOR ALL LOTS.

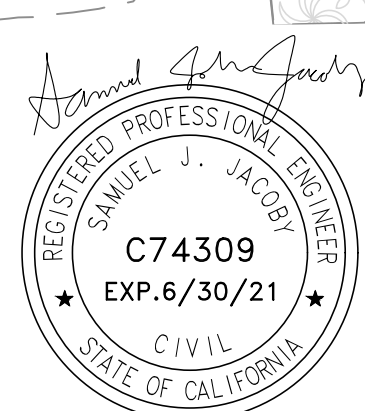
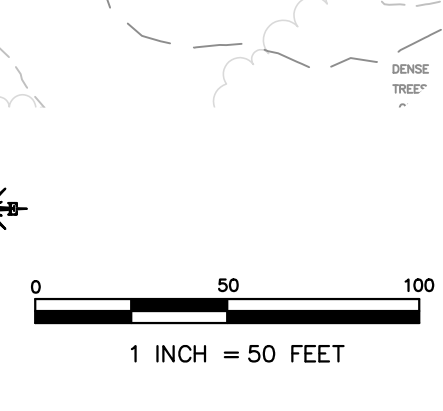
PROJECT AREA
12.35 AC (GROSS)

ZONING & LAND USE
A-1-1 / N2 (NON URBAN) 0.3-1 DU/AC
CURRENT LAND USE: SINGLE FAMILY RESIDENTIAL

EARTHWORK TABLE

CUT (CY)	FILL (CY)
8368.316	8424.6481

APN
8221-015-052
8221-015-053
8221-015-004



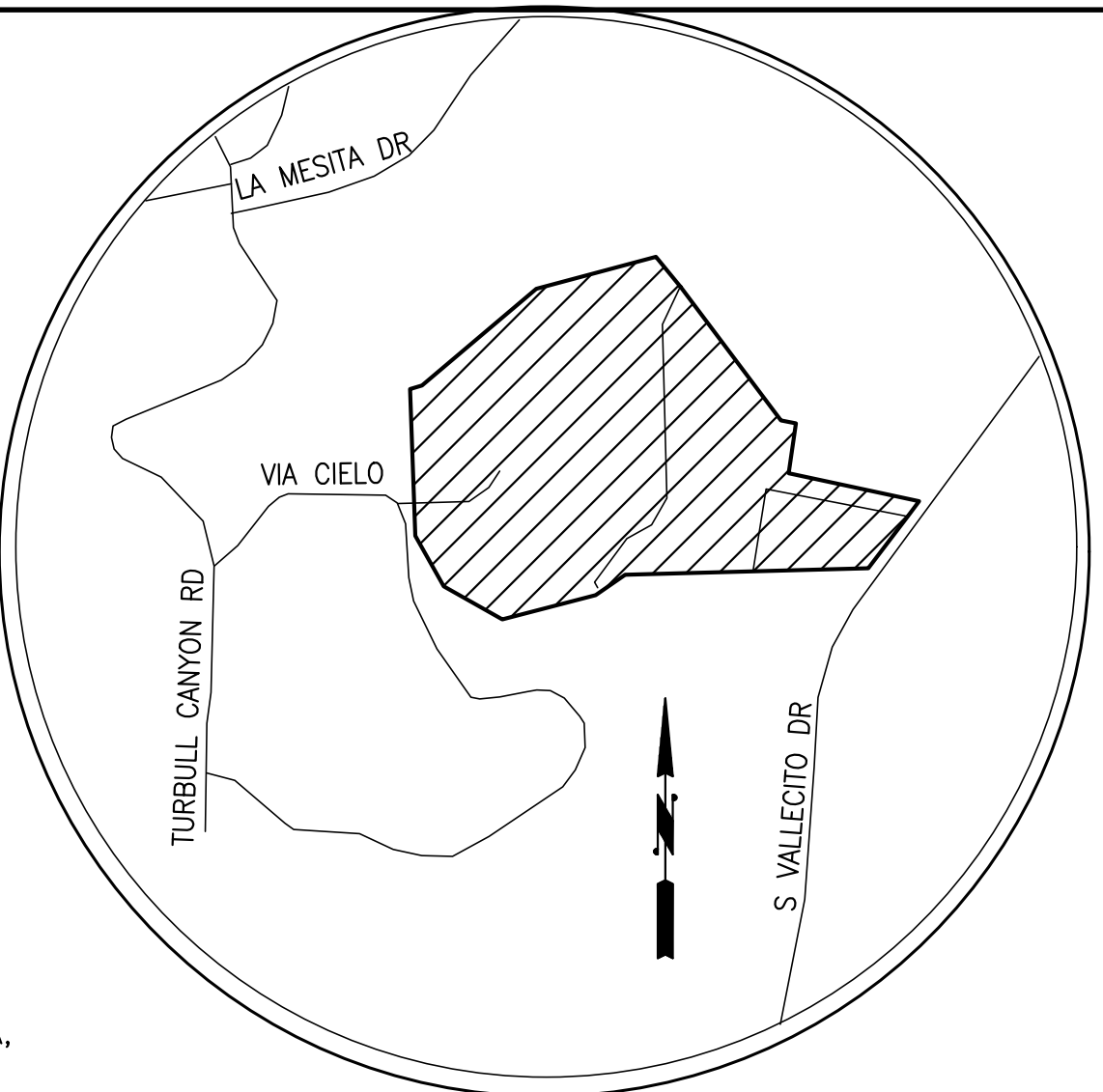
REV. NO	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV. BY	CHK. BY	APRD BY

MAJOR LAND DIVISION		
TENTATIVE TRACT MAP 060973		
TENTATIVE TRACT MAP		
HACIENDA HEIGHTS, CALIFORNIA		
DRAWN BY	DATE 8/31/2021	CA JOB NO. 200807.01
CHECKED BY	SCALE 1" = 50'	SHEET 1 OF 4

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**MAJOR LAND DIVISION
TENTATIVE TRACT NO. 60973
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

ENV. ASSESSMENT NO. 04-035, C.U.P. 200800169



**VICINITY MAP
N.T.S.**

LEGAL DESCRIPTION FOR EXISTING PARCELS

AS DESCRIBED BY NORTH AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT, NO. 91402-1663749, DATED AUGUST 31, 2020

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF LOT 21 OF TRACT NO. 2421, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGES(S) 15 TO 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THAT PART OF THE NORTHERLY BOUNDARY LINE OF SAID LOT, WHICH HAS A BEARING OF SOUTH 37° 22' 30" EAST DISTANT THEREON 82.34 FEET SOUTHEASTERLY FROM THE NORTHWESTERLY TERMINUS THEREOF; THENCE SOUTH 75° 46' 30" WEST 277.74 FEET; THENCE SOUTH 48° 33' 30" WEST 321.65 FEET; THENCE SOUTH 76° 33' 30" WEST 38.50 FEET; TO THE SOUTHERLY TERMINUS OF THAT PART OF THE WESTERLY BOUNDARY LINE OF SAID LOT WHICH BEARS NORTH 25° 20' 30" EAST; THENCE SOUTH 1° 54' 30" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT, 253.80 FEET TO A CORNER OF SAID LOT; THENCE SOUTH 5° 30' 30" EAST ALONG SAID WESTERLY BOUNDARY LINES, 61.08 FEET; THENCE SOUTH 25° 33' EAST 145.47 FEET; THENCE SOUTH 62° 30' 30", EAST 141.48 FEET THENCE NORTH 74° 29' 30" EAST 200.14 FEET; THENCE NORTH 56° 29' 30" EAST 23.48 FEET; THENCE NORTH 33° 30' 30" WEST 10.00 FEET; THENCE NORTH 34° 56' 47" EAST 111.57 FEET; THENCE NORTH 59° 23' 33" EAST 70.95 FEET; THENCE NORTH 28° 21' 35" EAST 57.02 FEET; THENCE NORTH 1° 10' 55" EAST 198.73 FEET; THENCE NORTH 2° 34' 36" WEST 193.19 FEET; THENCE NORTH 26° 16' 06" EAST 98.81 FEET TO A POINT IN THAT PART OF THE NORTHERLY BOUNDARY LINE OF SAID LOT WHICH HAS A BEARING OF SOUTH 37° 22' 30" EAST; THENCE NORTH 37° 22' 30" WEST ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT, 85.64 FEET MORE OR LESS TO THE POINT OF BEGINNING.
EXCEPT THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR., AND WILLIAM WORKMAN IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.

APN NO: 8221-015-053

PARCEL 2:
PARCEL 2 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 101,504 RECORDED MARCH 13, 1997, INSTRUMENT NO. 97-381417, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 21 OF SAID TRACT NO. 2421, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGES 15 TO 18, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THAT PART OF THE NORTHERLY BOUNDARY LINE OF SAID LOT, WHICH HAS A BEARING OF SOUTH 37 DEG. 22' 30" EAST, DISTANT THEREON 374.02 FEET NORTHWESTERLY FROM THE SOUTHEASTERLY TERMINUS THEREOF; THENCE SOUTH 26 DEG. 16' 06" WEST 98.81 FEET; THENCE SOUTH 02 DEG. 34' 36" EAST 195.19 FEET; THENCE SOUTH 01 DEG. 10' 55" WEST 198.73 FEET; THENCE SOUTH 28 DEG. 21' 53" WEST 57.02 FEET; THENCE SOUTH 59 DEG. 23' 33" WEST 70.95 FEET; THENCE SOUTH 345 DEG. 56' 47" WEST 111.57 FEET; THENCE SOUTH 33 DEG. 30' 30" EAST 10.00 FEET; THENCE SOUTH 56 DEG. 29' 30" WEST 23.48 FEET; THENCE SOUTH 74 DEG. 29' 30" WEST 60.08 FEET; THENCE SOUTH 02 DEG. 07' 30" WEST 10.02 FEET; THENCE NORTH 74 DEG. 29' 30" EAST 60.08 FEET; THENCE NORTH 56 DEG. 29' 30" EAST 91.19 FEET; THENCE NORTH 87 DEG. 59' 30" EAST 286.21 FEET; THENCE NORTH 08 DEG. 38' 09" EAST 175.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 13.00 FEET; THENCE SOUTHEASTERLY 20.96 FEET ALONG SAID TANGENT LINE SOUTH 78 DEG. 59' 04" 31.69 FEET; THENCE NORTH 08 DEG. 38' 09" EAST 2.00 FEET; THENCE SOUTH 78 DEG. 59' 04" EAST 286.55 FEET; THENCE NORTH 36 DEG. 10' 00" EAST 33.11 FEET; THENCE NORTH 78 DEG. 59' 04" WEST 301.87 FEET; THENCE NORTH 08 DEG. 38' 09" EAST 120.83 FEET; THENCE NORTH 82 DEG. 08' 30" EAST 30.00 FEET; THENCE NORTH 37 DEG. 22' 30" WEST 374.02 FEET TO THE TRUE POINT OF BEGINNING.

APN: 8221-015-004

AS DESCRIBED BY NORTH AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT, NO. 91402-20-14018, DATED SEPTEMBER 3, 2020

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 101,504 RECORDED MARCH 13, 1997, INSTRUMENT NO. 97-381417, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 21 OF SAID TRACT NO. 2421, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGES 15 TO 18, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THAT PART OF THE NORTHERLY BOUNDARY LINE OF SAID LOT, WHICH HAS A BEARING OF SOUTH 37 DEG. 22' 30" EAST, DISTANT THEREON 374.02 FEET NORTHWESTERLY FROM THE SOUTHEASTERLY TERMINUS THEREOF; THENCE SOUTH 26 DEG. 16' 06" WEST 98.81 FEET; THENCE SOUTH 02 DEG. 34' 36" EAST 195.19 FEET; THENCE SOUTH 01 DEG. 10' 55" WEST 198.73 FEET; THENCE SOUTH 28 DEG. 21' 53" WEST 57.02 FEET; THENCE SOUTH 59 DEG. 23' 33" WEST 70.95 FEET; THENCE SOUTH 345 DEG. 56' 47" WEST 111.57 FEET; THENCE SOUTH 33 DEG. 30' 30" EAST 10.00 FEET; THENCE SOUTH 56 DEG. 29' 30" WEST 23.48 FEET; THENCE SOUTH 74 DEG. 29' 30" WEST 60.08 FEET; THENCE SOUTH 02 DEG. 07' 30" WEST 10.02 FEET; THENCE NORTH 74 DEG. 29' 30" EAST 60.08 FEET; THENCE NORTH 56 DEG. 29' 30" EAST 91.19 FEET; THENCE NORTH 87 DEG. 59' 30" EAST 286.21 FEET; THENCE NORTH 08 DEG. 38' 09" EAST 175.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 13.00 FEET; THENCE SOUTHEASTERLY 20.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92 DEG. 22' 47" TO A LINE TANGENT; THENCE ALONG SAID TANGENT LINE SOUTH 78 DEG. 59' 04" 31.69 FEET; THENCE NORTH 08 DEG. 38' 09" EAST 2.00 FEET; THENCE SOUTH 78 DEG. 59' 04" EAST 286.55 FEET; THENCE NORTH 36 DEG. 10' 00" EAST 33.11 FEET; THENCE NORTH 78 DEG. 59' 04" WEST 301.87 FEET; THENCE NORTH 08 DEG. 38' 09" EAST 120.83 FEET; THENCE NORTH 82 DEG. 08' 30" EAST 30.00 FEET; THENCE NORTH 37 DEG. 22' 30" WEST 374.02 FEET TO THE TRUE POINT OF BEGINNING.

APN: 8221-015-053

AS DESCRIBED BY NORTH AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT, NO. 91402-20-12583, DATED AUGUST 4, 2020

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
PARCEL 1 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 101-504 RECORDED MARCH 13, 1997, INSTRUMENT NO. 97-381417, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
THOSE PORTIONS OF LOTS 20 AND 21 OF TRACT NO. 2421, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGES 15 TO 18, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 20; THENCE SOUTH 36 DEG. 10' WEST, 12.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 87 DEG. 59' 30" WEST 270.00 FEET; THENCE NORTH 08 DEG. 38' 09" EAST, 175.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 13.00 FEET; THENCE SOUTHEASTERLY 20.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92 DEG. 22' 47" TO A LINE TANGENT; THENCE ALONG SAID TANGENT LINE SOUTH 78 DEG. 59' 04" EAST, 31.69 FEET; THENCE NORTH 08 DEG. 38' 09" EAST 2.00 FEET; THENCE SOUTH 78 DEG. 59' 04" EAST 286.55 FEET; THENCE SOUTH 36 DEG. 10' 00" WEST, 143.11 FEET TO THE TRUE POINT OF BEGINNING.

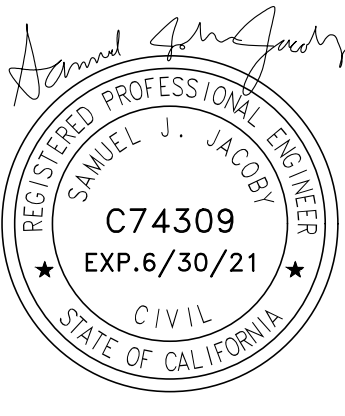
PARCEL 1A:
AN EASEMENT FOR ROAD PURPOSES OVER THE WESTERLY 6 FEET FOR INGRESS AND EGRESS OF SAID LOT 21, TRACT 2421, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGES 15 THROUGH 18, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS RESERVED IN THE DEED RECORDED MAY 11, 1955 AS INSTRUMENT NO. 69, OFFICIAL RECORDS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 21, DISTANT NORTH 36 DEG. 10' EAST THEREON 163.50 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT, THENCE NORTH 78 DEG. 59' 04" SECONDS WEST 301.87 FEET, THENCE NORTH 8 DEG. 38' 09" EAST 120.83 FEET, MORE OR LESS TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 21, THAT IS DISTANT NORTH 82 DEG. 08' 30" WEST THEREON 373.80 FEET FROM THE NORTHEAST CORNER OF SAID LOT THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 82 DEG. 08' 30" EAST 373.80 FEET TO SAID NORTHEAST CORNER, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 21, SOUTH 36 DEG. 10' WEST THEREON 156.11 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 1B:
AN EASEMENT FOR ROAD PURPOSES OVER THE SOUTHERLY 10 FEET AND THE WESTERLY 6 FEET OF SAID LOT 21, TRACT 2421, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGES 15 THROUGH 18, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY FOR INGRESS AND EGRESS AS RESERVED IN THE DEED RECORDED MAY 11, 1955 AS INSTRUMENT NO. 71, OFFICIAL RECORDS DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 21 OF TRACT 2421, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID TRACT 21, THENCE ALONG THE SOUTHERLY LINE THEREOF SOUTH 87 DEG. 59' 30" WEST 230 FEET, THENCE NORTH 8 DEG. 38' 09" EAST 200 FEET, THENCE SOUTH 78 DEG. 59' 40" EAST 301.87 FEET MORE OR LESS TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 21 THAT IS DISTANT NORTH 36 DEG. 10' EAST THEREON 163.50 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 21, THENCE ALONG THE SOUTHEASTERLY LINE SOUTH 36 DEG. 10' WEST 163.50 FEET TO THE POINT OF BEGINNING.

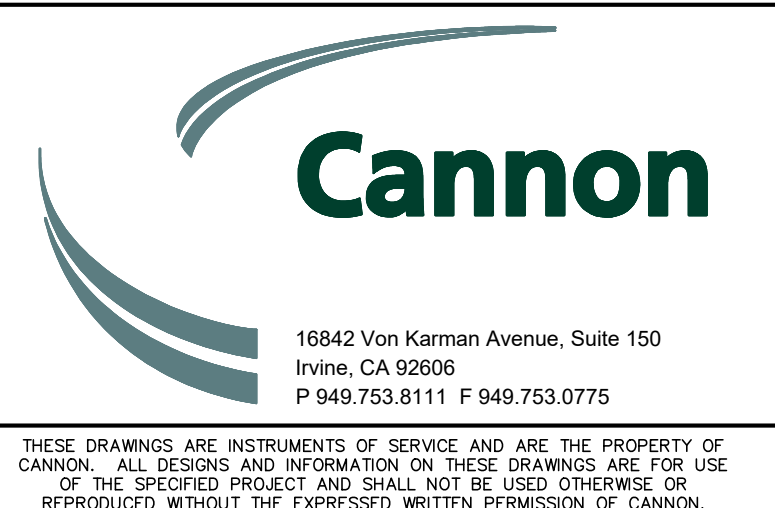
PARCEL 2:
PARCEL 2 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 101,504 RECORDED MARCH 13, 1997, INSTRUMENT NO. 97-381417, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 21 OF SAID TRACT NO. 2421, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGES 15 TO 18, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THAT PART OF THE NORTHERLY BOUNDARY LINE OF SAID LOT, WHICH HAS A BEARING OF SOUTH 37 DEG. 22' 30" EAST, DISTANT THEREON 374.02 FEET NORTHWESTERLY FROM THE SOUTHEASTERLY TERMINUS THEREOF; THENCE SOUTH 26 DEG. 16' 06" WEST 98.81 FEET; THENCE SOUTH 02 DEG. 34' 36" EAST 195.19 FEET; THENCE SOUTH 01 DEG. 10' 55" WEST 198.73 FEET; THENCE SOUTH 28 DEG. 21' 53" WEST 57.02 FEET; THENCE SOUTH 59 DEG. 23' 33" WEST 70.95 FEET; THENCE SOUTH 345 DEG. 56' 47" WEST 111.57 FEET; THENCE SOUTH 33 DEG. 30' 30" EAST 10.00 FEET; THENCE SOUTH 56 DEG. 29' 30" WEST 23.48 FEET; THENCE SOUTH 74 DEG. 29' 30" WEST 60.08 FEET; THENCE SOUTH 02 DEG. 07' 30" WEST 10.02 FEET; THENCE NORTH 74 DEG. 29' 30" EAST 60.08 FEET; THENCE NORTH 56 DEG. 29' 30" EAST 91.19 FEET; THENCE NORTH 87 DEG. 59' 30" EAST 286.21 FEET; THENCE NORTH 08 DEG. 38' 09" EAST 175.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 13.00 FEET; THENCE SOUTHEASTERLY 20.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92 DEG. 22' 47" TO A LINE TANGENT; THENCE ALONG SAID TANGENT LINE SOUTH 78 DEG. 59' 04" 31.69 FEET; THENCE NORTH 08 DEG. 38' 09" EAST 2.00 FEET; THENCE SOUTH 78 DEG. 59' 04" EAST 286.55 FEET; THENCE NORTH 36 DEG. 10' 00" EAST 33.11 FEET; THENCE NORTH 78 DEG. 59' 04" WEST 301.87 FEET; THENCE NORTH 08 DEG. 38' 09" EAST 120.83 FEET; THENCE NORTH 82 DEG. 08' 30" EAST 30.00 FEET; THENCE NORTH 37 DEG. 22' 30" WEST 374.02 FEET TO THE TRUE POINT OF BEGINNING.

APN: 8221-015-052 & 8221-015-053

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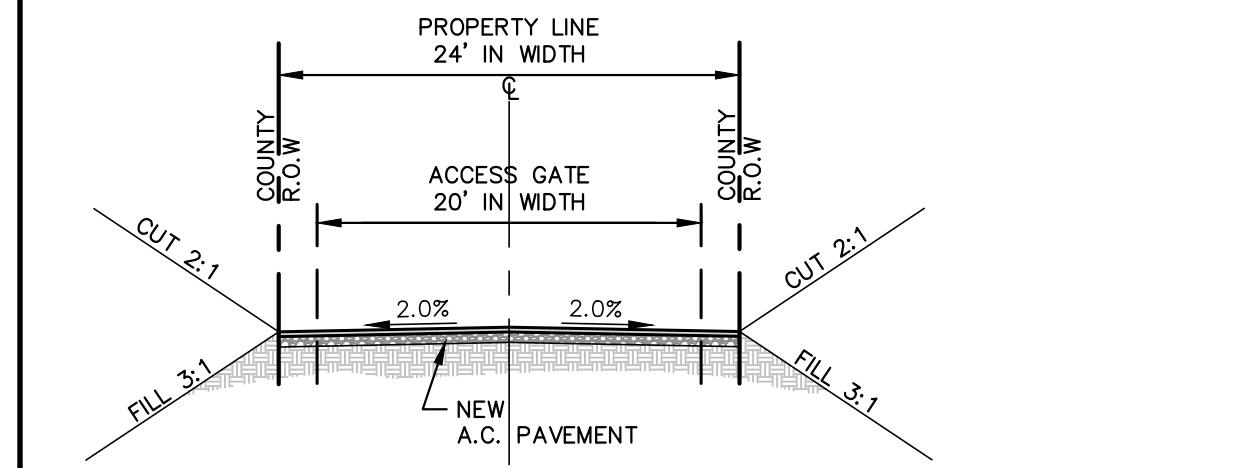


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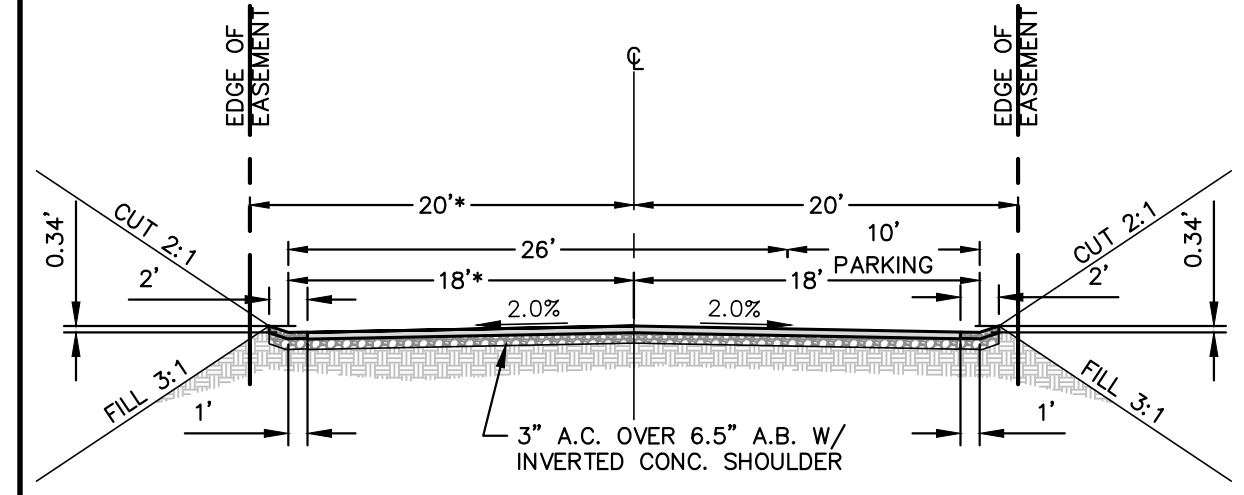


MAJOR LAND DIVISION		
TENTATIVE TRACT MAP 060973		
GENERAL NOTES		
HACIENDA HEIGHTS, CALIFORNIA		
DRAWN BY	DATE 8/31/2021	CA JOB NO. 200807.01
CHECKED BY	SCALE 1" = 50'	SHEET 2 OF 4

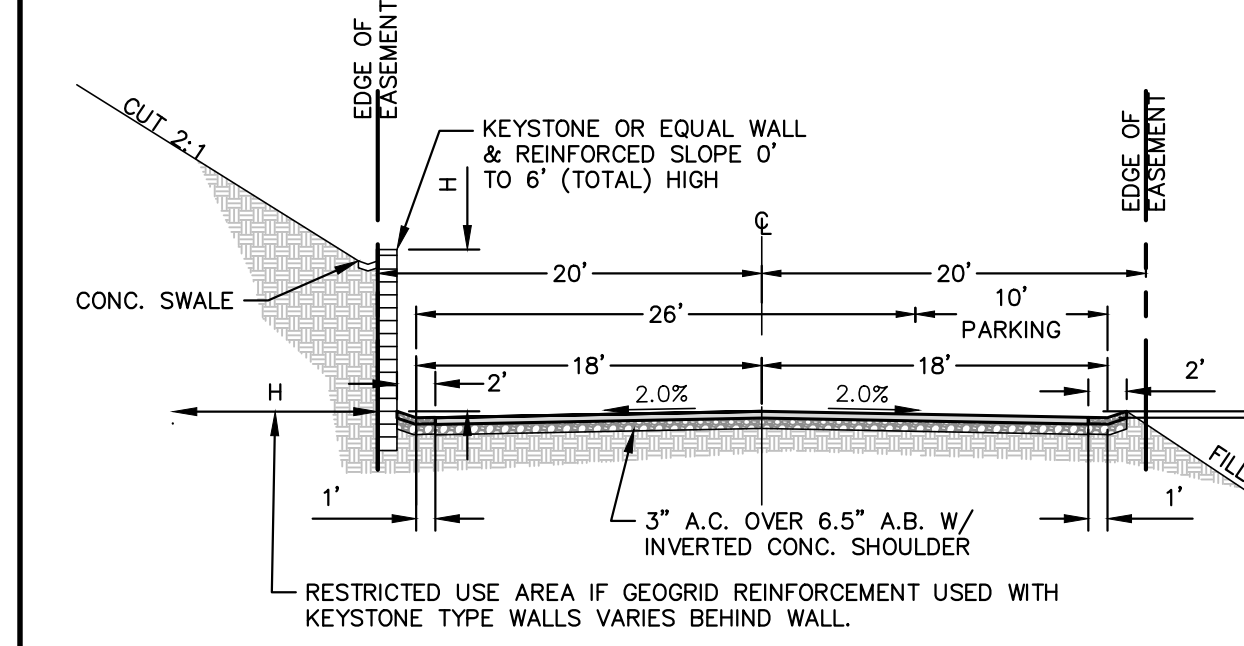
**MAJOR LAND DIVISION
TENTATIVE TRACT NO. 60973
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**
ENV. ASSESSMENT NO. 04-035, C.U.P. 200800169



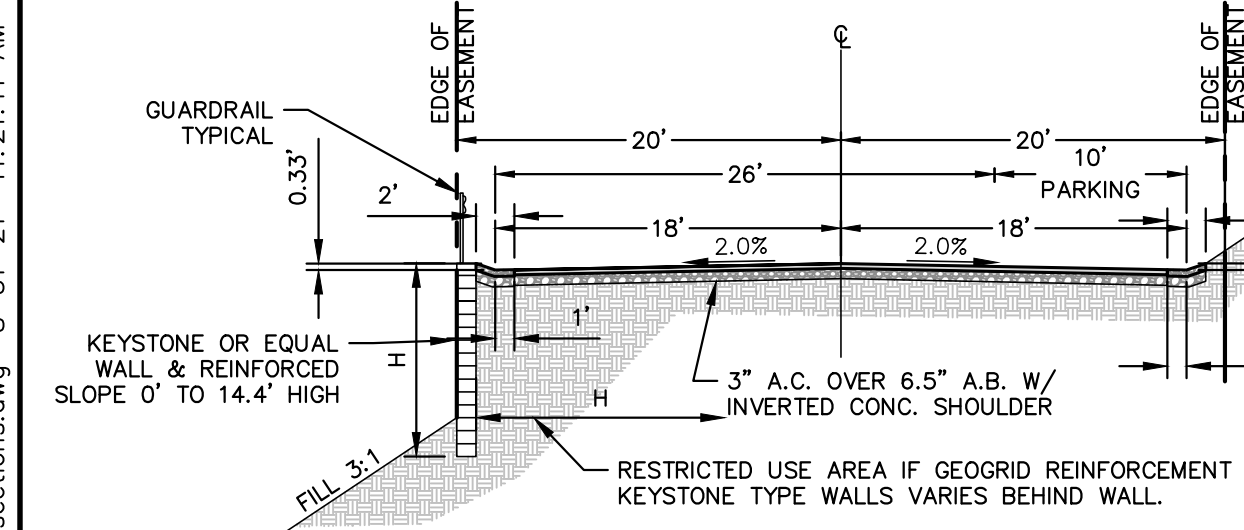
FIRE LANE TO VIA CIELO
STA: 1+00 TO 1+41
TYPICAL SECTION
FINAL GATE DESIGN SHALL BE IN COMPLIANCE WITH THE FIRE DEPARTMENT REGULATION 5.



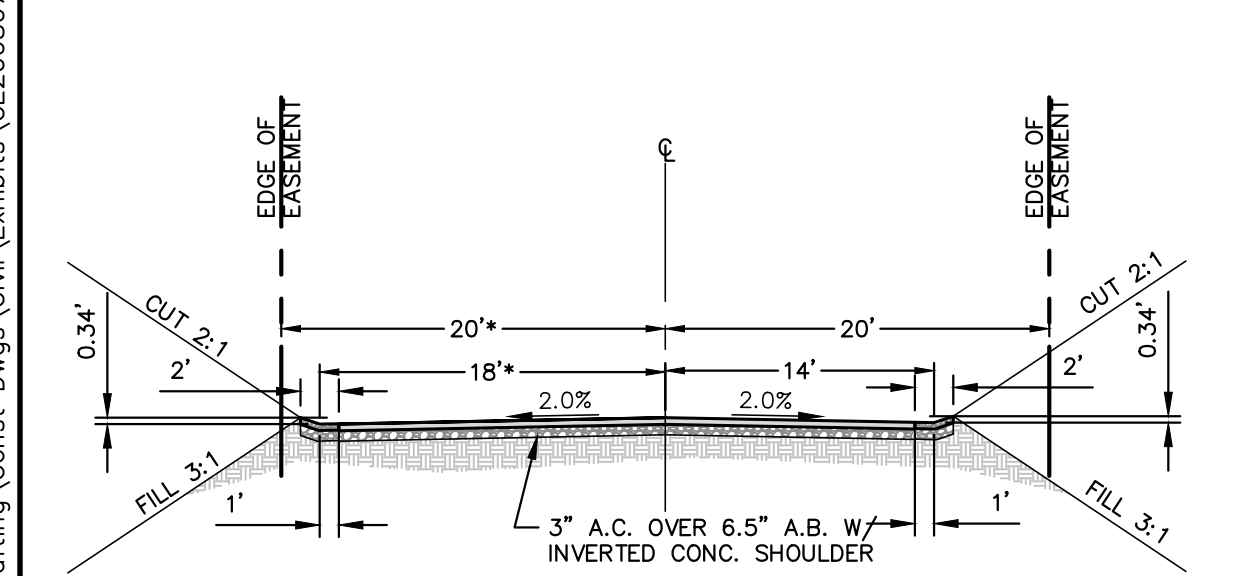
PRIVATE ROADWAY
STA: 1+41 TO 4+50, 9+50 TO 9+98, 12+49 TO 16+52
TYPICAL SECTION



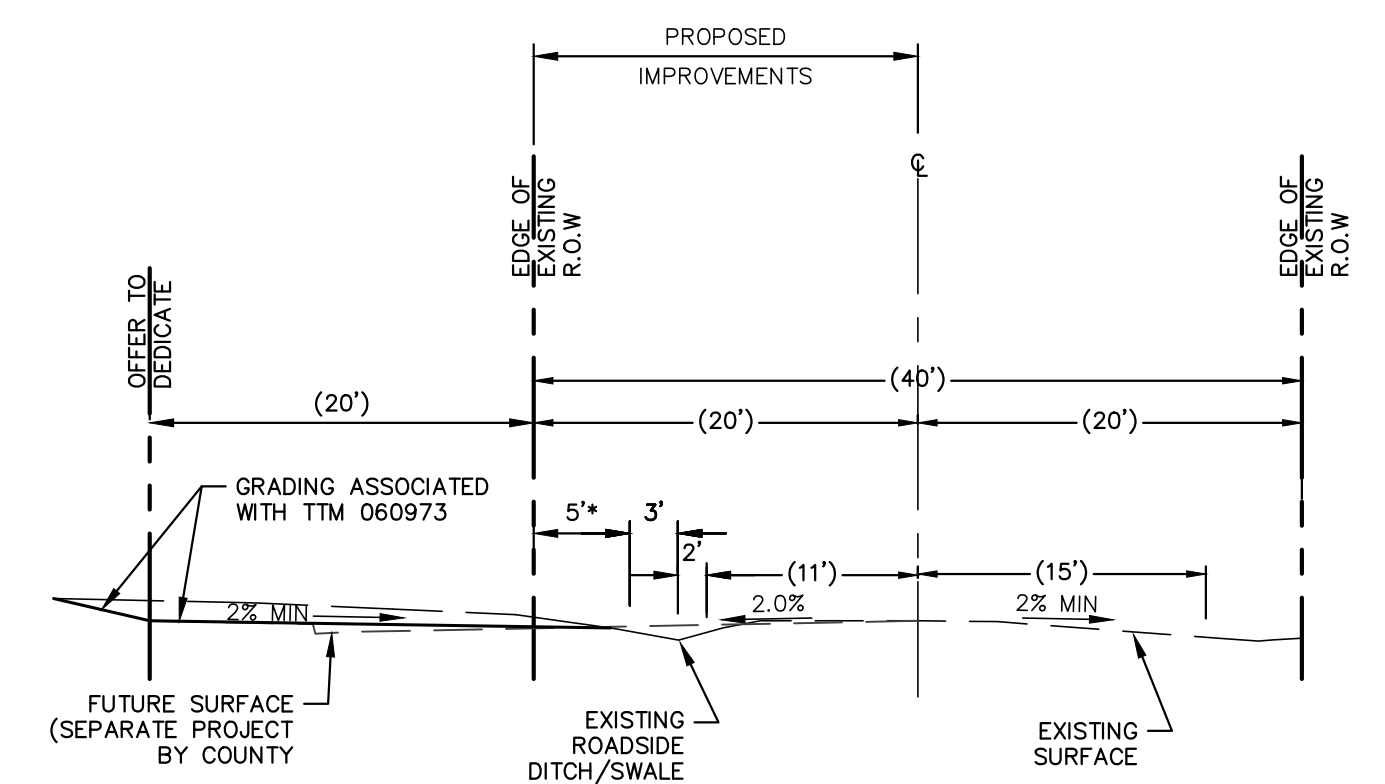
PRIVATE DRIVEWAY AND FIRE LANE SECTION
STA: 4+50 TO 9+50
TYPICAL SECTION



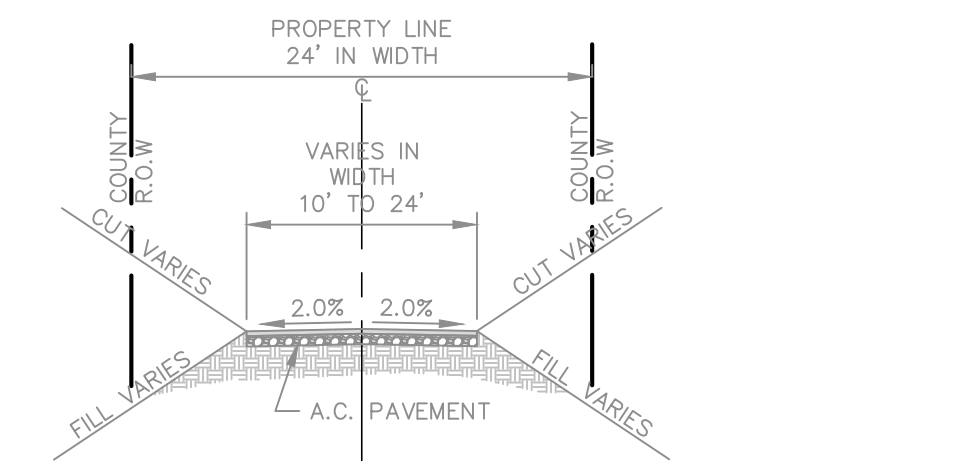
PRIVATE DRIVEWAY AND FIRE LANE SECTION
STA: 9+98 TO 12+49
TYPICAL SECTION



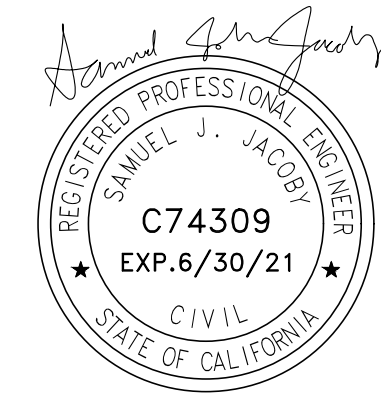
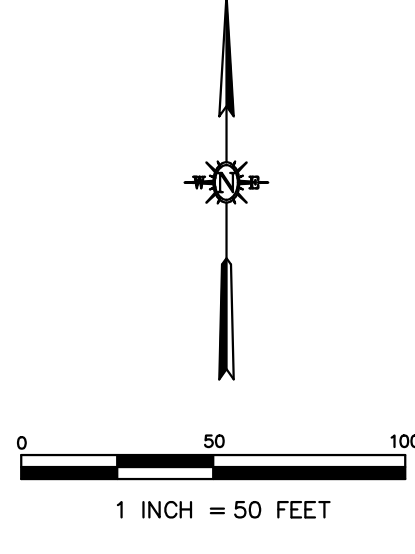
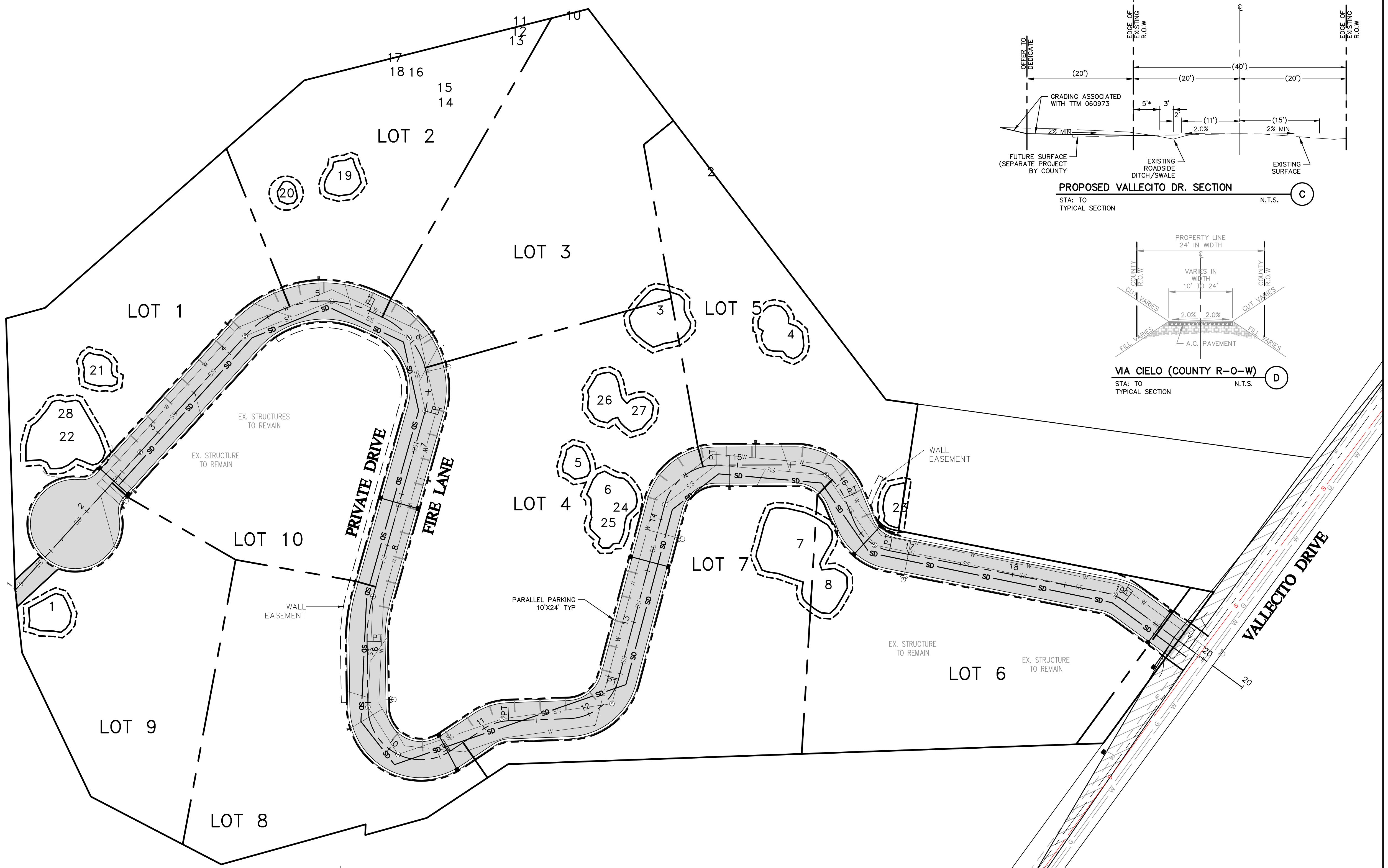
PRIVATE ROADWAY
STA: 16+52 TO 19+71
TYPICAL SECTION



PROPOSED VALLECITO DR. SECTION
STA: TO TYPICAL SECTION



VIA CIELO (COUNTY R-O-W)
STA: TO TYPICAL SECTION



REV. NO	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV. BY	CKD. BY	APRD BY

16842 Von Karman Avenue, Suite 150
Irvine, CA 92606
P 949.753.8111 F 949.753.0775

MAJOR LAND DIVISION
TENTATIVE TRACT MAP 060973
SECTIONS
HACIENDA HEIGHTS, CALIFORNIA

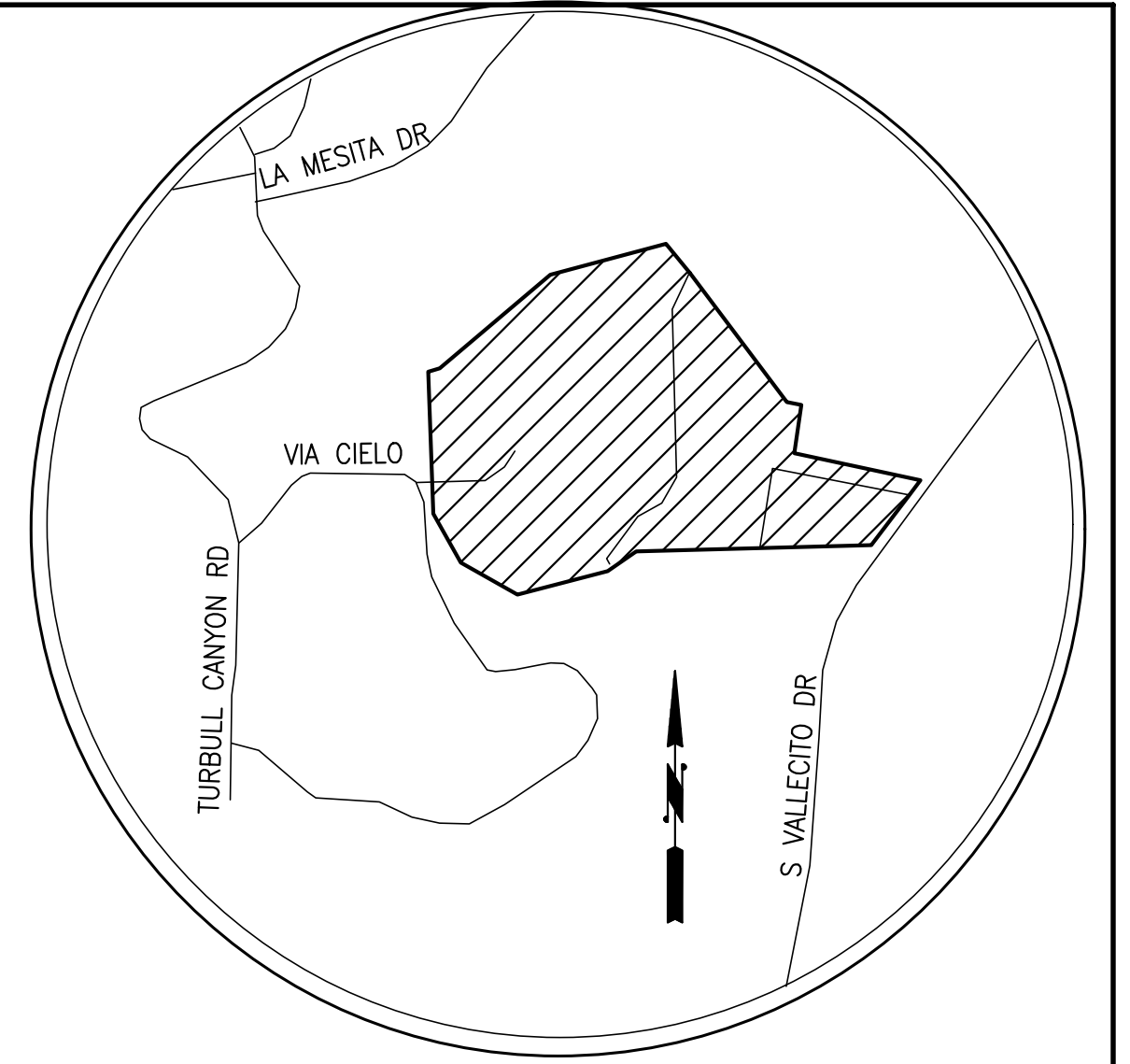
DRAWN BY	DATE 8/31/2021	CA JOB NO. 200807.01
CHECKED BY	SCALE 1" = 50'	SHEET 3 of 4

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EASEMENT TABLE

AFFECTS	PURPOSE	REFERENCE DOC/LOC	BENEFICIARY	PR. DISPOSITION	COMMENT
-- EASEMENT AND RIGHT OF WAY VACATIONS SHALL BE MADE PRIOR TO APPROVAL OF FINAL MAP--					
EXISTING	OIL AND GAS	BOOK 18423 PAGE 85 & BOOK 22437 PAGE 361 OF OFFICIAL RECORDS	CONTINENTAL OIL CO.	N/A	BLANKET
7	PIPELINE	BOOK 21855, PAGE 435 AND IN BOOK 6191, PAGE 382 ALL AS OF OFFICIAL RECORDS	WHITTIER EXTENTION CO.	VACATE POR. AFFECTING SITE	
8	ROAD	BOOK 6191, PAGE 382, OFFICIAL RECORDS	WHITTIER EXTENTION CO.	VACATE POR. AFFECTING SITE	
9	POLES & LINES	BOOK 6191, PAGE 382, OFFICIAL RECORDS	SCE	VACATE POR. AFFECTING SITE	
10	ROADS, PIPES, POLES	BOOK 22504 PAGE 63 OF OFFICIAL RECORDS	CONTINENTAL OIL CO.	VACATE POR. AFFECTING SITE	NOT PLOTTED
11	unkn	INST. 4137, OFFICIAL RECORDS		VACATE POR. AFFECTING SITE	
12	BOUNDARY ERRORS	CERTIFICATE OF COMPLIANCE NO. CC-88-1156, DATED SEPT. 15, 1988, NO. 88-1482004		VACATE POR. AFFECTING SITE	NOT EASEMENT (ERROR IN DOCUMENTATION)
13	SANITARY SEWER	INSTRUMENT NO. 91-1975241, OFFICIAL RECORDS	COUNTY OF LOS ANGELES	VACATE POR. AFFECTING SITE	
21	POLES LINES	NOT RECORDED	NOT RECORDED	REMOVE	NOT PLOTTED
14	SANITARY SEWER	BOOK 48065, PAGE 177, OFFICIAL RECORDS	KARL AND MARIE HUNN	VACATE DEDICATION	
15	ROAD	BOOK 48065, PAGE 177, OFFICIAL RECORDS	KARL AND MARIE HUNN	VACATE DEDICATION	
16	ROAD & ACCESS	CONDITIONAL CERTIFICATE OF COMPLIANCE DATED MAY 10, 1990, NO. CC-90-0267, RECORDED AS INSTRUMENT NO. 90-871484	COUNTY OF LOS ANGELES	VACATE DEDICATION ON SOUTH PL. RE-DEDICATE ON VALLECITO	
5	WATER	BOOK 5363 OF DEEDS, PAGE 161	J.H. ADAMS & CO.	VACATE POR. AFFECTING SITE	
PROPOSED					
	INGRESSES / EGRESS	WITHIN COMMON PRIV. DRIVEWAY	COMMON	PROPOSED	HOA MAINTAINED
	DRAINAGE	WITHIN COMMON PRIV. DRIVEWAY	COMMON	PROPOSED	HOA MAINTAINED
	WALL	WITHIN COMMON PRIV. DRIVEWAY	COMMON	PROPOSED	HOA MAINTAINED
	WATER	WITHIN COMMON PRIV. DRIVEWAY	SAN GABRIEL VALLEY WATER COMPANY	PROPOSED	
	SEWER	WITHIN COMMON PRIV. DRIVEWAY	COUNTY OF LOS ANGELES	PROPOSED	
	ROAD	20' OFFER TO DEDICATE	COUNTY OF LOS ANGELES	PROPOSED	HOA MAINTAINED
MAP CONDITION (NOT AN EASEMENT)		70% REQUIRED OPEN SPACE	INDIVIDUAL	PROPOSED	INDIVIDUAL LOT OWNER MAINT.

**MAJOR LAND DIVISION
TENTATIVE TRACT NO. 60973
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
ENV. ASSESSMENT NO. 04-035, C.U.P. 200800169**



VICINITY MAP
N.T.S.

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REFERENCES

- (1) TRACT 2421 BOOK 24 MAPS PAGES 15-18
- (2) TRACT 30248 BOOK 857 MAPS 086
- (3) DEED 20080005763
- (4) COC 97-381417
- (5) RECORD OF SURVEY BOOK 155 PAGE 003

TITLE COMPANY
NORTH AMERICAN TITLE COMPANY
700 N CENTRAL AVE., SUITE 300
GLENDALE, CA 91203

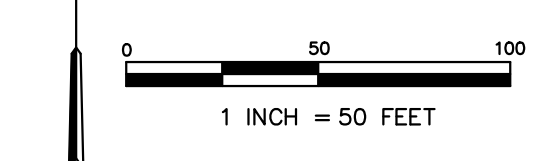
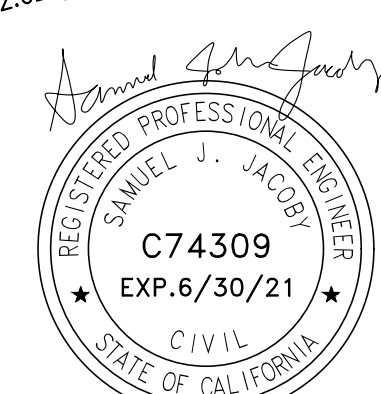
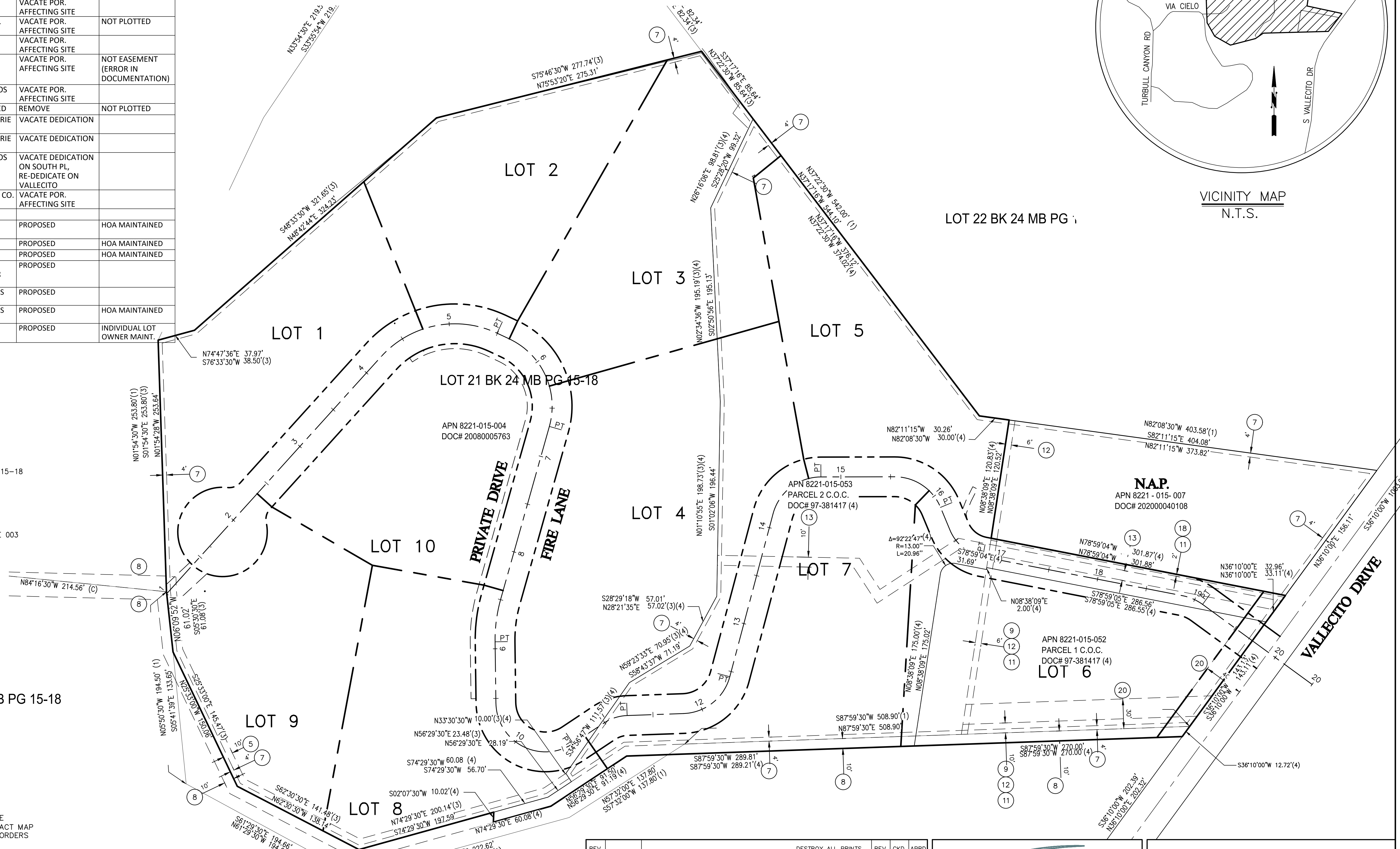
LOT 20 BK 24 MB PG 15-18

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF VALLECITO DRIVE BEING NORTH 36°10' EAST PER TRACT MAP NO. 2421 BOOK 24 MAPS PAGES 15-18 LOS ANGELES COUNTY RECORDERS OFFICE AND MONUMENTS SHOWN HEREON.

BENCHMARK

LOS ANGELES COUNTY B.M. NO. S64843
L&T IN E CB 1FT S/O BCR @ VALLECITO DR & MANZANITA DR. ELEVATION = 424.503' (NAVD 88, 2013 ADJ.)



REV. NO	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV. BY	CKD. BY	APRD BY

MAJOR LAND DIVISION		
TENTATIVE TRACT MAP 060973		
CONSTRAINTS		
HACIENDA HEIGHTS, CALIFORNIA		
DRAWN BY	DATE	CA JOB NO.
	8/31/2021	200807.01
CHECKED BY	SCALE	SHEET
	1" = 50'	4 OF 4

**MAJOR LAND DIVISION
TENTATIVE TRACT NO. 60973
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
EXHIBIT "A"**

ENV. ASSESSMENT NO. 04-035, C.U.P. 200800169

**DEPT. OF REGIONAL PLANNING
EXHIBIT "A"
RECEIVED AUG. 31, 2021**

OWNER
ARTURO BARRERA AND JUANITA BARRERA, TRUSTEES OF
THE BARRERA FAMILY TRUST LTD
2869 CAMINO DEL TOSANI
HACIENDA HEIGHTS, CA 91745

SITE ADDRESS
2027 VALLECITO DRIVE
2342 VIA CIELO
HACIENDA HEIGHTS, CA 91745

APN
8221-015-052
8221-015-053
8221-015-004

PROJECT AREA
12.35 AC (GROSS)

SHEET INDEX

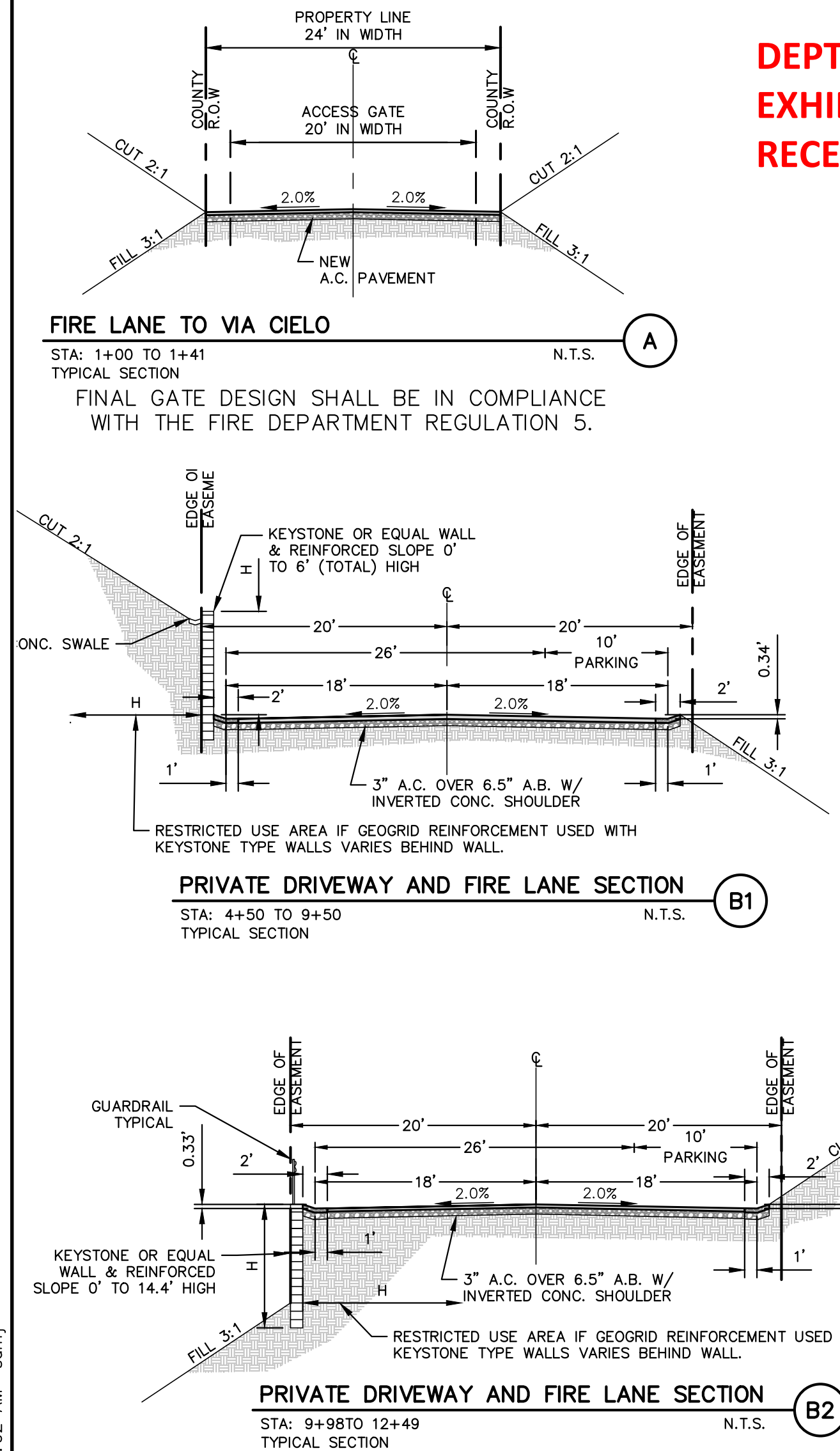
No.	Sheet Title
1	GRADING PLAN
2	OPEN SPACE
3	OWNERSHIP & LAND USE
4	SLOPE ANALYSIS
5	FIRE LANE
6	UTILITY PLAN

EARTHWORK TABLE

	CUT (CY)	FILL (CY)
LOT 1 EW	2,265.90	2,265.90
LOT 2 EW	1,094.85	1,094.85
LOT 3 EW	661.70	661.70
LOT 4 EW	2,276.43	2,276.43
LOT 5 EW	837.31	837.31
LOT 7 EW	1,162.74	1,162.74
LOT 8 EW	1,403.74	1,403.74
LOT 9 EW	1,383.62	1,383.62
	11,086.29	11,086.29

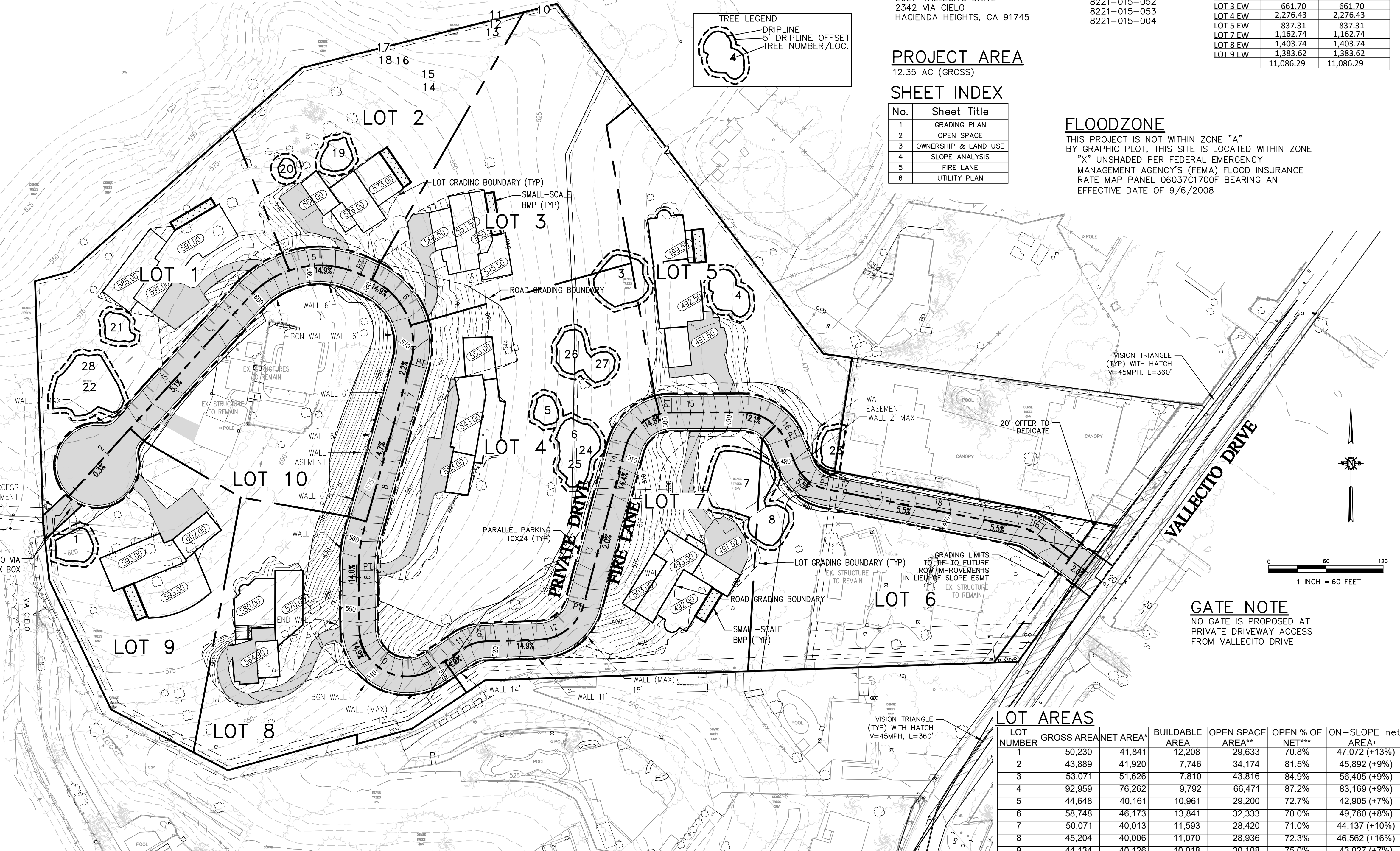
FLOODZONE

THIS PROJECT IS NOT WITHIN ZONE "A"
BY GRAPHIC PLOT, THIS SITE IS LOCATED WITHIN ZONE
"X" UNSHADED PER FEDERAL EMERGENCY
MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE
RATE MAP PANEL 06037C1700F BEARING AN
EFFECTIVE DATE OF 9/6/2008



EASEMENT TABLE

AFFECTS	PURPOSE	REFERENCE DOC/LOC	BENEFICIARY	PR. DISPOSITION	COMMENT
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7	PIPELINE	BOOK 21855, PAGE 435 AND IN BOOK 6191, PAGE 382 ALL AS OF OFFICIAL RECORDS	WHITTIER EXTENSION CO.	VACATE POR. AFFECTING SITE	
8	ROAD	BOOK 6191, PAGE 382, OFFICIAL RECORDS	WHITTIER EXTENSION CO.	VACATE POR. AFFECTING SITE	
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PROPOSED					
	INGRESS / EGRESS	WITHIN COMMON PRIV. DRIVEWAY	COMMON	PROPOSED	HOA MAINTAINED
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	WALL	COMMON	COMMON	PROPOSED	HOA MAINTAINED
	WATER	WITHIN COMMON PRIV. DRIVEWAY	SAN GABRIEL VALLEY WATER COMPANY	PROPOSED	
	SEWER	WITHIN COMMON PRIV. DRIVEWAY	COUNTY OF LOS ANGELES	PROPOSED	
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UTILITY SERVICES

WATER SAN GABRIEL VALLEY WATER COMPANY
SEWER COUNTY OF LOS ANGELES
ELECTRIC SOUTHERN CALIFORNIA EDISON
TELEPHONE VERIZON
SCHOOL HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT
POLICE LOS ANGELES COUNTY SHERIFF DEPARTMENT

SOIL CONSULTANT

CAL LAND ENGINEERING INC DBA QUARTECH CONSULTANTS 576 E. LAMBERT ROAD BREA, CA 92821
QCI PROJECT NO.: 03-079-010 GE JACK LEE, GE 2153 FRED AFLAKIAN CEG 2051

OAK TREE CONSULTANT

TREES, ETC. P.O. BOX 4583 THOUSAND OAKS, CA 91359

TITLE COMPANY

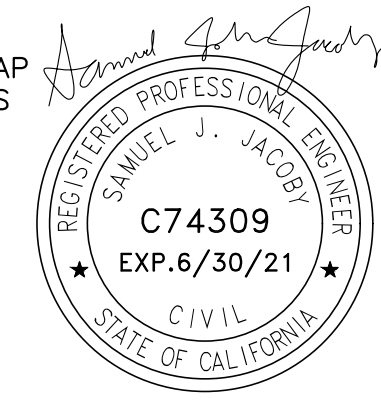
NORTH AMERICAN TITLE COMPANY 700 N CENTRAL AVE., SUITE 300 GLENDALE, CA 91203

BASIS OF BEARING

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BENCHMARK

LOS ANGELES COUNTY B.M. NO. SG4843
L&T IN E CB 1FT S/O BCR @ VALLECITO DR & MANZANITA DR. ELEVATION = 424.503' (NAVD 88, 2013 ADJ.)



REVISIONS

REV. NO.	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV. BY	CHK. BY	APRD BY

**MAJOR LAND DIVISION
TENTATIVE TRACT MAP 060973**

GRADING PLAN
HACIENDA HEIGHTS, CALIFORNIA




DRAWN BY JP	DATE 8/31/2021	CA JOB NO. 200807.01
CHECKED BY	SCALE 1" = 50'	SHEET 1 OF 10

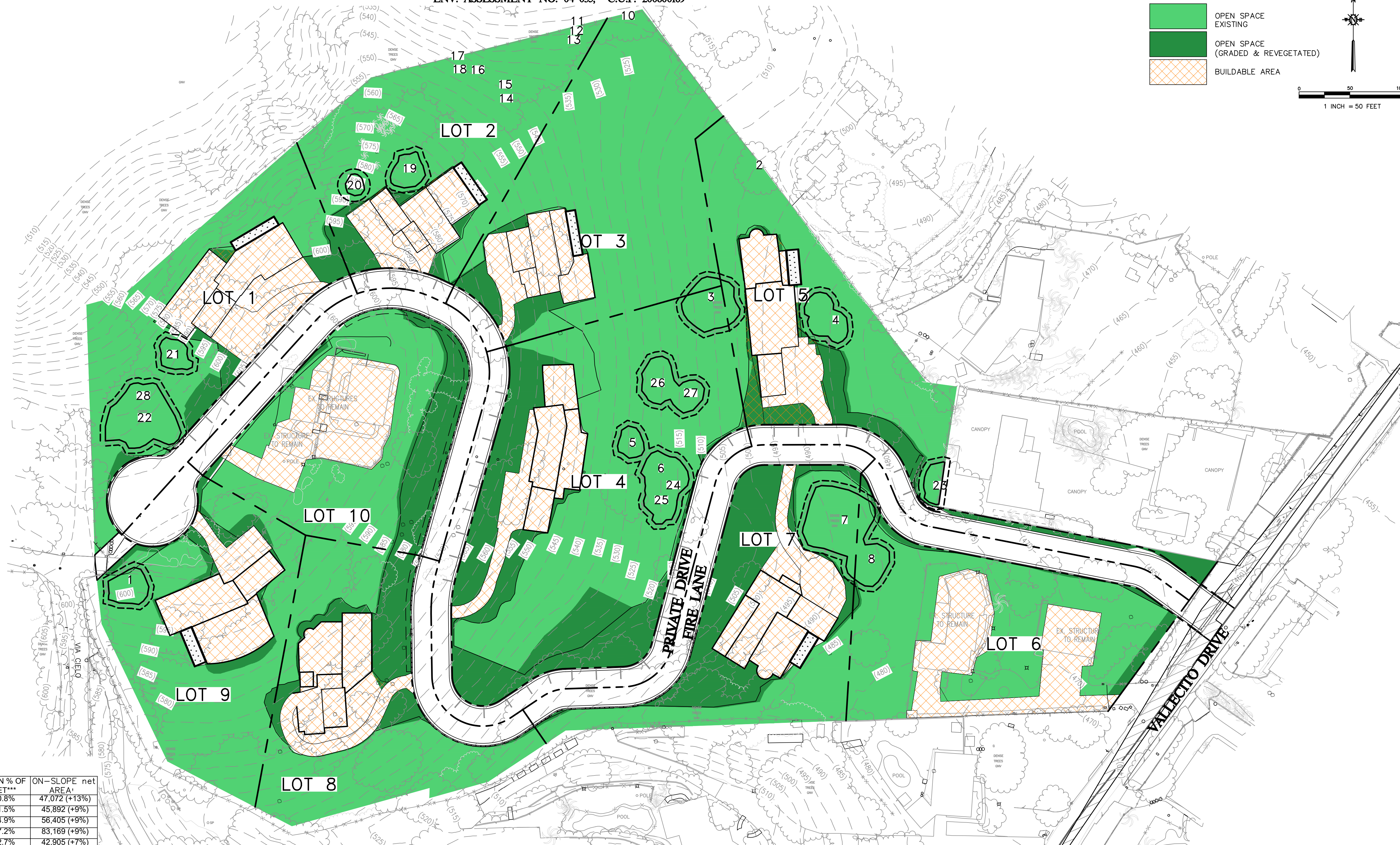
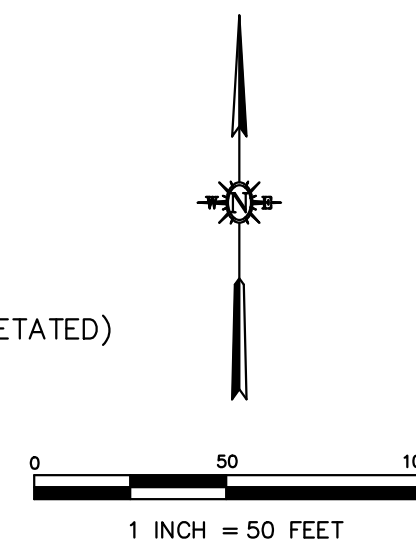
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**MAJOR LAND DIVISION
TENTATIVE TRACT NO. 60973
LOCATED IN THE UNINCORPORATED TERRITORY OF
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EXHIBIT "A"**

ENV. ASSESSMENT NO. 04-035, C.U.P. 200800169

LEGEND

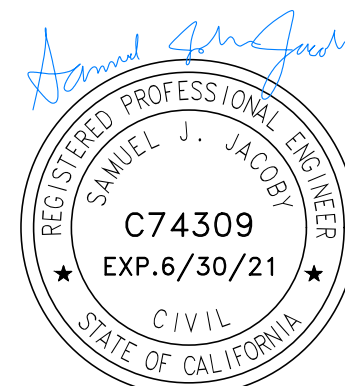
-  OPEN SPACE EXISTING
-  OPEN SPACE (GRADED & REVEGETATED)
-  BUILDABLE AREA



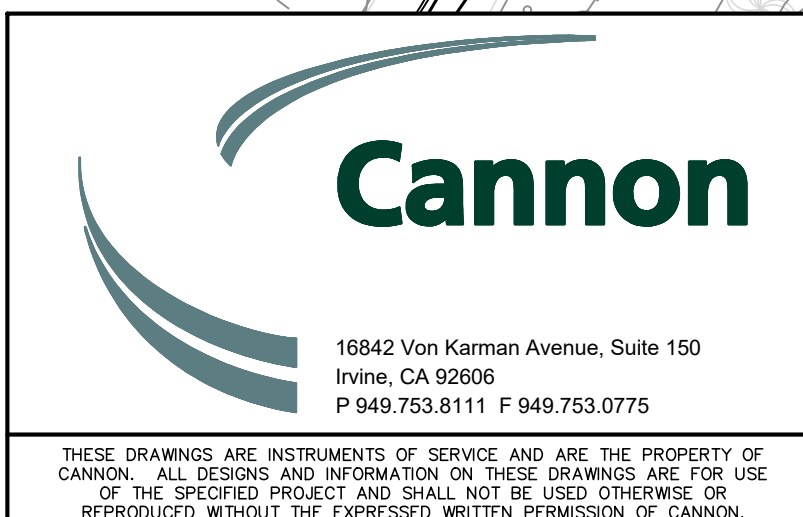
LOT AREAS

LOT NUMBER	GROSS AREA	NET AREA*	BUILDABLE AREA	OPEN SPACE AREA**	OPEN % OF NET***	ON-SLOPE net AREA†
1	50,230	41,841	12,208	29,633	70.8%	47,072 (+13%)
2	43,889	41,920	7,746	34,174	81.5%	45,892 (+9%)
3	53,071	51,626	7,810	43,816	84.9%	56,405 (+9%)
4	92,959	76,262	9,792	66,471	87.2%	83,169 (+9%)
5	44,648	40,161	10,961	29,200	72.7%	42,905 (+7%)
6	58,748	46,173	13,841	32,333	70.0%	49,760 (+8%)
7	50,071	40,013	11,593	28,420	71.0%	44,137 (+10%)
8	45,204	40,006	11,070	28,936	72.3%	46,562 (+16%)
9	44,134	40,126	10,018	30,108	75.0%	43,027 (+7%)
10	51,562	40,005	11,895	28,110	70.3%	42,839 (+7%)
Total	534,516	458,133	106,932	351,201	76.7%	501,769 (+10%)

* NET AREA: GROSS MINUS ESMT (ROADS, AND SURFACE IMPROVEMENTS)
 ** OPEN SPACE: NET AREA MINUS BUILDABLE, INCLUDES GRADED AREAS THAT WILL BE RE-SEEDDED AND NOT BUILT UPON
 *** OPEN SPACE: (OPEN SPACE)/NET
 † NET OPEN SPACE (LAND AREA, MEASURED ON SLOPE)
 OPEN SPACE PRESENTED IS CONCEPTUAL HOME SITES - MIN. SHALL BE 70%



REV. NO	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV. BY	CKD. BY	APRD. BY



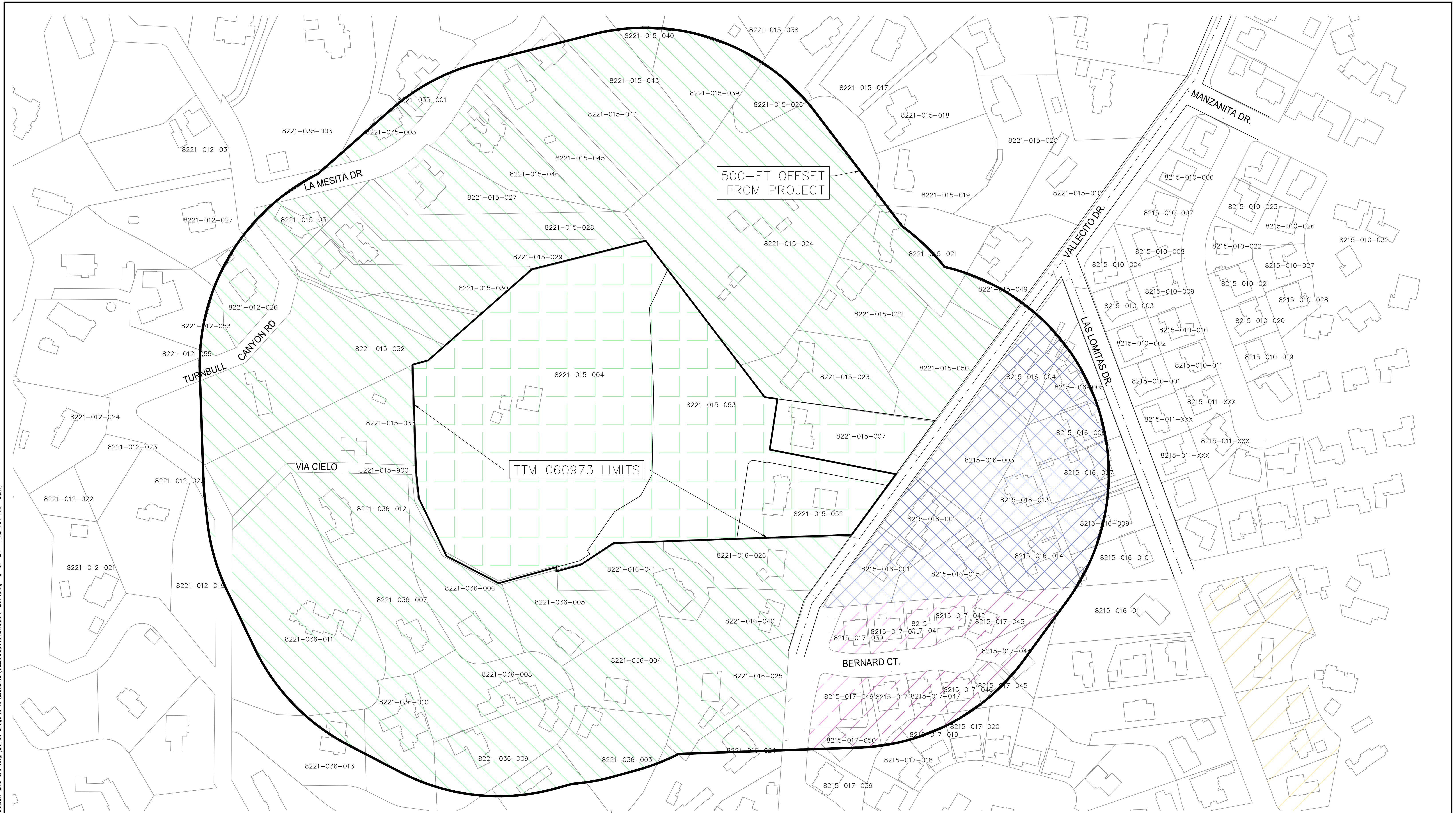
16842 Von Karman Avenue, Suite 150
Irvine, CA 92606
P 949.753.8111 F 949.753.0775

**MAJOR LAND DIVISION
TENTATIVE TRACT MAP 060973**






**OPEN SPACE
HACIENDA HEIGHTS, CALIFORNIA**

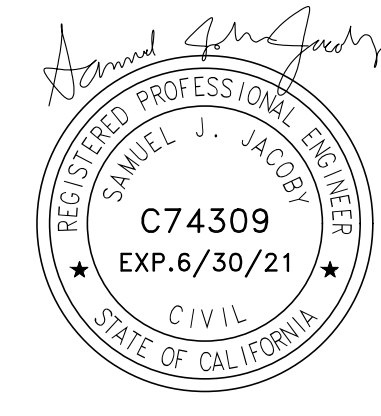
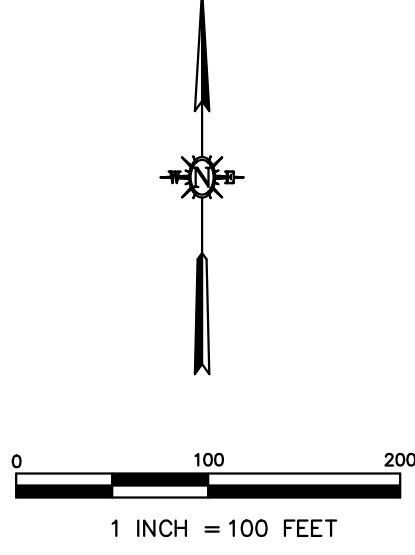
DRAWN BY JP	DATE 8/31/2021	CA JOB NO. 200807.01
CHECKED BY	SCALE 1" = 50'	SHEET 2 OF 10

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LEGEND

EXISTING ZONING	EXISTING COUNTY DESIGNATED LAND USE	EXISTING USE	
	A-1-1	N2 (NON-URBAN 2-0.3 TO 1 DU/AC)	SINGLE FAMILY RESIDENTIAL
	A-1-1	RL10 - RURAL LANDS 10 (1DU/AC)	SINGLE FAMILY RESIDENTIAL
	R-A-10000	H5 - RESIDENTIAL (0 - 5DU/AC)	SINGLE FAMILY RESIDENTIAL
	R-1-15000	H5 - RESIDENTIAL (0 - 5DU/AC)	SINGLE FAMILY RESIDENTIAL
	R-1-20000	H5 - RESIDENTIAL (0 - 5DU/AC)	SINGLE FAMILY RESIDENTIAL



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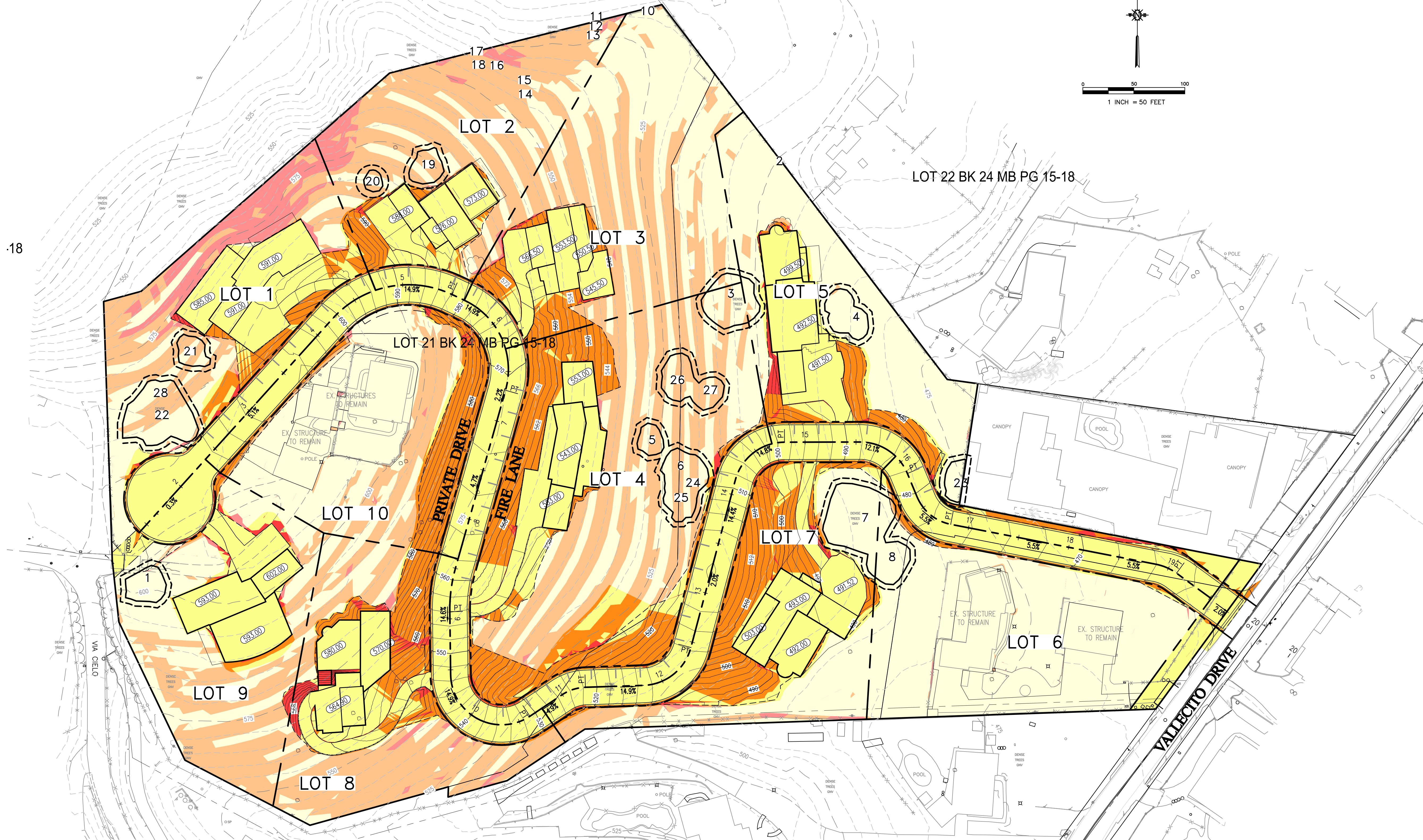
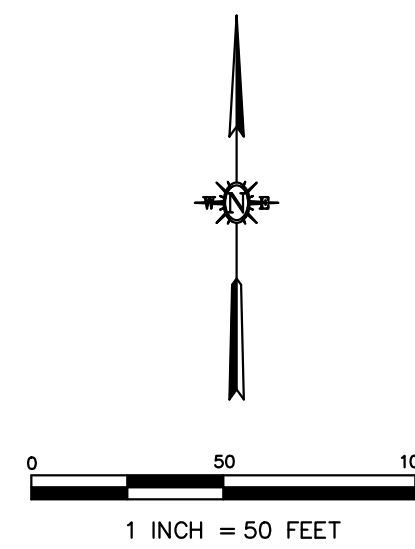
16842 Von Karman Avenue, Suite 150
Irvine, CA 92606
P 949.753.8111 F 949.753.0775

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MAJOR LAND DIVISION TENTATIVE TRACT MAP 060973		
OWNERSHIP & LAND USE HACIENDA HEIGHTS, CALIFORNIA		
DRAWN BY JP	DATE 8/31/2021	CA JOB NO. 200807.01
CHECKED BY	SCALE 1" = 50'	SHEET 3 of 10

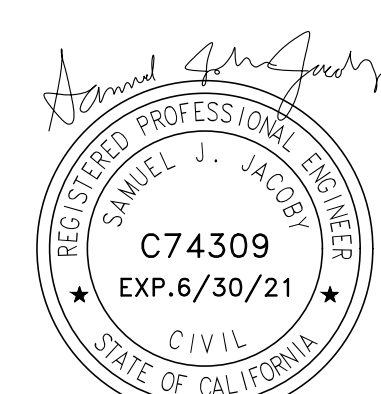
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EXHIBIT "A"**

ENV. ASSESSMENT NO. 04-035, C.U.P. 200800169



SLOPE ANALYSIS

CATEGORY	SLOPE	AREA (ACRES)	LOW DENSITY	LOW DENSITY THRESHOLD	MAXIMUM DENSITY	MAXIMUM UNITS ALLOWED
NON URBAN HILLSIDE	0% - 25%	8.055	1DU/5AC	1.611	1DU/1AC	8.055
NON URBAN HILLSIDE	25% - 50%	4.001	1DU/20AC	0.200	1DU/2AC	2.000
NON URBAN HILLSIDE	50% ++	0.296	0 DU	0.000	0 DU	0.000
TOTALS		12.352		1.811		10.055



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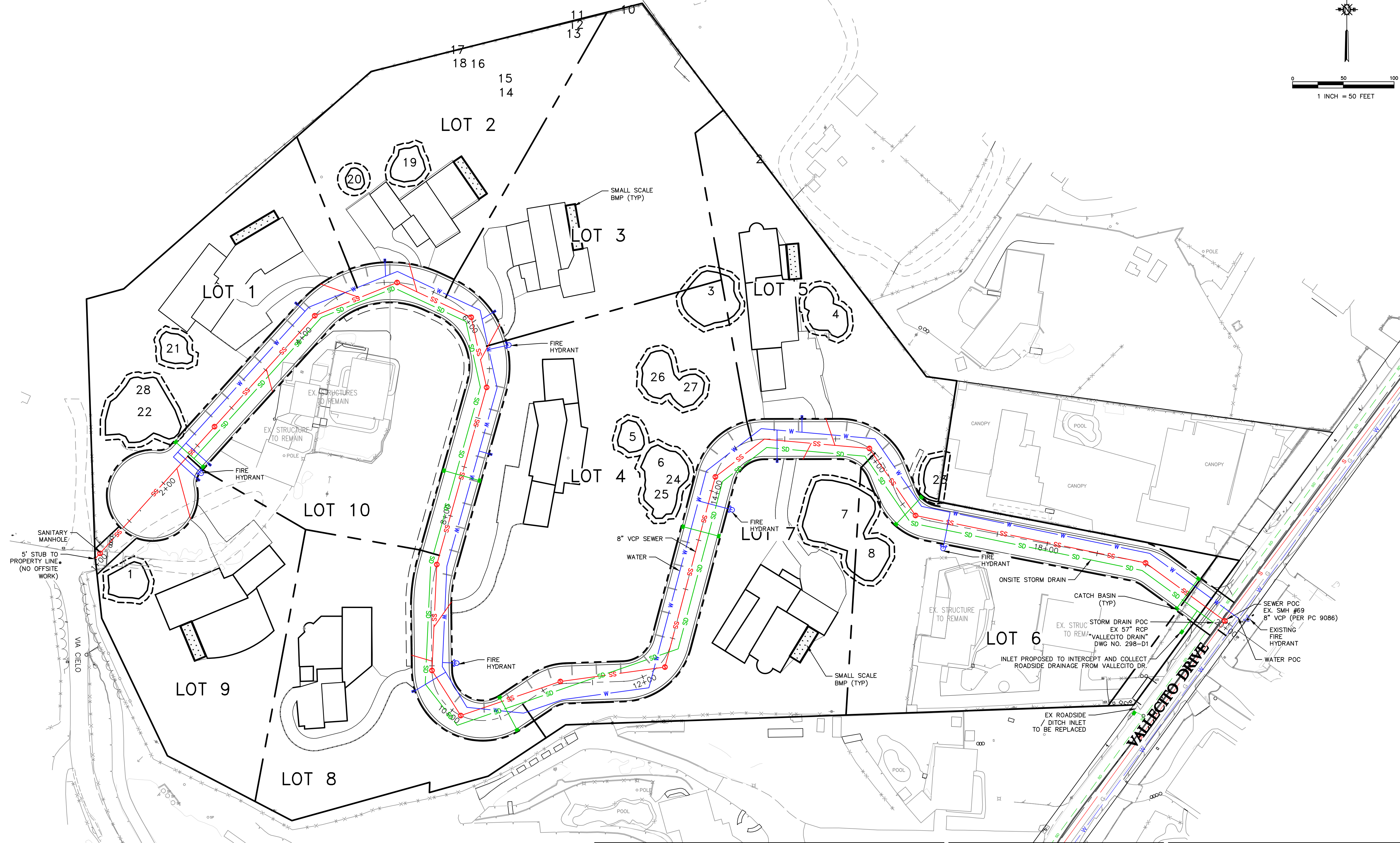
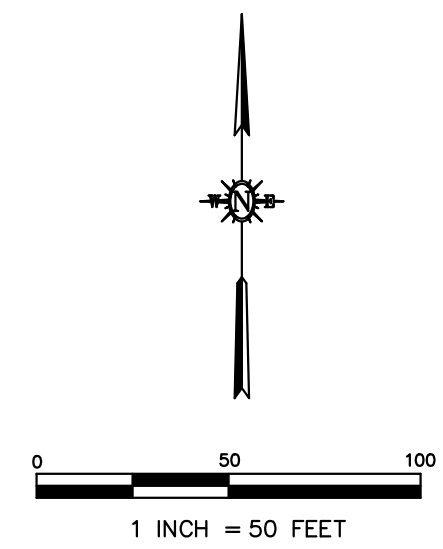
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MAJOR LAND DIVISION TENTATIVE TRACT MAP 060973 SLOPE ANALYSIS HACIENDA HEIGHTS, CALIFORNIA		
DRAWN BY JP	DATE 8/31/2021	CA JOB NO. 200807.01
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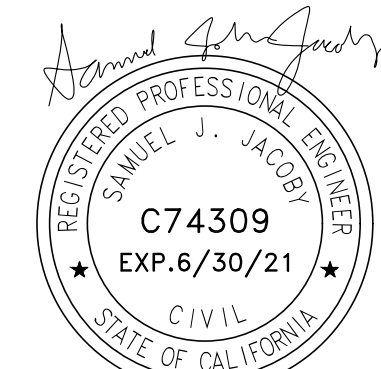
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**MAJOR LAND DIVISION
TENTATIVE TRACT NO. 60973
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
EXHIBIT "A"**

ENV. ASSESSMENT NO. 04-035, C.U.P. 200800169



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**MAJOR LAND DIVISION
TENTATIVE TRACT MAP 060973**

UTILITY PLAN

HACIENDA HEIGHTS, CALIFORNIA

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ARTURO & JUANITA BARRERA
 PO BOX 92228,
 CITY OF INDUSTRY, CA 91715
 PH (626)216-5675

DATE: 02.09.21
 PROJECT NUMBER 406.1302.02

Aerial View for Camera/ Photo Location

TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA

Sheet 1



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Aerial View for Density

TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA

Sheet 2



Photo 1 - Existing View



Rendering - Houses on Lots 5, 7 and 8

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Camera/ Photo 1
TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA

Sheet 3



Photo 2 - Existing View



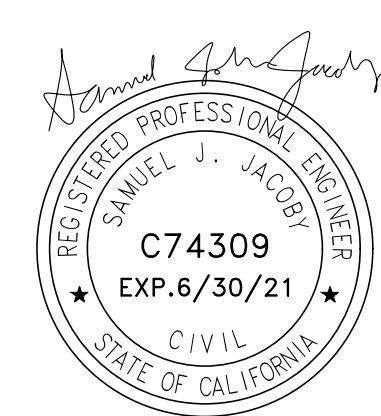
Rendering - Houses on Lots 4, 5, Existing House A, and Existing House B

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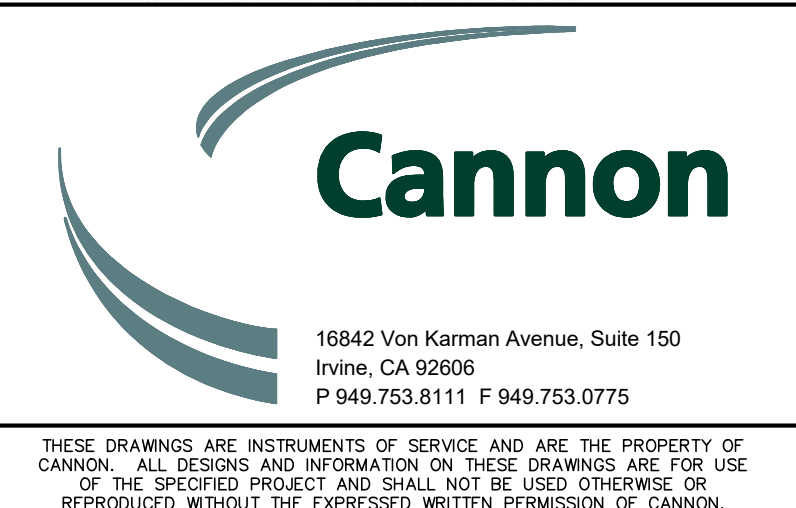
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Camera/ Photo 2
TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA

Sheet 4



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MAJOR LAND DIVISION TENTATIVE TRACT MAP 060973 WALL EXHIBIT (1 OF 4) HACIENDA HEIGHTS, CALIFORNIA		
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Photo 3 - Existing View



Rendering - Houses on Lots 3, 4, 6, 7, 8 and 9



Photo 4 - Existing View



Rendering - Houses on Lots 4, 6, 7, 9, Existing House C, D, and E

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Camera/ Photo 3
TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA

Sheet 5



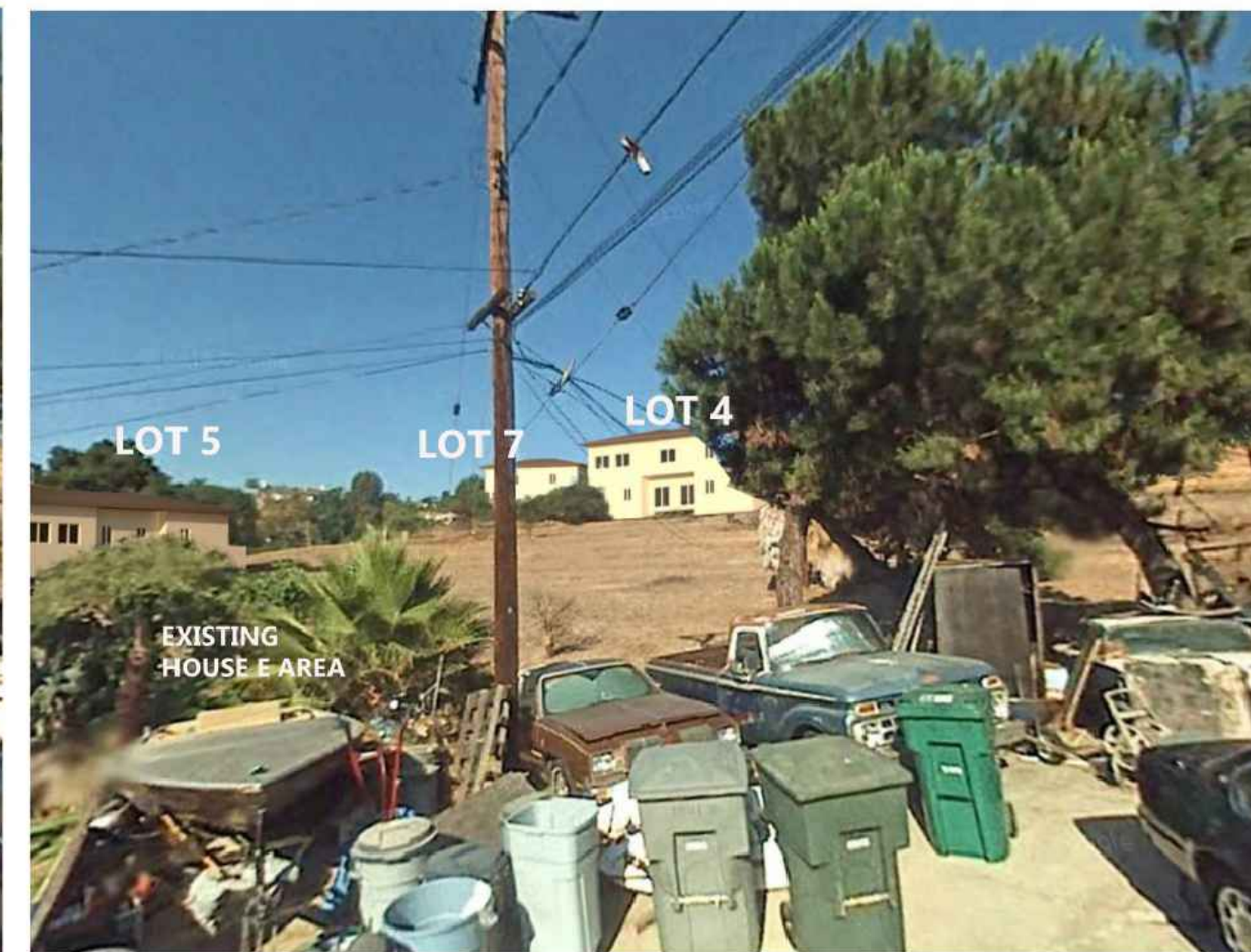
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Camera/ Photo 4
TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA

Sheet 6



Photo 5 - Existing View



Rendering - Houses on Lots 4, 5 and 7



Photo 6 - Existing View



Rendering - Existing House B

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Camera/ Photo 5
TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA

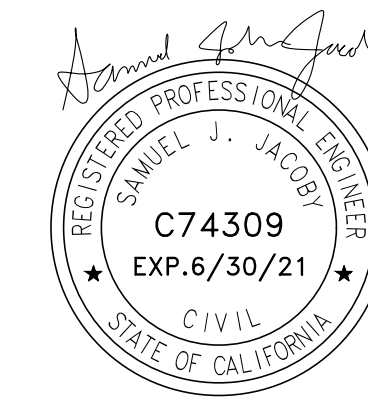
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Camera/ Photo 6
TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA

Sheet 8



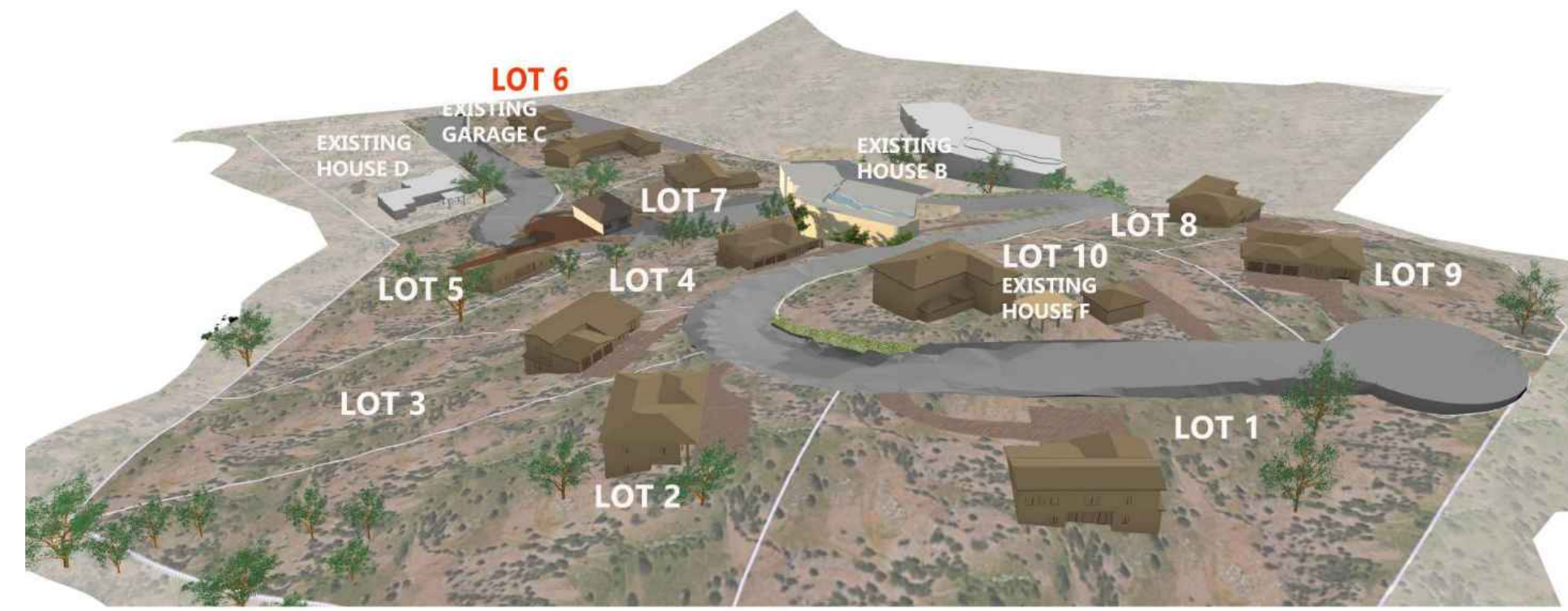
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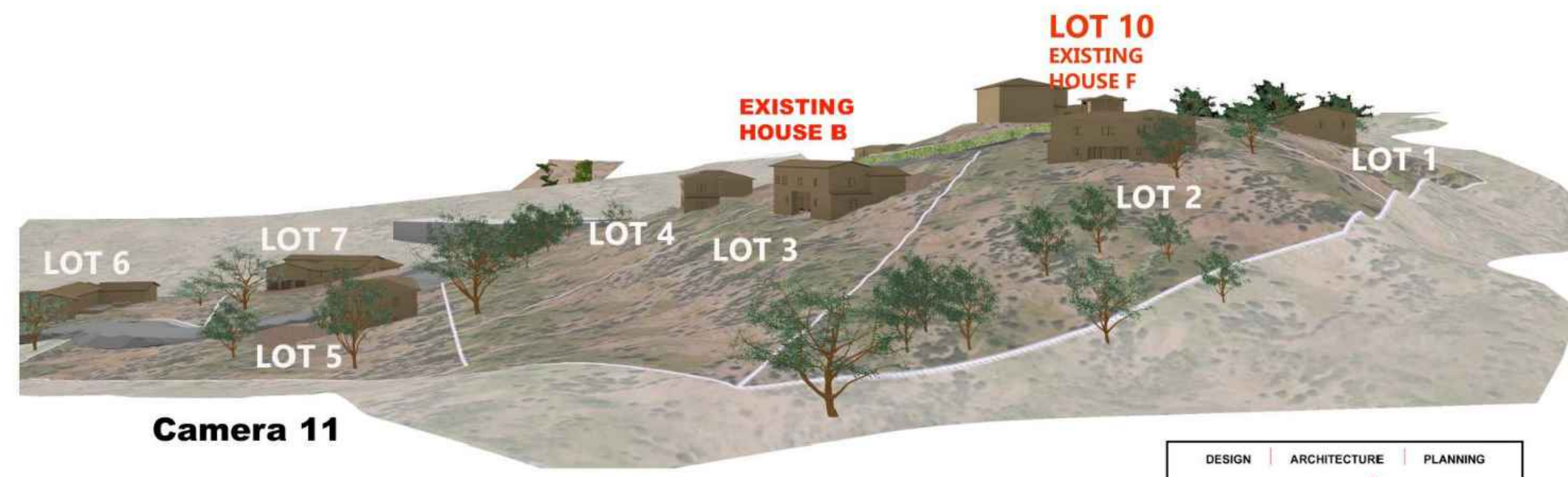
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MAJOR LAND DIVISION TENTATIVE TRACT MAP 060973 WALL EXHIBIT (2 OF 4) HACIENDA HEIGHTS, CALIFORNIA		
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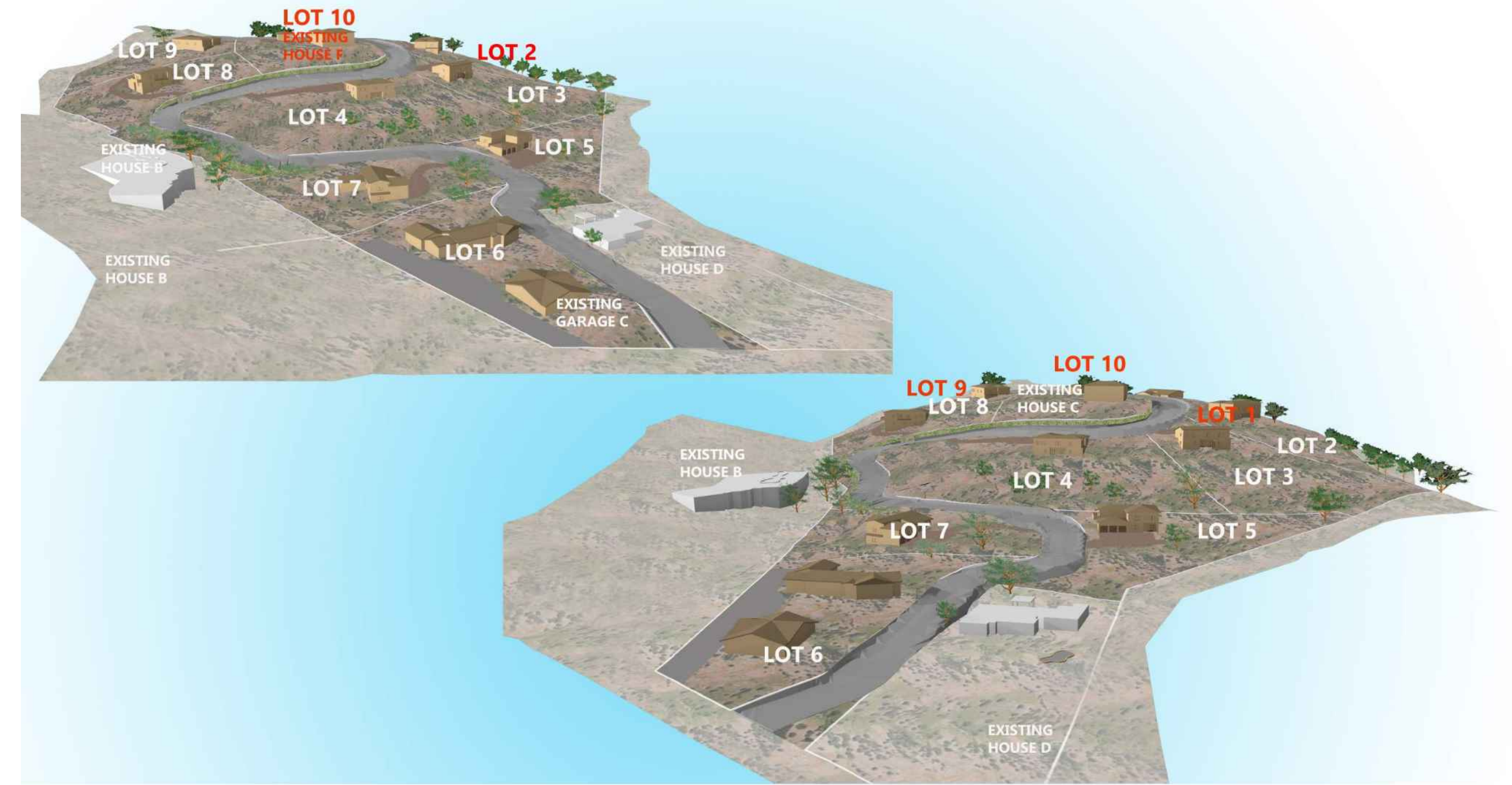
Camera 10



Camera 11

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Renderings
TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA
Sheet 13



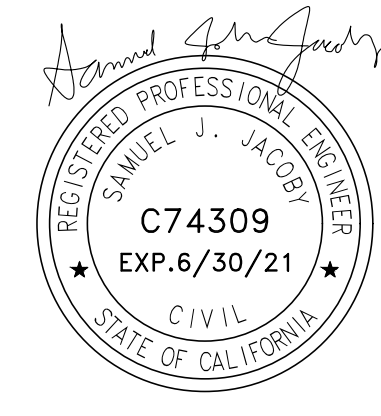
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Renderings
TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA
Sheet 14



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Retaining Wall
TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA
Sheet 15



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MAJOR LAND DIVISION TENTATIVE TRACT MAP 060973 WALL EXHIBIT (4 OF 4) HACIENDA HEIGHTS, CALIFORNIA		
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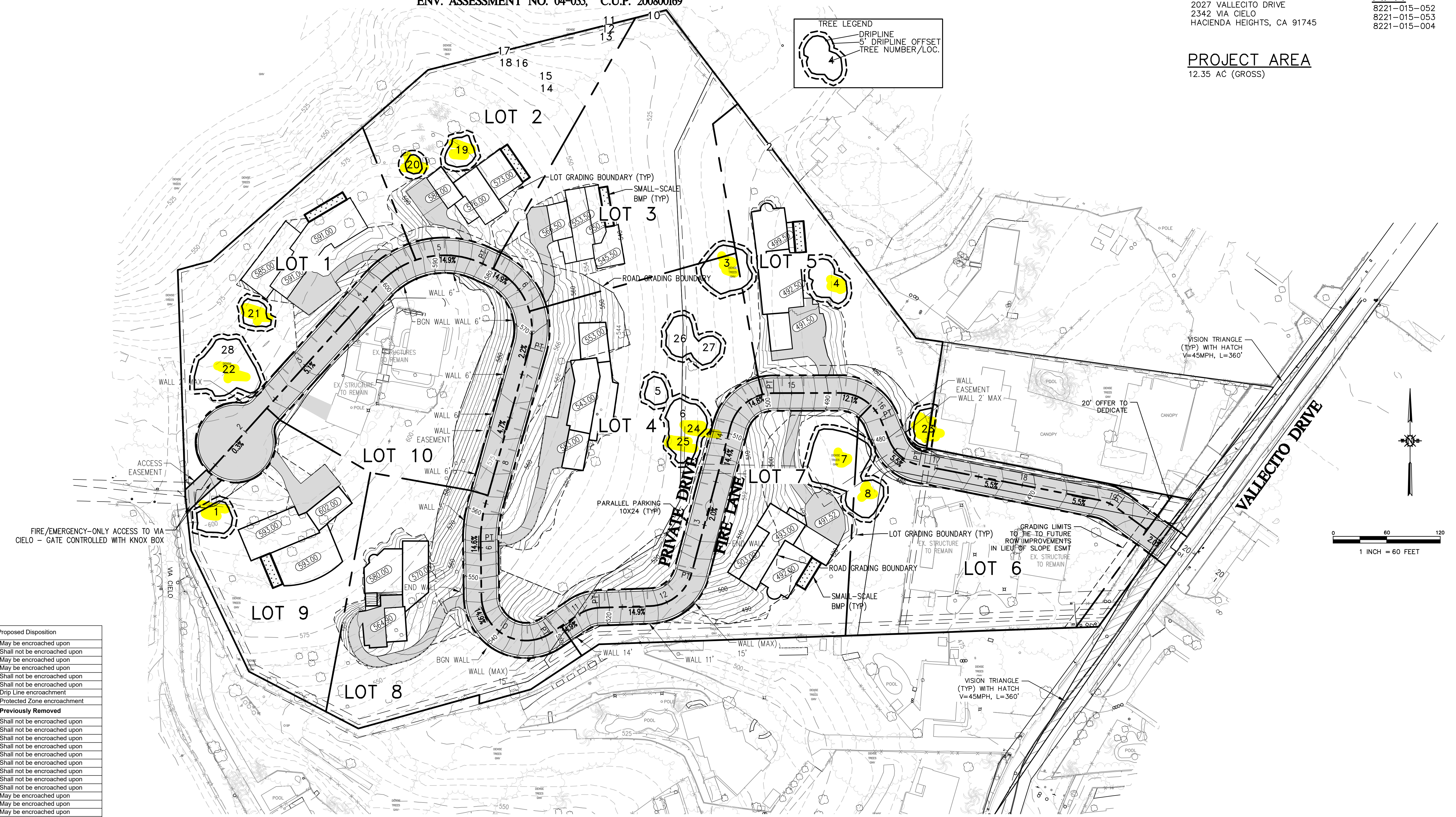
MAJOR LAND DIVISION
TENTATIVE TRACT NO. 60973
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
---OAK TREE EXHIBIT---
ENV. ASSESSMENT NO. 04-035, C.U.P. 200800169

OWNER
ARTURO BARRERA AND JUANITA BARRERA, TRUSTEES OF
THE BARRERA FAMILY TRUST LTD
2869 CAMINO DEL TOMASINI
HACIENDA HEIGHTS, CA 91745

SITE ADDRESS
2027 VALLECITO DRIVE
2342 VIA CIELO
HACIENDA HEIGHTS, CA 91745

APN
8221-015-052
8221-015-053
8221-015-004

PROJECT AREA
12.35 AC (GROSS)



OAK TREE TABLE

Tree No.	Tree Name	Botanical Name	Trunk Size(s)	Health Grade	Aesthetics Grade	S or R	Proposed Disposition
1	Coast Live Oak	Quercus agrifolia	13"	B	B	SAVE	May be encroached upon
2	Coast Live Oak	Quercus agrifolia	17"	B	B	SAVE	Shall not be encroached upon
3	Coast Live Oak	Quercus agrifolia	10", 26"	B	A	SAVE	May be encroached upon
4	Coast Live Oak	Quercus agrifolia	8", 8"	B	D	SAVE	May be encroached upon
5	Coast Live Oak	Quercus agrifolia	2x6", 8"	B	B	SAVE	Shall not be encroached upon
6	Coast Live Oak	Quercus agrifolia	5", 6", 6-1/2"	B	B	SAVE	Shall not be encroached upon
7	Coast Live Oak	Quercus agrifolia	13", 16", 20", 25"	B	B	SAVE	Drip Line encroachment
8	Coast Live Oak	Quercus agrifolia	28"	B	B	SAVE	Protected Zone encroachment
9	Coast Live Oak	Quercus agrifolia	25"	B	A	Remove	Previously Removed
10	Coast Live Oak	Quercus agrifolia	11"	B	B	SAVE	Shall not be encroached upon
11	Coast Live Oak	Quercus agrifolia	11", 16"	B	A	SAVE	Shall not be encroached upon
12	Coast Live Oak	Quercus agrifolia	8"	B	A	SAVE	Shall not be encroached upon
13	Coast Live Oak	Quercus agrifolia	10"	B	A	SAVE	Shall not be encroached upon
14	Coast Live Oak	Quercus agrifolia	8"	C	A	SAVE	Shall not be encroached upon
15	Coast Live Oak	Quercus agrifolia	10"	B	A	SAVE	Shall not be encroached upon
16	Coast Live Oak	Quercus agrifolia	9"	B	A	SAVE	Shall not be encroached upon
17	Coast Live Oak	Quercus agrifolia	12"	B	A	SAVE	Shall not be encroached upon
18	Coast Live Oak	Quercus agrifolia	8"	B	A	SAVE	Shall not be encroached upon
19	Coast Live Oak	Quercus agrifolia	26"	C	C	SAVE	May be encroached upon
20	Coast Live Oak	Quercus agrifolia	8"	C	B	SAVE	May be encroached upon
21	Coast Live Oak	Quercus agrifolia	11"	B	A	SAVE	May be encroached upon
22	Coast Live Oak	Quercus agrifolia	14"	B	B	SAVE	Protected Zone encroachment
23	Coast Live Oak	Quercus agrifolia	14.5"	B	A	SAVE	Protected Zone encroachment
24	Coast Live Oak	Quercus agrifolia	3-1/2", 5", 6-1/2", 8"	B	B	SAVE	May be encroached upon
25	Coast Live Oak	Quercus agrifolia	3", 2x6"	B	B	SAVE	May be encroached upon
26	Coast Live Oak	Quercus agrifolia	2x6", 8", 10"	B	B	SAVE	Shall not be encroached upon
27	Coast Live Oak	Quercus agrifolia	3x3", 4", 2x6"	B	B	SAVE	Shall not be encroached upon
28	Coast Live Oak	Quercus agrifolia	8"	B	B	SAVE	Shall not be encroached upon

SOIL CONSULTANT: CAL LAND ENGINEERING INC DBA QUARTECH CONSULTANTS 576 E. LAMBERT ROAD BREA, CA 92821 QCI PROJECT NO.: 03-079-010 GE JACK LEE, GE 2153 FRED AFLAKIAN CEG 2051

OAK TREE CONSULTANT: TREES, ETC. P.O. BOX 4583 THOUSAND OAKS, CA 91359

TITLE COMPANY: NORTH AMERICAN TITLE COMPANY 700 N CENTRAL AVE., SUITE 300 GLENDALE, CA 91203

BASIS OF BEARING
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF VALLECITO DRIVE BEING NORTH 36°10' EAST PER TRACT MAP NO. 2421 BOOK 24 MAPS PAGES 15-18 LOS ANGELES COUNTY RECORDERS OFFICE AND MONUMENTS SHOWN HEREON.

BENCHMARK
LOS ANGELES COUNTY B.M. NO. SG4843
L&T IN E CB 1FT S/O BCR @ VALLECITO DR & MANZANITA DR. ELEVATION = 424.503' (NAVD 88, 2013 ADJ.)

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MAJOR LAND DIVISION TENTATIVE TRACT MAP 060973		
OAK TREE MAP HACIENDA HEIGHTS, CALIFORNIA		
DRAWN BY JP	DATE 8/31/2021	CA JOB NO. 200807.01
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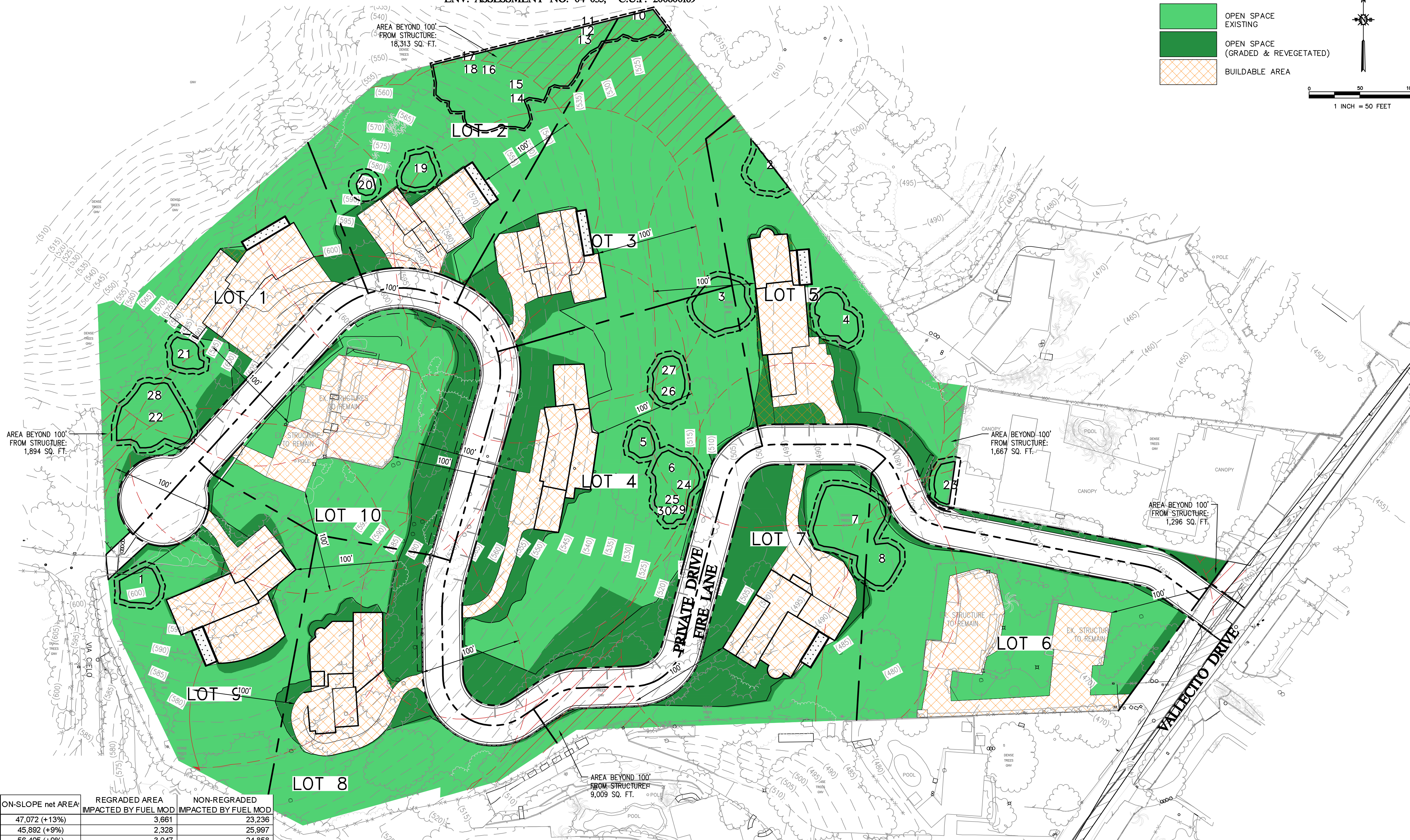
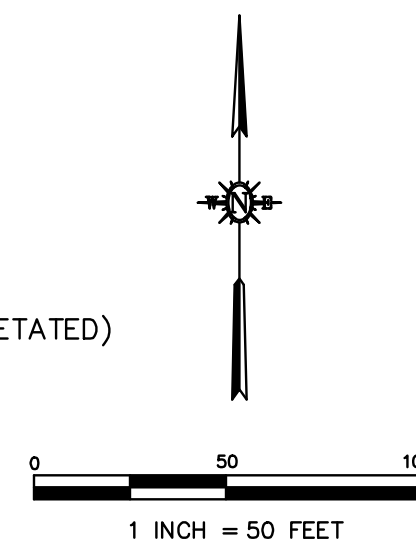
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**MAJOR LAND DIVISION
TENTATIVE TRACT NO. 60973
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
EXHIBIT "A"**

ENV. ASSESSMENT NO. 04-035, C.U.P. 200800169

LEGEND

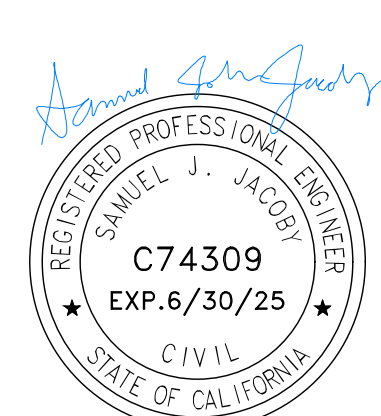
- OPEN SPACE EXISTING
- OPEN SPACE (GRADED & REVEGETATED)
- BUILDABLE AREA



LOT AREAS

LOT NUMBER	GROSS AREA	NET AREA*	BUILDABLE AREA	OPEN SPACE	OPEN % OF NET***	ON-SLOPE net AREA*	REGRADED AREA IMPACTED BY FUEL MOD	NON-REGRADED IMPACTED BY FUEL MOD
1	50,230	41,841	12,208	29,633	70.8%	47,072 (+13%)	3,661	23,236
2	43,889	41,920	7,746	34,174	81.5%	45,892 (+9%)	2,328	25,997
3	53,071	51,626	7,810	43,816	84.9%	56,405 (+9%)	3,047	24,858
4	92,959	76,262	9,792	66,471	87.2%	83,169 (+9%)	18,391	46,272
5	44,648	40,161	10,961	29,200	72.7%	42,905 (+7%)	5,790	22,435
6	58,748	46,173	13,841	32,333	70.0%	49,760 (+8%)	3,417	29,422
7	50,071	40,013	11,583	28,420	71.0%	44,137 (+10%)	13,262	13,037
8	45,204	40,006	11,070	28,936	72.3%	46,562 (+16%)	7,072	20,026
9	44,134	40,126	10,018	30,108	75.0%	43,027 (+7%)	3,203	24,683
10	51,562	40,005	11,895	28,110	70.3%	42,839 (+7%)	7,929	20,060
Total	534,516	458,133	106,932	351,201	76.7%	501,769 (+10%)	68,099	250,026

* NET AREA: GROSS MINUS ESMT (ROADS, AND SURFACE IMPROVEMENTS)
 ** OPEN SPACE: NET AREA MINUS BUILDABLE, INCLUDES GRADED AREAS THAT WILL BE RE-
 *** OPEN SPACE: (OPEN SPACE)/NET
 [NET OPEN SPACE (LAND AREA, MEASURED ON SLOPE)]
 OPEN SPACE PRESENTED IS CONCEPTUAL HOME SITES - MIN. SHALL BE 70%



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**MAJOR LAND DIVISION
TENTATIVE TRACT MAP 060973
OPEN SPACE – FUELMOD AREA
HACIENDA HEIGHTS, CALIFORNIA**

DRAWN BY JP	DATE 12/29/2021	CA JOB NO. 200807.01
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 PH (626)216-5675

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 PROJECT NUMBER 406.1302.02

Aerial View for Camera/ Photo Location

TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA

Sheet 1

DESIGN | ARCHITECTURE | PLANNING

RED
 Architectural Group

3436 N. VERDUGO ROAD, SUITE 200, GLENDALE, CA 91208
 P 818.957.7765 | www.red-arch.com



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Aerial View for Density

**TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA**

Sheet 2

DESIGN | ARCHITECTURE | PLANNING

RED
Architectural Group

3436 N. VERDUGO ROAD, SUITE 200, GLENDALE, CA 91208
P 818.957.7765 | www.red-arch.com



Photo 1 - Existing View



Rendering - Houses on Lots 5, 7 and 8

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Camera/ Photo 1
TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA

Sheet 3

DESIGN	ARCHITECTURE	PLANNING
RED		
Architectural Group		
<small>3436 N. VERDUGO ROAD, SUITE 200, GLENDALE, CA 91208 P 818.957.7765 www.red-arch.com</small>		



Photo 2 - Existing View



Rendering - Houses on Lots 4, 5, Existing House A, and Existing House B

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Camera/ Photo 2
TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA

Sheet 4

DESIGN	ARCHITECTURE	PLANNING
RED		
Architectural Group		
<small>3436 N. VERDUGO ROAD, SUITE 200, GLENDALE, CA 91208 P 818.957.7765 www.red-arch.com</small>		



Photo 3 - Existing View



Rendering - Houses on Lots 3, 4, 6, 7, 8 and 9

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Camera/ Photo 3
TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA

Sheet 5

DESIGN	ARCHITECTURE	PLANNING
RED		
Architectural Group		
<small>3436 N. VERDUGO ROAD, SUITE 200, GLENDALE, CA 91208 P 818.957.7765 www.red-arch.com</small>		



Photo 4 - Existing View



Rendering - Houses on Lots 4, 6, 7, 9, Existing House C, D, and E

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DATE: 02.09.21
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Camera/ Photo 4
TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA

Sheet 6

DESIGN	ARCHITECTURE	PLANNING
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Photo 5 - Existing View



Rendering - Houses on Lots 4,5 and 7

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Camera/ Photo 5

**TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA**

Sheet 7

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Photo 6 - Existing View



Rendering - Existing House B

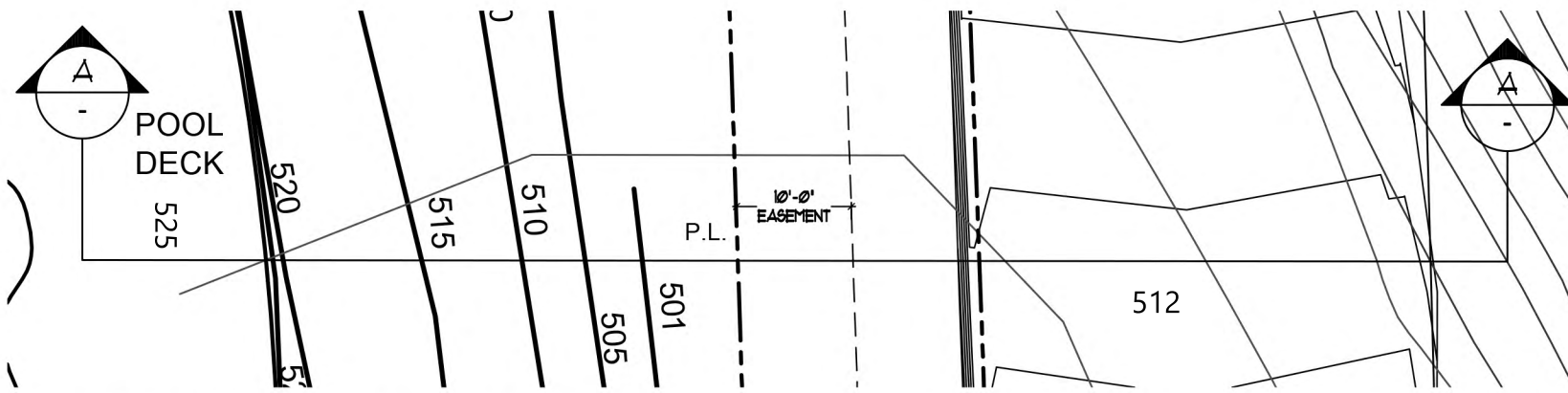
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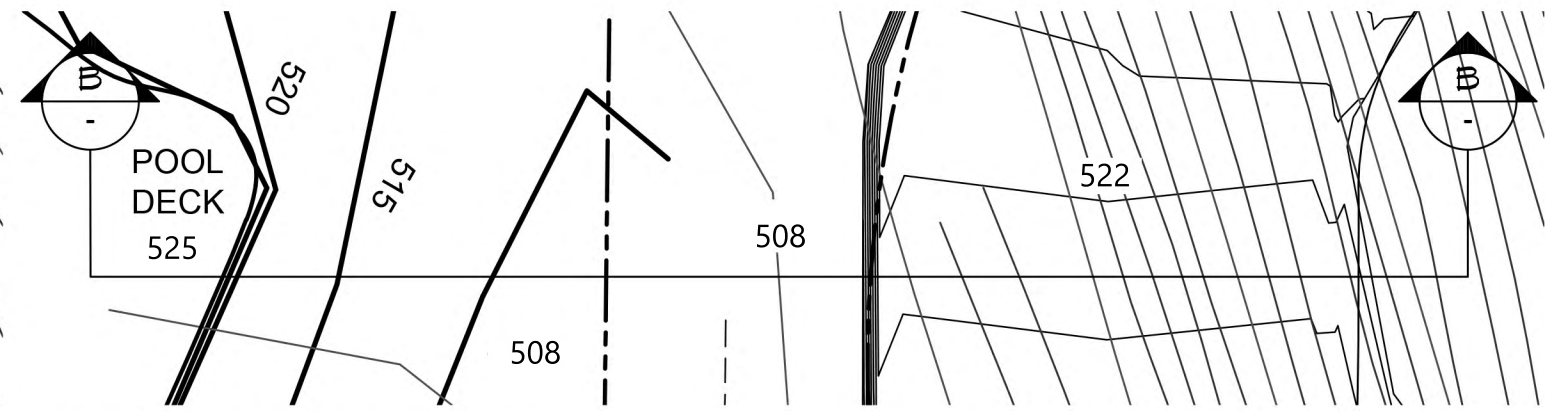
Camera/ Photo 6
TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA

Sheet 8

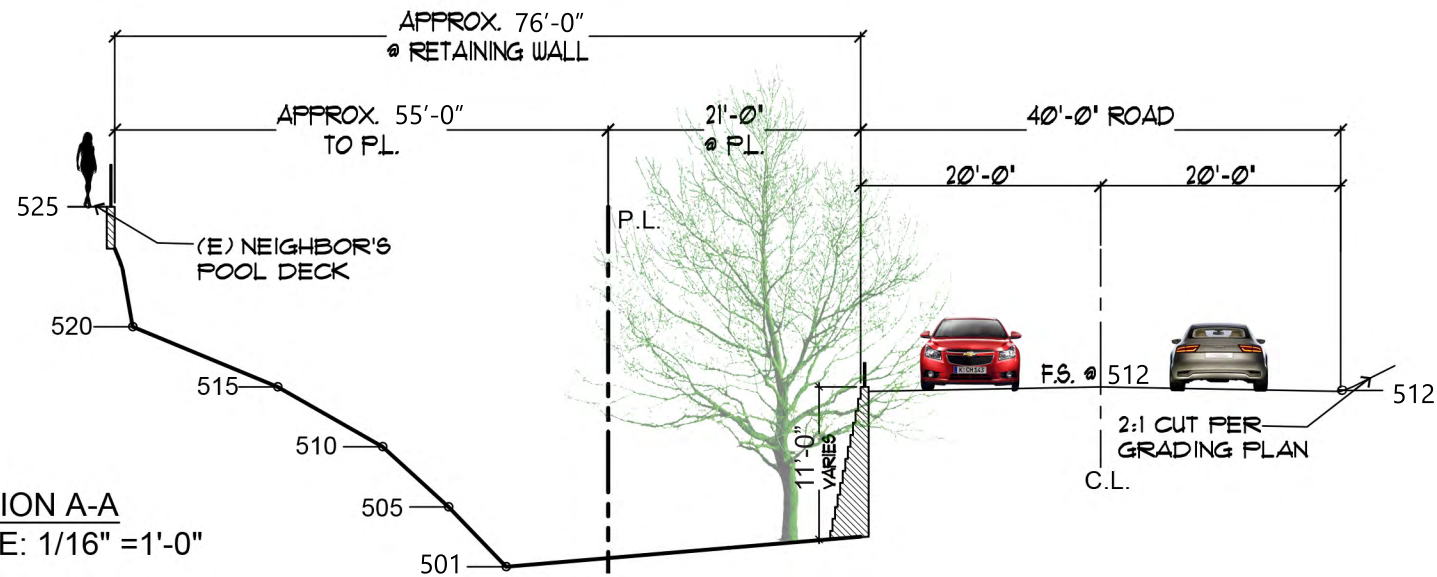
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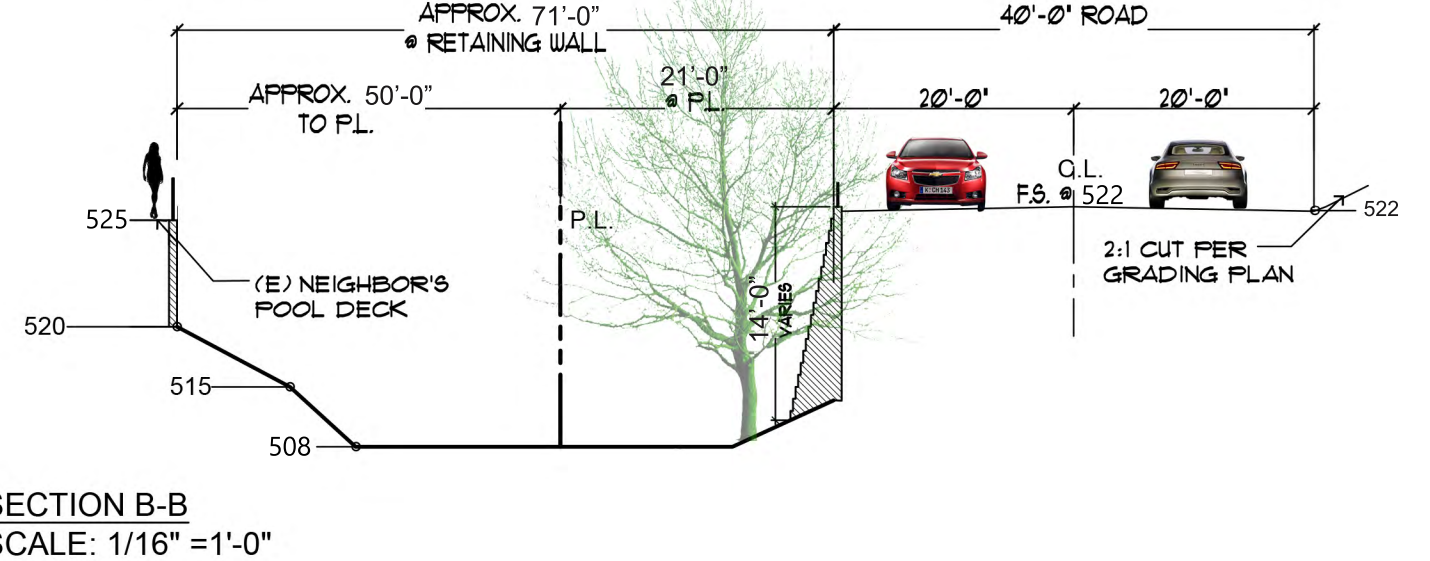
PARTIAL PLAN FOR SECTION A-A
SCALE: 1/16" = 1'-0"



PARTIAL PLAN FOR SECTION B-B
SCALE: 1/16" = 1'-0"



SECTION A-A
SCALE: 1/16" = 1'-0"



SECTION B-B
SCALE: 1/16" = 1'-0"



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Sections Thru Roadway and Photos of Adjacent Residence

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PROJECT NUMBER 406.1302.02

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Sheet 9

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Photo 7 - Existing View



Rendering - Houses on Lots 3,4, 7 and 9

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Camera / Photo 7

**TRACT MAP 060973
 2342 VIA CIELO
 HACIENDA HEIGHTS, CA**

Sheet 10

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Rendering with Retaining Wall Information

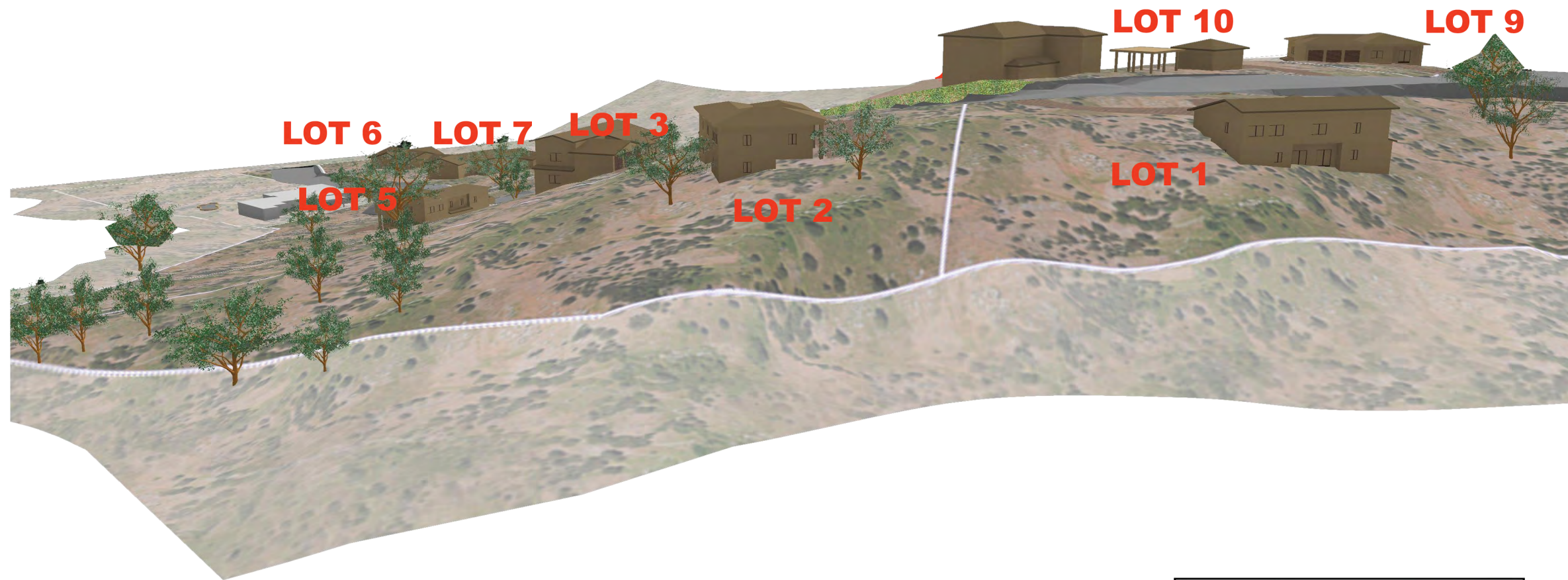
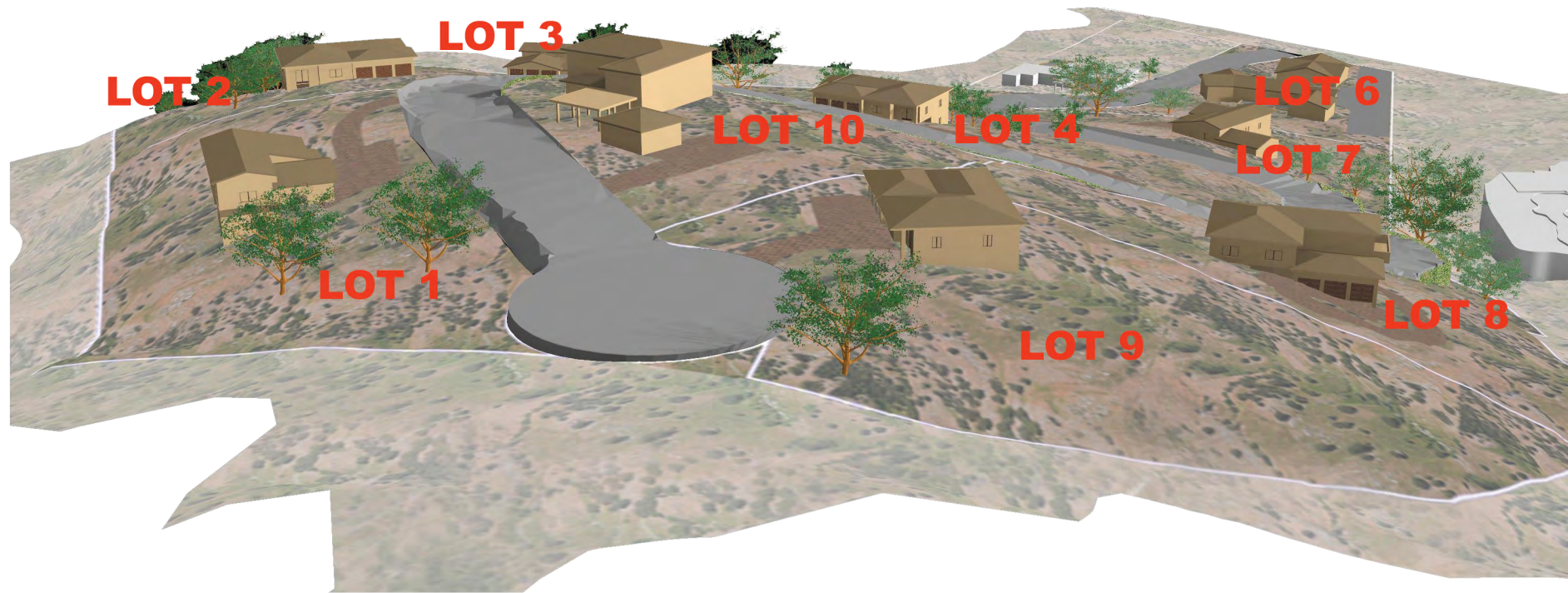
TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA

Sheet 11

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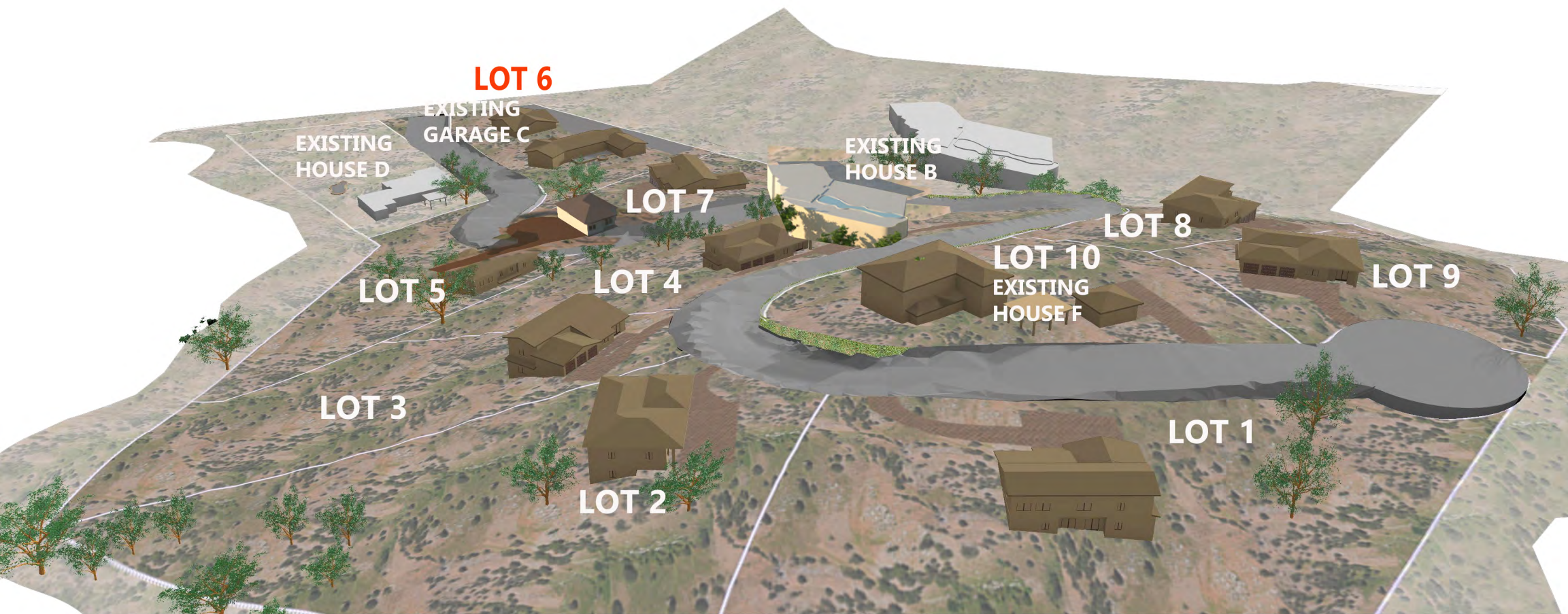
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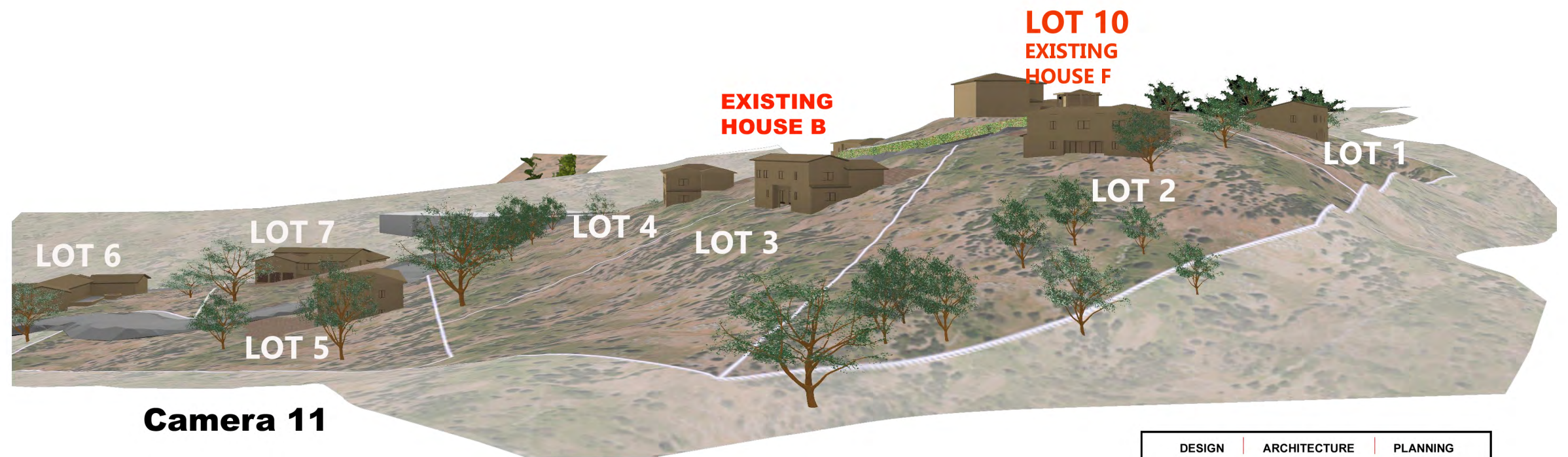
TRACT MAP 060973
2342 VIA CIELO
HACIENDA HEIGHTS, CA

Sheet 12

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Camera 10



Camera 11

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Renderings

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HACIENDA HEIGHTS, CA

Sheet 13

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Renderings
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HACIENDA HEIGHTS, CA

Sheet 14

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Retaining Wall

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