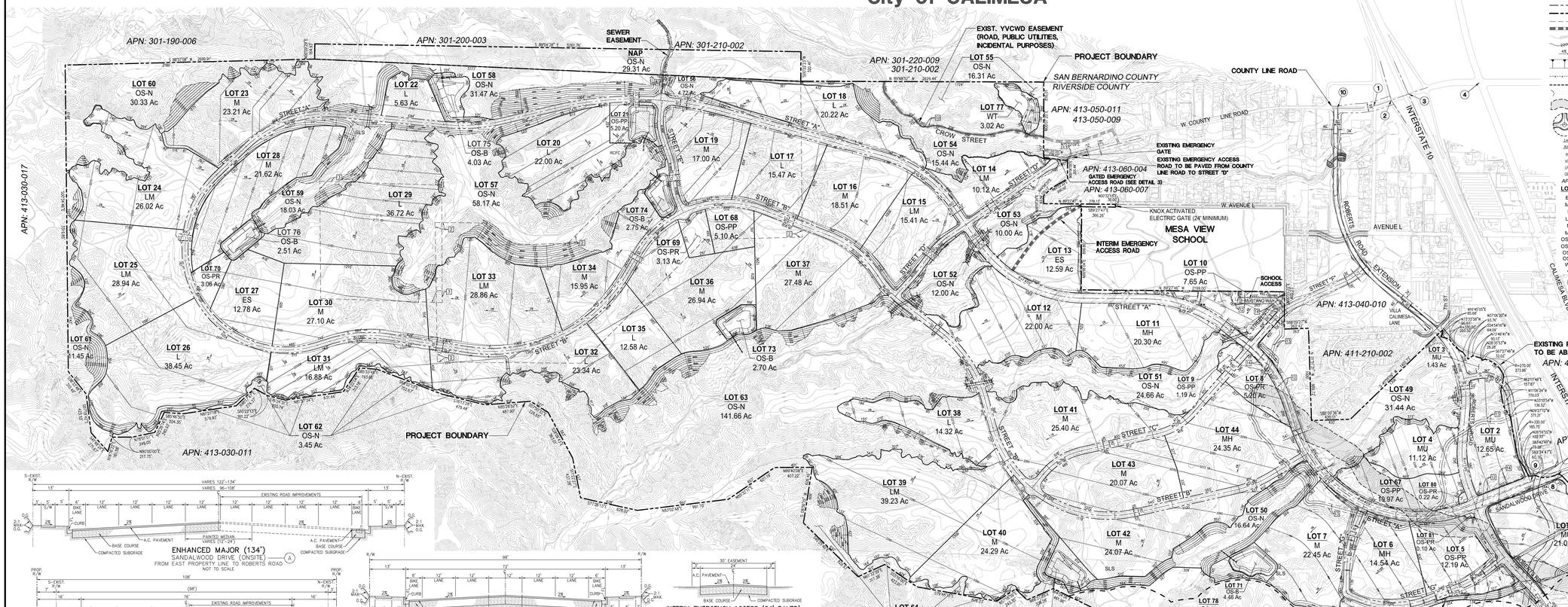
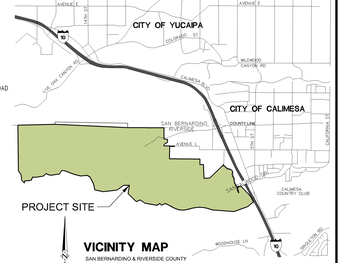
REVISED TENTATIVE TRACT NO. 33931
City of CALIMESA





VICINITY MAP

SAN BERNARDINO & RIVERSIDE COUNTY
THOMAS GUIDE EDITION 2008
PAGES 648, 649, 688, 689

LEGEND:

- LOT LINE
- STREET CENTER LINE
- STREET RIGHT OF WAY
- PROJECT BOUNDARY
- EXISTING EASEMENT LINE
- INTERIM EMERGENCY ACCESS ROAD
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED PAD GRADE
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED CULVERTS
- PROPOSED ARCHED CULVERTS
- FAULT ZONE SETBACK, LIMITED USE AREA
- PROPOSED ROUNDABOUT

3.0%	STREET GRADE
384.6	PROPOSED STREET ELEVATION
R	RADIUS OF CURVE
VC	VERTICAL CURVE
LP	LOW POINT
GB	GRADE BREAK
APN	ASSESSOR'S PARCEL NO.
LOT 1	LOT NUMBER
ES	ELEMENTARY SCHOOL
MU	MIXED USE
L	LOW RESIDENTIAL
LM	LOW MEDIUM RESIDENTIAL
M	MEDIUM RESIDENTIAL
MH	MEDIUM HIGH RESIDENTIAL
OS-PP	OPEN SPACE, PUBLIC PARKS
OS-PR	OPEN SPACE, PRIVATE RECREATION
OS-N	OPEN SPACE, NATURAL
OS-B	OPEN SPACE, BASIN
WT	WATER TANK
**	ACCESS DRIVEWAY TO SCHOOL SITE
1	OFFSITE INTERSECTION IMPROVEMENTS PER TIA (SEE SHEET 2 FOR INTERSECTION LOCATION)

GENERAL INFORMATION

1. EXISTING LAND USE: VACANT
2. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
3. EXISTING ZONING: OAK VALLEY – SPECIFIC PLAN
4. PROPOSED ZONING: MESA VERDE ESTATES SPECIFIC PLAN
5. PROPOSED PLANNING AREAS INCLUDED IN MAPS: 79 (LOTS 1–79)
6. PROPOSED UTILITIES (TO BE UNDERGROUND):
   - GAS: SOUTHERN CALIFORNIA GAS CO. P.O. BOX 3003 REDLANDS, CA. 92373 (909) 425-2200
   - SEWER: YUCAIPA VALLEY WATER DISTRICT 12770 SECOND STREET YUCAIPA, CA. 92399 (909) 797-5117
   - WATER: YUCAIPA VALLEY WATER DISTRICT 12770 SECOND STREET YUCAIPA, CA. 92399 (909) 797-5117
   - ELECTRICITY: SOUTHERN CALIFORNIA EDISON CO. 287 TENNESSEE STREET REDLANDS, CA. 92372 (800) 442-4900
   - TELEPHONE: VERIZON CALIFORNIA 1980 ORANGE TREE LANE REDLANDS, CA. 92374 (800) 483-4000
7. ALL SLOPES SHALL BE CONSTRUCTED AT A RATIO OF 2:1 UNLESS OTHERWISE INDICATED.
8. THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS AS PHASES OF THE MASTER TENTATIVE TRACT MAP.
9. PROPOSED DEVELOPMENT IS WITHIN THE CALIMESA UNIFIED SCHOOL DISTRICT.
10. PROPOSED AND EXISTING PUBLIC UTILITY EASEMENTS OVER LANDSCAPE AREAS SHALL BE GRANTED AS SHOWN HEREON.
11. SEE LANDSCAPE PLAN FOR OPEN SPACE LOT MAINTENANCE RESPONSIBILITIES.
12. EARTHWORK QUANTITIES: CUT= 19,000,000 FILL=19,000,000
13. PROJECT GROSS AREA = 1492.4 ACRES, PROJECT NET AREA = 1003.5 ACRES.
14. TOTAL LOTS = 80, 33 RESIDENTIAL LOTS, 4 MIXED USE, 2 SCHOOLS, 28 OPEN SPACE LOTS, 12 PARKS/ RECREATION & 1 PUBLIC UTILITIES LOT.
15. TENTATIVE MAP INCLUDES A PORTION OF THE ENTIRE CONTIGUOUS OWNERSHIP OF LAND DIVIDER.
16. FLOOD HAZARD AREAS AND AREAS OF SEVERE INUNDATION DO NOT EXIST ON SUBJECT PROPERTY.
17. SPECIAL HAZARD AREAS, (SUBSIDENCE, AND LIQUEFACTION) DO NOT EXIST ON SUBJECT PROPERTY. (FAULT ZONE SHOWN ON MAP)
18. SOURCE OF TOPOGRAPHY: KEITH COMPANY– Mc ELHANEY CONSULTING SERVICES LIMITED – 29 DATUM (83 BENCH MARK CONVERTED TO 29 DATUM)
19. EXACT BASIN LOCATION TO BE DETERMINED BY FUTURE SITE PLAN.

OWNER

MESA VERDE RE VENTURES, LLC.
2 PARK PLAZA, SUITE 1250
IRVINE, CA 92614
TEL (949) 336-3100
FAX (949) 336-3107

ENGINEER / REPRESENTATIVE:

STANTEC CONSULTING SVCS. INC.
46 DISCOVERY, SUITE 250
IRVINE, CA 92618
TEL (949) 474-7400
FAX (949) 261-8462

APPLICANT / DEVELOPER:

MESA VERDE RE VENTURES, LLC.
2 PARK PLAZA, SUITE 1250
IRVINE, CA 92614
TEL (949) 336-3100
FAX (949) 336-3107

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CALIMESA, COUNTY OF RIVERSIDE, AS TO PARCEL A AND CITY OF YUCAIPA, COUNTY OF SAN BERNARDINO, AS TO PARCEL B, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: (APN'S: 411–210–010–2, 411–210–028–9, 413–030–025–4, 413–040–013–4, 413–040–017–8, 413–040–018–9, 413–040–020–2, 413–040–023–3, 413–160–011–3, 413–200–003–9, 413–200–040–2, 413–200–042–4, 413–200–044–6 AND 413–200–048–0)

PARCEL 9 OF PARCEL MAP 31922, IN THE CITY OF CALIMESA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 209, PAGES 31 THROUGH 36, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B: (APN'S: 0301–201–03–0–000 AND 0301–211–02–0–000)

GOVERNMENT LOTS 1, 2, 3 AND 4, SECTION 9, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF YUCAIPA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF.

SUMMARY DATA: LAND USES & PLANNING AREAS

Land Use	Lot No.	Specific Plan P.A. No.	Residential Density	Gross Area (Acres)	SF Residential DUs. Total	Com (SF)	Lot Area (sf)
Single Family Residential	6	6	Medium-high	14.5	145		4000
	7	7	Medium	22.5	136		5000
	11	11	Medium-high	24.3	195		4000
	12	12	Medium	22.0	110		5000
	14	14	Low-Medium	15.1	45		9000
	15	15	Low-Medium	15.4	60		9000
	16	16	Medium	18.5	93		5000
	17	17	Low	15.5	53		7000
	18	18	Medium	20.2	101		5000
	19	19	Medium	17.0	86		5000
	20	20	Low	22.0	60		9000
	22	22	Medium	5.6	25		7000
	23	23	Medium	23.2	116		5000
	24	24	Low-Medium	26.0	78		9000
	25	25	Low-Medium	28.9	87		9000
	26	26	Low	38.5	121		9000
	27	27	Medium	12.8	126		4000
	28	28	Low	34.7	87		7000
	30	30	Medium	27.1	137		5000
	31	31	Low-Medium	16.9	72		9000
	32	32	Medium	23.3	117		5000
	33	33	Low-Medium	28.9	122		9000
	34	34	Medium	15.9	77		5000
	35	35	Low	12.6	35		9000
	36	36	Medium	26.9	132		5000
	37	37	Medium	27.5	137		5000
	38	38	Medium	14.3	69		5000
	39	39	Low-Medium	39.2	196		5000
	40	40	Medium	24.3	148		4000
	41	41	Medium	25.4	151		5000
	42	42	Medium	24.1	150		5000
	43	43	Medium	20.1	120		5000
	44	44	Medium-high	24.4	146		4000
			Single Family Residential Subtotals:	725.5	3292		
	2	2	MU-OS-Park	12.7		126,000	#
	3	3	MU-OS-Park	1.4		14,000	#
	4	4	MU-OS-Park	11.1		111,000	#
			Mixed Use Subtotals:	25.2		251,000	
			Single Family Residential and MU Subtotals:		3092		
Elem School	13	13	Elementary	12.0			#
Elem School	21	21	Elementary	12.0			#
Water Tank	77	77	Water Tank	3.0			#
			Public Institutional Subtotals:	27.0			#
Open Space, Public/Parks	5,10,21,46,67,80	5,10,21,46,67,80	Public Park	41.7	417		#
Open Space, Priv. Recr.	8,9,69,72,80,81	8,9,69,72,80,81	Private Park	12.9			#
Open Space, Basins	71,72,73,74,75,76	71,72,73,74,75,76	Basins	20.0			#
Open Space, Natural	47,61,62,73,79	47,61,62,73,79	Open Space	46.7			#
			Open Space Subtotals:	121.3			#
Roads			Roads	2	88.5		#
R.A.D.			OS_NAT	2	2.5		#
			Project Totals:	1492.4	3598.0	250,000	

The number of units and densities on this table are for reference only. The development of individual planning areas shall be consistent with the Mesa Verde Specification.

DATE PREPARED: AUGUST 2017

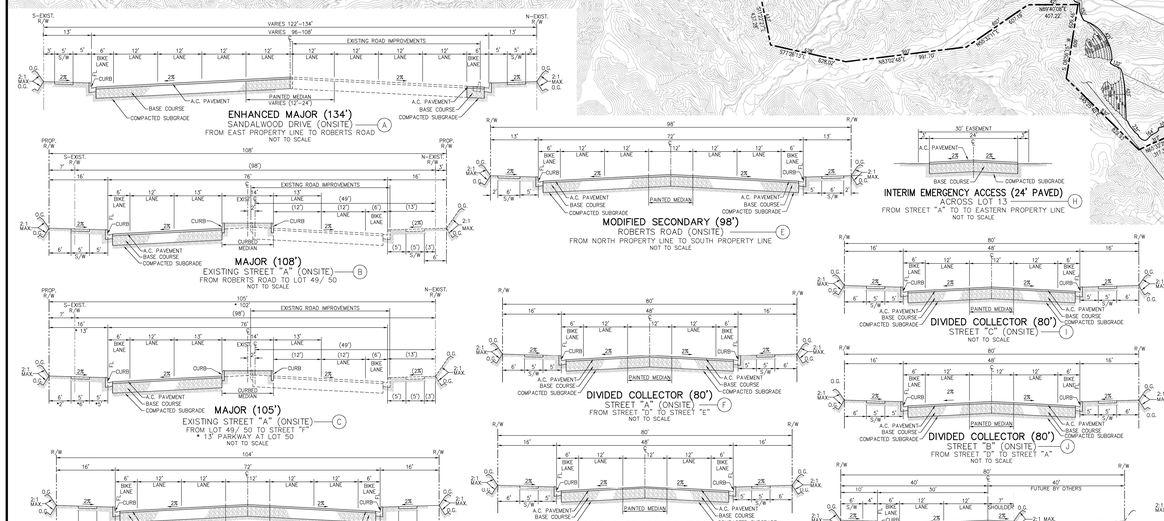
EXISTING EASEMENTS

1. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 26, 1911 IN BOOK 340, PAGE 233 OF DEEDS, IN FAVOR OF RIVERSIDE COUNTY, CALIFORNIA.
2. AN EASEMENT FOR WATER DITCHES AND INCIDENTAL PURPOSES, RECORDED JANUARY 3, 1918 IN BOOK 473, PAGE 234 OF DEEDS, IN FAVOR OF EL CASSO WATER COMPANY.
3. AN EASEMENT FOR RIGHT OF WAY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 1, 1923 IN BOOK 586, PAGE 107 OF DEEDS IN FAVOR OF RESERVED BY H. BASLEY ET AL.
4. A RIGHT OF WAY FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. ALSO SUBJECT TO ANY VESTED RIGHT FOR THE USE OF THE WATERS FLOWING THROUGH SAID DITCHES OR CANALS AND TO ANY VESTED RIGHTS TO STEAM AND WATER WORKS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS, AND DECISIONS OF COURTS, AS RESERVED BY THE UNITED STATES. PATENT RECORDED JUNE 30, 1943 IN BOOK 587, PAGE0 119 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
5. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 21, 1954 IN BOOK 1644, PAGE 170 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY.
6. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 28, 1960 AS INSTRUMENT NO. 27448 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY.
7. AN EASEMENT FOR A WATER LINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 10, 1965 AS INSTRUMENT NO. 103750 OF OFFICIAL RECORDS, IN FAVOR OF F.M. WC COMN.
8. AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 10, 1965 AS INSTRUMENT NO. 103751 OF OFFICIAL RECORDS, IN FAVOR OF VIRGINIA CITY LAND AND WATER CO.
9. AN EASEMENT FOR ROAD PURPOSES, UTILITIES, SEWER AND WATER LINES AND INCIDENTAL PURPOSES, RECORDED MAY 16, 1983 AS INSTRUMENT NO. 94467 OF OFFICIAL RECORDS, IN FAVOR OF YUCAIPA VALLEY COUNTY WATER DISTRICT
10. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 14, 1985 AS INSTRUMENT NO. 30631 OF OFFICIAL RECORDS, IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA.
11. A REDTAL ON PARCEL MAP 31922 STATING THE OWNERS HEREBY RETAIN RECIPROCAL EASEMENTS FOR INGRESS AND EGRESS OVER ALL PARCELS.
12. AN OFFER OF DEDICATION FOR A FEE INTEREST IN THE SANDALWOOD ROAD EXTENSION AREA ON CONDITION THAT THE SANDALWOOD ROAD EXTENSION AREA SHALL BE USED ONLY FOR PUBLIC STREET AND RELATED PURPOSES INCLUDING, WITHOUT LIMITATION, LANDSCAPING, CURB, GUTTER AND SIDEWALK; PUBLIC UTILITY FACILITIES, DRAINAGE FACILITIES AND FRANCHISE FACILITIES AND A TEMPORARY CONSTRUCTION EASEMENT AND INCIDENTAL PURPOSES, RECORDED APRIL 20, 2007 AS INSTRUMENT NO. 2007–0208872 OF OFFICIAL RECORDS, TO CITY OF CALIMESA, A MUNICIPAL CORPORATION.
13. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF TEMPORARY CONSTRUCTION EASEMENT" RECORDED NOVEMBER 19, 2007 AS INSTRUMENT NO. 2007–0703604 OF OFFICIAL RECORDS.
14. AN IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 19, 2007 AS INSTRUMENT NO. 2007–0703605 OF OFFICIAL RECORDS, TO CITY OF CALIMESA, A MUNICIPAL CORPORATION.

NOTES:

1. TOTAL NUMBER OF DWELLING UNITS – 3,650.
2. OFFSITE STREET IMPROVEMENTS ARE REQUIRED PER THE TIA FOR THE FOLLOWING:
   - COUNTY LINE ROAD FROM ROBERTS ROAD TO THE FREEWAY AND FROM THE FREEWAY INTERCHANGE TO CALIMESA BOULEVARD.
   - SANDALWOOD FROM THE EAST SIDE OF THE FREEWAY TO CALIMESA BOULEVARD.
3. FREEWAY INTERCHANGES UPGRADE REQUIRED PER THE TIA.

ROADWAY CROSS SECTIONS



GRAPHIC SCALE
0 150 300 600 1200
(IN FEET)
1 inch = 300 ft.

RECORD OWNER:
MESA VERDE RE VENTURES, LLC.
2 PARK PLAZA, SUITE 1250
IRVINE, CA 92614 TEL
(949) 336–3100 FAX
(949) 336–3107
PAUL KIM
AUTHORIZED SIGNATORY

PREPARED UNDER THE SUPERVISION OF:
STEPHEN F. CREVOSERAT, R.C.E. C78576 EXP. 9/30/17

Stantec
38 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618
949.923.6000 stantec.com

MARK	REVISIONS	APPR	DATE
1	REMOVE AND REALIGN PORTIONS OF STREET "B" (EN. R.O.A. PLANS SECONDARY)		08/16/16
2	ADJUST STREET "B" ALIGNMENT AND ASSOCIATED LOTS		10/18/16
3	REVISION 1		10/27/16
4	REVISION 2		6/20/17
5	REVISION 3		7/18/06
6	REVISION 4		5/24/18

CITY OF CALIMESA

REVISED
TENTATIVE TRACT NO. 33931

SHEET NO.
1
OF 3 SHEETS

DRAWING: C:\CIVILTEMP\AcPublish_7164\Revised Tentative Map.dwg LAYOUT: Layout1 PLOTTED BY: SCOTT ZIMMERMAN PLOTTED: 8/9/2017 3:57 PM