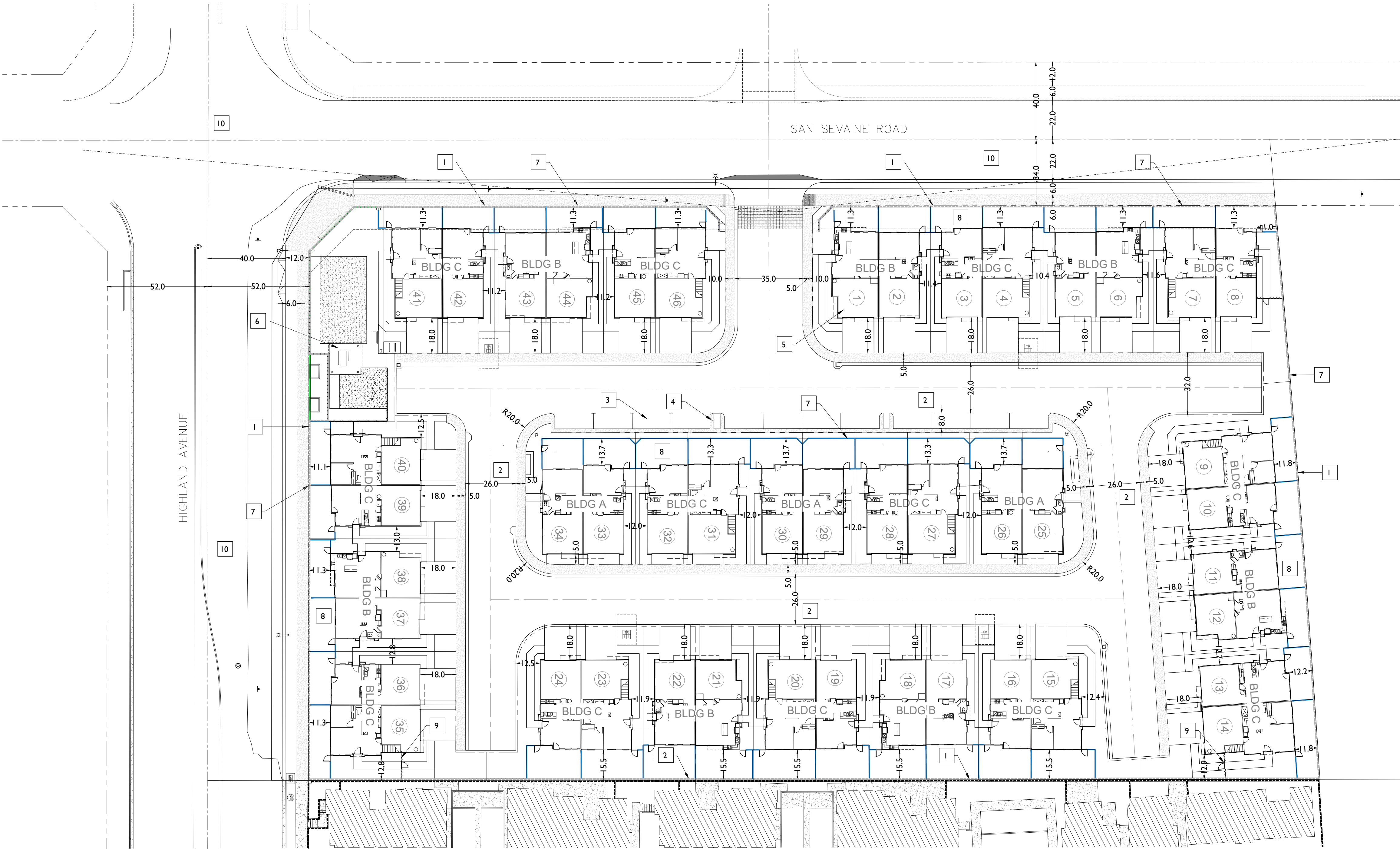




ARCHITECTURAL SHEET INDEX

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FLOOR PLANS 3 AND 4	A-3
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SITE PLAN KEYNOTES

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PROPERTY LINE
- 2

26' WIDE FIRE LANE
- 3

OPEN PARALLEL GUEST STALL
- 4

CONC. STEP OUT CURB AT PARKING
- 5

2-STORY DUPLEX BUILDING, TYP.
- 6

REC AREA W/ AMENITIES PER LANDSCAPE PLAN
- 7

PERIMETER WALL/FENCING PER LANDSCAPE PLAN
- 8

AC CONDENSERS SCREENED IN PRIVATE YARDS
REFER TO FLOOR PLAN SHEETS
- 9

COURTYARD WALLS - SEE LANDSCAPE PLANS
- 10

REFER TO CIVIL PLANS FOR R.O.W. IMPROVEMENTS

PROJECT SUMMARY

A.P.N.	0228-021-007
SITE ADDRESS	14907 S. HIGHLAND AVE
SITE AREA	3.465 ACRES
EXISTING USE	VACANT
PROPOSED AFFORDABLE	2 UNITS (VERY LOW INCOME)

	PROPOSED	ALLOWED
LAND USE:	R-M	R-M
ZONING	R-2	R-2
DWELLINGS:	46 DUPLEX UNITS	42 UNITS (PLUS DENSITY BONUS)
DENSITY:	13.27 DU/AC	5.1-123 DU/AC
BLDG. HT.	33'	35'
LOT COVERAGE	31.3%	50%
# OF STORIES	2	2
FRONT SETBACK	11' (SAN SEVAINE)	22'
STREET SIDE	11' (HIGHLAND)	10'
INTERIOR SIDE	5'	5'
REAR SETBACK	12'	20'
OPEN SPACE	37.4%	35% - 40%

UNIT SUMMARY

QTY	UNIT	AREA	# BEDS
10	PL 1	1,385 S.F.	3 BED
16	PL 2	1,464 S.F.	3 BED
7	PL 3	1,667 S.F.	3 BED + LOFT/OPT BD 4
13	PL 4	1,843 S.F.	4 BED + LOFT
46	TOTAL UNITS		

BUILDING SUMMARY

BLDG	PLANS	QTY
TYPE A	PL 1 - PL 2	3
TYPE B	PL 1 - PL 3	7
TYPE C	PL 2 - PL 4	13
TOTAL BLDG'S		23

PARKING SUMMARY

ATTACHED GARAGES =	92 STALLS
PRIVATE DRIVEWAYS =	72 STALLS
OPEN GUEST =	12 STALLS
TOTAL PARKING PROVIDED =	176 STALLS (3.8 ST/U)

LOT COVERAGE SUMMARY

BUILDINGS	47,252 S.F.	(31.3%)	
STREETS/DRIVES/PARKING	47,329 S.F.	(31.3%)	
PRIVATE YARDS	17,386 S.F.	(11.5%)	378 S.F. PER UNIT
COMMON OPEN SPACE/ OTHER LANDSCAPING	38,966 S.F.	(25.8%)	90 S.F. PER UNIT (ACTIVE)

PROJECT FIRE SUMMARY

2 STORY DUPLEX - (BLDG. TYPES A, B & C)	CRC R3/U OCCUPANCY TYPE VB, 13D SPRINKLERS
--	---

BUILDING HEIGHT 33' TO RIDGE (20' EAVES)
FIRE APPARATUS ROADS TO BE 26' MINIMUM WIDTH

150' HOSE PULL PROVIDED

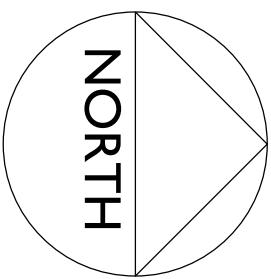
ELECTRIC VEHICLE CHARGING SUMMARY

PER 2022 CGBSC 4.106.4.1: DUPLEX DWELLING UNITS W/
ATTACHED GARAGES REQUIRE RACEWAY INSTALLATION W/
40 AMP 208/240 DEDICATED BRANCH CIRCUIT AND SPACE
RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT
OVERCURRENT PROTECTIVE DEVICE.

WASTE AND RECYCLING:

PROJECT PROPOSES INDIVIDUAL REFUSE SERVICE AT
UNITS. REFER TO PROJECT PLAN SHEETS FOR STORAGE
LOCATIONS FOR TRASH, RECYCLE, AND ORGANIC
WASTE PROVIDED WITHIN EACH PRIVATE GARAGE.

VEHICULAR PROJECT ENTRY AT SAN SEVAINE IS NOT GATED



FONTANA

MONTE VISTA HOMES
P.O. BOX 9559
ALTA LOMA , CA 91701
(951) 314-8457

HIGHLAND VISTAS

0 30 60 90

FEB 13, 2026

SITE PLAN



5256 S. Mission Road, Ste. 404
Bonsall, CA 92003
www.summarch.com p.760.724.1198

SP



FONTANA

MONTE VISTA HOMES
P.O. BOX 9559
ALTA LOMA, CA 91701
(951) 314-8457

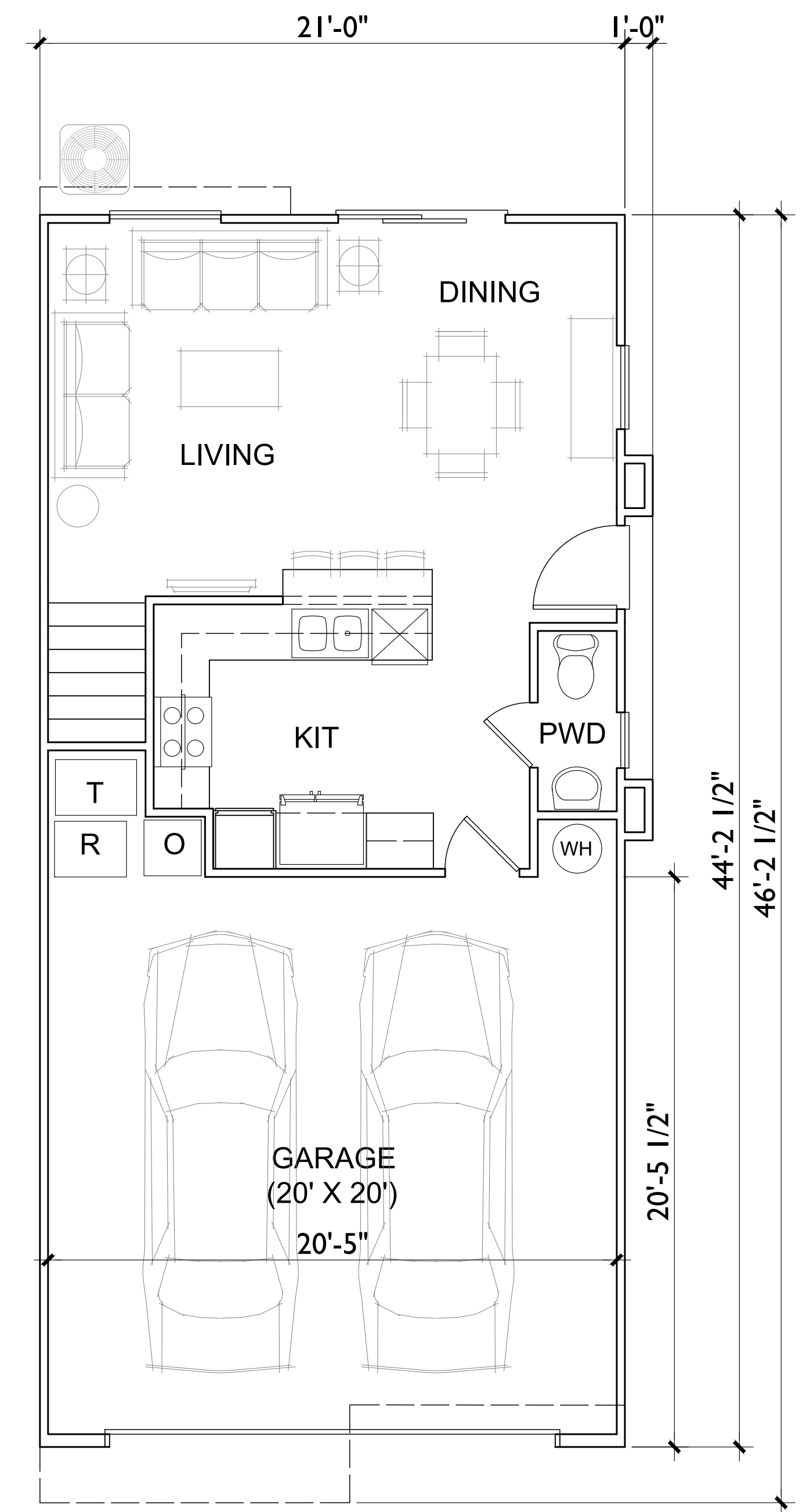
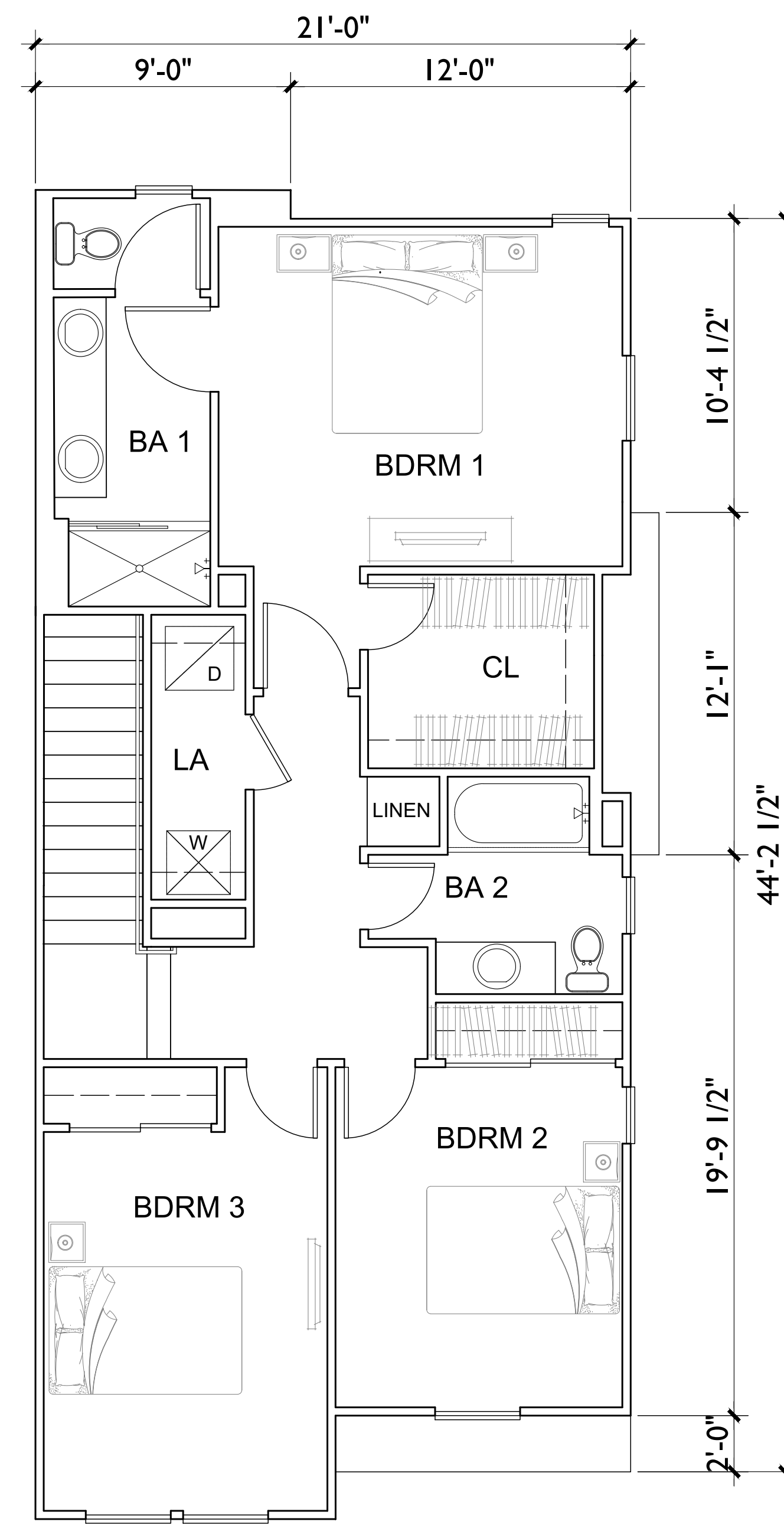
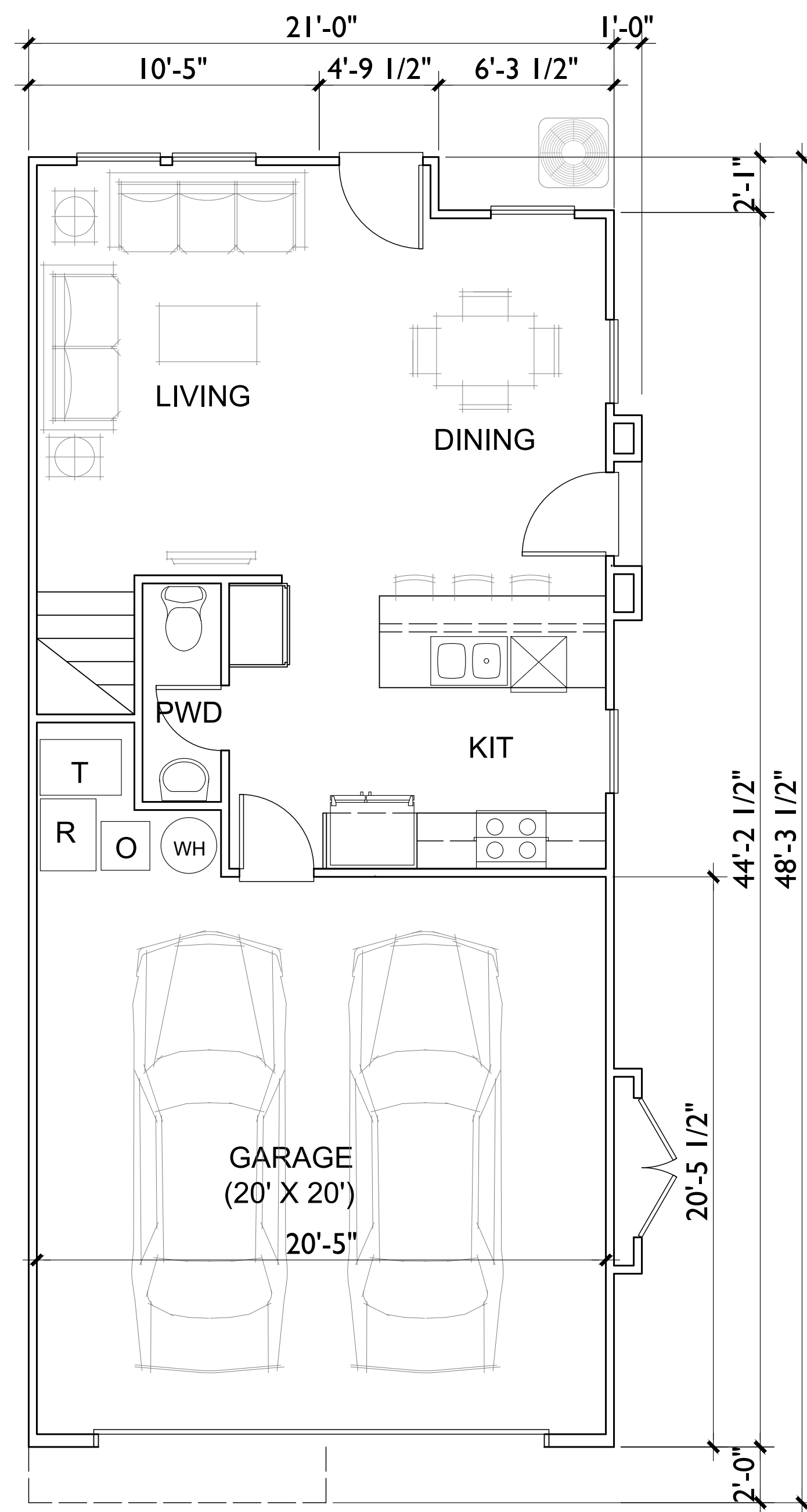
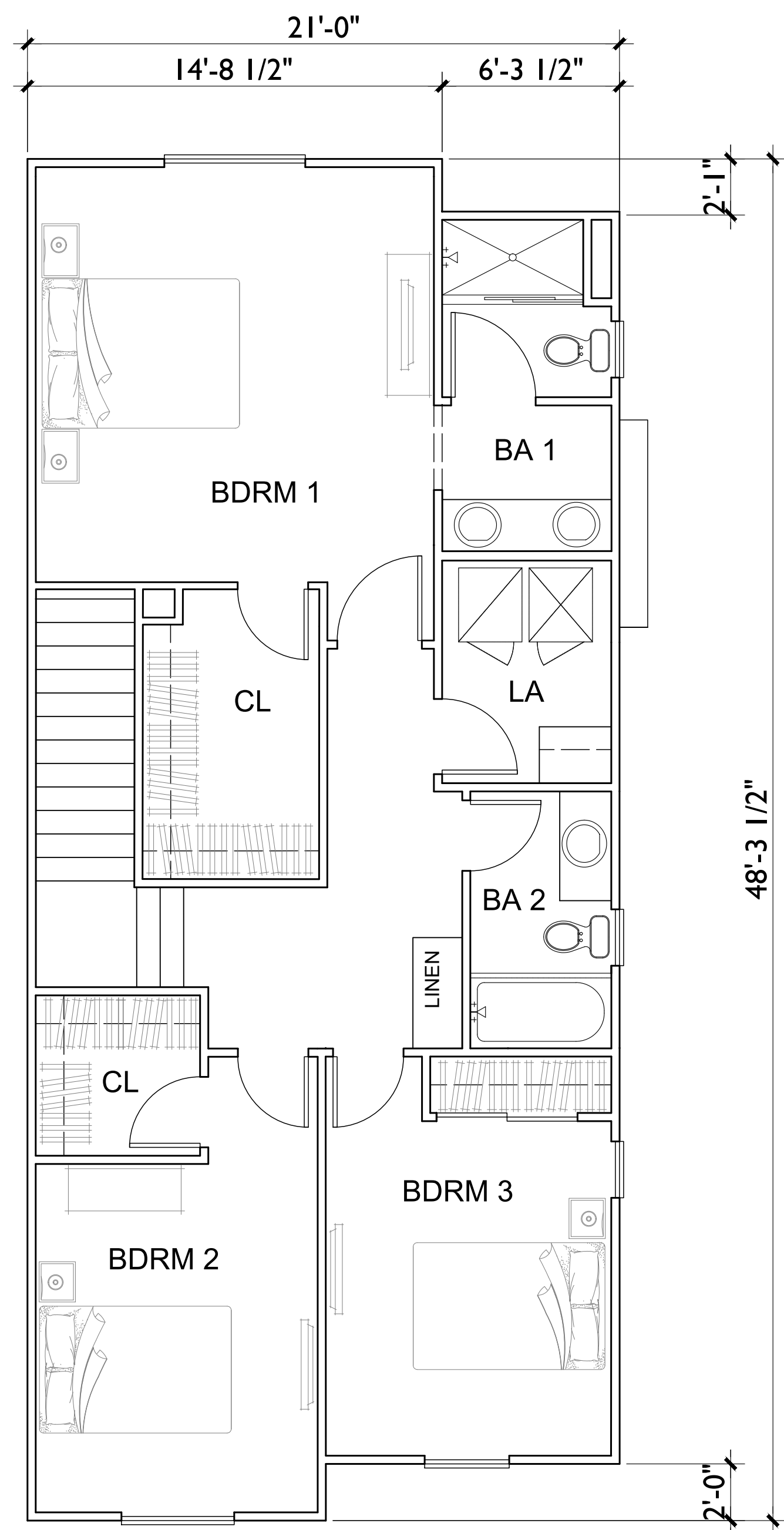
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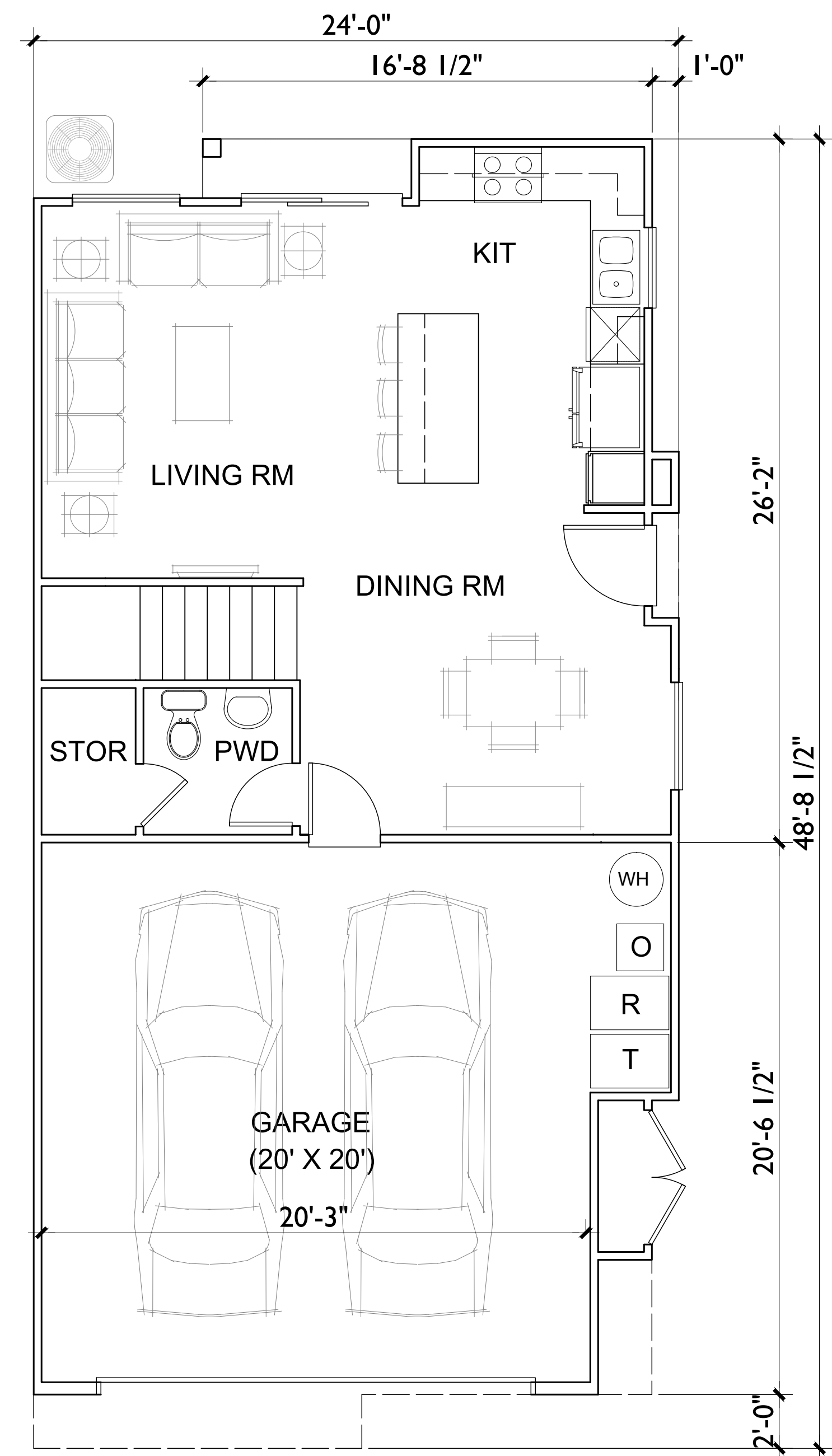
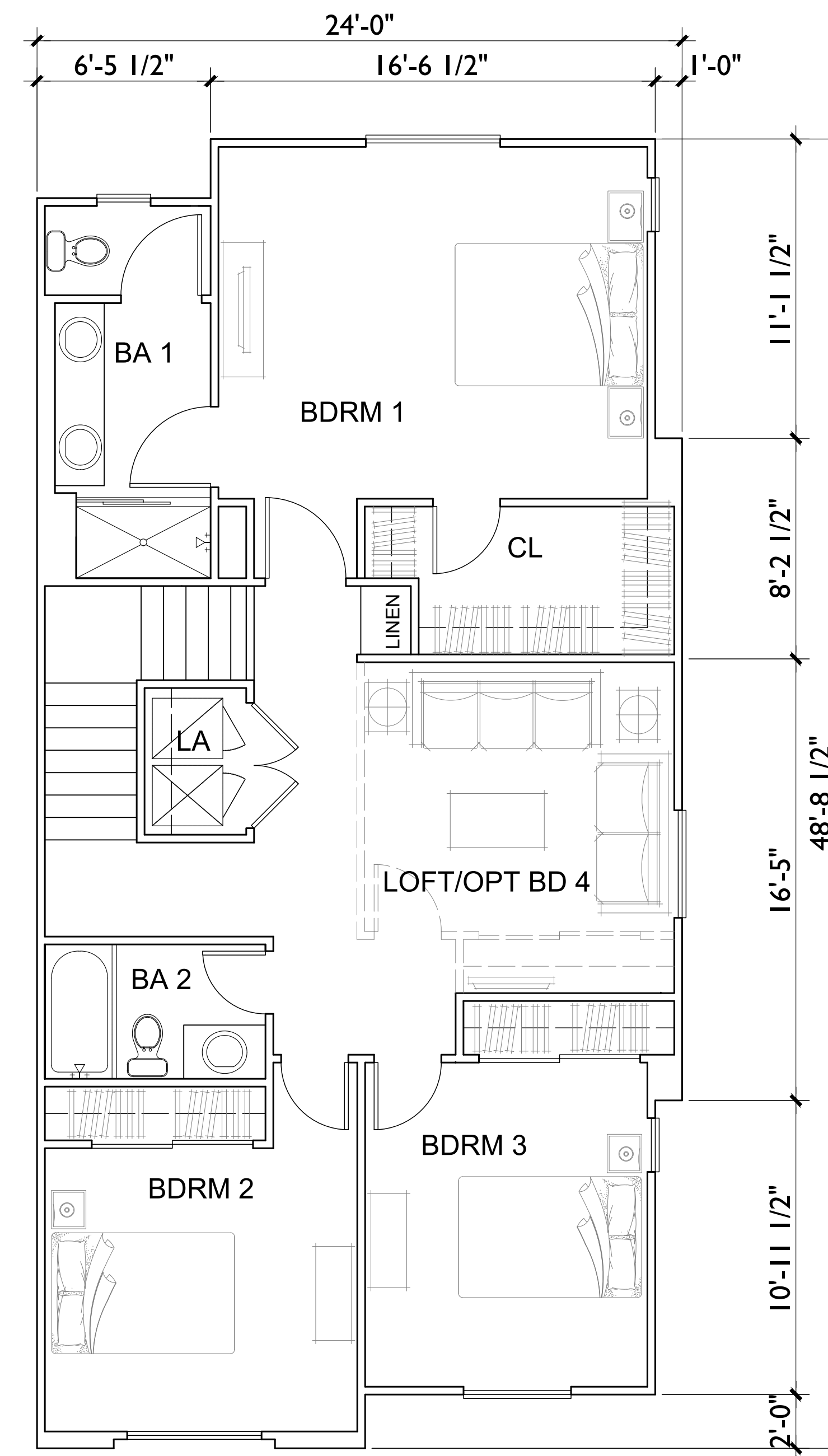
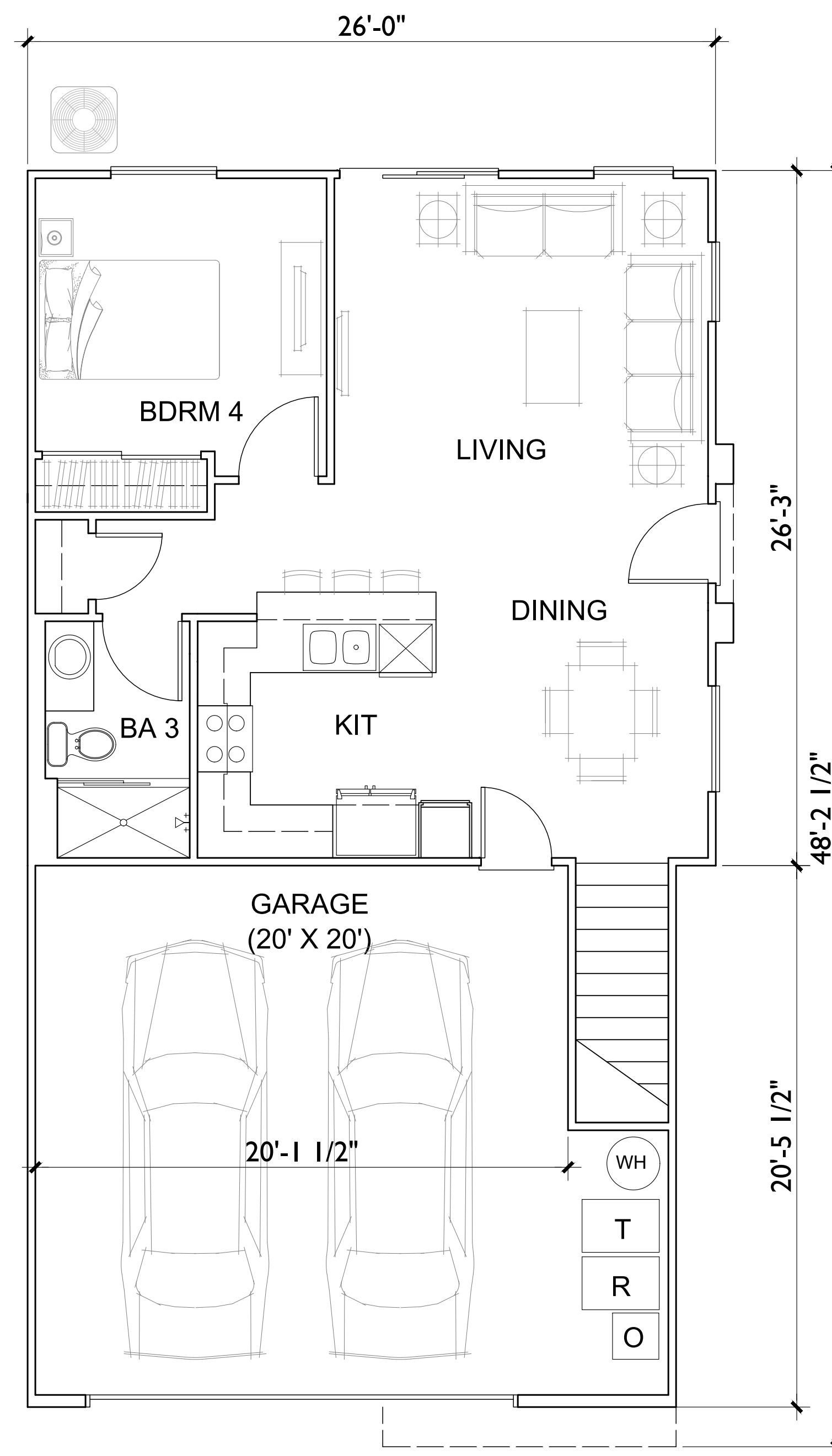
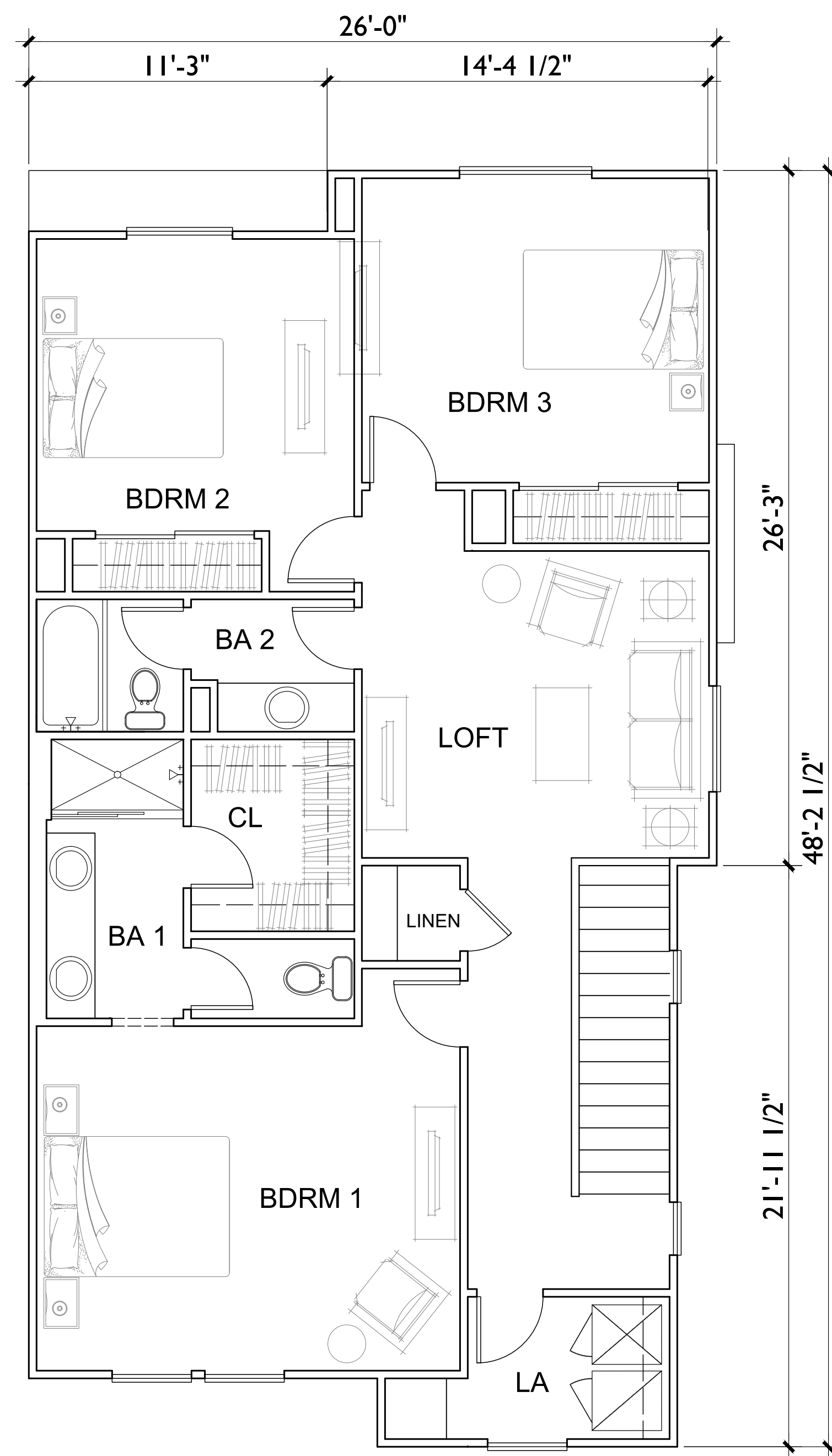
STREETSCENE PERSPECTIVES

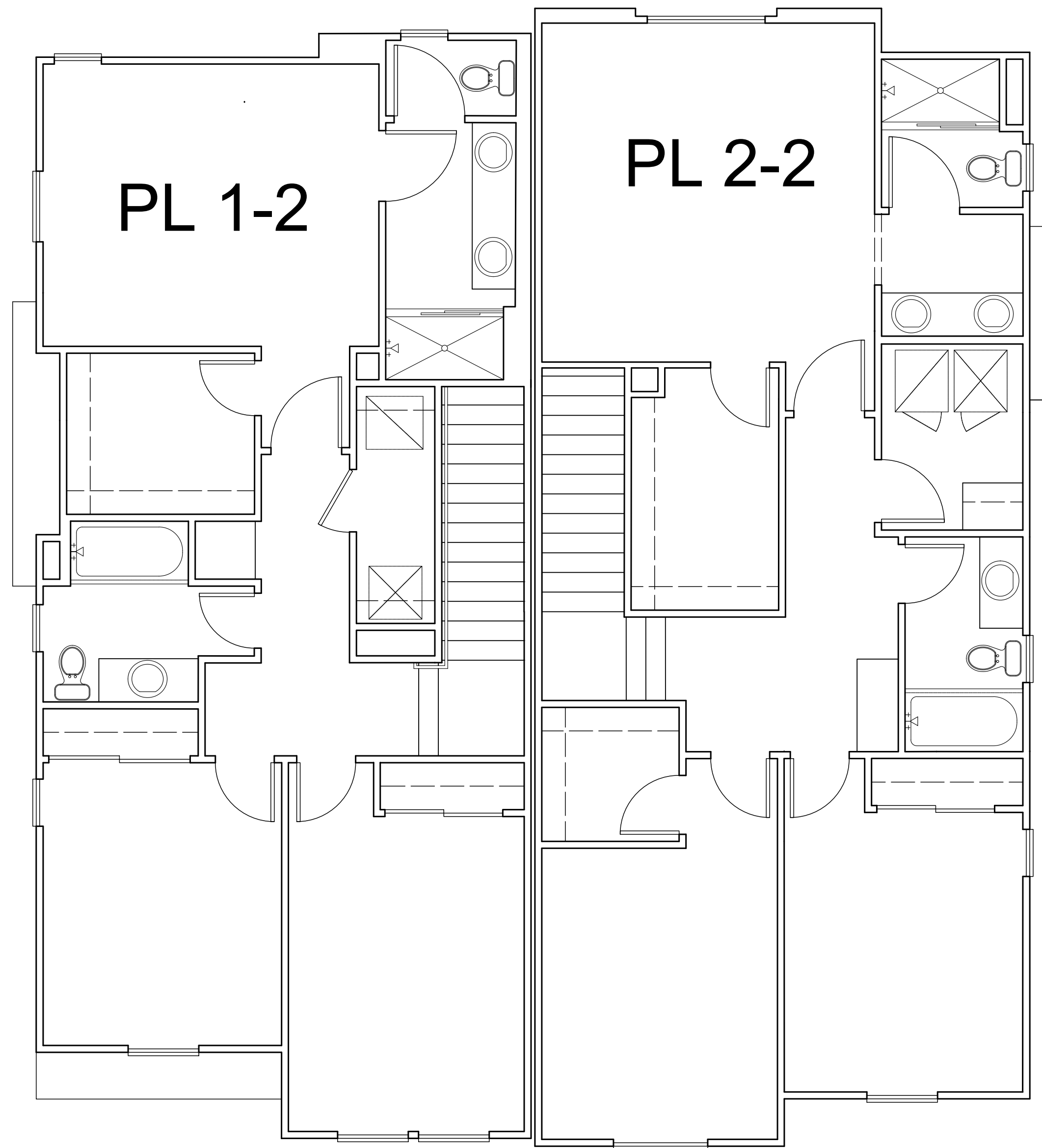
FEB. 13, 2026

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ARCHITECTURE
5256 S. Mission Road, Ste. 404
Bonsall, CA 92003
www.summarch.com p.760.724.1198

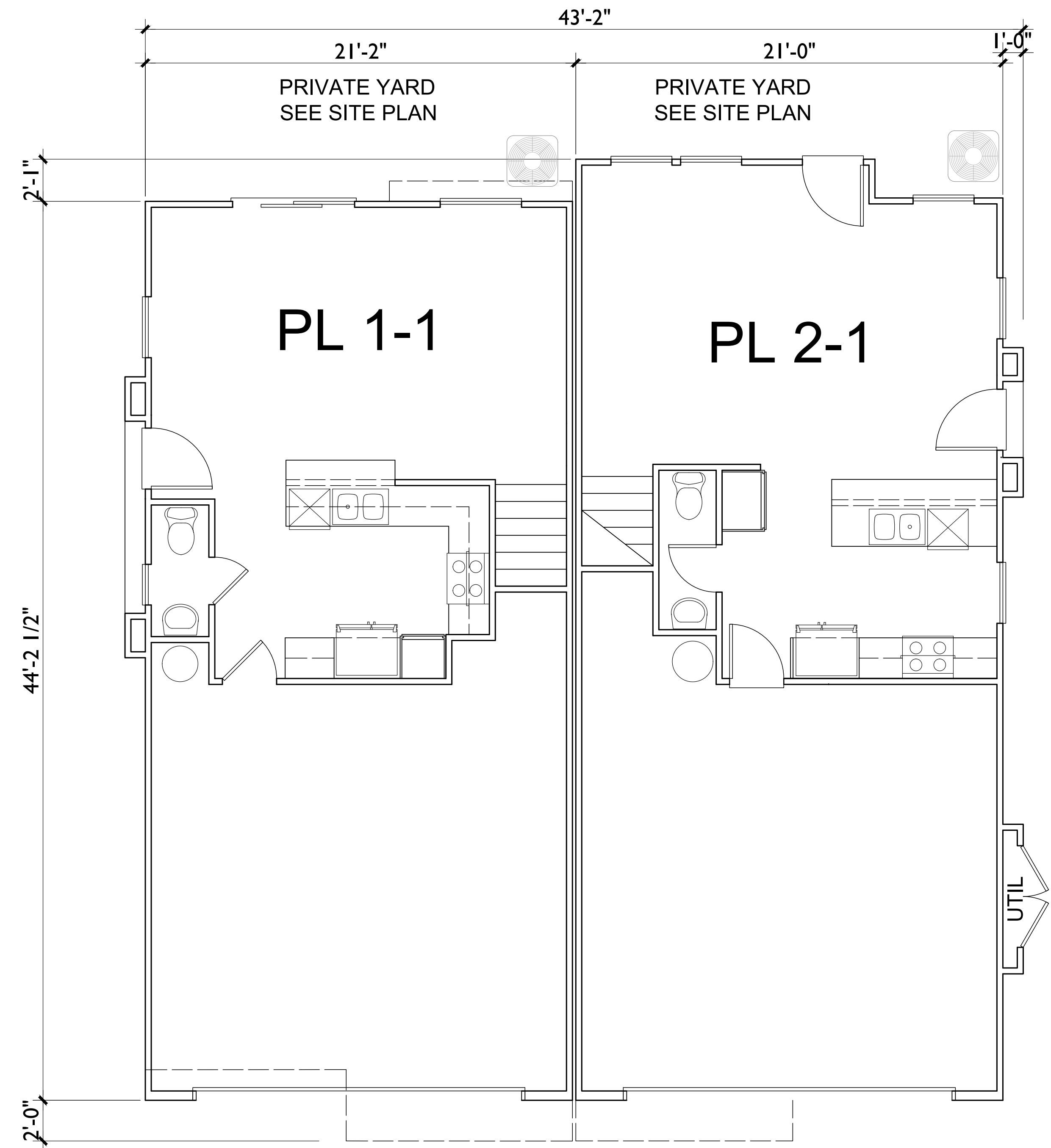
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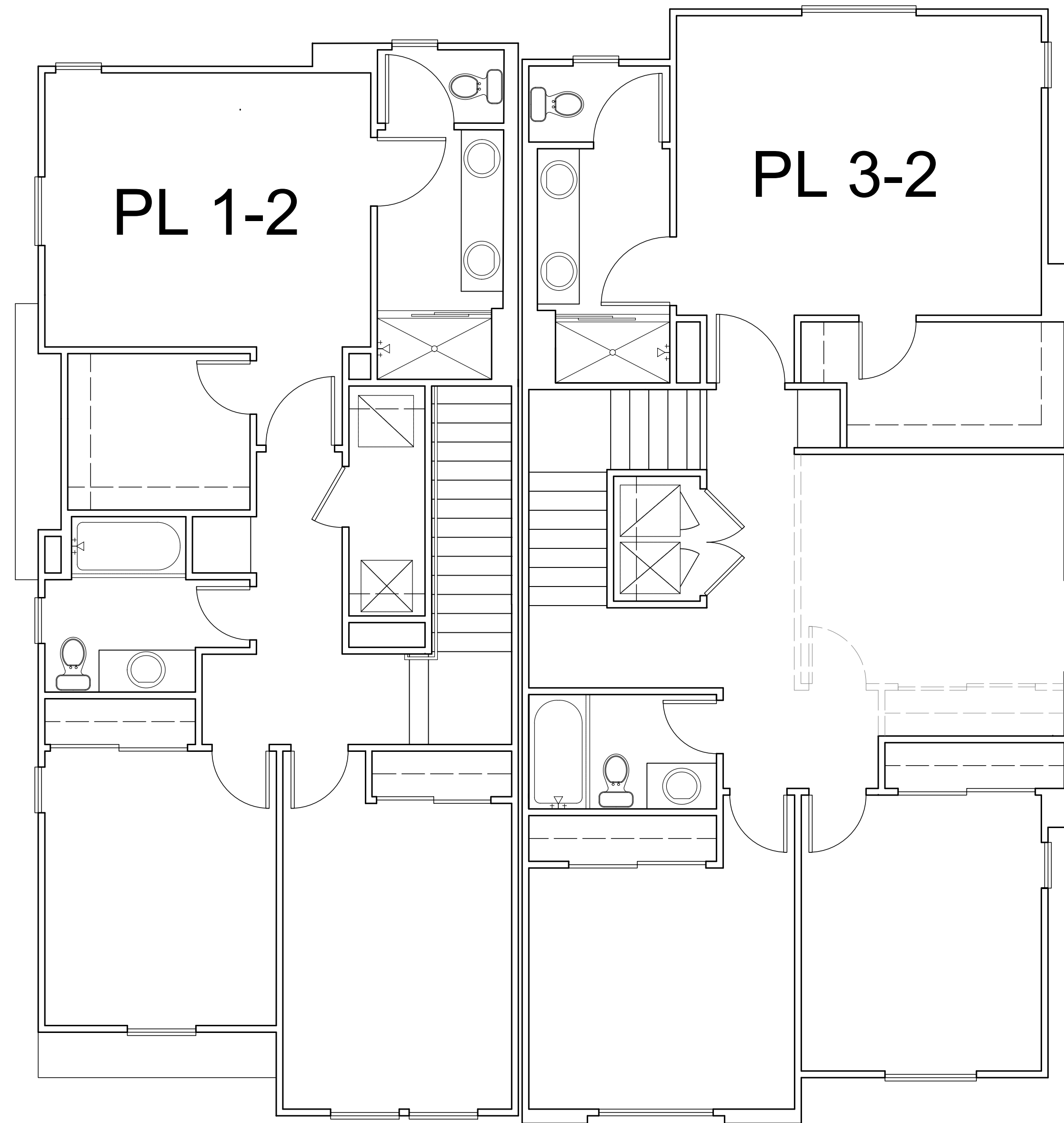




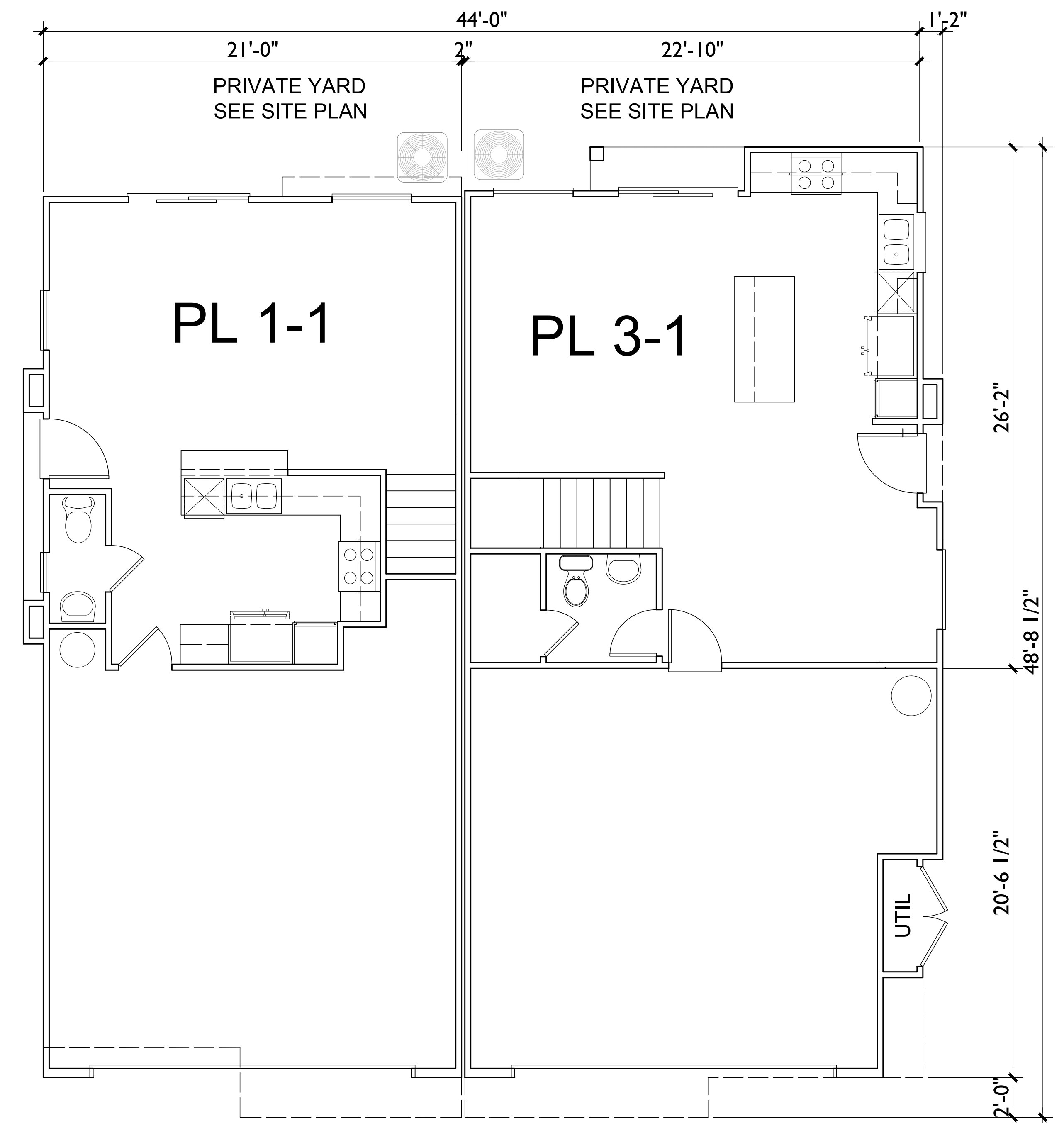
SECOND FLOOR PLAN



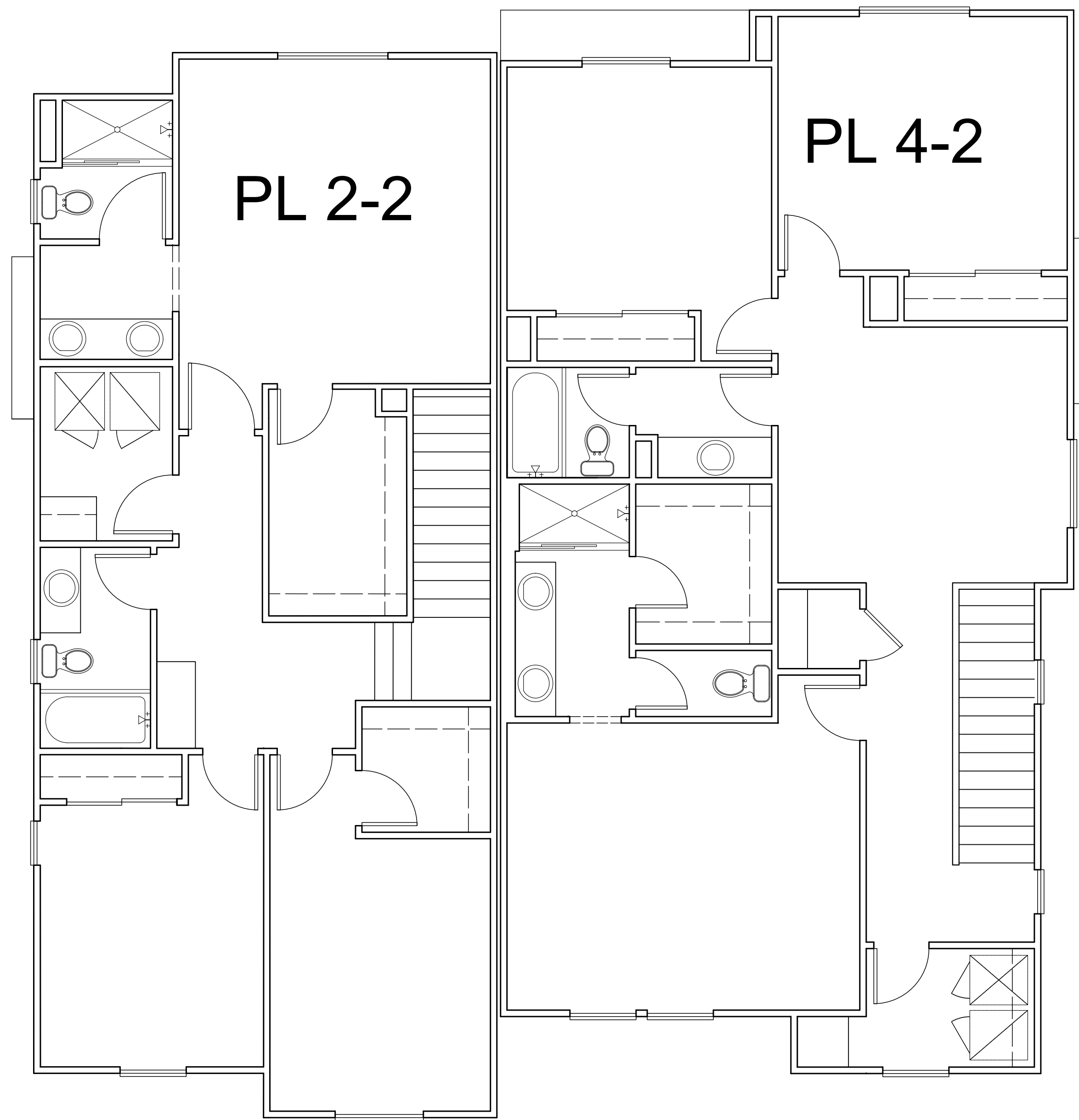
FIRST FLOOR PLAN



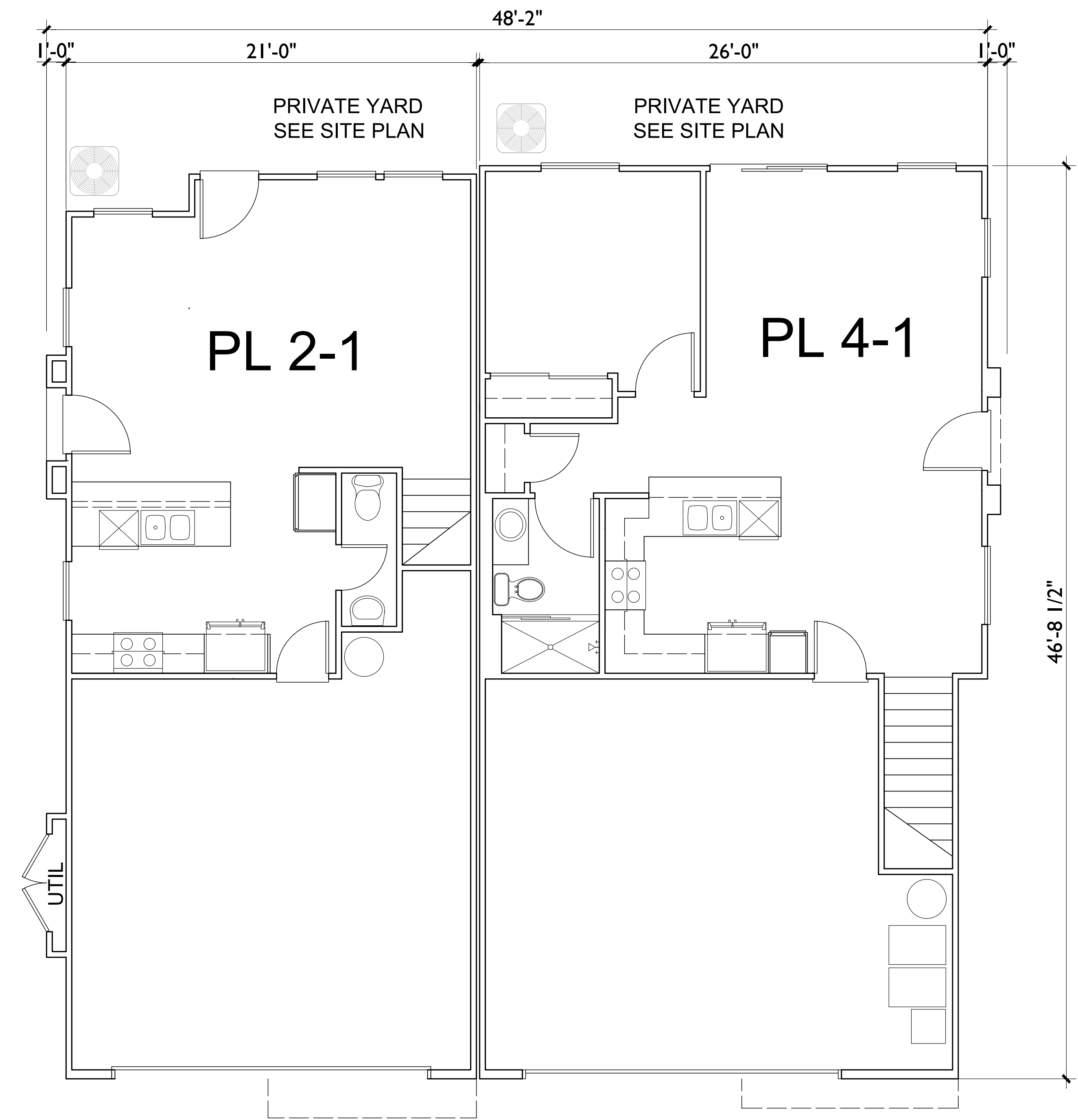
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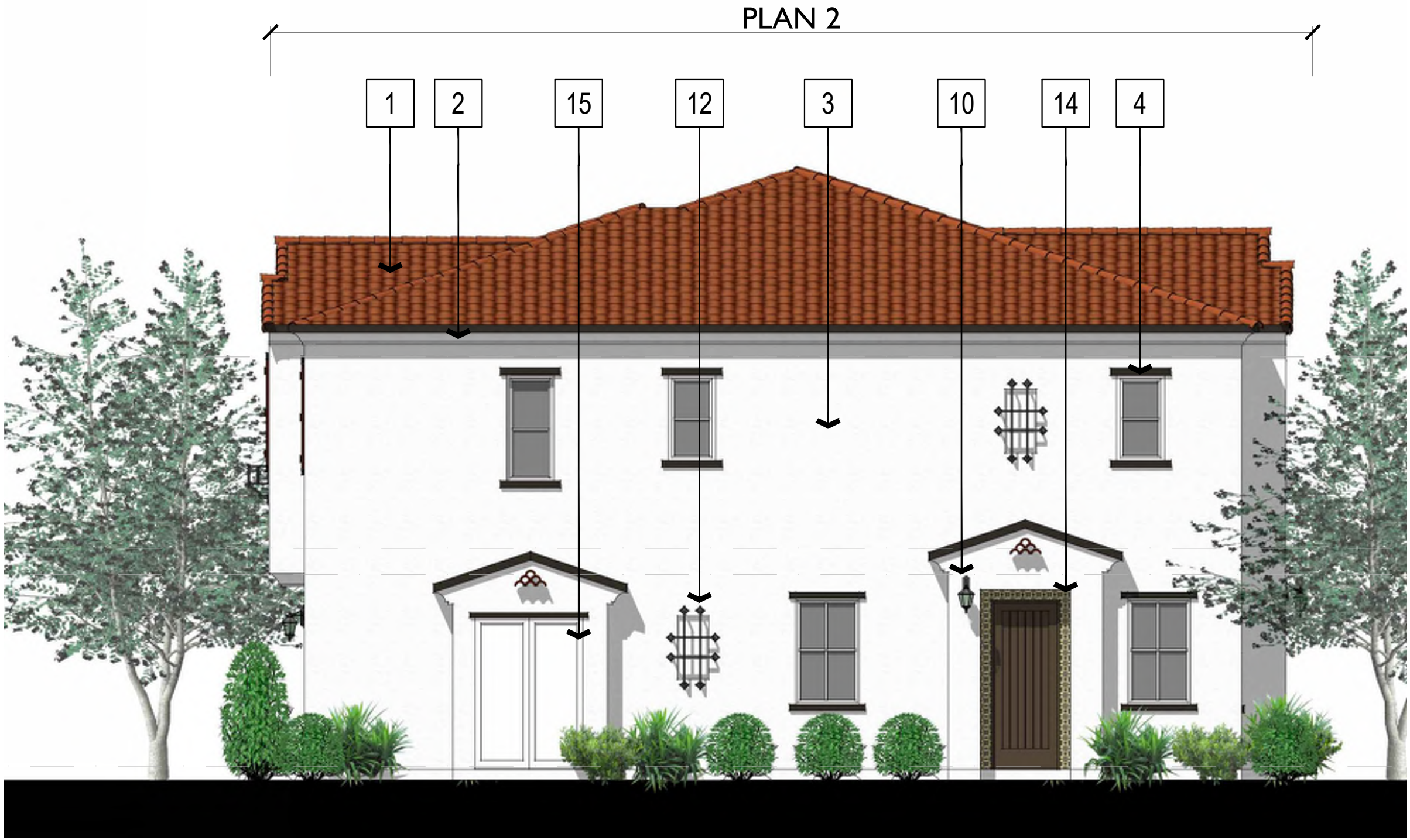
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



OVERALL HEIGHT

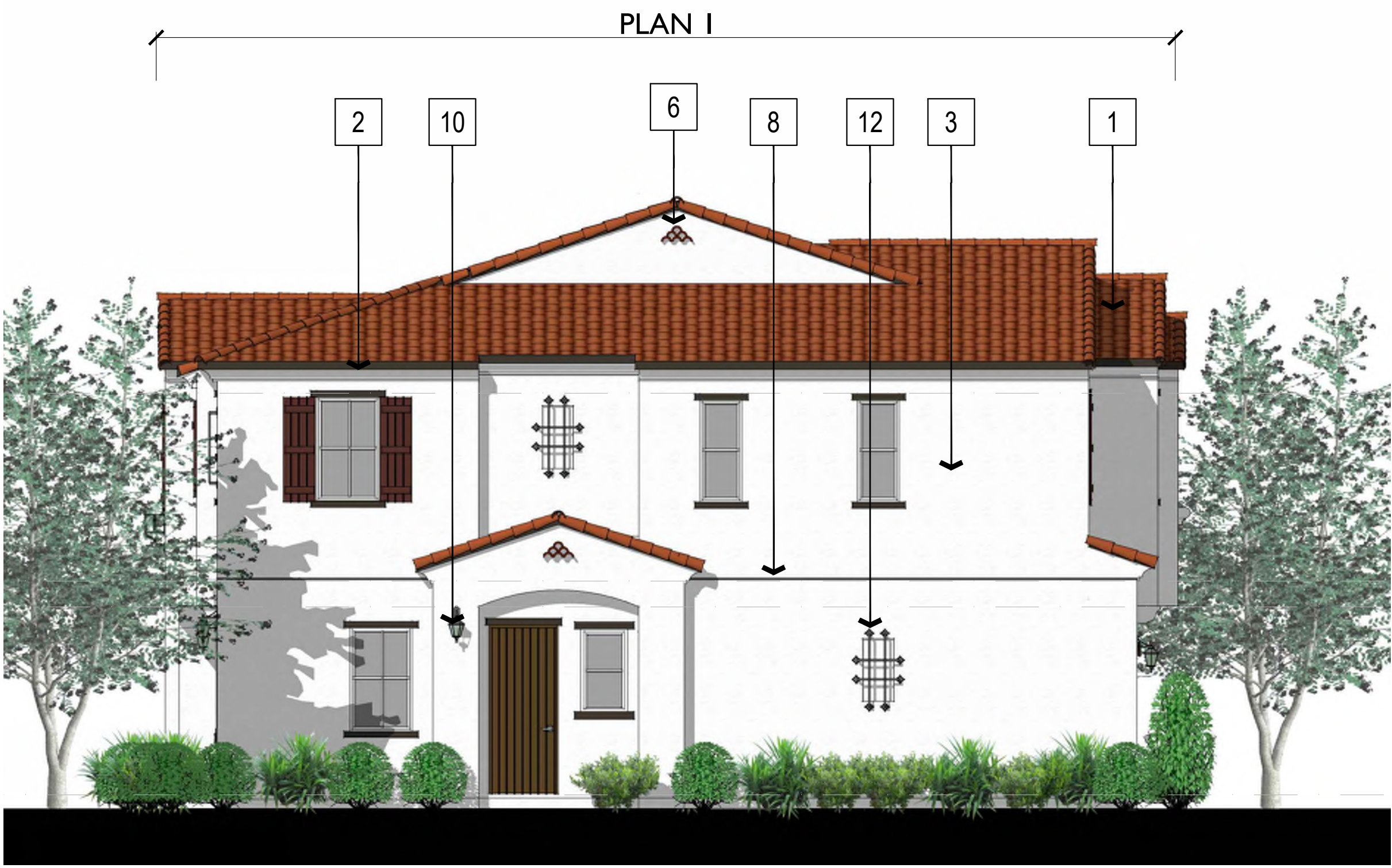
29'-2"

9'-1"

9'-1"

MATERIAL SCHEDULE

1. ROOF - CONCRETE S TILE ROOFING
2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
3. WALL - EXTERIOR STUCCO
4. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
5. RECESSED VINYL WINDOW W/ E.P.S. TRIM
6. DECORATIVE GABLE/WALL ACCENT
7. DECORATIVE SHAPED FOAM ACCENT
8. STUCCO CONTROL JOINT
9. DECORATIVE COMPOSITE SHUTTER
10. DECORATIVE EXTERIOR LIGHT FIXTURE
11. SECTIONAL METAL GARAGE DOOR
12. DECORATIVE WALL RECESS AND METAL GRILL
13. DECORATIVE POTSHelf
14. DECORATIVE TILE SURROUND AT ENTRY
15. UTILITY CLOSET



MATERIAL SCHEDULE

1. ROOF - CONCRETE S TILE ROOFING
2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
3. WALL - EXTERIOR STUCCO
4. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
5. RECESSED VINYL WINDOW W/ E.P.S. TRIM
6. DECORATIVE GABLE/WALL ACCENT
7. DECORATIVE SHAPED FOAM ACCENT
8. STUCCO CONTROL JOINT
9. DECORATIVE COMPOSITE SHUTTER
10. DECORATIVE EXTERIOR LIGHT FIXTURE
11. SECTIONAL METAL GARAGE DOOR
12. DECORATIVE WALL RECESS AND METAL GRILL
13. DECORATIVE POTSHelf
14. DECORATIVE TILE SURROUND AT ENTRY
15. UTILITY CLOSET



MATERIAL SCHEDULE

- 1. ROOF - ASPHALT SHINGLE ROOFING
- 2. FASCIA - 2X RESAWN WOOD
- 3. WALL - EXTERIOR STUCCO
- 4. WALL - LAP SIDING OR BOARD/BATTEN
PER LOCATION
- 5. DECORATIVE EXTERIOR LIGHT FIXTURE
- 6. TRIM - 2X WOOD OR STUCCO PER LOCATION
- 7. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
- 8. DECORATIVE POTSHelf
- 9. DECORATIVE SHUTTERS
- 10. DECORATIVE SHAPED CORBEL
- 11. DECORATIVE OUTLOOKERS
- 12. GABLE VENT
- 13. UTILITY CLOSET
- 14. SECTIONAL METAL GARAGE DOOR

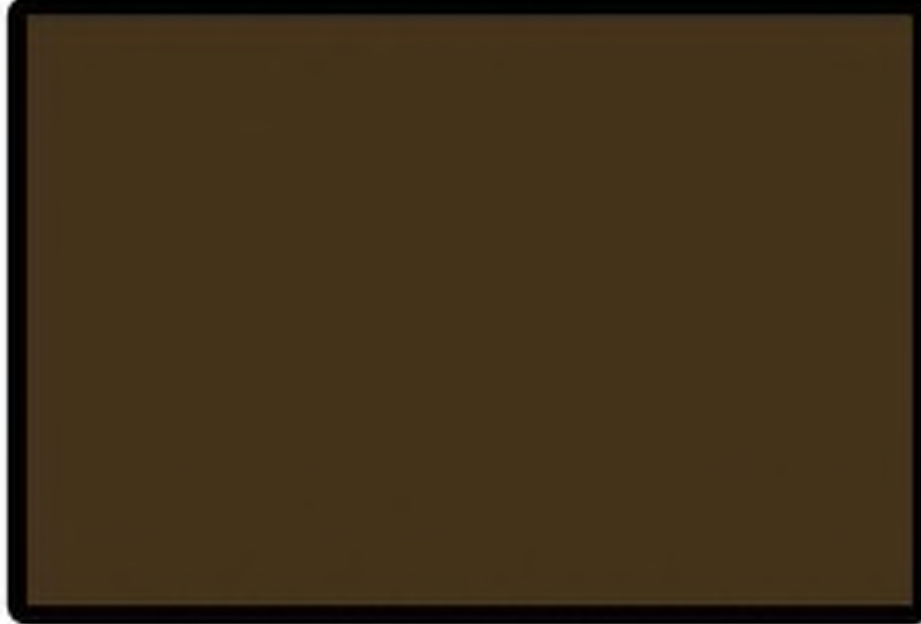
BUILDING TYPE A - SPANISH

STUCCO 1:



EXTRA WHITE SW 7006

ACCENT 1:



STATUS BRONZE
SW 7034

ACCENT 2:



IRON ORE SW 7069

ROOF:



CAPISTRANO
3526 VALENCIA

MANUFACTURER:
SHERWIN WILLIAMS
EAGLE ROOFING
LA HABRA STUCCO

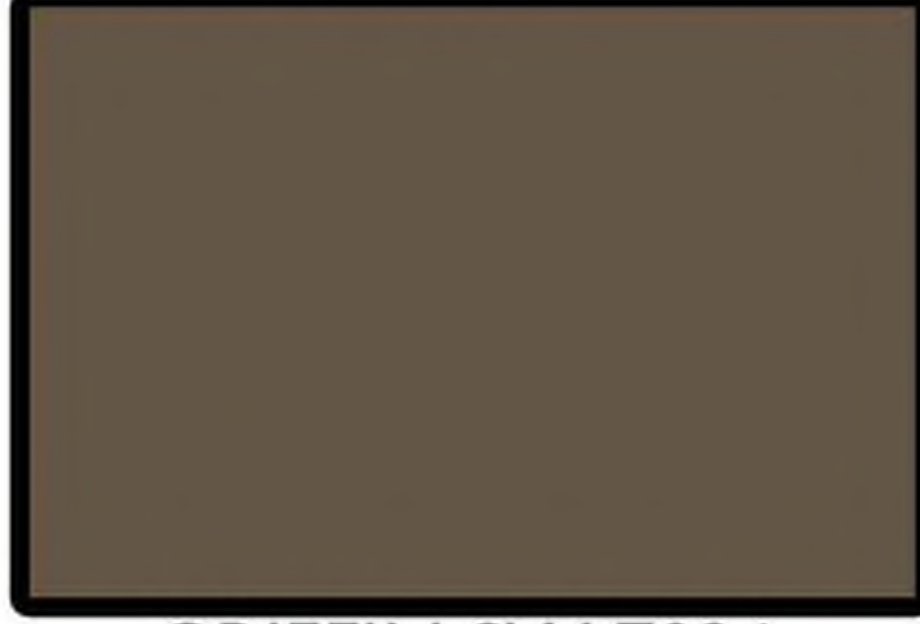
BUILDING TYPE B - SPANISH

STUCCO 1:



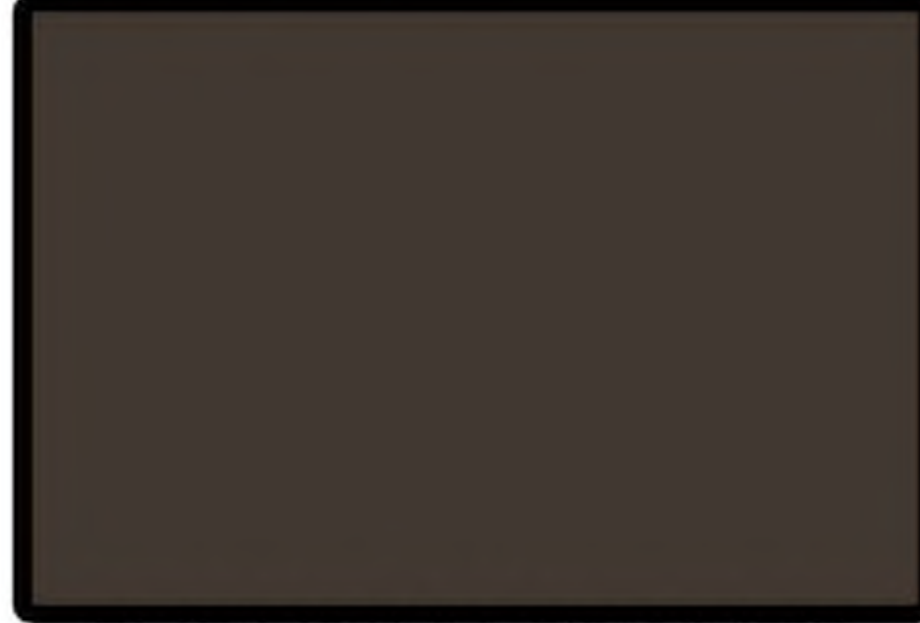
EXTRA WHITE SW 7006

ACCENT 1:



GRIFFIN SW 7026

ACCENT 2:



ENDURING BRONZE
SW 7055

ROOF:

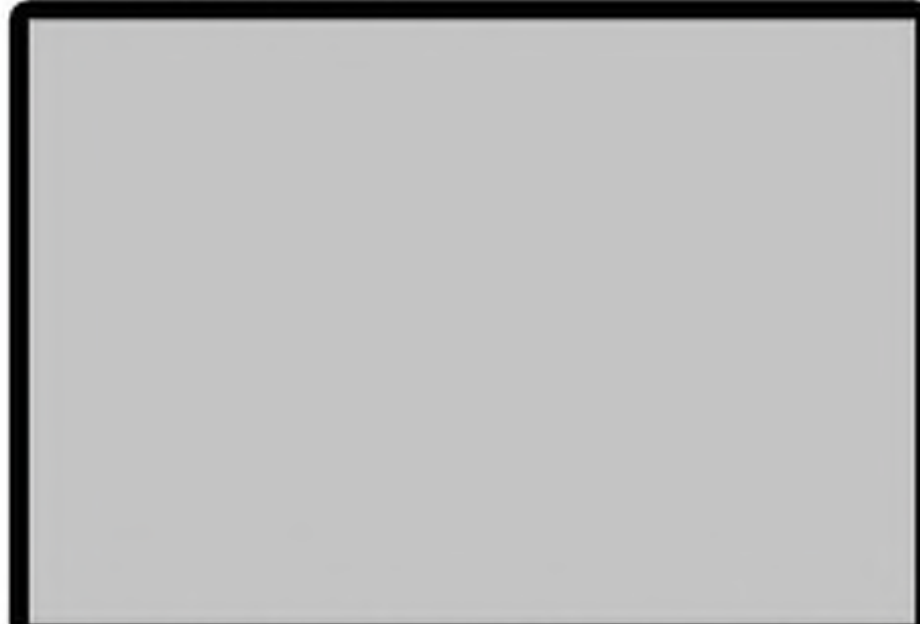


CAPISTRANO
3526 VALENCIA

MANUFACTURER:
SHERWIN WILLIAMS
EAGLE ROOFING
LA HABRA STUCCO

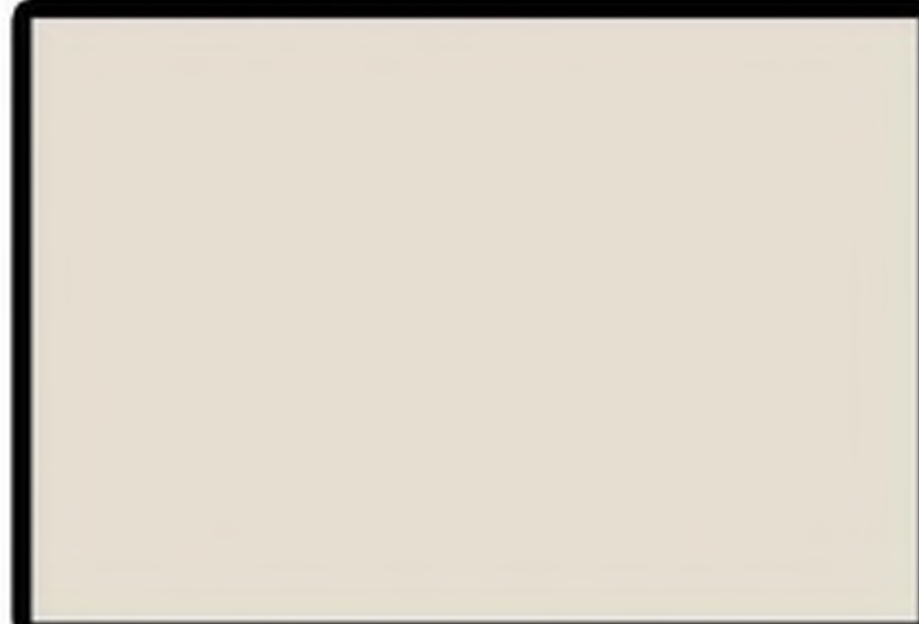
BUILDING TYPE C - FARMHOUSE

SIDING 1



MORNING FOG SW 6255

STUCCO



NATURAL CHOICE
SW 7011

ACCENT 2:



CYBERSPACE SW 7076

ROOF:



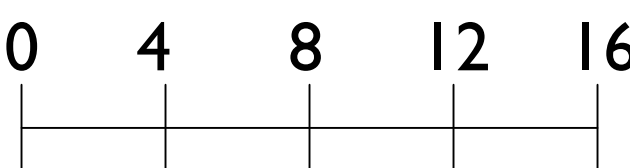
PONDEROSA 5699
CHARCOAL BLEND

MANUFACTURER:
SHERWIN WILLIAMS
EAGLE ROOFING
LA HABRA STUCCO
JAMES HARDIE SIDING

FONTANA

MONTE VISTA HOMES
P.O. BOX 9559
ALTA LOMA, CA 91701
(951) 314-8457

HIGHLAND VISTAS

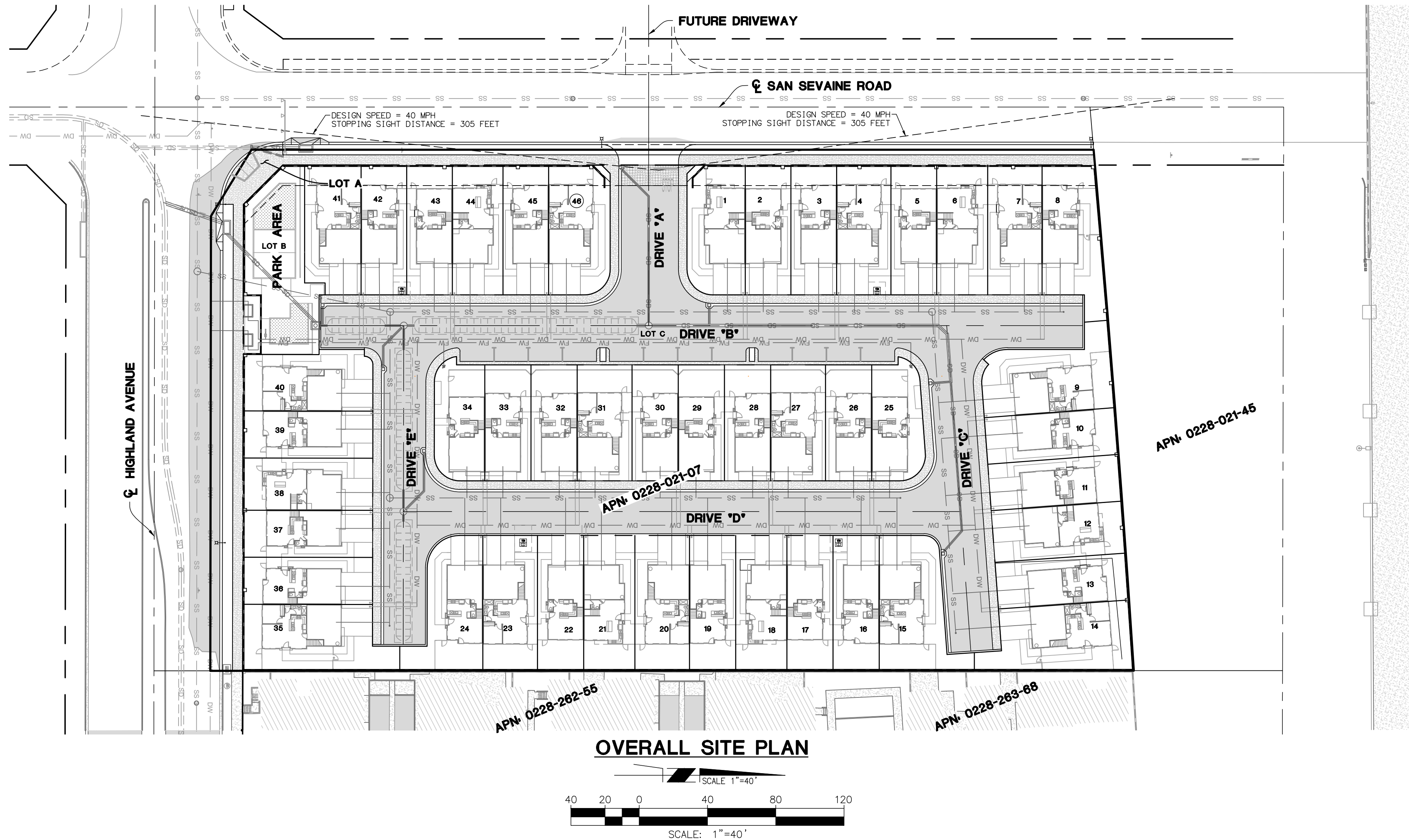


FEB. 13, 2026

COLOR/MATERIAL BOARD

SUMMA
ARCHITECTURE
5256 S. Mission Road, Ste. 404
Bonsall, CA 92003
www.summarch.com p.760.724.1198

CIVIL PACKAGE
FOR
TTM NO. 20839
HIGHLAND VISTAS
FONTANA, CA



LEGEND:

- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX SEWER LINE
- EX DOMESTIC WATER LINE
- EX FIRE WATER LINE
- EX RECYCLED WATER LINE
- EX STORM DRAIN LINE
- EX OVERHEAD ELECTRIC
- EX OVERHEAD COMMUNICATION
- EX UNDERGROUND ELECTRIC
- EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- PR SEWER LINE
- PR DOMESTIC WATER LINE
- PR FIRE WATER LINE
- PR RECYCLED WATER LINE
- PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE
- PR WALL

OWNER

SAN GABRIEL VALLEY WATER COMPANY
11142 BARVEY AVENUE
EL MONTE, CA 91733
(626) 448-6183

DEVELOPER

MONTE VISTA HOMES
PO BOX 9559
RANCHO CUCAMONGA, CA 91701
(951) 231-7206

CIVIL ENGINEER

ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN, STE E PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772

ARCHITECT

SUMMA ARCHITECTURE
5256 SOUTH MISSION ROAD, STE 404
BONSALL, CA 92003
(760) 724-1198

LANDSCAPE ARCHITECT

HOWARD ASSOCIATES, INC.
1951 FOURTH AVENUE, SUITE 302
SAN DIEGO, CA 92101
(619) 719-9660

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED DECEMBER 21, 1973 IN BOOK 8333, PAGE 289, OFFICIAL RECORDS AND BY DEED RECORDED DECEMBER 13, 1995, AS INSTRUMENT NO. 19950425553 OF OFFICIAL RECORDS.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF SOUTH HIGHLAND, BEING N 89°42'43" W AS SHOWN ON TRACT NO. 20349 FILED IN BOOK 363, PAGES 91-93 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

BENCHMARK:

MND BENCHMARK NO. E1A
ELEV = 1468.39
DESCRIPTION: SURVEY DISK SET IN THE CONCRETE FOOTING OF TOWER STAMPED : MND BM E1A 1989
LOCATION: 0.3 MILE (0.5 KM) NORTH OF THE INTERSECTION OF HIGHLAND AVE (HWY 30) AND SAN SEVAIRE ROAD THEN 300 FEET (91.4 M) NORTHEASTERLY ALONG THE POWER LINE SERVICE ROAD TO TRANSMISSION TOWER NUMBER 19/3 AT THE NORTH CONCRETE FOOTING A 2 INCH BRASS DISK SET IN THE TOP OF THE FOOTING.

PROJECT DESCRIPTION

46 UNIT TOWNHOME PROJECT WITH ASSOCIATED IMPROVEMENTS

PROPERTY ADDRESS:

14907 S. HIGHLAND AVENUE
FONTANA, CA 92336

ASSESSOR PARCEL NUMBER:

APN: 0228-021-07

PROPOSED LOT AREA:

LOTS 1 - LOT 46	104,744 SF	2.405 AC
LOT A	10,090 SF	0.232 AC
LOT B	4,232 SF	0.097 AC
LOT C	42,124 SF	0.967 AC
TOTAL	161,190 SF	3.701 AC

DENSITY CALCULATIONS:

PROPOSED CONDOMINIUMS: 46 UNITS	
NET AREA:	3.469 AC
PROPOSED DENSITY:	13.26 DU/AC

UTILITY PROVIDERS

CABLE:
SPECTRUM
16973 SIERRA LAKES PKWY
FONTANA, CA 92336
(888) 406-7063

ELECTRICAL:
SOUTHERN CALIFORNIA EDISON
EDISON P.O. BOX 800
ROSEMead, CA 91770
(800) 655-4555

THE GAS COMPANY:
CENTRALIZED CORRESPONDENCE
P.O. BOX 1626
MONTEREY PARK, CA 91754
(800) 228-7377

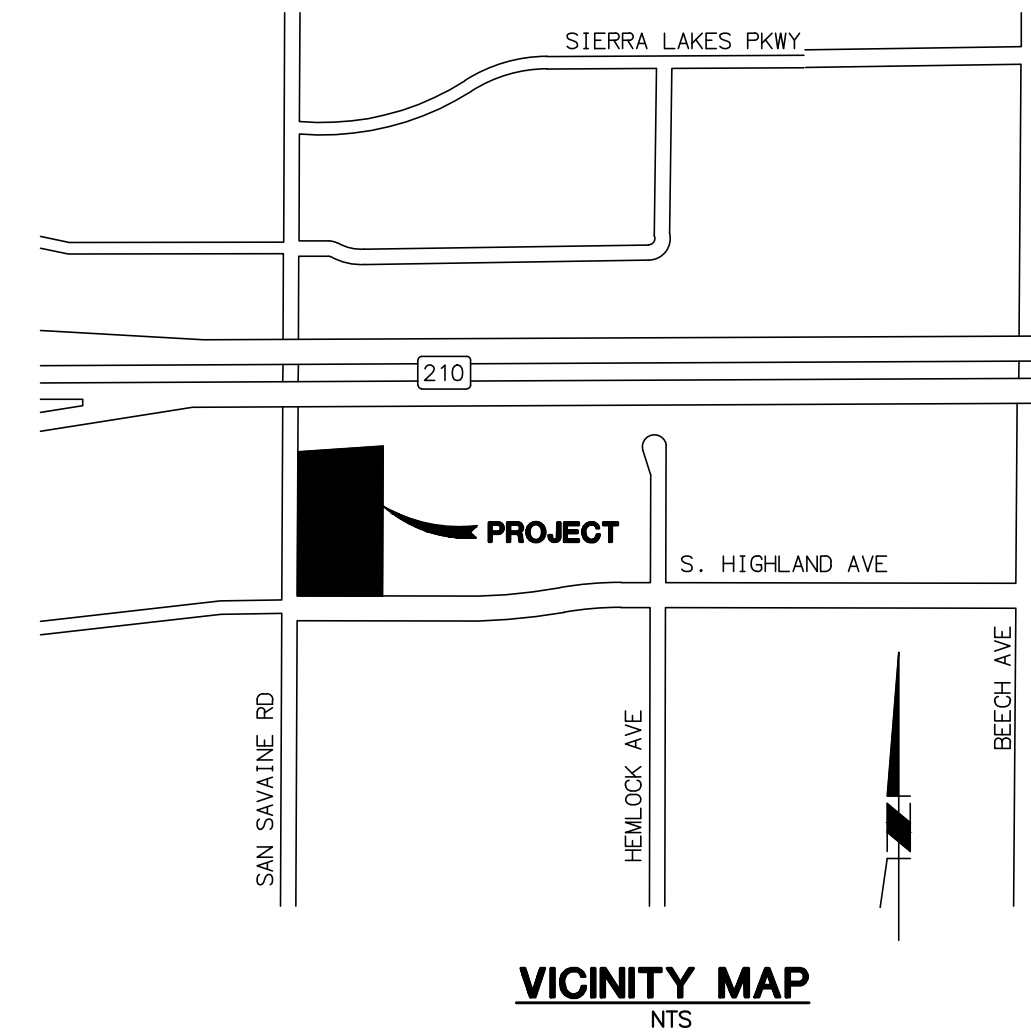
TRASH SERVICES:
BURTEC
9820 CHERRY LANE
FONTANA, CA 92335
(909) 987-3717

WATER:
FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
(909) 822-2201

SEWER:
PUBLIC WORKS DEPARTMENT
16489 ORANGE WAY
FONTANA, CA 92335
(909) 350-6760

SHEET INDEX

SHEET 1	-	TITLE SHEET
SHEET 2	-	CONCEPTUAL CIVIL SITE PLAN
SHEET 3	-	TENTATIVE TRACT MAP NO. 20839
SHEET 4	-	CONCEPTUAL GRADING PLAN
SHEET 5	-	SECTIONS
SHEET 6	-	TRASH ACCESS EXHIBIT



PROJECT SUMMARY

APN:	0228-021-007
SITE ADDRESS:	14907 S. HIGHLAND AVE
SITE AREA:	3.465 ACRES
EXISTING USE:	VACANT
PROPOSED AFFORDABLE:	2 UNITS (VERY LOW INCOME)

LAND USE:	PROPOSED	ALLOWED
ZONING:	R-M	R-M
DWELLINGS:	46 DUPLEX UNITS	42 UNITS (PLUS DENSITY BONUS)
DENSITY:	13.27 DU/AC	5.1-123 DU/AC
BLDG. HT:	33'	35'
LOT COVERAGE:	31.3%	50%
# OF STORIES:	2	2
FRONT SETBACK:	11' (SAN SEVAIRE)	22'
STREET SIDE:	11' (HIGHLAND)	10'
INTERIOR SIDE:	5'	5'
REAR SETBACK:	12'	20'
OPEN SPACE:	37.4%	35% - 40%

UNIT SUMMARY

QTY	UNIT	AREA	# BEDS
10	PL 1	1,385 S.F.	3 BED
16	PL 2	1,460 S.F.	3 BED
7	PL 3	1,664 S.F.	3 BED + LOFT/OPT BD 4
13	PL 4	1,850 S.F.	4 BED + LOFT
46	TOTAL UNITS		

BUILDING SUMMARY

BLDG	PLANS	QTY
TYPE A	PL 1 - PL 2	3
TYPE B	PL 1 - PL 3	7
TYPE C	PL 2 - PL 4	13
TOTAL BLDG'S		23

PARKING SUMMARY

ATTACHED GARAGES =	92 STALLS
PRIVATE DRIVEWAYS =	72 STALLS
OPEN GUEST =	12 STALLS
TOTAL PARKING PROVIDED =	176 STALLS (3.8 ST/U)

LOT COVERAGE SUMMARY

BUILDINGS	47,252 S.F.	(31.3%)
STREETS/DRIVES/PARKING	47,329 S.F.	(31.3%)
PRIVATE YARDS	17,386 S.F.	(11.5%)
COMMON OPEN SPACE	4,156 S.F.	(2.8%)
OTHER LANDSCAPING	34,810 S.F.	(23.1%)
		378 S.F. PER UNIT
		90 S.F. PER UNIT

PROJECT FIRE SUMMARY

2 STORY DUPLEX - (BLDG. TYPES A, B & C)	CRC R3/U OCCUPANCY TYPE VB, 13D SPRINKLERS
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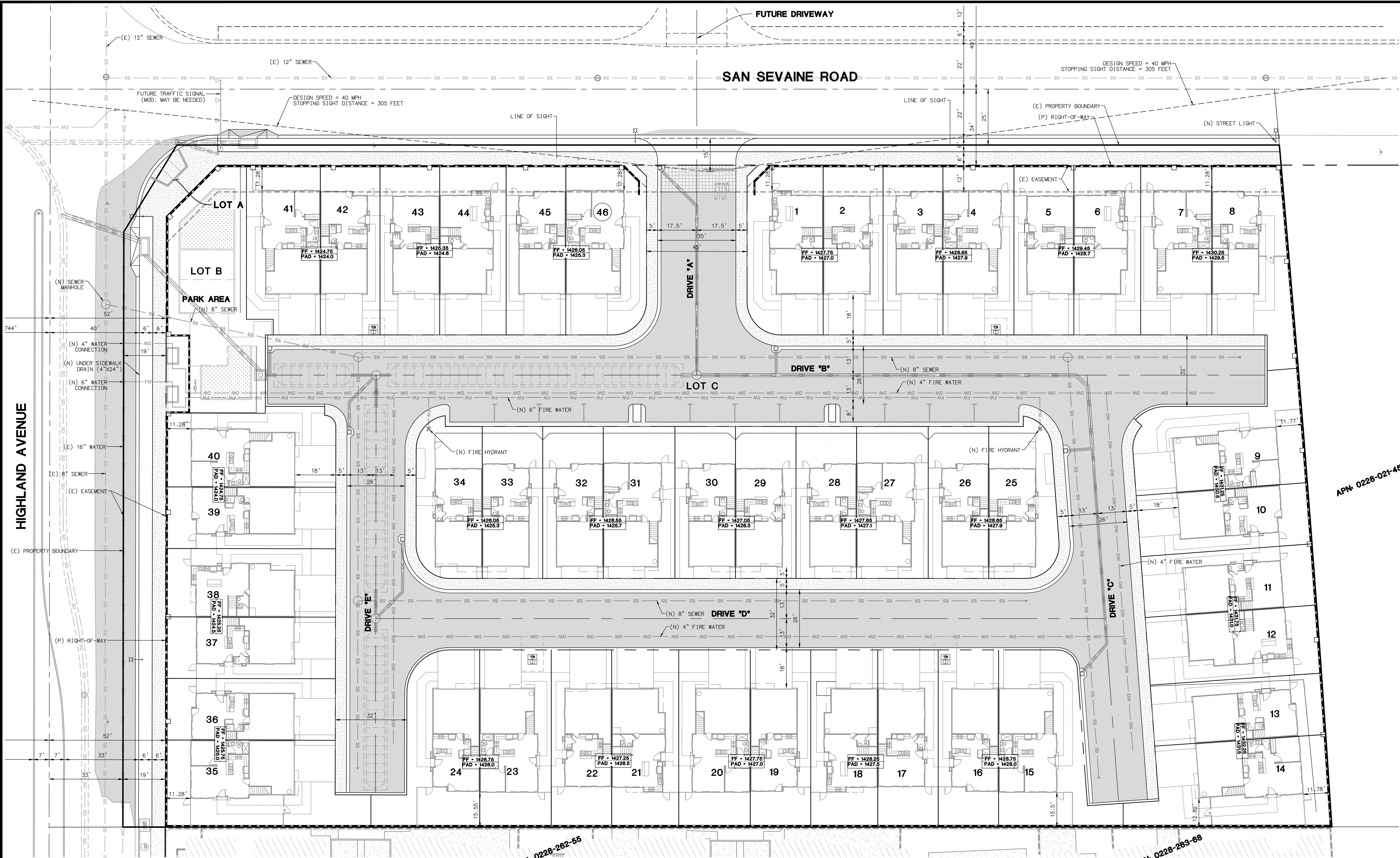
BUILDING HEIGHT	33' TO RIDGE (20' EAVES)
FIRE APPARATUS ROADS TO BE 26' MINIMUM WIDTH	

150' HOSE PULL PROVIDED

GENERAL NOTES

- EXISTING LAND USE: UNDEVELOPED
- PROPOSED LAND USE: R-M
- EXISTING ZONING: R-2
- WATER SERVICE PROVIDED BY: FONTANA WATER COMPANY
- SEWER SERVICE PROVIDED BY: CITY OF FONTANA
- ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
- GAS SERVICE PROVIDED BY: SOCAL GAS CO.
- TELEPHONE SERVICE PROVIDED BY: SPRINT
- CABLE TELEVISION PROVIDED BY: TIME WARNER CABLE
- PROJECT IS WITHIN THE CYPRESS SCHOOL DISTRICT
- LOT 1 SHALL BE HOMEOWNER MAINTAINED AND LOT 4 SHALL BE DEDICATED TO THE CITY OF FONTANA
- NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT.
- PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" PER FIRM PANEL 06071C7915H EFFECTIVE ON 8/28/2008
- ASSESSOR'S PARCEL NUMBER: 0228-021-07

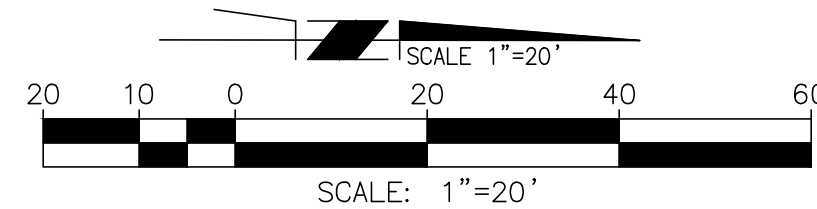
SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY	REGISTERED PROFESSIONAL ENGINEER R. STEVEN AUSTIN No. 68795 CIVIL STATE OF CALIFORNIA	DRAWN BY: PSA DESIGNED BY: --- CHECKED BY: --- APPROVED BY: ---	ADVANCED CIVIL GROUP	PREPARED BY: ADVANCED CIVIL GROUP, INC. 30251 GOLDEN LANTERN, SUITE E, PMB 251 LAGUNA NIGUEL, CA 92677 (949) 391-7772 PHONE STEVE@ADVANCEDCIVILGROUP.COM WWW.ADVANCEDCIVILGROUP.COM	HIGHLAND VISTAS FONTANA, CA description TITLE SHEET - CIVIL SET prepared for MONTE VISTA HOMES	SHEET NO: C-1 SHEET 1 OF 6 UPDATED : 07/02/2026
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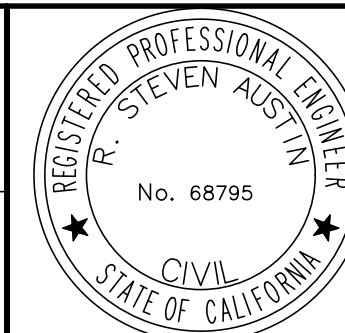
SITE PLAN NOTES:

- THE PROPOSED PROJECT DOES NOT PLAN TO HAVE A GATE.
- THE FUTURE TRAFFIC SIGNAL AT THE INTERSECTION OF SAN SEVAIRE RD AND SOUTH HIGHLAND AVENUE MAY NEED A MODIFICATION WHEN THE PROJECT IS DEVELOPED.

CONCEPTUAL CIVIL SITE PLAN



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APPROVED BY:



PREPARED BY:

ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772 PHONE
STEVE@ADVANCEDCIVILGROUP.COM
WWW.ADVANCEDCIVILGROUP.COM

HIGHLAND VISTAS
FONTANA, CA

CONCEPTUAL SITE PLAN

prepared for
MONTE VISTA HOMES

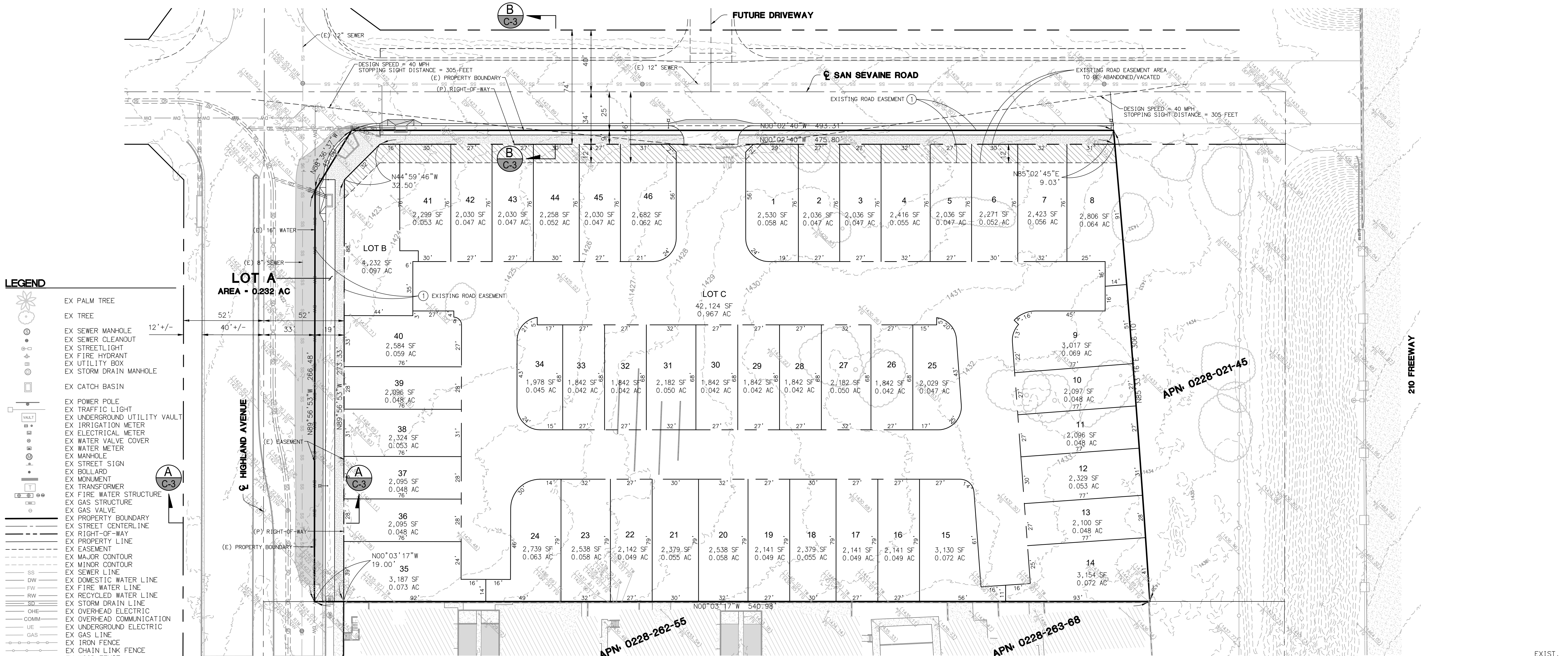
SHEET NO:

C-2

SHEET **2** OF **6**

UPDATED : 07/02/2025

CITY OF FONTANA
TENTATIVE TRACT MAP NO. 20839



LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX SEWER LINE
- EX DOMESTIC WATER LINE
- EX FIRE WATER LINE
- EX RECYCLED WATER LINE
- EX STORM DRAIN LINE
- EX OVERHEAD ELECTRIC
- EX OVERHEAD COMMUNICATION
- EX UNDERGROUND ELECTRIC
- EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE

- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- SS EXISTING
- FW FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- FF FINISHED FLOOR
- INV INVERT
- L LENGTH
- MIN MINIMUM
- NTS NOT TO SCALE
- P PROPERTY LINE
- PR PROPOSED
- (P) PROPOSED
- (N) NEW OR PROPOSED
- R RADIUS
- TC TOP OF CURB
- TG TOP OF GRATE
- TW TOP OF WALL
- TYP TYPICAL

- ABBREVIATIONS
- D DELTA
 - EX EXISTING
 - (E) EXISTING
 - FG FINISHED GRADE
 - FL FLOW LINE
 - FS FINISHED SURFACE
 - FF FINISHED FLOOR
 - INV INVERT
 - L LENGTH
 - MIN MINIMUM
 - NTS NOT TO SCALE
 - P PROPERTY LINE
 - PR PROPOSED
 - (P) PROPOSED
 - (N) NEW OR PROPOSED
 - R RADIUS
 - TC TOP OF CURB
 - TG TOP OF GRATE
 - TW TOP OF WALL
 - TYP TYPICAL

DEVELOPER:
MONTE VISTA HOMES
PO BOX 9559
RANCHO CUCAMONGA, CA 91701
(951) 231-7206

PROPERTY ADDRESS:
14907 S. HIGHLAND AVENUE
FONTANA, CA 92336

ASSESSOR PARCEL NUMBER:
APN: 0228-021-07

DENSITY CALCULATIONS:
PROPOSED TOWNHOME LOTS: 46 LOTS
NET AREA: 3.469 AC
PROPOSED DENSITY: 13.26 DU/AC

PROPOSED LOT AREA:

LOT NO.	USE	AREA (SF)	AREA (AC)
LOTS 1 - LOT 46 TOWNHOME		104,744 SF	2.405 AC
LOT A (HOA LOT)	PUBLIC ROAD AND UTIL.	10,090 SF	0.232 AC
LOT B (HOA LOT)	PRIVATE PARK	4,232 SF	0.097 AC
LOT C (HOA LOT)	PRIVATE ROAD AND UTIL.	42,124 SF	0.967 AC
TOTAL		161,190 SF	3.701 AC

GENERAL NOTES

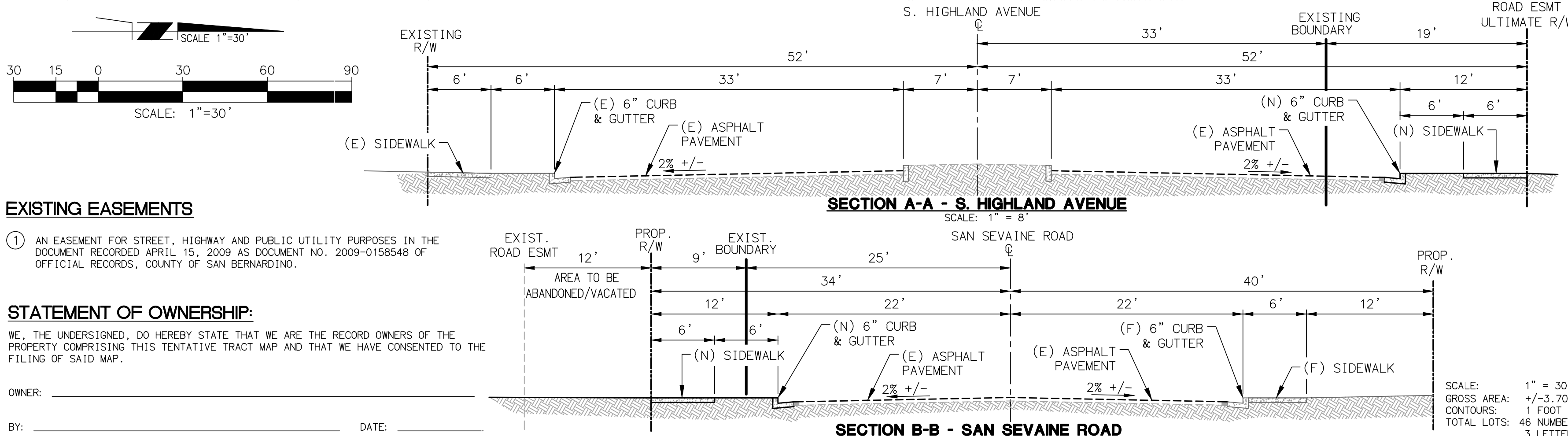
- EXISTING LAND USE: UNDEVELOPED
- PROPOSED LAND USE: R-M
- EXISTING ZONING: R-2
- WATER SERVICE PROVIDED BY: FONTANA WATER COMPANY
- SEWER SERVICE PROVIDED BY: CITY OF FONTANA
- ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
- GAS SERVICE PROVIDED BY: SOCAL GAS CO.
- TELEPHONE SERVICE PROVIDED BY: SPRINT
- CABLE TELEVISION PROVIDED BY: TIME WARNER CABLE
- PROJECT IS WITHIN THE CYPRESS SCHOOL DISTRICT
- LOT A SHALL BE HOMEOWNER OWNED AND CITY OF FONTANA MAINTAINED WHILE LOTS B AND C SHALL BE HOA OWNED AND HOA MAINTAINED
- NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT
- PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" PER FIRM PANEL 06071C7915H EFFECTIVE ON 8/28/2008
- ASSESSOR'S PARCEL NUMBER: 0228-021-07

ABANDONMENT / VACATION NOTE:
PORTIONS OF THE EXISTING PUBLIC RIGHT-OF-WAY OF SAN SEVAINE ROAD ARE TO BE ABANDONED/VACATED VIA THE FINAL MAP ITSELF. THE AREAS TO BE ABANDONED/VACATED ARE SHOWN HEREON.

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED DECEMBER 21, 1973 IN BOOK 8333, PAGE 289, OFFICIAL RECORDS AND BY DEED RECORDED DECEMBER 13, 1995, AS INSTRUMENT NO. 19950425553 OF OFFICIAL RECORDS.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF SOUTH HIGHLAND, BEING N 89°42'43" W AS SHOWN ON TRACT NO. 20349 FILED IN BOOK 363, PAGES 91-93 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

BENCHMARK:
MMD BENCHMARK NO. E1A
ELEV = 1468.39
DESCRIPTION: SURVEY DISK SET IN THE CONCRETE FOOTING OF TOWER STAMPED: MMD BM E1A 1989
LOCATION: 0.3 MILE (0.5 KM) NORTH OF THE INTERSECTION OF HIGHLAND AVE (HWY 30) AND SAN SEVAINE ROAD THEN 300 FEET (91.4 M) NORTHEASTERLY ALONG THE POWER LINE SERVICE ROAD TO TRANSMISSION TOWER NUMBER 19/3 AT THE NORTH CONCRETE FOOTING A 2 INCH BRASS DISK SET IN THE TOP OF THE FOOTING.



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REGISTERED PROFESSIONAL ENGINEER
R. STEVEN AUSTIN
No. 68795
CIVIL
STATE OF CALIFORNIA

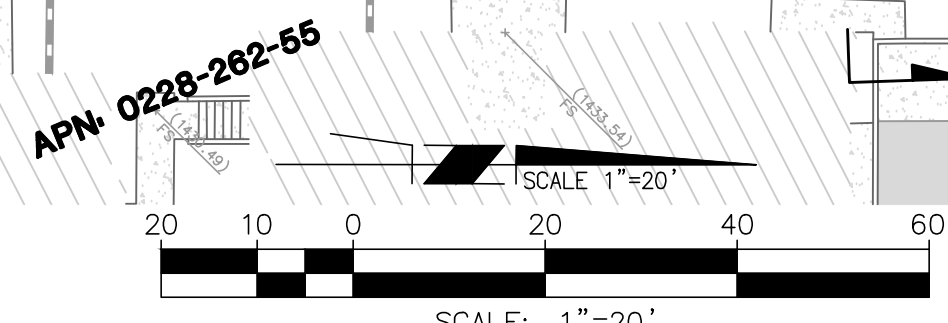
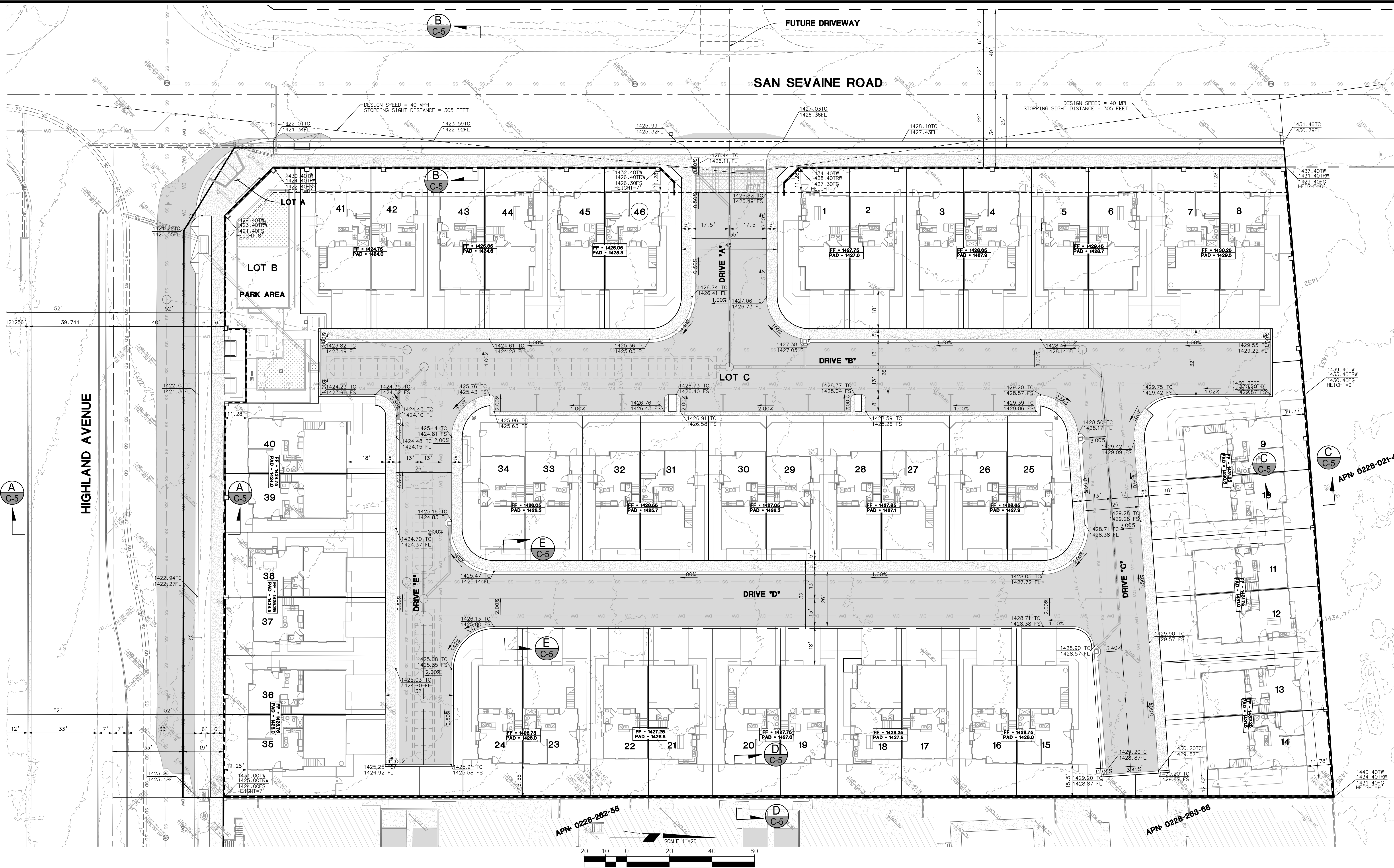
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DESIGNED BY:
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APPROVED BY:

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CIVIL GROUP

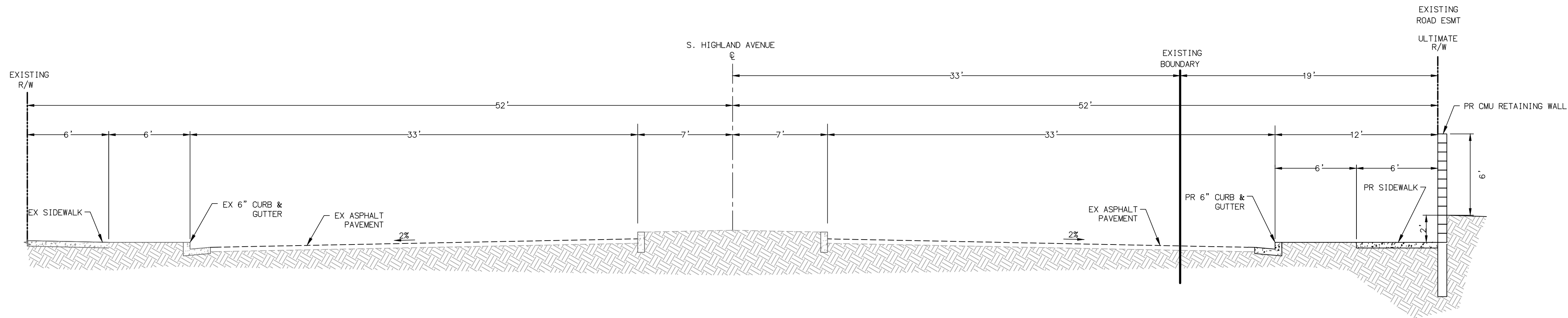
PREPARED BY:
R. STEVEN AUSTIN, PE
ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772 PHONE
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HIGHLAND VISTAS
FONTANA, CA
TENTATIVE TRACT MAP NO. 20839
MONTE VISTA HOMES

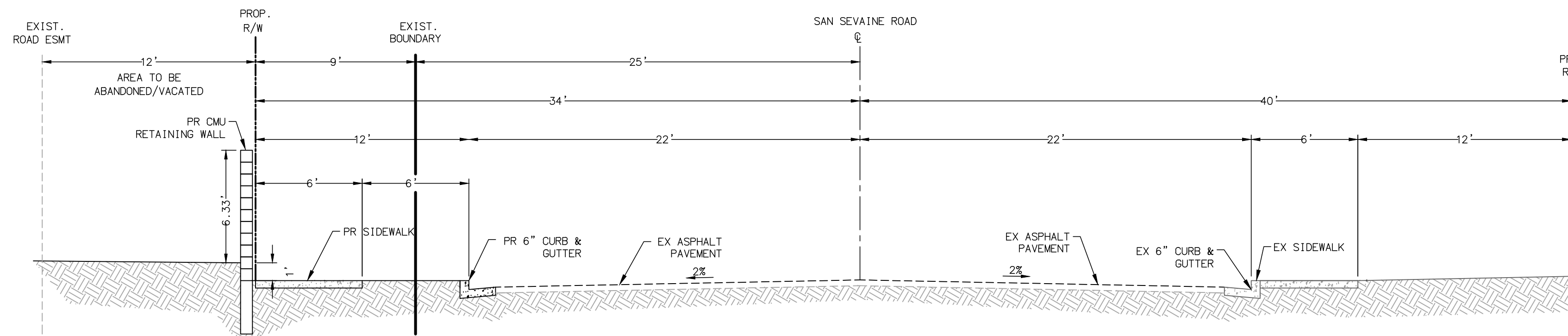
SHEET NO:
C-3
SHEET 3 OF 6
UPDATED : 07/02/2026



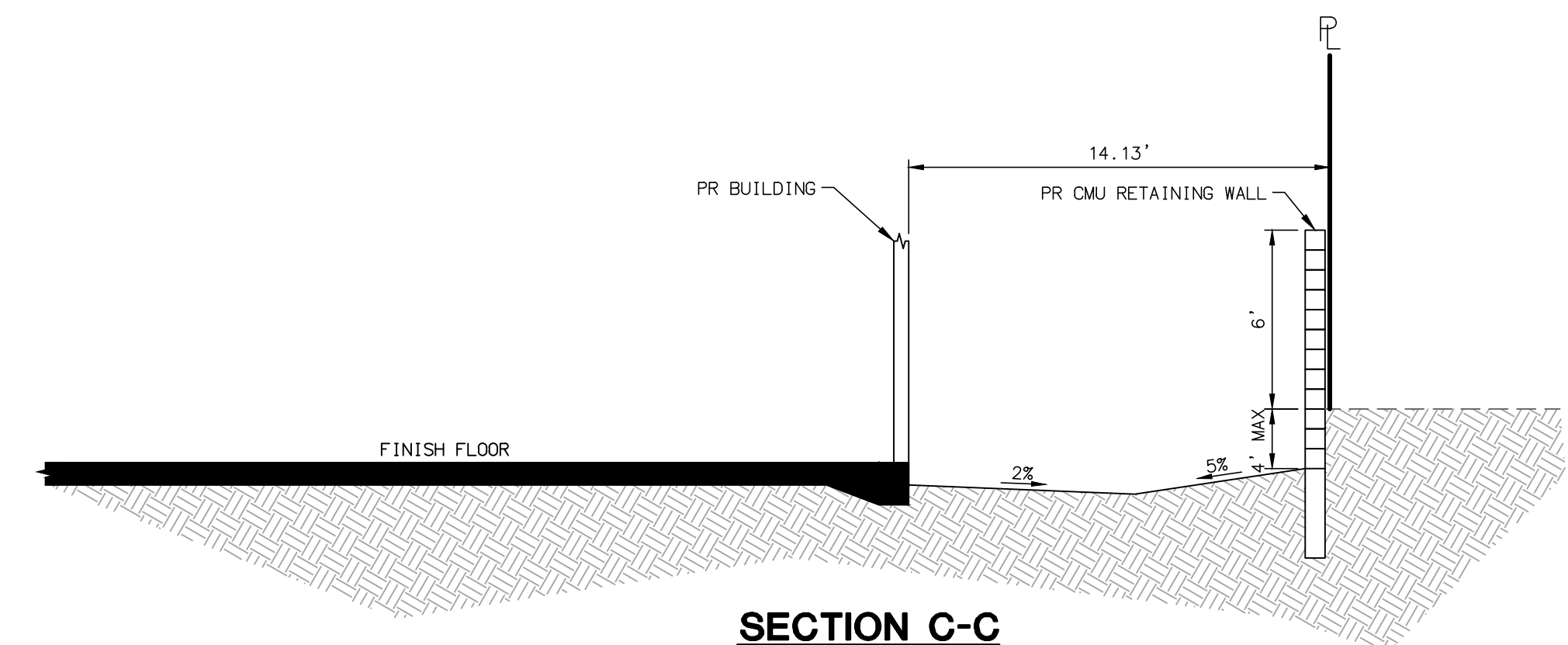
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		CHECKED BY: ---			CONCEPTUAL GRADING PLAN		C-4
		APPROVED BY: ---	MONTE VISTA HOMES		SHEET 4 OF 6		



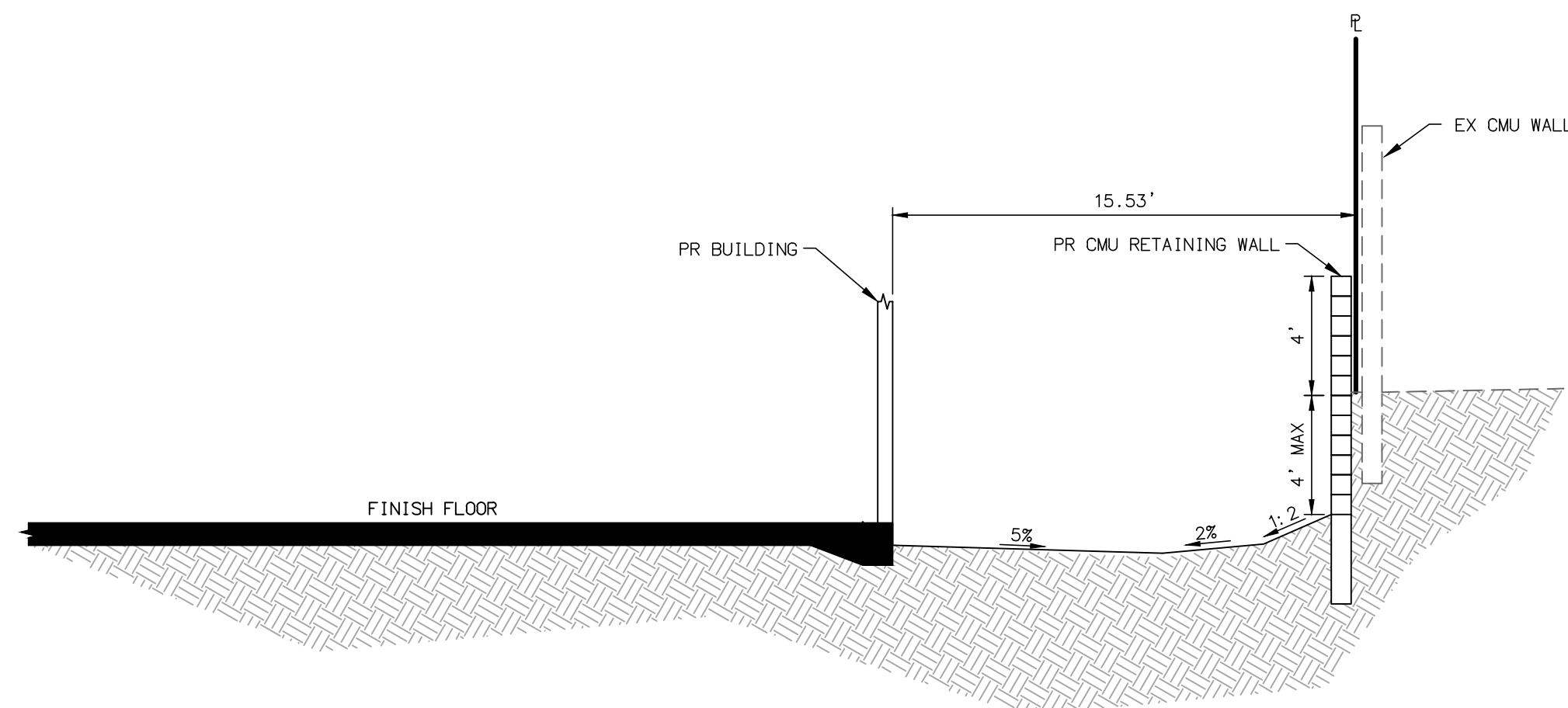
SECTION A-A
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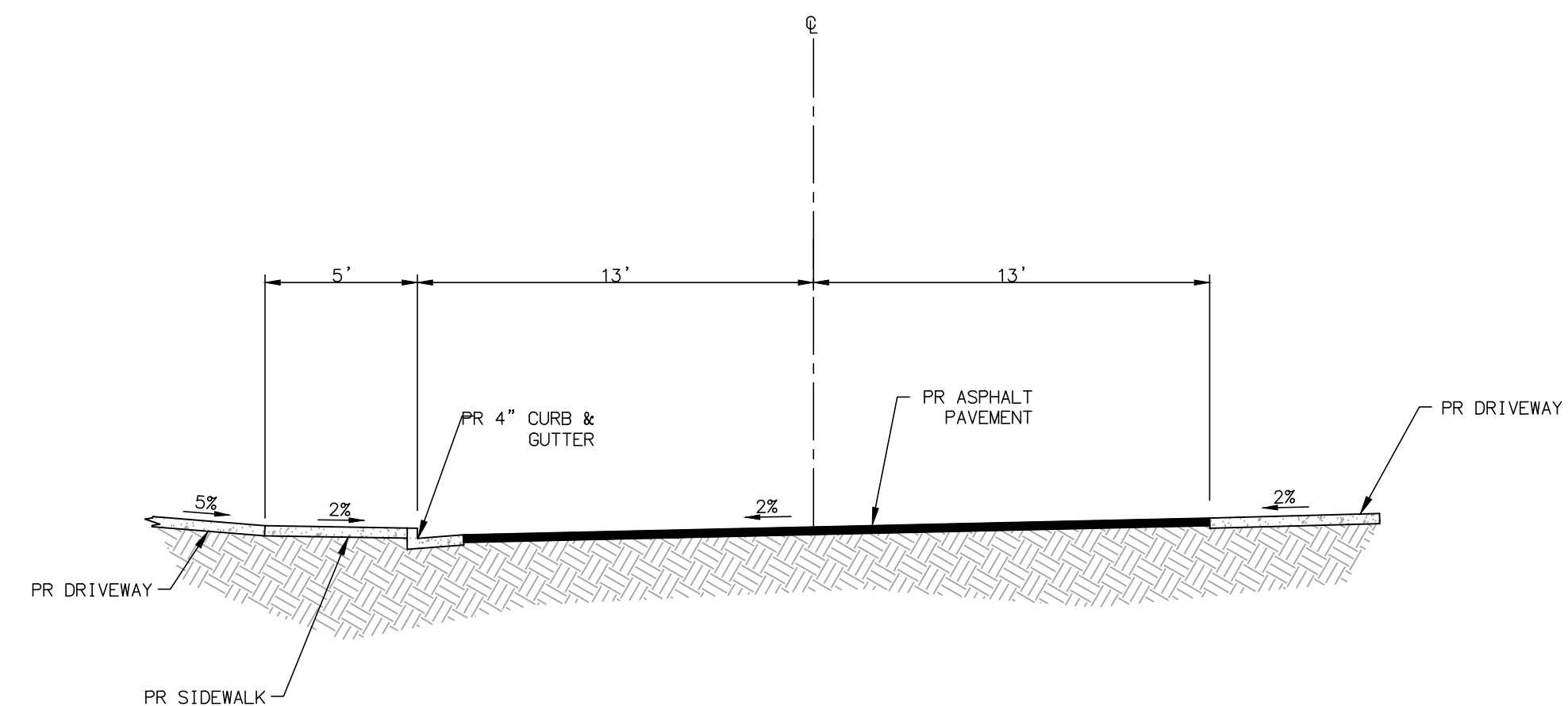
SECTION B-B
SCALE: 1"=6'



SECTION C-C
SCALE: 1"=6'

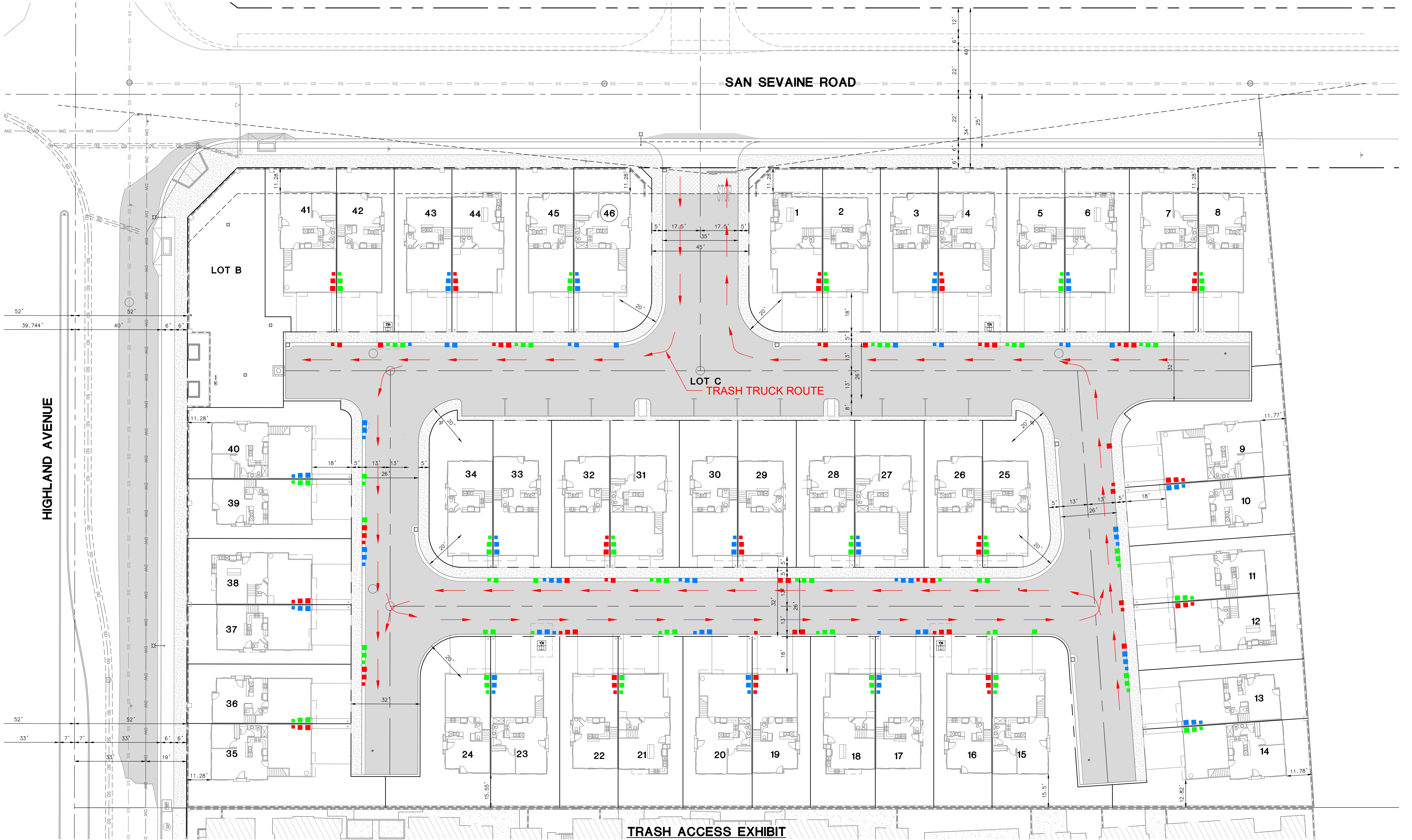


SECTION D-D
SCALE: 1"=6'



SECTION E-E
SCALE: 1"=6'

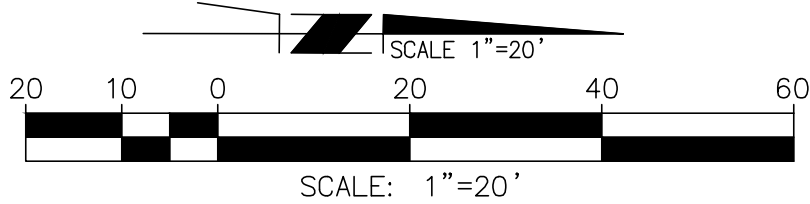
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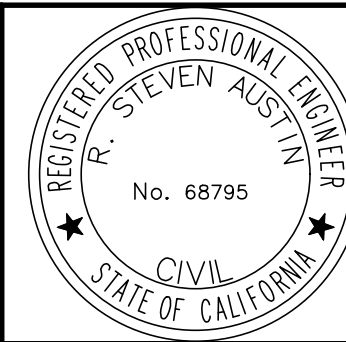
LEGEND:

Container Dimensions				
Residential Container	Height	Width	Depth	Capacity
35 Gallon Residential Cart	36"	17"	17"	150 lbs
65 Gallon Residential Cart	38"	24"	24"	200 lbs
95 Gallon Residential Cart	41"	26"	26"	250 lbs

* SPACING PROVIDED BETWEEN BINS = 18"



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HIGHLAND VISTAS
FONTANA, CA

description

TRASH ACCESS EXHIBIT

prepared for
MONTE VISTA HOMES

SHEET NO:

C-6

SHEET 6 OF 6

UPDATED : 07/02/2026



SHEET INDEX

L-1 Landscape Concept Plan
L-2 Landscape Enlargement and Details
L-3 Plant Legend, Notes and Calculations

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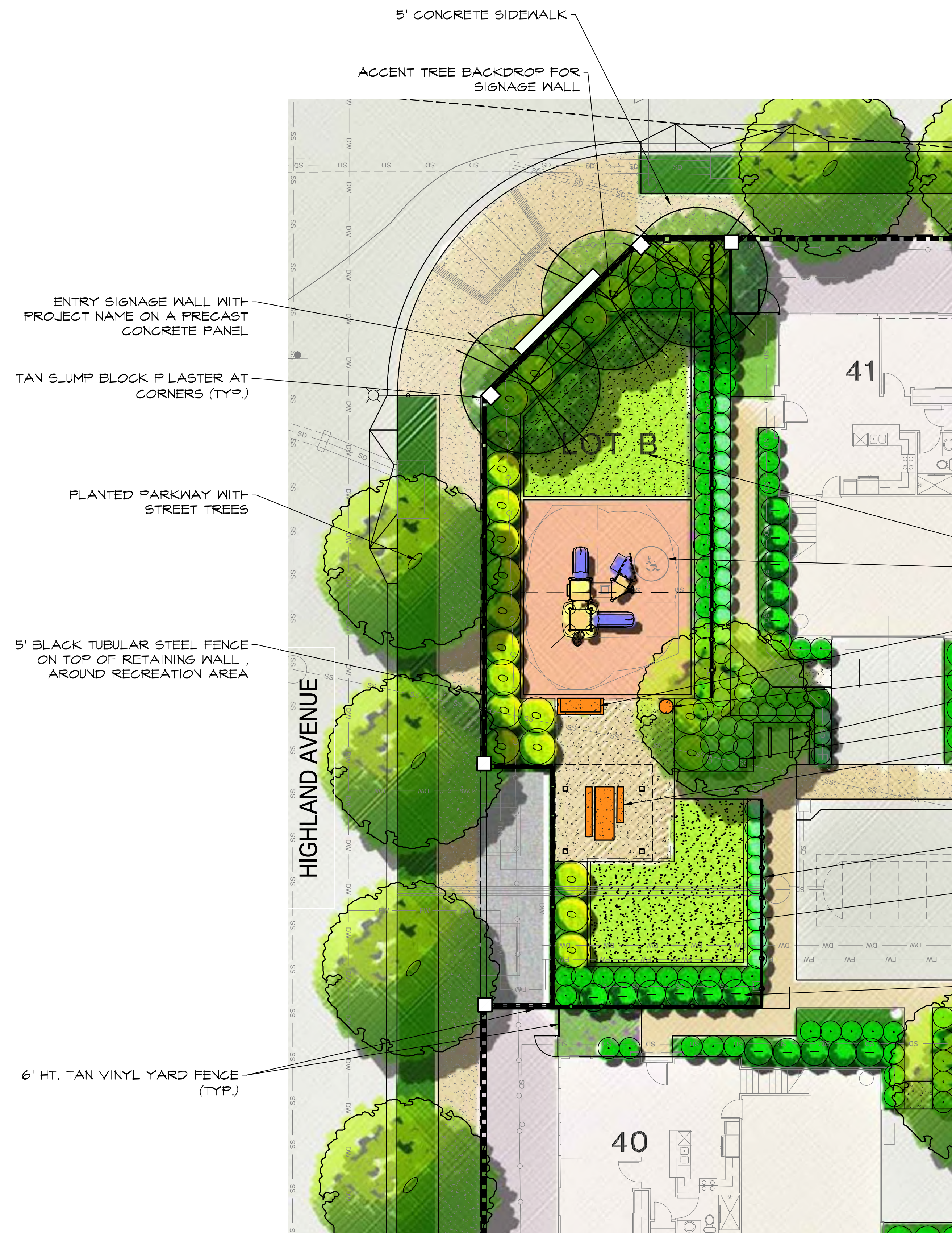


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DESIGNED BY: ---
CHECKED BY: ---
APPROVED BY: ---

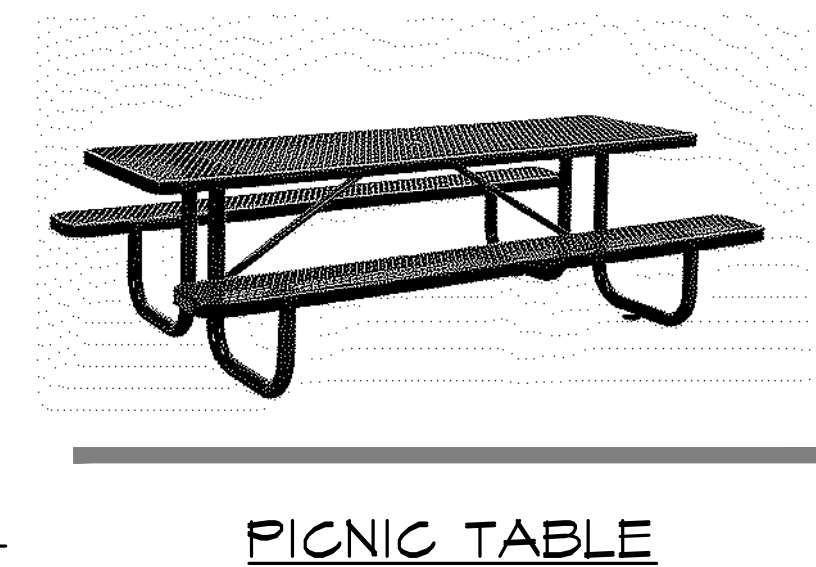
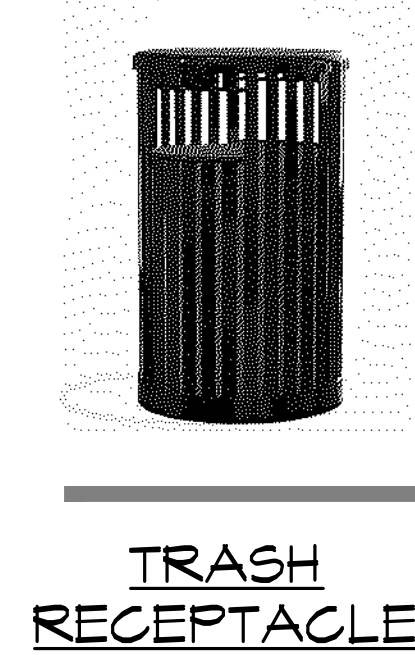
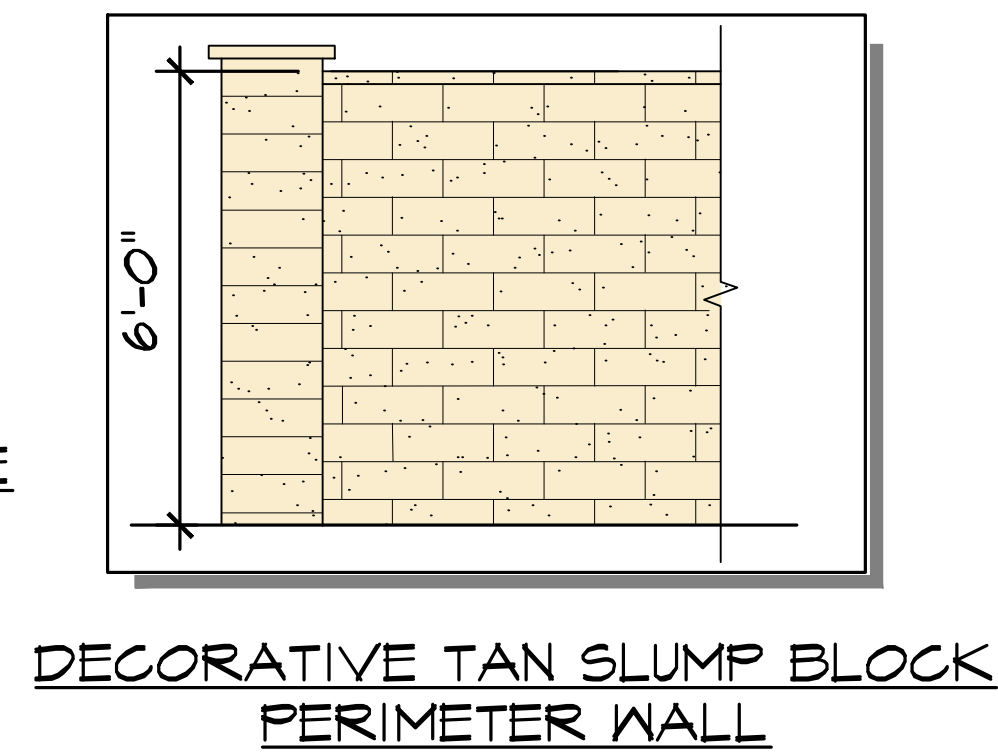
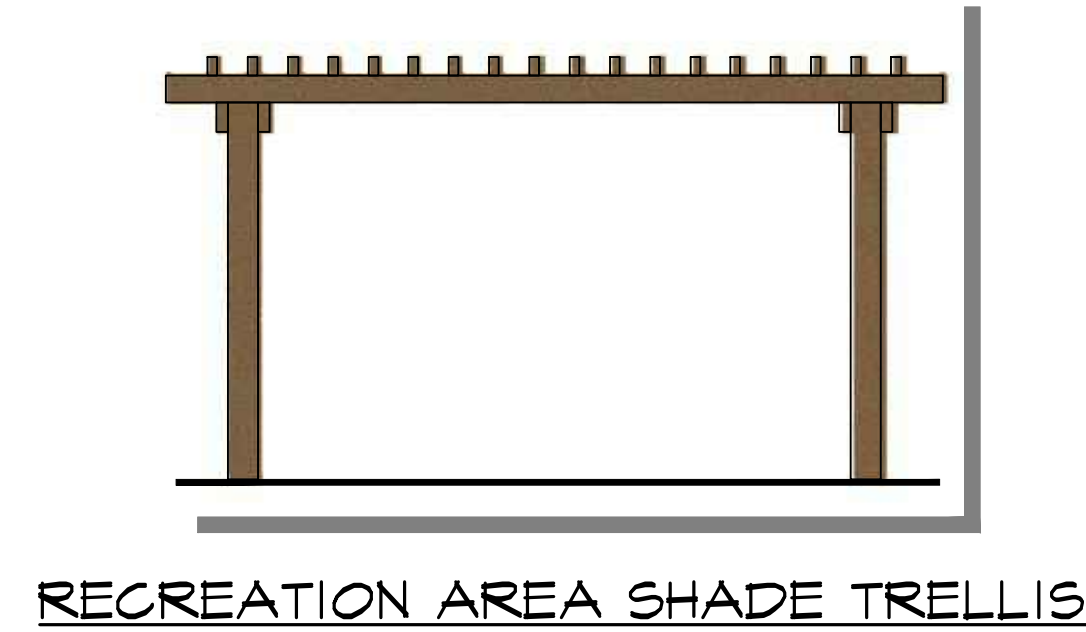
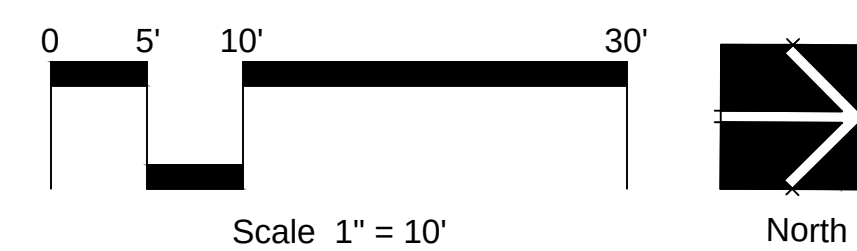
PREPARED BY: rla 2681
HOWARD ASSOCIATES
landscape architecture
1951 Fourth Avenue, Suite 302
San Diego, CA 92101 (619) 718-9660

HIGHLAND VISTAS
FONTANA, CA
LANDSCAPE CONCEPT PLAN
provided for
MONTE VISTA HOMES

SHEET NO: **L-1**
SHEET 1 OF 3



RECREATION AREA ENLARGEMENT



- RECREATIONAL LAWN AREA
- CHILDREN'S PLAY AREA WITH PLAY STRUCTURE
- BENCH
- TRASH RECEPTACLE
- BIKE RACK
- PET WASTE STATION
- SHADE STRUCTURE/ PICNIC TABLE
- 42' HT. BLACK TUBULAR STEEL FENCE
- RECREATIONAL LAWN AREA
- SHRUB PLANTING TO BUFFER PRIVATE ENTRY (TYP.)

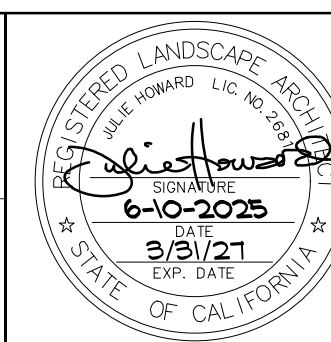


MATERIALS

- STUCCO COLOR - SW7570 EGRET WHITE
- TILE SPEC- MARAZZI COTTO REVIVAL RUST 8" SQ. MATTE PORCELAIN TILE
- SIGNAGE-FIELD SW7008 ALABASTER W/ BLACK LETTERING

OWNER/ APPLICANT:
MONTE VISTA HOMES
P.O. BOX 9589
ALTA LOMA, CA 91701

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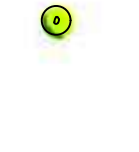


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DESIGNED BY: ---
CHECKED BY: ---
APPROVED BY: ---

PREPARED BY: rla 2681
HOWARD ASSOCIATES
landscape architecture
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San Diego, CA 92101 (619) 718-9660

HIGHLAND VISTAS
FONTANA, CA
LANDSCAPE ENLARGEMENT
AND DETAILS
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MONTE VISTA HOMES

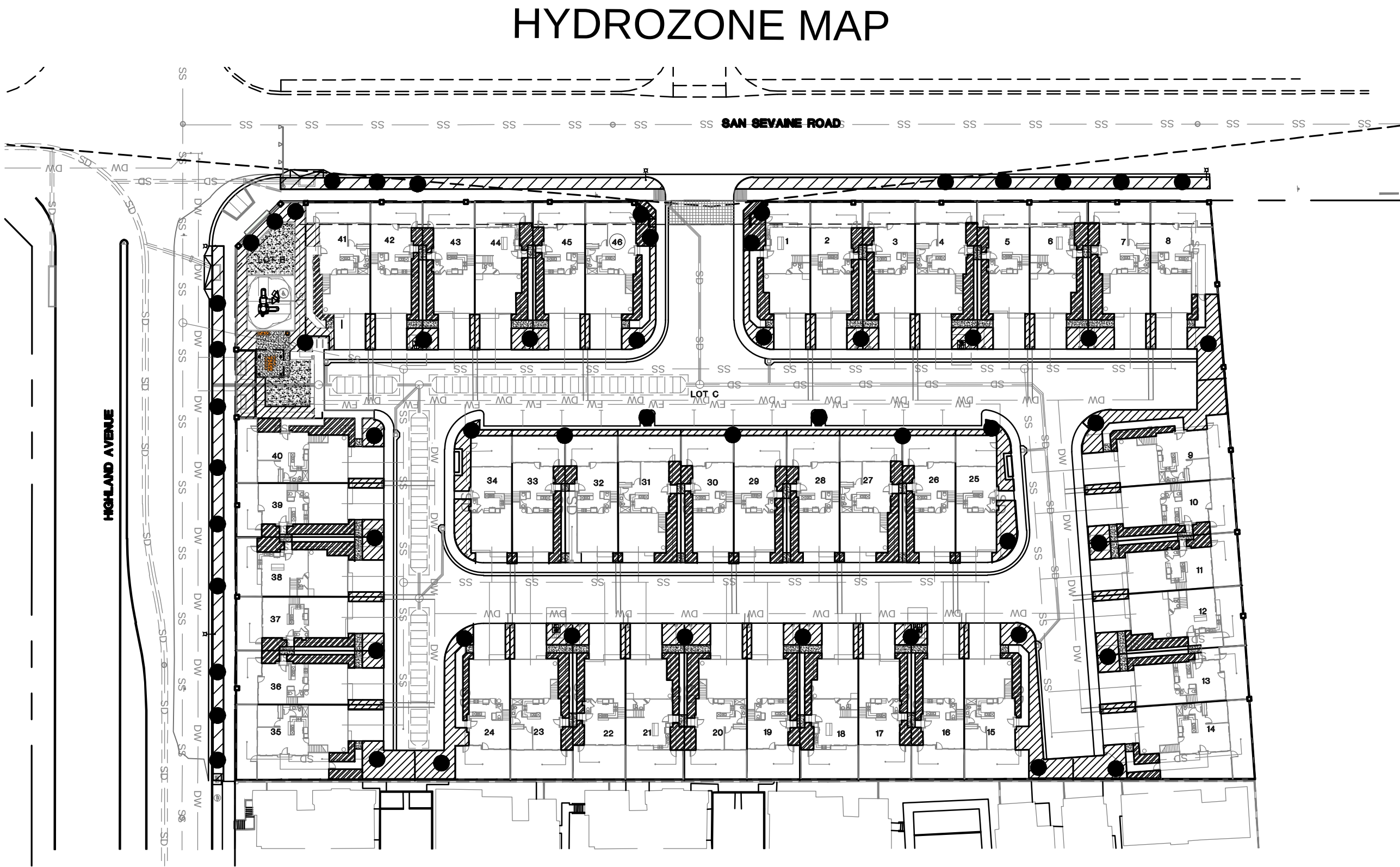
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L-2
SHEET 2 OF 3

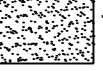
PLANT LEGEND							WUCOLS ZONE 4
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	HT. x IN	GROWTH RATE	FUNCTION	
	STREET TREES: (36" BOX SIZE AT 30' O.C.)		35				
	QUERCUS ILEX (SOUTH HIGHLAND AVE)	HOLLY OAK		35' x 35'	MOD	EVERGREEN STREET TREE	L
	LAGERSTROEMIA 'NATCHEZ' (SAN SEVAINE ROAD)	NATCHEZ CRAPE MYRTLE		25' x 20'	MOD	FLOWERING STREET TREE	M
	INTERIOR STREET TREES: (24" BOX SIZE)						
	ULMUS PARVIFOLIA 'TRUE GREEN'	LACEBARK ELM		40' x 40'	MOD	STREET TREE	L
	THEME TREES: (24" BOX SIZE)		10				
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW		40' x 30'	MOD	THEME TREE, STD. FORM	M
	LOPHOSTOMON CONFERTA	BRISBANE BOX		60' x 40'	MOD	THEME TREE, STD. FORM	M
	ACCENT TREES: (25% 36" BOX, 75% 24" BOX SIZE)		11				
	LAGERSTROMIA INDICA	CRAPE MYRTLE		25' x 20'	MOD	FLOWERING ACCENT TREE	M
	TRISTANOPSIS LAURINA	WATER GUM		35' x 20'	SLOW	EVERGREEN ACCENT TREE	M
	EVERGREEN HEDGE AND SCREENING SHRUBS: (5 GAL. SIZE AT 3'-4' O.C.)		MIN. QTY. 200				
	ARBUTUS COMPACTA	NCN		6' x 4'	MOD	EVERGREEN HEDGE	L
	CALLISTEMON V. 'SLIM'	SLIM BOTTLEBRUSH		8' x 3'	MOD	EVERGREEN HEDGE	L
	CUPRESSUS S. 'TINY TOWER'	TINY TOWER ITALIAN CYPRESS		25' x 3'	SLOW	VERT. ACCENT COLUMN	L
	EVONYMUS J. 'GREEN SPIRE'	GREEN SPIRE EVONYMUS		8' x 2'	MOD	EVERGREEN HEDGE	M
	LIGUSTRUM JAPONICUM TEXANUM	TEXAS PRIVET		6' x 4'	MOD	EVERGREEN HEDGE	M
	OLEA 'LITTLE OLLIE'	DWARF OLIVE		6' x 4'	MOD	EVERGREEN HEDGE	L
	TECOMA X 'ORANGE JUBILEE'	ORANGE BELLS		8' x 6'	MOD	ACCENT SHRUB	L
	WESTRINGIA F. 'BLUE GEM'	BLUE GEM COAST ROSEMARY		4' x 3'	MOD	EVERGREEN HEDGE	L
	MASSING SHRUBS: (1 GAL. SIZE AT 3' O.C.) MIN. QTY. 100						
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH		3' x 3'	MOD	MASSING SHRUB	L
	HESPERALOE PARVIFLORA	RED YUCCA		3' x 3'	MOD	FLOWERING SUCCULENT	L
	SMALL ACCENT SHRUBS: (1 GAL. SIZE AT 2'-3' O.C.) MIN. QTY. 100						
	ANIGOZANTHUS SPP.	KANGAROO PAW		2' x 2'	MOD	VERTICAL ACCENT	L
	CRASSULA O. 'GOLLUM'	GOLLUM JADE PLANT		3' x 2'	MOD	ACCENT SUCCULENT	L
	DIANELLA R. 'LITTLE REV'	LITTLE REV FLAX LILY		2' x 1'	MOD	SMALL ACCENT SHRUB	L
	SPREADING GROUND COVER: (1 GAL. SIZE AT 2'-3' O.C.)						
	LOMANDRA L. 'BREEZE'	DWARF MAT RUSH		2' x 2'	MOD	TEXTURED GROUND COVER	L
	ROSMARINUS O. 'ROMAN BEAUTY'	ROMAN BEAUTY ROSEMARY		2' x 2'	MOD	LOW SHRUB G.C.	L
	SENECIO SERPENS	BLUE CHALK STICKS		1' x 2'	FAST	ACCENT GROUND COVER	L
	SCREENING VINES: (5 GAL. STAKED)						
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE		25'	FAST	TRAILING VINE TRAIN TO WALL	L
	FICUS REPENS	CLIMBING FIG		20'	FAST	CLIMBING VINE, TRAIN TO WALL	M
	LAWN:						
	MARATHON DWARF FESCUE SOD						H

Minimum Street Tree Separation Distance	
IMPROVEMENT	MIN. DISTANCE TO STREET TREE
TRAFFIC SIGNALS AND STOP SIGNS	20'
UNDERGROUND UTILITY LINES	5'
SEWER LINES	10'
ABOVE GROUND UTILITY STRUCTURES	10'
DRIVEWAY ENTRIES	10'
INTERSECTIONS	25'

LOT COVERAGE	
SITE AREA	150,933 SF / 100%
DRIVES/PARKING	47,329 SF / 31%
BUILDINGS	47,252 SF 31%
PRIVATE YARDS	17,386 SF 12%
COMMON OPEN SPACE	38,966 SF / 26%

LANDSCAPE CALCULATIONS	
SITE AREA LESS BLDG. FOOTPRINTS	103,681 SF
REQUIRED LANDSCAPING AREA (15%)	15,552 SF
LANDSCAPING AREA PROVIDED (28%)	28,544 SF
TREES REQUIRED (1/300 SF REQUIRED LANDSCAPE) :	52 EA
TREES PROVIDED :	58 EA
36" BOX TREES REQUIRED (20%) :	11 EA
36" BOX TREES PROVIDED :	17 EA
SHRUBS REQUIRED (3 PER TREE) :	156 EA (50% 5 GAL)
SHRUBS PROVIDED :	400 EA
5 GAL SHRUBS PROVIDED :	200 EA



HYDROZONE LEGEND	
	Shrubs and Groundcover, Low Water Use Area 12,349 SF
	Shrubs and Groundcover, Moderate Water Use Area 9,082 SF
	Trees, Moderate Water Use Area 1,625 SF
	Turf Area (SLA) 1,250 SF
	Right Of Way 4,238 SF

Landscape and Maintenance Notes:

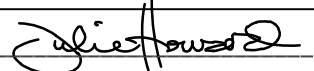
- General:
- All landscape and irrigation shall conform to the design standards and guidelines of the City of Fontana and the City of Fontana 'Water Efficient Landscape Documentation Package Submittal Requirements'.
- Irrigation:
- The irrigation system will be designed to afford optimum coverage for the support of plant growth. The coverage will meet the water requirements for the selected plant material within a given planting areas and the type of exposure. The irrigation system will be designed with respect to water conservation. All irrigation will be sub-surface drip and bubblers. The irrigation system shall be a fully automatic system and as maintenance-free as possible. The materials for the system will be of an extremely durable nature, and will have been selected for wear resistance and long life. The overall system shall be designed for ease of maintenance.
 - The automatic controller shall be weather based with rain sensors.
 - A separate, potable, designated irrigation water meter shall be installed.

Planting:

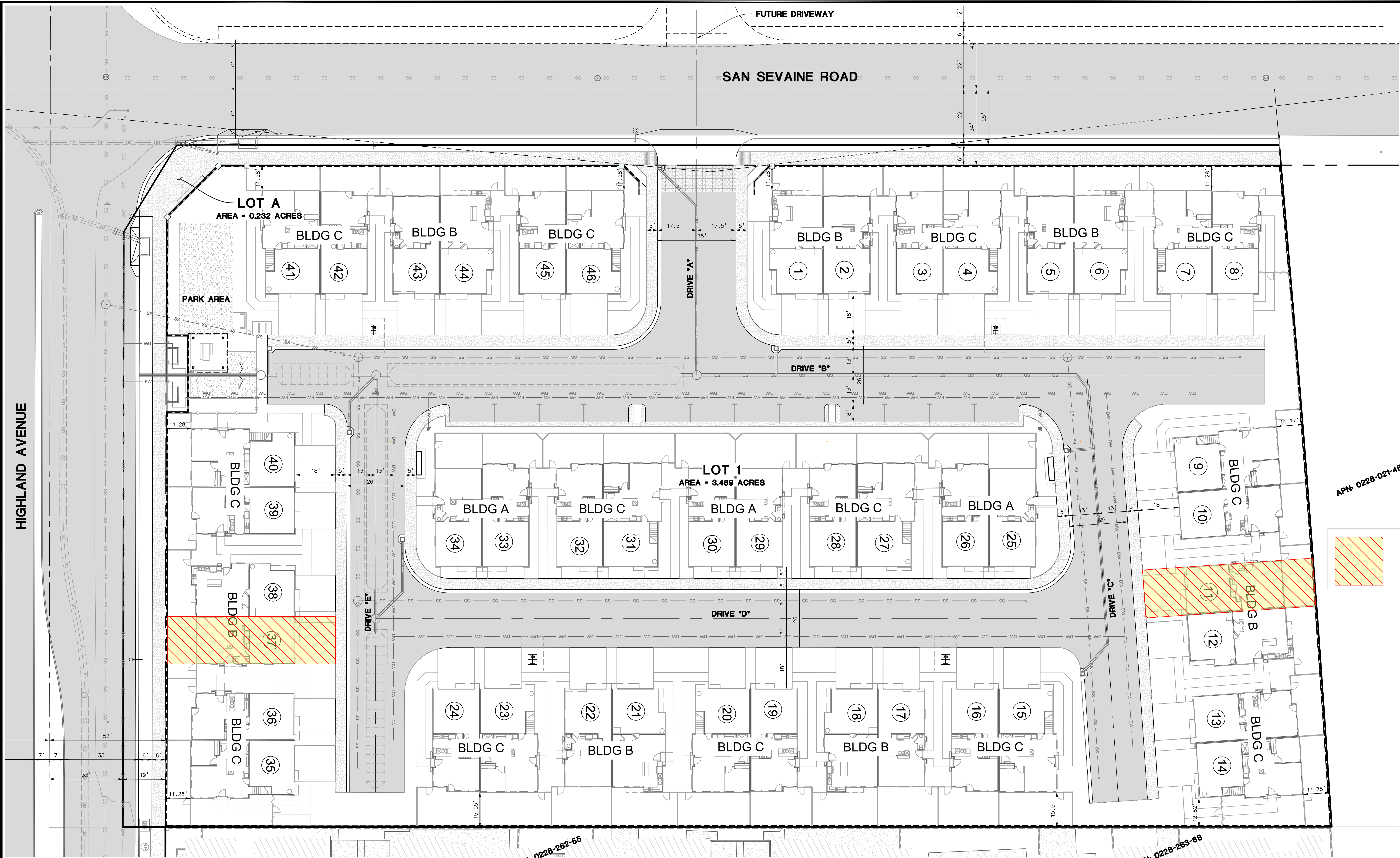
- All plant material shall be WUCOLS Zone 4 rated as low or moderate for water use. Plant material shall be grouped according to sun and wind exposure and water requirements. Tall shrubs, trees and vines shall screen perimeter walls and utilities. All proposed plant material shall be non-invasive. 75% of the landscape shall consist of plants with an average WUCOLS plant factor of 3.
- Plants chosen for North sides of buildings, walls and fences shall be species which can tolerate dense shade.
- Accent shrubs shall be utilized for entries and focal points, to provide textural and flowering interest.
- 36" Box trees shall have a min caliper of 2 1/2"
- 24" Box trees shall have a min. caliper of 1 1/4"
- Turf shall not exceed 25% of the landscape area.
- Turf shall not be planted on sloped areas steeper than 4:1. Turf shall only be used in active play areas.

Maintenance:

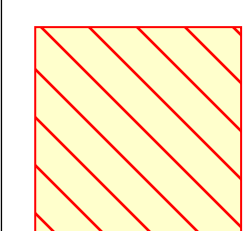
- All landscape shown on this plan shall be maintained by the Homeowners' Association. The landscape areas shall be kept free of litter and debris, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

		City of Fontana Department of Engineering			
WATER EFFICIENT LANDSCAPE WORKSHEET This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.					
Reference Evapotranspiration (Eto) 55.6 (San Bernardino)					
Water Efficient Landscape Worksheet					
Reference Evapotranspiration (Eto)	55.6	Project Type	Residential		
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c		
Regular Landscape Areas					
Low Water Shrubs	0.3	Drip	0.81		
Mod Water Shrubs	0.5	Drip	0.81		
Mod Water Trees	0.5	Drip	0.81		
Mod Right of way	0.5	Drip	0.81		
Totals					
Special Landscape Areas					
Lawn Area- active use					
Totals					
ETAF Calculations					
Regular Landscape Areas					
Total ETAF x Area	13,799				
Total Area	27,294				
Average ETAF	0.51				
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.					
All Landscape Areas					
Total ETAF x Area	13,799	ETWU (Annual Gallons Required) Eto x .062 x ETAF x Area			
Total Area	28,544	MAWA (Annual Gallons Allowed) (Eto) (.62) [(ETAF x LA) = ((1-ETAF) x SLA)]			
Average ETAF	0.48				
*MAWA (Annual Gallons Allowed) = (Eto) (.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-					
gallons per square foot, per year.					
Signed:  Date: 6-10-2025					

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY			DRAWN BY: SK DESIGNED BY: --- CHECKED BY: --- APPROVED BY: ---	PREPARED BY: rla 2681 HOWARD ASSOCIATES landscape architecture 1951 Fourth Avenue, Suite 302 San Diego, CA 92101 (619) 718-9660	14907 S. HIGHLAND AVENUE FONTANA, CA description PLANT LEGEND, NOTES AND CALCULATIONS prepared for MONTE VISTA HOMES	SHEET NO: L-3 SHEET 3 OF 3
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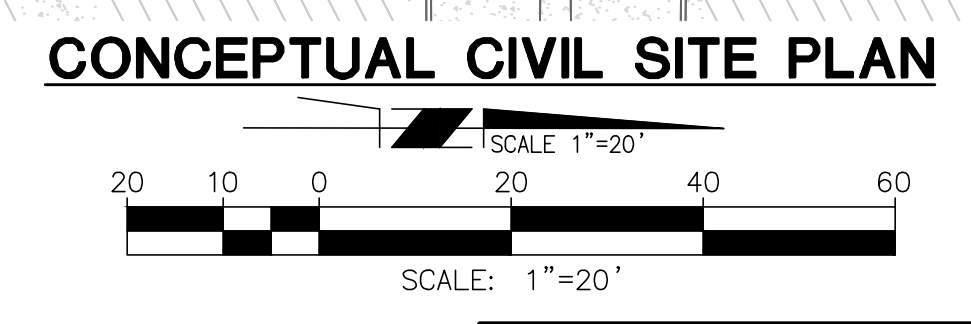


APN: 0228-021-45

 Affordable Units

APN: 0228-262-55

APN: 0228-263-68



SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY		DRAWN BY: PSA DESIGNED BY: CHECKED BY: APPROVED BY:	 ADVANCED CIVIL GROUP	PREPARED BY: ADVANCED CIVIL GROUP, INC. 30251 GOLDEN LANTERN, SUITE E, PMB 251 LAGUNA NIGUEL, CA 92677 (949) 391-7772 PHONE STEVE@ADVANCEDCIVILGROUP.COM WWW.ADVANCEDCIVILGROUP.COM	HIGHLAND VISTAS FONTANA, CA	SHEET NO:
					CONCEPTUAL SITE PLAN	C-2
					prepared for MONTE VISTA HOMES	SHEET 2 OF 6 UPDATED : 10/10/2025