

FIGURE 1

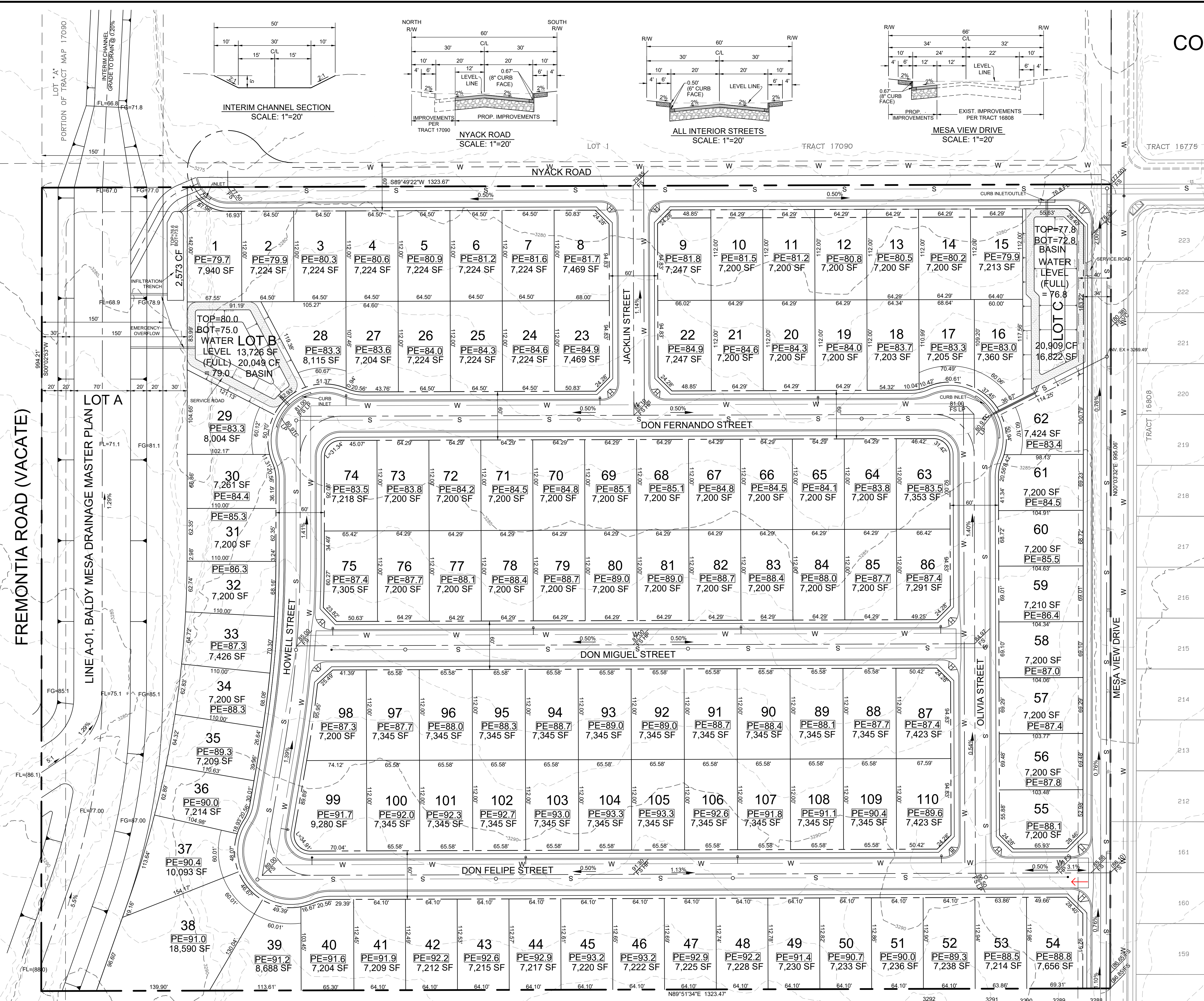
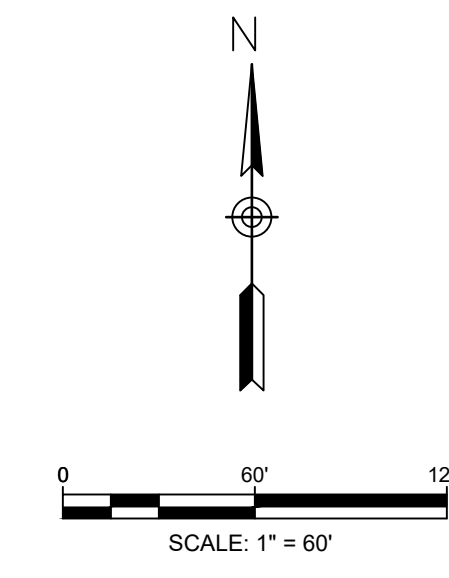
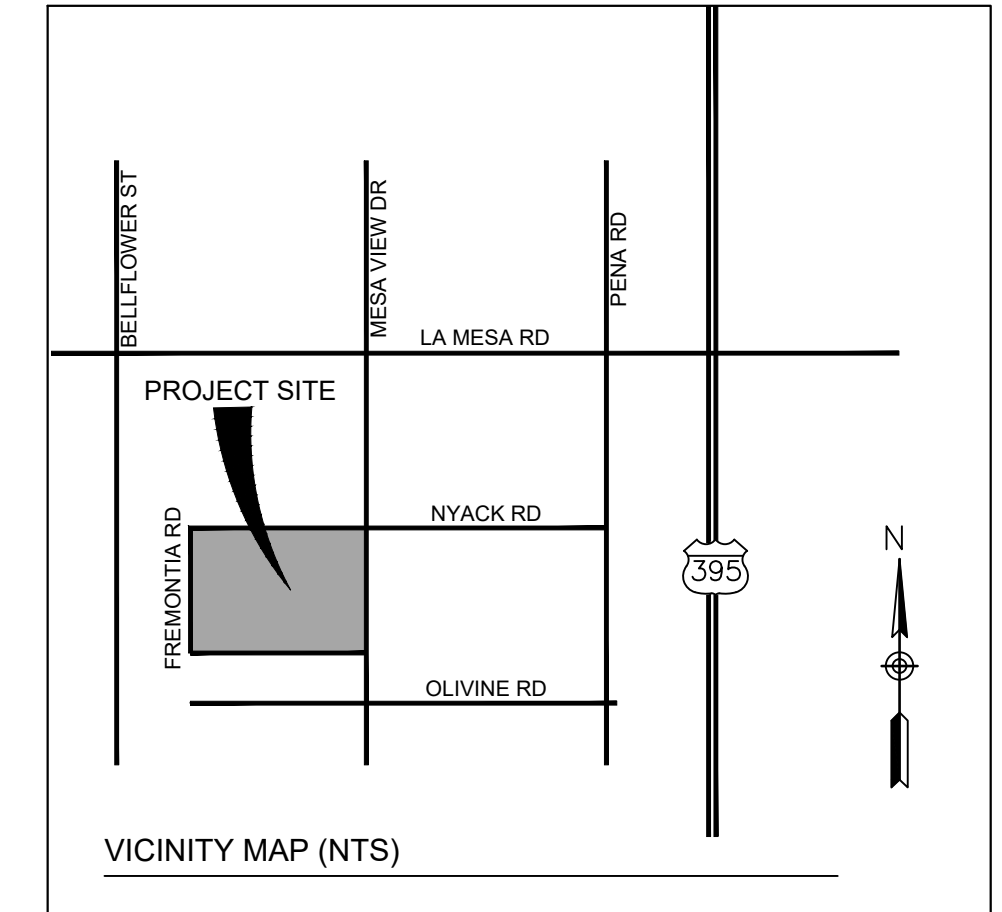


FIGURE 2

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, CALIFORNIA TENTATIVE TRACT MAP NO. 20454

BEING A SUBDIVISION OF PARCELS 1 THROUGH 3, INCLUSIVE OF PARCEL MAP 2188, AS PER MAP
RECORDED IN BOOK 19 OF PARCEL MAPS, PAGE 2

LUDWIG ENGINEERING JUNE 2021



OWNER/DEVELOPER
BEDFORD OPPORTUNITY FUND II, LLC
212 S. PALM AVE., SUITE 200
ALHAMBRA, CA 91801
(626)282-3100

ENGINEER
LUDWIG ENGINEERING ASSOCIATES, INC.
109 E. THIRD STREET
SAN BERNARDINO, CA 92410
(909) 884-8217

ASSESSOR'S PARCEL NO.
PARCEL 1: APN 3134-021-05-0-000
PARCEL 2: APN 3134-021-06-0-000
PARCEL 3: APN 3134-021-07-0-000

ZONING & LAND USE
R-1 (SINGLE-FAMILY RESIDENTIAL)

GENERAL PLAN DESIGNATION
LOW DENSITY RESIDENTIAL

SERVICES

ELECTRICITY	SOUTH CALIFORNIA EDISON COMPANY 12353 HESPERIA ROAD VICTORVILLE, CA 92392
WATER	VICTORVILLE VALLEY WATER DISTRICT 17185 YUMA STREET VICTORVILLE, CA 92392-5887
SEWER	CITY OF VICTORVILLE 14343 CIVIC DRIVE VICTORVILLE, CA 92392
GAS	SOUTHWEST GAS COMPANY 14950 CIRCLE DRIVE VICTORVILLE, CA 92392
TELEPHONE	VERIZON 16071 MOJAVE DRIVE VICTORVILLE, CA 92392

AREAS

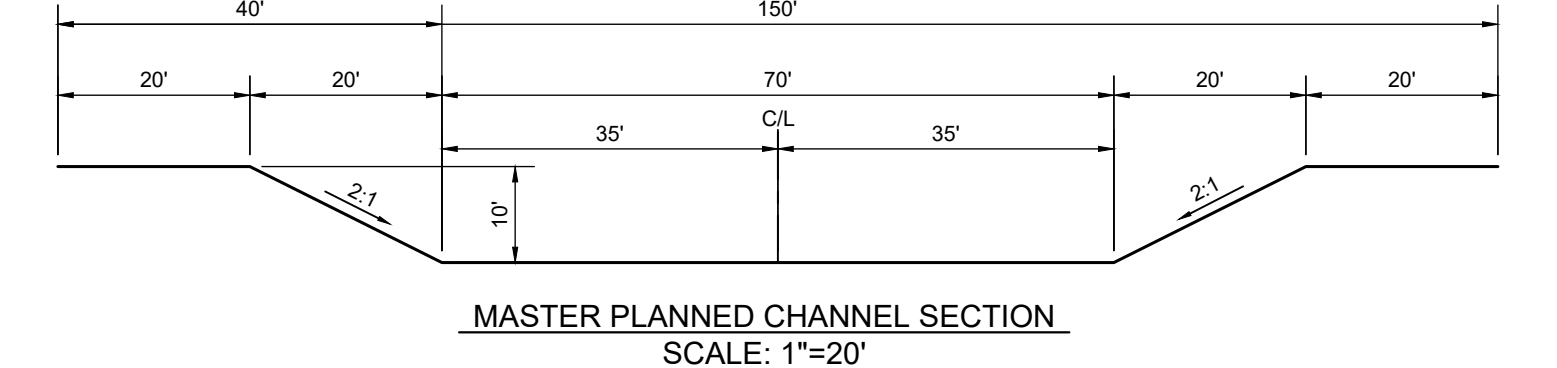
TOTAL ACREAGE: APPROX. 30.22 AC
TOTAL NUMBERED LOTS: 110
UNITS PER ACRE GROSS RES.: 3.64
MINIMUM LOT SIZE RES.: 7,200 SF
TOTAL LETTERED LOTS: 3 (LOT "A" EASEMENT FOR DRAINAGE PURPOSES, LOT B & C RETENTION BASINS)

NOTES

- THIS TRACT CONTAINS 5,644 L.F. OF NEW STREETS.
- UNLESS OTHERWISE INDICATED THE SURROUNDING LAND USE IS "VACANT".
- CONTOUR SOURCE: SAN BERNARDINO COUNTY 2014 LIDAR (NAVD 88) LOWERED TO PROJECT LOCATION FOR (NGVD 29)
- DEVELOPMENT OF SITE WILL HAVE MINIMAL EFFECT ON EXISTING DRAINAGE PATTERNS. STORM WATER RUNOFF WILL FOLLOW EXISTING AND NATURAL DRAINAGE COURSES OR BE CARRIED IN PROPOSED STREETS AND DRAINAGE FACILITIES AS INDICATED ON THE MAP AND OUTLINED IN ACCOMPANYING DRAINAGE STUDY.
- EARTHWORK WILL BE BALANCED ON SITE.
- ESTIMATED EARTHWORK QUANTITY: RAW CUT: 76,422 CY RAW FILL: 38,669 CY
- IMPROVEMENTS ARE PER TYPICAL SUBDIVISION AND ARE TO BE BUILT ACCORDING TO CITY OF VICTORVILLE STANDARDS.
- SETBACKS: 20' - FRONT & REAR
10' - STREET SIDE YARD
5' - SIDE YARD
- THIS IS A CALCULATED MAP. LOT CLOSURES ARE AVAILABLE. THE DEVELOPER REQUESTS REVIEW FOR COMPLIANCE WITH CURRENT CODES AND POLICIES WITH REGARD TO GEOMETRICS.
- SECONDARY ACCESS TO BE PROVIDED WHERE NECESSARY.
- [XXX] INDICATES PAD ELEVATION.

LEGEND AND ABBREVIATIONS

	TRACT BOUNDARY		EXIST. ELEVATIONS		FS FINISHED SURFACE
	EXIST. CONTOURS		PROP. ELEVATIONS		FL FLOW LINE
	EXIST. WATER		FIRE ACCESS TO SITE		PE PAD ELEVATION
	EXIST. SEWER		PROP. CATCH BASIN		GB GRADE BREAK
	PROP. WATER				HP HIGH POINT
	PROP. SEWER				LP LOW POINT
					SF SQUARE FOOT



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Lake Havasu City, AZ 86403
Phone: 928-680-6560
Fax: 928-654-6530

CITY OF VICTORVILLE			SCALE 1" = 60'
FORMER TRACT 17486			SHEET 1 OF 1
CLIENT: RY PROPERTIES 212 S. PALM AVE. ALHAMBRA, CA 91801	DRAWN BY: KH	CHECKED BY: JA	FIGURE 3
DESIGNED BY: KH			

PROJECT LOCATION & NAME: Victorville, 17486 (RY Properties) location information map.dwg PLOT TIME: Wednesday, September 29, 2021 9:45:08 AM LAYOUT: Sheet 1 PLOT STYLE: Ludwig.sbt

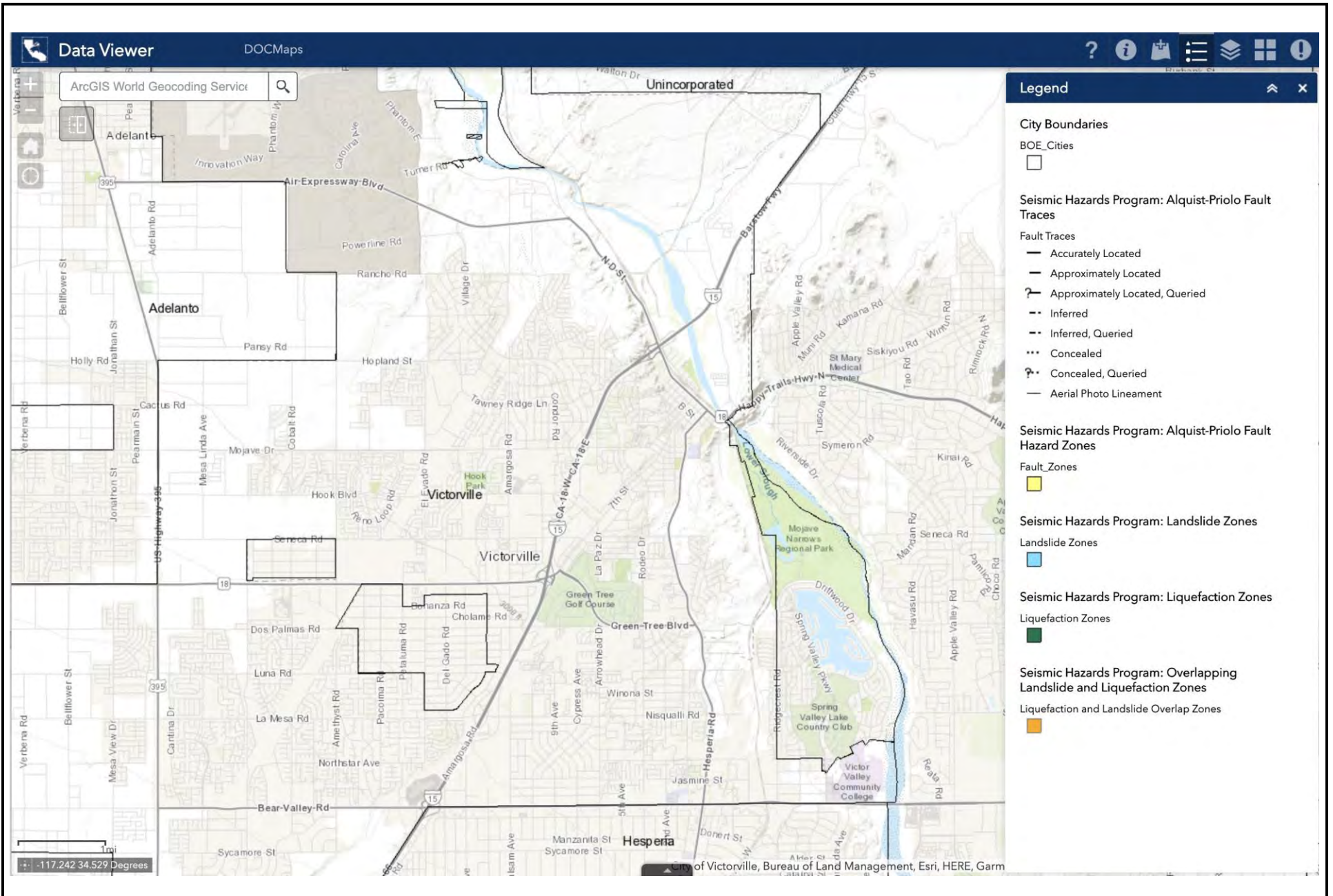
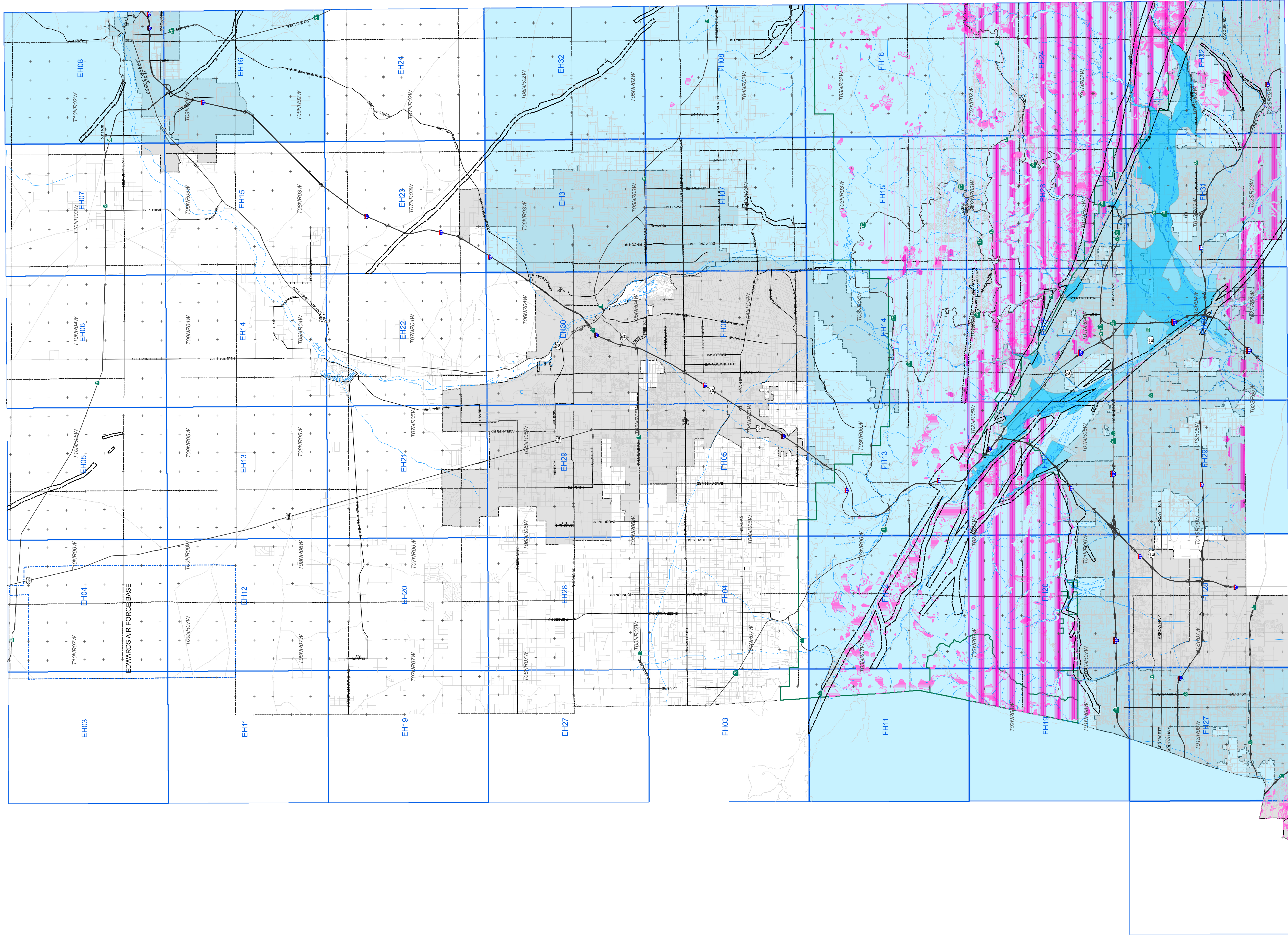
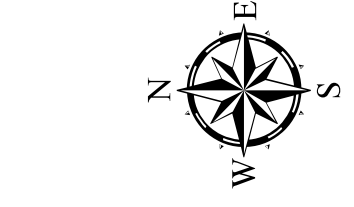


FIGURE VII-1



San Bernardino County Land Use Plan
GENERAL PLAN
 Geologic Hazard Overlays



Generalized Landslide Susceptibility
 Low to moderate
 Moderate to high
 Neglect Existing Landslide
 Potential Landslide Hazard Areas
 (Forest Data Only)

Zone of Suspected Liquefaction Susceptibility
 Zone of Susceptibility
 Circles

Generalized Liquefaction Susceptibility
 Low
 Medium
 High

Earthquake Fault Zones
 Earthquake Fault Zone Boundary
 County Designated Fault Zones
 Detail Quad Map

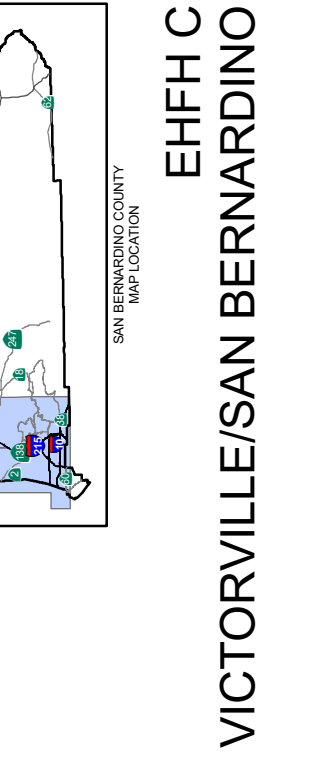
Map data originally compiled on 1:60,000 scale reconnaissance maps by the U.S. Geological Survey, 1974 and by S. T. Sloss, Division of Geology and Earthquake Hazard Assessment, 1977. Positional accuracy of map data is at best plus or minus 100 feet.

Map data originally compiled on 1:12,500 scale reconnaissance maps by the State of California, Division of Mines and Geology, 1997. Positional accuracy of map data is at best plus or minus 100 feet.

Map data originally compiled on 1:60,000 scale reconnaissance maps by the U.S. Geological Survey, 1974 and by S. T. Sloss, Division of Geology and Earthquake Hazard Assessment, 1977. Positional accuracy of map data is at best plus or minus 100 feet.

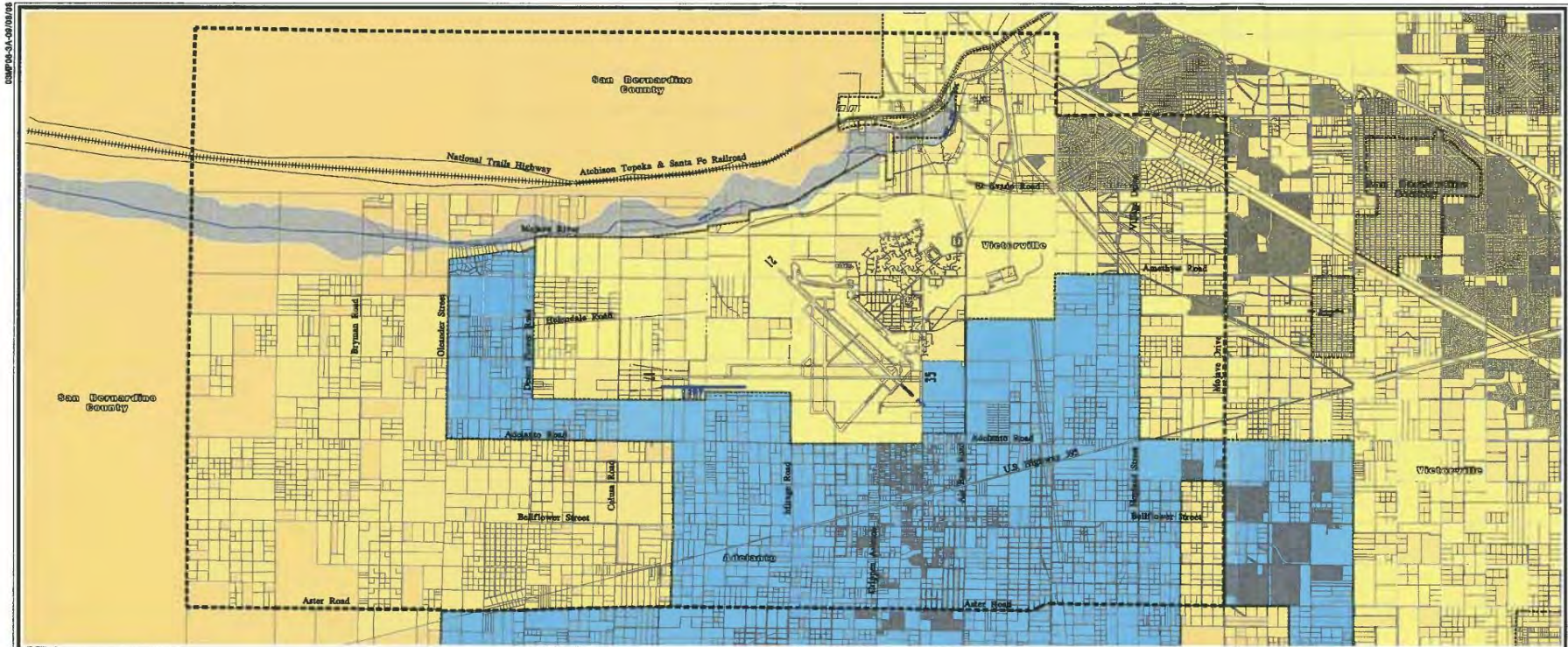
Map data originally compiled on 1:60,000 scale reconnaissance maps by the U.S. Geological Survey, 1974 and by S. T. Sloss, Division of Geology and Earthquake Hazard Assessment, 1977. Positional accuracy of map data is at best plus or minus 100 feet.

SCALE 1:115,200



VICTORVILLE/SAN BERNARDINO
 E1FH C

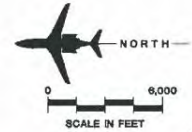
FIGURE VII-2



LEGEND

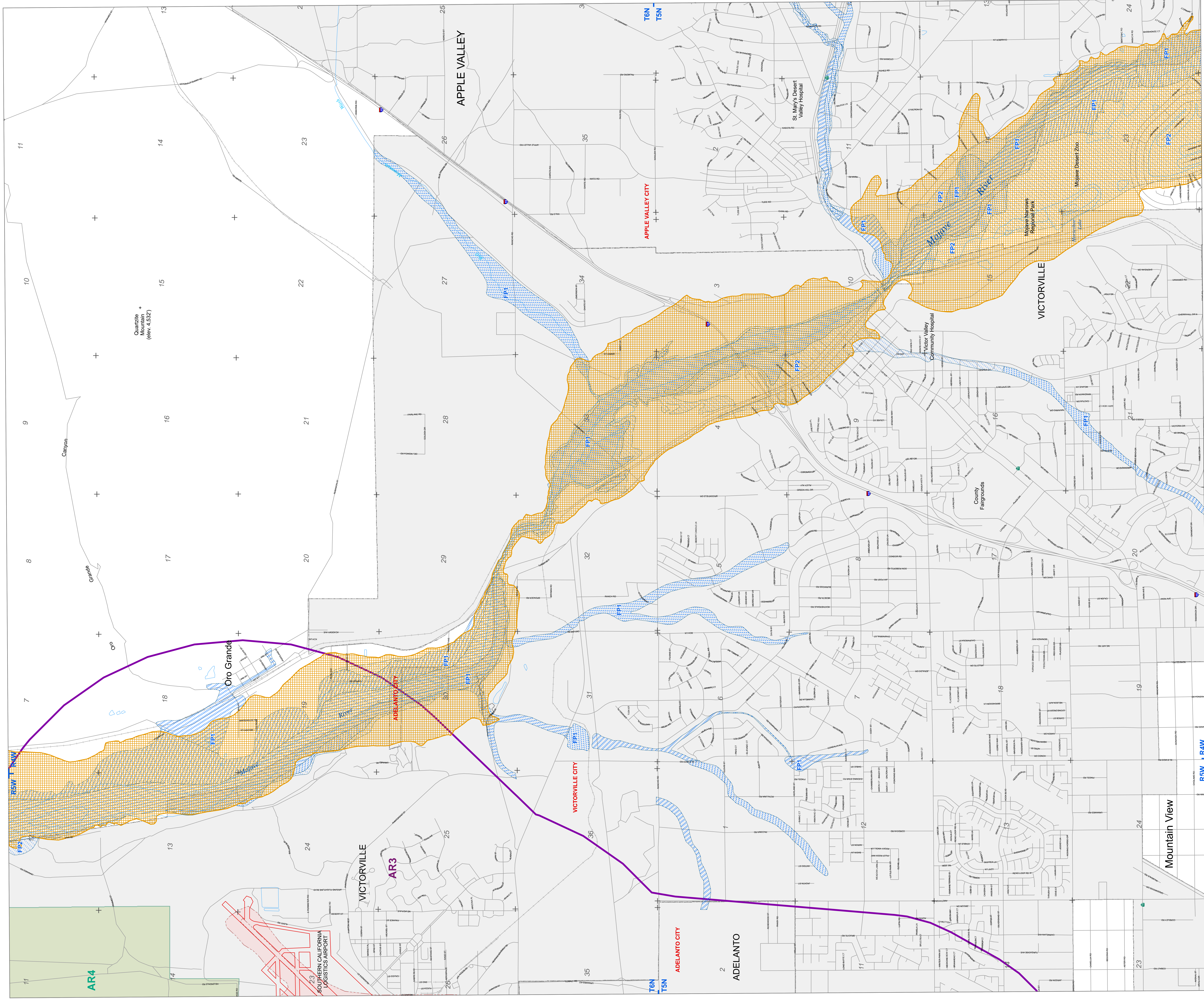
- Detailed Land Use Planning Area
- Municipal Boundary
- Airport Property
- +++++ Railroad Tracks
- Short Austere Airfield (SAAF)/ Runway Extension
- County of San Bernardino
- City of Adelanto
- City of Victorville

Source: San Bernardino County Official Land Use Map.
 City of Victorville General Plan Map.
 City of Adelanto General Plan Land Use/Zoning Map.
 Coffman Associates Analysis.



GLOBAL ACCESS
 @ SOUTHERN CALIFORNIA LOGISTICS AIRPORT
 Exhibit 3A
 AIRPORT PLANNING AREA

FIGURE IX-4



San Bernardino County Land Use Plan
GENERAL PLAN
 Hazard Overlays

- Flood Plain Safety (FP) Overlay District**
 FP1 (Zone A - Inside 100 Year Flood Plain)
 FP2 (Zone X - Inside 500 Year Flood Plain)
 FP3 (Local Flood Data)
- Noise Hazard (NH) Overlay District**
 Noise Contour in LDN
 Runway Location
- Fire Safety (FS) Overlay District**
 Fire Safety Boundary
 FS1 Fire Safety Area 1
 FS2 Fire Safety Area 2
- Airport Safety Review**
 AR3 (Airport Safety Review Area 3)
 AR4 (Airport Safety Review Area 4)

- Dam Inundation**
 Area of Inundation
 Limit of Inundation
 Dam
 Limit of Study

- Map Scale:** 1:14,400
 Positional accuracy of map data is at best plus or minus 750 feet.

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 Positional accuracy of map data is at best plus or minus 750 feet.

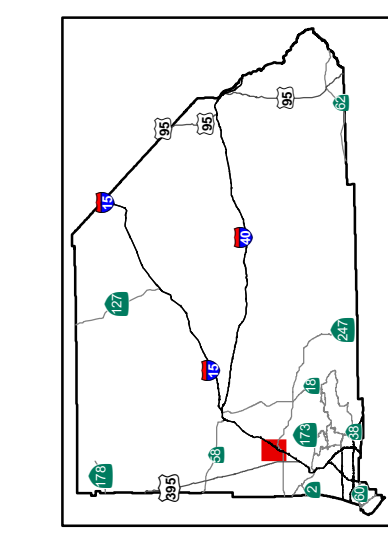


FIGURE IX-5

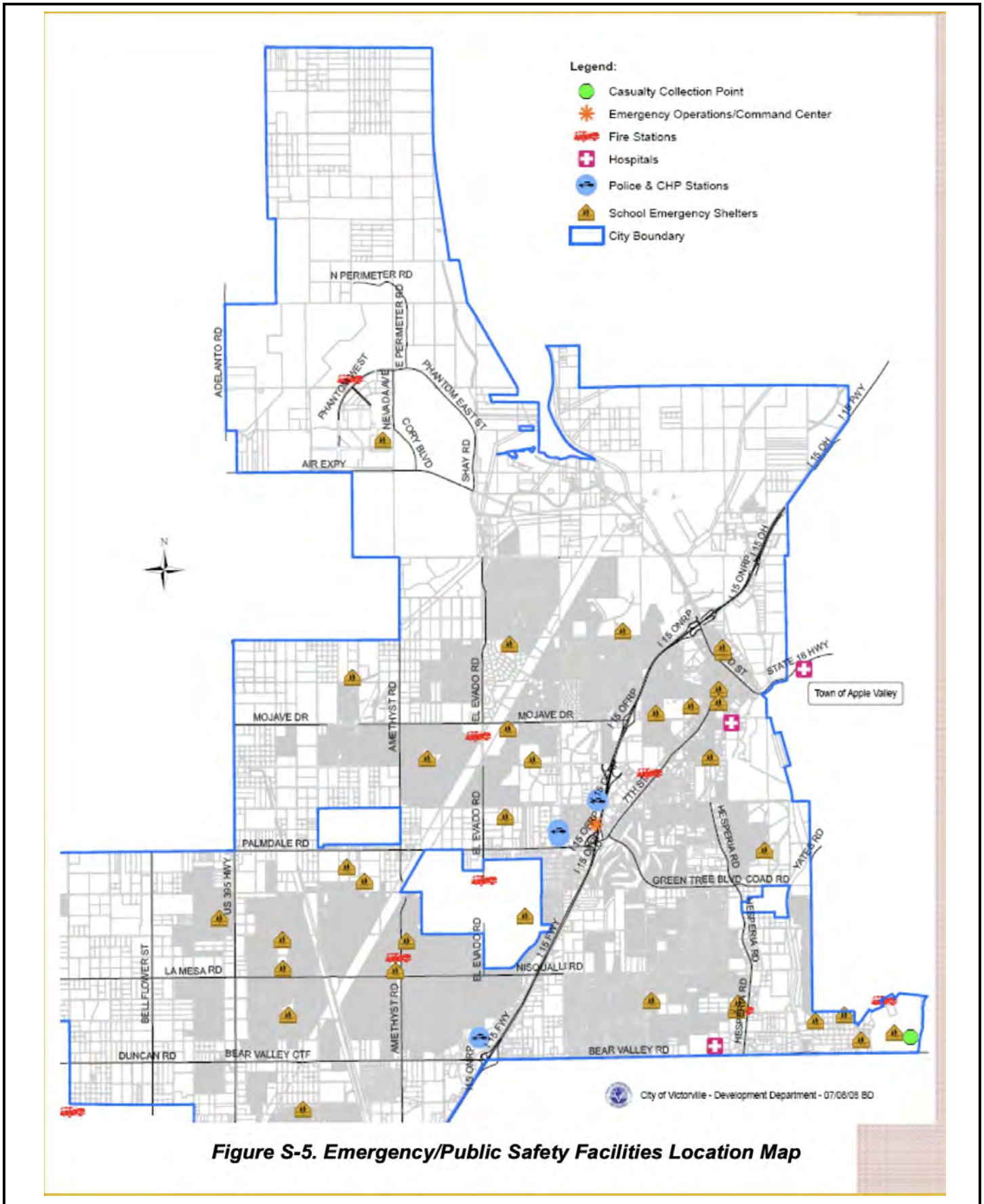


Figure S-5. Emergency/Public Safety Facilities Location Map

FIGURE IX-6

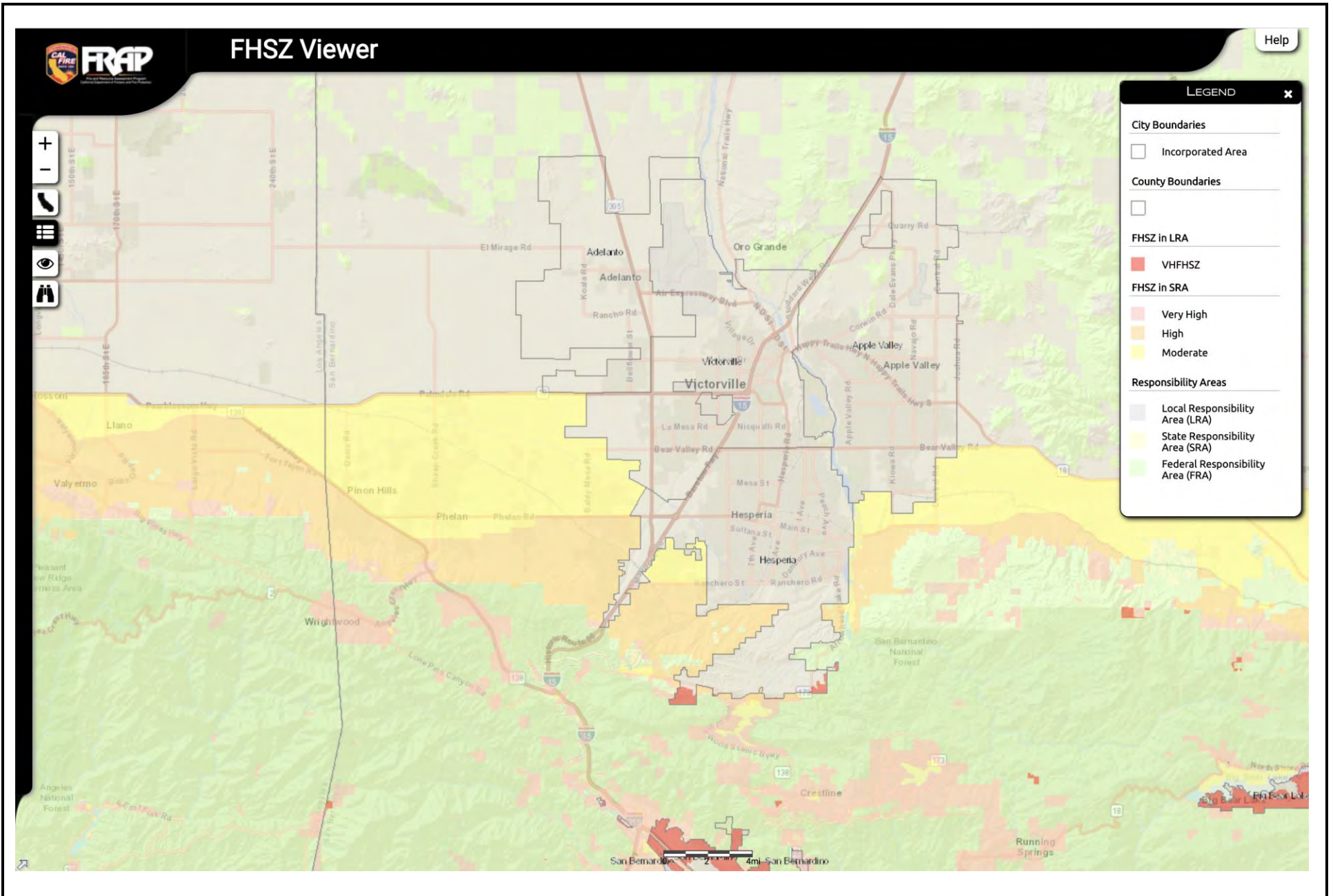


FIGURE IX-7

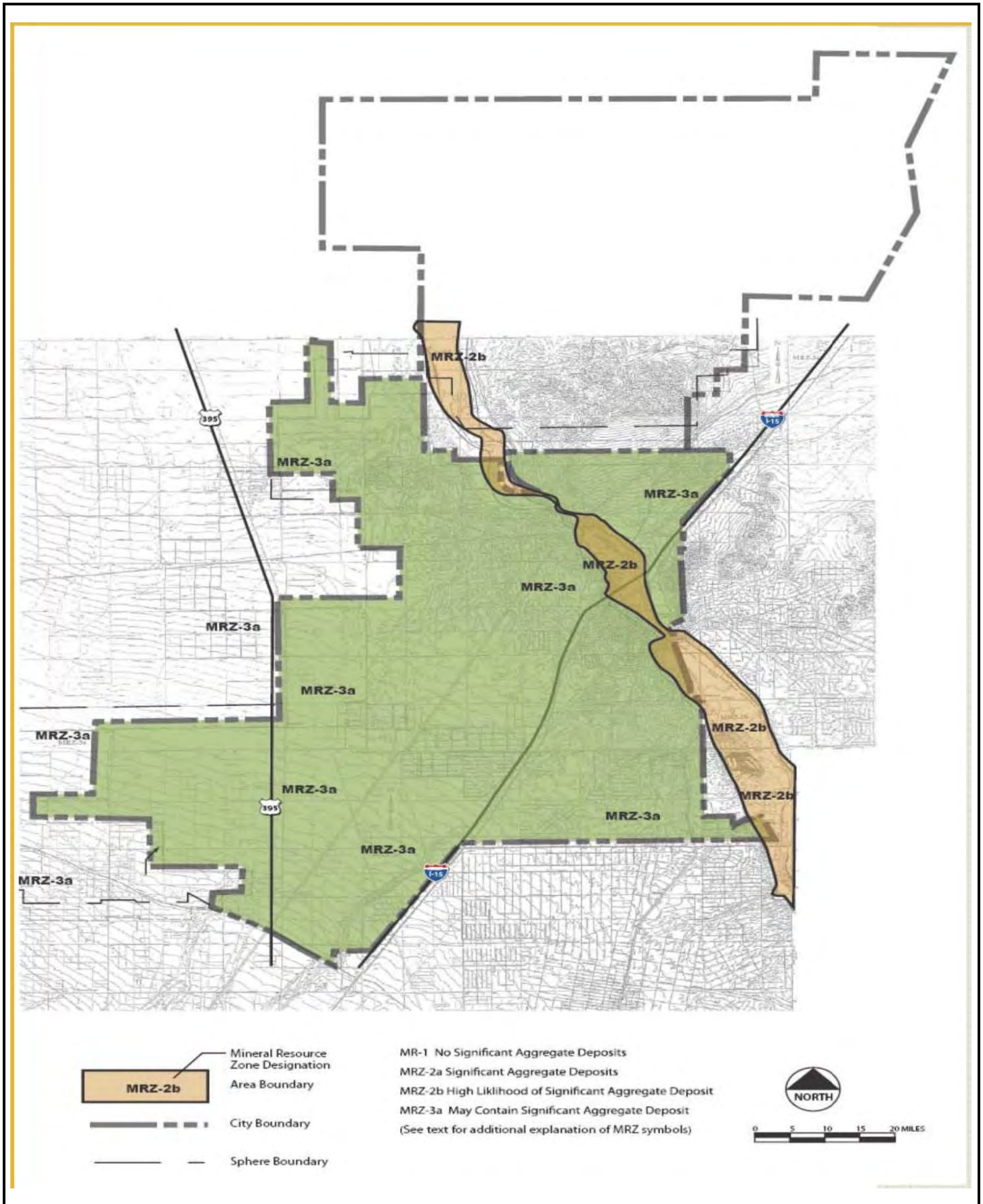


FIGURE XII-1

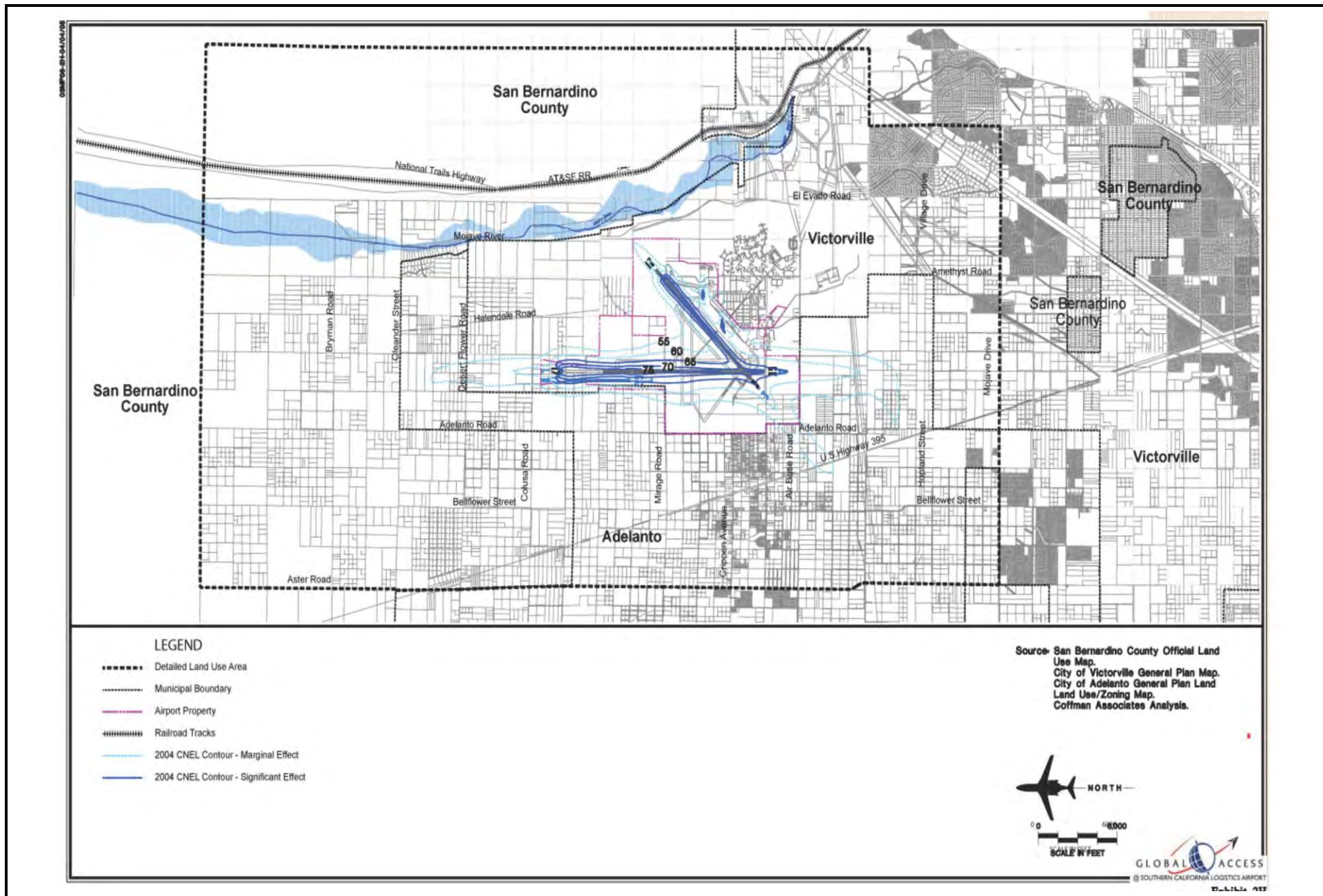


FIGURE XIII-1

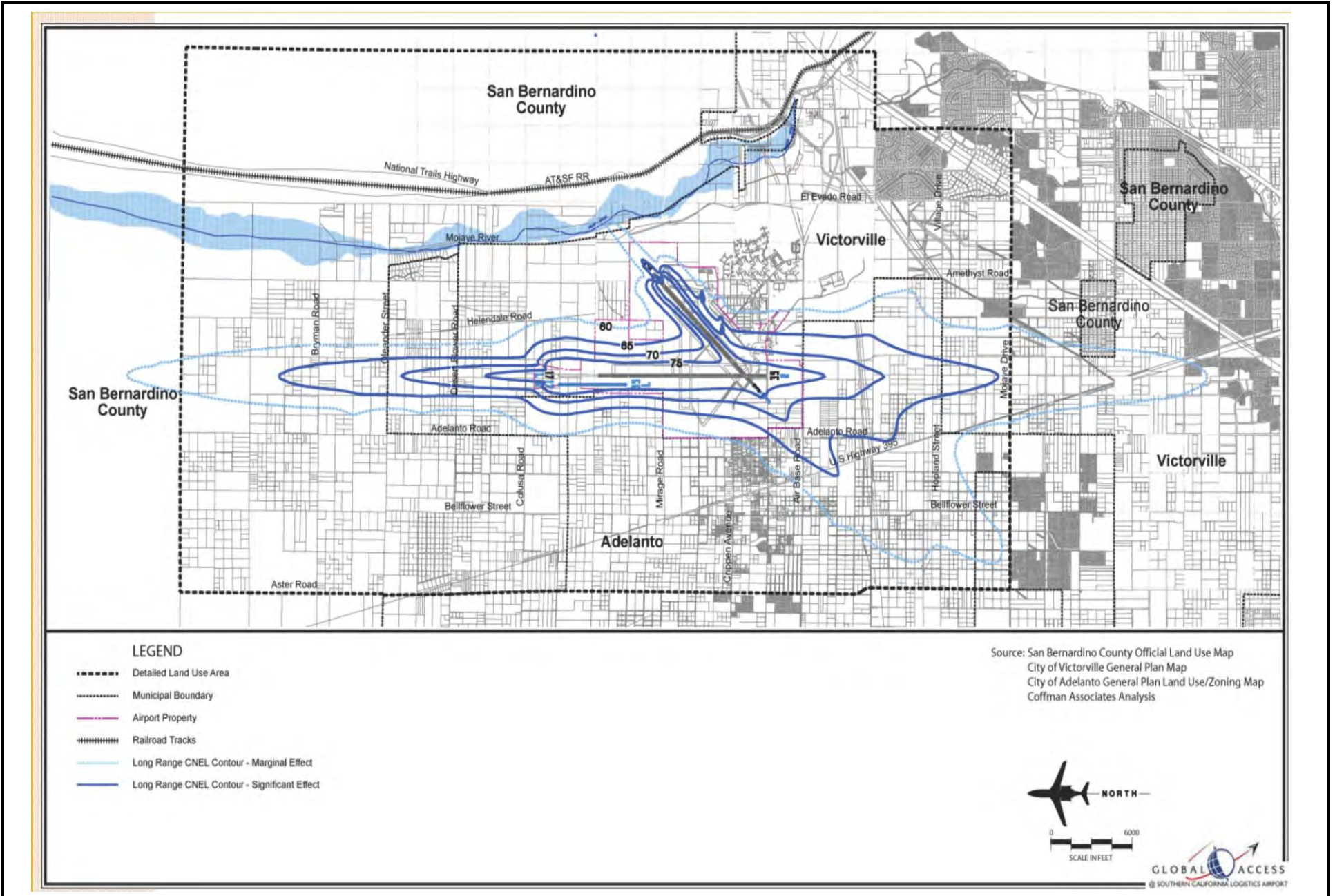


FIGURE XIII-2