

CONDITIONAL USE PERMIT / P.R.D.

CUP NO. 1148

IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO ESTATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 8, AND A PORTION OF LOTS 7 AND 9 OF BLOCK 27 OF CRAFTON TRACT, M.B. 3/14
AND A PORTION OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 36, T1S, R3W, S.B.M.
AGUILAR CONSULTING INC.
DECEMBER 2021

OWNER/APPLICANT:

TERRACINA RECOVERY, LLC
690 E GREEN ST.
SUITE 200
PASADENA, CA 91101
ATTN: MOHAMMAD YOUNES
PHONE: (323) 874-8000
FAX: (323) 874-8800
CITY OF REDLANDS BUSINESS
LICENSE NUMBER: 1007205.

ENGINEER/MAP PREPARER:

AGUILAR CONSULTING INC.
231 E. ALESSANDRO BLVD. #6A393
RIVERSIDE, CA 92508
PH: (909) 709-4393

SOILS ENGINEER/GEOLOGIST:

HYTHAM NABILS, GE 2375
GEOMAT TESTING LABORATORIES, INC.
9980 INDIANA AVENUE, SUITE 14
RIVERSIDE, CA 92504
PH: (951) 688-5400
FAX: (951) 688-5200

COMPANIES AND AGENCIES SERVING THIS PROJECT ARE AS FOLLOWS:

WATER/SEWER:

CITY OF REDLANDS
MUNICIPAL UTILITIES &
ENGINEERING DEPARTMENT
35 CAJON STREET
REDLANDS, CA 92373
PH: (909) 798-7585

ELECTRIC:

SOUTHERN CALIFORNIA EDISON CO.
287 TENNESSEE STREET
REDLANDS, CA 92373
PH: (909) 307-6788

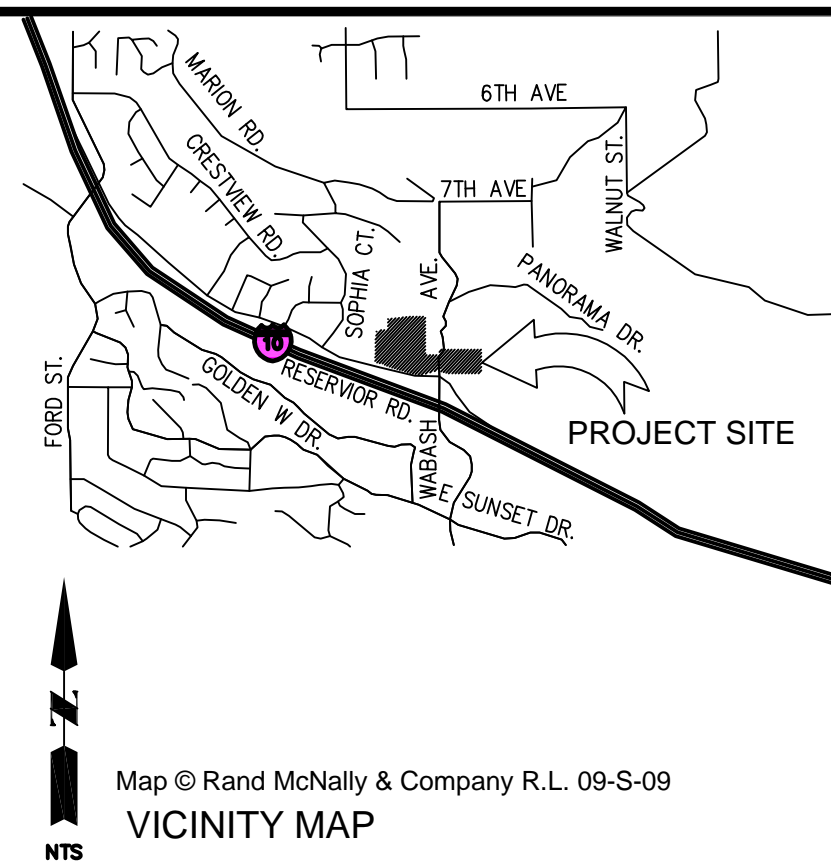
GAS:

SOUTHERN CALIFORNIA GAS CO.
1981 W. LUDIANA AVENUE
REDLANDS, CA 92374
PH: (800) 427-2200

PHASES:

PHASE I LOTS 1-42 & LETTERED LOT A, B, C & D

PHASE II LOTS 43-67 & LETTERED LOT E, F, G, H & I



SURVEYOR'S NOTES:

THAT PORTION EAST OF EASTLINE, SEC. 36 LIES WITHIN IMPROVEMENT ZONE P-7 OF COUNTY SERVICE AREA 70 PER RESOLUTION RECORDED MAY 23, 1991, INST. NO. 91-177020.

NO ACCESS RIGHTS TO 10 FWY BUT ACCESS TO RESERVOIR ROAD IS ALLOWED.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1: (APN: 289-213-11 AND 12)
LOT 8 AND THE SOUTH 1/2 OF LOT 9 IN BLOCK 27 OF CRAFTON TRACT, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (APN: 289-213-13)

LOT 7 IN BLOCK 27 OF CRAFTON TRACT, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LOT 7 AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1 1/2 INCH IRON PIPE MARKING THE SOUTHWEST CORNER OF SAID LOT 7;
THENCE ALONG THE SOUTH LINE OF SAID LOT 7, NORTH 89° 35' 25" EAST, 342.92 FEET;
THENCE COURSE "A" NORTH 56° 11' 13" WEST, 361.92 FEET;
THENCE NORTH 0° 30' 18" WEST, 103.42 FEET;
THENCE SOUTH 89° 29' 42" WEST, 44.00 FEET TO THE WEST LINE OF SAID LOT 7, DISTANT ALONG SAID WEST LINE NORTH 0° 30' 18" WEST, 306.90 FEET FROM THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE SOUTH 0° 30' 18" EAST, 306.90 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (APN: 174-281-13)

ALL THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, FEBRUARY 24, 1969, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE NORTH 0° 12' 18" WEST ALONG SAID EAST LINE 451.6 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO GEORGE E. GRAY ET UX, BY DEED RECORDED APRIL 18, 1947 IN BOOK 2050 PAGE 113, OFFICIAL RECORDS;

THENCE ALONG THE SOUTH LINE OF THE GRAY PROPERTY NORTH 89° 59' 30" WEST, 387.95 FEET;

THENCE ALONG THE WEST LINE OF THE GRAY PROPERTY, NORTH 0° 00' 30" EAST, 857.47 FEET TO AN ANGLE POINT ON THE SOUTHERLY LINE OF A 40 FOOT ROAD EASEMENT;

THENCE ALONG THE NORTH LINE OF THE GRAY PROPERTY, NORTH 81° 20' EAST 392.44 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 36; THENCE NORTH ALONG EAST LINE OF SAID SECTION 36, 20 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO JOSEPH E. LOGWOOD, ET UX, BY DEED RECORDED APRIL 2, 1946 IN BOOK 1895 PAGE 324, OFFICIAL RECORDS;

THENCE ALONG THE SOUTH LINE OF THE LOGWOOD PROPERTY, NORTH 81° 20' WEST 400.35 FEET;

THENCE ALONG THE WEST LINE OF THE LOGWOOD PROPERTY, NORTH 22° 20' WEST, 20.58 FEET TO A POINT ON THE NORTH LINE OF A 40 FOOT ROAD; THENCE ALONG THE WEST LINE OF THE LOGWOOD PROPERTY, NORTH 0° 30' EAST, 332.91 FEET;

MORE OR LESS TO THE SOUTHWEST CORNER OF THAT PROPERTY CONVEYED TO RICHARD CORWIN MONTGOMERY, ET UX, BY DEED RECORDED JULY 6, 1948, IN BOOK 2256 PAGE 521, OFFICIAL RECORDS;

THENCE ALONG THE SOUTH LINE OF THE MONTGOMERY PROPERTY, WEST 321.20 FEET TO A POINT; THENCE ALONG THE SOUTH LINE OF THE PROPERTY CONVEYED TO STANLEY G. WEST, SOUTH 70° 00' 30" WEST, 377.17 FEET THE EAST LINE OF THE PROPERTY CONVEYED TO ROBERT L. WINANA, ET UX, BY DEED RECORDED APRIL 2, 1946, IN BOOK 1895 PAGE 42, OFFICIAL RECORDS;

THENCE ALONG THE EAST LINE OF THE WINANA PROPERTY, SOUTH 667.94 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTHERLY LINE OF THE WINANA PROPERTY, SOUTH 66° 20' WEST, 251.12 FEET TO THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36;

THENCE SOUTH ALONG SAID WEST LINE, 677.38 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID PARCEL 49, AS DESCRIBED IN THAT U.S. PATENT RECORDED AUGUST 17, 1966, IN BOOK 5215, PAGE 420, OFFICIAL RECORDS;

THENCE ALONG THE NORTH LINE OF SAID PARCEL 49, SOUTH 80° 44' 16" EAST, 164.76 FEET; THENCE SOUTH 64° 06' 10" EAST, 131.80 FEET; THENCE SOUTH 74° 16' 17" EAST, 620.15 FEET; THENCE SOUTH 79° 42' 28" EAST, 210.61 FEET; THENCE NORTH 81° 49' 08" EAST, 289.62 FEET; THENCE NORTH 0° 30' 18" WEST, 69.33 FEET; THENCE NORTH 89° 29' 42" EAST, 44.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4: PARCEL A: (APN: 0299-213-21-000 -PORTION) THE WEST 66.00 FEET OF THE EAST 396.00 FEET OF THE NORTH 160.00 FEET OF THE SOUTH 320.00 FEET OF LOT 6, BLOCK 27, CRAFTON TRACT, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTH 160.00 FEET OF THE SOUTH 320.00 FEET OF THE WEST 66.00 FEET OF THE EAST 132.00 FEET THEREOF.

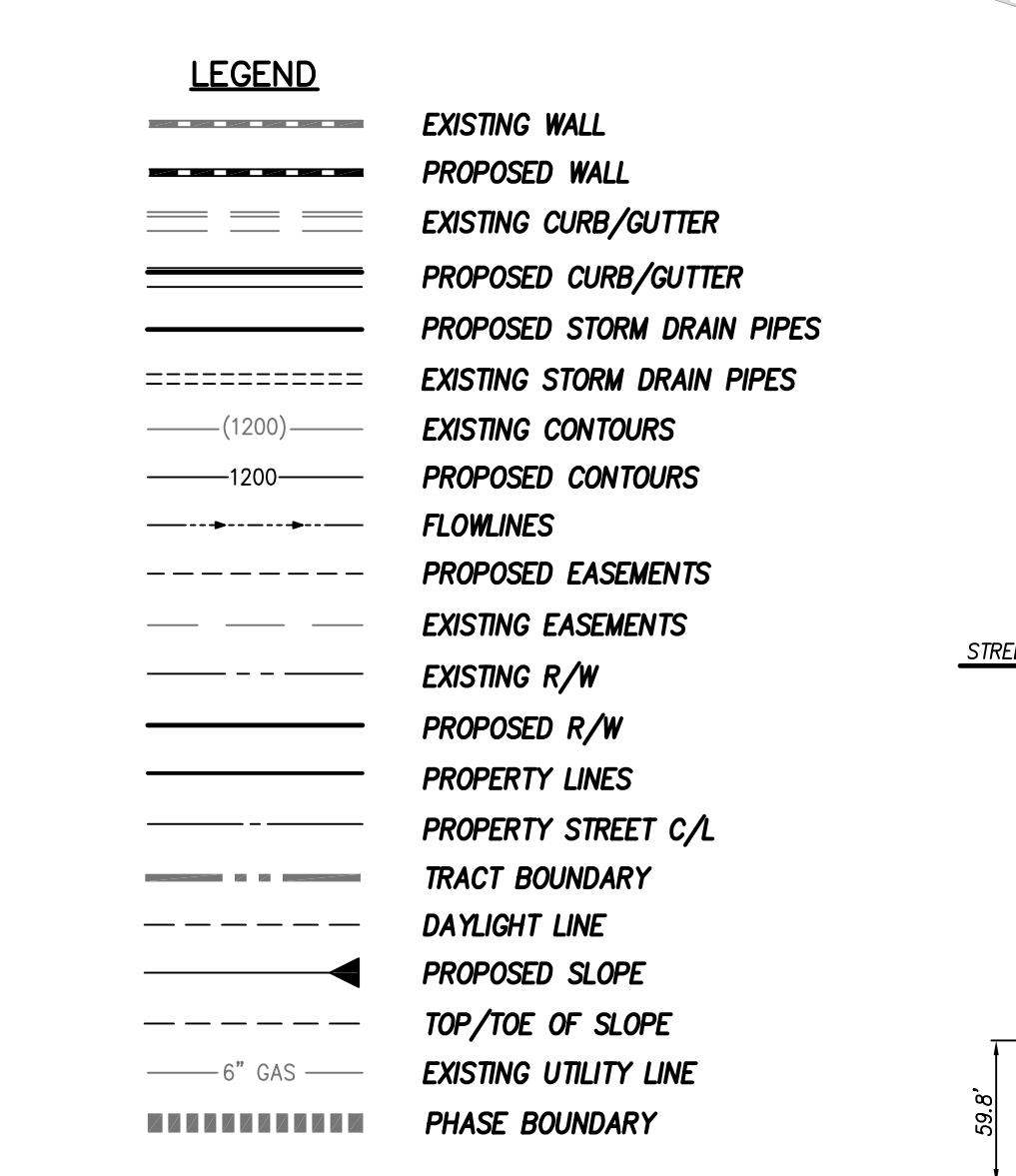
ALSO EXCEPT THEREFROM THE WEST 66.00 FEET OF THE EAST 330.00 FEET OF THE SOUTH 150.00 FEET THEREOF.

ALSO EXCEPT THEREFROM THE WEST 66.00 FEET OF THE EAST 396.00 FEET OF THE NORTH 160.00 FEET OF THE SOUTH 320.00 FEET.

ALSO EXCEPT THEREFROM ANY PORTION LYING WITHIN WABASH AVENUE.

PARCEL 5: (APN: 0299-213-14-000)

THE WEST 66.00 FEET OF THE EAST 330.00 FEET OF THE SOUTH 150.00 FEET OF LOT 6, BLOCK 27, CRAFTON TRACT, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 3 OF MAPS, PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



PLANNED RESIDENTIAL DEVELOPMENT NOTES:

- TOTAL LOT COVERAGE OF PLANNED RESIDENTIAL DEVELOPMENT (INCLUDING OF ALL STRUCTURES, BOTH OF NUMBERS AND LETTERED LOTS)..... 6.40%
- COMMON OPEN SPACE GROSS LAND AREA..... 43.68%
- DEVELOPED GROSS AREA IN COMMON, LANDSCAPED AND RECREATIONAL OPEN SPACE..... 17.40%

LAND USE AND ZONING:

GENERAL PLAN DESIGNATION: V1/DR
EXISTING LAND USE: VACANT
PROPOSED LAND USE: RES/PRD
EXISTING ZONE: RE
PROPOSED ZONING: RE/PRD

GENERAL NOTES:

- TOTAL NUMBER OF PARCELS: 67.
- TOTAL ACRES: 64.56 GROSS AC ±
- STREET DEDICATION: 913 AC.
- NET ACREAGE: 55.43 AC.
- GROSS DENSITY: 1.05 DU/AC.
- USABLE PAD AREA: 27.42 AC.
- MINIMUM LOT SIZE: 14,027 SF (LOT 47).
- AVERAGE LOT SIZE: 0.41 AC, 17,829 SF.
- TOTAL OPEN SPACE: 27.58 AC.
- SINGLE FAMILY PRD.
- LOT "A", LOT "B", LOT "C", AND LOT "E" SHALL BE FOR WATER QUALITY BASIN DRAINAGE PURPOSES WHICH WILL BE OWNED AND MAINTAINED BY THE HOA.
- LOT "D", LOT "F", LOT "H" AND LOT "J" ARE NATURAL, LANDSCAPED OPEN SPACE AND COMMON AREAS SET ASIDE FOR PUBLIC RECREATIONAL PURPOSES WHICH WILL BE OWNED AND MAINTAINED BY THE HOA.
- LOT "G" IS NATURAL, LANDSCAPED OPEN SPACE AND COMMON AREAS SET ASIDE FOR PUBLIC RECREATIONAL AND SHALL BE FOR BASIN DRAINAGE PURPOSES WHICH WILL BE OWNED AND MAINTAINED BY THE HOA.
- LOT "I" IS NATURAL OPEN AREA FOR FUTURE STREET RIGHT-OF-WAY EXTENSION TO THE EAST WHICH WILL BE OWNED AND MAINTAINED BY THE HOA.
- PROJECT IS DESIGNATED AS ZONE "X" ON FLOOD INSURANCE MAPS (NOT WITHIN 500 YEAR FLOOD PLAIN).
- NO RETAINING WALL TO BE HIGHER THAN 15'.
- ACCESS ROADS TO ALL BASINS NEED TO BE AN ALL-WEATHER SURFACE.
- ALL BASINS REQUIRE AN EMERGENCY OVERTFLOW.
- THE RESERVOIR FAULT WAS TRENCHED AND LOCATED AND DEEMED INACTIVE BY THE SAN BERNARDINO COUNTY GEOLOGIST AS WELL AS REPRESENTATIVES OF THE U.S.G.S. AS MENTIONED PER SOILS REPORT PREPARED BY GEOMAT TESTING LABORATORIES, INC., PROJECT NO. 11074-01, DATED FEBRUARY 8, 2018.
- THIS MAP WILL BE PHASED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- THIS PROJECT IS SUBJECT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- ALL EXISTING POWER POLE ALONG RESERVOIR ROAD ADJACENT TO THIS PROPOSED PROJECT SHALL REMAIN AND PROTECTED IN PLACE.
- THIS PROJECT IS SUBJECT TO THE HILLSIDE DEVELOPMENT DISTRICT AND ANY DEVELOPMENT TO BE PLACED THEREON SHALL BE SHOWN TO CONFORM TO THE REQUIREMENTS OF THE HD DISTRICT PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- ALL LOCAL STREETS CURB RETURNS AND RIGHT ANGLE TURNS REFLECT A 30' RADIUS EXCEPT THOSE CONNECTING AT WABASH AVENUE.
- ALL CURB RETURN CONNECTING TO WABASH AVENUE REFLECT A 35' RADIUS.
- ALL CUL-DE-SAC AND KNICKLES LONG CURB HORIZONTAL ALIGNMENTS ARE BASED ON CITY OF REDLANDS STANDARD DRAWINGS (702-0 & 704-0).
- EXISTING POWER POLES ALONG RESERVOIR ROAD UP TO WABASH AVENUE WILL REMAIN IN PLACE AND A WAIVER FOR UNDERGROUNDING PER THE CITY OF REDLANDS MUNICIPAL CODE SECTION 17.017.020G IS REQUESTED. ALL OTHER OVERHEAD POWER LINES LESS THAN 66 KV LOCATED WITHIN THE PROJECT LIMITS ARE TO BE UNDERGROUNDING.

LOT AREA TABLE

PHASE I	PHASE II		
LOT #	S.F.	LOT #	S.F.
1	20,763	43	40,033
2	16,441	44	23,952
3	15,993	45	26,959
4	21,085	46	14,559
5	18,766	47	14,017
6	14,651	48	27,292
7	15,076	49	16,612
8	15,395	50	18,482
9	15,224	51	22,685
10	15,333	52	19,144
11	16,250	53	16,253
12	14,321	54	19,875
13	15,611	55	16,409
14	19,271	56	14,200
15	17,133	57	19,631
16	17,325	58	14,991
17	23,801	59	14,165
18	22,908	60	14,893
19	26,710	61	17,692
20	18,929	62	14,148
21	14,791	63	20,381
22	16,976	64	19,056
23	16,907	65	14,056
24	14,196	66	14,094
25	16,989	67	18,900
26	16,228	TOTAL	461,652
27	16,528	Ave	12,134
28	17,576		
29	14,256		
30	15,816		
31	16,535		
32	14,578		
33	16,295		
34	21,649		
35	34,823		
36	16,254		
37	14,129		
38	14,641		
39	16,026		
40	20,000		
41	14,724		
42	15,137		
TOTAL	239,894		
Ave	12,134		
TOTAL	252,028		

PHASE I	PHASE II		
LETTERED LOTS	LETTERED LOTS		
LOT #	S.F.	LOT #	S.F.
A	130,448	F	27,273
B	130,448	G	376,181
C	22,748	H	214,743
D	32,027	I	7,889
E	32,027	J	285
TOTAL	561,889	TOTAL	630,585

PREPARED BY: TERRACINA RECOVERY, LLC
231 E. ALESSANDRO BLVD. #6A393
RIVERSIDE, CA 92508
PH: (909) 709-4393

DATE: 06/2022
SHEET 1 OF 1
PROJECT NO.

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CUP NO. 1148
CITY OF REDLANDS