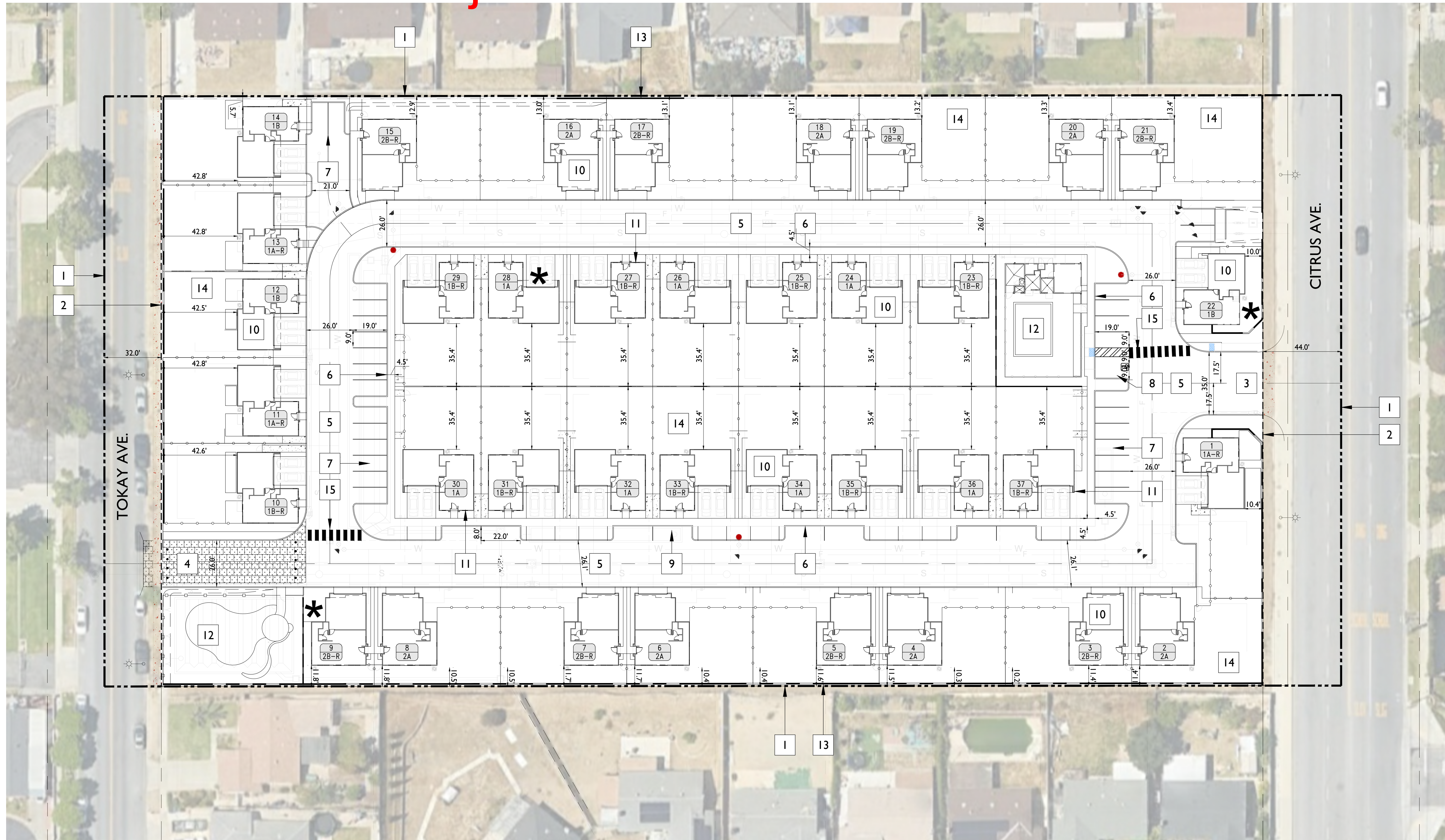


Attachment No. 2 - Project Plan Set



37 LOT FEE SIMPLE LOT SUBDIVISION
5.299 ACRES GROSS - 6.9 DU/AC
37 - LOTS
APN: 11110-361-10-0-000
TYPICAL LOT SIZE - 3,490 S.F.

EXISTING ZONING R-I
PROPOSED ZONING R-PC

6,239 S.F. COMMON RECREATION AREA

DWELLING UNIT SUMMARY

10	PLAN 1A	1,669 S.F.	4 BD+LOFT/2.5BA
12	PLAN 1B	1,669 S.F.	4 BD+LOFT/2.5BA
7	PLAN 2A	1,682 S.F.	4BD/2.5BA
8	PLAN 2B	1,682 S.F.	4BD/2.5BA

37 TOTAL DWELLING UNITS

PROVIDED PARKING SUMMARY
74 GARAGE STALLS (2 CAR EA.)
44 PRIVATE DRIVEWAY STALLS
15 ON-LOT STALLS
37 OPEN GUEST STALLS
170 TOTAL STALLS (4.59 STALLS/DU)

LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

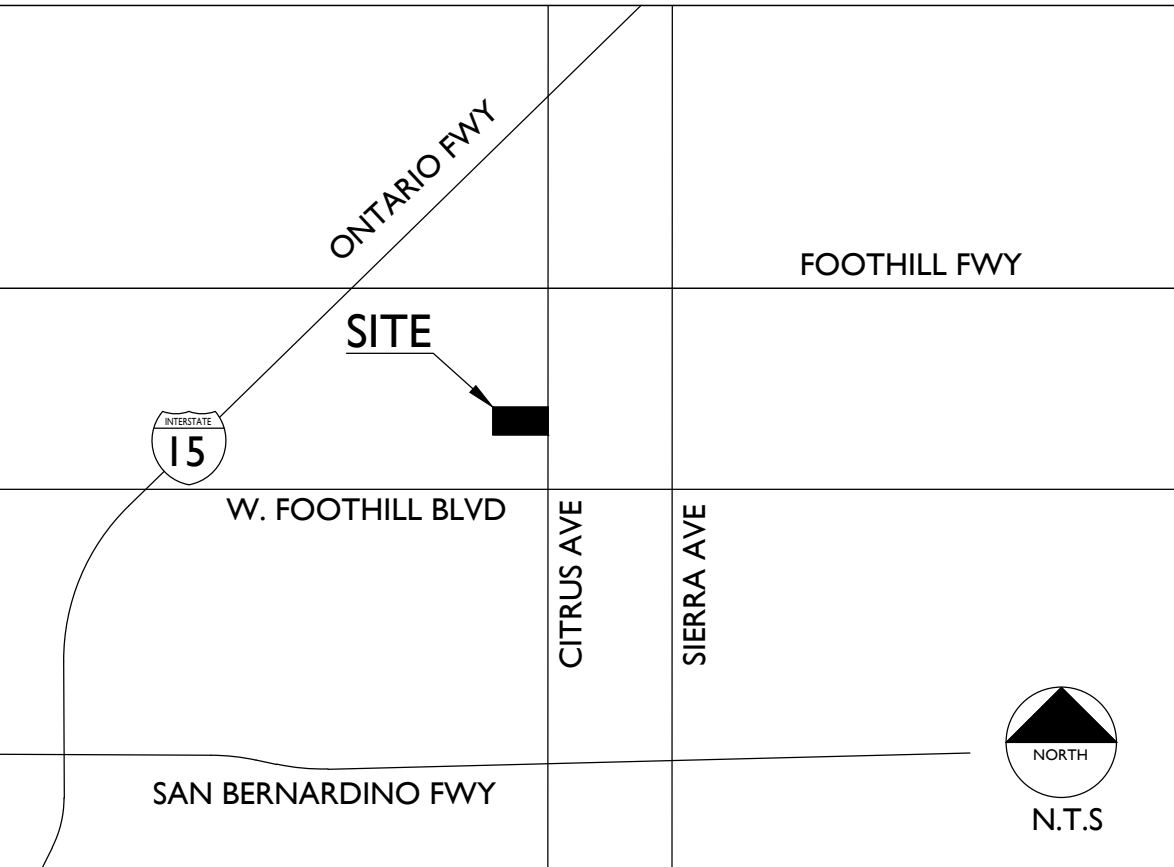
LOT 96 OF THE ETIWANDA VINEYARDS TRACT, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 17, PAGE 29, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF FONTANA FOR STREET PURPOSES BY DEED RECORDED AUGUST 31, 2006 AS INSTRUMENT NO. 2006-0598604 OF OFFICIAL RECORDS.

SITE PLAN KEYNOTES:

- 1 PROPERTY LINE
- 2 RIGHT-OF-WAY
- 3 PROJECT ENTRY
- 4 EMERGENCY VEHICLE ACCESS (EVA)
- 5 PRIVATE STREET - FIRE LANE
- 6 CONCRETE SIDEWALK (4'-0" WIDE MIN.)
- 7 STANDARD OPEN PARKING STALL - 9' X 18' (TYP.)
- 8 VAN ACCESSIBLE STALL W/ MIN. 8' LOADING ZONE
- 9 PARALLEL PARKING STALL 8' X 22' (TYP.)
- 10 2 CAR GARAGE PER UNIT PLANS (20' X 20') TYP.
- 11 2-STORY SINGLE FAMILY DWELLING, TYP.
- 12 COMMON OPEN SPACE - REFER TO LANDSCAPE PLANS
- 13 PERIMETER BLOCK WALL - REFER TO LANDSCAPE PLANS
- 14 PRIVATE YARDS (TYP.)
- 15 PEDESTRIAN PAINTED STRIPED CROSSWALK

VICINITY MAP



* Affordable Unit

LOT AREA TABLE				
LOT NO.	LOT AREA (S.F.)	PLAN TYPE	BLDG FOOTPRINT (S.F.)	LOT COVERAGE
1	4271	1A-R	1123	26.29%
2	3878	2A	1128	29.08%
3	3948	2B-R	1128	28.57%
4	3953	2A	1128	28.53%
5	3958	2B-R	1128	28.49%
6	3962	2A	1128	28.47%
7	3967	2B-R	1128	28.43%
8	3972	2A	1128	28.39%
9	2241	2B-R	1128	50.33%
10	4038	1B-R	1123	27.81%
11	3945	1A-R	1123	28.46%
12	3967	1B	1123	28.30%

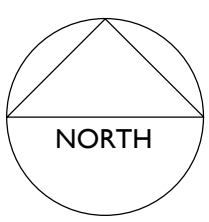
LOT AREA TABLE				
LOT NO.	LOT AREA (S.F.)	PLAN TYPE	BLDG FOOTPRINT (S.F.)	LOT COVERAGE
13	3968	1A-R	1123	28.30%
14	4087	1B	1123	27.47%
15	4333	2B-R	1128	26.03%
16	4166	2A	1128	27.07%
17	4170	2B-R	1128	27.05%
18	4176	2A	1128	27.01%
19	4182	2B-R	1128	26.97%
20	4188	2A	1128	26.93%
21	5024	2B-R	1128	22.45%
22	2374	1B	1123	47.30%
23	3580	1B-R	1123	31.36%
24	3580	1A	1123	31.36%

LOT AREA TABLE				
LOT NO.	LOT AREA (S.F.)	PLAN TYPE	BLDG FOOTPRINT (S.F.)	LOT COVERAGE
25	3580	1B-R	1123	31.36%
26	3580	1A	1123	31.36%
27	3580	1B-R	1123	31.36%
28	3580	1A	1123	31.36%
29	3578	1B-R	1123	31.38%
30	3598	1A	1123	31.21%
31	3580	1B-R	1123	31.36%
32	3580	1A	1123	31.36%
33	3580	1B-R	1123	31.36%
34	3580	1A	1123	31.36%
35	3580	1B-R	1123	31.36%
36	3580	1A	1123	31.36%
37	3802	1B-R	1123	29.53%

ARCHITECTURAL SITE PLAN

RC HOMES, INC.
550 N Larchmont Blvd.; Suite 201
Los Angeles, CA 90004
323.450.2331

CITRUS AVE DETACHED HOMES
7844 CITRUS AVENUE, FONTANA CA 92336
APN 11110-361-10



JUL. 13, 2026

SCALE: 0 30 60 90

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5256 S. Mission Road, Suite 404
Bonsall, CA 92003
www.summarch.com
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SP



PLAN 2B PERSPECTIVE



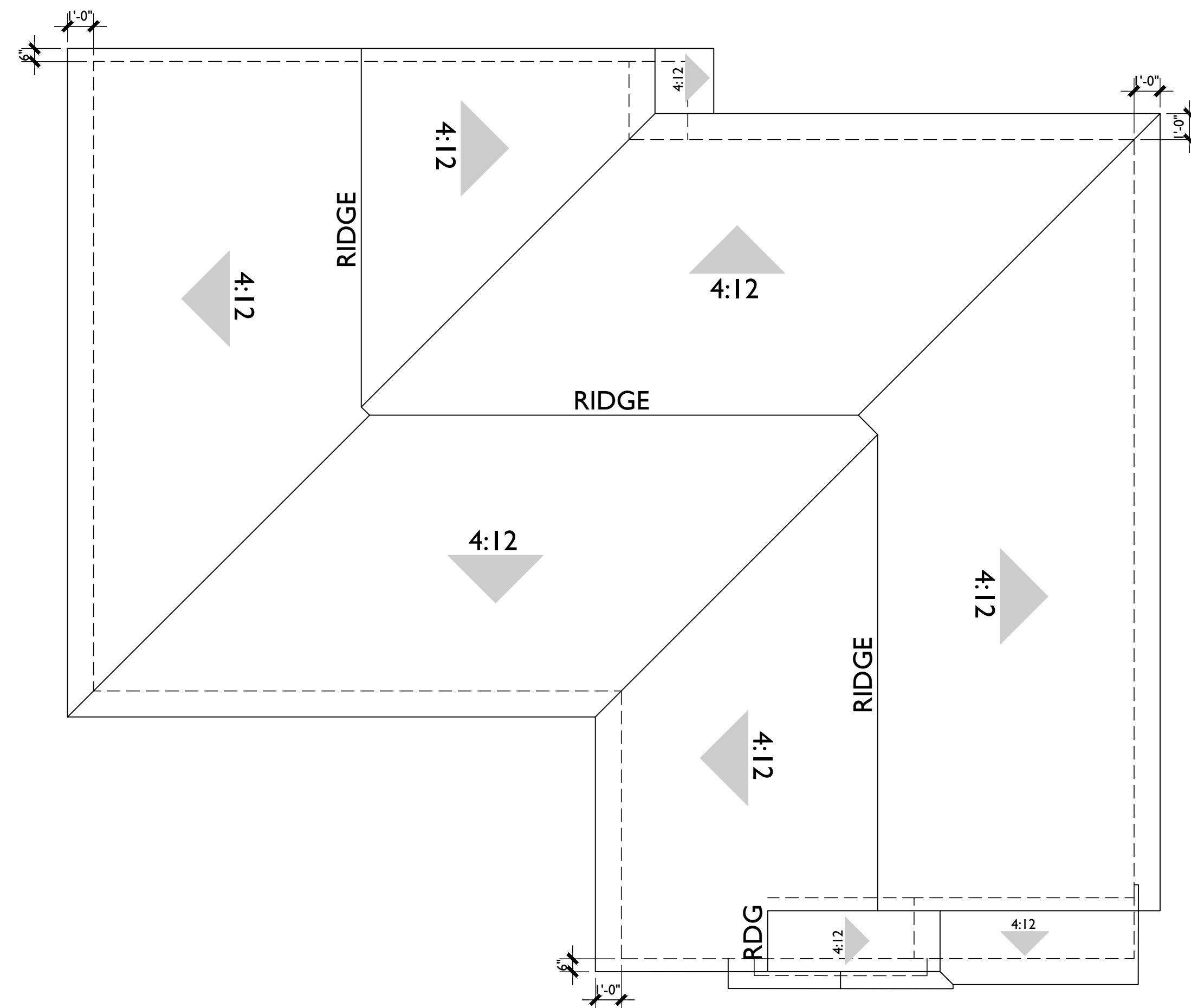
PLAN 1A PERSPECTIVE



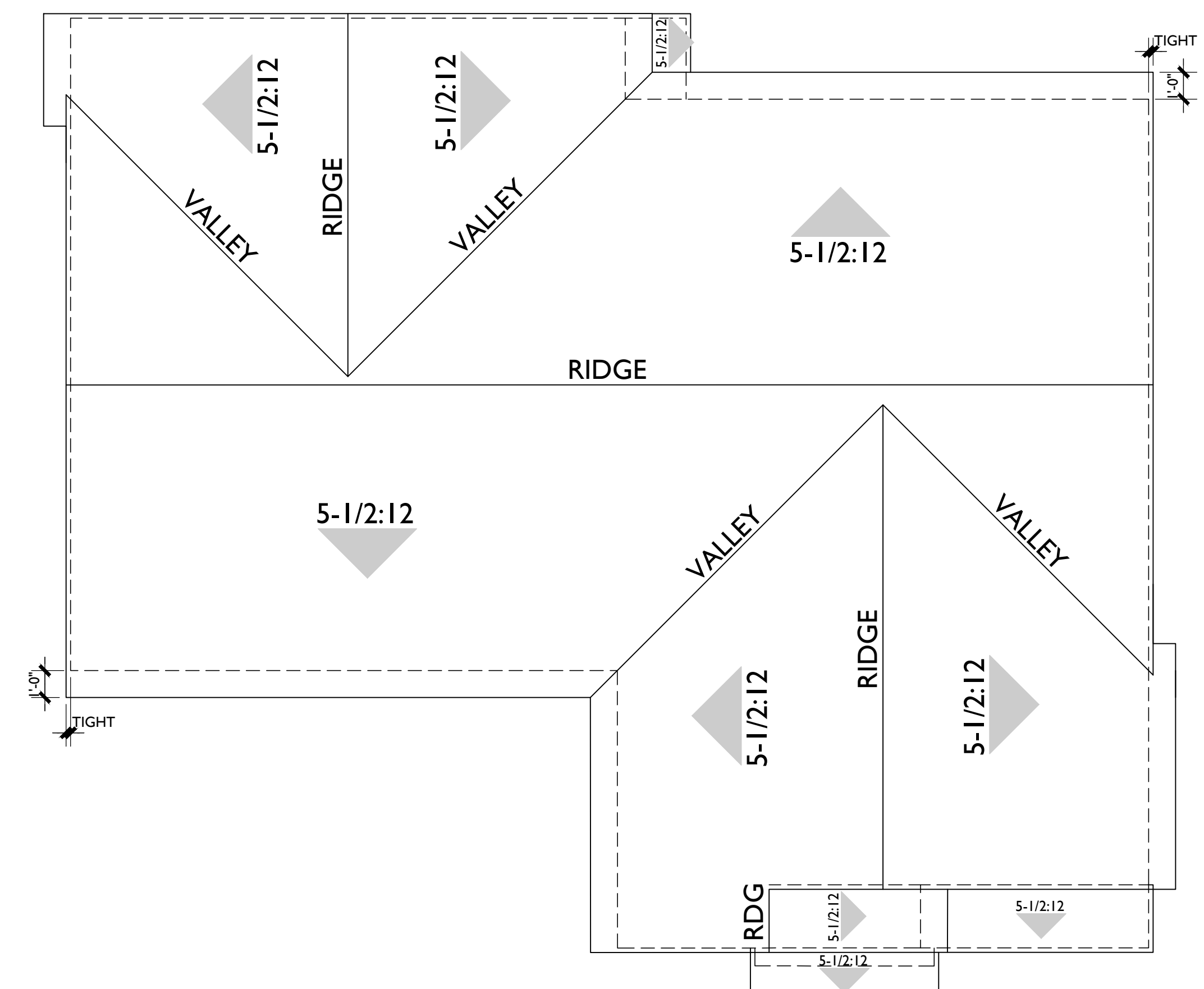
PLAN 2A PERSPECTIVE



PLAN 1B PERSPECTIVE
PERSPECTIVES



PLAN 1B ROOF



PLAN 1A ROOF

PLAN I ROOF

- MATERIAL SCHEDULE
- 1. ROOF - CONCRETE S TILE
 - 2. ROOF - CONCRETE FLAT TILE
 - 3. EAVE - 2X W/ STUCCO O/ SHAPED FOAM
 - 4. EAVE - 2X RESAWN WOOD
 - 5. WALL - EXTERIOR 16/20 FINISH STUCCO
 - 6. WALL - HORIZONTAL LAP SIDING
 - 7. DECORATIVE 2X FOAM TRIM
 - 8. DECORATIVE HARDIE TRIM
 - 9. DECORATIVE GABLE ACCENT
 - 10. DECORATIVE RESAWN OUTLOOKER
 - 11. DECORATIVE SHAPED FOAM CORBEL
 - 12. DECORATIVE SHUTTERS
 - 13. EXTERIOR LIGHT FIXTURE
 - 14. GARAGE DOOR
 - 15. DECORATIVE METAL POTSHelf
 - 16. PRIVATE YARD VINYL FENCE



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

PLAN 1A ELEVATIONS (SPANISH)

RC HOMES, INC.
550 N Larchmont Blvd.; Suite 201
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323.450.2331

CITRUS AVE DETACHED HOMES
7844 CITRUS AVENUE, FONTANA CA 92336
APN 1110-361-10

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- MATERIAL SCHEDULE**
1. ROOF - CONCRETE S TILE
 2. ROOF - CONCRETE FLAT TILE
 3. EAVE - 2X W/ STUCCO O/ SHAPED FOAM
 4. EAVE - 2X RESAWN WOOD
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 14. GARAGE DOOR
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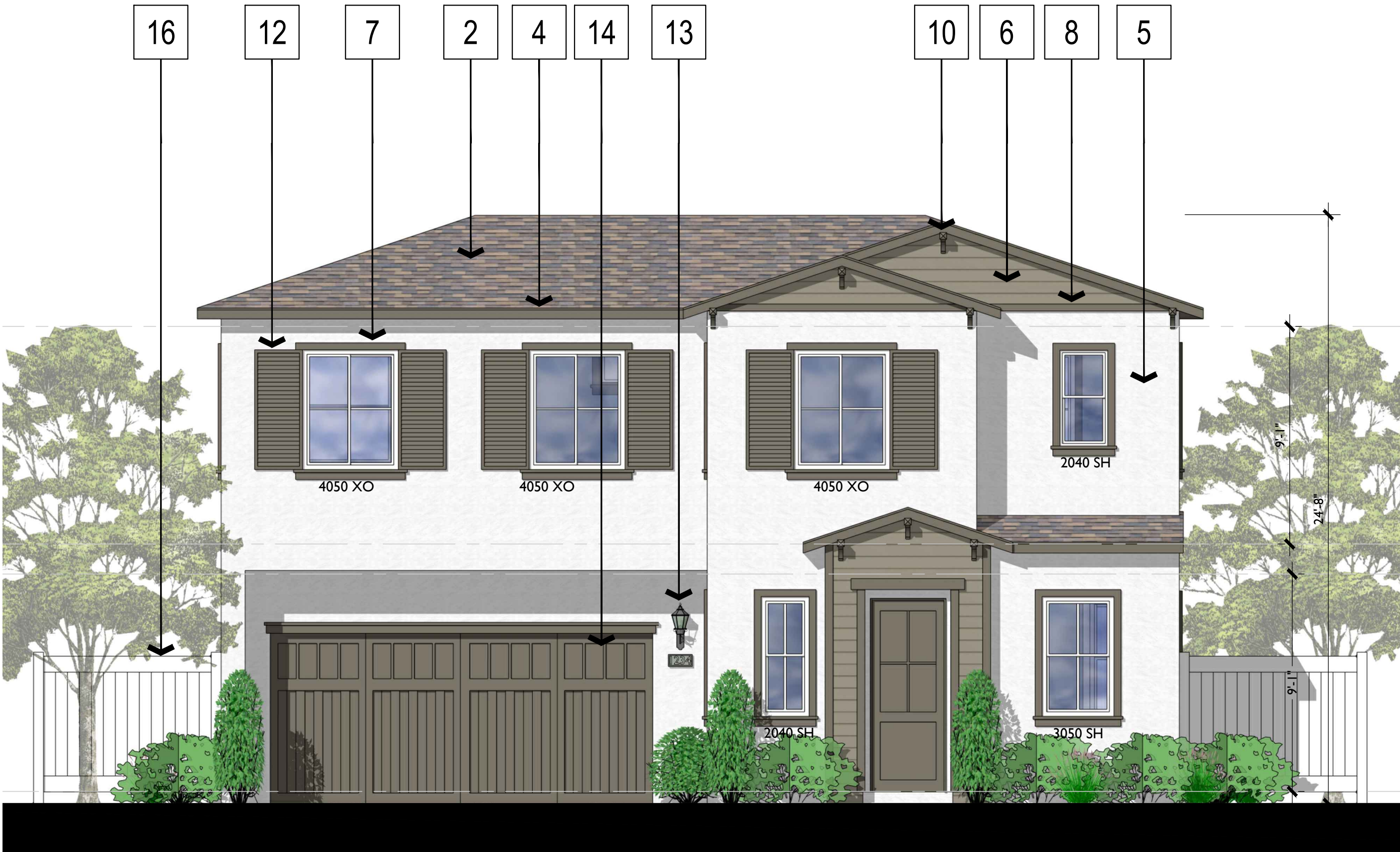
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

PLAN 1B ELEVATIONS (RANCH)

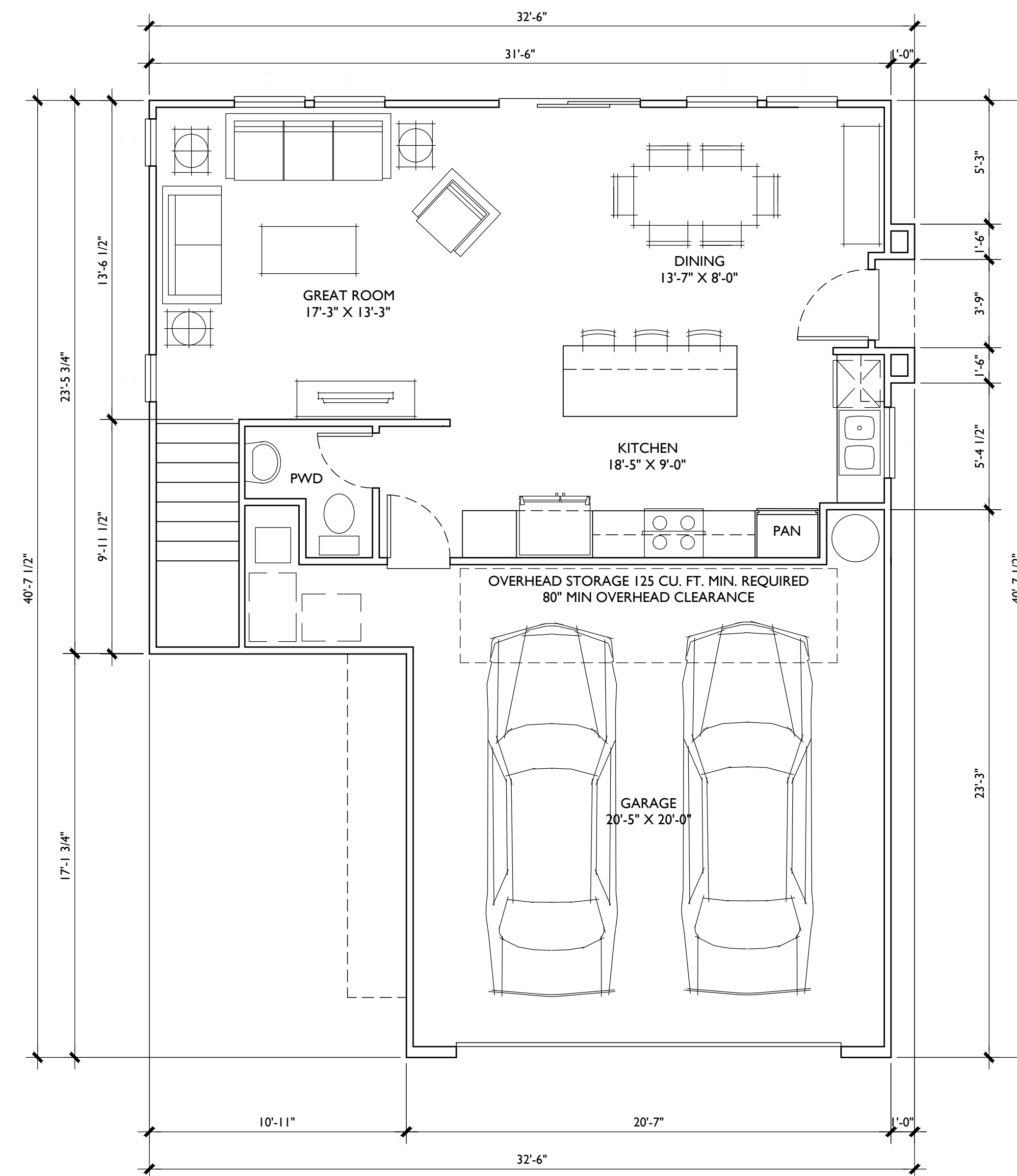
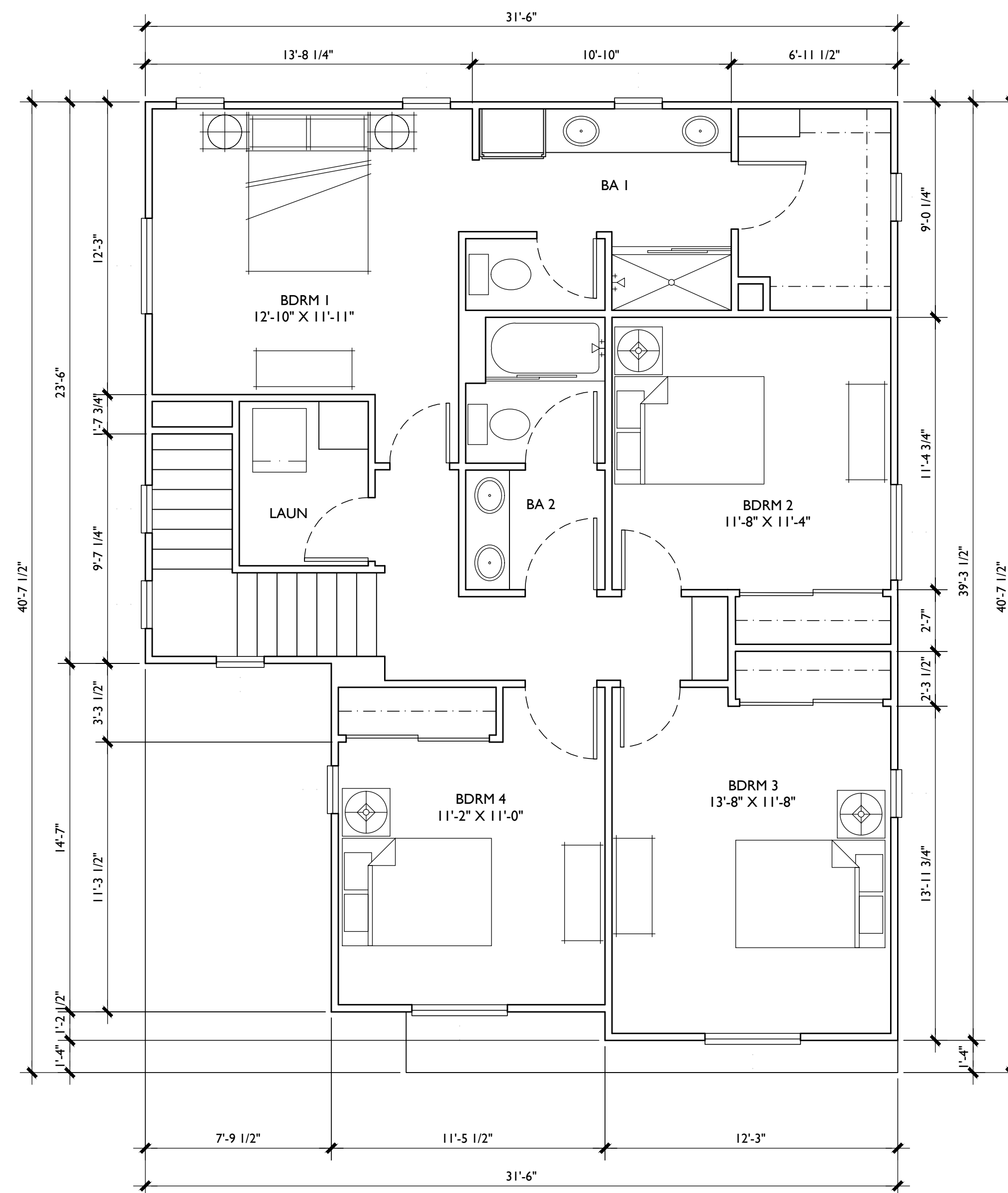
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CITRUS AVE DETACHED HOMES
7844 CITRUS AVENUE, FONTANA CA 92336
APN 1110-361-10

DEC. 4, 2025

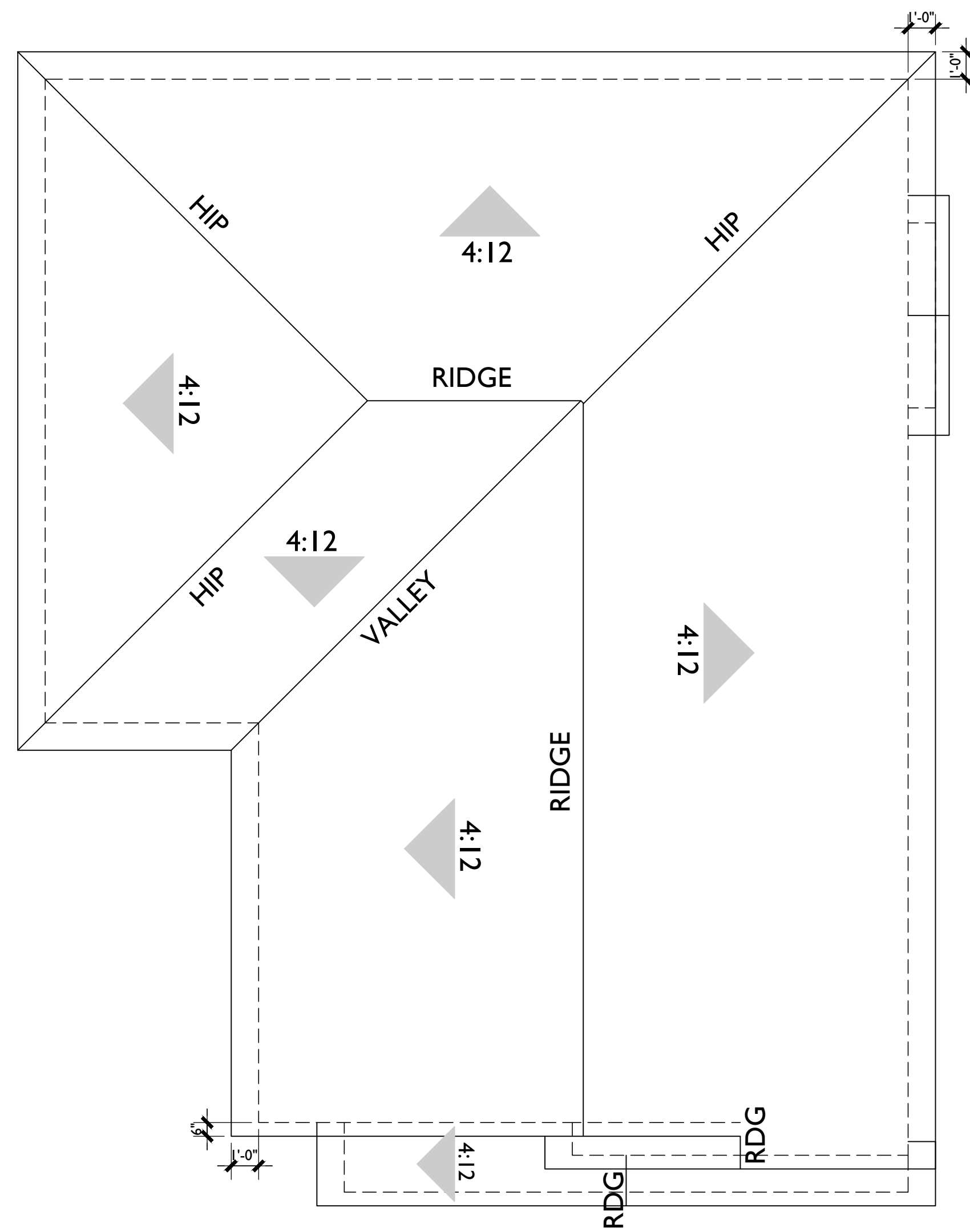
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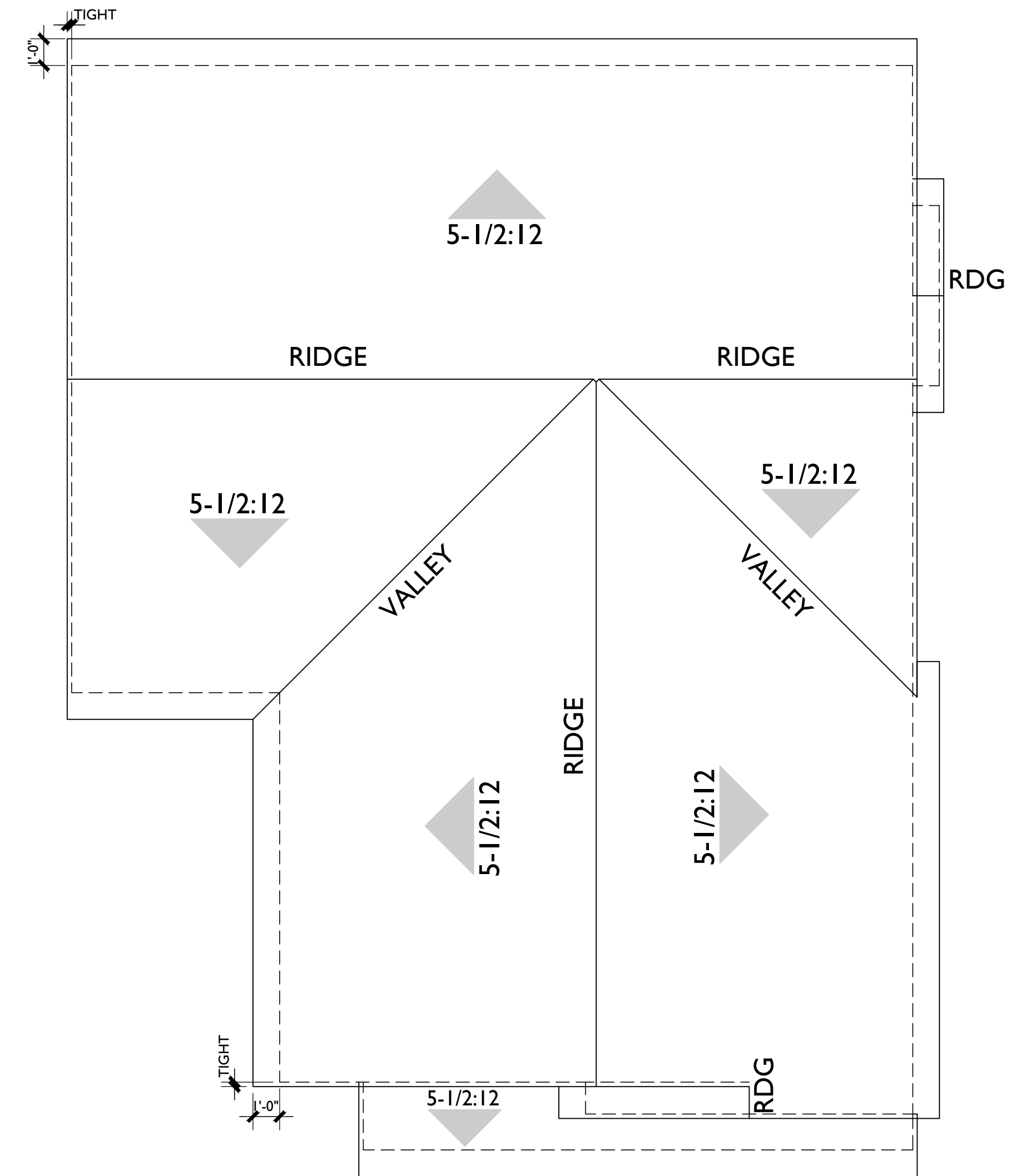


PLAN 2: 4BD/2.5BA
 1ST FLR - 621 S.F.
 2ND FLR - 1,060 S.F.
 TOTAL GROSS 1,682 S.F.
 GARAGE - 468 S.F.

PLAN 2 FLOOR PLANS



PLAN 2B ROOF



PLAN 2A ROOF

PLAN 2 ROOF

- MATERIAL SCHEDULE
- 1. ROOF - CONCRETE S TILE
 - 2. ROOF - CONCRETE FLAT TILE
 - 3. EAVE - 2X W/ STUCCO O/ SHAPED FOAM
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 - 14. GARAGE DOOR
 - 15. DECORATIVE METAL POTSHelf
 - 16. PRIVATE YARD VINYL FENCE



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

PLAN 2A ELEVATIONS (SPANISH)

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APN 1110-361-10

DEC. 4, 2025

SCALE: 0 4 8 12

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MATERIAL SCHEDULE

1. ROOF - CONCRETE S TILE
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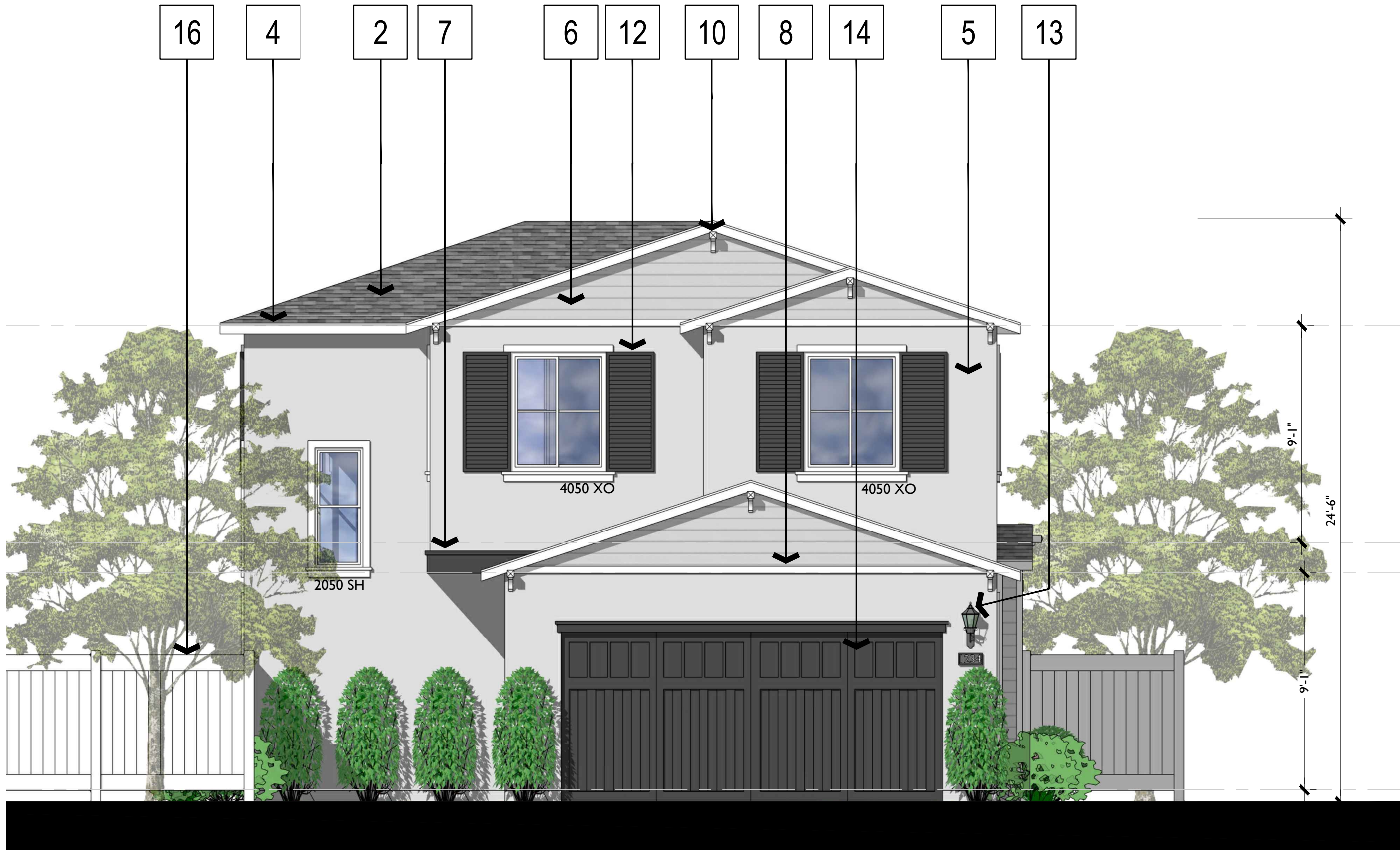
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

PLAN 2B ELEVATIONS (RANCH)

RC HOMES, INC.
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CITRUS AVE DETACHED HOMES
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APN 1110-361-10

DEC. 4, 2025

SCALE: 0 4 8 12

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CITRUS - DETACHED HOMES

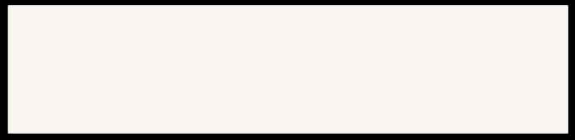
37 DETACHED HOMES
FONTANA, CA.
DEC. 4, 2025

RC HOMES
550 N. LARCHMONT BLVD.; SUITE 201
LOS ANGELES, CA. 90004

MANUFACTURERS:
SHERWIN-WILLIAMS
EAGLE ROOFING

COLOR SCHEME 1A

STUCCO 1:



WHITETAIL SW 7103

TRIM/FASCIA & DOORS 2:



HIGH TEA SW 6159

ACCENT 3:



JASPER STONE SW 9133

ROOF (CAPISTRANO) 4:



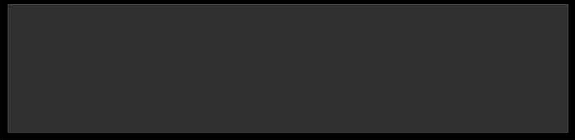
3605 SAN BENITO BLEND

WINDOWS 5:



WHITE - VINYL

METAL ACCENT 6:



IRON ORE SW 7069



PLAN 1A - 2-STORY - FRONT ELEVATION (SPANISH)

CITRUS - DETACHED HOMES

37 DETACHED HOMES
FONTANA, CA.
DEC. 4, 2025

RC HOMES
550 N. LARCHMONT BLVD.; SUITE 201
LOS ANGELES, CA. 90004

MANUFACTURERS:
SHERWIN-WILLIAMS
EAGLE ROOFING

COLOR SCHEME 1B

STUCCO 1:



PURE WHITE SW 7005

SIDING 2:



HONED SOAPSTONE SW 9126

TRIM/FASCIA/ACCENT 3:



ADAPTIVE SHADE SW7053

ROOF (BEL AIR) 4:

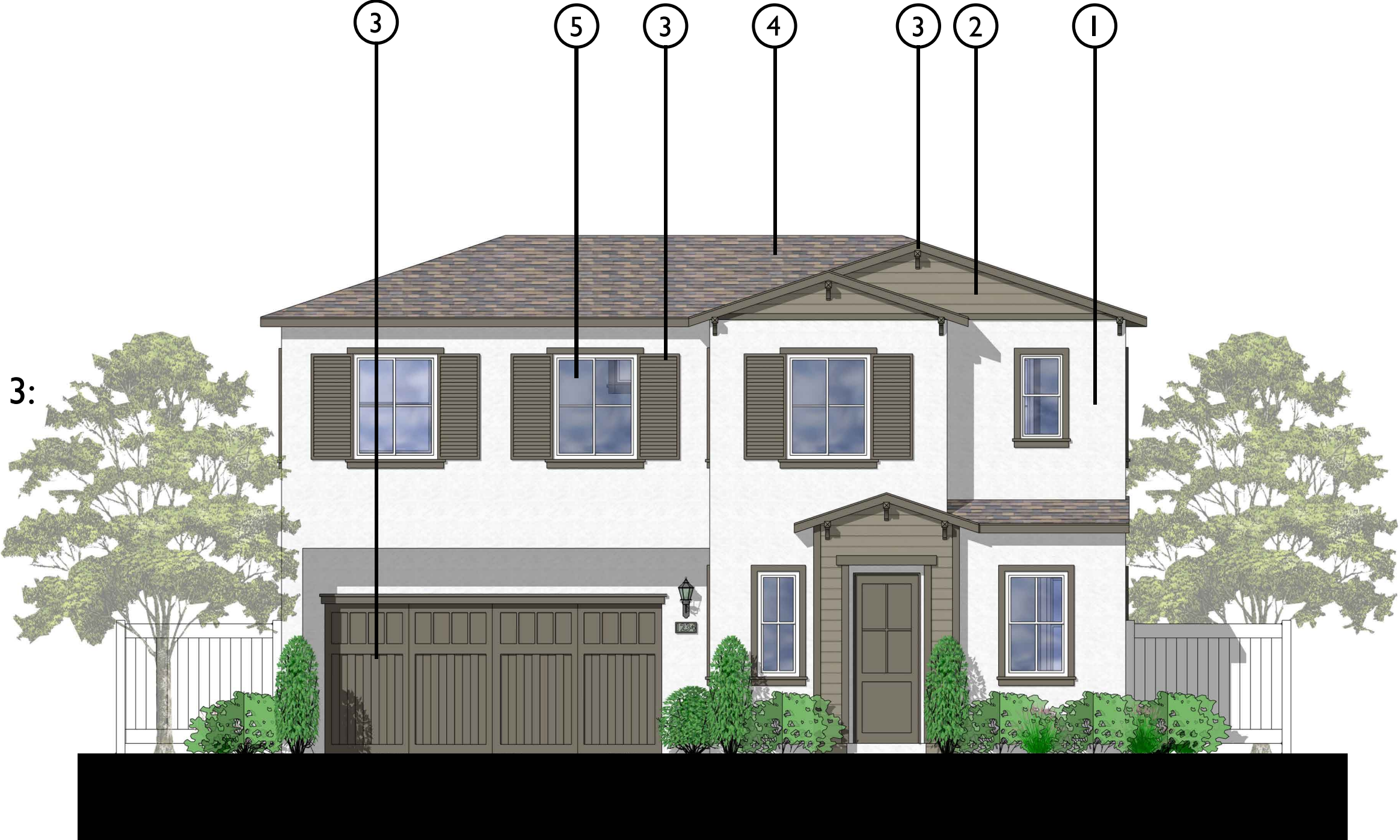


4602 CONCORD BLEND

WINDOWS 5:



WHITE - VINYL



PLAN 1B - 2-STORY - FRONT ELEVATION (RANCH)

CITRUS - DETACHED HOMES

37 DETACHED HOMES

FONTANA, CA.

DEC. 4, 2025

MANUFACTURERS:
SHERWIN-WILLIAMS
EAGLE ROOFING

RC HOMES
550 N. LARCHMONT BLVD.; SUITE 201
LOS ANGELES, CA. 90004

COLOR SCHEME 2A

STUCCO 1:



EXTRA WHITE SW 7006

TRIM & FASCIA 2:



CHATEAU BROWN SW 7510

ACCENT 3:



CHATEAU BROWN SW 7510

ROOF (CAPISTRANO) 4:



3628 KNOXVILLE BLEND

WINDOWS 5:

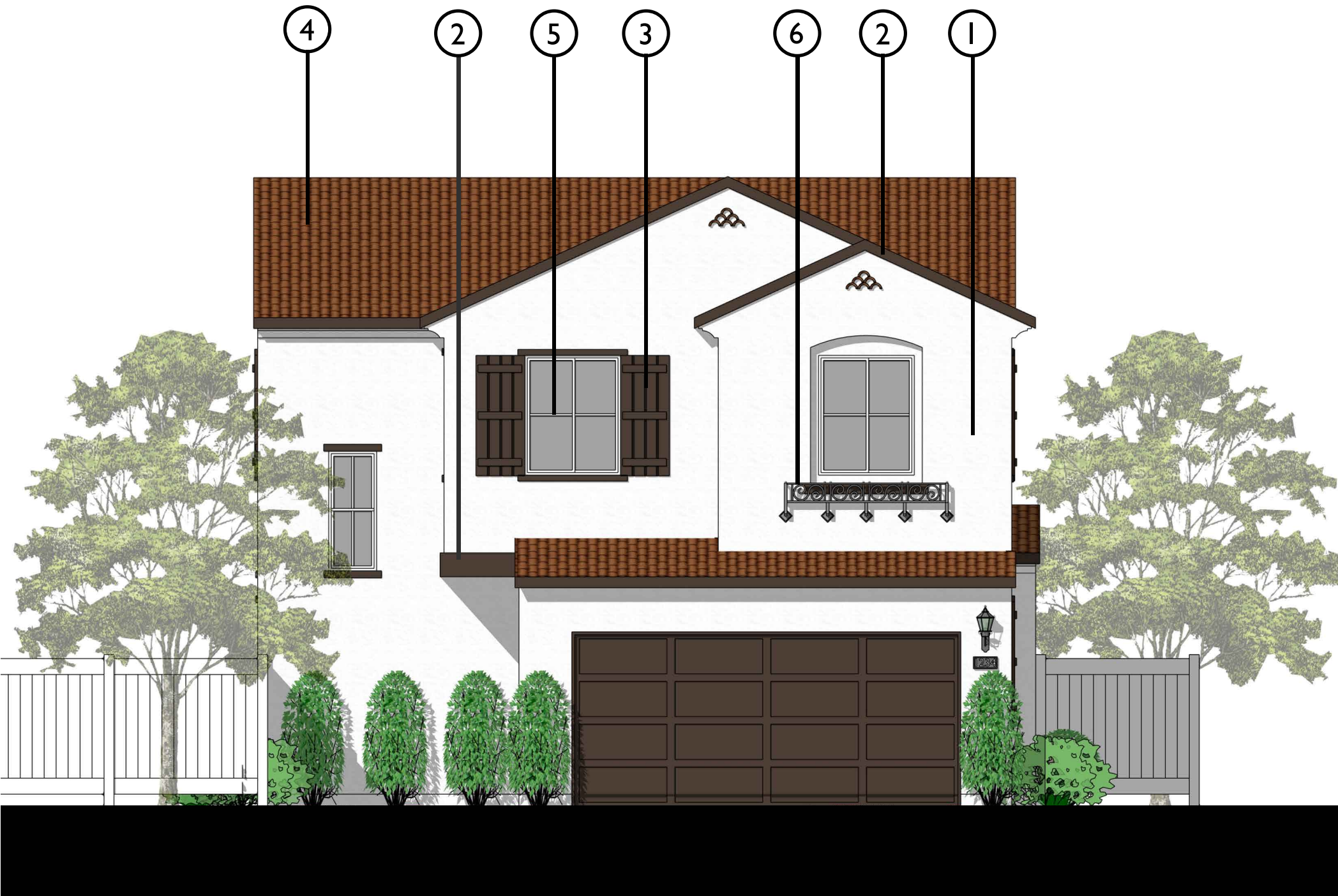


WHITE - VINYL

METAL ACCENT 6:



IRON ORE SW 7069



PLAN2A- 2-STORY - FRONT ELEVATION (SPANISH)

CITRUS - DETACHED HOMES

37 DETACHED HOMES
FONTANA, CA.
DEC 4, 2025

RC HOMES
550 N. LARCHMONT BLVD.; SUITE 201
LOS ANGELES, CA. 90004

MANUFACTURERS:
SHERWIN-WILLIAMS
EAGLE ROOFING

COLOR SCHEME 2B

STUCCO 1:



REFLECTION SW 7661

SIDING 2:



EVENING SHADOW SW 7662

TRIM / FASCIA 3:



EXTRA WHITE SW 7006

ACCENT 4:



WEB GRAY SW 7075

ROOF (BEL AIR) 5:



4679 LIGHT GRAY RANGE

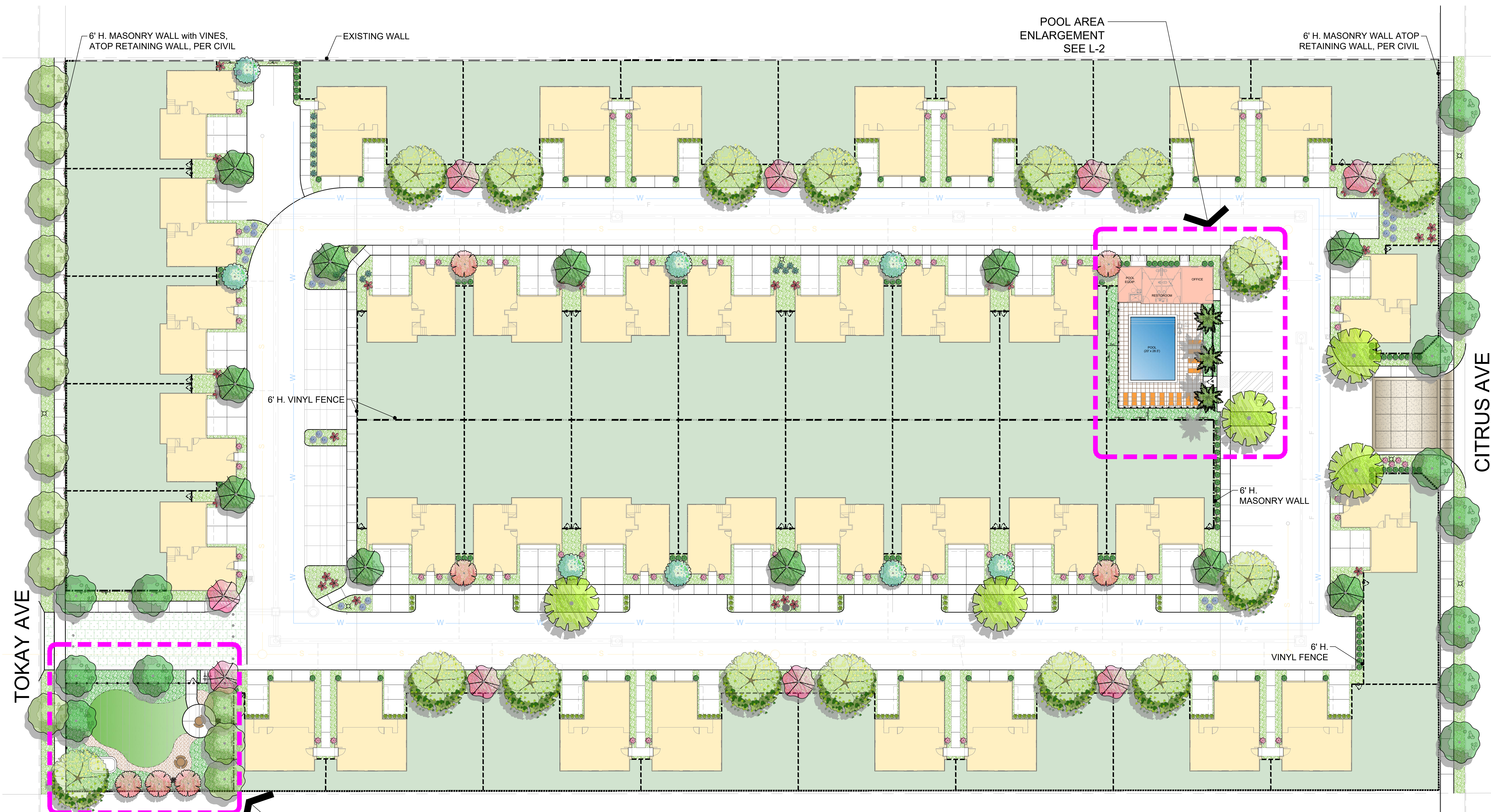
WINDOWS 6:



WHITE - VINYL



PLAN2B- 2-STORY - FRONT ELEVATION (RANCH)



TREE PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY	REMARK
TREES				
	Arbutus u. 'Marina' Marina Strawberry Tree	24"box	11	Low/ Standard
	Arecastrum romanzoffianum Queen Palm	12' BTH	3	Mod. Matched
	Cercidium x 'Desert Museum' Thornless Palo Verde	24"box	5	Low/ Standard
	Cercis canadensis Eastern Redbud	24"box	9	Low Standard
	Magnolia g. 'St. Mary' Saint Mary Magnolia	24"box	15	Mod./ Standard
	Podocarpus mac. 'Maki' Shrubby Yew Pine	15 gal	24	Mod. Columnar
	Pyrus calleryana 'Chanticleer' Chanticleer Callery Pear	24"box	7	Mod./ Std. Match
	Tristania conferta Brisbane Box	24"box	3	Mod./ Standard
	Tristania laurina 'Elegant' Elegant Water Gum	24"box	8	Mod./ Standard
	Ulmus parvifolia 'True Green' True Green Elm	36"box	16	Low Matched

SHRUB PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME
SHRUBS	
Aeonium x 'Mint Saucer' NO z18	Mint Saucer Aeonium
Alcyone huegeli	Blue Hibiscus
Anigozanthos flavidus 'Big Red'	Kangaroo Paw
Anigozanthos x 'Kanga Pink'	Kanga Pink Kangaroo Paw
Asparagus densiflorus 'Myers'	Myers Asparagus
Callistemon viminalis 'Little John'	Little John Weeping Bottlebrush
Chondropetalum tectorum	Cape Rush
Cistus ladanifer	Crimson Spot Rockrose
Cordyline australis 'Red Star'	Red Star Grass Palm
Cornus x 'Ray's Tangerine'	Ray's Tangerine Australian Fuchsia
Cuphea hyssopifolia	False Heather
Dianella caerulea 'Baby Bliss'	Little Becca Flax Lily
Dianella rev. 'Clarity Blue'	Clarity Blue Flax Lily
Dianella tasmanica 'Variegata'	Flax Lily
Dietes vegeta	African Iris
Diplazis a. 'Jelly Bean Orange'	Jelly Bean Orange Monkeyflower
Galvezia speciosa 'Firecracker'	Firecracker Island Snapdragon
Juncus patens	California Gray Rush
Lantana montevidensis 'Alba'	White Trailing Lantana
Laurus nobilis 'MonRik'	Dwarf Sweet Bay
Lavandula a. 'Thumbelina Leigh'	Thumbelina Leigh Lavender
Lavandula stoechas	Spanish Lavender
Ligustrum j. 'Texanum'	Waxleaf Privet
Lomandra hystrix 'Tropic Belle'	Tropic Belle Mat Rush
Nandina domestica 'Firepower'	Firepower Heavenly Bamboo
Nandina domestica 'Lemon-Lime'	Lemon-Lime Heavenly Bamboo
Nassella tenuissima	Mexican Feather Grass
Nerium oleander 'Little Salmon'	Dwarf Salmon Oleander
Olea europaea 'Little Ollie' TM	Little Ollie Olive
Pedilanthus macrocarpus	Lady Slipper
Pelargonium tomentosum	Peppermint Geranium
Penstemon h. 'Margarita BOP'	Margarita BOP Penstemon
Phormium x 'Dark Delight'	Dark Delight Purple Flax
Podocarpus macrophyllus 'Maki'	Maki Yew Podocarpus
Polygala fruticosa 'Pette Butterfly'	Sweet Pea Shrub
Rhiphiopsis umbellata 'Minor'	Yucca Hawthorn
Rosa f. 'Iceberg White'	White Iceberg Rose
Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary
Streitzia r. juncea	Narrow-leaved Bird of Paradise
Westringia fruticosa 'Blue Gem'	Blue Gem Coast Rosemary
Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary
VINES	
Bougainvillea x 'San Diego Red'	San Diego Red Bougainvillea
Ficus pumila	Creeping Fig
Lonicera japonica	Japanese Honeysuckle
Macfadyena unguis-cati	Cat's Claw Creeper

LANDSCAPE SUMMARY:
Proposed plant palette has been selected for its drought tolerant properties appropriate for the region, per WUCOLS.

Street trees within city right-of-way shall be approved by governing agency.

All shrub areas shall receive a minimum 3" thick layer of mulch, except a) turf areas, b) creeping or rooted ground cover areas.

All above ground utilities shall be provided with plant screening in accordance per requirements of city and/or governing agencies.

Landscape plans shall comply with city/county landscape guidelines and regulations, and shall meet all state water ordinance requirements set forth under (M)WELQ and AB 1881.

Landscape shall be provided with an automatic irrigation system using a smart controller with weather sensing devices.

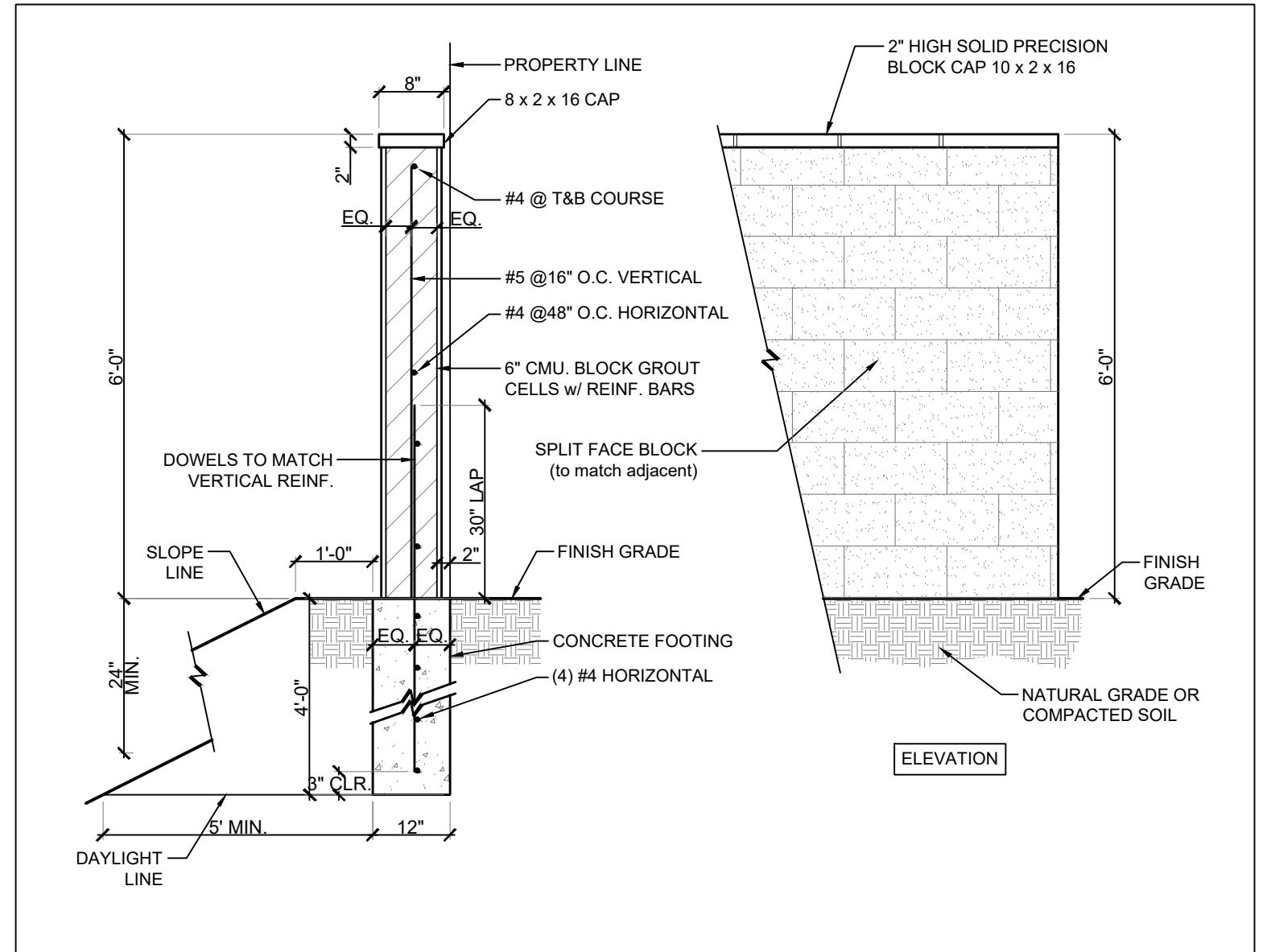
A dedicated water meter will be used to facilitate water management and the point-of-connection (POC) shall be equipped with a backflow device, master valve, and flow sensor.

Irrigation system shall utilize drip and low volume sprinklers, with circuits grouped by hydrozones, and trees shall be irrigated on separate circuit with low volume bubblers.

Irrigation system shall utilize on-grade drip irrigation for site planter areas and sub-surface drip within the R.O.W.

Pressure compensating devices shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance. Built-in emitter check valves or within pop-up bubbler bodies, will be used to manage water use and eliminate run-off.

An agronomic soils report shall be prepared prior to installation of irrigation or amendments for all planting areas.



BLOCK WALL DETAIL 'A'

LANDSCAPE LEGEND	
	HOA Front Yard Landscape
	SFD Rear Yard Landscape
	Community Space Landscape
	Community Area Turf
	6' High Block Wall (see detail A, sheet L-1)
	Combo Vinyl Fence atop Retaining Wall per civl
	Combo Masonry Wall atop Retaining Wall per civl
	6' Side Yard Vinyl Fence & Gate
	6' High Tubular Steel Gate
	6' High Tubular Steel Fence
	Existing Block Wall to remain

LANDSCAPE AREA SUMMARY	
Site Size:	5.299 Acres
Total Landscape Area:	94,585 9 S.F.
Front Yard HOA Landscape	18,798 s.f.
Rear Yard Landscape	71,567 s.f.
Community Open Space	4,220 s.f.
Total Landscape Percentage:	41%
[230,825 SF site / 94,585 landscape = 40.9%]	
Community Open Space:	3.5% of site area
PLANT QUANTITIES	
Tress:	
36" Box-	16 Qty.
24" Box-	58 Qty.
12' BTH-	3 Qty.
15 Gal-	24 Qty.

CONCEPT PLANT SCHEDULE			
	Quantity	Size	Percentage
COMMUNITY OPEN SPACE			
LANDSCAPE	4,220 sf		
Shrubs - Community Open Space	389	1 gal	20% @ 18" o.c.
Shrubs - Community Open Space	26	15 gal	10% @ 48" o.c.
Shrubs - Community Open Space	488	5 gal	70% @ 30" o.c.
Turf - Community Open Space	1,097		
FRONT YARD LANDSCAPE			
Shrubs - Front Yard	1,734	1 gal	20% @ 18" o.c.
Shrubs - Front Yard	113	15 gal	10% @ 48" o.c.
Shrubs - Front Yard	2,176	5 gal	70% @ 30" o.c.



Tokay Ave. - north end
Adjacent masonry wall



Citrus Ave. - south end
Adjacent masonry wall



Citrus Ave. - north end
Adjacent masonry wall



Proposed Precision Cap



Proposed Split Face Wall

LANDSCAPE LEGEND

- HOA Front Yard Landscape
- SFD Rear Yard Landscape
- Community Space Landscape
- Turf
- 6' High Block Wall(see detail A, sheet L-1)
- Combo Vinyl Fence atop Retaining Wall per civl
- Combo Masonry Wall atop Retaining Wall per civl
- 6' Side Yard Vinyl Fence & Gate
- 6' High Tubular Steel Gate
- 6' High Tubular Steel Fence
- Existing Block Wall to remain

CONCEPT PLANT SCHEDULE

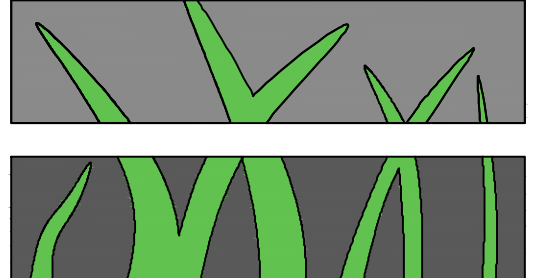
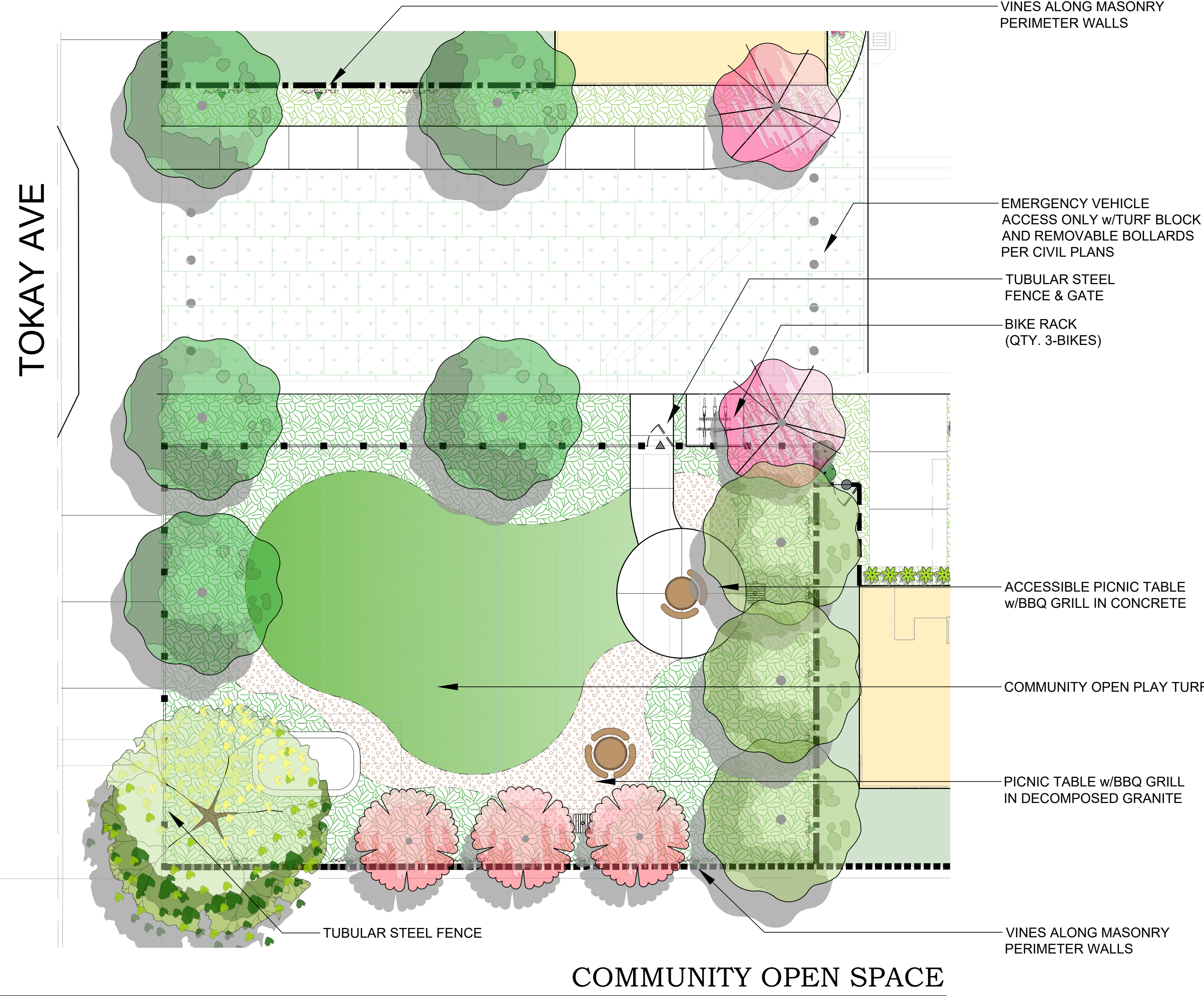
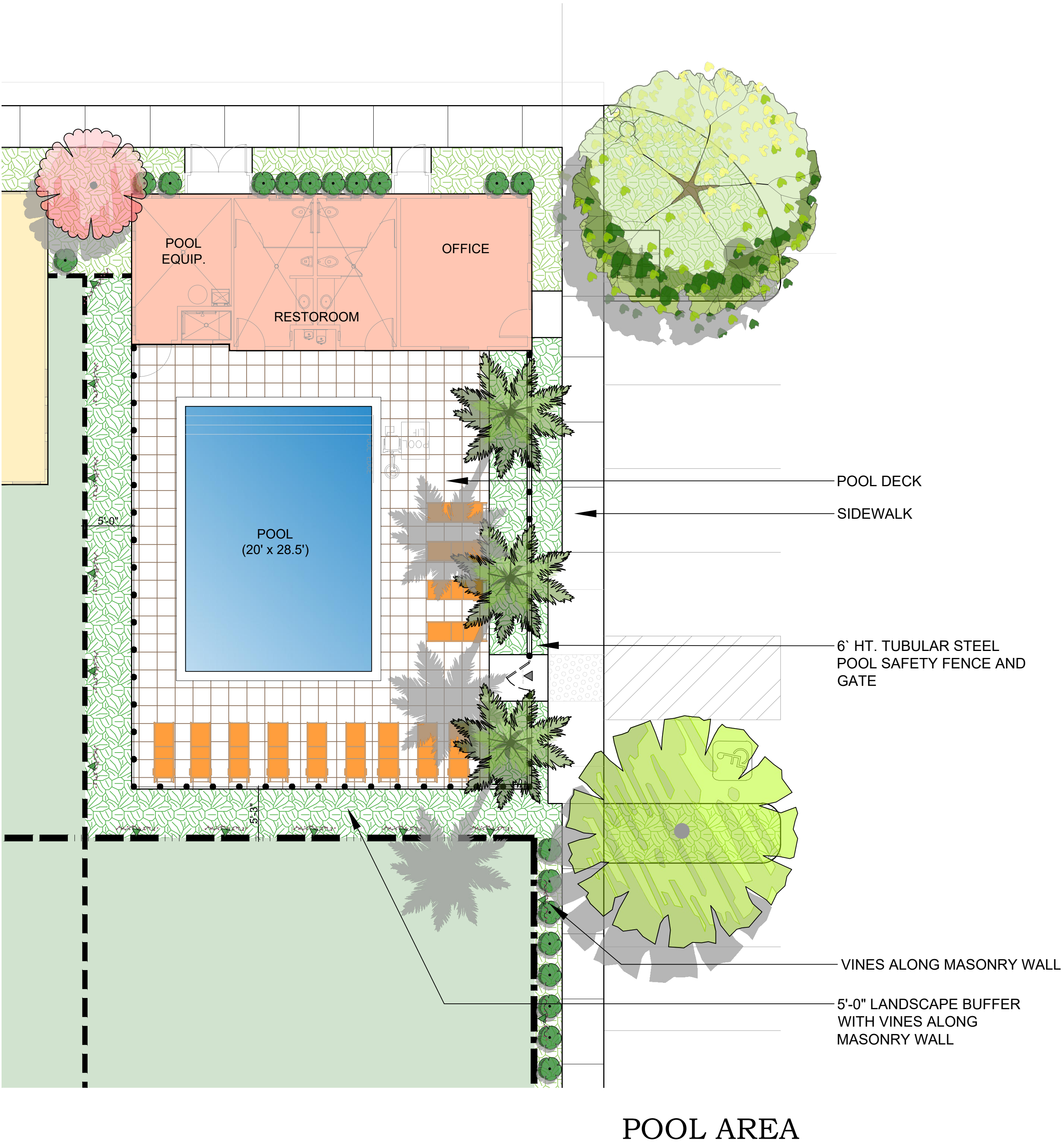
	Quantity	Size	Percentage
COMMUNITY OPEN SPACE LANDSCAPE	4,220 sf		
Shrubs - Community Open Space	389	1 gal	20% @ 18" o.c.
Shrubs - Community Open Space	26	15 gal.	10% @ 48" o.c.
Shrubs - Community Open Space	498	5 gal	70% @ 30" o.c.
Turf - Community Open Space	1,097	Sod	
FRONT YARD LANDSCAPE	18,798 sf		
Shrubs - Front Yard	1,734	1 gal	20% @ 18" o.c.
Shrubs - Front Yard	113	15 gal.	10% @ 48" o.c.
Shrubs - Front Yard	2,176	5 gal	70% @ 30" o.c.

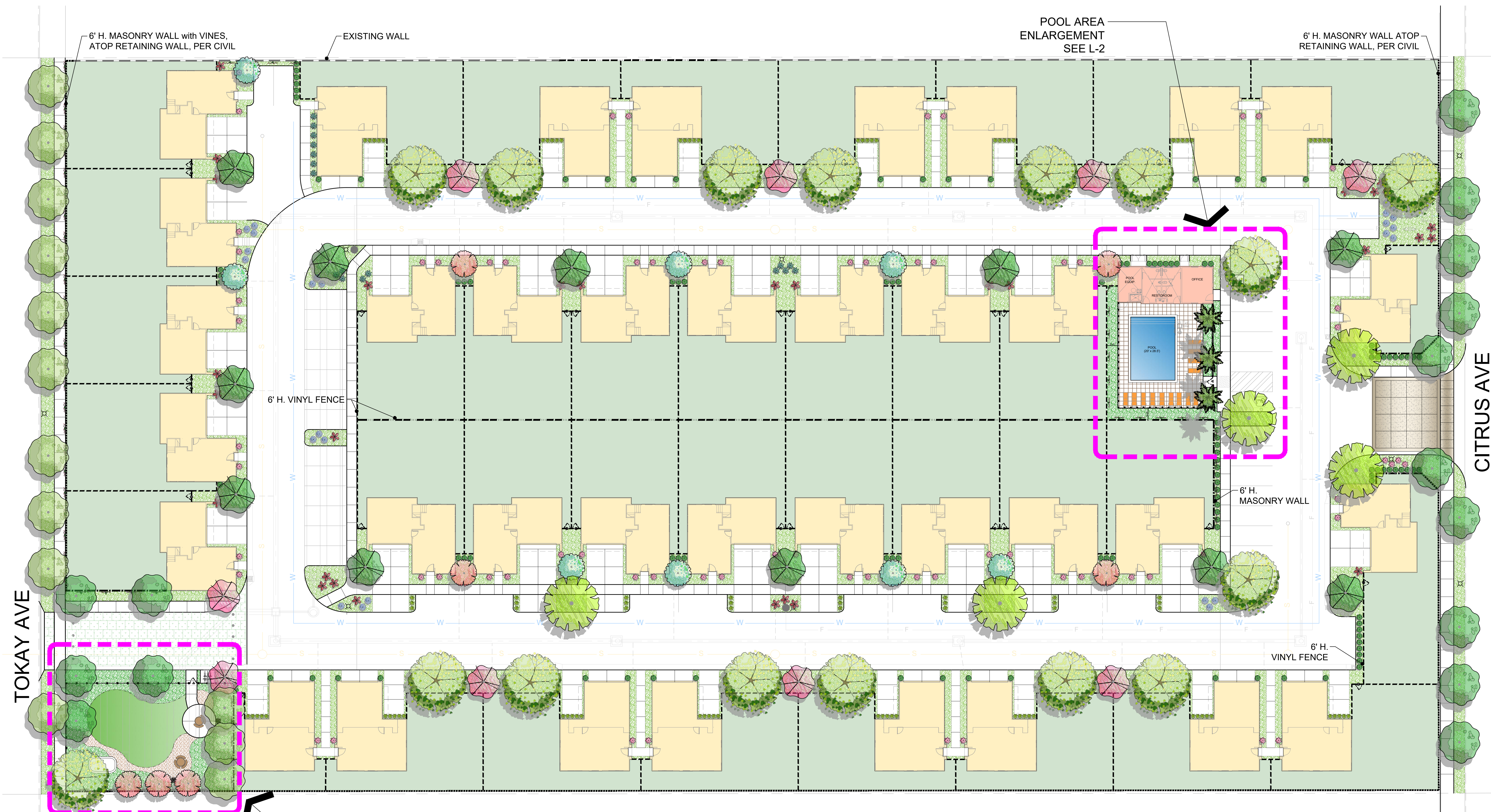
TREE PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY	REMARKS
	TREES			
	Arbutus u. 'Marina' Marina Strawberry Tree	24"box	11	Low/ Standard
	Arecastrum romanzoffianum Queen Palm	12" BTH	3	Mod. Matched
	Cercidium x 'Desert Museum' Thornless Palo Verde	24"box	5	Low/ Standard
	Cercis canadensis Eastern Redbud	24"box	9	Low Standard
	Magnolia g. 'St. Mary' Saint Mary Magnolia	24"box	15	Mod./ Standard
	Podocarpus mac. 'Maki' Shrubby Yew Pine	15 gal	24	Mod. Columnar
	Pyrus calleryana 'Chanticleer' Chanticleer Callery Pear	24"box	7	Mod./ Std. Matched
	Tristania conferta Brisbane Box	24"box	3	Mod./ Standard
	Tristania laurina 'Elegant' Elegant Water Gum	24"box	8	Mod./ Standard
	Ulmus parvifolia 'True Green' True Green Elm	36"box	16	Low Matched

SHRUB PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME
SHRUBS	
Aeonium x 'Mini Saucer' NO zn18	Mint Saucer Aeonium
Alyogyne huegelii	Blue Hibiscus
Anigozanthos flavidus 'Big Red'	Kangaroo Paw
Anigozanthos x 'Kanga Pink'	Kanga Pink Kangaroo Paw
Asparagus densiflorus 'Myers'	Myers Asparagus
Callistemon viminalis 'Little John'	Little John Weeping Bottlebrush
Chondropetalum tectorum	Cape Rush
Cistus ladanifer	Crimson Spot Rockrose
Cordylone australis 'Red Star'	Red Star Grass Palm
Correa x 'Ray's Tangerine'	Ray's Tangerine Australian Fuchsia
Cuphea hyssopifolia	False Heather
Dianella caerulea 'Baby Bliss'	Little Becca Flax Lily
Dianella rev. 'Clarity Blue'	Clarity Blue Flax Lily
Dianella tasmanica 'Variegata'	Flax Lily
Dietes vegeta	African Iris
Diplazium a. 'Jelly Bean Orange'	Jelly Bean Orange Monkeyflower
Galvezia speciosa 'Firecracker'	Firecracker Island Snapdragon
Juncus patens	California Gray Rush
Lantana montevidensis 'Alba'	White Trailing Lantana
Laurus nobilis 'MonRik'	Dwarf Sweet Bay
Lavandula a. 'Thumbelina Leigh'	Thumbelina Leigh English Lavender
Lavandula stoechas	Spanish Lavender
Ligustrum j. 'Texanum'	Waxleaf Privet
Lomandra hystrix 'Tropic Belle'	Tropic Belle Mat Rush
Nandina domestica 'Firepower'	Firepower Heavenly Bamboo
Nandina domestica 'Lemon-Lime'	Lemon-Lime Heavenly Bamboo
Nassella tenuissima	Mexican Feather Grass
Nerium oleander 'Little Salmon'	Dwarf Salmon Oleander
Olea europaea 'Little Ollie' TM	Little Ollie Olive
Pedilanthus macrocarpus	Lady Slipper
Peltargonium tomentosum	Peppermint Geranium
Penstemon h. 'Margarita BOP'	Margarita BOP Penstemon
Phormium x 'Dark Delight'	Dark Delight Purple Flax
Podocarpus macrophyllus 'Maki'	Maki Yew Podocarpus
Polygala fruticosa 'Petite Butterfly'	Sweet Pea Shrub
Raphiolepis umbellata 'Minor'	Yedda Hawthorn
Rosa f. 'Iceberg White'	White Iceberg Rose
Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary
Strelitzia r. juncea	Narrow-leaved Bird of Paradise
Westringia fruticosa 'Blue Gem'	Blue Gem Coast Rosemary
Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary
VINES	
Bougainvillea x 'San Diego Red'	San Diego Red Bougainvillea
Ficus pumila	Creeping Fig
Lonicera japonica	Japanese Honeysuckle
Madagayena unguis-cati	Cat's Claw Creeper





TREE PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY	REMARK
TREES				
	Arbutus u. 'Marina' Marina Strawberry Tree	24"box	11	Low/ Standard
	Arecastrum romanzoffianum Queen Palm	12' BTH	3	Mod. Matched
	Cercidium x 'Desert Museum' Thornless Palo Verde	24"box	5	Low/ Standard
	Cercis canadensis Eastern Redbud	24"box	9	Low Standard
	Magnolia g. 'St. Mary' Saint Mary Magnolia	24"box	15	Mod./ Standard
	Podocarpus mac. 'Maki' Shrubby Yew Pine	15 gal	24	Mod. Columnar
	Pyrus calleryana 'Chanticleer' Chanticleer Callery Pear	24"box	7	Mod./ Std. Match
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Callistemon viminalis 'Little John'	Little John Weeping Bottlebrush
Chondropetalum tectorum	Cape Rush
Cistus ladanifer	Crimson Spot Rockrose
Cordyline australis 'Red Star'	Red Star Grass Palm
Cornus x 'Ray's Tangerine'	Ray's Tangerine Australian Fuchsia
Cuphea hyssopifolia	False Heather
Dianella caerulea 'Baby Bliss'	Little Becca Flax Lily
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Dietes vegeta	African Iris
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Nerium oleander 'Little Salmon'	Dwarf Salmon Oleander
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Polygala fruticosa 'Petite Butterfly'	Sweet Pea Shrub
Rhipsidepis umbellata 'Minor'	Yucca Hawthorn
Rosa f. 'Iceberg White'	White Iceberg Rose
Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary
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VINES	
Bougainvillea x 'San Diego Red'	San Diego Red Bougainvillea
Ficus pumila	Creeping Fig
Lonicera japonica	Japanese Honeysuckle
Macfadyena unguis-cati	Cat's Claw Creeper

LANDSCAPE SUMMARY:
Proposed plant palette has been selected for its drought tolerant properties appropriate for the region, per WUCOLS.

Street trees within city right-of-way shall be approved by governing agency.

All shrub areas shall receive a minimum 3" thick layer of mulch, except a) turf areas, b) creeping or rooted ground cover areas.

All above ground utilities shall be provided with plant screening in accordance per requirements of city and/or governing agencies.

Landscape plans shall comply with city/county landscape guidelines and regulations, and shall meet all state water ordinance requirements set forth under (M)WELQ and AB 1881.

Landscape shall be provided with an automatic irrigation system using a smart controller with weather sensing devices.

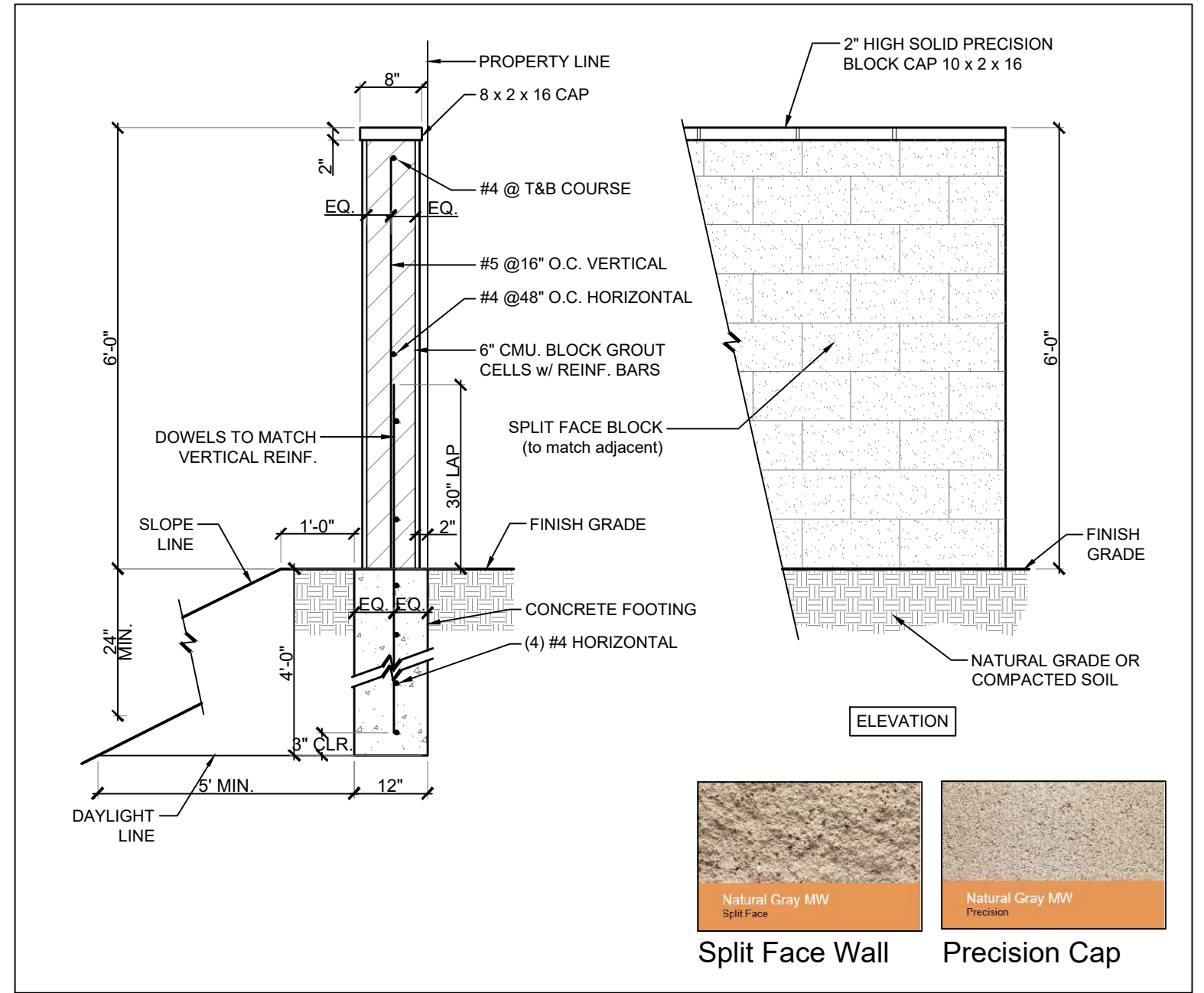
A dedicated water meter will be used to facilitate water management and the point-of-connection (POC) shall be equipped with a backflow device, master valve, and flow sensor.

Irrigation system shall utilize drip and low volume sprinklers, with circuits grouped by hydrozones, and trees shall be irrigated on separate circuit with low volume bubblers.

Irrigation system shall utilize on-grade drip irrigation for site planter areas and sub-surface drip within the R.O.W.

Pressure compensating devices shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance. Built-in emitter check valves or within pop-up bubbler bodies, will be used to manage water use and eliminate run-off.

An agronomic soils report shall be prepared prior to installation of irrigation or amendments for all planting areas.



BLOCK WALL DETAIL 'A'

LANDSCAPE LEGEND	
	HOA Front Yard Landscape
	SFD Rear Yard Landscape
	Community Space Landscape
	Community Area Turf
	6' High Block Wall (see detail A, sheet L-1)
	Combo Vinyl Fence atop Retaining Wall per civl
	Combo Masonry Wall atop Retaining Wall per civl
	6' Side Yard Vinyl Fence & Gate
	6' High Tubular Steel Gate
	6' High Tubular Steel Fence
	Existing Block Wall to remain

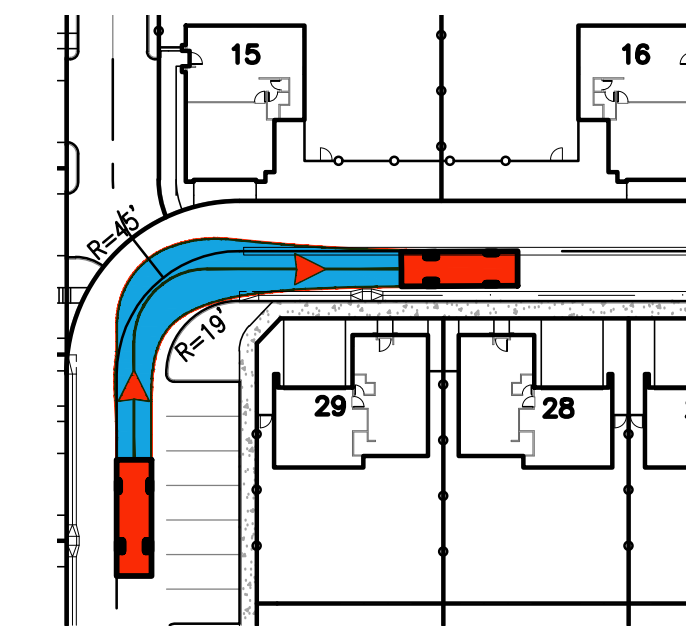
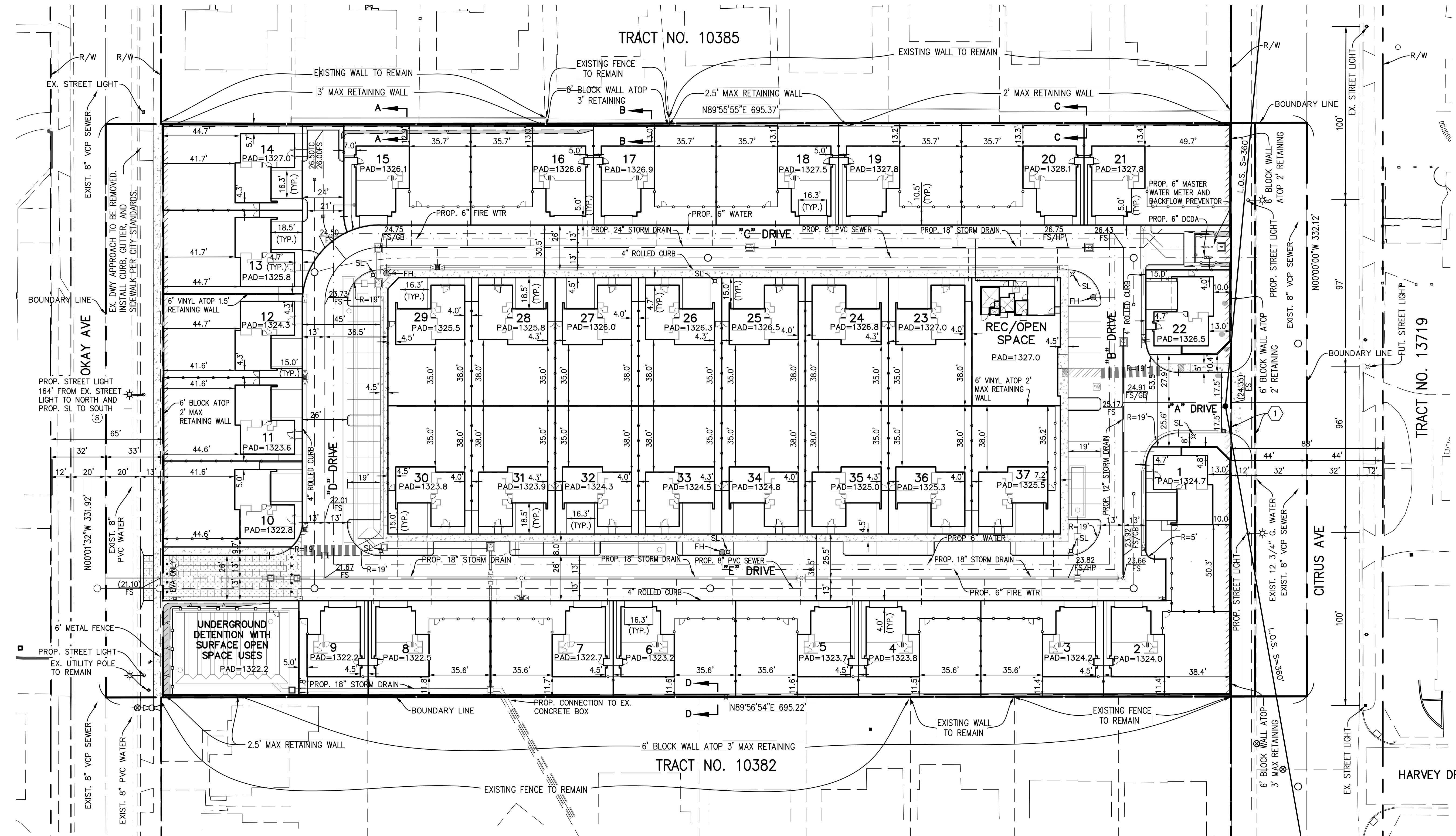
LANDSCAPE AREA SUMMARY	
Site Size:	5.299 Acres
Total Landscape Area:	94,585 9 S.F.
Front Yard HOA Landscape	18,798 s.f.
Rear Yard Landscape	71,567 s.f.
Community Open Space	4,220 s.f.
Total Landscape Percentage:	41%
[230,825 SF site / 94,585 landscape = 40.9%]	
Community Open Space:	1.8% of site area
PLANT QUANTITIES	
Tress:	
36" Box-	16 Qty.
24" Box-	58 Qty.
12' BTH-	3 Qty.
15 Gal-	24 Qty.

CONCEPT PLANT SCHEDULE			
	Quantity	Size	Percentage
COMMUNITY OPEN SPACE			
LANDSCAPE	4,220 sf		
Shrubs - Community Open Space	389	1 gal	20% @ 18" o.c.
Shrubs - Community Open Space	26	15 gal	10% @ 48" o.c.
Shrubs - Community Open Space	488	5 gal	70% @ 30" o.c.
Turf - Community Open Space	1,097		
FRONT YARD LANDSCAPE			
Shrubs - Front Yard	1,734	1 gal	20% @ 18" o.c.
Shrubs - Front Yard	113	15 gal	10% @ 48" o.c.
Shrubs - Front Yard	2,176	5 gal	70% @ 30" o.c.

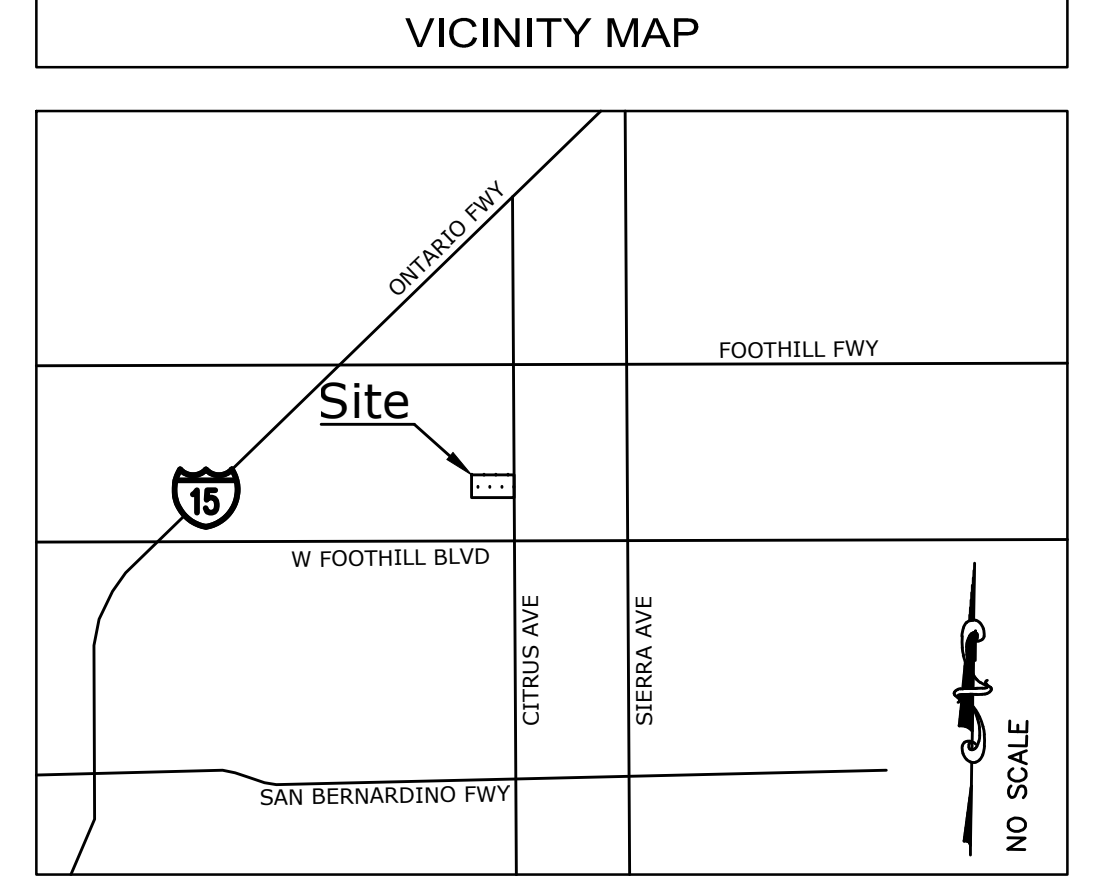
SITE DEVELOPMENT PLAN

TRACT NO. 20787

IN THE CITY OF FONTANA, COUNTY OF
SAN BERNARDINO, STATE OF CALIFORNIA



FIRE TRUCK
TURNING TEMPLATE
N.T.S.



LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 96 OF THE ETWANDA VINEYARDS TRACT, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 17, PAGE 29, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF FONTANA FOR STREET PURPOSES BY DEED RECORDED AUGUST 31, 2006 AS INSTRUMENT NO. 2006-0598604 OF OFFICIAL RECORDS.

APN: 1110-361-10-0-000

DEVELOPER:

RC HOMES, INC.
RIDGE CREST REAL ESTATE, LLC
550 N LARCHMONT BLVD., SUITE 201
LOS ANGELES, CA 90004
P: (323) 450-2334

EASEMENTS:

- ① AN EASEMENT FOR STREET AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 7, 1983 AS INSTRUMENT NO. 83-236322 OF OFFICIAL RECORDS, IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

LEGEND:

- BOUNDARY LINE
- RIGHT OF WAY
- PROP. DOMESTIC WATER
- EXIST. WATER
- PROP. FIRE WATER
- PROP. SEWER
- EXIST. SEWER
- PROP. STORM DRAIN
- EXIST. HYDRANT
- FIRE HYDRANT
- VEHICLE ACCESS RESTRICTION

NOTES:

1. PROPOSED ON-SITE SEWER, STORM DRAIN, WATER, FIRE WATER TO BE PRIVATELY OWNED AND MAINTAINED
2. ACCESS ON CITRUS AVENUE WILL NOT BE GATED
3. EMERGENCY VEHICLE ACCESS ON OKAY AVENUE WILL BE PROVIDED. DESIGN TO IMPLEMENT TURF BLOCK AND BOLLARDS
4. STREET FRONTAGE ON CITRUS AVENUE WILL BE POSTED WITH "NO STOPPING ANYTIME" SIGNS.
5. DEVELOPER TO WORK WITH ADJACENT PROPERTY OWNERS TO REMOVE EXISTING FENCE AND WALLS AT ALL LOCATIONS WHERE A DOUBLE WALL CONDITION WILL BE CREATED.

LAND USE:

EXISTING LAND USE
ON-SITE
NORTH
SOUTH
EAST
WEST

VACANT
SINGLE FAMILY RESIDENTIAL
SINGLE FAMILY RESIDENTIAL
ELEMENTARY SCHOOL
SINGLE FAMILY RESIDENTIAL

EXISTING ZONING: FBC (0.2-2 FAR, 2.1-70 DU/AC)

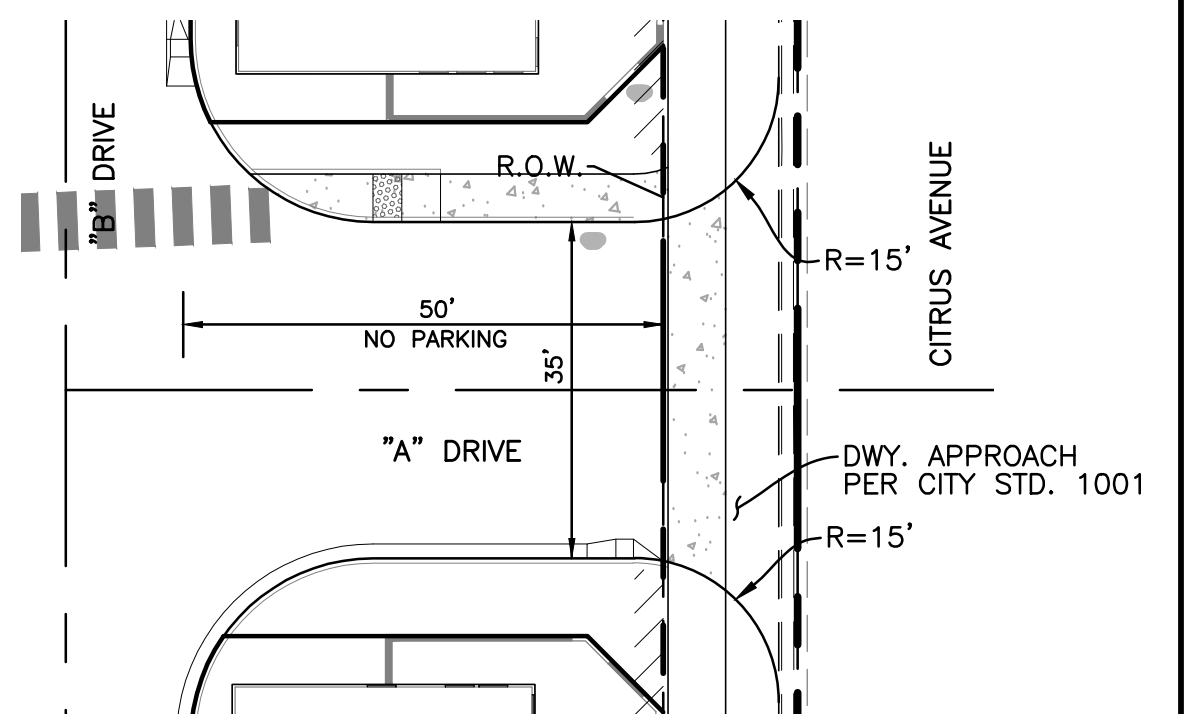
PROPOSED PROJECT SUBMITTED UNDER PROVISIONS OF STATE OF CALIFORNIA DENSITY BONUS LAW (GOV §65915 et seq)

PROJECT AREA:

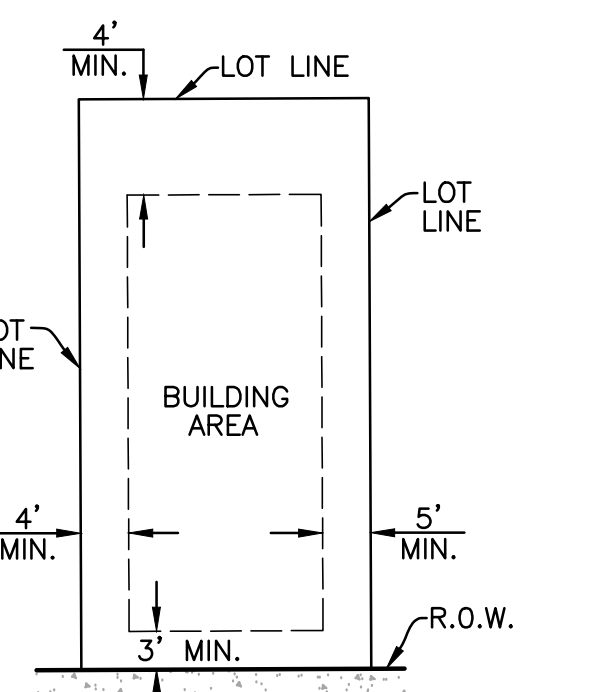
GROSS AREA: 5.30 ACRES

PARKING:

GUEST PARKING: 37 GUEST STALLS
GARAGE: 74
DRIVEWAY: 44
HANDICAP PARKING: 1 STALL *(INCLUDED IN GUEST PARKING)*



35' ENTRY DETAIL
1"=20'



TYPICAL BUILDING SETBACK
N.T.S.

LOCAL PUBLIC STREET SECTION -
CITRUS AVENUE
88' R.O.W. - STREET CLASSIFICATION: PRIMARY HIGHWAY
N.T.S.

LOCAL PRIVATE DRIVE SECTION -
"B" DRIVE
N.T.S.

LOCAL PRIVATE DRIVE SECTION -
"C" DRIVE
N.T.S.

LOCAL PRIVATE DRIVE SECTION -
"A" DRIVE
53.5' R.O.W.
N.T.S.

SECTION A-A
N.T.S.

SECTION B-B
N.T.S.

SECTION C-C
N.T.S.

SECTION D-D
N.T.S.

LOCAL PRIVATE DRIVE SECTION -
"D" DRIVE
N.T.S.

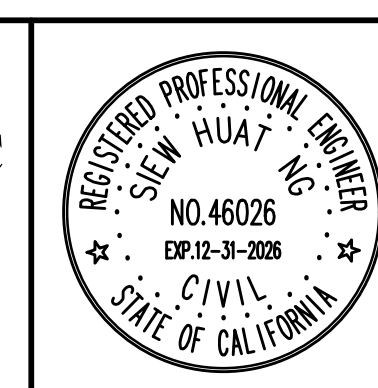
LOCAL PRIVATE DRIVE SECTION -
"E" DRIVE
N.T.S.

LOCAL PUBLIC STREET SECTION -
TOKAY AVENUE
65' R.O.W. - STREET CLASSIFICATION: COLLECTOR
N.T.S.

ADD 1300' TO ALL
PAD ELEVATIONS

PREPARED BY:

UNITED CIVIL INC.
30141 Agoura Road, Suite 215
Agoura Hills, CA 91301
PH: (818) 707-8648



REV #	DATE	REVISIONS

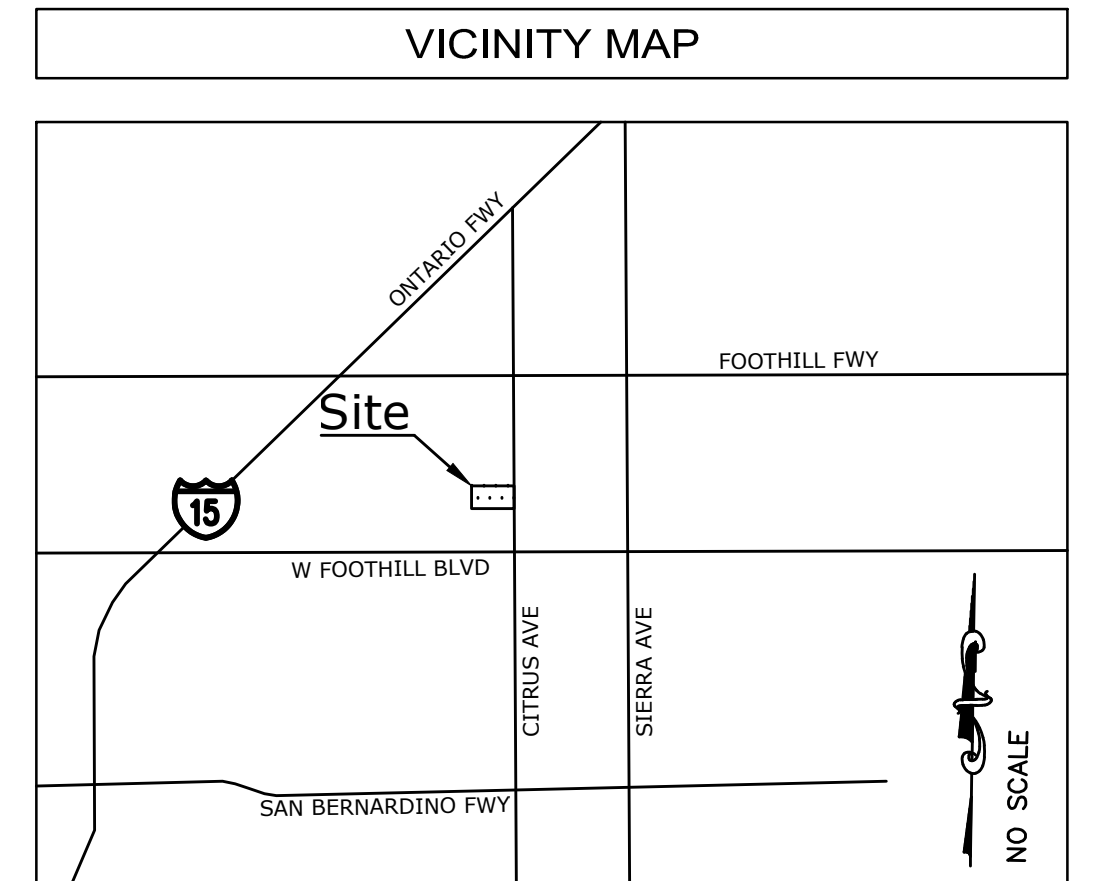
SITE DEVELOPMENT
PLAN
MAP NO. 20787
FONTANA, CA

DATE: 7/13/2026

CONCEPTUAL GRADING & DRAINAGE

TRACT NO. 20787

IN THE CITY OF FONTANA, COUNTY OF
SAN BERNARDINO, STATE OF CALIFORNIA



LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 96 OF THE ETIWA VINEYARDS TRACT, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 17, PAGE 29, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF FONTANA FOR STREET PURPOSES BY DEED RECORDED AUGUST 31, 2006 AS INSTRUMENT NO. 2006-0598604 OF OFFICIAL RECORDS.

APN: 1110-361-10-0-000

DEVELOPER:

RC HOMES, INC.
RIDGE CREST REAL ESTATE, LLC.
550 N LARCHMONT BLVD., SUITE 201
LOS ANGELES, CA 90004
P: (323) 450-2334

EASEMENTS:

- AN EASEMENT FOR STREET AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 7, 1983 AS INSTRUMENT NO. 83-236322 OF OFFICIAL RECORDS, IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

EARTHWORK:

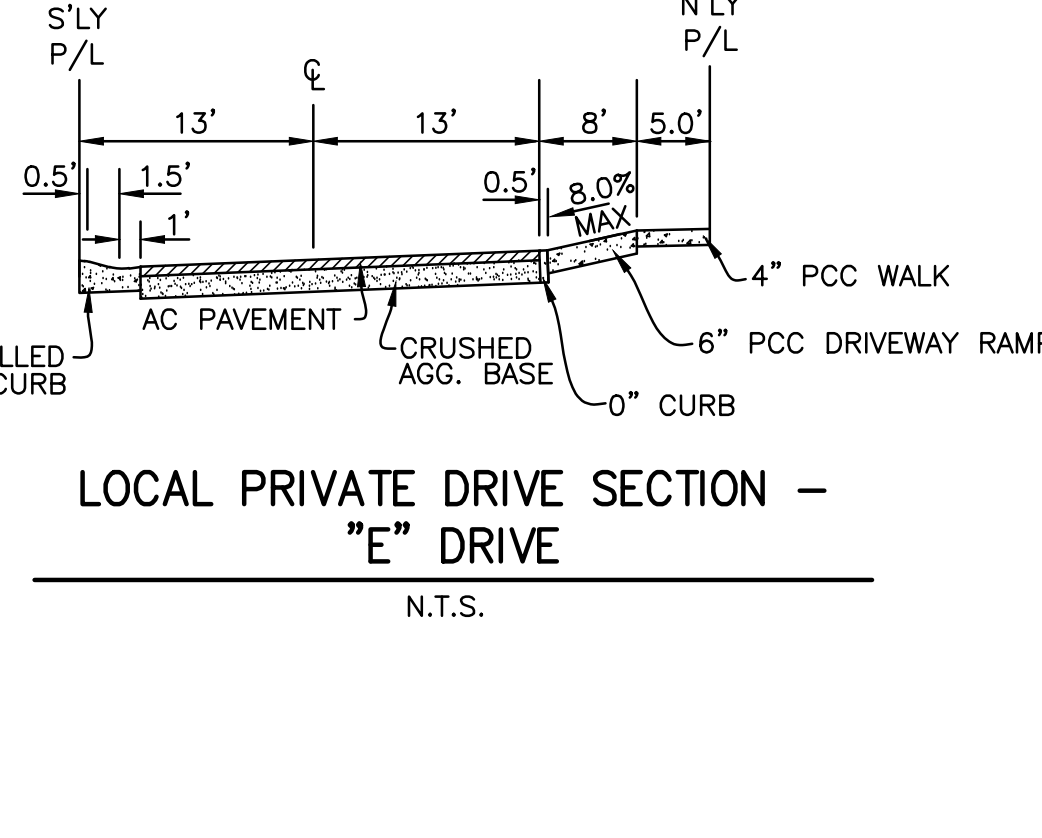
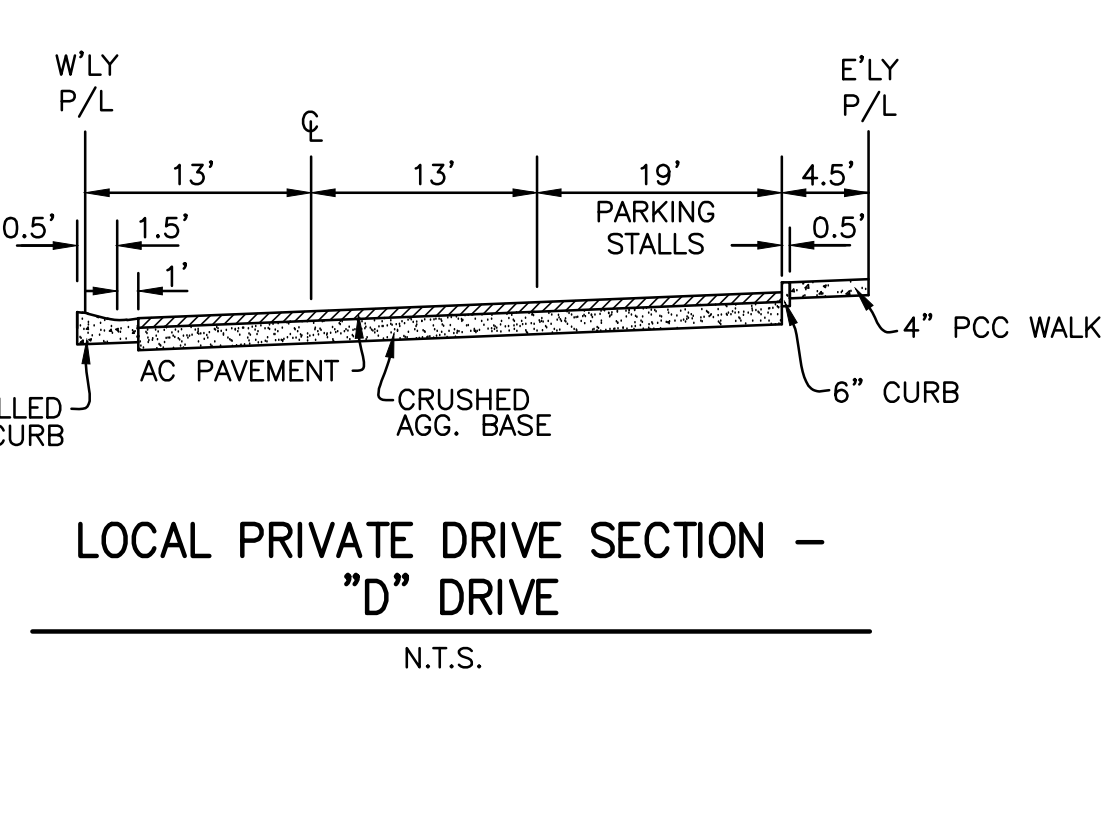
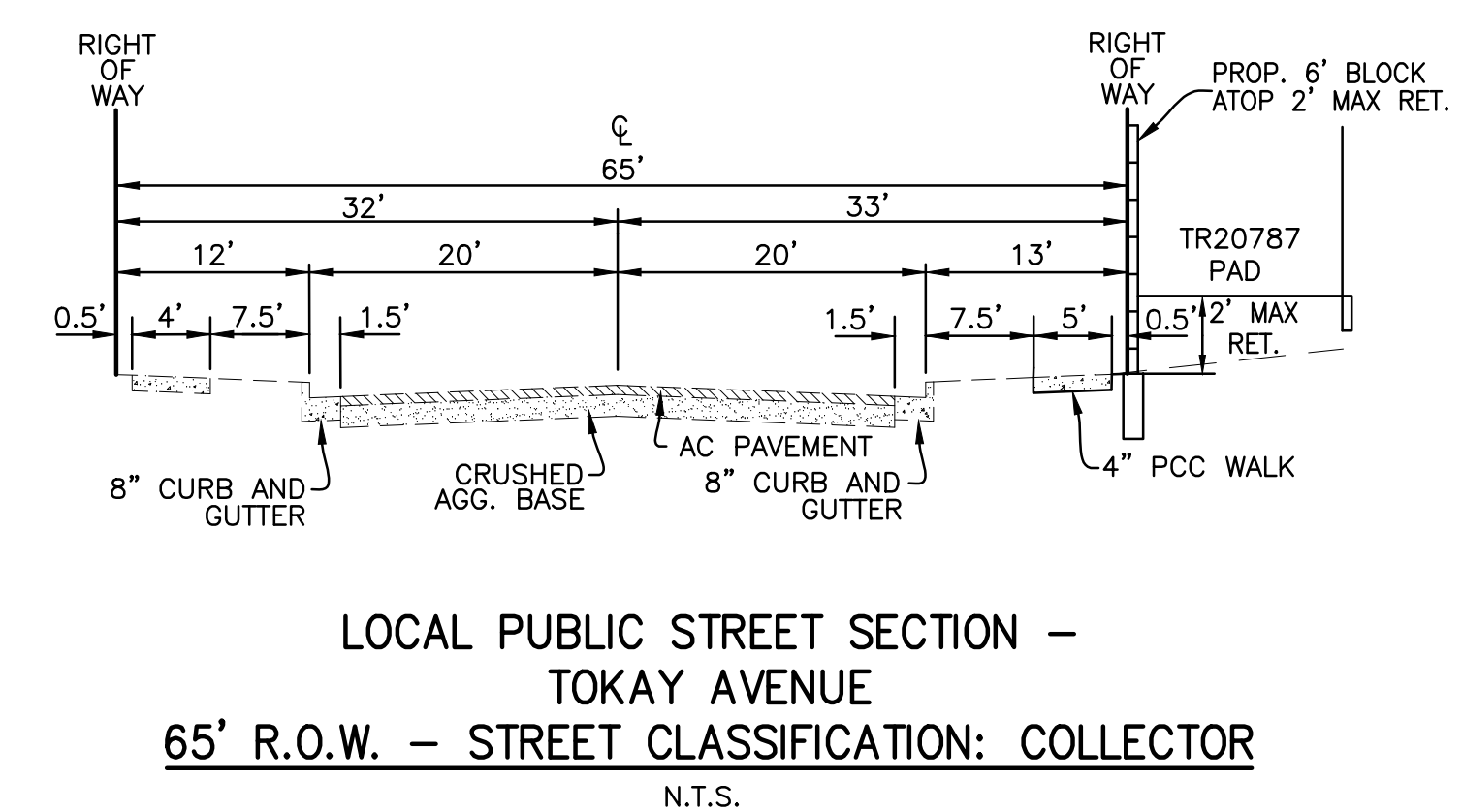
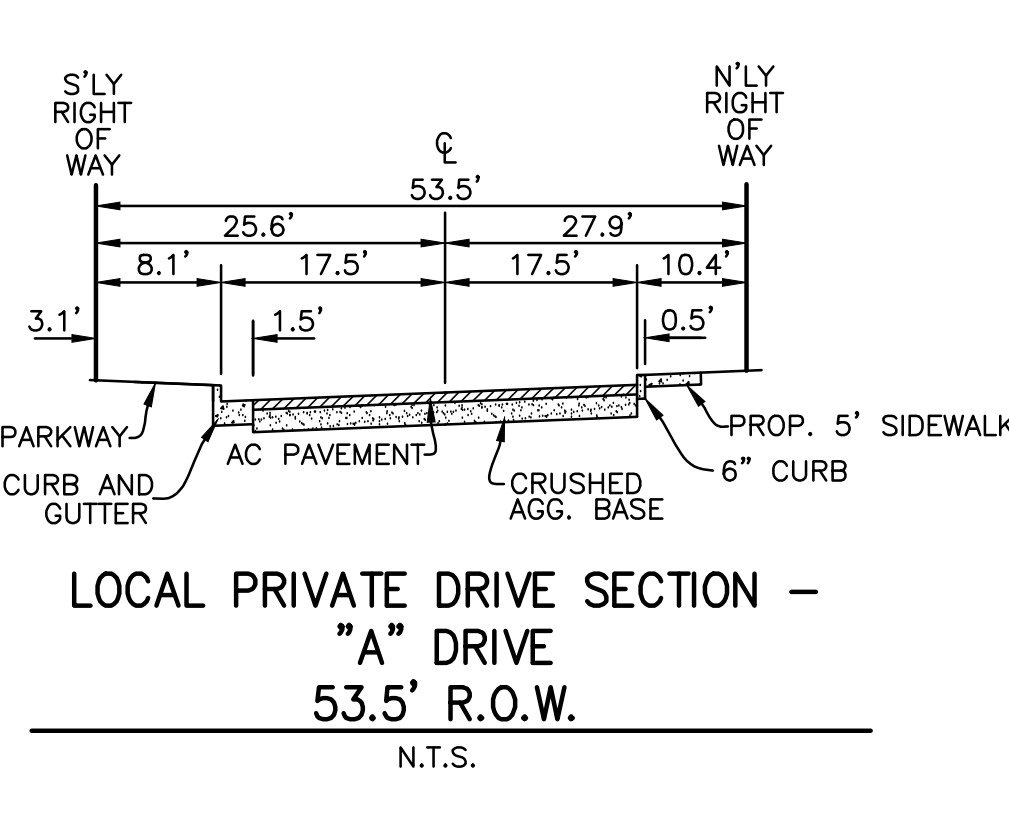
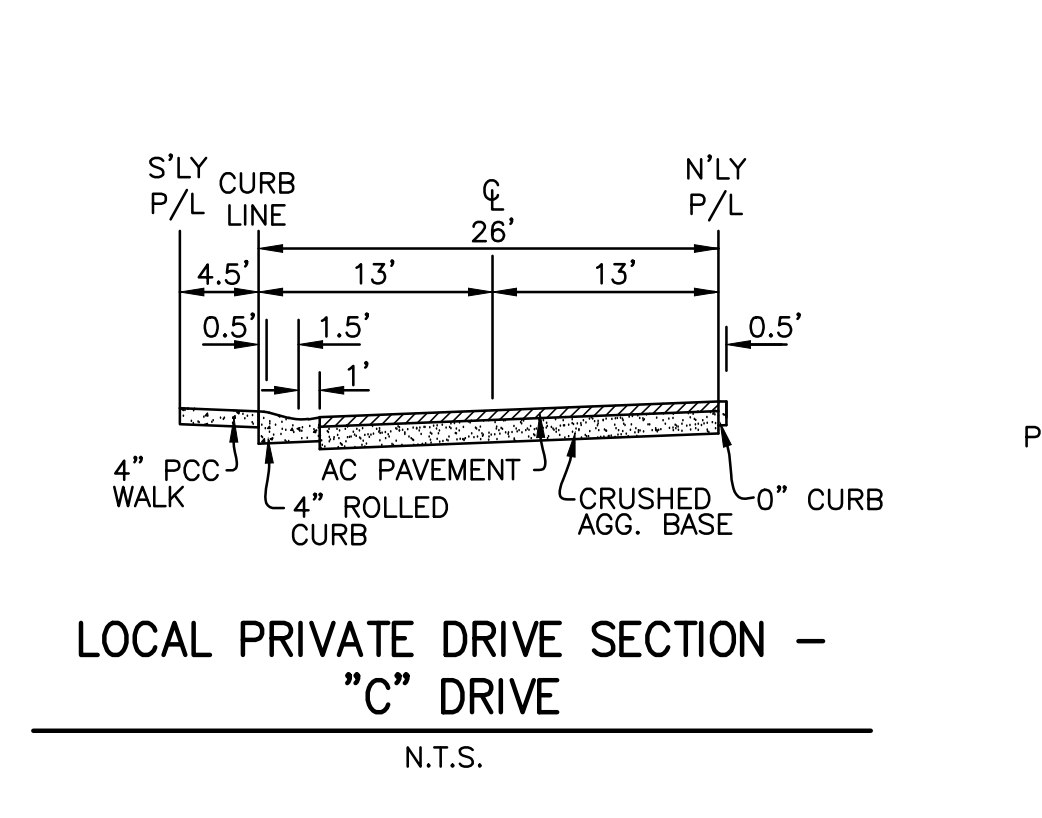
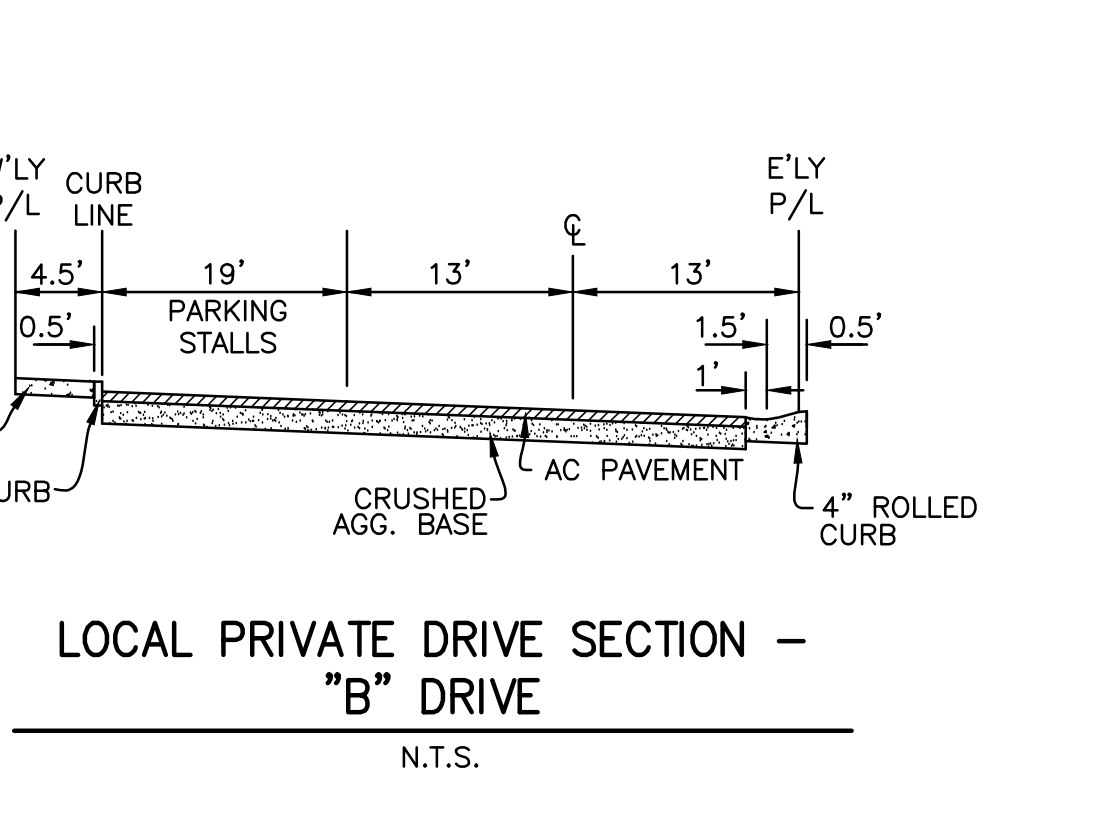
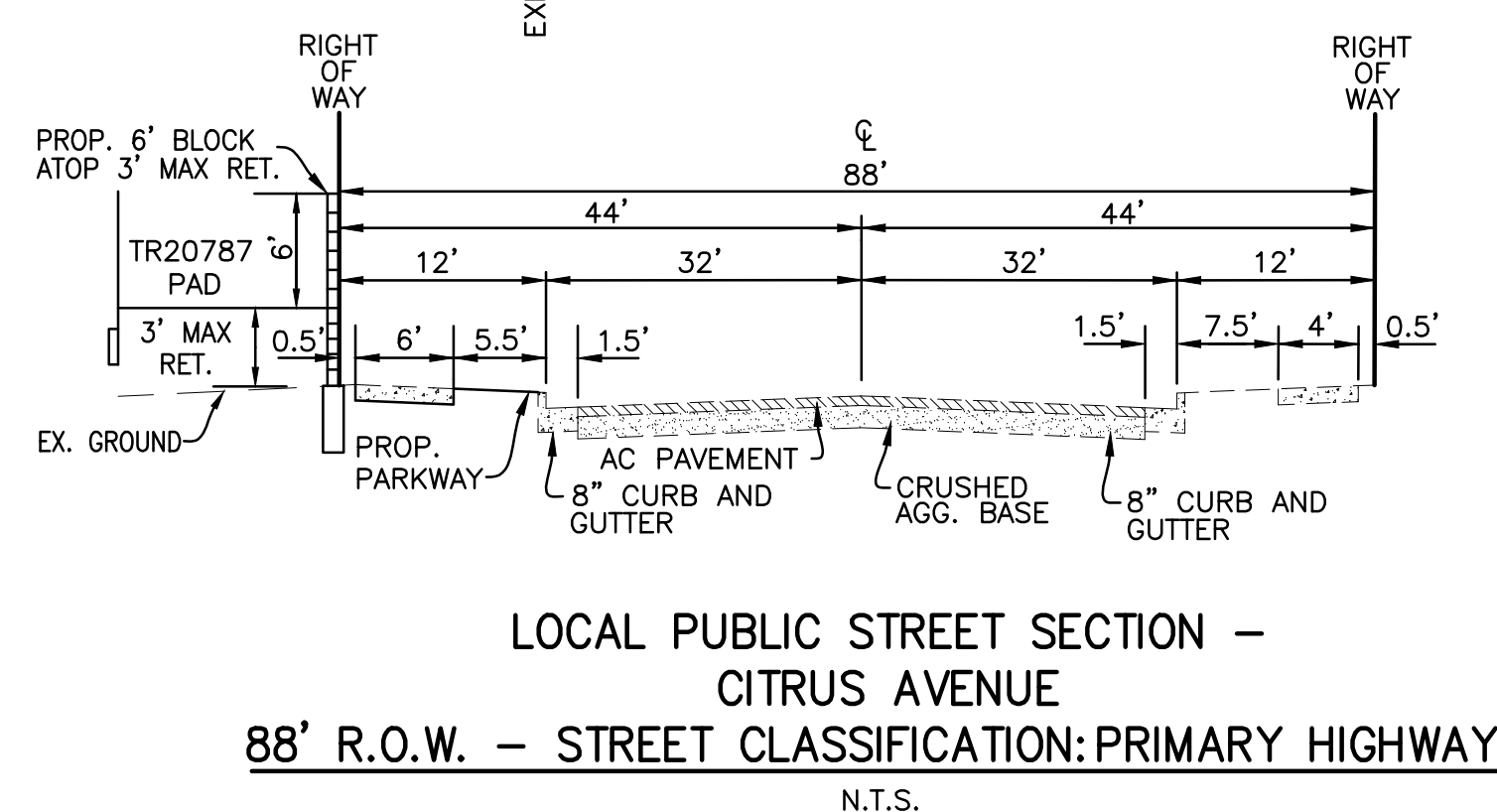
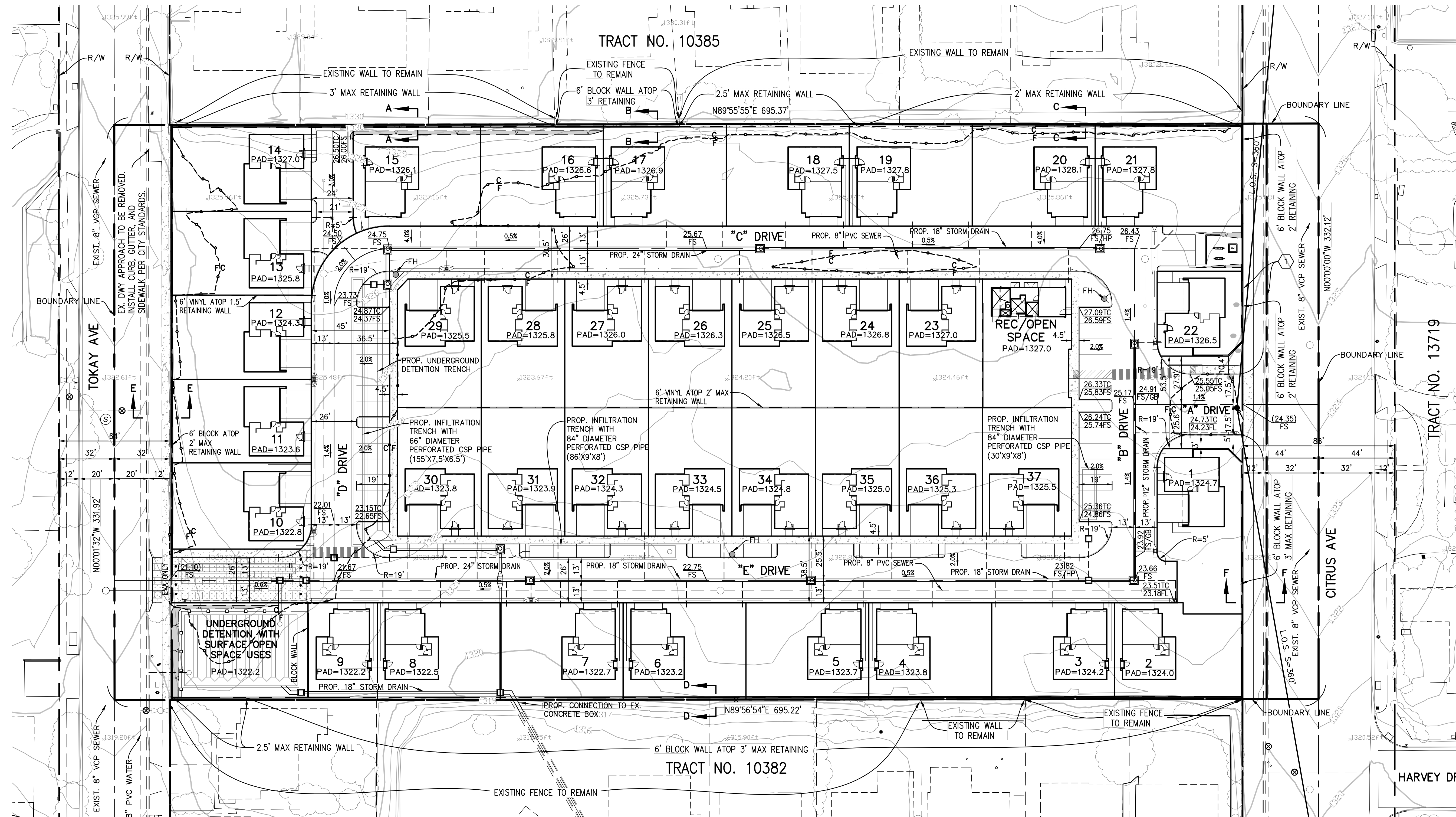
	CUT	FILL
RAW EXCAVATION:	1,932 CY	8,807 CY
REMOVAL/RECOMPACTION:	37,907 CY	37,907 CY
(5' ENTIRE SITE)		
STREET UNDERCUT (2'):	2,375 CY	
SUBSIDENCE (1"):		632 CY
SHRINKAGE (12%)		5,605 CY
TOTALS:	42,214 CY	52,951 CY
NET IMPORT:		10,737 CY

LEGEND:

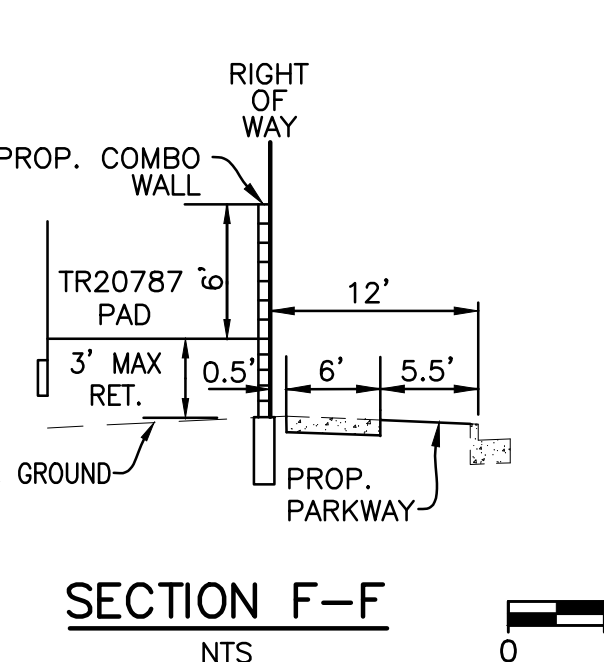
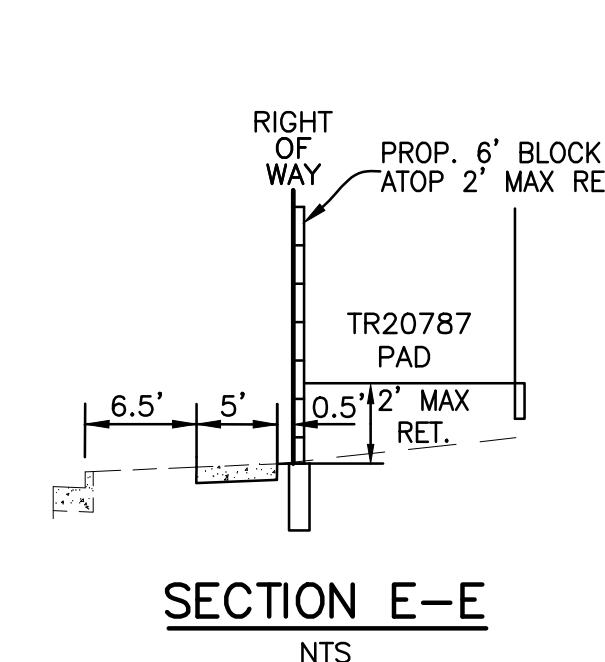
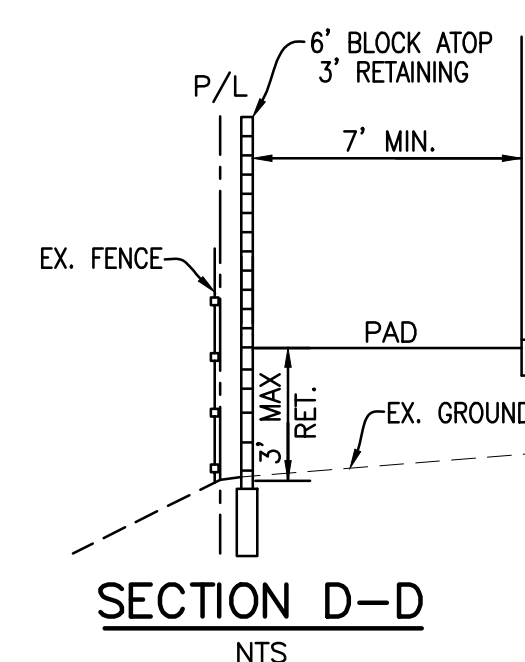
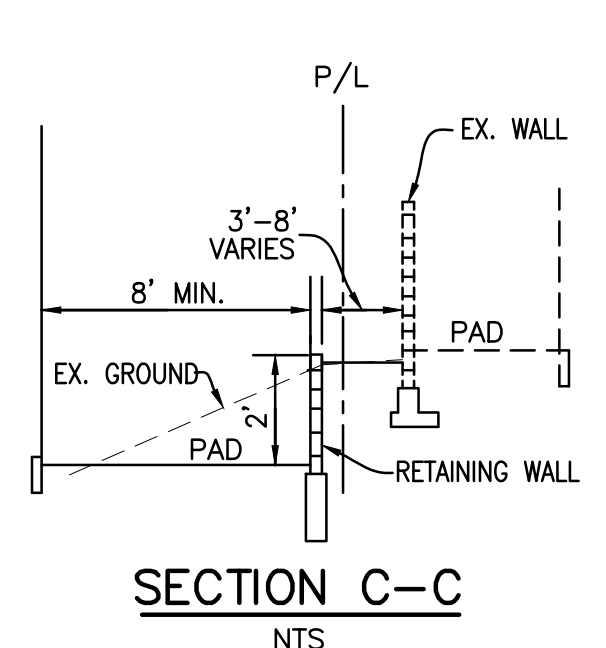
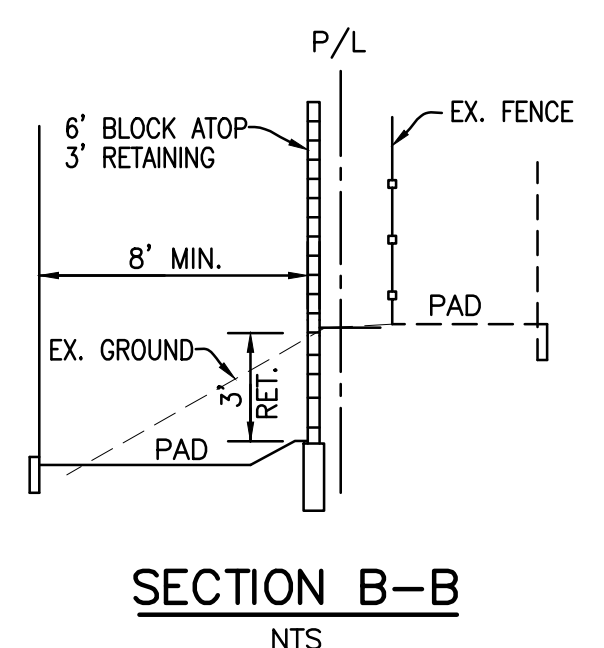
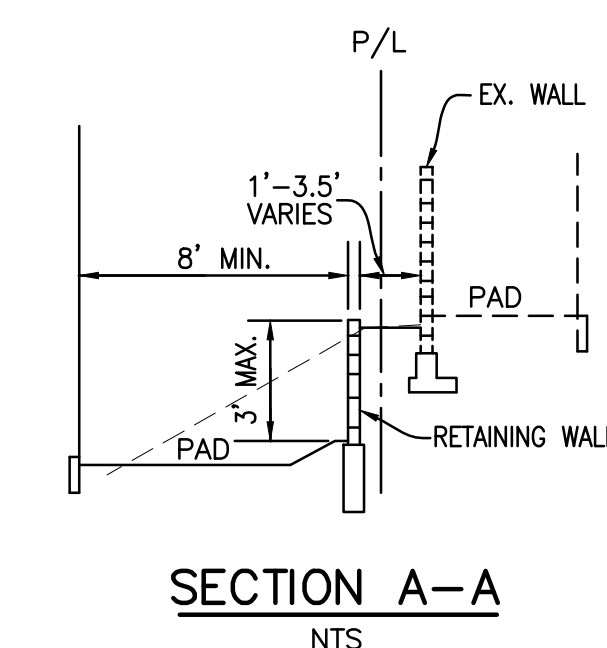
---	BOUNDARY LINE
- - -	RIGHT OF WAY
- - -	PROP. SEWER
- - -	EXIST. SEWER
- - -	PROP. STORM DRAIN

NOTES:

- PROPOSED ON-SITE SEWER AND STORM DRAIN TO BE PRIVATELY OWNED AND MAINTAINED
- DEVELOPER TO WORK WITH ADJACENT PROPERTY OWNERS TO REMOVE EXISTING FENCE AND WALLS AT ALL LOCATIONS WHERE A DOUBLE WALL CONDITION WILL BE CREATED.



ADD 1300' TO ALL
PAD ELEVATIONS



SCALE: 1" = 30'
0 30 60 90

PREPARED BY:
 UNITED CIVIL INC.
30141 Agoura Road, Suite 215
Agoura Hills, CA 91301
PH: (818) 707-8648

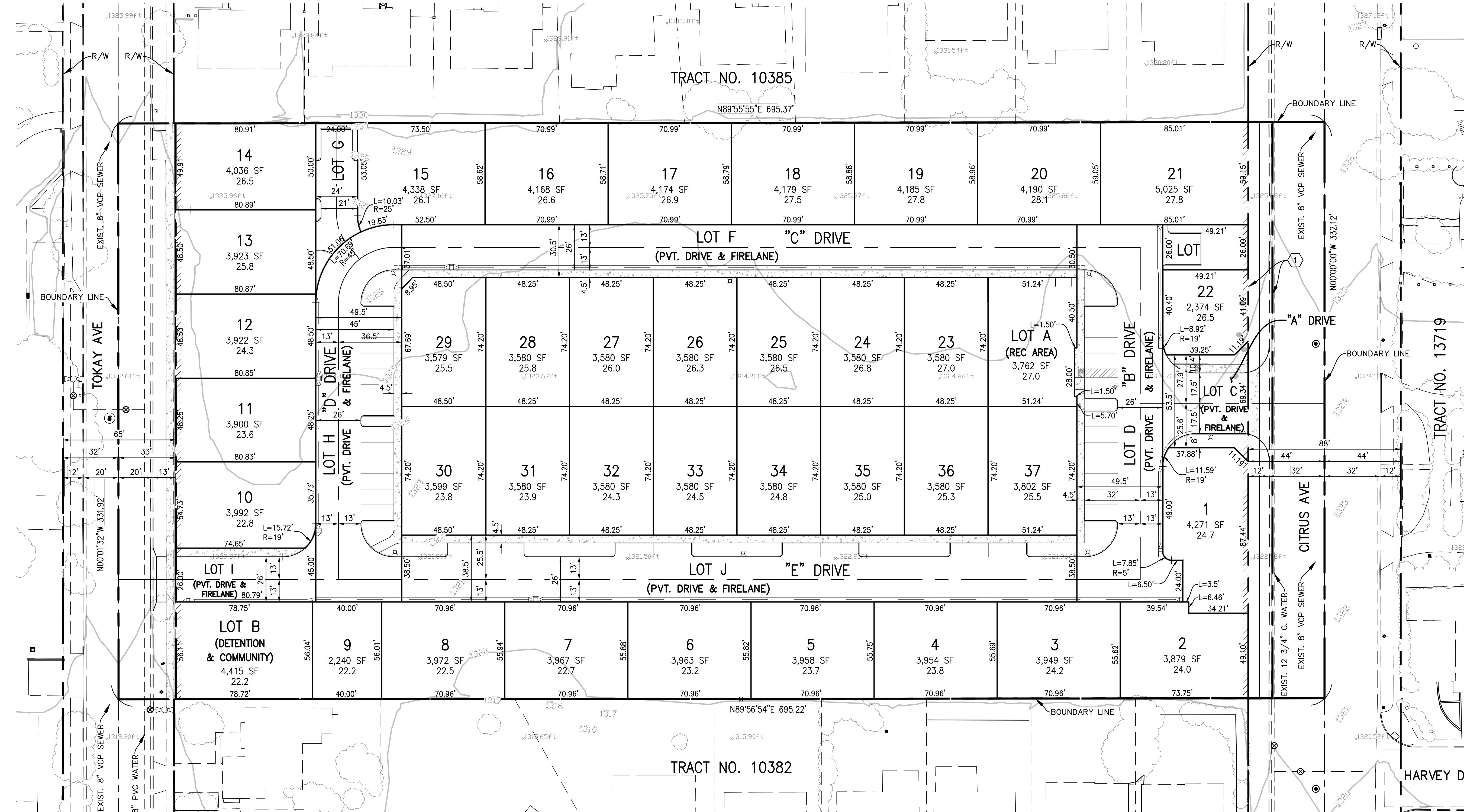
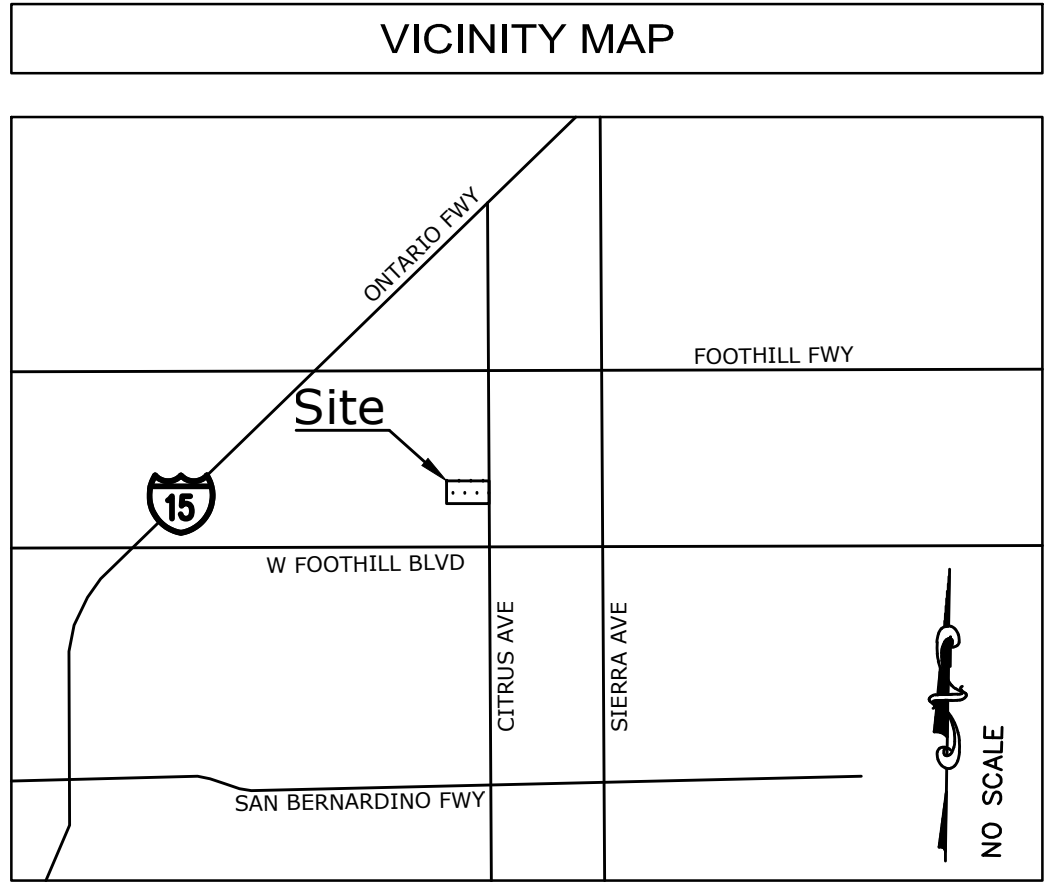


REV #	DATE	REVISIONS

CONCEPTUAL GRADING
PLAN
MAP NO. 20787
FONTANA, CA

TENTATIVE TRACT MAP NO. 20787

IN THE CITY OF FONTANA, COUNTY OF
SAN BERNARDINO, STATE OF CALIFORNIA



LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 96 OF THE ETIWA VINEYARDS TRACT, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 17, PAGE 29, RECORDS OF SAID COUNTY.
EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF FONTANA FOR STREET PURPOSES BY DEED RECORDED AUGUST 31, 2006 AS INSTRUMENT NO. 2006-0598604 OF OFFICIAL RECORDS.
APN: 1110-361-10-0-000

DEVELOPER:

RC HOMES, INC.
RIDGE CREST REAL ESTATE, LLC.
550 N LARCHMONT BLVD., SUITE 201
LOS ANGELES, CA 90004
P: (323) 450-2334

CITY OF FONTANA UTILITY, NOTIFICATION LIST

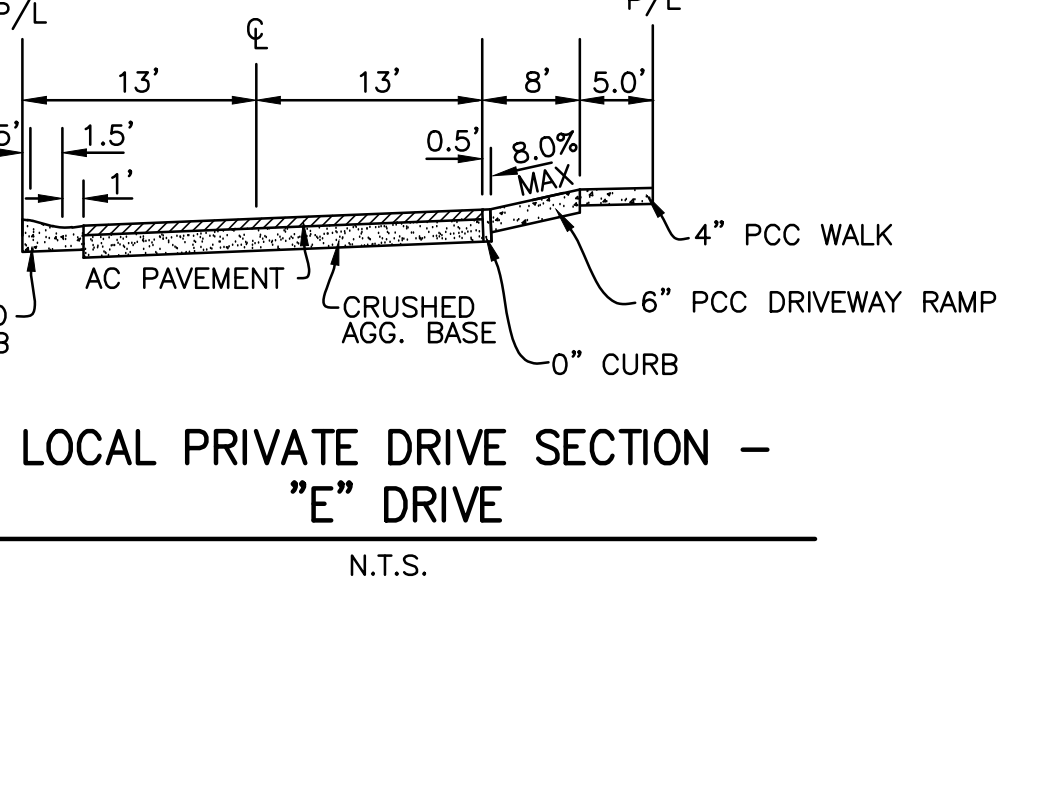
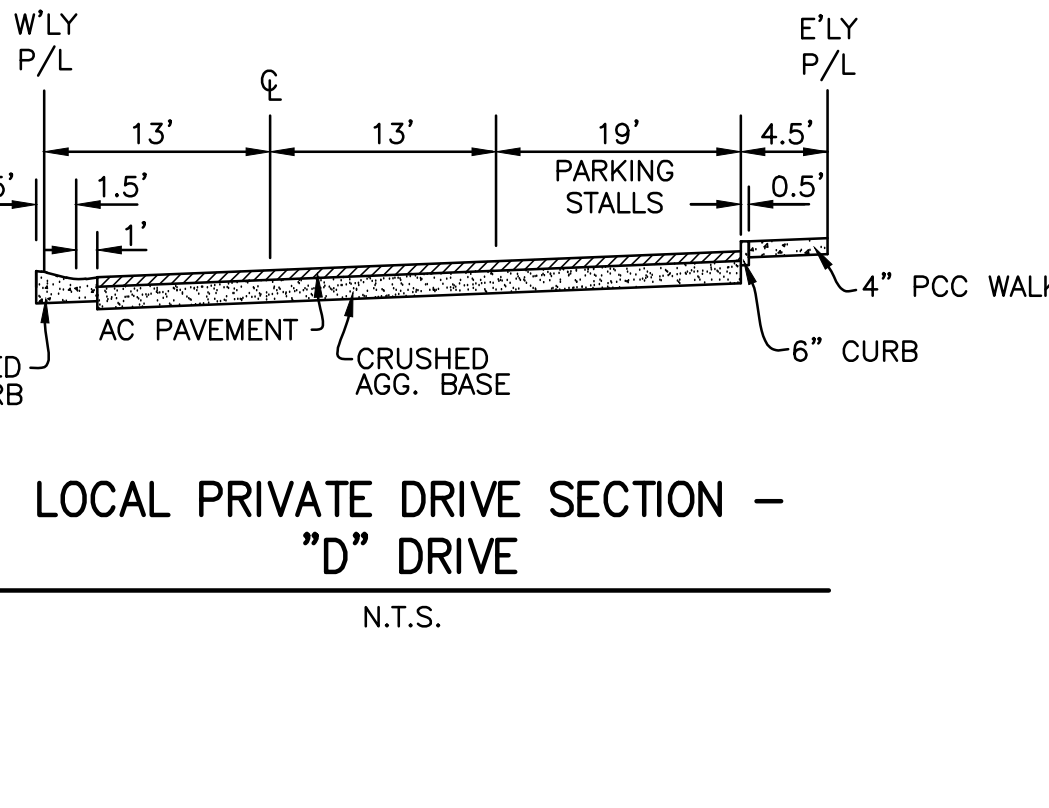
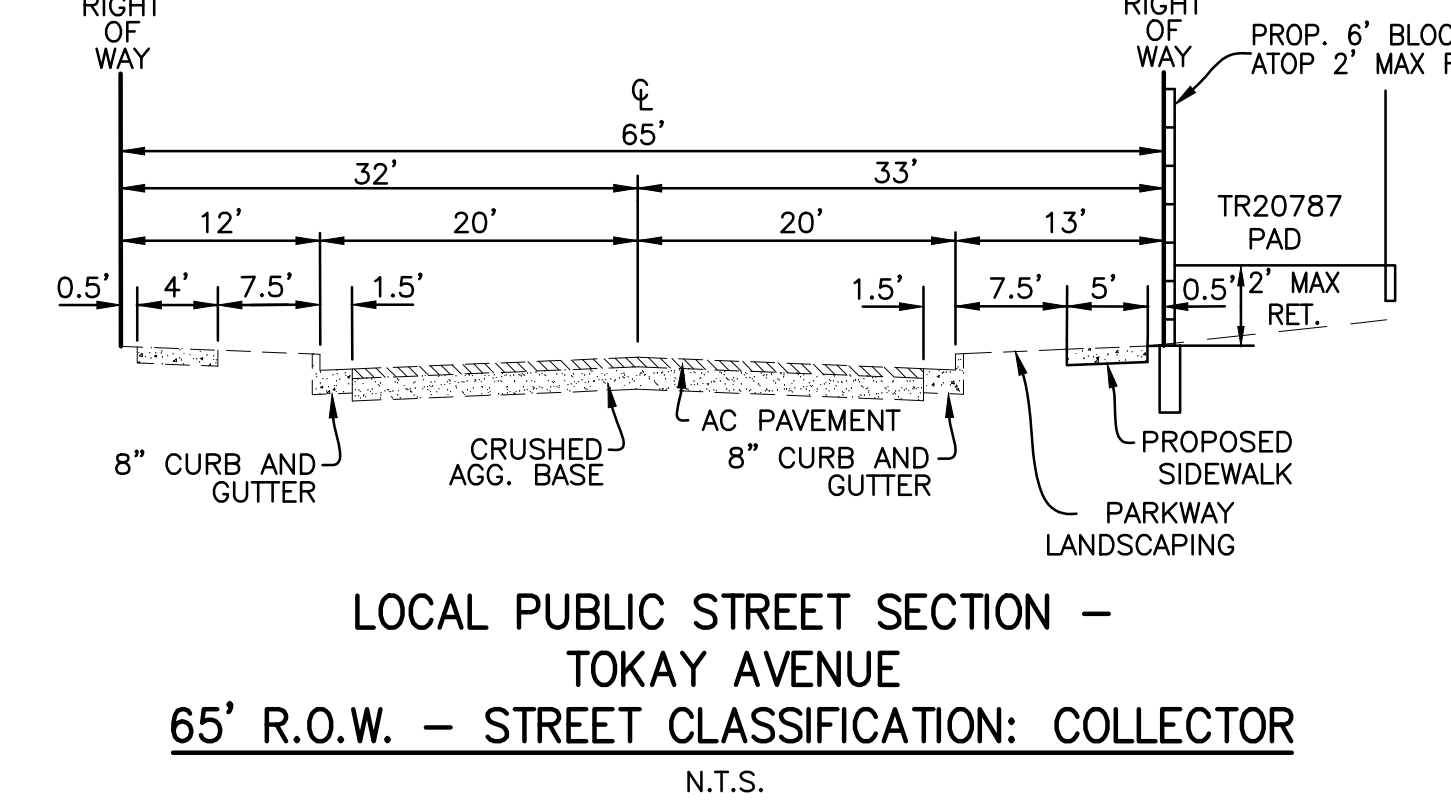
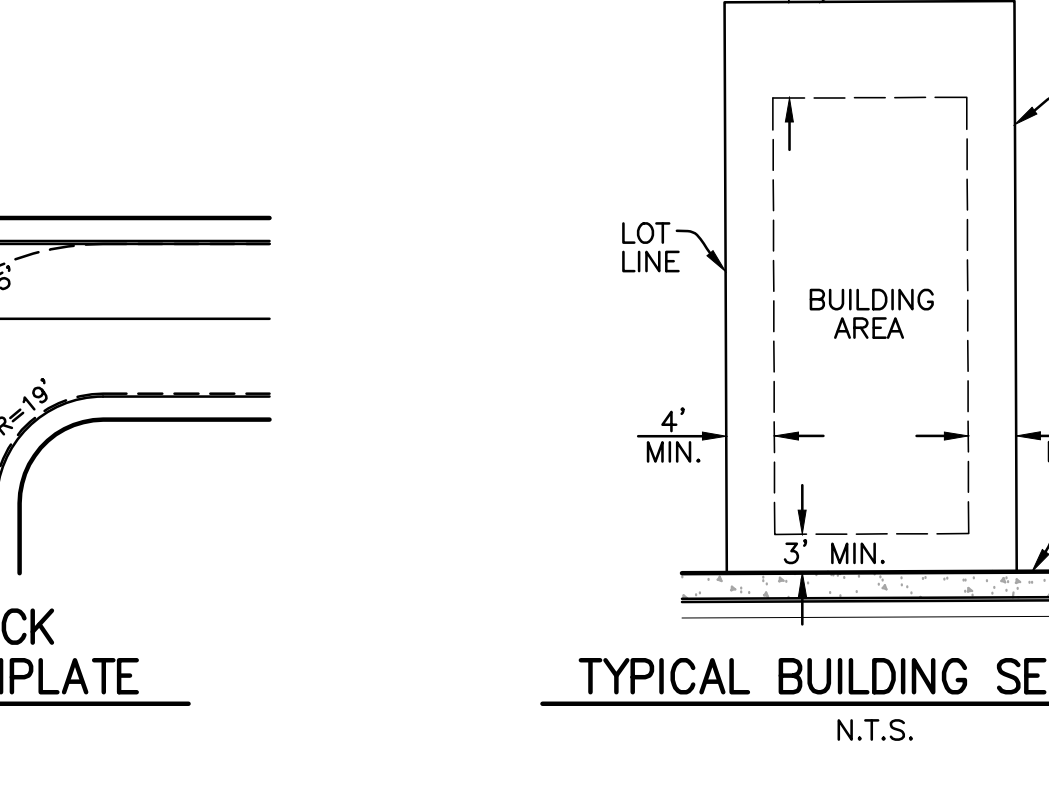
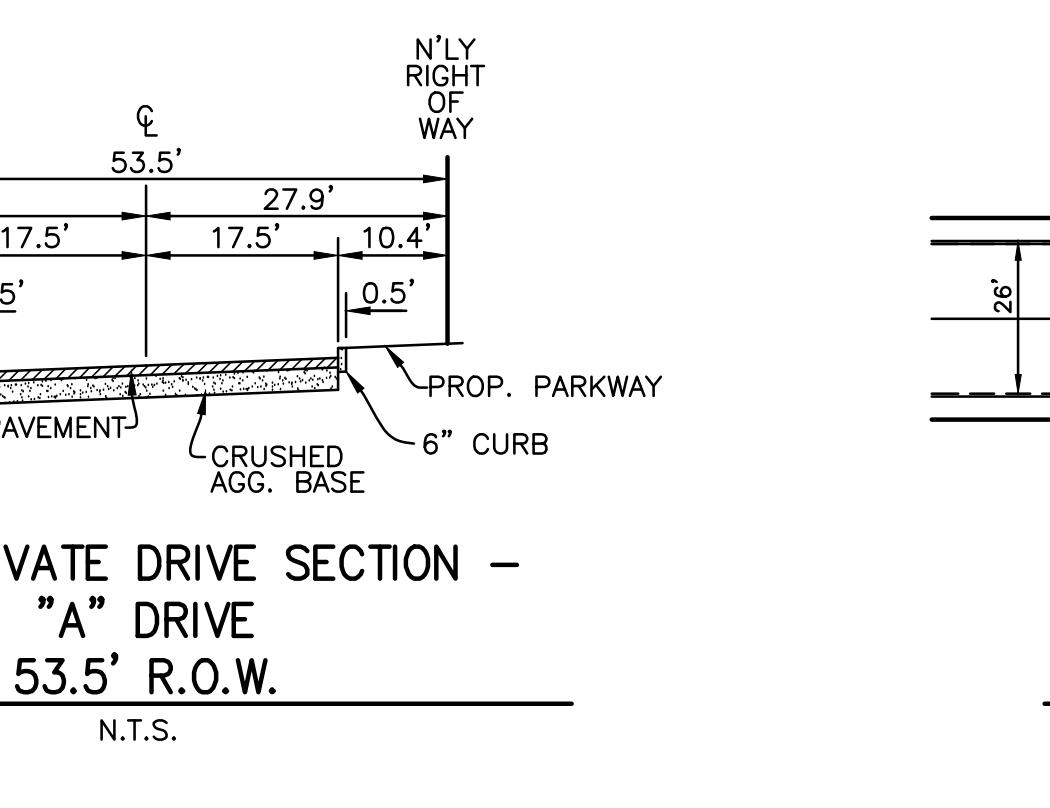
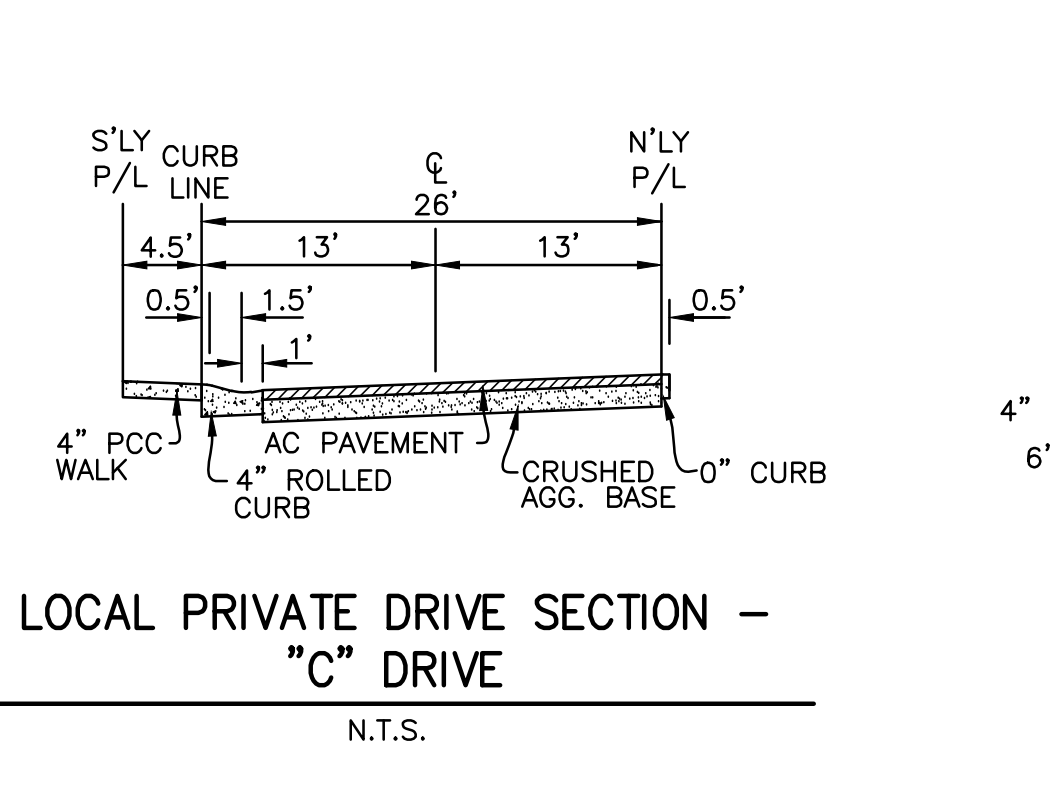
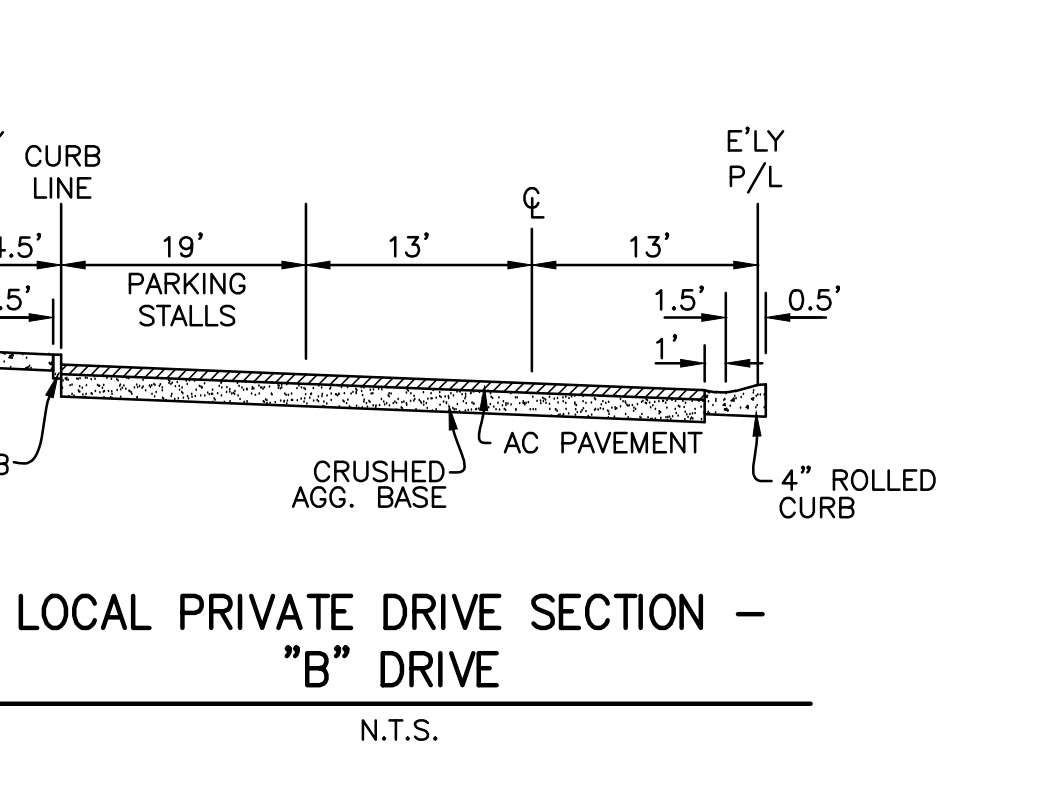
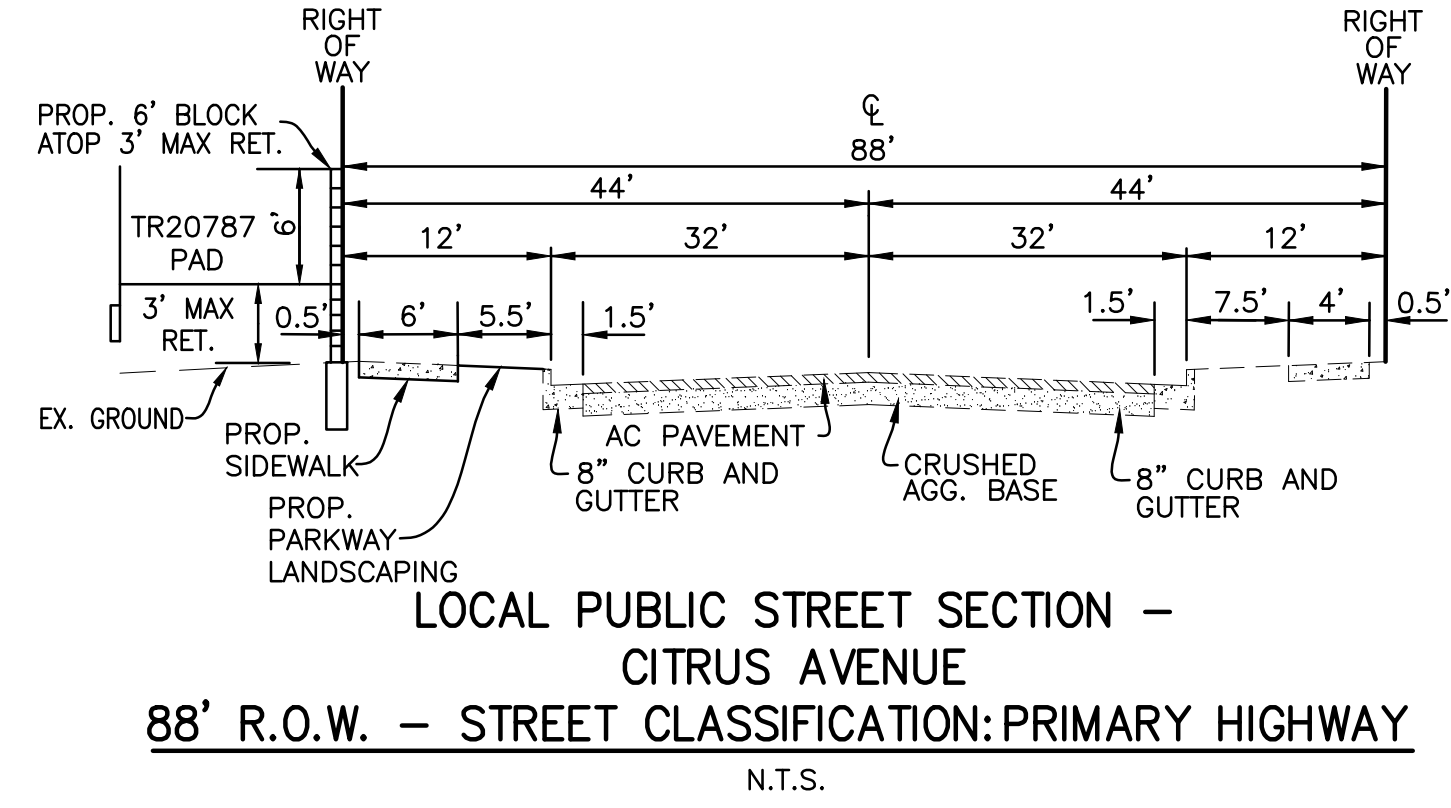
CITY OF FONTANA
8353 SIERRA AVE
FONTANA, CA 92335
(909) 350-6632
SO. CALIF. GAS COMPANY
1981 W. LUCOMA AVE
REDLANDS, CA 92374
(909) 335-7967
EMERGENCIES: (800) 427-2200
SO. CALIF. EDISON COMPANY
300 N. PEPPER AVE
RIALTO, CA 92376
(909) 820-5598 - UNDERGROUND
(909) 875-5100 - TRANSMISSION
(213) 637-1233 - PIPELINES
(909) 357-6505 - DISTRIBUTION
UNDERGROUND SERVICE ALERT
(800) 422-4133
FONTANA WATER COMPANY
15966 ARROW BOULEVARD
FONTANA, CA 92335
(909) 822-2201
AT&T
3073 ADAMS STREET
RIVERSIDE, CA 92504
(951) 359-2629
CHARTER COMMUNICATIONS
(909) 821-8024

EASEMENTS:

1 AN EASEMENT FOR STREET AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 7, 1983 AS INSTRUMENT NO. 83-236322 OF OFFICIAL RECORDS, IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

LEGEND:

////// VEHICLE ACCESS RESTRICTION



ADD 1300' TO ALL
PAD ELEVATIONS

PREPARED BY:
UNITED CIVIL INC
30141 Agoura Road, Suite 215
Agoura Hills, CA 91301
PH: (818) 707-8648



REV #	DATE	REVISIONS

CITY OF FONTANA
TENTATIVE TRACT MAP
NO. 20787