

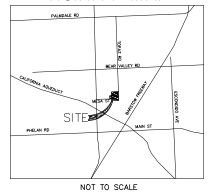
PLANNING COMMISSION

ATTACHMENT B

Tentative Tract Map 20576

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TENTATIVE TRACT MAP 20576

VICINITY MAP



LEGEND

FS	FINISH SURFACE
FL	FLOW LINE
TC	TOP OF CURB
---	TRACT BOUNDARY
---	RETAINING WALL
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED STORM DRAIN
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	EXISTING MAJOR CONTOUR LINE
---	EXISTING MINOR CONTOUR LINE
---	EXISTING STORM DRAIN LINE
XX.XX	PROPOSED ELEVATION

GENERAL NOTES

- LAND USE
- TOTAL LOTS: 256
 - RESIDENTIAL LOTS: 242
 - OPEN SPACE LOTS: 7 (G, H, I, K, L, M, N)
 - BARN LOT: 1 (J)
 - GROSS ACREAGE: 70.8 AC
 - NET ACREAGE: 43.1 AC
 - LOAD SPACES: 6 (A, B, C, D, E, F)
 - PROPOSED ZONING R-15 SINGLE FAMILY TRANSITIONAL
 - LOTS 1-242 SINGLE FAMILY RESIDENTIAL
 - NET DENSITY: 5.6 UNITS PER ACRE
 - LINEAL FOOTAGE OF NEW STREETS: 5320'

PUBLIC UTILITY COMPANIES

- SEWER: CITY OF VICTORVILLE
- WATER: VICTORVILLE WATER DISTRICT
- ELECTRIC: SOUTHERN CALIFORNIA Edison
- TELEPHONE: FRONTIER COMMUNICATIONS

SCHOOL DISTRICT

- ADELANTO UNIFIED SCHOOL DISTRICT

LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 3/4 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 5 WEST, S.B.M.

PARCELS

ASSESSOR'S PARCEL NO. 3136-441-01, 02, 3136-411-04, 05

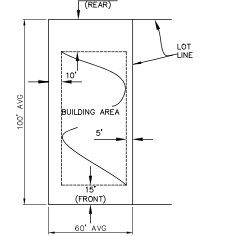
APPLICANT

KRIS PINERO, PROJECT MANAGER
RICE, LLC (ROCEO CREDIT ENTERPRISES, LLC)
26415 CARL ROYER DR., SUITE 200
SANTA CLARITA, CA 91350
818-361-3000

ENGINEER

HENRIK NAZARIAN, PRESIDENT
D & D ENGINEERING, INC.
119 W HYDE PARK BLVD
INGLEWOOD, CA 90302
424-351-6800

Parcel #	Area
A	1022
B	2058
C	2059
D	17782
E	5365
F	750
G	45460
H	39840
I	16540
J	62504
K	4092
L	9384
M	7509
N	8231



CITY OF VICTORVILLE

TENTATIVE TRACT MAP 20576
BOUNDARY & PROPERTY LOTS

SCALE:
AS SHOWN
DATE:
7/25/2025
BY:
01 of 03

Parcel Table	Parcel #	Area
1	8714	63
2	7498	64
3	7388	65
4	7393	66
5	7545	67
6	7406	68
7	8285	69
8	10526	70
9	7556	71
10	7405	72
11	7416	73
12	7416	74
13	7416	75
14	7416	76
15	7720	77
16	8736	78
17	7217	79
18	7213	80
19	7208	81
20	7204	82
21	8863	83
22	8860	84
23	7217	85
24	7213	86
25	7208	87
26	7204	88
27	8718	89
28	8755	90
29	7217	91
30	7213	92
31	7208	93
32	7204	94
33	8856	95
34	8854	96
35	7217	97
36	7213	98
37	7208	99
38	7204	100
39	8736	101
40	7498	102
41	7288	103
42	7297	104
43	7210	105
44	7219	106
45	7230	107
46	7241	108
47	7249	109
48	7260	110
49	7274	111
50	7283	112
51	7368	113
52	7355	114
53	11486	115
54	14354	116
55	7378	117
56	7392	118
57	7641	119
58	7764	120
59	8034	121
60	7524	122
61	7416	123
62	7466	124

Parcel Table	Parcel #	Area
125	7475	125
126	8165	126
127	8165	127
128	8165	128
129	8165	129
130	9979	130
131	7449	131
132	7313	132
133	7313	133
134	7313	134
135	7313	135
136	7313	136
137	7313	137
138	7313	138
139	8339	139
140	8142	140
141	7313	141
142	7313	142
143	7313	143
144	7215	144
145	7251	145
146	8662	146
147	7278	147
148	7860	148
149	8356	149
150	7488	150
151	7336	151
152	7350	152
153	7350	153
154	7350	154
155	7350	155
156	7618	156
157	7522	157
158	7550	158
159	7550	159
160	7350	160
161	7350	161
162	7336	162
163	7235	163
164	8608	164
165	7893	165
166	7345	166
167	8658	167
168	7252	168
169	7210	169
170	7210	170
171	7210	171
172	7210	172
173	7210	173
174	7210	174
175	7210	175
176	7210	176
177	7210	177
178	7210	178
179	7210	179
180	9844	180
181	7395	181
182	7977	182
183	7519	183
184	7519	184
185	7210	185
186	7210	186

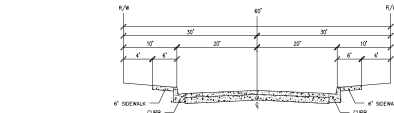
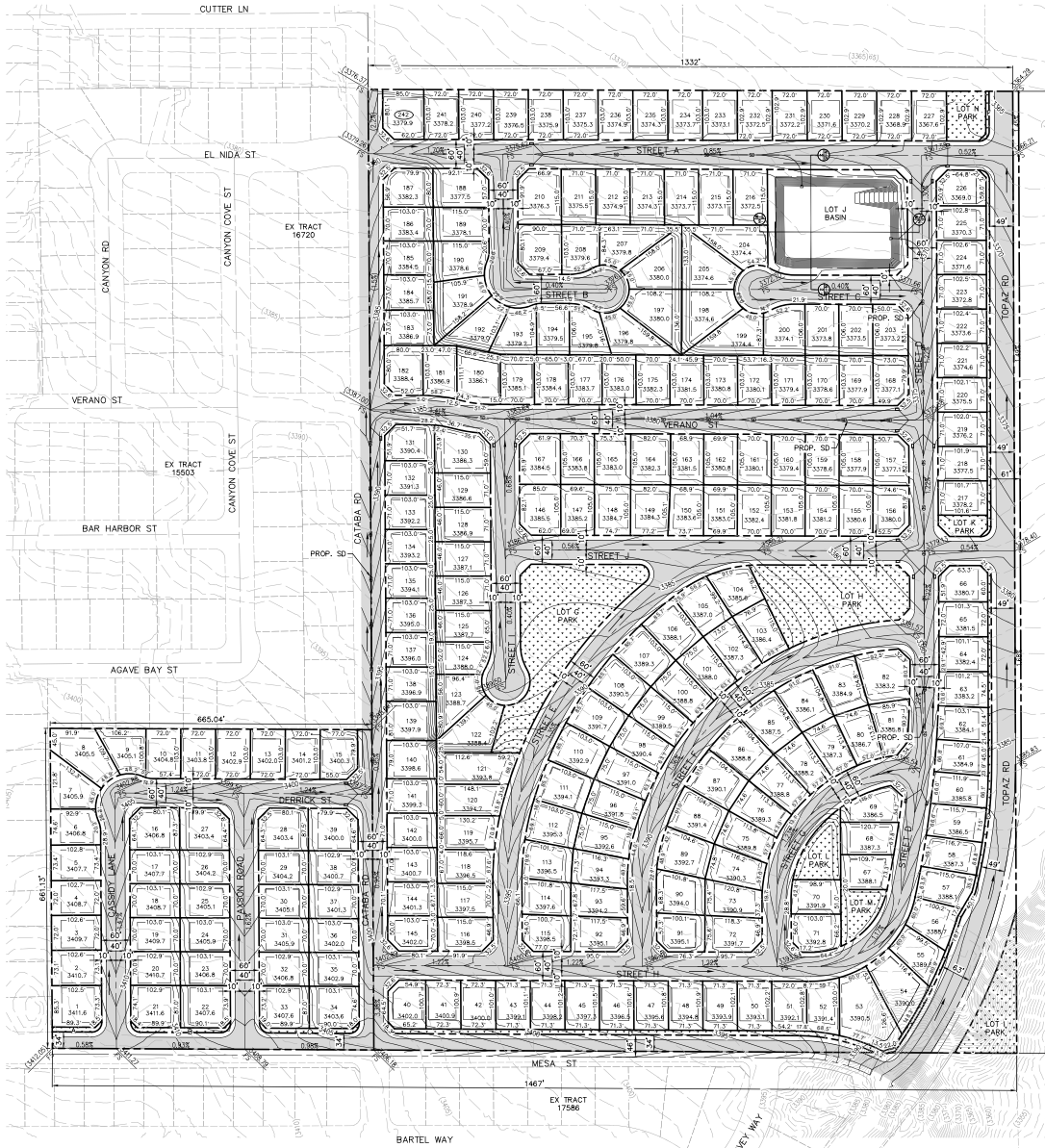
Parcel Table	Parcel #	Area
187	7973	187
188	8937	188
189	8050	189
190	8599	190
191	10048	191
192	8489	192
193	7659	193
194	7205	194
195	7244	195
196	8804	196
197	10620	197
198	10620	198
199	9618	199
200	8663	200
201	7420	201
202	7420	202
203	7475	203
204	10310	204
205	10430	205
206	10430	206
207	9600	207
208	7642	208
209	9007	209
210	10083	210
211	8165	211
212	8165	212
213	8165	213
214	8165	214
215	8165	215
216	8165	216
217	7216	217
218	7225	218
219	7236	219
220	7244	220
221	7253	221
222	7265	222
223	7274	223
224	7282	224
225	7271	225
226	7410	226
227	7410	227
228	7410	228
229	7411	229
230	7411	230
231	7411	231
232	7412	232
233	7412	233
234	7413	234
235	7413	235
236	7413	236
237	7414	237
238	7414	238
239	7415	239
240	7415	240
241	7415	241
242	8492	242



D & D ENGINEERING, INC.
119 W HYDE PARK BLVD
INGLEWOOD, CA 90302
Phone: 424-351-6800

1" = 100'

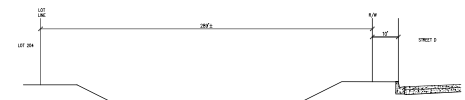
IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TENTATIVE TRACT MAP 20576



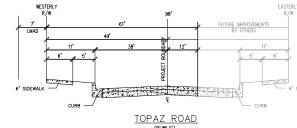
"A" THROUGH "I" STREETS,
VERANO DRIVE & A PORTION OF
CATARA ROAD
(DUBUC)



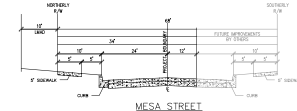
N-S BASIN CROSS SECTION
(DUBUC)



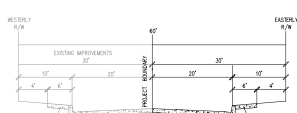
W-E BASIN CROSS SECTION
(DUBUC)



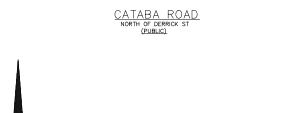
TOPAZ ROAD
(DUBUC)



TOPAZ ROAD WITH RIGHT TURN POCKET
(DUBUC)



MESA STREET
(DUBUC)



CATARA ROAD
(DUBUC)

LEGEND

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PRELIMINARY EARTHWORK:

DESCRIPTION	CUT(CY)	FILL(CY)
RAW	145,200	153,100
TOTAL IMPORT		7,900



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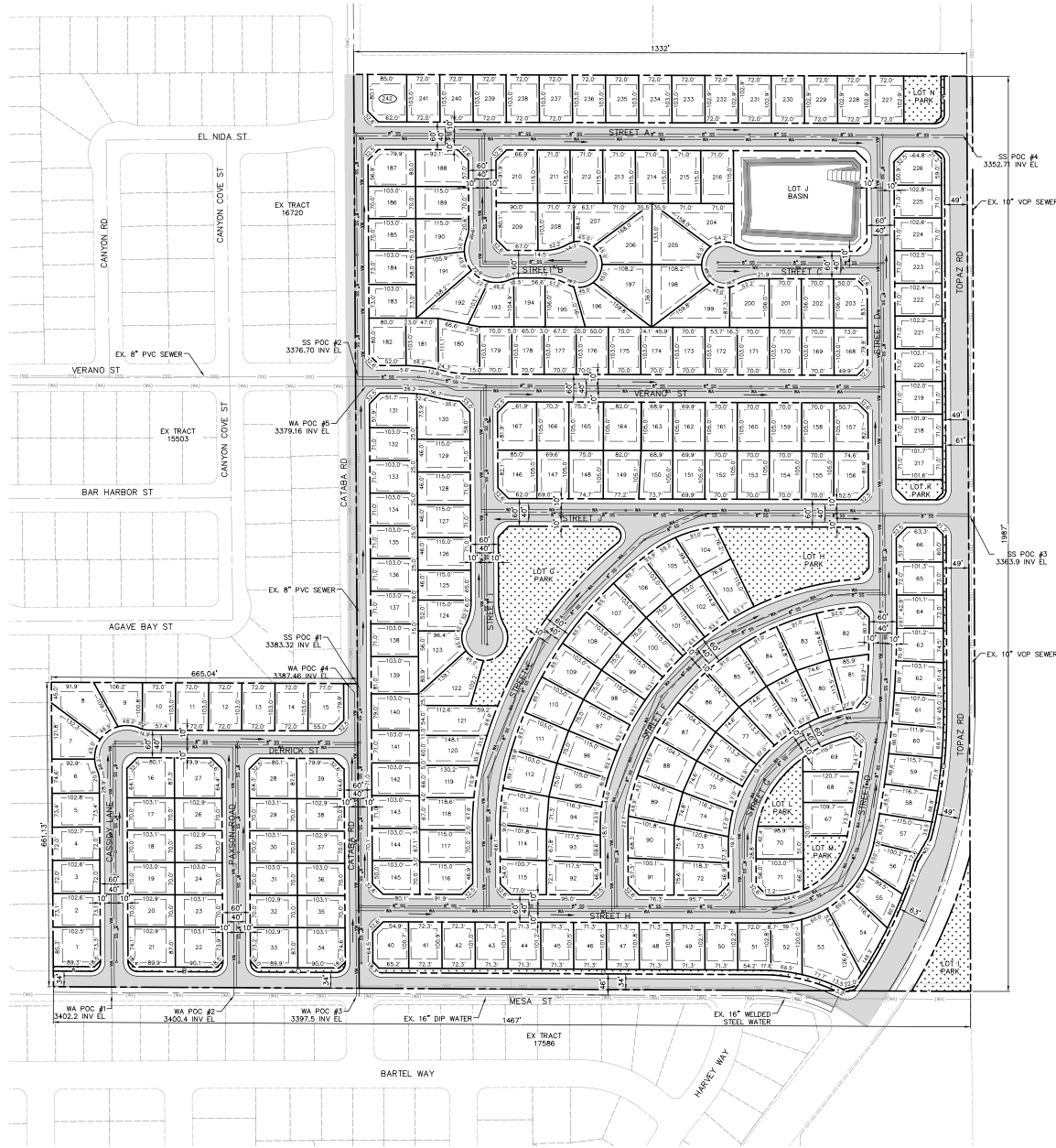
CITY OF VICTORVILLE
TENTATIVE TRACT MAP 20576

PRELIMINARY GRADING / STREET

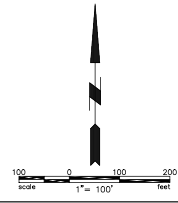
SCALE:
AS SHOWN
DATE:
7/25/2025
BY:
02 of 03




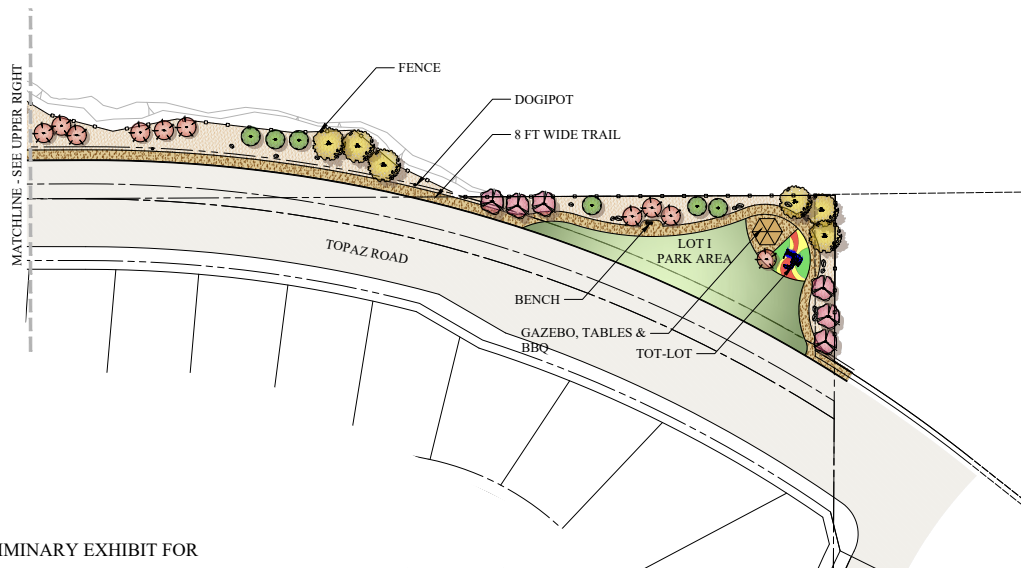
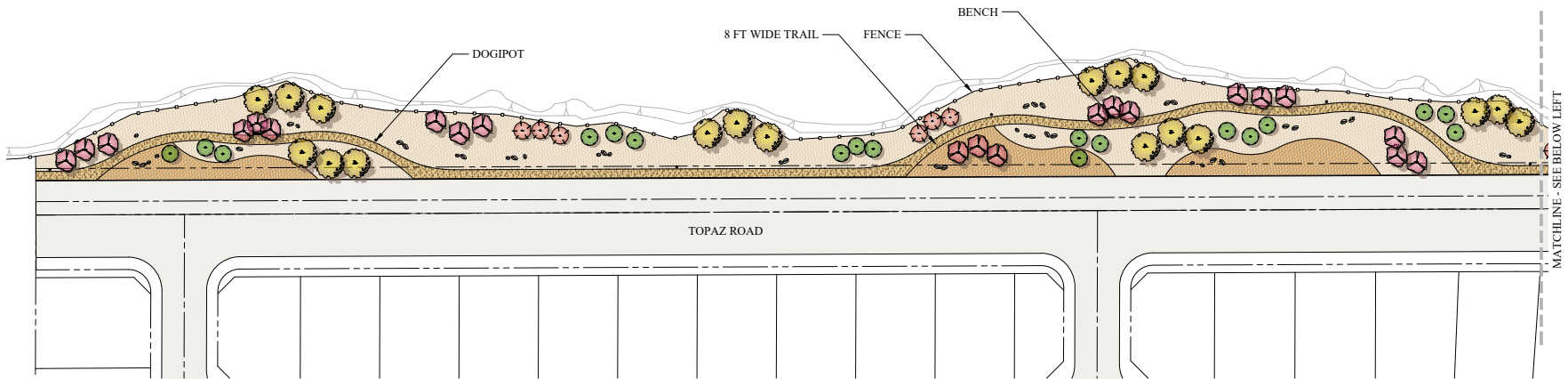
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TENTATIVE TRACT MAP 20576



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XXXX	PROPOSED ELEVATION



 <p>D & D ENGINEERING, INC. 119 W. HYDE PARK BLVD. INGLEWOOD, CA 90302 Phone: 424-351-6800</p>	<p>CITY OF VICTORVILLE TENTATIVE TRACT MAP 20576</p>	
	<p>PRELIMINARY UTILITY PLAN</p>	
	<p>SCALE: AS SHOWN DATE: 7/25/2025 SHEET NO. 03 of 03</p>	<p>DATE: 7/25/2025 SHEET NO. 03 of 03</p>



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	ACACIA WILLARDIANA	PALO BLANCO
	CERCIDIUM X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	CHILOPSIS LINEARIS 'MSWNL0PUR' TM	DESERT DIVA DESERT WILLOW



PRELIMINARY EXHIBIT FOR

TOPAZ TRAIL AND PARK (LOT I)

TRACT 20567, VICTORVILLE, CA

DATE: 11-18-2024
JOB NO: 24109