

CONDITIONALLY APPROVED

- BY THE PLANNING DEPARTMENT
- BY THE PLANNING DIRECTOR
- BY THE PLANNING COMMISSION
- BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 12/15/2021

APPLICATION NOS. PLOT PLAN/FSPD 21-0045

PLANNER Matthew Bassi

SIGNATURE Matthew Bassi

CITY OF WILDOMAR SITE PLAN & CONCEPTUAL GRADING FOR TTM NO. 38155 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ENGINEER

K&A ENGINEERING, INC.
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92860
PHONE: (951) 279-1800

OWNER / APPLICANT

MONTE VISTA RANCH II, LLC
1200 QUAIL STREET, SUITE 220
NEWPORT BEACH, CA 92660
EMAIL: ERKWUNDE@GMAIL.COM
PHONE: (714)318-3500

LEGAL DESCRIPTION

IN THE CITY OF WILDOMAR, COUNTY OF SAN RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF NUMBERED LOTS 71 AND 79 OF TRACT MAP NO. 32024 AS SHOWN ON A MAP FILED IN BOOK 471, PAGES 1 THROUGH 10 TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UTILITIES

	AGENCY SERVING THE AREA	FACILITIES PRESENT
SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	YES
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	YES
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	YES
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	YES
TELEPHONE:	PACIFIC BELL	YES
CABLE TV:	NONE	NO
SCHOOL DISTRICT:	LAKE ELSINORE UNIFIED SCHOOL DISTRICT	---

PROJECT INFORMATION

THOMAS BROS. MAP (2002):	PAGE 697, GRID D4
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	C-0 (COMMERCIAL OFFICE)
EXISTING GENERAL PLAN DESIGNATIONS:	BP (BUSINESS PARK)
PROPOSED ZONING:	R-3 (GENERAL RESIDENTIAL)
PROPOSED GENERAL PLAN DESIGNATIONS:	HDR (HIGH DENSITY RESIDENTIAL)
GROSS ACREAGE:	7.93 ACRES
NET ACREAGE:	6.89 ACRES
BUILDING ACREAGE:	1.53 ACRES
TOTAL NUMBERED LOTS:	6 LOTS
TOTAL LETTERED LOTS:	5 LOTS
PROPOSED DWELLING UNITS:	62 DWELLING UNITS
PROPOSED DENSITY:	9.00 DU/ACRE
ALLOWABLE DWELLING UNITS:	96 DWELLING UNITS (14 DU/AC)

BUILDING SUMMARY

TOWNHOMES:			
10 x 5-PLEX TH	81%	50 UNITS	
2 x 6-PLEX TH	19%	12 UNITS	
TOTAL		62 UNITS	
5-PLEX TOWNHOMES			
3 BEDROOM	60%	30 UNITS	
4 BEDROOM	40%	20 UNITS	
TOTAL		50 UNITS	
6-PLEX TOWNHOMES			
3 BEDROOM	66.7%	8 UNITS	
4 BEDROOM	33.3%	4 UNITS	
TOTAL		12 UNITS	

COMMON SPACE BUILDING:
POOL BUILDING 1,500 SF

GENERAL NOTES

- ALL SLOPES ARE TO BE 2:1 UNLESS INDICATED OTHERWISE.
- THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
- THIS PROJECT INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
- THIS PROJECT HAS NO SUBSURFACE SEPTIC DISPOSAL.
- THIS PROJECT IS NOT SUBJECT TO LIQUEFACTION GEOLOGIC HAZARDS: ALQUIST-PRIOLO OR SPECIAL STUDIES ZONE.
- THIS PROJECT IS NOT WITHIN A CSD.
- THIS PROJECT IS IN FLOOD ZONE "C", SANTA MARGARITA WATERSHED DRAINAGE AREA.
- THIS PROJECT HAS NO TRANSMISSION LINES.
- THERE ARE NO KNOWN EXISTING WELLS ON SITE OR WITHIN 200 FEET OF PROPERTY.
- THERE ARE NO DESIGNATED MOBILE HOME OR R.V. PARKING FACILITIES PROPOSED FOR THIS PROJECT.

EXISTING EASEMENT NOTES

- INDICATES AN EXISTING EASEMENT IN FAVOR OF THE CITY OF WILDOMAR, FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED JUNE 5, 1979 AS INSTRUMENT NO. 114593, O.R. (TO REMAIN)
- INDICATES AN EXISTING EASEMENT AND COVENANT FOR OFF-SITE WORK, RECORDED MAY 3, 2016 AS INSTRUMENT NO. 2016-0290481, O.R. (TO BE VACATED)
- INDICATES AN EXISTING EASEMENT IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT, FOR SEWER AND INCIDENTAL PURPOSES, RECORDED JULY 8, 2019, AS INSTRUMENT NO. 2019-0248558, O.R. (TO REMAIN)

PROPOSED EASEMENT NOTES

- EASEMENT FOR ACCESS, PUBLIC UTILITY, AND DRAINAGE PURPOSES
- EASEMENT FOR PUBLIC UTILITY PURPOSES

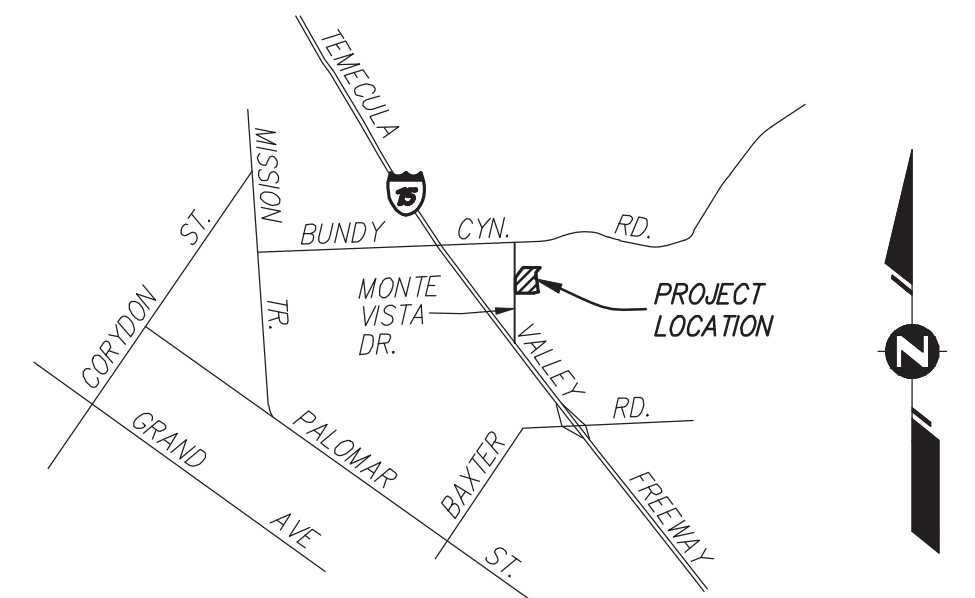
LEGEND:

PARCEL BOUNDARY	---
PROPOSED EASEMENT	---
EXISTING EASEMENT	---
PROPOSED CONTOUR	---
EXISTING CONTOUR	---
LOT NUMBER	1
ADA UNITS	1
BUILDING NUMBER	1

AERIAL PHOTOGRAPHY BY:
ARROWHEAD MAPPING CO.
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VICINITY MAP

N.T.S.

ASSESSOR'S PARCEL NUMBER

367-502-002, 367-502-004

SETBACK SUMMARY

± 1,320 FEET SOUTH OF BUNDY CANYON ROAD
± 150 FEET WEST OF SUNNYBROOK DRIVE
EAST OF MONTE VISTA DRIVE
NORTH OF SUMMER SAGE WAY

COMMON AREA MAINTENANCE

ALL COMMON AREAS AND SLOPES SHALL BE MAINTAINED BY HOA

WATER QUALITY MAINTENANCE

WATER QUALITY BMP SHALL BE MAINTAINED BY HOA

HAZARDOUS FIRE AREA

THIS PROJECT IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE

PARKING SUMMARY

PARKING REQUIREMENT:

2.75 SPACES / UNIT	
62 UNITS x (2.75 SPACES / UNIT)	171 SPACES REQUIRED
62 UNITS x (2 GARAGE SPACES / UNIT)	124 GARAGE SPACES PROVIDED
	47 OUTSIDE SPACES REQUIRED

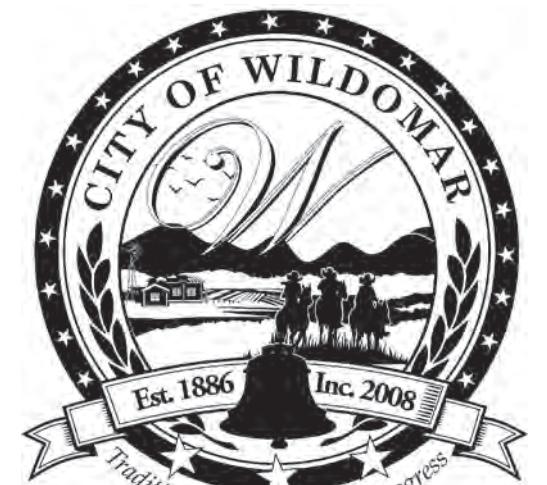
PARKING PROVIDED:

OUTSIDE SPACES PROVIDED	47 OUTSIDE SPACES PROVIDED (INCLUDING 2 ADA ACCESSIBLE)
-------------------------	---

MONTE VISTA RANCH

OPEN SPACE AND RECREATION CALCULATION

SF PER DWELLING UNIT	NUMBER OF UNITS	SF REQUIRED
400 SF	X 62 UNITS	= 24,800 SF
		SF PROVIDED
		36,894 SF
PRIVATE OPEN SPACE 10,806 SF		
5 - PLEX		
871 SF	X 10 BUILDING	= 8,710 SF
6 - PLEX		
1,048 SF	X 2 BUILDING	= 2,096 SF
RECREATION LEISURE AREA (RLA) 26,088 SF		
HARDSCAPE (6,479 SF = 25% OF TOTAL RLA)		



CITY OF WILDOMAR COUNTY OF RIVERSIDE

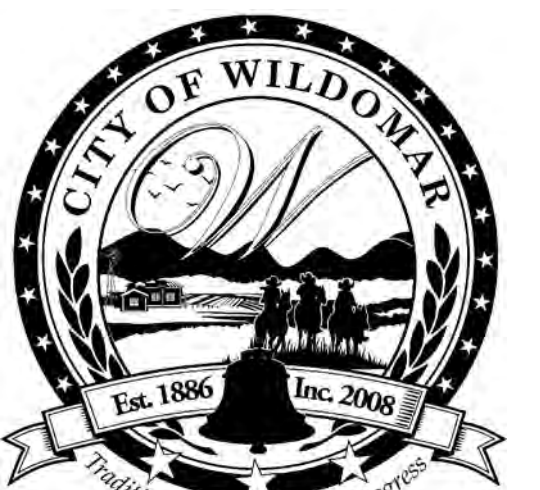
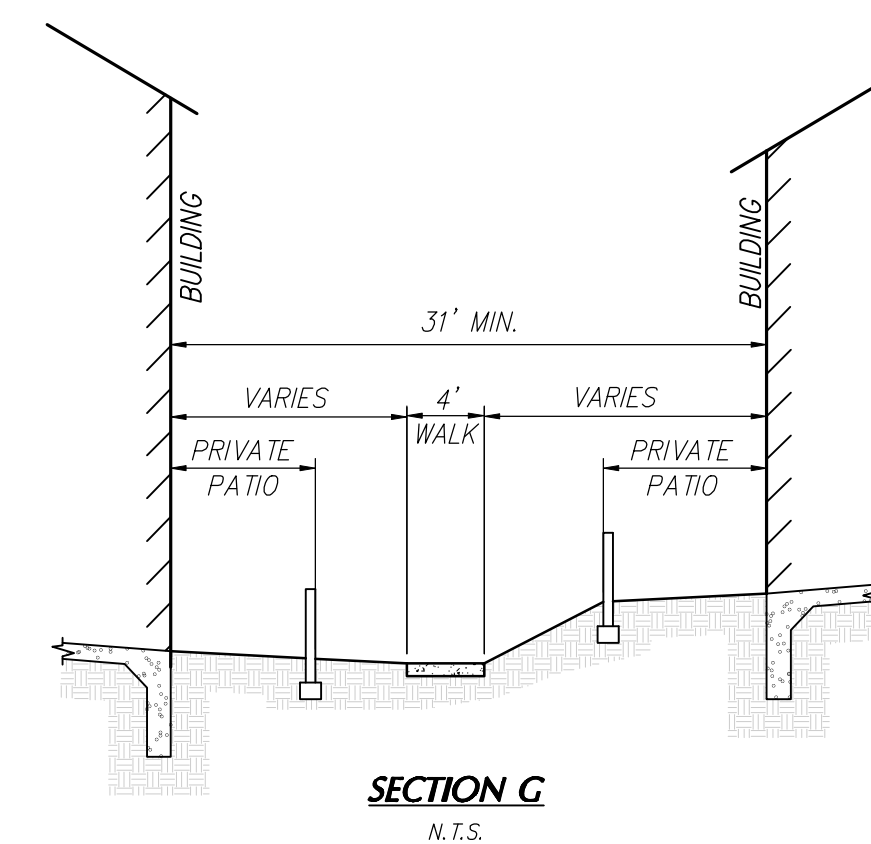
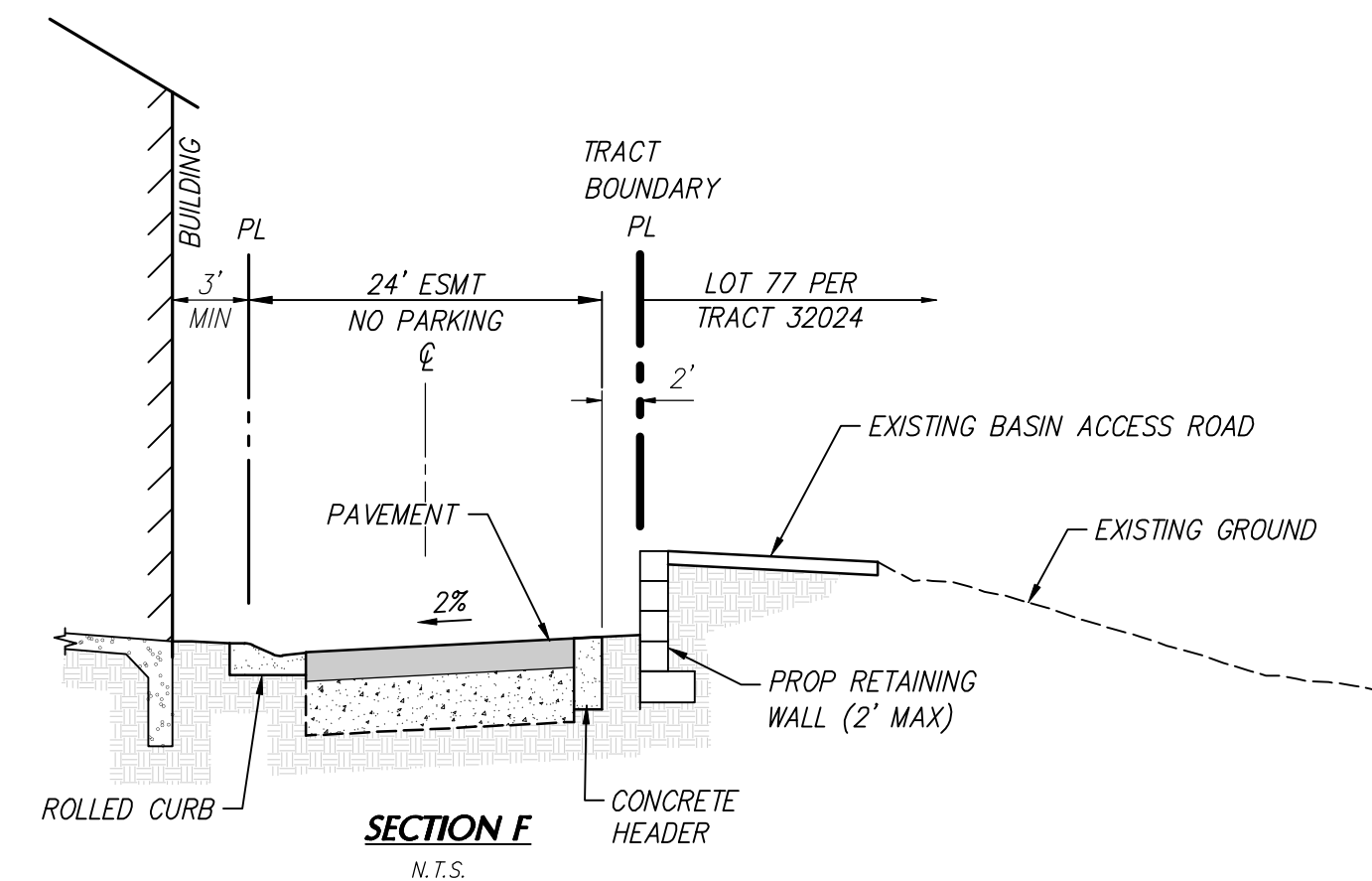
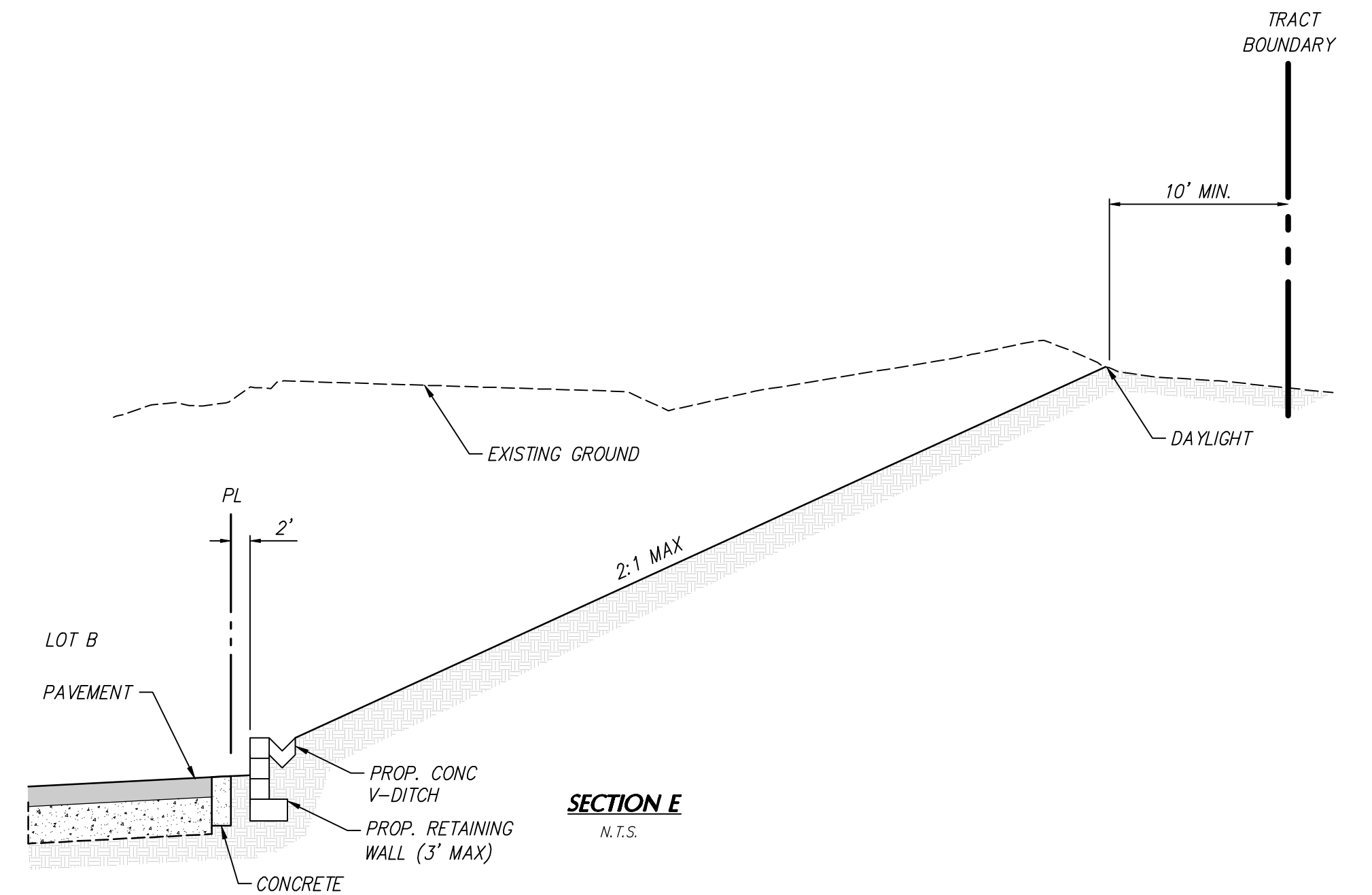
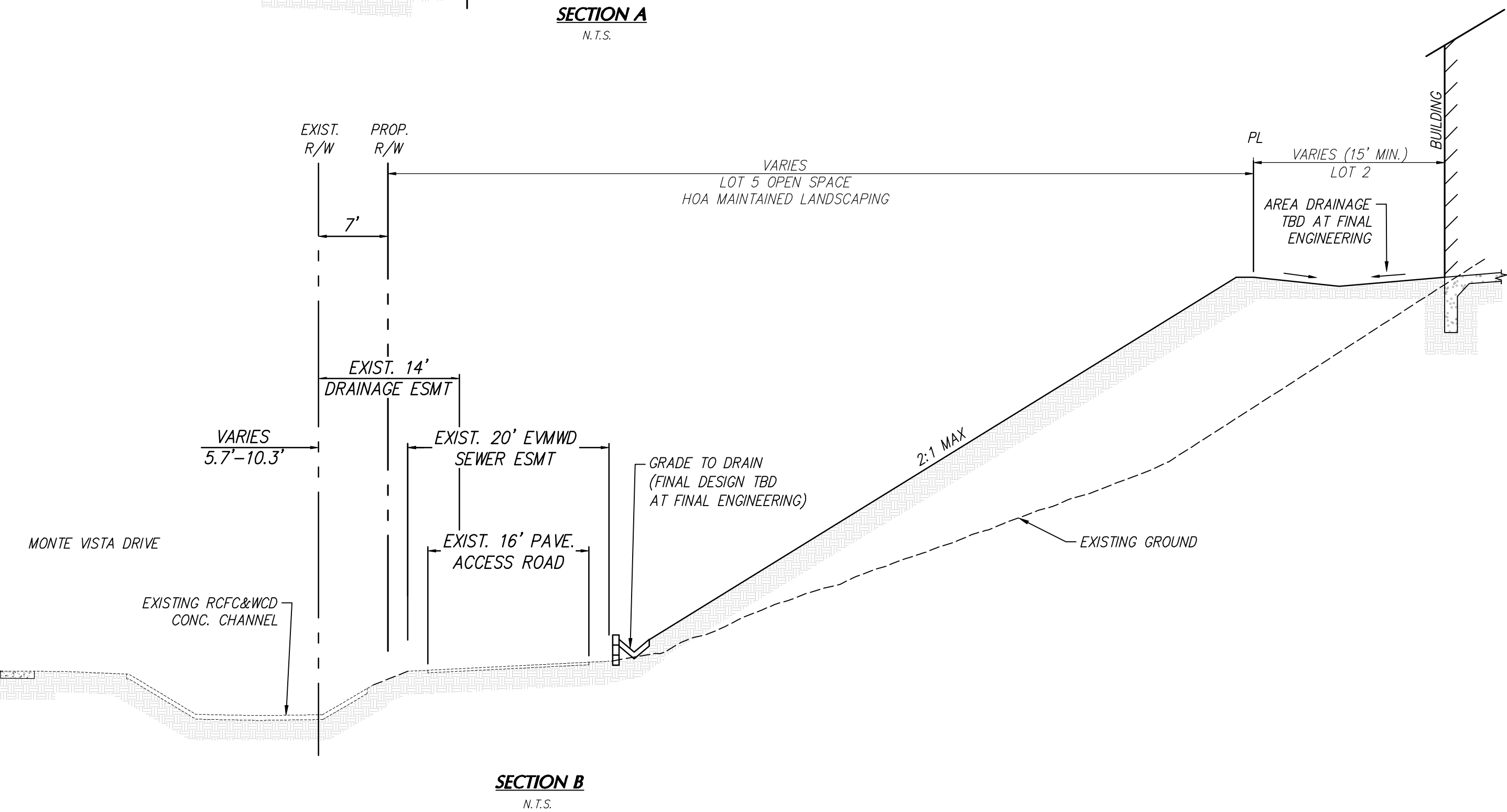
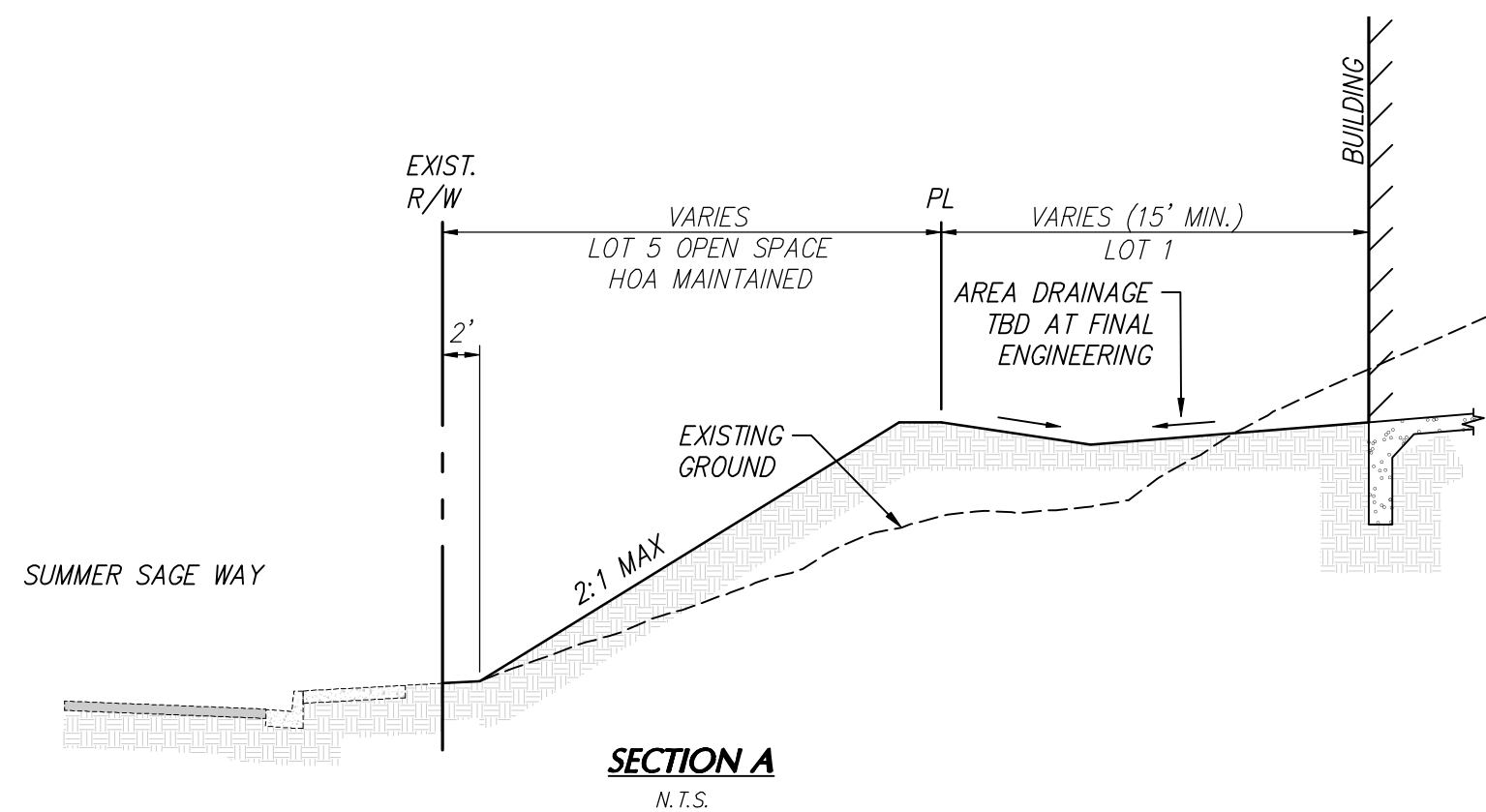
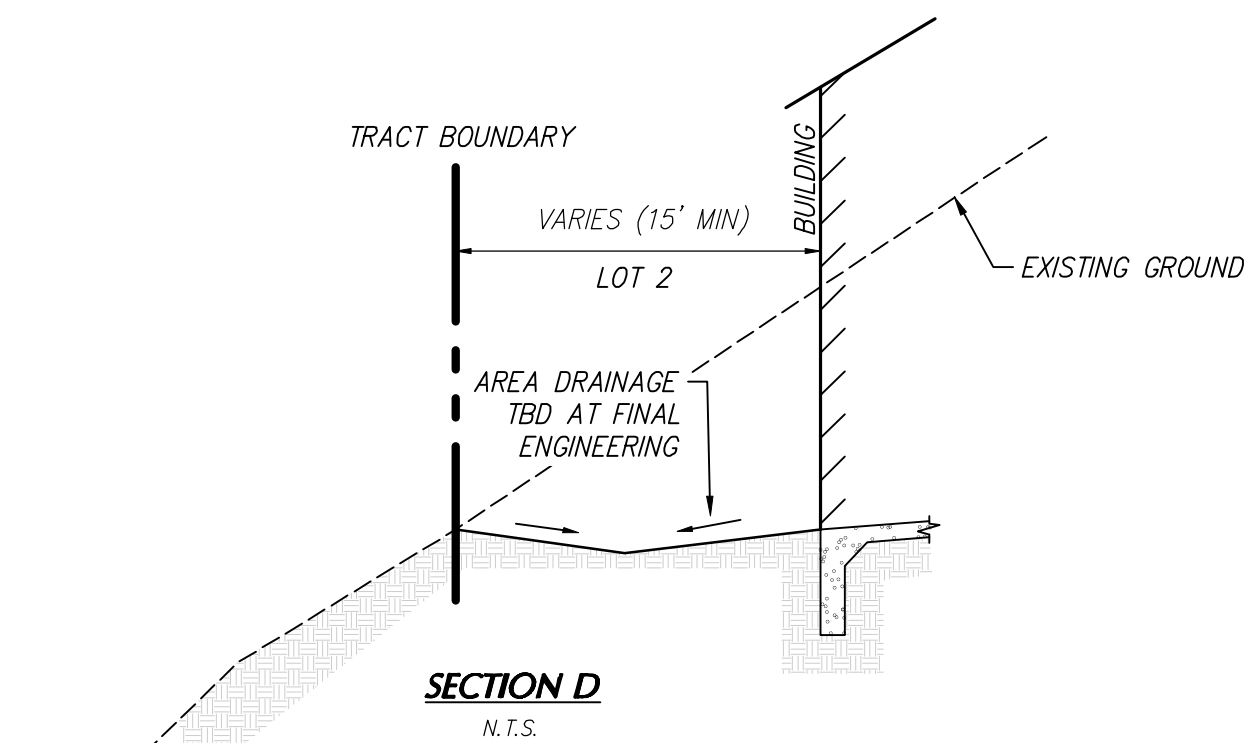
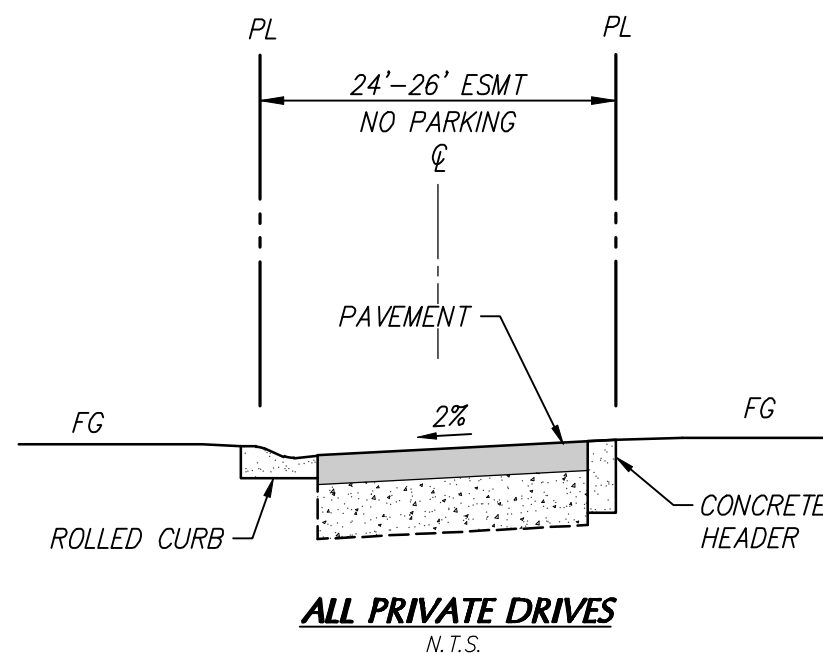
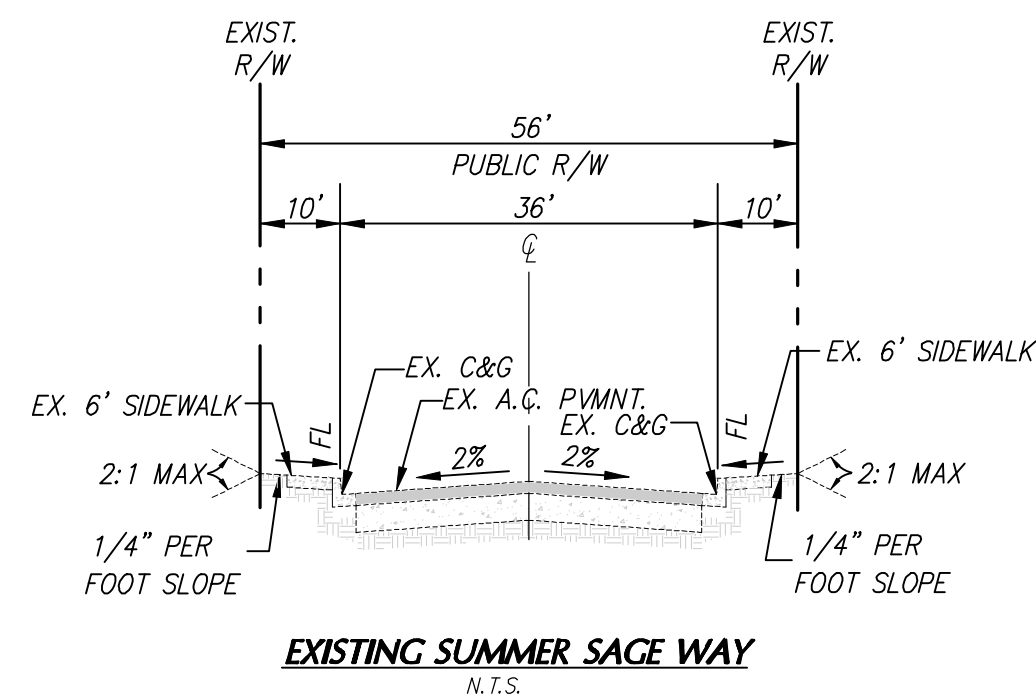
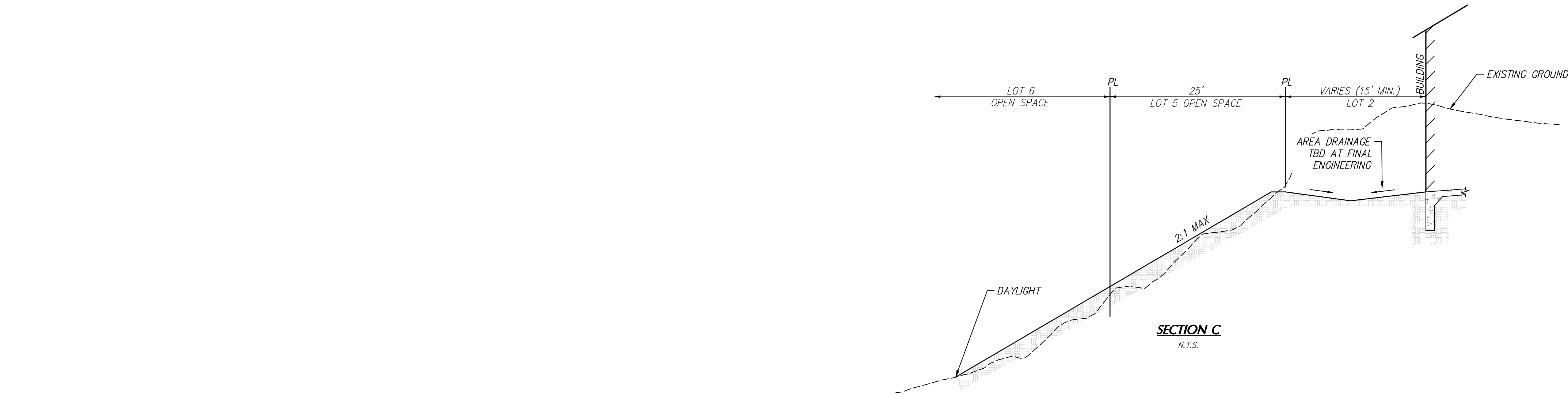
SITE PLAN & CONCEPTUAL GRADING TENTATIVE TRACT MAP NO. 38155 SCHEDULE "A"

Drawn By: JS
Checked By: JS
Scale:

C-1

SHEET 1
OF 2 SHEETS

SCALE: 1"=40'



**CITY OF WILDOMAR
COUNTY OF RIVERSIDE**

**SITE PLAN & CONCEPTUAL GRADING
TENTATIVE TRACT MAP NO. 38155
SCHEDULE "A"**

Drawn By: JS
Checked By: JS
Scale:

C-2

SHEET 2
OF 2 SHEETS

REVISIONS			
DESCRIPTION	APD	REV	DATE

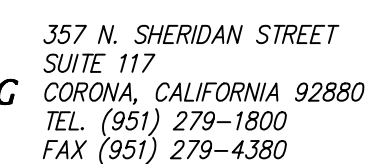
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VICINITY MAP

N.T.S.

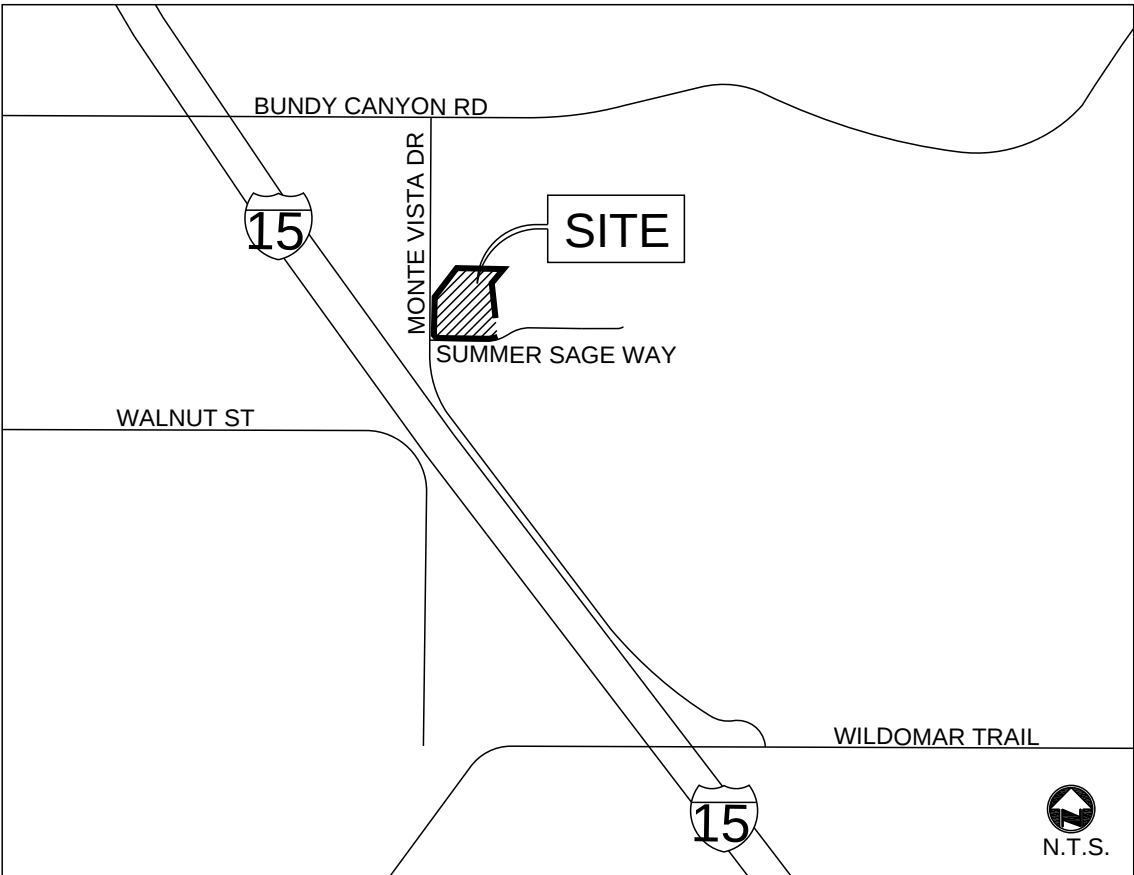




ALL IMPROVEMENTS ARE TO BE
MAINTAINED BY THE ASSOCIATION

MONTE VISTA RANCH				
OPEN SPACE AND RECREATION CALCULATION				
SF PER DWELLING UNIT		NUMBER OF UNITS		SF REQUIRED
400 SF	X	62 UNITS	=	24,800 SF
				SF PROVIDED
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PRIVATE OPEN SPACE				10,806 SF
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871 SF	X	10 BUILDINGS	=	8,710 SF
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SHEET INDEX	
SHEET	DESCRIPTION
L-1	CONCEPTUAL SITE PLAN
L-2	ENLARGEMENT PLAN
L-3	CONCEPTUAL PLANTING PLAN
L-4	CONCEPTUAL PLANTING PLAN
L-5	CONCEPTUAL PLANTING PLAN
L-6	HYDROZONE PLAN
L-7	CONCEPTUAL WALL & FENCE PLAN

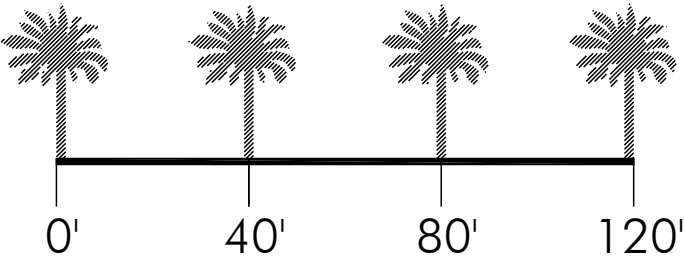
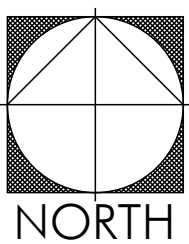


VICINITY MAP

L-1

MONTE VISTA RANCH II

CONCEPTUAL SITE PLAN

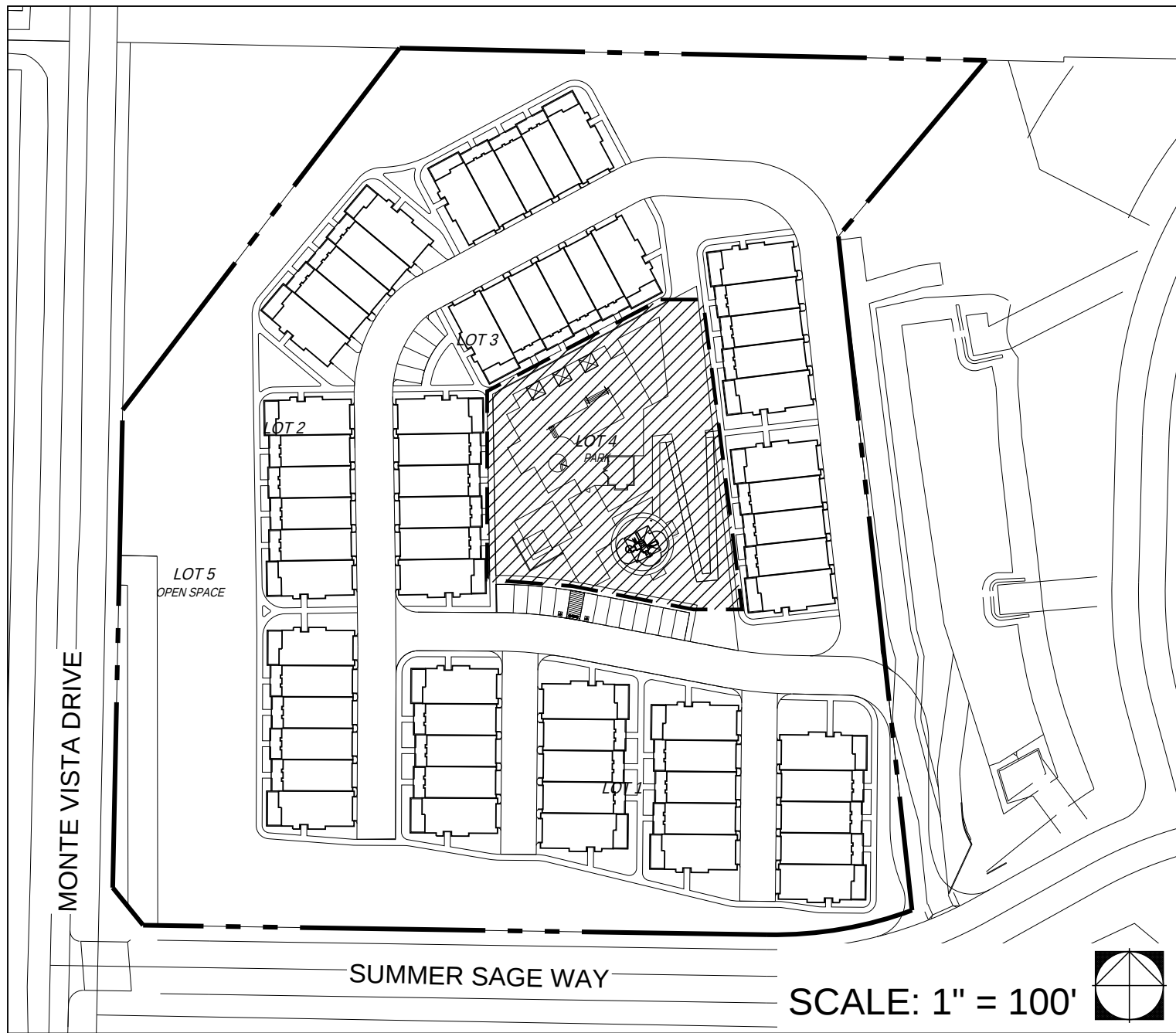


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SUBMITTAL 3: 10-13-2021
SUBMITTAL 2: 09-08-2021
ORIGINAL DATE: 06-14-2021
SHEET 1 OF 7

PREPARED FOR MONTE VISTA RANCH II, LLC

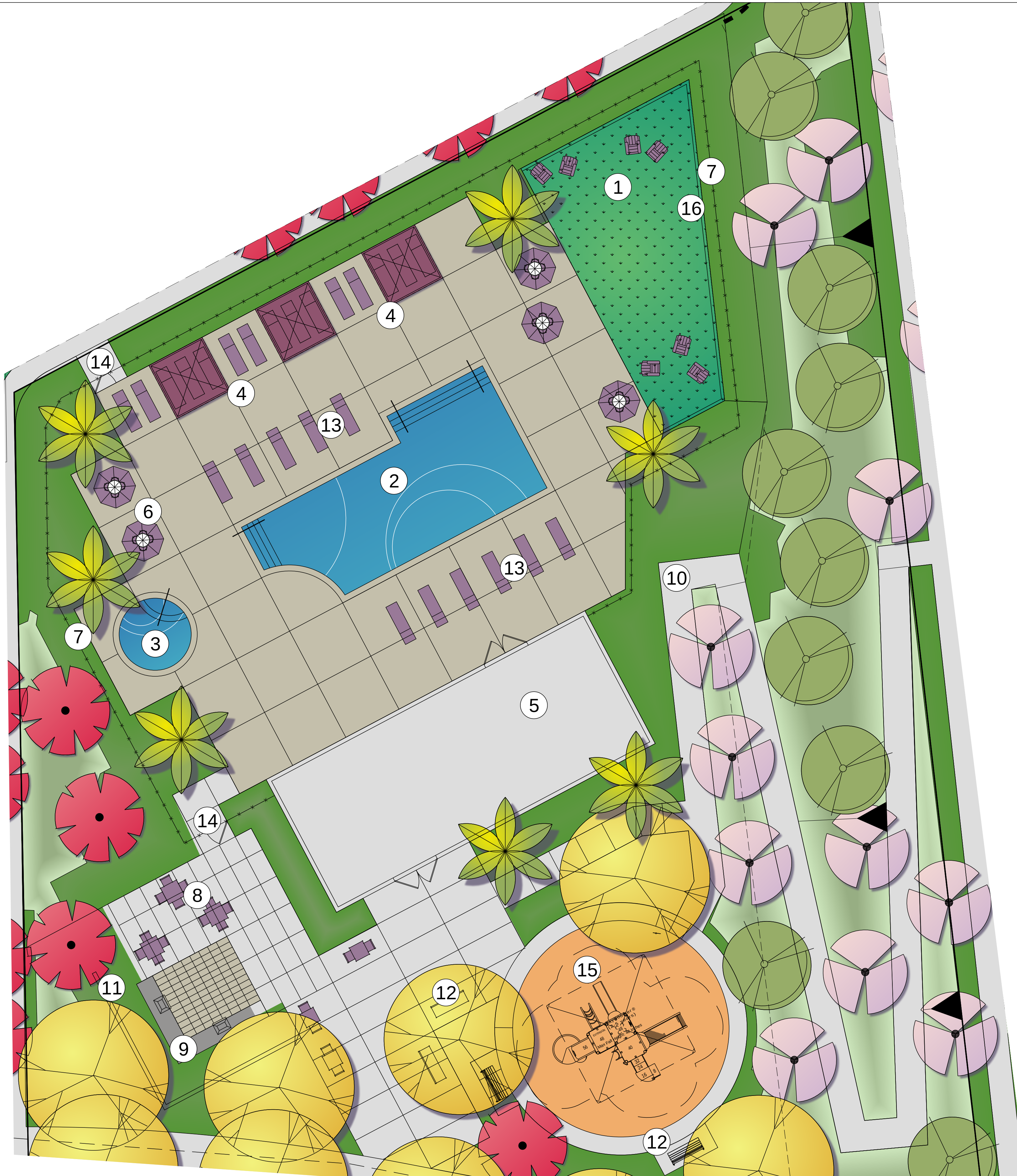
PRELIMINARY
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KEY MAP

ENLARGEMENT LEGEND

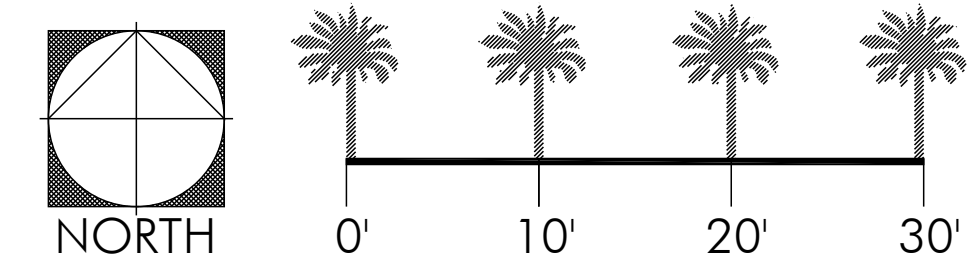
- 1. TURF AREA W/ INFORMAL ADIRONDACK SEATING
- 2. POOL
- 3. SPA
- 4. CABANAS
- 5. POOL EQUIPMENT ROOM
- 6. SHADED BISTRO SEATING
- 7. TUBULAR STEEL POOL FENCE
- 8. PICNIC TABLES - 4 TOTAL, 1 ADA ACCESSIBLE
- 9. BBQ AREA
- 10. WALKING PATH
- 11. ACCENT WALL
- 12. BENCH SEATING, TYP.
- 13. CHAISE LOUNGE, TYP.
- 14. POOL AREA ENTRY GATE
- 15. TOT LOT W/ SHADED PLAY EQUIPMENT
- 16. CONCRETE HEADER AT TURF AREA



SEE SHEET L-3 FOR HOA &
COMMON AREA PRELIMINARY
PLANTING PALETTE

L-2

MONTE VISTA RANCH II
ENLARGEMENT PLAN



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SHEET 2 OF 7



HOA AND COMMON AREA PLANT PALETTE		
SYMBOL	BOTANICAL / COMMON NAME	WATER USE
TREES		
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	Medium
	LAGERSTROEMIA INDICA 'TUSCARORA' TUSCARORA CRAPE MYRTLE	Medium
	PLATANUS X ACERIFOLIA LONDON PLANE TREE	Medium
	QUERCUS AGRIFOLIA COAST LIVE OAK	Low
	TRISTANIA CONFERTA BRISBANE BOX	Medium

UPRIGHT ACCENTS		
	ILEX CORNUTA 'BURFORDII' BURFORD HOLLY	Medium
	LAURUS NOBILIS SWEET BAY	Low
	PRUNUS CAROLINIANA 'MONUS' TM BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY	Medium

SHRUBS- LARGE		
	ALOE BAINESII TREE ALOE	Medium
	ALYOGYNE HUEGELII BLUE HIBISCUS	Low
	GREVILLEA X 'LONG JOHN' LONG JOHN GREVILLEA	Low
	DIOSMA PULCHRUM PINK BREATH OF HEAVEN	Medium
	LAURUS NOBILIS SWEET BAY	Low
	LIGUSTRUM JAPONICUM 'TEXANUM' TEXAS JAPANESE PRIVET	Low - Medium

SHRUBS- MEDIUM		
	ALOE STRIATA CORAL ALOE	Low
	ANIGOZANTHOS FLAVIDUS KANGAROO PAW	Medium
	ARCTOSTAPHYLOS 'EMERALD CARPET' EMERALD CARPET MANZANITA	Very low
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	Low
	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' GREEN BEAUTY JAPANESE BOXWOOD	Medium
	CISTUS X PURPUREUS ORCHID ROCKROSE	Low
	DIANELLA TASMANICA 'SILVER STREAK' SILVER STREAK FLAX LILY	Medium
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	Low
	JUNCUS PATENS CALIFORNIA GRAY RUSH	Low
	LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE GIANT WILD RYE	Low
	ROSA FLORIBUNDA 'ICEBERG' ICEBERG ROSE	Medium
	ROSA X 'NOAMEL' TM FLOWER CARPET APPLEBLOSSOM GROUNDCOVER ROSE	Medium
	SALVIA CLEVELANDII CLEVELAND SAGE	Low
	SALVIA LEUCANTHA MEXICAN BUSH SAGE	Low
	SALVIA X 'BEE'S BLISS' BEE'S BLISS SAGE	Low
	STRELITZIA REGINAE BIRD OF PARADISE	Low - Medium
	WESTRINGIA FRUTICOSA 'WYNABBIE GEM' WYNABBIE GEM COAST ROSEMARY	Low

SHRUBS- SMALL		
	CARISSA MACROCARPA 'NANA' DWARF NATAL PLUM	Medium
	FESTUCA MAIREI ATLAS FESCUE	Medium
	HESPERALOE 'BRAKE LIGHTS' RED YUCCA	Low
	LANTANA MONTEVIDENSIS TRAILING LANTANA	Low - Medium
	MYOPORUM PARVIFOLIUM 'PINK' TRAILING MYOPORUM	Low - Medium
	PASPALUM VAGINATUM SEASHORE PASPALUM	Low
	SENECIO CINERARIA DUSTY MILLER	Low
	TRACHELOSPERMUM JASMINOIDES CHINESE STAR JASMINE	Medium

GROUND COVER		
	ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	Low
	ARCTOSTAPHYLOS 'EMERALD CARPET' EMERALD CARPET MANZANITA	Low
	BACCHARIS 'CENTENNIAL' CENTENNIAL BACCHARIS	Low
	DALEA GREGGII TRAILING INDIGO BUSH	Low
	MUELENBECKIA AXILLARIS CREEPING WIRE VINE	Medium

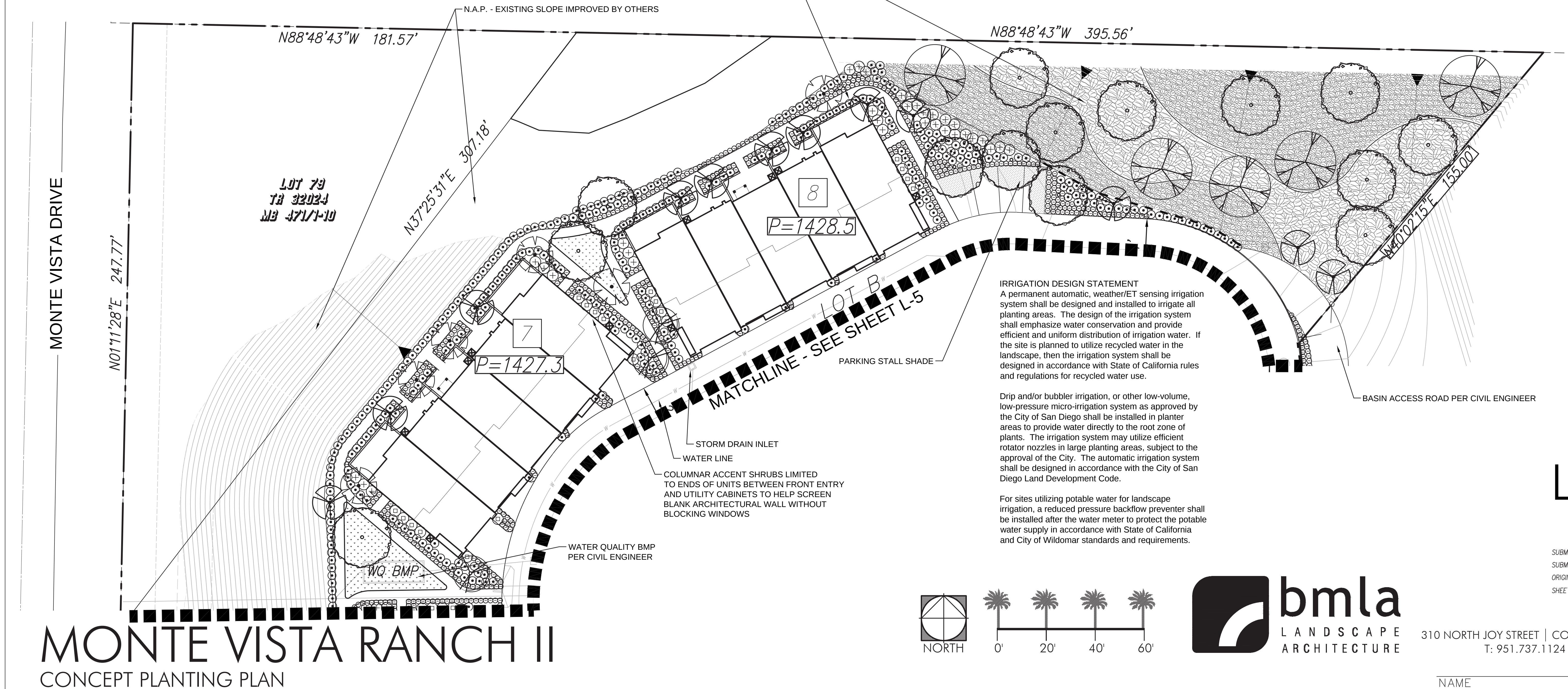
SLOPE PLANTING NOTES:
Final Construction Documents are required to show permanent ground cover to be planted to adequately with shrubs and trees.

Final Construction Documents to ensure plant material and mulch suitable for slopes are added to prevent surface erosion.

Final Construction Documents to show final groundcover and shrubs to ensure full slope coverage within 12 months of plant installation.

Agronomic Soil Analysis to be provided after rough grading and to be included on final construction drawings.

ALL SLOPES AND LANDSCAPE SHOWN
AROUND BUILDINGS AND REC CENTER
TO BE HOA MAINTAINED AND IRRIGATED
PERMANENT IRRIGATION PER THE DESIGN
STATEMENT SHOWN ON THIS PAGE.



IRRIGATION DESIGN STATEMENT

A permanent automatic, weather/ET sensing irrigation system shall be designed and installed to irrigate all planting areas. The design of the irrigation system shall emphasize water conservation and provide efficient and uniform distribution of irrigation water. If the site is planned to utilize recycled water in the landscape, then the irrigation system shall be designed in accordance with State of California rules and regulations for recycled water use.

Drip and/or bubbler irrigation, or other low-volume, low-pressure micro-irrigation system as approved by the City of San Diego shall be installed in planter areas to provide water directly to the root zone of plants. The irrigation system may utilize efficient rotor nozzles in large planting areas, subject to the approval of the City. The automatic irrigation system shall be designed in accordance with the City of San Diego Land Development Code.

For sites utilizing potable water for landscape irrigation, a reduced pressure backflow preventer shall be installed after the water meter to protect the potable water supply in accordance with State of California and City of Wildomar standards and requirements.

SUBMITTAL 3: 10-13-2021
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SHEET 3 OF 7

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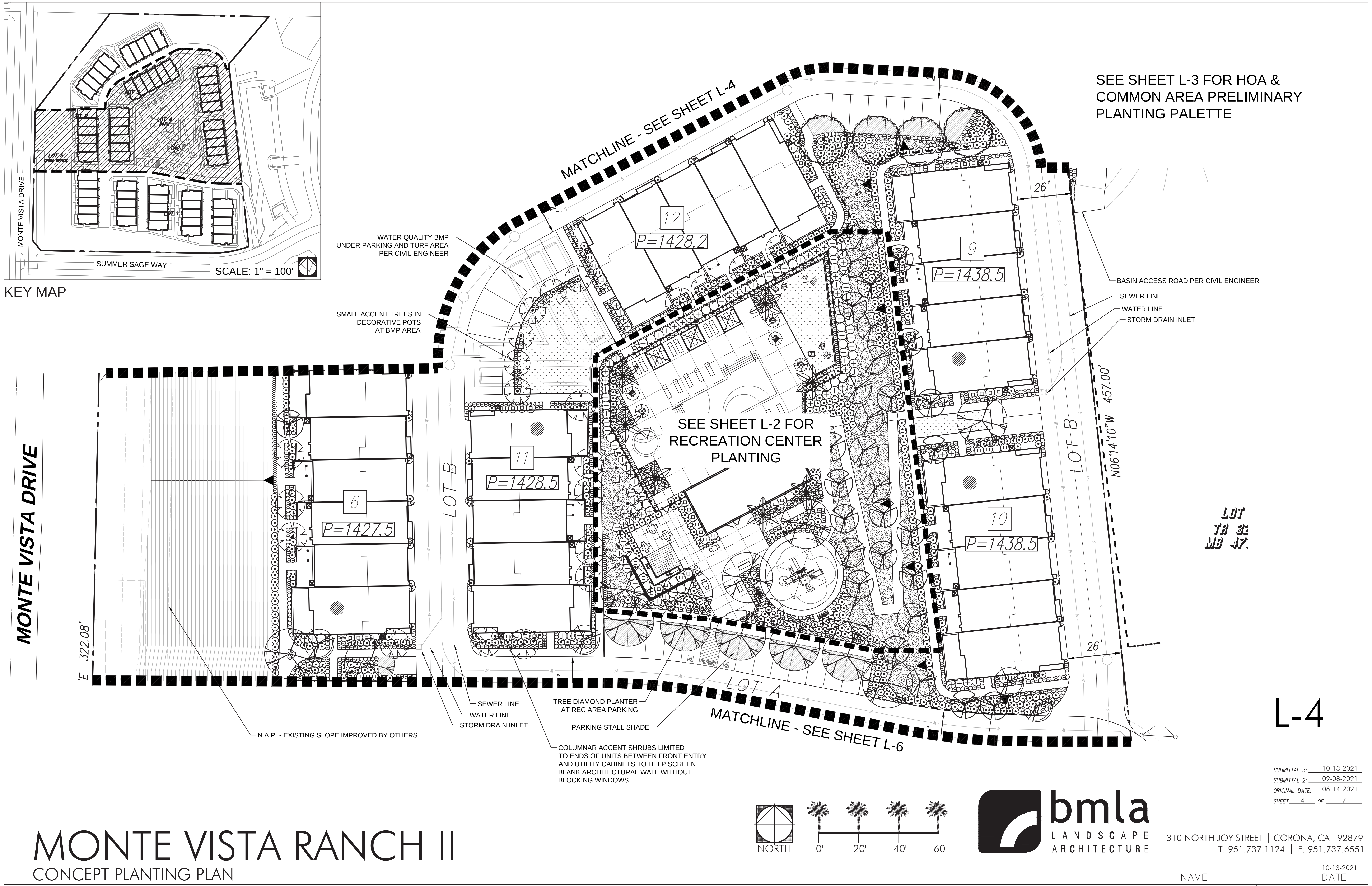
	10-13-2021
NAME	DATE

PREPARED FOR MONTE VISTA RANCH II, LLC

PRELIMINARY
NOT FOR CONSTRUCTION



KEY MAP

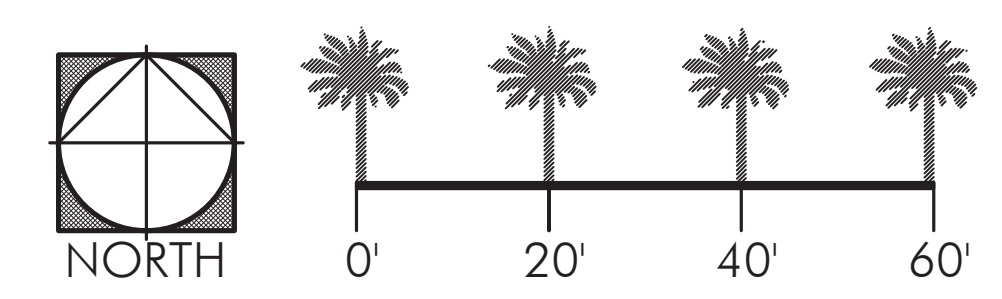


LOT
TR 31
MB 47.

L-4

MONTE VISTA RANCH II

CONCEPT PLANTING PLAN



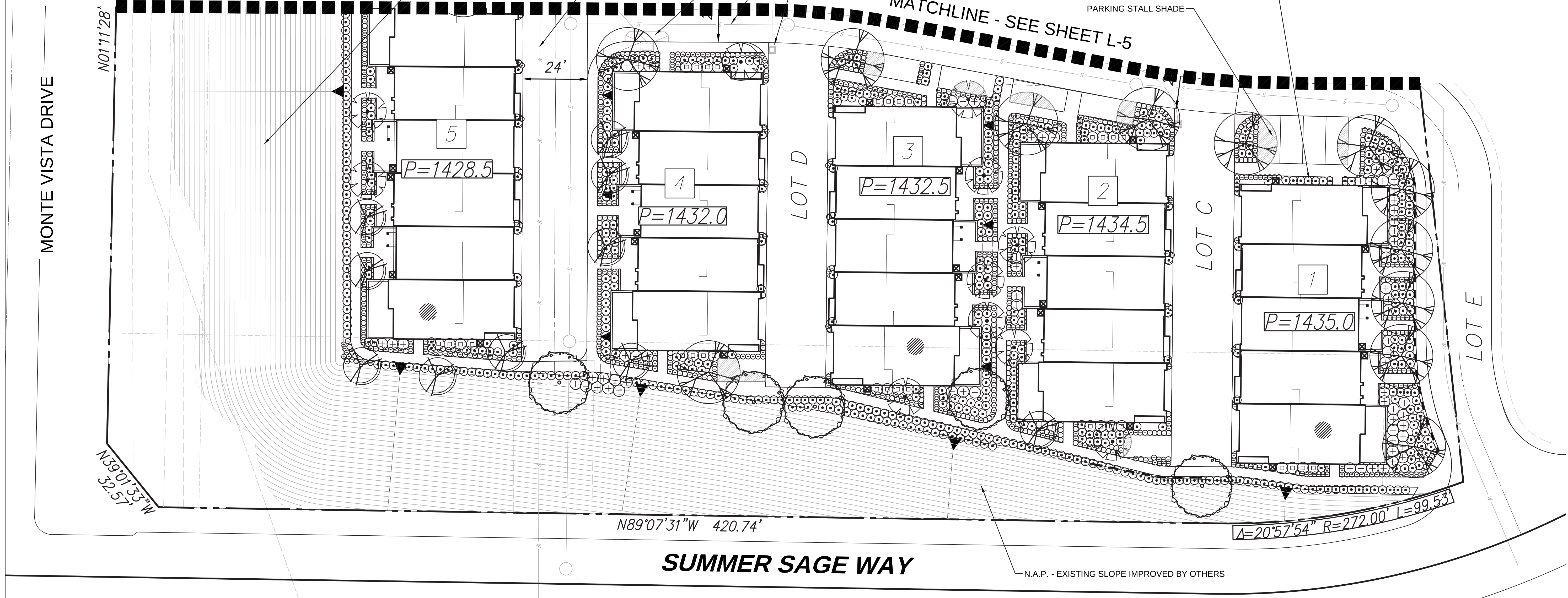
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SHEET 4 OF 7



KEY MAP

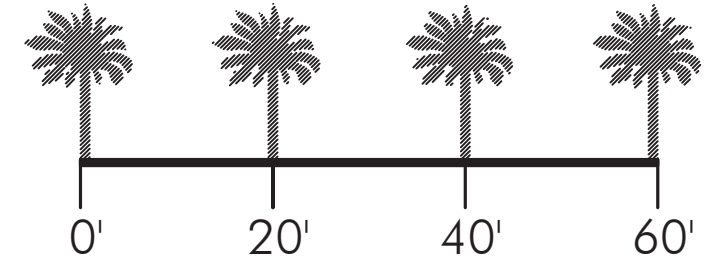
SEE SHEET L-3 FOR HOA & COMMON AREA PRELIMINARY PLANTING PALETTE



L-5

MONTE VISTA RANCH II

CONCEPT PLANTING PLAN



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SHEET 5 OF 7



WATER EFFICIENT LANDSCAPE WORKSHEET							
PROJECT: MONTE VISTA RANCH II				DATE: 9/8/2021			
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.							
Reference Evapotranspiration (ET _o)				55			
Conversion Factor				0.62			
Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
Low water use plantings	0.3	Drip	0.81	0.37	41580	15400	525,140
Medium water use plantings	0.5	Drip	0.81	0.62	16133	9959	339,590
High water use turf	0.7	Drip	0.81	0.86		0	0
Low use plantings	0.3	Rotary Nozzles or Rotors	0.75	0.40	0	0	0
Med use plantings	0.5	Rotary Nozzles or Rotors	0.75	0.67	0	0	0
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.93	1694	1581	53,914
TOTALS					59,407	26940	918,644
Special Landscape Areas							
Turf areas parks				1	1,089	1,089	37,135
Irrigated w/ recycled water				1	0	0	0
Water features				1	933	933	31,815
TOTALS					2,022	2,022	68,950
ETWU Total						987,594	
Maximum Allowed Water Allowance (MAWA) ^e						1,081,840	
MAWA							
ETAF = ((Landscaped Area) x EA) + ((Turf Area) x TA)							
MAWA =	ETO *	Conv Factor *	((ETAF *	LA) +	(1-ETAF) *	SLA))	
MAWA=	55	0.62	0.50	61,429	0.50	2,022	
ETAF Calculations							
Regular Landscape Areas				All Landscape Areas			
Total ETAF x Area	26,940			Total ETAF x Area	28,962		
Total Area	59,407			Total Area	61,429		
Average ETAF	0.45			Sitewide ETAF	0.47		
a. except ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.							

PROJECT HYDROZONES

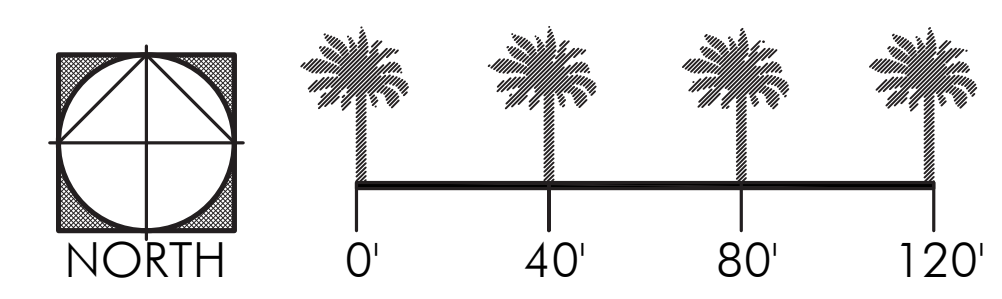
1 - LOW WATER USE PLANTING AREA	41,580 sf
2 - MODERATE WATER USE PLANTING AREA	16,133 sf
3 - HIGH WATER USE TURF AREA	1,694 sf
4 - HIGH WATER USE POOL/ SPA	933 sf
5 - SLA HIGH WATER USE TURF AREA	1,089 sf

LANDSCAPE AREA CALCS

- A. Total Project Gross Acres: 6.47 AC (281,833 sf)
- B. Total Landscaped Area: 60,496 sf
- C. Net Landscaped Area Percent (B ÷ A): 21%
- D. Total Area of Turf: 2,783 sf
- E. Turf Area as a Percentage of Total Landscaped Area (D ÷ B): 4.6%
- F. Total Parking Stalls = 36
- G. Total Parking Area = 6,156 sf
- H. Shade Area Provided = 2,626 sf
- I. Percentage of Shaded Parking Area = 42.6%

L-6

MONTE VISTA RANCH II
HYDROZONE PLAN



310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551



MONTE VISTA DRIVE

SUNNYBROOK DRIVE

SUMMER SAGE WAY

- LEGEND**
- 3'-6" TALL COURTYARD WALLS
 - 4'-0" PIP CONCRETE ACCENT WALL
 - 6'-0" TUBE STEEL FENCE AND GATE WITH SELF-LATCHING CLOSURE

MONTE VISTA RANCH II

CONCEPTUAL WALL & FENCE PLAN

VARIATION 1: BLOCK WALL



POTENTIAL COLORS
EXAMPLES SHOWN IN ORCO PRECISION BLOCK



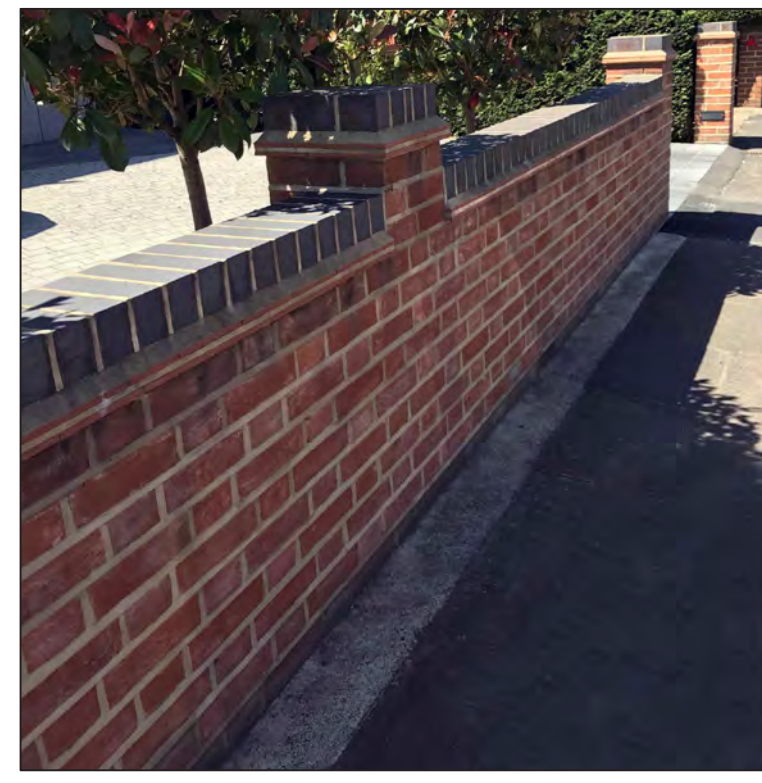
- NOTES:
- COLOR AND FINISH TO MATCH OR COMPLEMENT ADJACENT ARCHITECTURAL STYLE
 - SINGLE PRECISION FACE BLOCK WALL WITH PRECISION CAP

VARIATION 2: CMU WALL W/ STUCCO FINISH

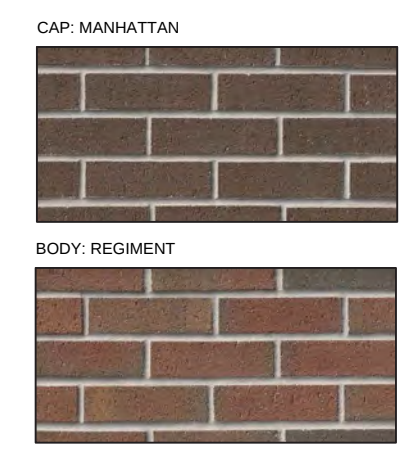


- NOTES:
- COLOR AND FINISH TO MATCH OR COMPLEMENT ADJACENT ARCHITECTURAL STYLE
 - THIS CONDITION TO BE USED AT RECREATION AREA ACCENT WALL

VARIATION 3: BRICK WALL

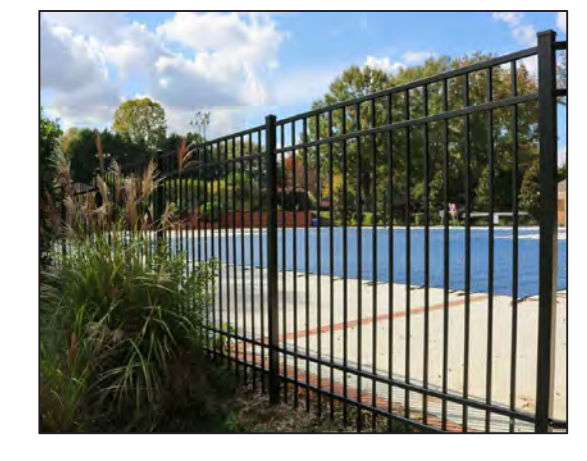


POTENTIAL COLORS
EXAMPLES SHOWN IN MERIDIAN BRICK

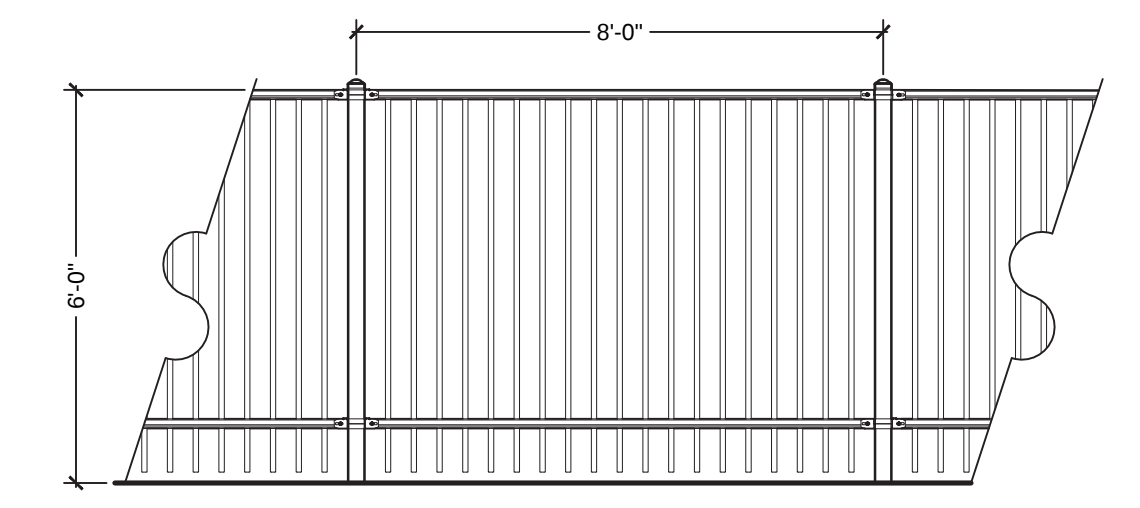


- NOTES:
- COLOR AND FINISH TO MATCH OR COMPLEMENT ADJACENT ARCHITECTURAL STYLE

3'-6" TALL COURTYARD AND 4'-0" ACCENT WALLS

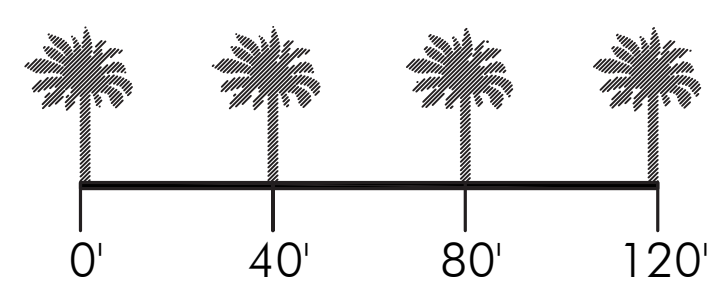


- NOTES:
- ALL MATERIAL TO BE PRE-GALVANIZED. PAINT W/ ONE COAT EPOXY PRIMER & ONE COAT EXTERIOR ENAMEL FINISH IN BLACK.
 - ALL SURFACE WELDS TO BE FIELD GALVANIZED AND GROUND SMOOTH. ALL WELLS TO BE CONTINUOUS.
 - MAXIMUM 4" O.C. SPACING OF PICKETS.



6'-0" TALL TUBULAR STEEL FENCE N.T.S.

L-7



310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

SUBMITTAL 3: 10-13-2021
SUBMITTAL 2: 09-08-2021
ORIGINAL DATE: 06-14-2021
SHEET 7 OF 7

NAME _____ DATE _____

MONTE VISTA RANCH II

WILDOMAR, CA

- A-1

601 - (6 - PLEX) First Floor Plan
- A-2

601 - (6 - PLEX) Second Floor Plan
- A-3

601 - (6 - PLEX) Colonial Revival Elevation (Front/Rear)
- A-4

601 - (6 - PLEX) Colonial Revival Elevation (Left/Right)
- A-5

601 - (6 - PLEX) Roof Plan
- A-6

Color Boards - Colonial Revival
- A-7

Written Color Schemes

Monte Vista Ranch II, LLC

Developer:

Monte Vista Ranch II, LLC
1200 Quail Street, Suite 220 | Newport
Beach, CA | 92660

Contact: Erik W. Lunde
Business: 916-746-8539
ErikLunde@msn.com



Architect:

Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, Ca 92614

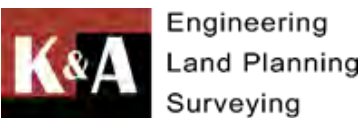
Contact: Jeff Addison
Business: (949) 660-1587
jaddison@klcarch.com



Landscape Architect:

BMLA
1310 North Joy Street
Corona, CA 92879

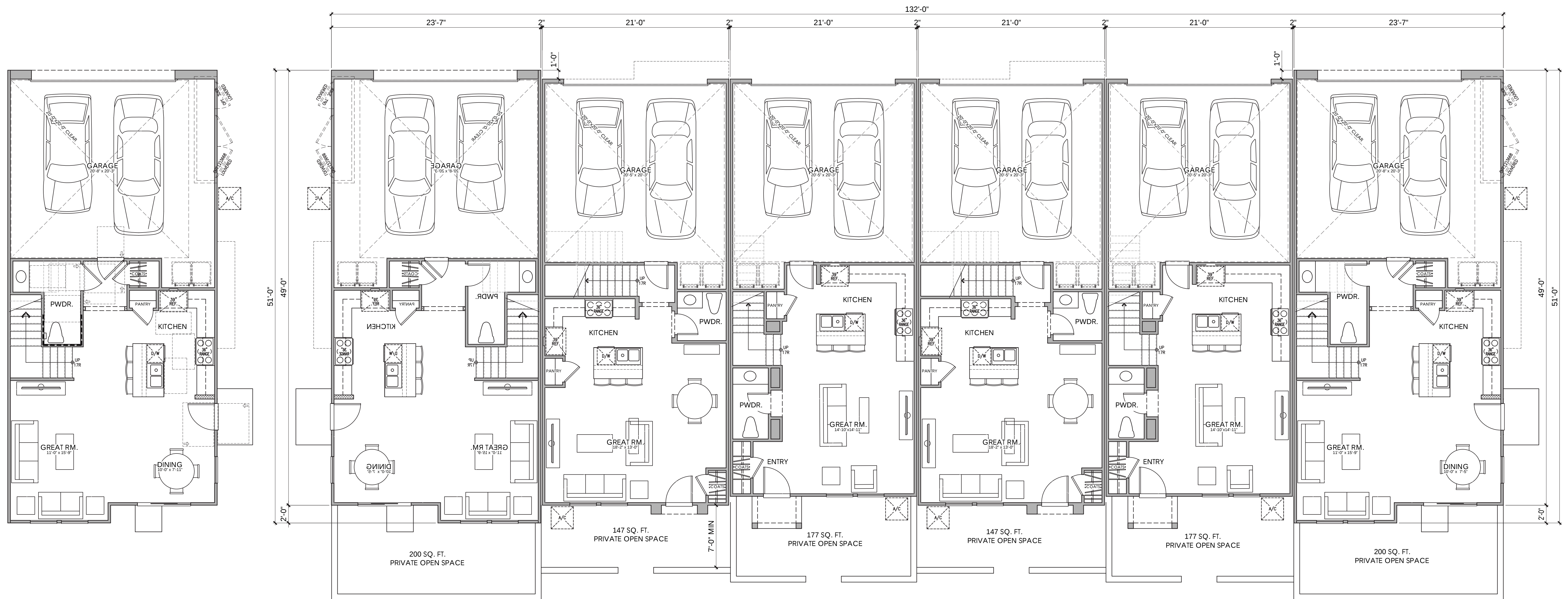
Contact: Steve Shirrel
Business: (951)737-1124 x.116
steve@bmla.net



Civil Engineer:

K&A Engineering, Inc.
357 N. Sheridan Street, Suite 117
Corona, CA 92878

Contact: Justin Sakakura
Business: (951) 279-1800 ext. 119
JustinS@kaengineering.com



PLAN 3 - ADAPTABLE
1,726 S.F.
4 BEDROOM, 2.5 BATH

PLAN 3
1,726 S.F.
4 BEDROOM, 2.5 BATH

PLAN 2
1,459 S.F.
3 BEDROOM, 2.5 BATH

PLAN 1
1,406 S.F.
3 BEDROOM, 2.5 BATH

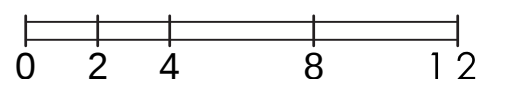
PLAN 2
1,459 S.F.
3 BEDROOM, 2.5 BATH

PLAN 1
1,406 S.F.
3 BEDROOM, 2.5 BATH

PLAN 3
1,726 S.F.
4 BEDROOM, 2.5 BATH

FIRST FLOOR PLAN
BUILDING - 601 (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB





PLAN 3R

PLAN 2

PLAN 1

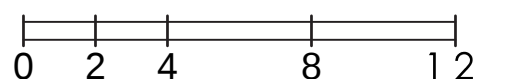
PLAN 2

PLAN 1

PLAN 3

SECOND FLOOR PLAN
BUILDING - 601 (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB



Monte Vista Ranch II, LLC

MONTE VISTA RANCH II
WILDOMAR, CA

10/19/2021
A-2

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE
#20073



© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

PLAN 3R

PLAN 2

PLAN 1

PLAN 2

PLAN 1

PLAN 3

FRONT

MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS	WALL:	HARDIE PANEL OR SIMILAR
GARAGE DOOR:	METAL SECTIONAL	WINDOWS:	VINYL W/ GRIDS
ROOF:	COMPOSITION SHINGLE	SHUTTERS:	SIMULATED WOOD
FASCIA:	2x6 WOOD	POT SHELF:	SIMULATED WOOD
BARGE:	2x6 WOOD	LINTEL & TRIM:	HARDIE TRIM OR SIMILAR
GABLE END:	DECORATIVE VENT	PORCH:	WOOD POST AND BEAM



PLAN 3

PLAN 1

PLAN 2

PLAN 1

PLAN 2

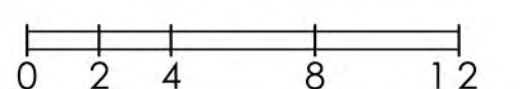
PLAN 3R

REAR

COLOR SCHEME 1

COLONIAL REVIVAL
BUILDING - 601 (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB



Monte Vista Ranch II, LLC

MONTE VISTA RANCH II
WILDOMAR, CA

10/19/2021
A-3

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE
#20073



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Refer to landscape drawings for wall, tree, and shrub locations

PLAN 3
RIGHT

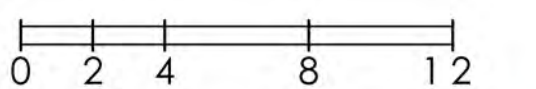


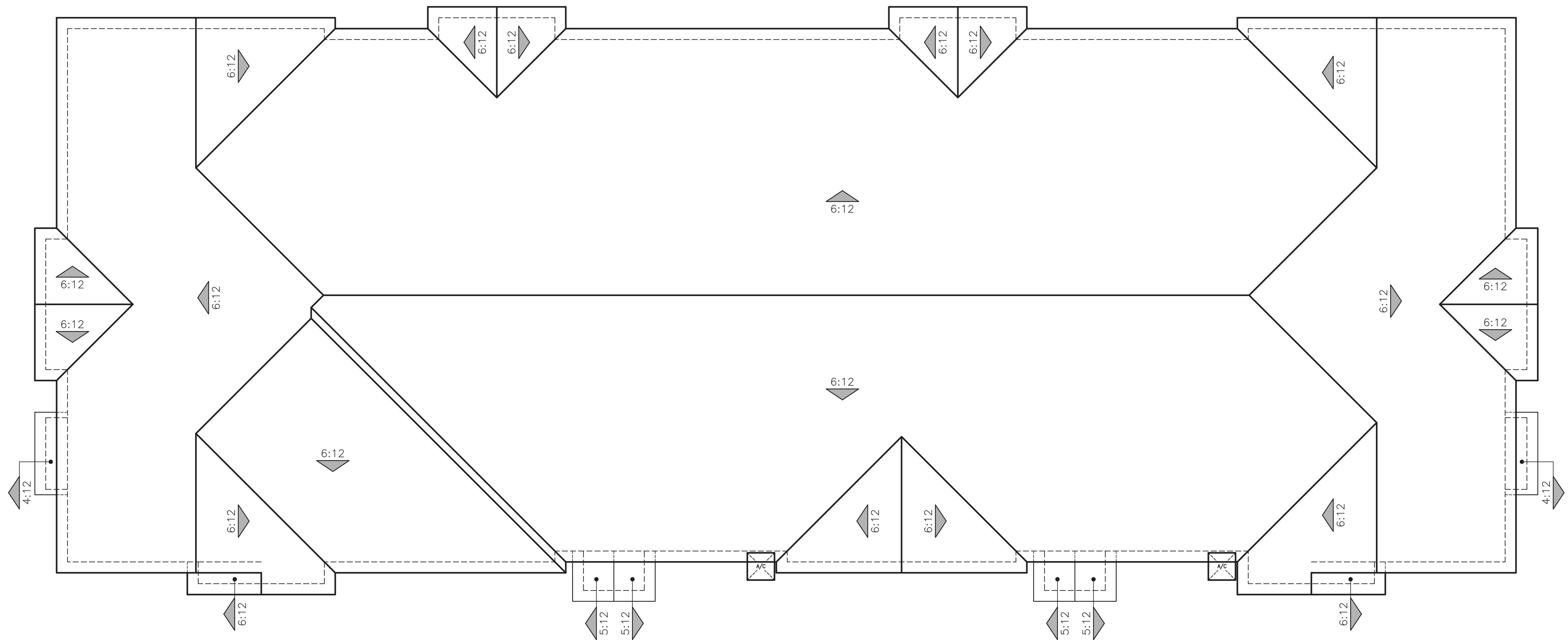
PLAN 3R
LEFT

COLOR SCHEME 1

COLONIAL REVIVAL
BUILDING - 601 (6-PLEX)

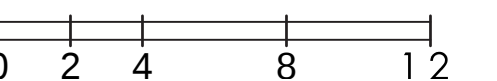
MONTE VISTA RANCH II
WILDOMAR, CA





COLONIAL REVIVAL - ROOF PLAN
BUILDING - 601 (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB



Monte Vista Ranch II, LLC

MONTE VISTA RANCH II
WILDOMAR, CA

10/19/2021
A-5

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE
#20073

COLONIAL REVIVAL
SCHEME #1

LAP SIDING (BODY) /
CORNER BOARDS

COURTYARD
WALLS

FASCIA / TRIM

GARAGE DOORS

METER ENCLOSURE
DOORS

FRONT DOOR /
SHUTTERS

ROOF

MONTE VISTA RANCH II

MONTE VISTA RANCH II, LLC

WILDOMAR, CA

#20073
SEPT. 14, 2021

Kevin L. Crook
Architect
Inc

PLANNING + ARCHITECTURE

COLONIAL REVIVAL
SCHEME #2

LAP SIDING (BODY) /
CORNER BOARDS

COURTYARD
WALLS

FASCIA / TRIM

GARAGE DOORS

METER ENCLOSURE
DOORS

FRONT DOOR /
SHUTTERS

ROOF

MONTE VISTA RANCH II

MONTE VISTA RANCH II, LLC

WILDOMAR, CA

#20073
SEPT. 14, 2021

Kevin L. Crook
Architect
Inc

PLANNING + ARCHITECTURE

COLONIAL REVIVAL
SCHEME #3

LAP SIDING (BODY) /
CORNER BOARDS

COURTYARD
WALLS

FASCIA / TRIM

GARAGE DOORS

METER ENCLOSURE
DOORS

FRONT DOOR /
SHUTTERS

ROOF

MONTE VISTA RANCH II

MONTE VISTA RANCH II, LLC

WILDOMAR, CA

#20073
SEPT. 14, 2021

Kevin L. Crook
Architect
Inc

PLANNING + ARCHITECTURE

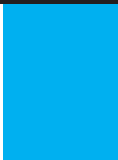
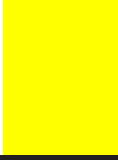
COLOR BOARDS - COLONIAL REVIVAL

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

MONTE VISTA RANCH
WILDOMAR, CA

PROJECT 20073
CREATED 5/21/2021

City of Wildomar Rev Removed Stucco 9/14/21

COLONIAL REVIVAL		SCHEME 1	SCHEME 2	SCHEME 3
LAP SIDING (BODY) / CORNER BOARDS		SW7757 HIGH REFLECTIVE WHITE	SW2849 WESTCHESTER GRAY	SW0006 TOILE RED
COURTYARD WALLS		SW6039 POISED TAUPE	SW7757 HIGH REFLECTIVE WHITE	SW9169 CHATURA GRAY
FASCIA / TRIM		SW7757 HIGH REFLECTIVE WHITE	SW7069 IRON ORE	SW7757 HIGH REFLECTIVE WHITE
GARAGE DOORS		SW7505 MANOR HOUSE	SW7069 IRON ORE	SW7757 HIGH REFLECTIVE WHITE
METER ENCLOSURE DOORS		SW6037 TEMPERATE TAUPE	SW7757 HIGH REFLECTIVE WHITE	SW7024 FUNCTIONAL GRAY
FRONT DOOR / SHUTTERS		SW0048 BUNGLEHOUSE BLUE	SW0006 TOILE RED	SW7757 HIGH REFLECTIVE WHITE
COMPOSITION SHINGLES		GAF REFLECTOR SERIES SAGEWOOD	GAF REFLECTOR SERIES STONE GRAY	GAF REFLECTOR SERIES HICKORY

PAINT:	SHERWIN WILLIAMS
ROOF:	GAF TIMBERLINE

MONTE VISTA RANCH II, LLC



ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD
TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC.SERAN PINTADOS PARA IGUALAR A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

WRITTEN COLOR SCHEMES

CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
☐ BY THE PLANNING DIRECTOR
☐ BY THE PLANNING COMMISSION
☒ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 12/15/2021
APPLICATION NOS. PA 21-0045

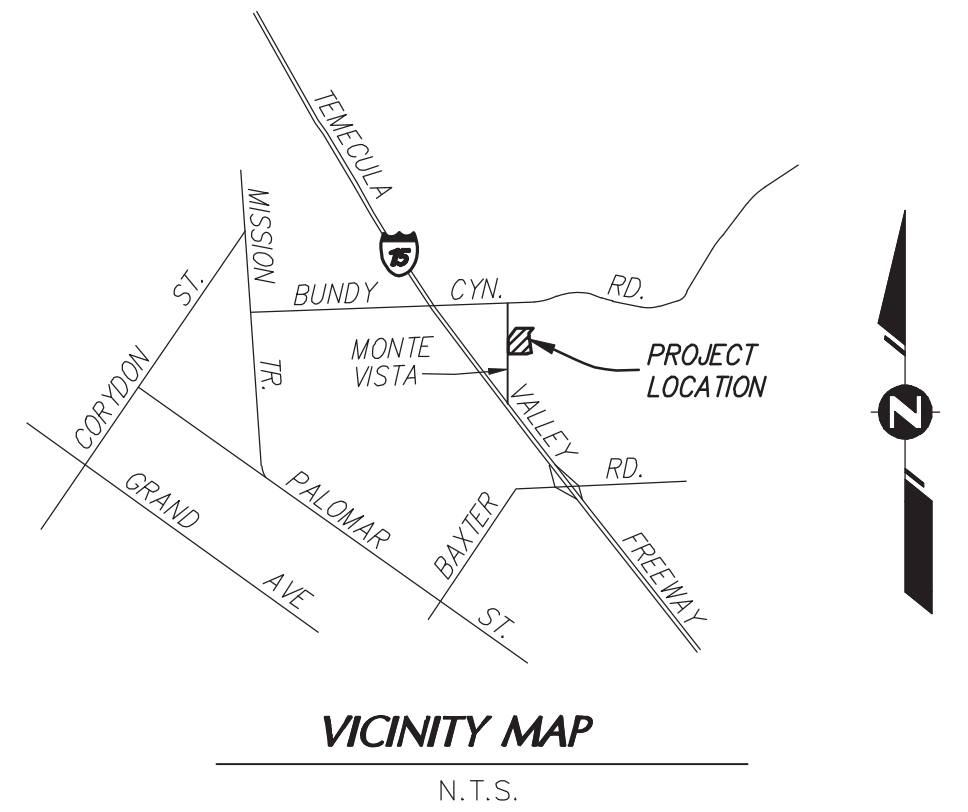
PLANNER Matthew Bassi

SIGNATURE Matthew Bassi

CITY OF WILDOMAR
CONDOMINIUM TRACT MAP NO. 38155

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A PORTION OF SEC. 26, T6S, R4W, S.B.M.



LEGAL DESCRIPTION

IN THE CITY OF WILDOMAR, COUNTY OF SAN RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF NUMBERED LOTS 71 AND 79 OF TRACT MAP NO. 32024 AS SHOWN ON A MAP FILED IN BOOK 471, PAGES 1 THROUGH 10 TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UTILITIES

	AGENCY SERVING THE AREA	FACILITIES PRESENT
SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	YES
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	YES
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	YES
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	YES
TELEPHONE:	PACIFIC BELL	YES
CABLE TV:	NONE	NO
SCHOOL DISTRICT:	LAKE ELSINORE UNIFIED SCHOOL DISTRICT	---

PROJECT INFORMATION

THOMAS BROS. MAP (2002):	PAGE 897, GRID D4
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	C-0 (COMMERCIAL OFFICE)
EXISTING GENERAL PLAN DESIGNATIONS:	BP (BUSINESS PARK)
PROPOSED ZONING:	R-3 (GENERAL RESIDENTIAL)
PROPOSED GENERAL PLAN DESIGNATIONS:	HDR (HIGH DENSITY RESIDENTIAL)
GROSS ACREAGE:	7.93 ACRES
NET ACREAGE:	6.89 ACRES
BUILDING ACREAGE:	1.53 ACRES
TOTAL NUMBERED LOTS:	6 LOTS
TOTAL LETTERED LOTS:	5 LOTS
PROPOSED DWELLING UNITS:	62 DWELLING UNITS
PROPOSED DENSITY:	9.00 DU/ACRE
ALLOWABLE DWELLING UNITS:	96 DWELLING UNITS (14 DU/AC)

ASSESSOR'S PARCEL NUMBER

367-502-002, 367-502-004

GENERAL NOTES

- ALL SLOPES ARE TO BE 2:1 UNLESS INDICATED OTHERWISE.
- THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
- THIS PROJECT INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
- THIS PROJECT HAS NO SUBSURFACE SEPTIC DISPOSAL.
- THIS PROJECT IS NOT SUBJECT TO LIQUEFACTION GEOLOGIC HAZARDS: ALQUIST-PRIOLO OR SPECIAL STUDIES ZONE.
- THIS PROJECT IS NOT WITHIN A CSD.
- THIS PROJECT IS IN FLOOD ZONE "C", SANTA MARGARITA WATERSHED DRAINAGE AREA.
- THIS PROJECT HAS NO TRANSMISSION LINES.
- THERE ARE NO KNOWN EXISTING WELLS ON SITE OR WITHIN 200 FEET OF PROPERTY.
- THERE ARE NO DESIGNATED MOBILE HOME OR R.V. PARKING FACILITIES PROPOSED FOR THIS PROJECT.

EXISTING EASEMENT NOTES

- INDICATES AN EXISTING EASEMENT IN FAVOR OF THE CITY OF WILDOMAR, FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED JUNE 5, 1979 AS INSTRUMENT NO. 114593, O.R. (TO REMAIN)
- INDICATES AN EXISTING EASEMENT AND COVENANT FOR OFF-SITE WORK, RECORDED MAY 3, 2016 AS INSTRUMENT NO. 2016-0290481, O.R. (TO BE VACATED)
- INDICATES AN EXISTING EASEMENT IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT, FOR SEWER AND INCIDENTAL PURPOSES, RECORDED JULY 8, 2019, AS INSTRUMENT NO. 2019-0248558, O.R. (TO REMAIN)

PROPOSED EASEMENT NOTES

- EASEMENT FOR ACCESS, PUBLIC UTILITY, AND DRAINAGE PURPOSES
- EASEMENT FOR PUBLIC UTILITY PURPOSES

EARTHWORK QUANTITY ESTIMATE

50,000 CY CUT (RAW)
50,000 CY FILL (RAW)

COMMON AREA MAINTENANCE

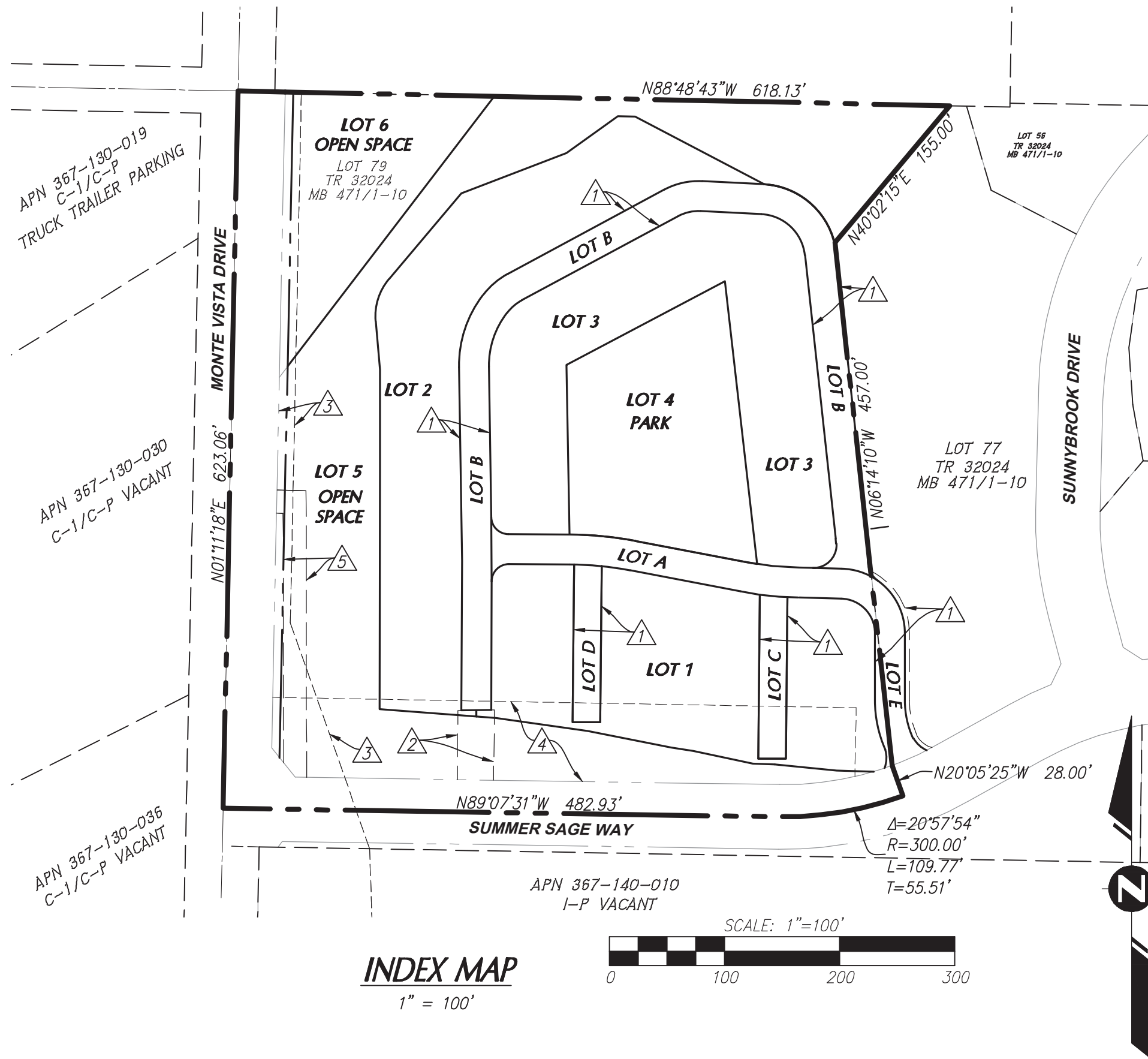
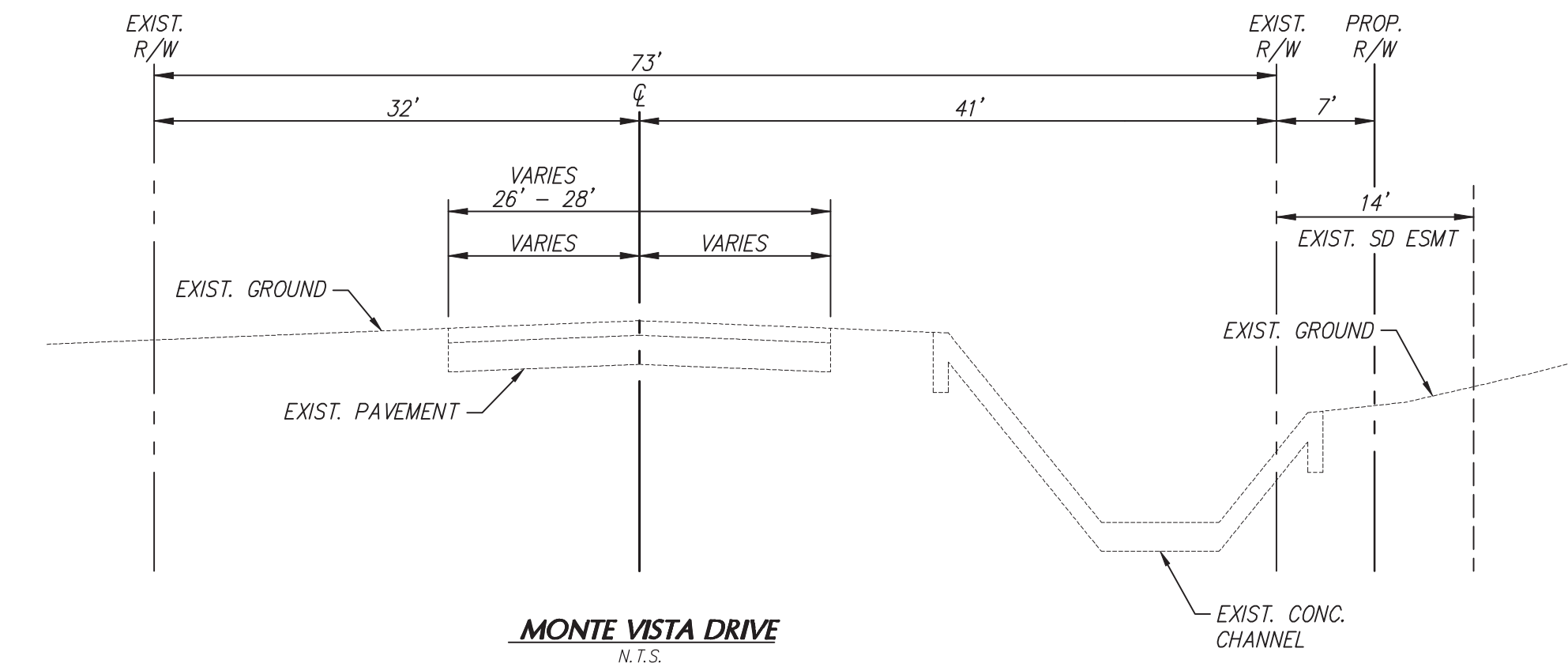
ALL COMMON AREAS AND SLOPES SHALL BE MAINTAINED BY HOA

HAZARDOUS FIRE AREA

THIS PROJECT IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE

WATER QUALITY MAINTENANCE

WATER QUALITY BMP SHALL BE MAINTAINED BY HOA



LEGEND:

PARCEL BOUNDARY	---
PROPOSED EASEMENT	---
EXISTING EASEMENT	---
PROPOSED CONTOUR	---
EXISTING CONTOUR	---

LOT NUMBER LOT 1

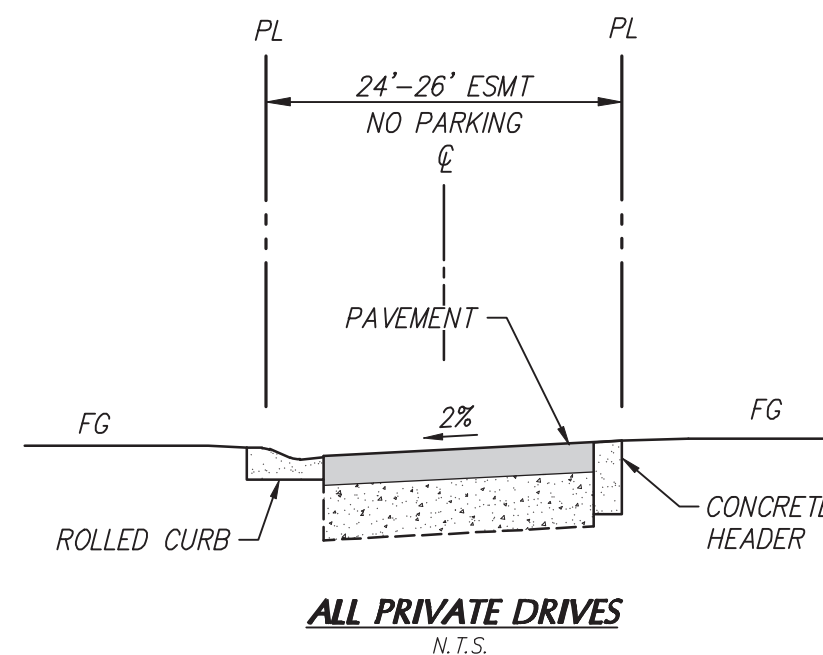
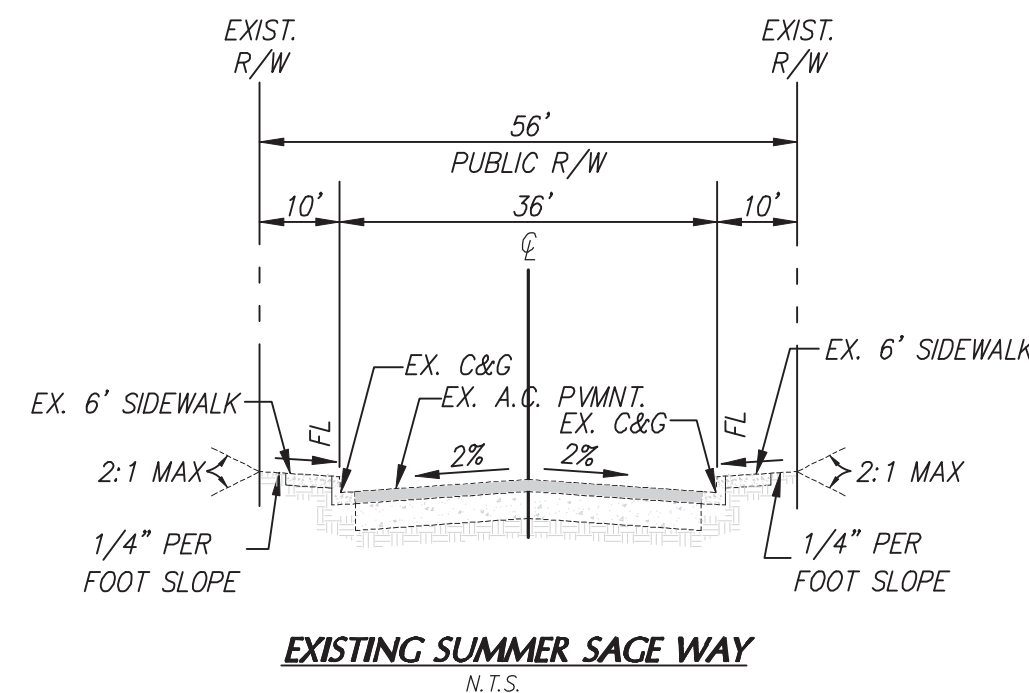
ENGINEER

K&A ENGINEERING, INC.
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92878
PHONE: (951) 279-1800

OWNER / APPLICANT

MONTE VISTA RANCH II, LLC
1200 QUAIL STREET, SUITE 220
NEWPORT BEACH, CA 92660
EMAIL: ERIKWUNDE@GMAIL.COM
PHONE: (714) 318-3500

LOT AREA TABLE	
NO.	AREA (SQUARE FEET)
LOT A	10,555
LOT B	24,634
LOT C	3,385
LOT D	3,272
LOT E	3,164
LOT 1	41,699
LOT 2	45,427
LOT 3	45,411
LOT 4	29,518
LOT 5	75,411
LOT 6	20,793



REVISIONS			
DESCRIPTION	APD	REV	DATE

AERIAL PHOTOGRAPHY BY:
ARROWHEAD MAPPING CO.
673 S. COOLEY DRIVE
SUITE 102
COLTON, CA 92324
(909) 887-5969



ENGINEERING
LAND PLANNING
SURVEYING

357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380

CITY OF WILDOMAR
COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP
NO. 38155
SCHEDULE "A"

Drawn By: BM/BB
Checked By: BB/JS/AF
Scale:

C-4

SHEET 1
OF 2 SHEETS

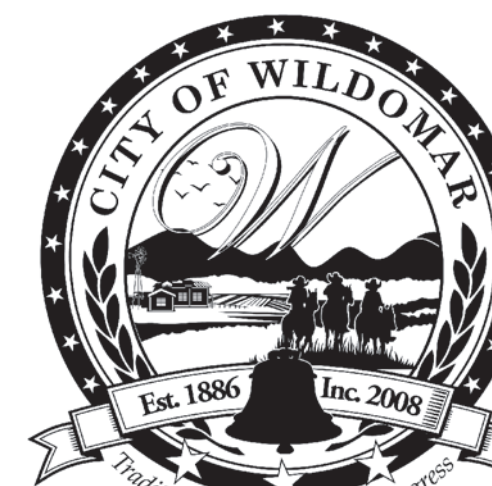
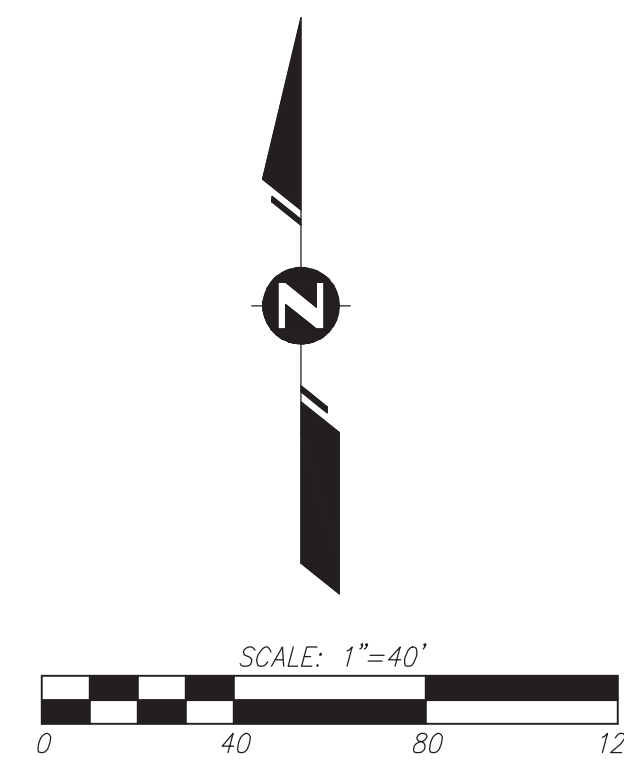
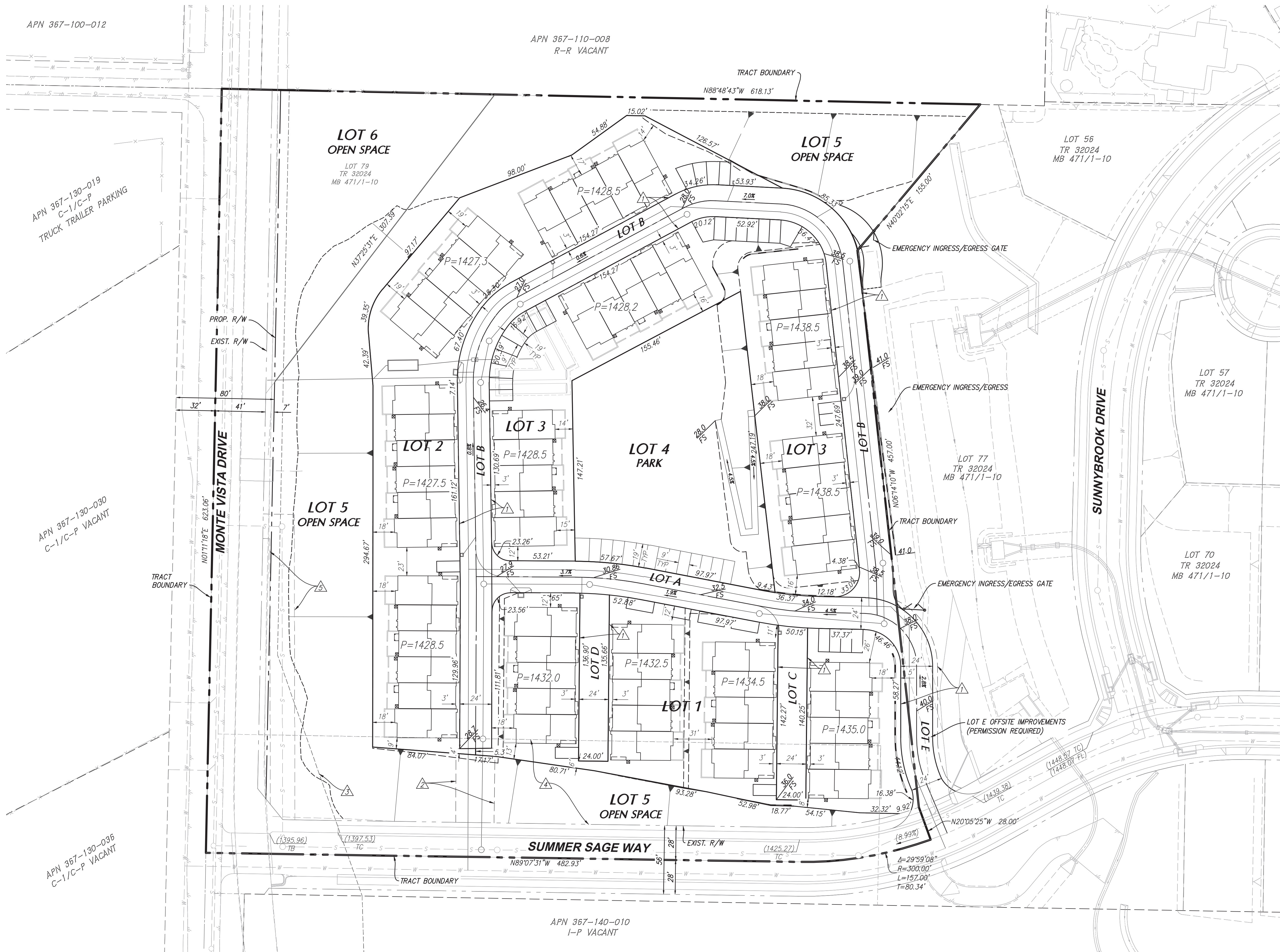
APN 367-100-012

APN 367-110-008
R-R VACANT

APN 367-130-019
C-1/C-P
TRUCK TRAILER PARKING

APN 367-130-030
C-1/C-P VACANT

APN 367-130-036
C-1/C-P VACANT



CITY OF WILDOMAR
COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP
NO. 38155
SCHEDULE "A"

Drawn By: BM/BB
Checked By: BB/JS/AF
Scale:

C-5

SHEET 2
OF 2 SHEETS

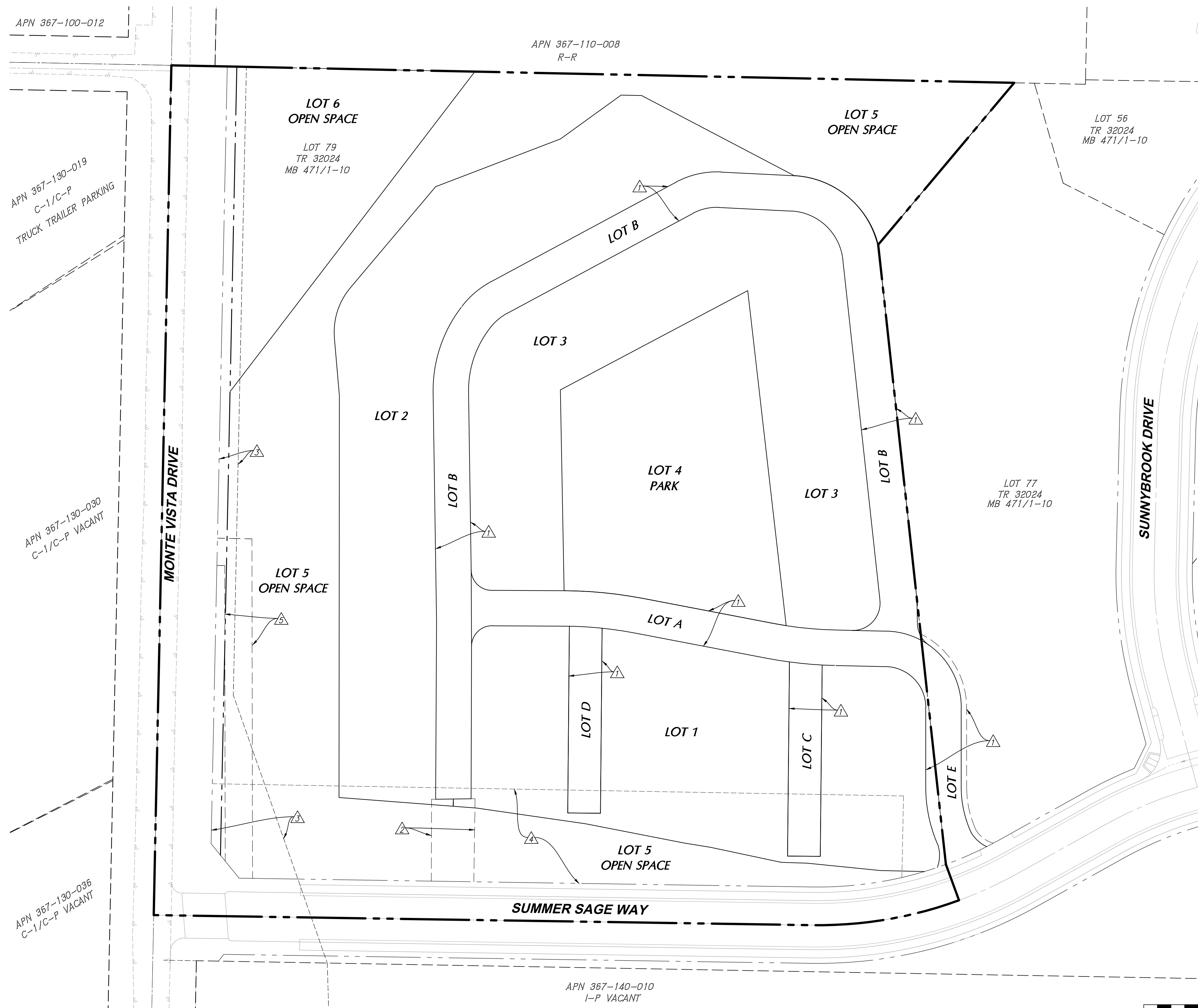
REVISIONS			
DESCRIPTION	APD	REV	DATE

AERIAL PHOTOGRAPHY BY:
ARROWHEAD MAPPING CO.
673 S. COOLEY DRIVE
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ENGINEERING
LAND PLANNING
SURVEYING

357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380

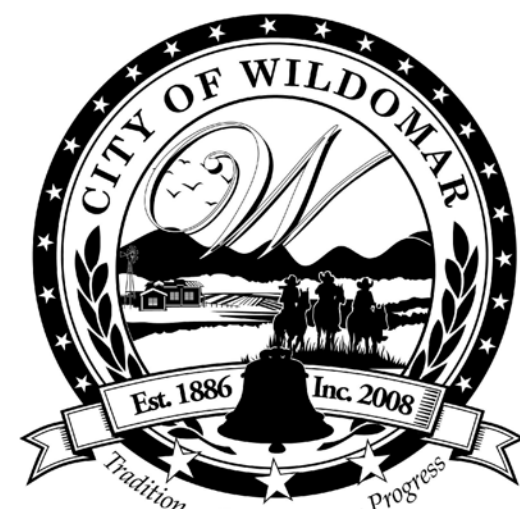
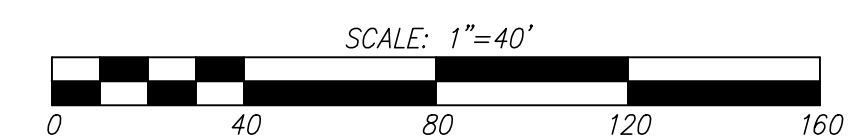
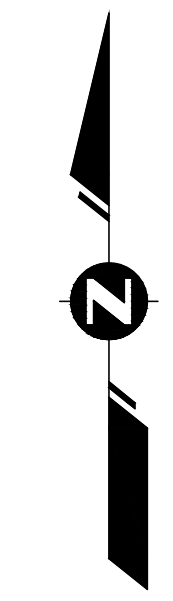


PROPOSED EASEMENT NOTES

- 1 EASEMENT FOR ACCESS, PUBLIC UTILITY, AND DRAINAGE PURPOSES
- 2 EASEMENT FOR PUBLIC UTILITY PURPOSES

EXISTING EASEMENT NOTES

- 3 INDICATES AN EXISTING EASEMENT IN FAVOR OF THE CITY OF WILDOMAR, FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED JUNE 5, 1979 AS INSTRUMENT NO. 114593, O.R. (TO REMAIN)
- 4 INDICATES AN EXISTING EASEMENT AND COVENANT FOR OFF-SITE WORK, RECORDED MAY 3, 2016 AS INSTRUMENT NO. 2016-0290481, O.R. (TO BE VACATED)
- 5 INDICATES AN EXISTING EASEMENT IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT, FOR SEWER AND INCIDENTAL PURPOSES, RECORDED JULY 8, 2019, AS INSTRUMENT NO. 2019-0248558, O.R. (TO REMAIN)



CITY OF WILDOMAR
COUNTY OF RIVERSIDE

EASEMENT EXHIBIT
TENTATIVE TRACT MAP NO. 38155
SCHEDULE "A"

DATE: OCTOBER 19, 2021

REVISIONS			
DESCRIPTION	APD	REV	DATE

AERIAL PHOTOGRAPHY BY:
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Drawn By: BM/BB
Checked By: BB/JS/AF
Scale:

C-3

SHEET
OF SHEETS