

ATTACHMENT F

Tentative Tract Map No 36674 Exhibit

OWNER / APPLICANT

STRATA BAXTER, LLC
4370 LA JOLLA VILLAGE DRIVE #960
SAN DIEGO, CA 92122
(858)546-0900 (p)
(858)546-8725 (f)

ENGINEER

RBF CONSULTING
40810 COUNTY CENTER DRIVE, SUITE 100 TEMECULA, CALIFORNIA 92591-6022
PHONE: 951.676.8042 FAX: 951.676.7240

ASSESSOR PARCEL NUMBER

367-180-015, AND 367-180-043

UTILITIES

SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE: GENERAL TELEPHONE
CABLE TELEVISION: SOUTHLAND CABLEVISION

GENERAL NOTES

THOMAS BROS. COORD'S: 897, C5, C6, D5, D6
GENERAL PLAN: MUPA - MIXED USE PLANNING AREA
EXISTING ZONING: C P S
PROPOSED ZONING: R-3, R-4 AND C P S
EXISTING LAND USE: VACANT LAND
PROPOSED LAND USE: MDR / VDR / CR
EXISTING SURROUNDING LAND USE: VACANT AND RESIDENTIAL
TOTAL SINGLE FAMILY LOTS: 66
LOT 67 IS FOR APARTMENT PURPOSES.
TOTAL APARTMENT UNITS: 204
TOTAL COMMERCIAL LOTS: 8
PROJECT ACREAGE: 35.98 ACRES (GROSS)
12.5 GROSS ACRES (SINGLE FAMILY)
11.3 GROSS ACRES (APARTMENTS)**
12.2 GROSS ACRES (COMMERCIAL)

PROJECT DENSITY: SINGLE FAMILY 5.3 D.U. PER ACRE
APARTMENTS 18 D.U. PER ACRE
MINIMUM LOT SIZE: 4,250 SF
SCHOOL DISTRICT: ELSINORE UNIFIED SCHOOL DISTRICT
COMMUNITY SERVICE DISTRICT: N/A
F.E.M.A. PANEL NUMBER: 06065C27056

THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD (ZONE X ON FEMA PANEL 0605C27056)
ALL STREETS PROPOSED HEREON ARE PRIVATE UNLESS OTHERWISE INDICATED.
LOTS 79 THROUGH 82, INCLUSIVE, ARE TO BE DEDICATED AS OPEN SPACE.
LOTS 76, 77 AND 78 ARE BASIN AREAS TO BE RESERVED FOR MAINTENANCE BY PRIVATE ASSOCIATION.
LOTS "A" (WHITE ROAD) AND "B" (BAXTER ROAD) ARE TO BE DEDICATED TO THE PUBLIC ON THE FINAL MAP.
NOTE: WITH THE EXCEPTION OF EMERGENCY VEHICLE ACCESS POINTS, THERE ARE NO GATES PROPOSED FOR THIS COMMUNITY.

LEGAL DESCRIPTION - APN 367-180-015

PARCEL 1 THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

LEGAL DESCRIPTION - APN 367-180-043

PARCEL 2 THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPT THEREFROM THE SOUTH 30 FEET THEREOF; ALSO EXCEPT THEREFROM THAT PORTION LYING NORTHEASTERLY, EASTERLY AND SOUTHERLY OF THE SOUTHWESTERLY, WESTERLY AND NORTHERLY LINES OF PARCEL 2 AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED ON AUGUST 8, 1977 AS INSTRUMENT NO. 151810 OF OFFICIAL RECORDS.

SOURCE OF TOPO

INLAND AERIAL SURVEYS, INC.
951-687-4252
PHOTOGRAPHY DATED 1/22/2013

LEGEND

- TRACT BOUNDARY
- R/W
- STREET C
- WATER SERVICE
- SEWER SERVICE
- AIR RELEASE VALVE
- FIRE HYDRANT
- DRIVEWAY
- STREET LIGHT
- SLOPE
- LOT NUMBER

EXISTING EASEMENT NOTES:

- (A) AN EASEMENT FOR PUBLIC HIGHWAY AND UTILITY PURPOSES TO THE COUNTY OF RIVERSIDE, RECORDED FEBRUARY 5, 1935 IN BOOK 217, PAGE 84 OF OFFICIAL RECORDS.
- (B) AN EASEMENT FOR UTILITY PURPOSES TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED JUNE 21, 1950 AS INSTRUMENT NO. 2876 OF OFFICIAL RECORDS. CENTERLINE ONLY IS SHOWN. WIDTH IS NOT DISCLOSED IN RECORDED DOCUMENT.
- (C) AN EASEMENT FOR PUBLIC HIGHWAY AND UTILITY PURPOSES TO THE COUNTY OF RIVERSIDE, RECORDED OCTOBER 3, 1968 AS INSTRUMENT NO. 95449 OF OFFICIAL RECORDS.
- (D) AN EASEMENT FOR UNDERGROUND ELECTRICAL FACILITY PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY AND GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED JUNE 1, 1970 AS INSTRUMENT NO. 51276 OF OFFICIAL RECORDS.

EXISTING EASEMENT NOTES (CONT.):

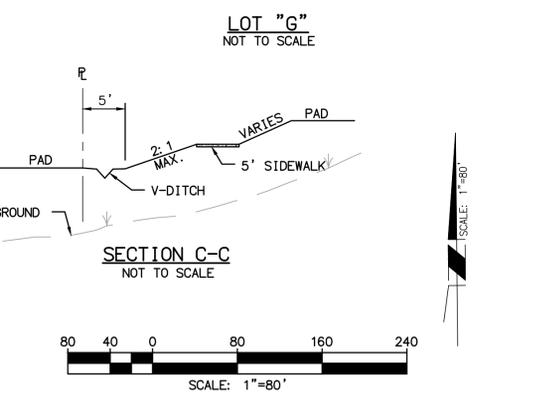
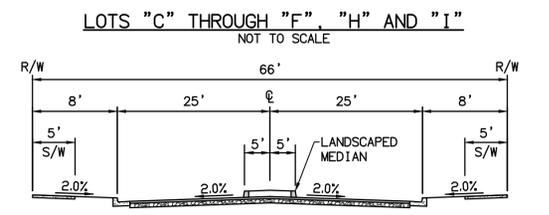
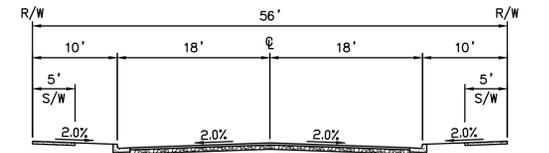
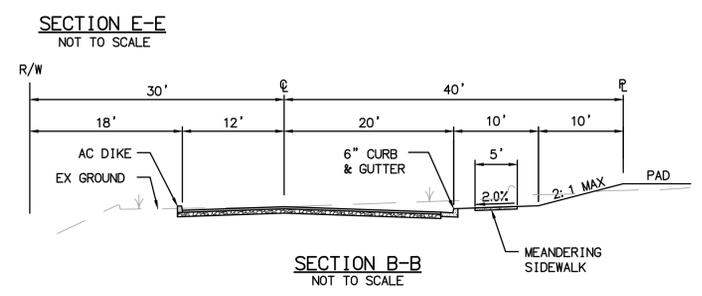
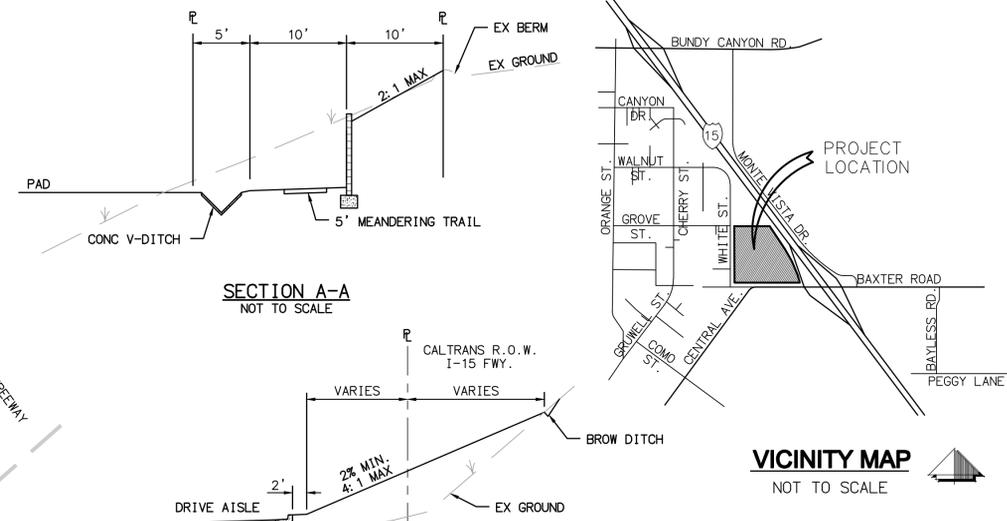
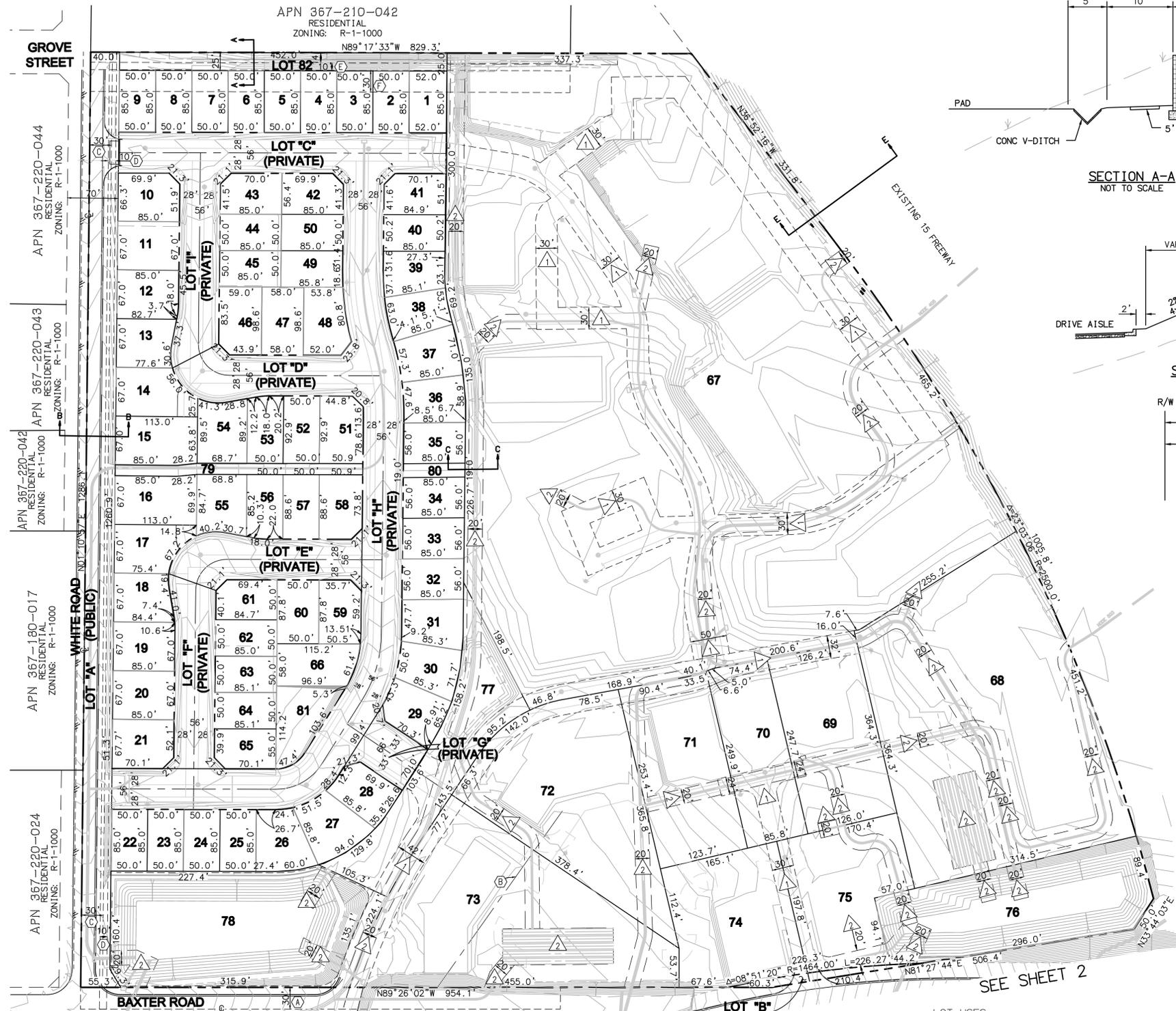
- (E) AN EASEMENT FOR PUBLIC UTILITY AND INGRESS AND EGRESS PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED SEPTEMBER 18, 1974 AS INSTRUMENT NO. 120768 OF OFFICIAL RECORDS.
- (F) AN EASEMENT FOR INGRESS, EGRESS, ROAD AND PUBLIC UTILITY PURPOSES TO SOUTHWEST PROPERTIES, A SOLE PROPRIETORSHIP, COMPILED OF VINCENT P KOWSKY, A SINGLE MAN, RECORDED JUNE 17, 1987 AS INSTRUMENT NO. 87-172476 OF OFFICIAL RECORDS. (TO BE VACATED ON FINAL MAP)

PROPOSED EASEMENT NOTES:

- (A) INDICATES AN EASEMENT FOR ACCESS AND PUBLIC UTILITIES TO BE RESERVED ON THE FINAL MAP.
- (B) INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES TO BE RESERVED ON FINAL MAP.

TENTATIVE TRACT MAP NO. 36674

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA



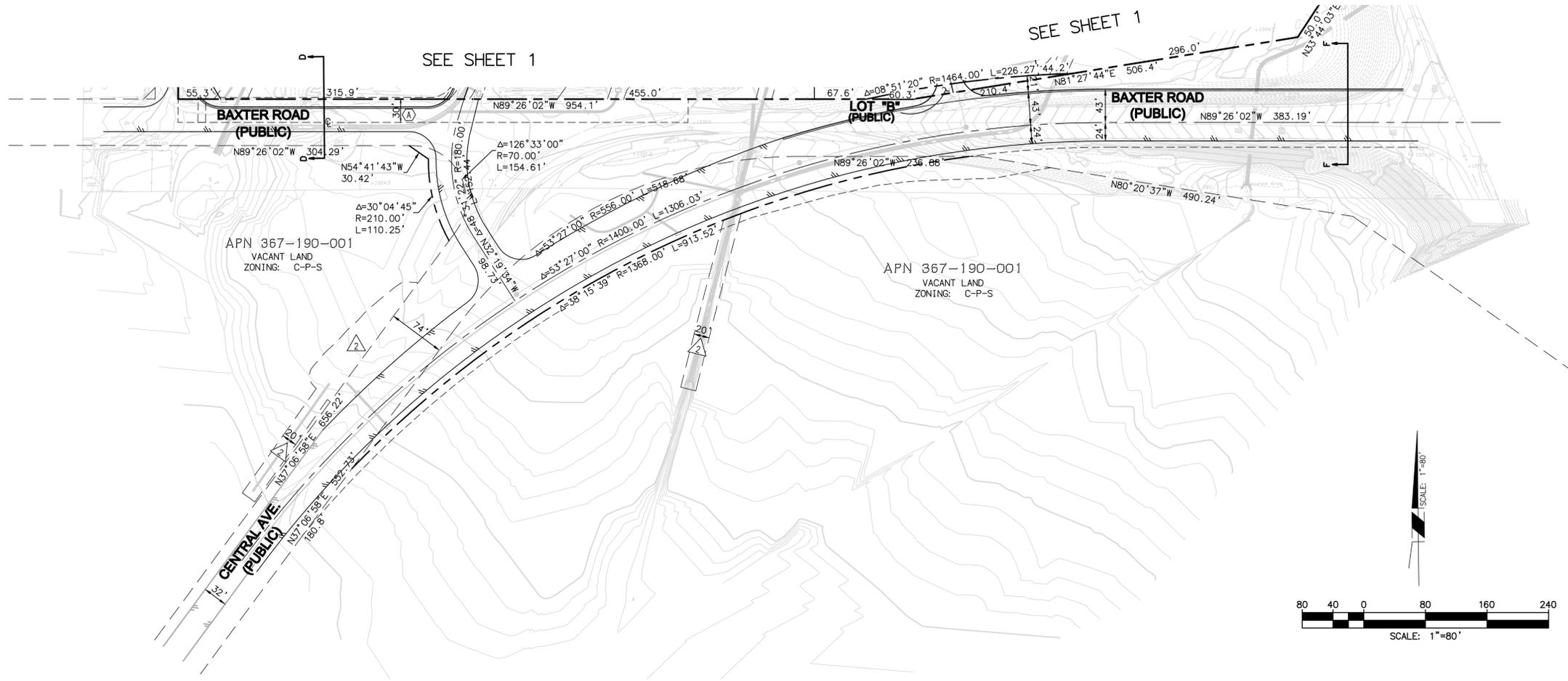
LOT USES:
LOTS 1-66: SINGLE FAMILY RESIDENCES
LOT 67: APARTMENTS
LOTS 68-75: COMMERCIAL
LOTS 76, AND 78: WATER QUALITY BASINS
LOTS 77, 79, 80: OPEN SPACE
LOT 81: PARK
LOT 82: OPEN SPACE

PLANNING APPLICATION NO. 14-0002

DATE	REVISIONS

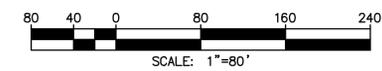
RBF CONSULTING
A Baker Company
40810 COUNTY CENTER DRIVE, SUITE 100
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AREA TABLE		
LOTS	SQ FT	ACRES
1	4,391	0.10
2	4,250	0.10
3	4,250	0.10
4	4,250	0.10
5	4,250	0.10
6	4,250	0.10
7	4,250	0.10
8	4,250	0.10
9	4,280	0.10
10	5,552	0.13
11	5,695	0.13
12	5,678	0.13
13	5,207	0.12
14	6,627	0.15
15	6,852	0.16
16	6,815	0.16
17	6,226	0.14
18	5,295	0.12
19	5,693	0.13
20	5,695	0.13
21	5,615	0.13
22	4,250	0.10
23	4,250	0.10
24	4,250	0.10
25	4,250	0.10
26	5,869	0.13
27	6,185	0.14
28	5,131	0.12
29	5,496	0.13
30	5,201	0.12

AREA TABLE			AREA TABLE		
LOTS	SQ FT	ACRES	LOTS	SQ FT	ACRES
31	5,428	0.12	61	4,537	0.10
32	4,761	0.11	62	4,244	0.10
33	4,761	0.11	63	4,252	0.10
34	4,761	0.11	64	4,255	0.10
35	4,761	0.11	65	4,569	0.10
36	5,173	0.12	66	6,282	0.14
37	5,452	0.13	67	491,699	11.29
38	4,811	0.11	68	118,222	2.71
39	4,849	0.11	69	30,812	0.71
40	4,287	0.10	70	21,427	0.49
41	4,692	0.11	71	30,994	0.71
42	4,680	0.11	72	54,069	1.24
43	4,684	0.11	73	71,043	1.63
44	4,250	0.10	74	29,997	0.69
45	4,250	0.10	75	27,978	0.64
46	5,408	0.12	76	41,339	0.95
47	5,429	0.12	77	28,681	0.66
48	5,506	0.13	78	56,330	1.29
49	4,256	0.10	79	5,200	0.12
50	4,250	0.10	80	1,615	0.04
51	5,484	0.13	81	6,914	0.16
52	4,650	0.11	82	11,300	0.26
53	4,608	0.11	LOT 'A'	51,636	1.19
54	5,866	0.13	LOT 'B'	2,127	0.05
55	5,611	0.13	LOT 'C'	25,313	0.58
56	4,400	0.10	LOT 'D'	14,958	0.34
57	4,435	0.10	LOT 'E'	15,574	0.36
58	5,185	0.12	LOT 'F'	14,898	0.34
59	5,028	0.12	LOT 'G'	5,860	0.13
60	5,058	0.12	LOT 'H'	63,948	1.47
			LOT 'I'	14,687	0.34

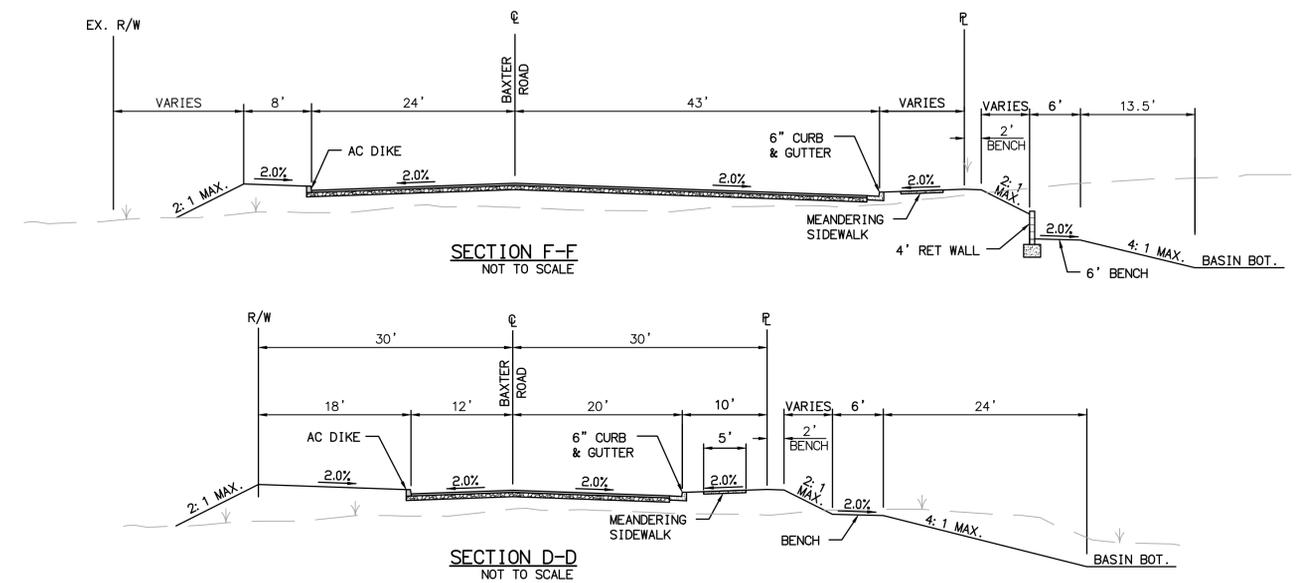


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LEGEND

TRACT BOUNDARY	---
R/W	---
STREET C	---
WATER SERVICE	---
SEWER SERVICE	---
AIR RELEASE VALVE	---
FIRE HYDRANT	---
DRIVEWAY	---
STREET LIGHT	---
SLOPE	---
LOT NUMBER	1

PLANNING APPLICATION NO. 14-0002

DATE	REVISIONS

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