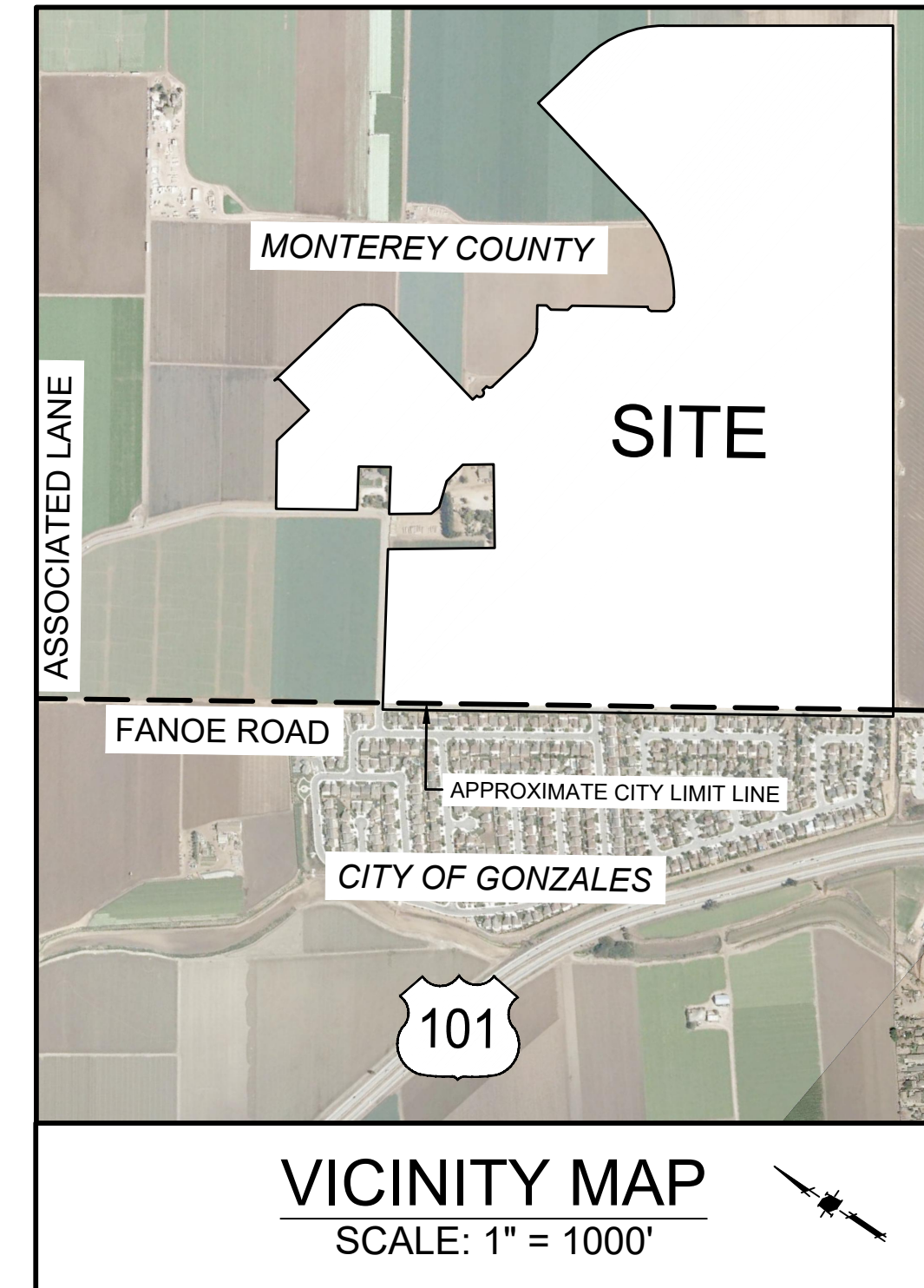


TENTATIVE MAP FOR VISTA LUCIA BLOCKS

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TENTATIVE MAP
CIELO GRANDE RANCH, LLC
FANOE ROAD, GONZALES
VISTA LUCIA



GENERAL NOTES

- PROJECT NAME: VISTA LUCIA - TENTATIVE MAP
- OWNER: NEIL FANOE, ET AL
PO BOX 166
GONZALES, CA 93926
- SUBDIVIDER: CIELO GRANDE RANCH, LLC
(CONTACT: GLENN PACE)
305 VINEYARD TOWN CENTER, #295,
MORGAN HILL, CA 95037
- ENGINEER: HMM ENGINEERS
1570 OAKLAND ROAD
SAN JOSE, CA 95131
DAVID STANTON, RCE #56150
- STREET LOCATION: FANOE ROAD, GONZALES CA
- EXISTING ZONING: F/40 (FARMLANDS 40-160 AC)
- EXISTING GP DESIGNATION: NEIGHBORHOOD RESIDENTIAL/PARKS AND OPEN SPACE
- EXISTING USE: AGRICULTURE/OPEN SPACE
- PROPOSED USE: NEIGHBORHOOD RESIDENTIAL/PARKS AND OPEN SPACE
- WATER SUPPLY: CITY OF GONZALES
- SEWAGE DISPOSAL: CITY OF GONZALES
- ASSESSOR'S PARCEL #(S): 223-031-027 & 024
- STREET TREES: SHALL CONFORM TO VISTA LUCIA SPECIFIC PLAN
- TOTAL SITE AREA: ±462.7 ACRES
- PUBLIC STREET DEDICATION: ±70.2 ACRES
- DESIGNATED REMAINDER: ±226.2 ACRES
- NET SITE AREA: ±166.3 NET ACRES
- PROPOSED LOTS: 796 BUILDABLE LOTS, 49 COMMON LOTS
- TOTAL UNITS: 1,247 UNITS
- FLOOD ZONE: ZONE X/ZONE A
- TITLE REPORT: THE TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY CHICAGO TITLE COMPANY, ORDER NUMBER FWMN-T018001188, DATED MAY 08, 2023.

LEGEND

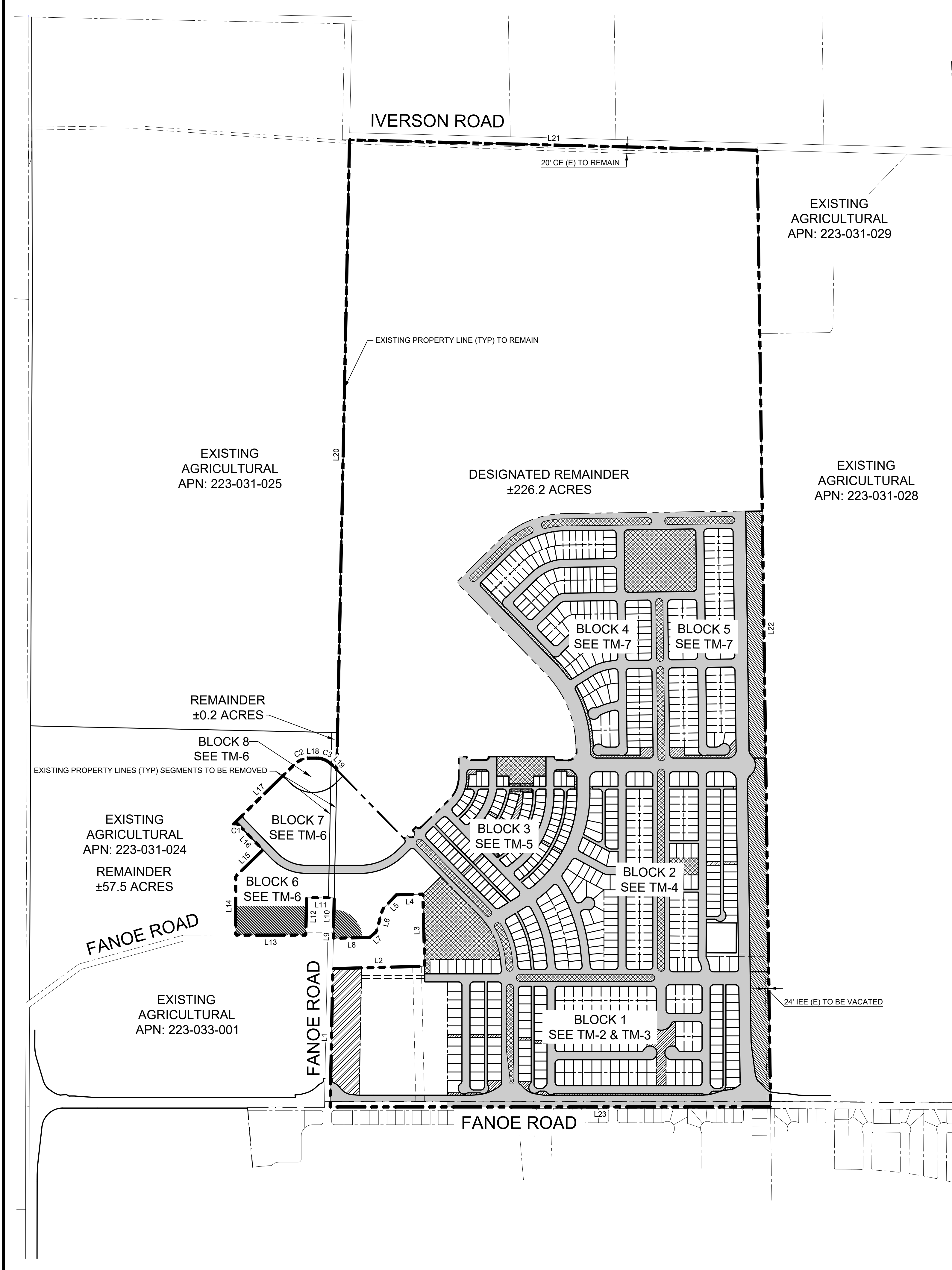
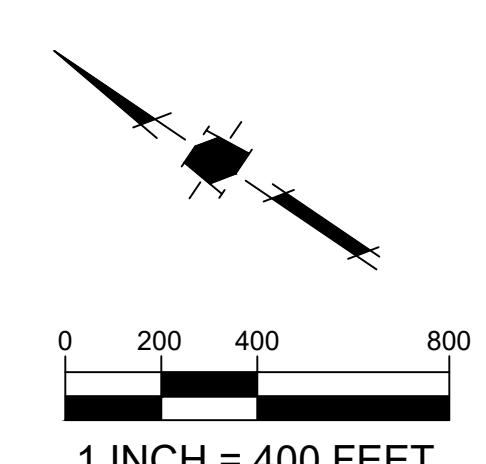
- TENTATIVE MAP BOUNDARY
- SITE BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING EASEMENT
- PUBLIC STREET DEDICATION (±70.2 AC)
- CITY-DEDICATED PARK (±19.5 AC)
- CITY-DEDICATED OPEN SPACE (±4.6 AC)
- TEMPORARY AGRICULTURAL BUFFER (±13.9 AC)
- STORMWATER BASIN (±3.9 AC)
- EXISTING (E)
- PROPOSED (P)
- RIGHT-OF-WAY (RW)
- INGRESS EGRESS EASEMENT (IEE)
- COMMUNICATION EASEMENT (CE)
- EXISTING AGRICULTURAL WELL (LOCATED IN BLOCK 2 PROPOSED LOT 215)

- THE SUBDIVISION IMPROVEMENTS AND PUBLIC UTILITIES, INCLUDING WATER SUPPLY, SEWAGE DISPOSAL, STORM WATER FACILITIES AND IMPROVEMENTS PROPOSED TO BE MADE OR INSTALLED WILL CONFORM TO THE CITY OF GONZALES REQUIREMENTS AT THE TIME IN WHICH IMPROVEMENTS ARE PROPOSED.
- MULTIPLE FINAL MAPS MAY BE FILED BASED ON THIS TENTATIVE MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- ONE AGRICULTURAL WELL EXISTS ON SITE. SEE PLAN FOR LOCATION
- NO NEW STREET NAMES HAVE BEEN APPROVED AT THIS TIME.
- NO BUILDINGS EXIST ON THIS SITE.

LINE	LENGTH	BEARING
L1	962.85'	N51°12'55"E
L2	640.31'	S41°19'36"E
L3	501.99'	N48°34'55"E
L4	184.59'	N41°26'23"W
L5	138.38'	N86°05'40"W
L6	161.70'	S65°28'31"W
L7	61.64'	N80°21'48"W
L8	252.71'	N41°19'36"W
L9	22.41'	N51°12'55"E
L10	260.02'	N51°16'38"E
L11	192.81'	N39°54'28"W
L12	260.02'	S51°16'20"W

LINE	LENGTH	BEARING
L13	487.08'	N39°54'28"W
L14	408.99'	N50°05'32"E
L15	264.54'	S84°12'45"E
L16	246.61'	N5°47'15"E
L17	599.04'	S84°12'45"E
L18	45.73'	S39°53'00"E
L19	50.55'	S5°47'15"W
L20	4384.15'	N51°16'20"E
L21	2837.97'	S38°25'40"E
L22	6657.96'	S49°19'08"W
L23	3064.31'	N39°52'59"W

CURVE	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	90°00'00"
C2	116.05'	150.00'	44°19'45"
C3	119.57'	150.00'	45°40'25"



CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND HMM HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR HMM.

NO	DATE	DESCRIPTION

PROJECT NO: 5707.00
CAD DWG FILE: 570700TM - MEGA.DWG
DESIGNED BY: DO
DRAWN BY: DO
CHECKED BY: DS
DATE: JULY 10, 2023
SCALE: AS SHOWN
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TENTATIVE MAP

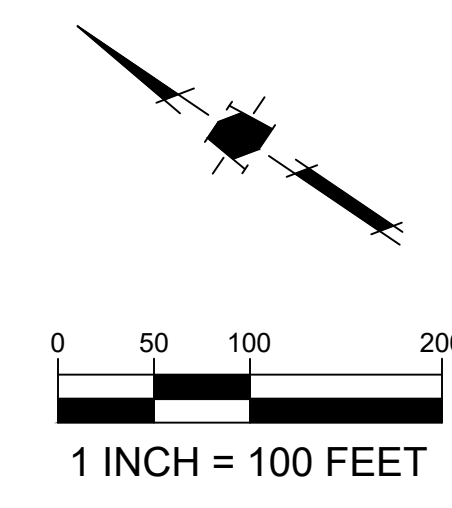
TM-1
OF 7

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND HMM HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR HMM.

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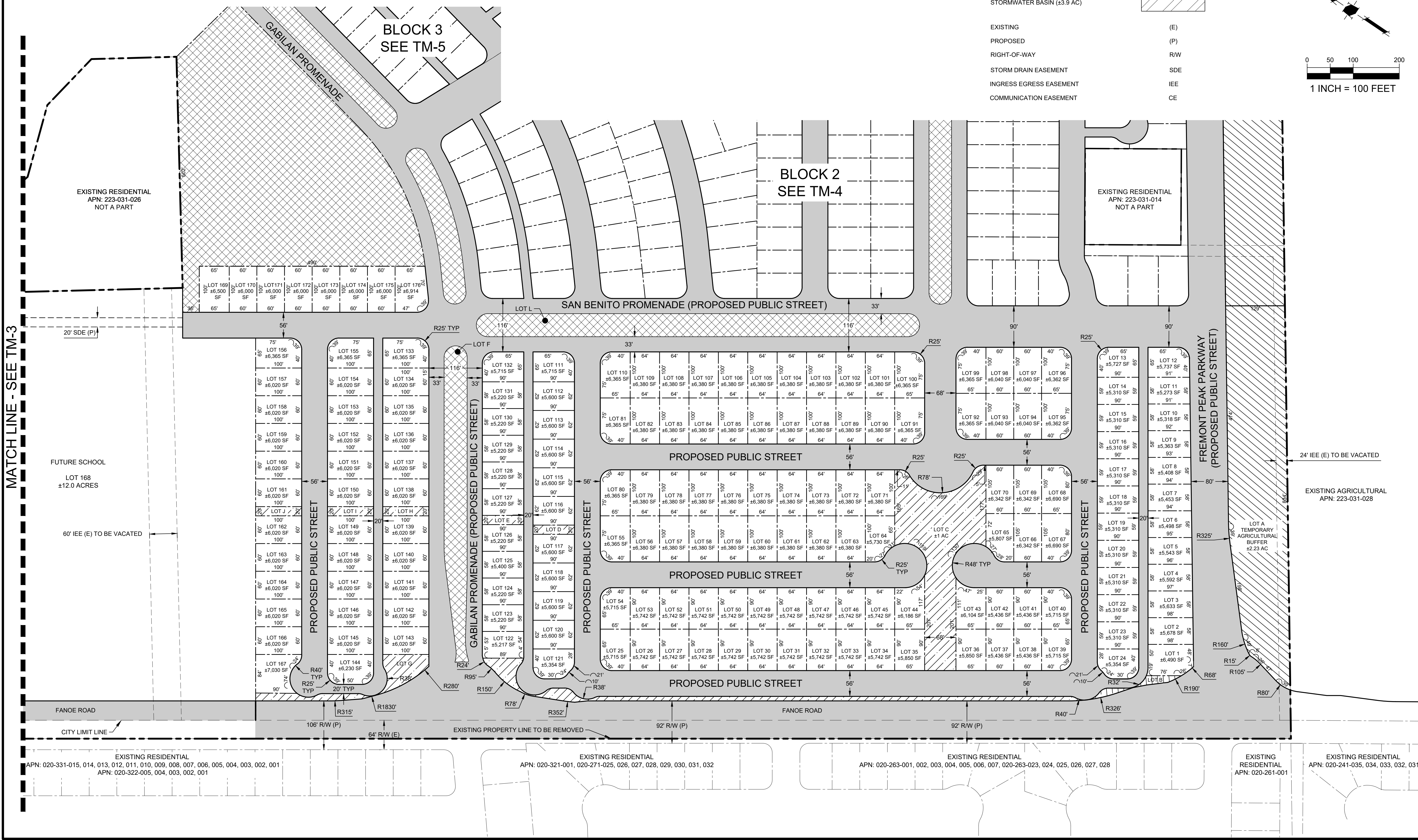
- TENTATIVE MAP BOUNDARY
- SITE BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING EASEMENT
- PUBLIC STREET DEDICATION (±70.2 AC)
- CITY-DEDICATED PARK (±19.5 AC)
- CITY-DEDICATED OPEN SPACE (±4.6 AC)
- TEMPORARY AGRICULTURAL BUFFER (±13.9 AC)
- STORMWATER BASIN (±3.9 AC)
- EXISTING (E)
- PROPOSED (P)
- RIGHT-OF-WAY (R/W)
- STORM DRAIN EASEMENT (SDE)
- INGRESS EGRESS EASEMENT (IEE)
- COMMUNICATION EASEMENT (CE)



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TENTATIVE MAP
CIELO GRANDE RANCH, LLC
FANOE ROAD, GONZALES
VISTA LUCIA

NO	DATE	DESCRIPTION

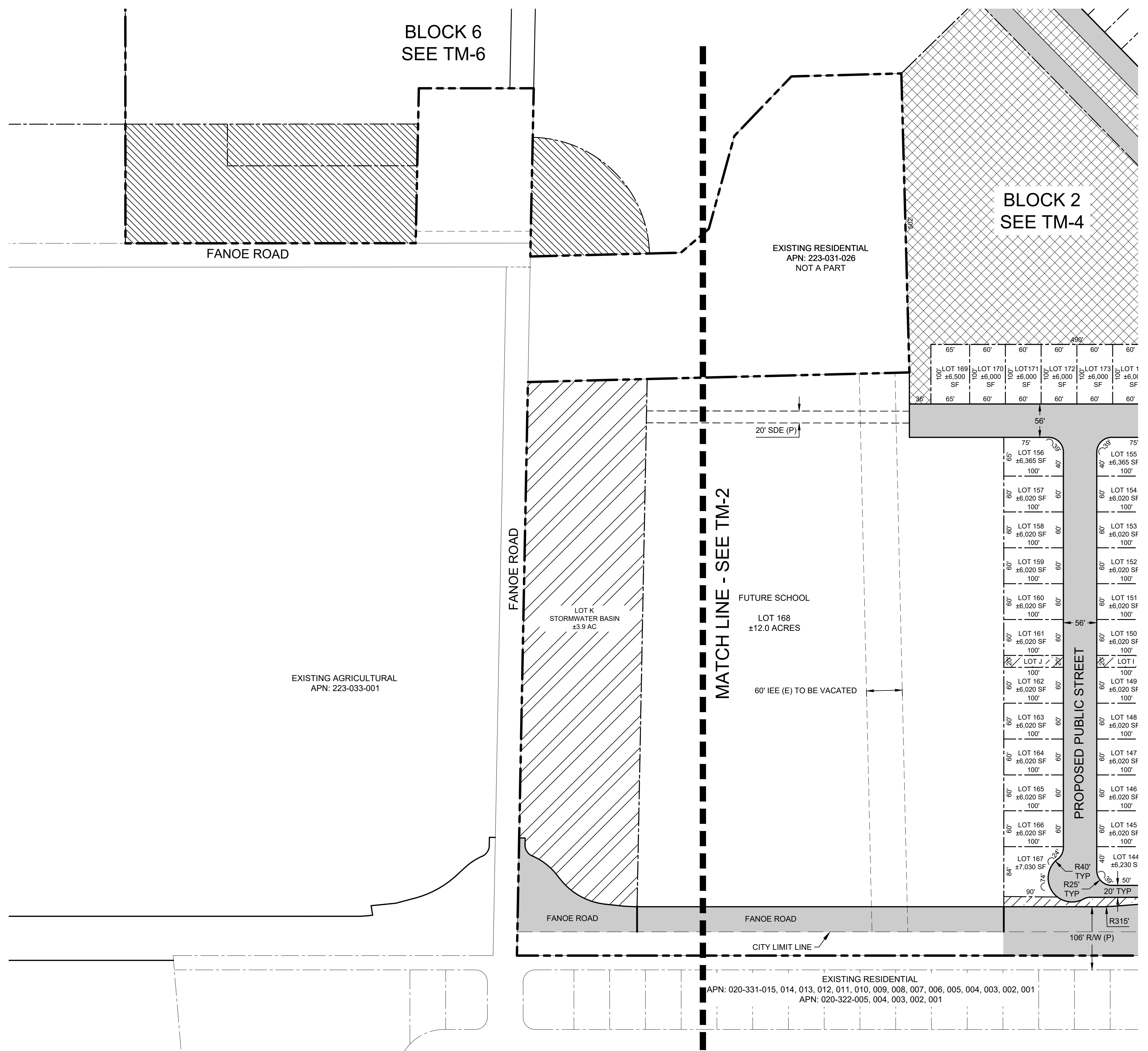
TENTATIVE MAP (BLOCK 1)

TM-2
OF 7

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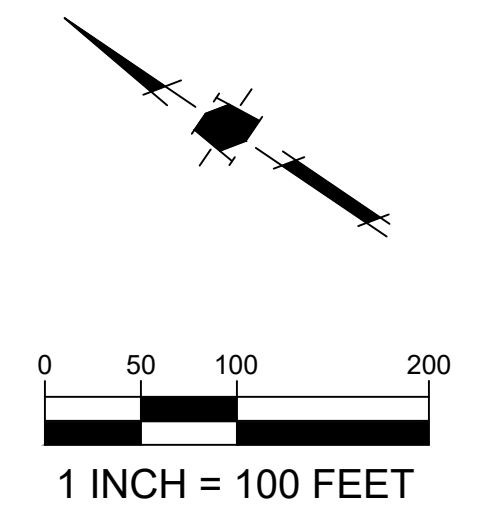
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND HMM HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR HMM.

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LEGEND

- TENTATIVE MAP BOUNDARY ---
- SITE BOUNDARY ---
- PROPOSED LOT LINE ---
- EXISTING PROPERTY LINE ---
- RIGHT-OF-WAY ---
- EXISTING EASEMENT ---
- PUBLIC STREET DEDICATION (±70.2 AC) [Hatched Box]
- CITY-DEDICATED PARK (±19.5 AC) [Cross-hatched Box]
- CITY-DEDICATED OPEN SPACE (±4.6 AC) [Diagonal Hatched Box]
- TEMPORARY AGRICULTURAL BUFFER (±13.9 AC) [Diagonal Hatched Box]
- STORMWATER BASIN (±3.9 AC) [Diagonal Hatched Box]
- EXISTING (E)
- PROPOSED (P)
- RIGHT-OF-WAY R/W
- STORM DRAIN EASEMENT SDE
- INGRESS EGRESS EASEMENT IEE
- COMMUNICATION EASEMENT CE



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**TENTATIVE MAP
 CIELO GRANDE RANCH, LLC
 FANOE ROAD, GONZALES
 VISTA LUCIA**

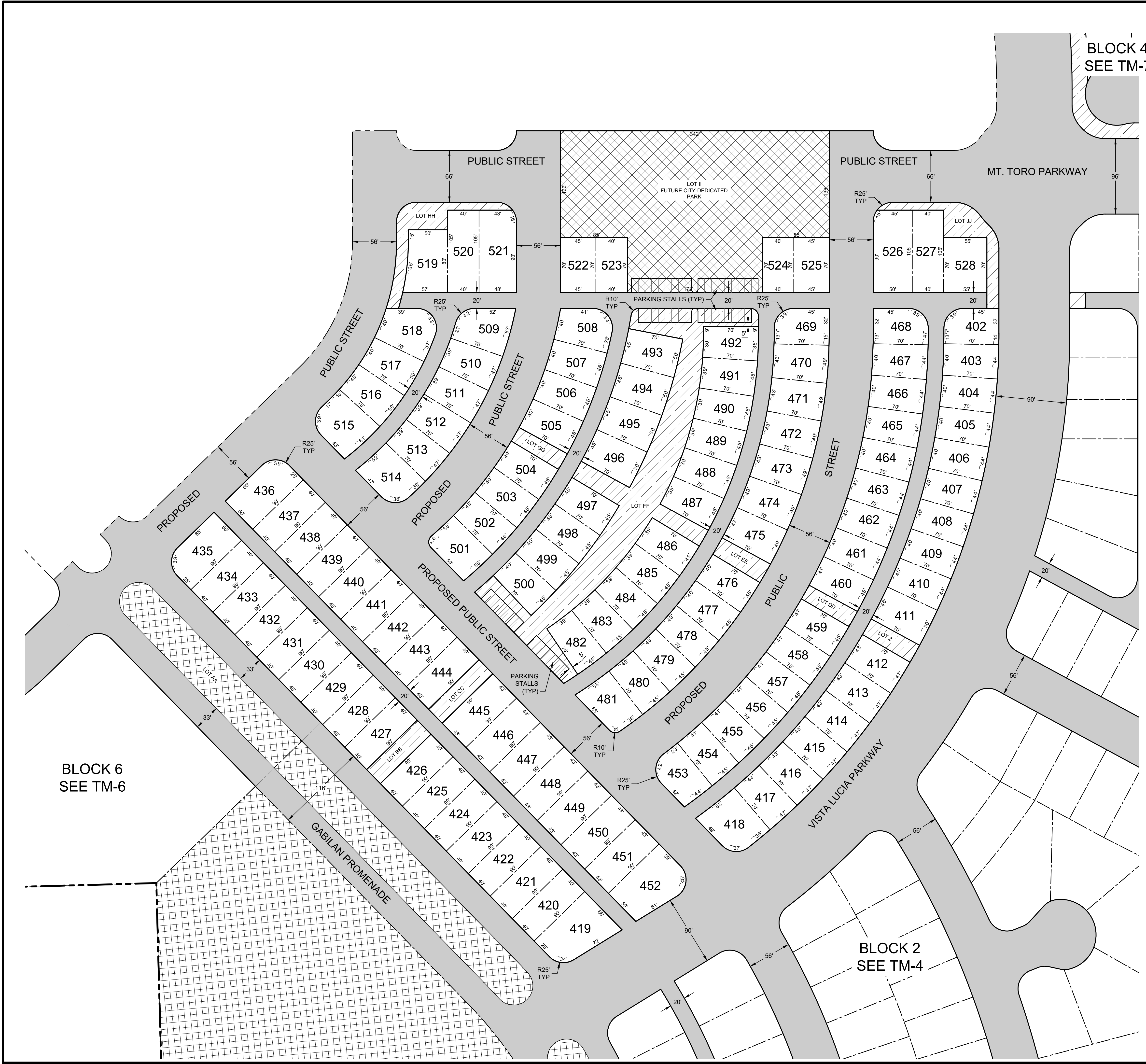
NO	DATE	DESCRIPTION

**TENTATIVE MAP
 (BLOCK 1)**

PLOTTED: 7/13/2023 4:44 PM

CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND HMM HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR HMM.

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LEGEND

- TENTATIVE MAP BOUNDARY:
- SITE BOUNDARY:
- PROPOSED LOT LINE:
- EXISTING PROPERTY LINE:
- RIGHT-OF-WAY:
- EXISTING EASEMENT:
- PUBLIC STREET DEDICATION (±70.2 AC):
- CITY-DEDICATED PARK (±19.5 AC):
- CITY-DEDICATED OPEN SPACE (±4.6 AC):
- TEMPORARY AGRICULTURAL BUFFER (±13.9 AC):
- STORMWATER BASIN (±3.9 AC):
- EXISTING: (E)
- PROPOSED: (P)
- RIGHT-OF-WAY: R/W
- INGRESS EGRESS EASEMENT: IEE
- COMMUNICATION EASEMENT: CE

Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)
402	±3058	424	±3650	446	±3889
403	±2929	425	±3600	447	±3889
404	±2929	426	±3600	448	±3889
405	±2929	427	±3600	449	±3889
406	±2929	428	±3600	450	±3889
407	±2929	429	±3600	451	±3889
408	±2929	430	±3600	452	±5200
409	±2929	431	±3600	453	±3152
410	±2929	432	±3600	454	±2985
411	±3345	433	±3600	455	±2985
412	±3118	434	±3600	456	±2985
413	±3118	435	±3366	457	±2985
414	±3118	436	±3366	458	±2985
415	±3118	437	±3600	459	±2985
416	±3118	438	±3600	460	±3007
417	±3118	439	±3600	461	±2946
418	±4123	440	±3600	462	±2946
419	±5137	441	±3600	463	±2946
420	±3600	442	±3600	464	±2946
421	±3600	443	±3600	465	±2946
422	±3600	444	±3600	466	±2946
423	±3600	445	±3889	467	±2946

Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)
468	±3064	490	±2957	512	±3027
469	±3088	491	±2957	513	±3027
470	±3202	492	±2909	514	±3601
471	±3202	493	±3339	515	±3982
472	±3202	494	±3339	516	±3148
473	±3202	495	±3339	517	±3148
474	±3202	496	±3339	518	±3656
475	±3202	497	±2977	519	±4155
476	±2981	498	±2977	520	±4200
477	±2981	499	±2977	521	±4985
478	±2981	500	±2977	522	±3150
479	±2981	501	±3449	523	±2800
480	±2981	502	±2999	524	±2800
481	±3401	503	±2999	525	±3150
482	±2962	504	±2999	526	±5193
483	±2962	505	±3020	527	±4200
484	±2962	506	±3020	528	±3850
485	±2962	507	±3020		
486	±2962	508	±3241		
487	±2944	509	±3534		
488	±2957	510	±3027		
489	±2957	511	±3027		

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REGISTERED PROFESSIONAL ENGINEER
DAVID R. STANOV
No. 56150
CIVIL
STATE OF CALIFORNIA

TENTATIVE MAP

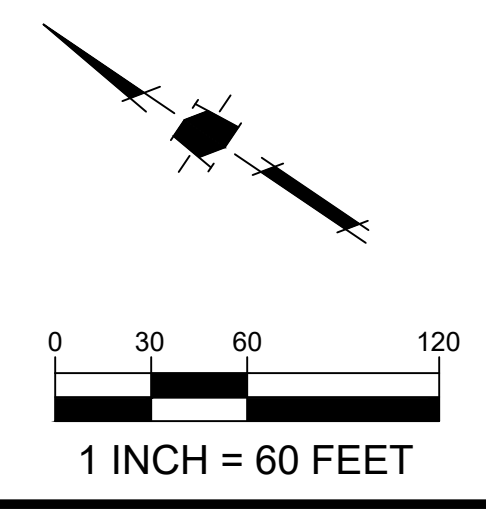
CIELO GRANDE RANCH, LLC

FANOE ROAD, GONZALES VISTA LUCIA

NO	DATE	DESCRIPTION

PROJECT NO.	5707.00
CAD DWG FILE:	570700TM - MEGA.DWG
DESIGNED BY:	DO
DRAWN BY:	DO
CHECKED BY:	DS
DATE:	JULY 10, 2023
SCALE:	1" = 60'
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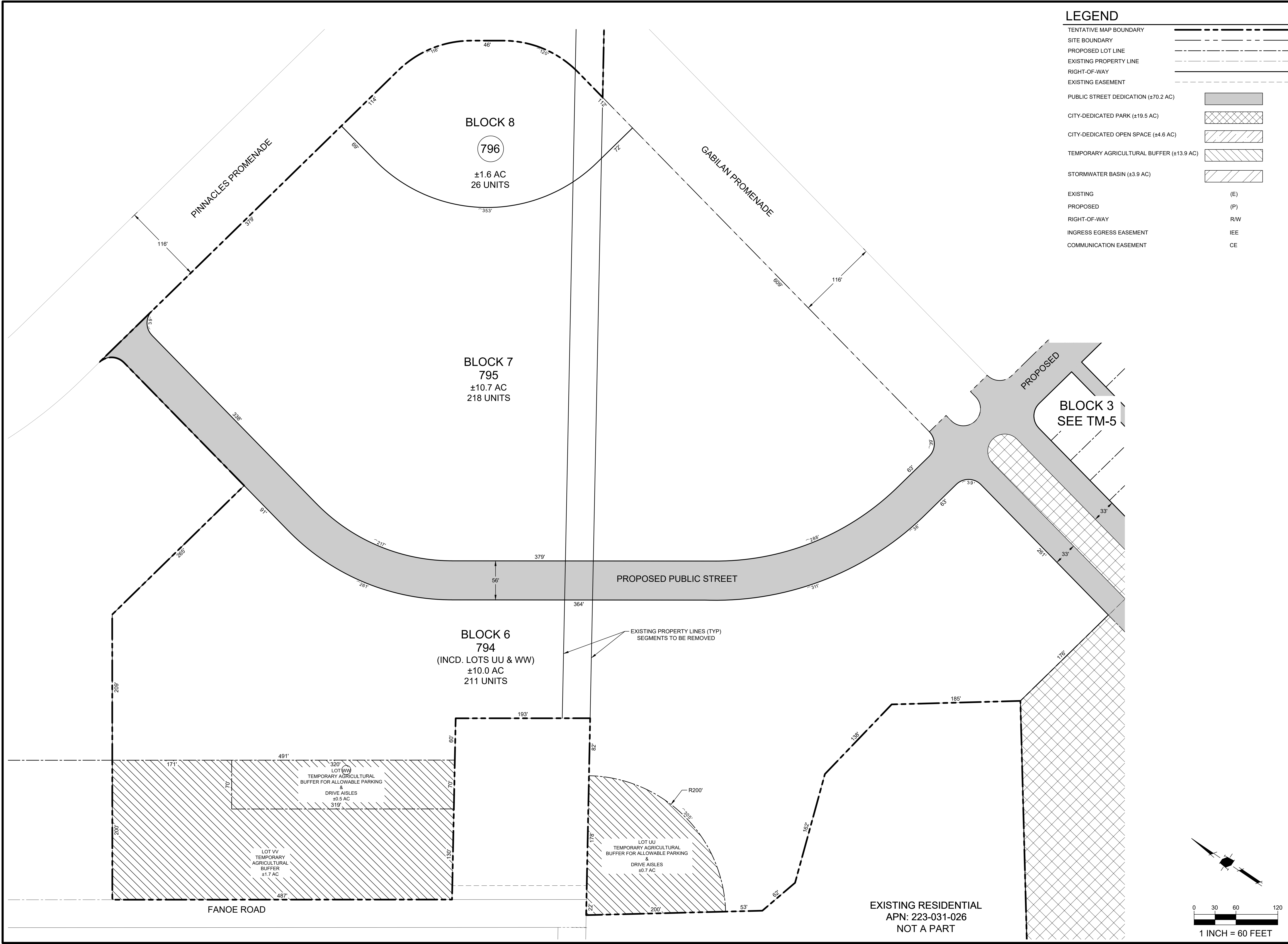
TENTATIVE MAP (BLOCK 3)



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LEGEND

- TENTATIVE MAP BOUNDARY
- SITE BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING EASEMENT

- PUBLIC STREET DEDICATION (±70.2 AC)
- CITY-DEDICATED PARK (±19.5 AC)
- CITY-DEDICATED OPEN SPACE (±4.6 AC)
- TEMPORARY AGRICULTURAL BUFFER (±13.9 AC)
- STORMWATER BASIN (±3.9 AC)

- EXISTING (E)
- PROPOSED (P)
- RIGHT-OF-WAY (R/W)
- INGRESS EGRESS EASEMENT (IEE)
- COMMUNICATION EASEMENT (CE)

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REGISTERED PROFESSIONAL ENGINEER
DAVID R. STANOV
No. 56150
CIVIL
STATE OF CALIFORNIA

TENTATIVE MAP

CIELO GRANDE RANCH, LLC

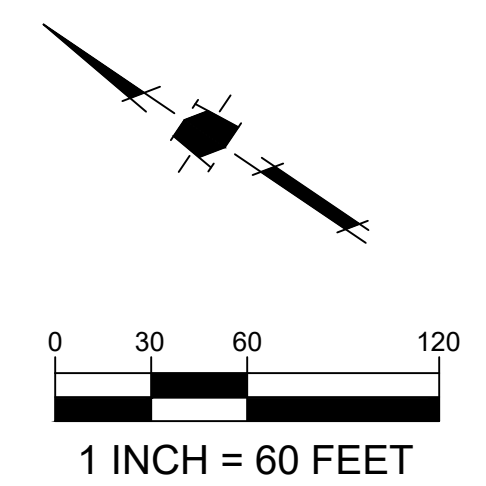
FANOE ROAD, GONZALES VISTA LUCIA

NO	DATE	DESCRIPTION

PROJECT NO.	5707-00
CAD DWG FILE:	570700TM - MEGA.DWG
DESIGNED BY:	DO
DRAWN BY:	DS
CHECKED BY:	DO
DATE:	JULY 10, 2023
SCALE:	1" = 60'
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TENTATIVE MAP (BLOCKS 6-8)

TM-6
OF 7



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