

APPENDIXX 1.0

CLINTON KEITH MARKETPLACE

DEVELOPMENT PLANS

CLINTON KEITH MARKETPLACE

ENTITLEMENT SUBMITTAL

PROJECT DIRECTORY

OWNER/DEVELOPER

JOSE L. RAMOS, PRESIDENT
SOMAR LAND GROUP, INC.
302 HOLLISTER ST.
SAN DIEGO, CA 92154

STEPHEN MACIE - C/O
SOMAR LAND GROUP, INC.
16391 HARWICH CIRCLE
RIVERSIDE, CA. 92503
(702) 497-3101
stevecgate@aol.com

LAND DEVELOPMENT CONSULTANT

PACIFIC WEST HOME SOLUTIONS, LLC.
25520 AVENUE STANFORD, STE. 311
SANTA CLARITA, CA 91355
RON DRUSCHEN
(626) 482-4580
rdruschen@pacificwesthomesolutions.com

ARCHITECT

KTGY GROUP, INC.
17911 VON KARMAN AVE, STE 200
IRVINE, CA 92614
MICHAEL TSENG
(949) 797-8370
mtseng@ktgy.com

LANDSCAPE ARCHITECT

WITHERS & SANDGREN
20948 TULSA STREET
CHATSWORTH, CA 91311
LACEY WITHERS
(818) 291-0200
lacey@withersandsandgren.com

PROJECT INFORMATION

SCOPE OF WORK

PROPOSED DEVELOPMENT OF ±8.9 AC SITE WHICH INCLUDES ±53,790 SF RETAIL, ±8,000 SF OFFICE, ±9,600 RESTAURANTS, AND ON-SITE IMPROVEMENTS. PROPOSED RETAIL USES INCLUDE MARKET, RESTAURANTS, SHOPS, OFFICE SPACE, DRUG STORE AND CAR WASH.

ASSESSOR'S PARCEL NUMBERS

380-110-004, 009, 010, 014 AND 016

GENERAL PLAN LAND USE DESIGNATION

COMMERCIAL RETAIL (CR)

CURRENT ZONING

SCENIC HIGHWAY COMMERCIAL (C-P-S)

DRAWING INDEX

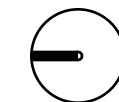
ARCHITECTURAL

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- 19 CONCEPTUAL FLOOR PLAN - PAD 2
- 20 CONCEPTUAL ROOF PLAN - PAD 2
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- 27 CONCEPTUAL ELEVATIONS - CAR WASH
- 28 CONCEPTUAL RENDERING

LANDSCAPE

- L1 PRELIMINARY LANDSCAPE PLAN

VICINITY MAP



N.T.S.



Architecture + Planning
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302 Hollister Street
San Diego, CA 92154

CLINTON KEITH MARKETPLACE
WILDOMAR, CA # 2019-0673

REV	DATE	DESCRIPTION
	10/12/20	ENTITLEMENT SUBMITTAL
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ENTITLEMENT PACKAGE
JANUARY 14TH, 2022

TITLE SHEET



SITE SUMMARY

Gross Site Area:	±388,238 SF (±8.9 AC)
Building Area:	±66,173 SF
Coverage:	16.3% ¹
Parking Required:	364 Stalls
Parking Provided:	375 Stalls
Parking Ratio:	5.5/1000

PARKING CALCULATIONS

Required Parking Stalls

Standard:	364 ²
Accessible:	8
Van Accessible:	2
Clean Air/Vanpool/EV:	31 ³
Electric Vehicle Charging Stations (EVCS):	23 ⁴
Standard Accessible:	1
Van Accessible:	1

Required Bicycle Parking

Short-Term Required:	19 ⁵
Short-Term Provided:	20
Long-Term Required:	19 ⁵
Long-Term Provided:	19

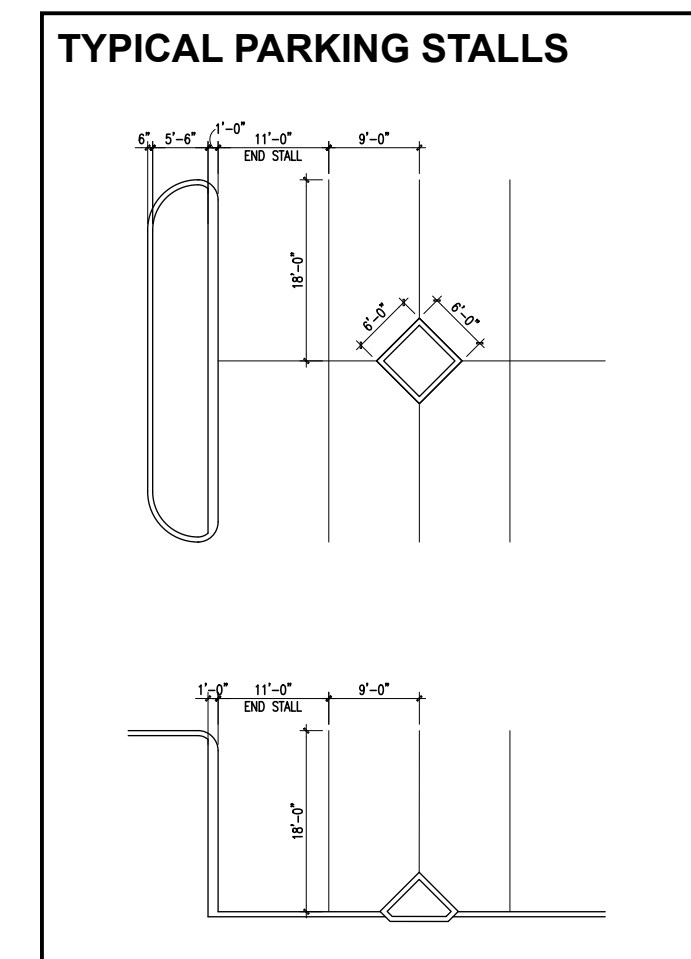
¹ Based on building footprints (63,490 sf, including car wash tunnel)

² Based on City of Wildomar Parking Standards:
General Retail: 5.5/1000 (66,173 sf excluding car wash tunnel) = 364

³ Total Clean Air/Vanpool/EV Stalls include total EVCS Stalls

⁴ Total EVCS Stalls include Accessible and Van Accessible EVCS Stalls

⁵ Based on CalGreen Code:
Short-term bicycle parking: 5% of parking provided (375) = 19 spaces
Long-term bicycle parking: 5% of parking provided (375) = 19 spaces



LEGEND

- Accessible Path of Travel
- Standard Accessible Stalls: 8
- Van Accessible Stalls: 2
- Clean Air/Vanpool/EV Stalls: 8
- Regular EVCS Stalls: 19
- Standard Accessible EVCS Stalls: 2
- Van Accessible EVCS Stalls: 2
- Short-term Bicycle Parking Space: 20
- Long-term Bicycle Parking Space: 19



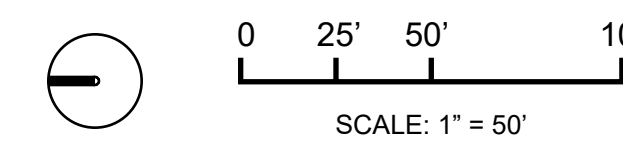
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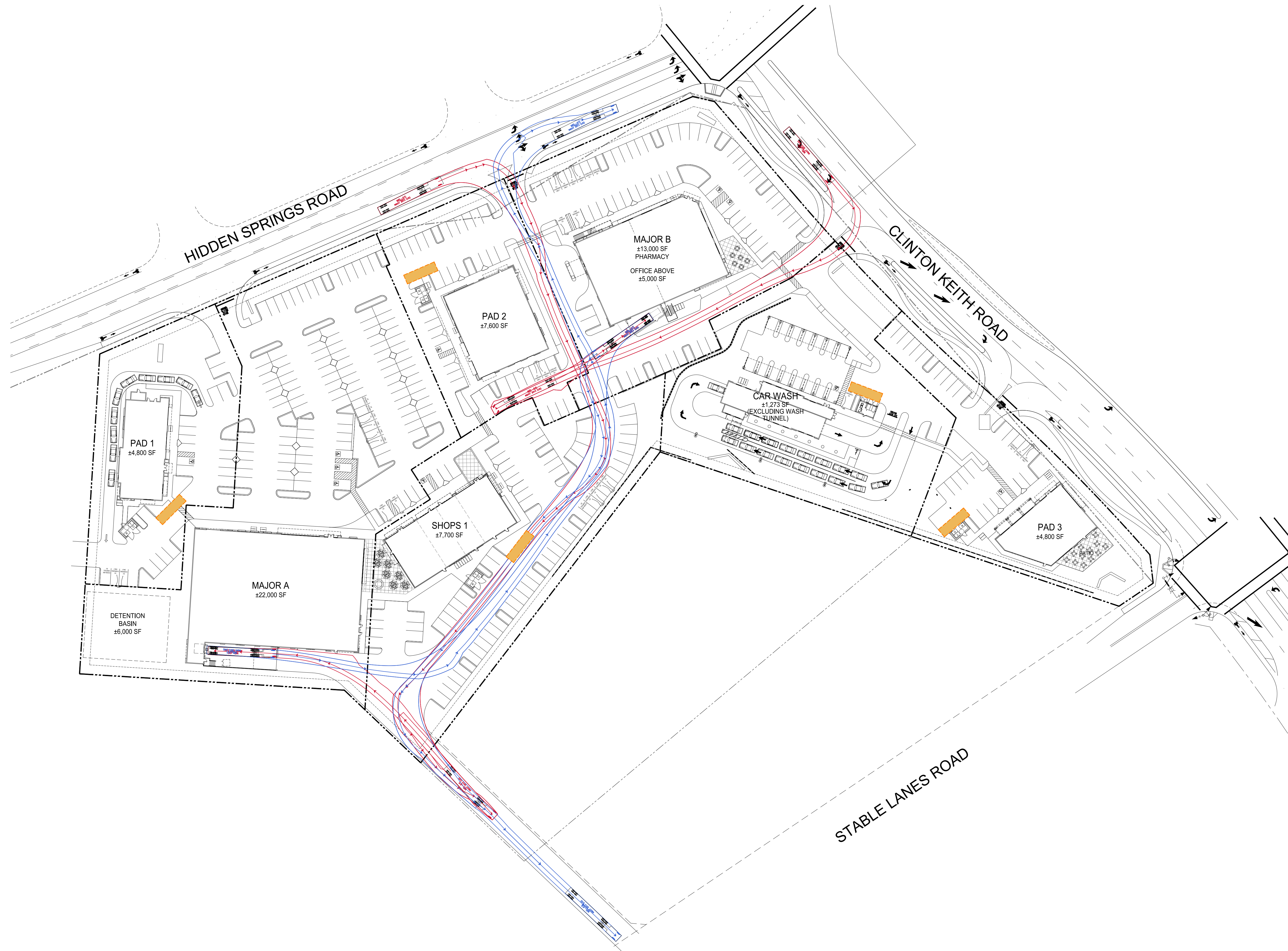
OVERALL SITE PLAN

LEGEND

 Loading Area (10'x35')

 Ingress Truck Path

 Egress Truck Path



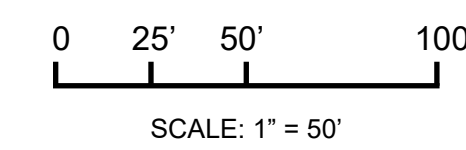
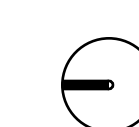
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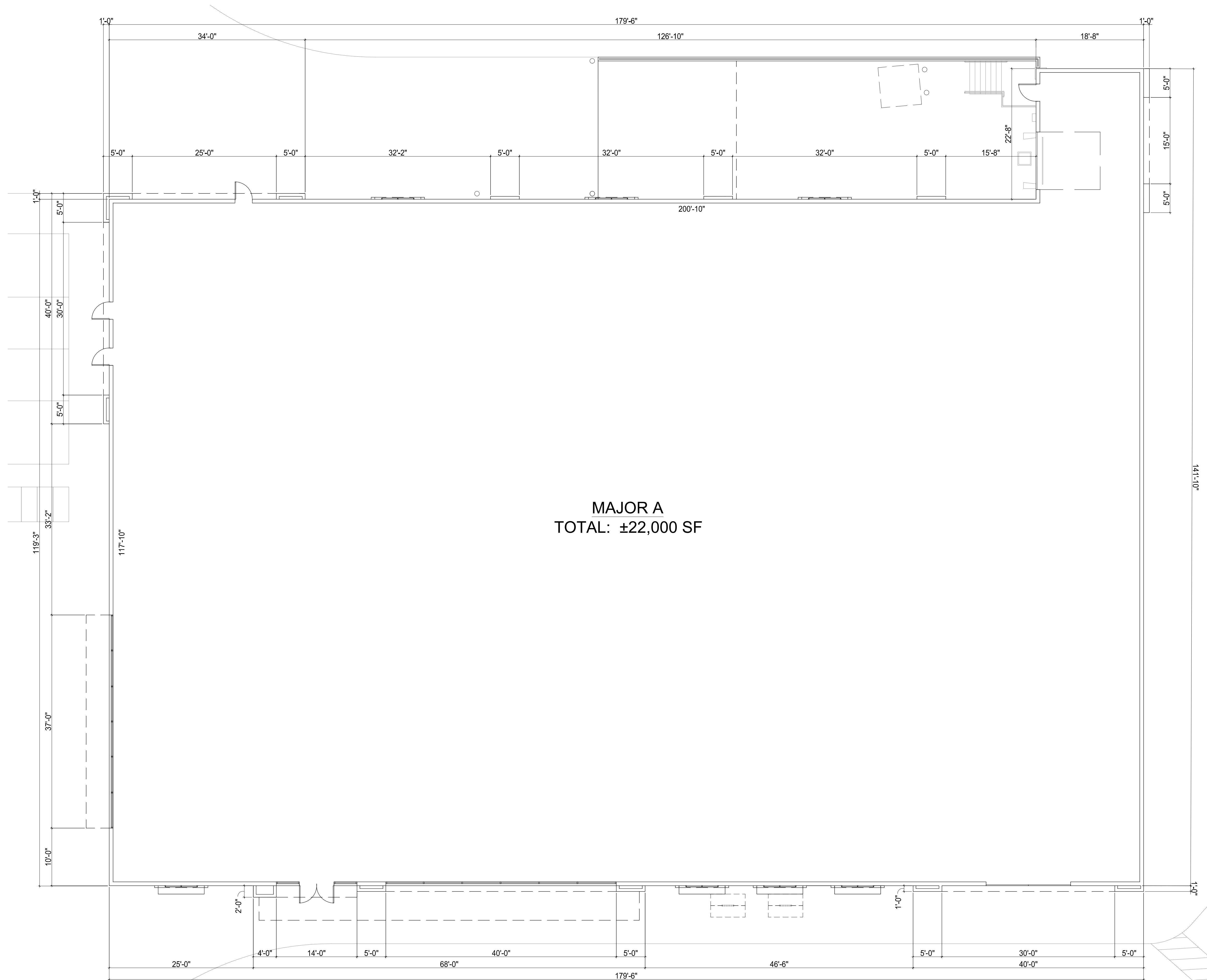
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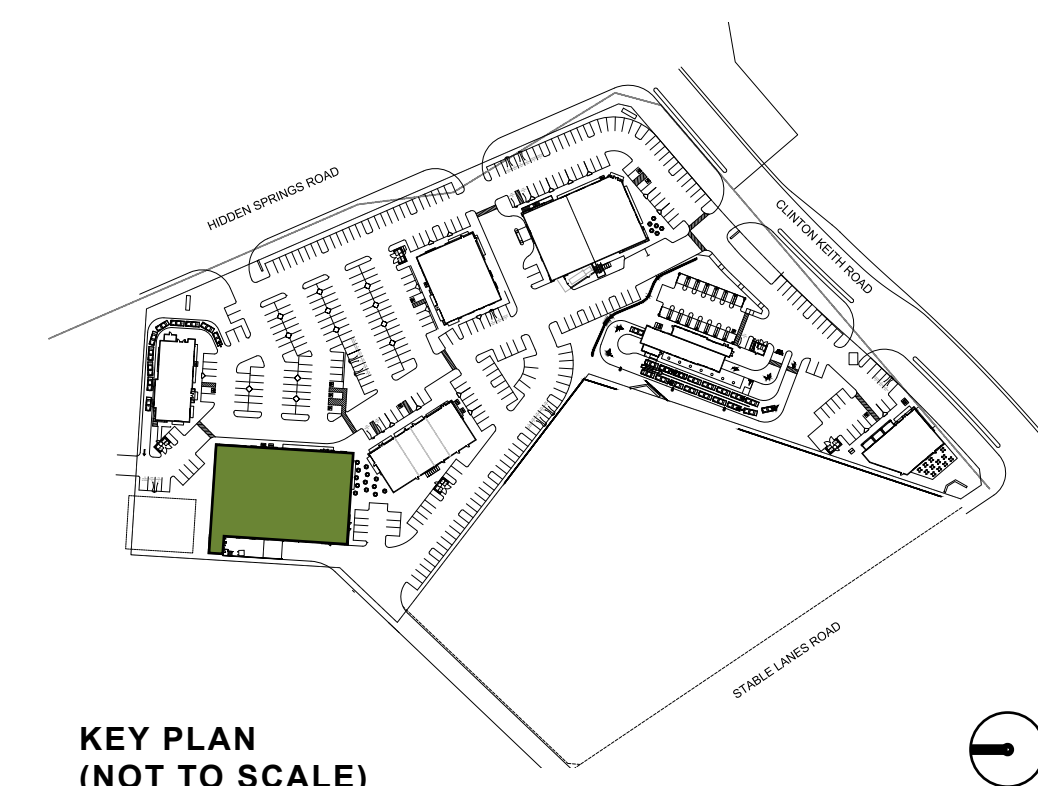
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TRUCK PATH & LOADING EXHIBIT



MAJOR A
TOTAL: ±22,000 SF



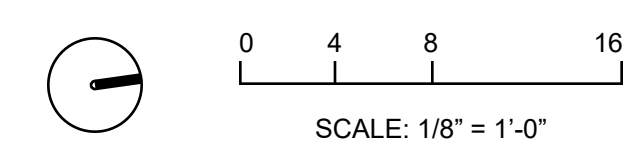
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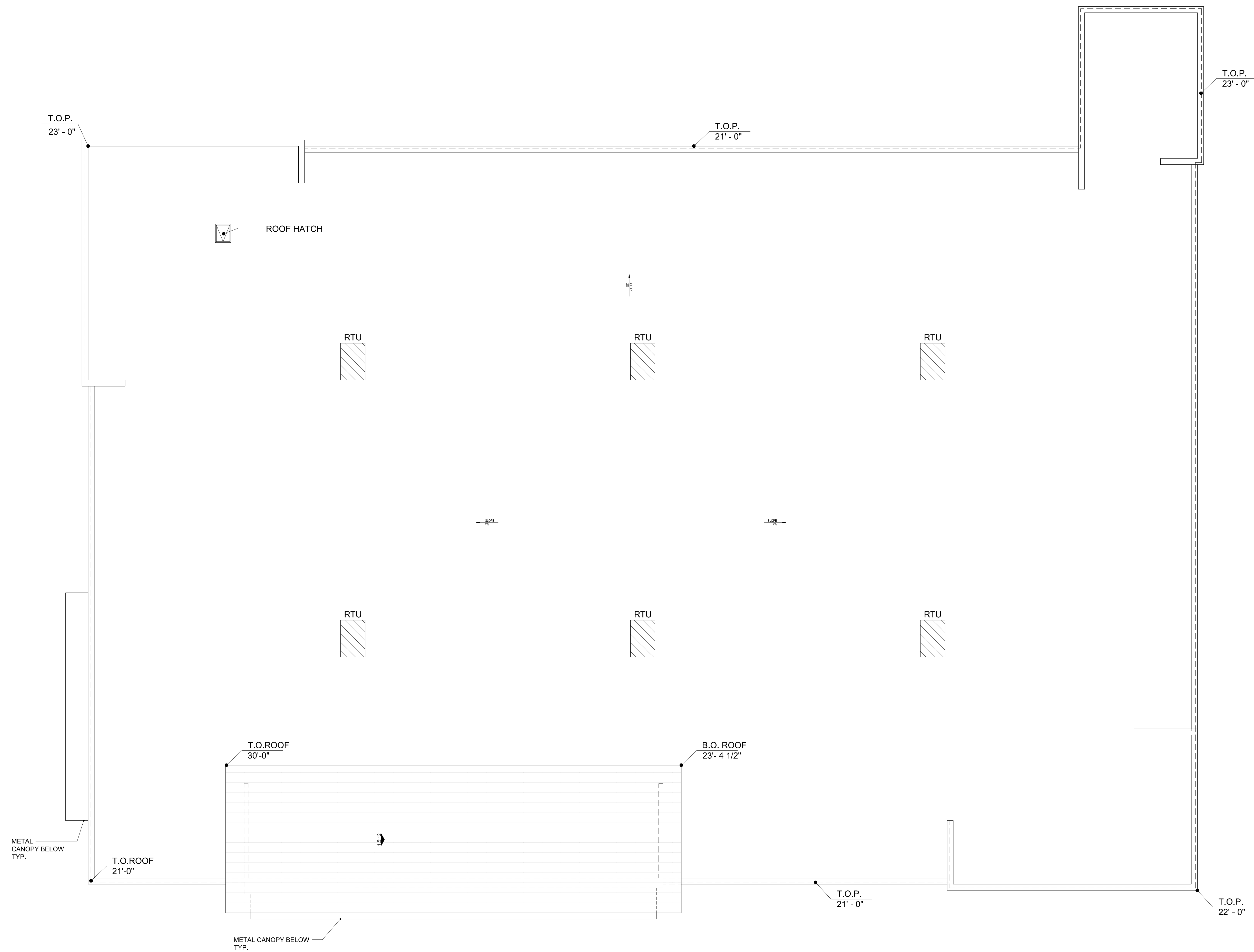
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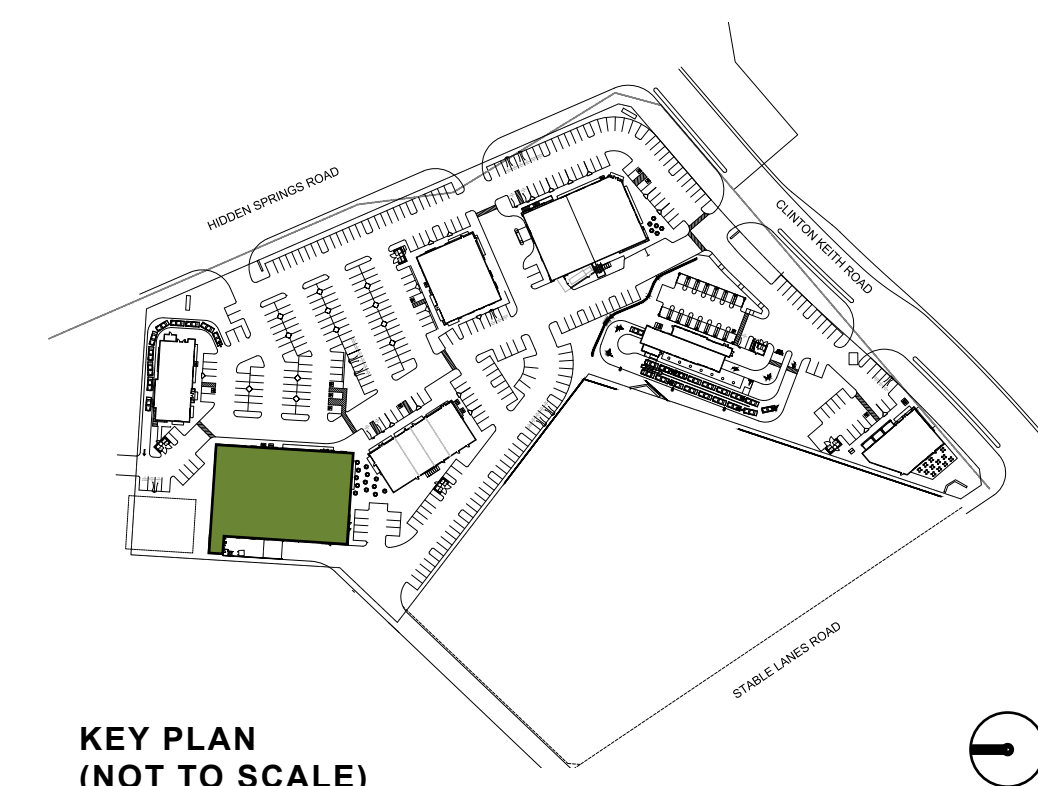
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CONCEPTUAL FLOOR PLAN
MAJOR A



NOTE: RTU PLACEMENT IS CONCEPTUAL IN NATURE, THEREFORE SUBJECT TO CHANGE.



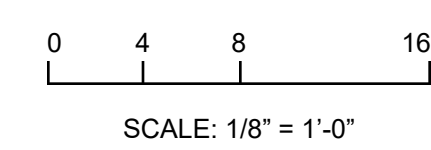
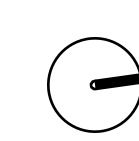
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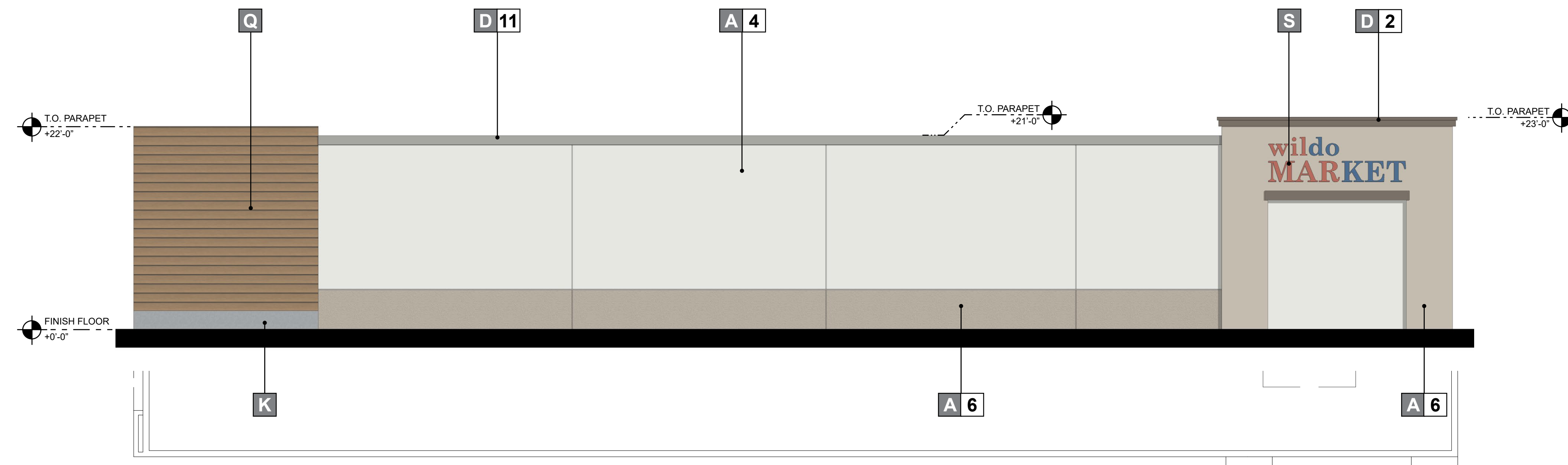
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CONCEPTUAL ROOF PLAN
MAJOR A



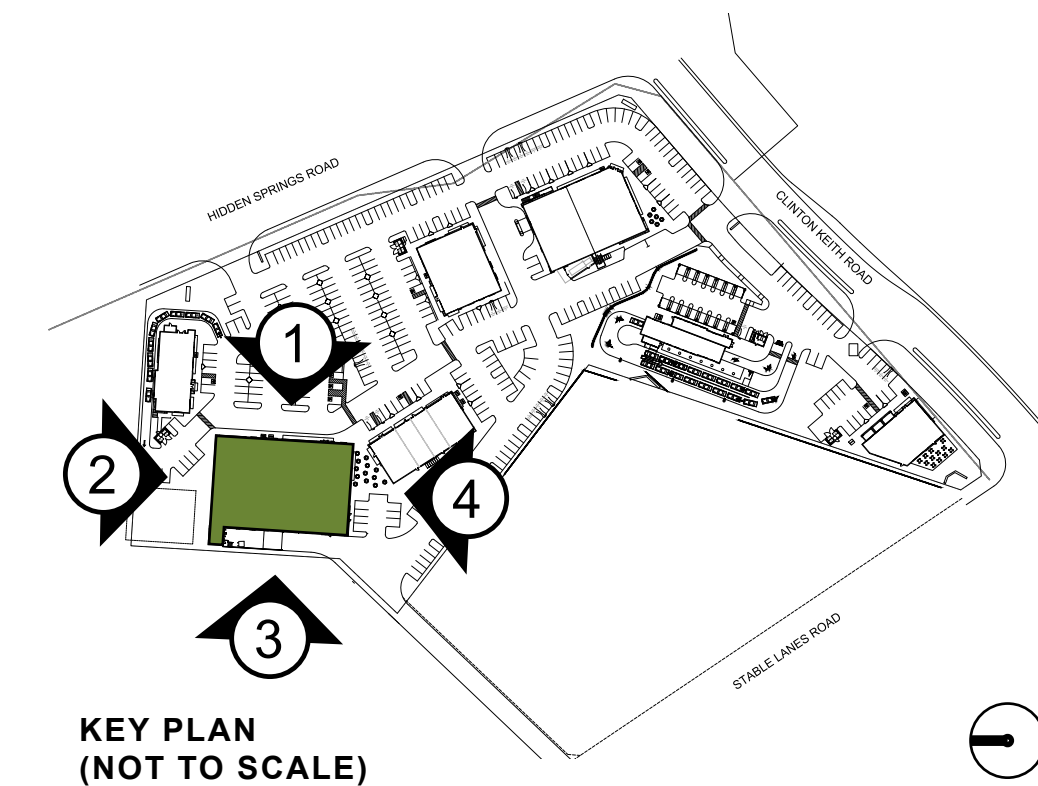
1 MAIN ENTRY (EAST) ELEVATION



2 SIDE (NORTH) ELEVATION

MATERIALS

MATERIALS			COLORS AND FINISHES								
A	STUCCO	H	STONE VENEER	P	CORRUGATED METAL PANEL	1	PAINT - "CURIO GRAY" SW0024 SHERWIN WILLIAMS	8	PAINT - "FOLKSTONE" SW6005 SHERWIN WILLIAMS	15	STONE VENEER - ELDORADO STONE, SIERRA CUT 24 "ZENITH GREY"
B	ALUMINUM STOREFRONT	J	FIBER CEMENT SIDING	Q	COMPOSITE WOOD SIDING	2	PAINT - "OTTER" SW6041 SHERWIN WILLIAMS	9	PAINT - "ALPACA" SW7022 SHERWIN WILLIAMS	16	STONE VENEER - ELDORADO STONE, LIMESTONE "GRAND BANKS"
C	AWNING/ CANOPY	K	METAL DOOR	R	METAL ROOFING	3	PAINT - "WEB GRAY" SW7075 SHERWIN WILLIAMS	10	PAINT - "ARCADE WHITE" SW7100 SHERWIN WILLIAMS	17	STONE VENEER - CREATIVE MINES "CHOP LEDGE" SEAPEARL
D	ARCHITECTURAL TRIM	L	TILE	S	SIGNAGE	4	PAINT - "RHINESTONE" SW7656 SHERWIN WILLIAMS	11	PAINT - "CLASSIC FRENCH GRAY" SW0077 SHERWIN WILLIAMS	18	STONE VENEER - CREATIVE MINES "FARMHOUSE LEDGE" COYOTE
E	BRICK VENEER	M	WOOD SIDING	T	DECORATIVE GRILLE	5	PAINT - "DREAMY WHITE" SW6021 SHERWIN WILLIAMS	12	PAINT - "PROPER GRAY" SW6003XB SHERWIN WILLIAMS	19	STONE VENEER - ELDORADO "LIMESTONE" GRAND BANKS
F	LANDSCAPE TRELLIS	N	STONE			6	PAINT - "PERFECT GREIGE" SW6073 SHERWIN WILLIAMS	13	STONE VENEER - CREATIVE MINES "FOOTHILL RUBBLE" GREYPEARL	20	
G	PRECAST BASE	O	SPANDREL GLASS			7	PAINT - "EXTRA WHITE" SW7006 SHERWIN WILLIAMS	14	STONE VENEER - ELDORADO, ROUGH CUT "CASA BLANCA"	21	



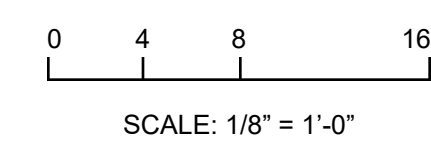
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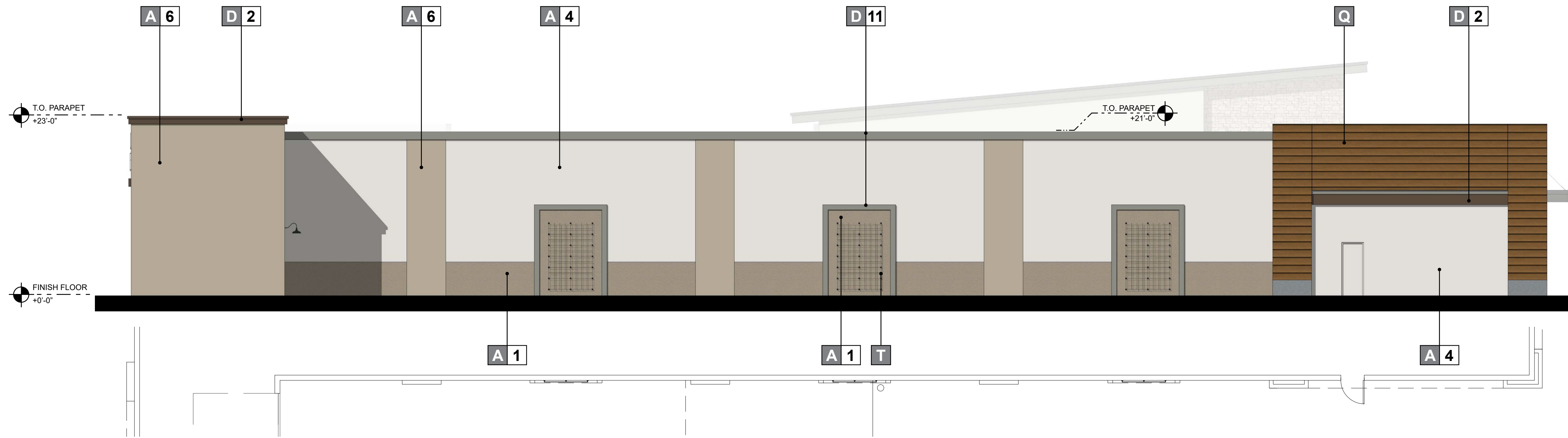
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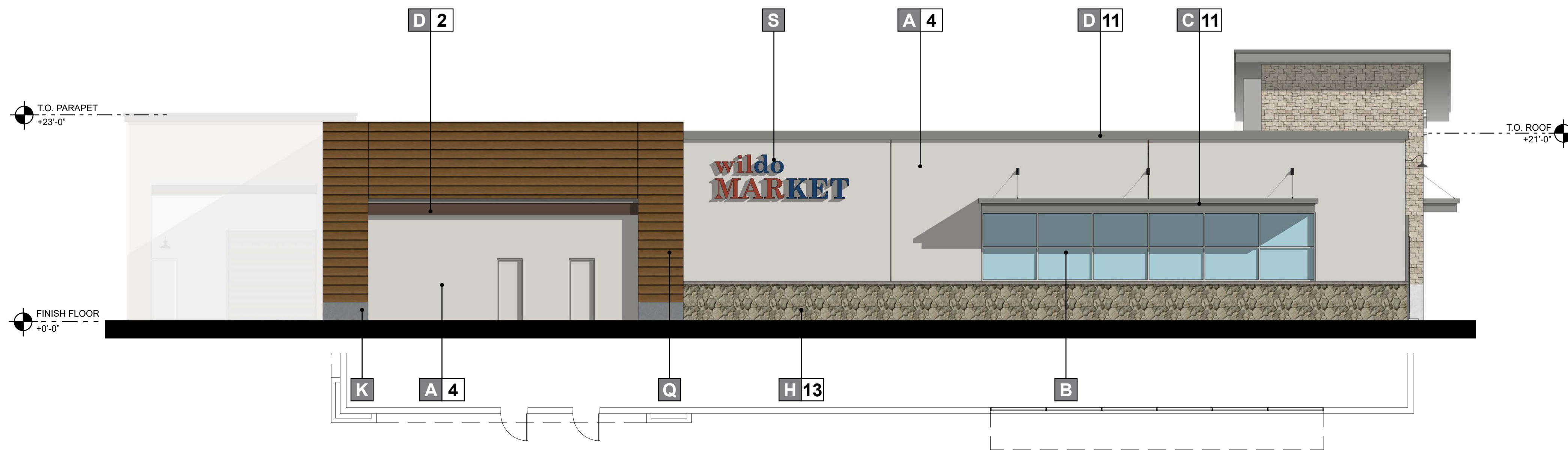
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CONCEPTUAL ELEVATIONS
MAJOR A



3 REAR (WEST) ELEVATION

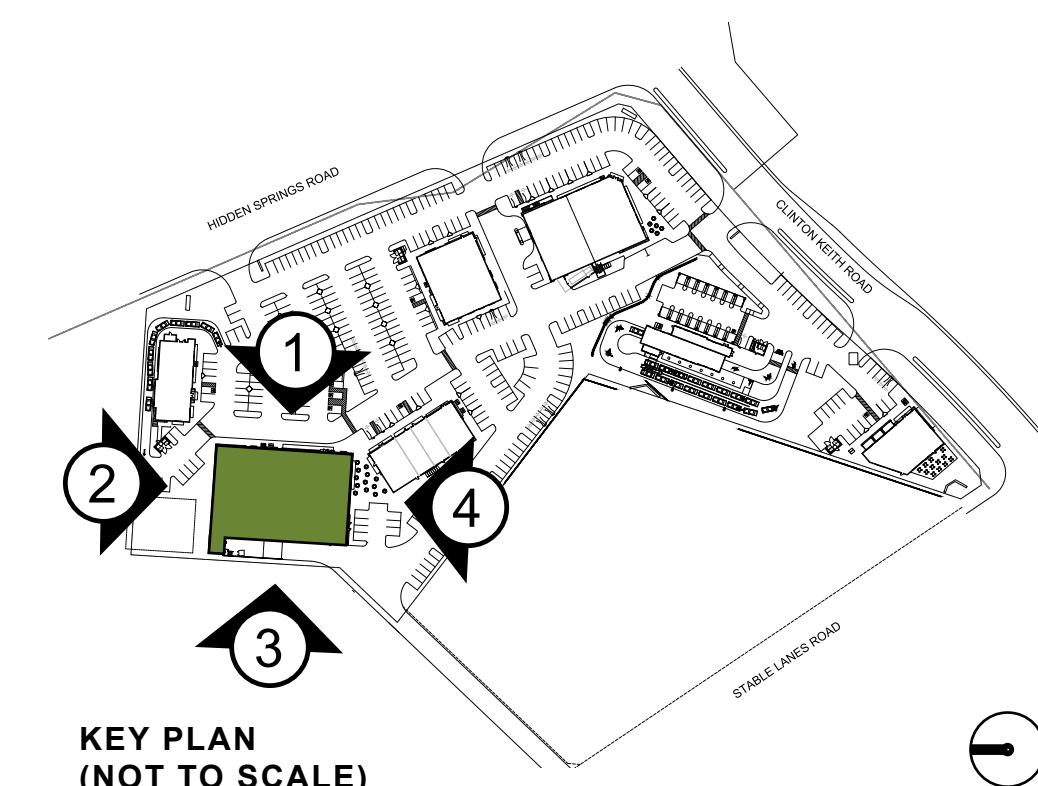


4 SIDE (SOUTH) ELEVATION

MATERIALS

A	STUCCO	H	STONE VENEER	P	CORRUGATED METAL PANEL	1	PAINT - "CURIO GRAY" SW0024 SHERWIN WILLIAMS	8	PAINT - "FOLKSTONE" SW6005 SHERWIN WILLIAMS	15	STONE VENEER - ELDORADO STONE, SIERRA CUT 24 "ZENITH GREY"
B	ALUMINUM STOREFRONT	J	FIBER CEMENT SIDING	Q	COMPOSITE WOOD SIDING	2	PAINT - "OTTER" SW6041 SHERWIN WILLIAMS	9	PAINT - "ALPACA" SW7022 SHERWIN WILLIAMS	16	STONE VENEER - ELDORADO STONE, LIMESTONE "GRAND BANKS"
C	AWNING/ CANOPY	K	METAL DOOR	R	METAL ROOFING	3	PAINT - "WEB GRAY" SW7075 SHERWIN WILLIAMS	10	PAINT - "ARCADE WHITE" SW7100 SHERWIN WILLIAMS	17	STONE VENEER - CREATIVE MINES "CHOP LEDGE" SEAPEARL
D	ARCHITECTURAL TRIM	L	TILE	S	SIGNAGE	4	PAINT - "RHINESTONE" SW7656 SHERWIN WILLIAMS	11	PAINT - "CLASSIC FRENCH GRAY" SW0077 SHERWIN WILLIAMS	18	STONE VENEER - CREATIVE MINES "FARMHOUSE LEDGE" COYOTE
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COLORS AND FINISHES



KEY PLAN (NOT TO SCALE)



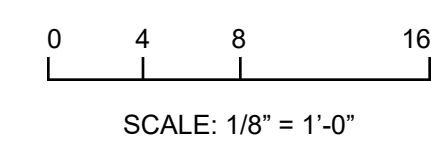
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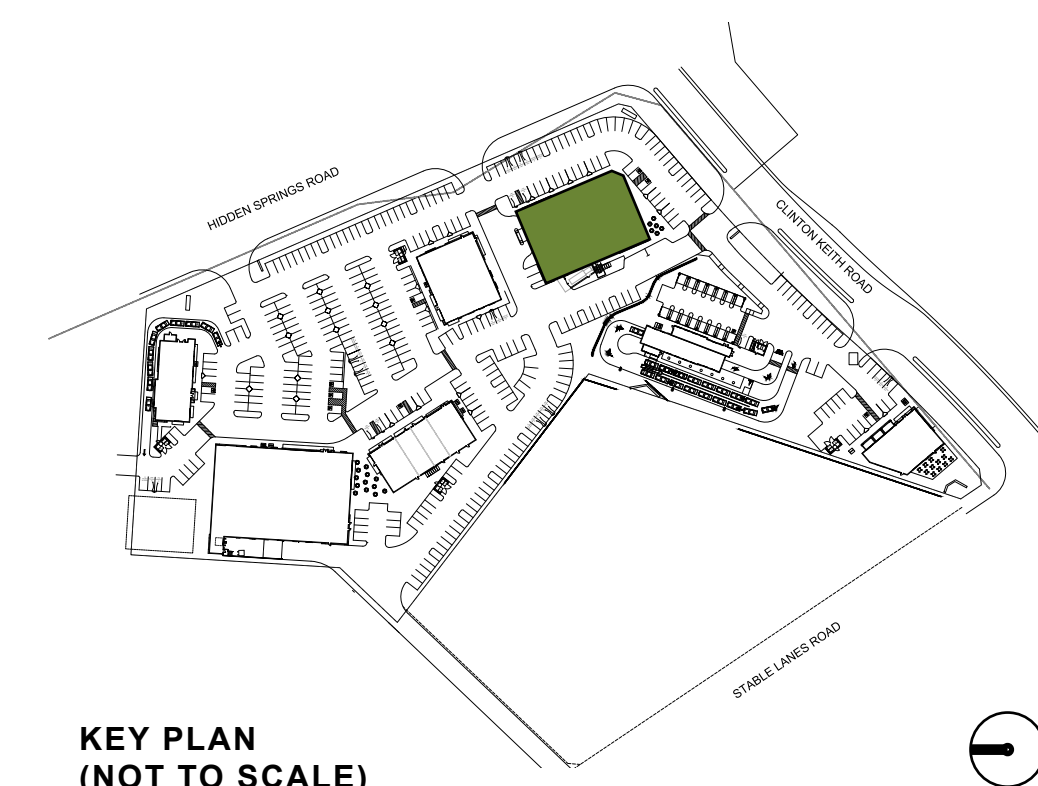
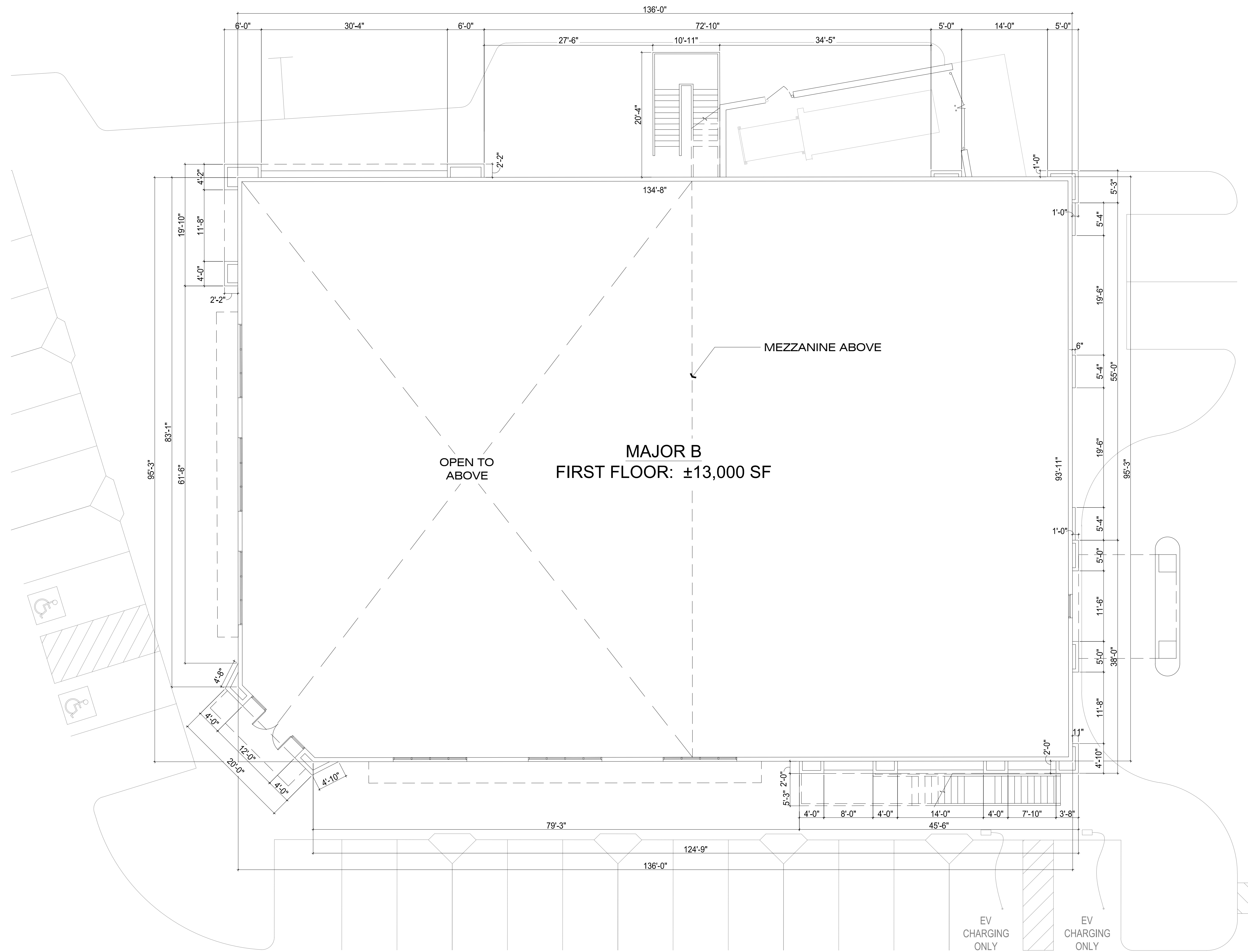
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CONCEPTUAL ELEVATIONS
MAJOR A



KEY PLAN
(NOT TO SCALE)



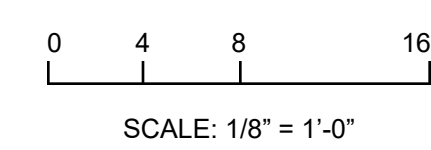
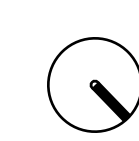
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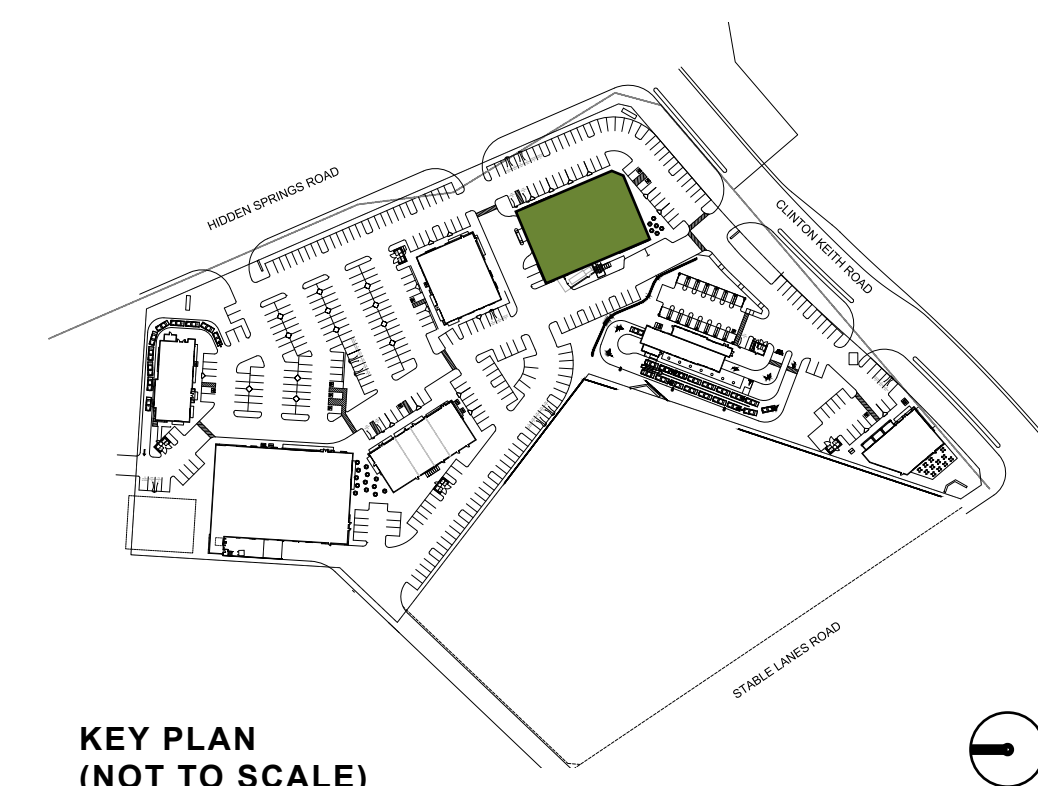
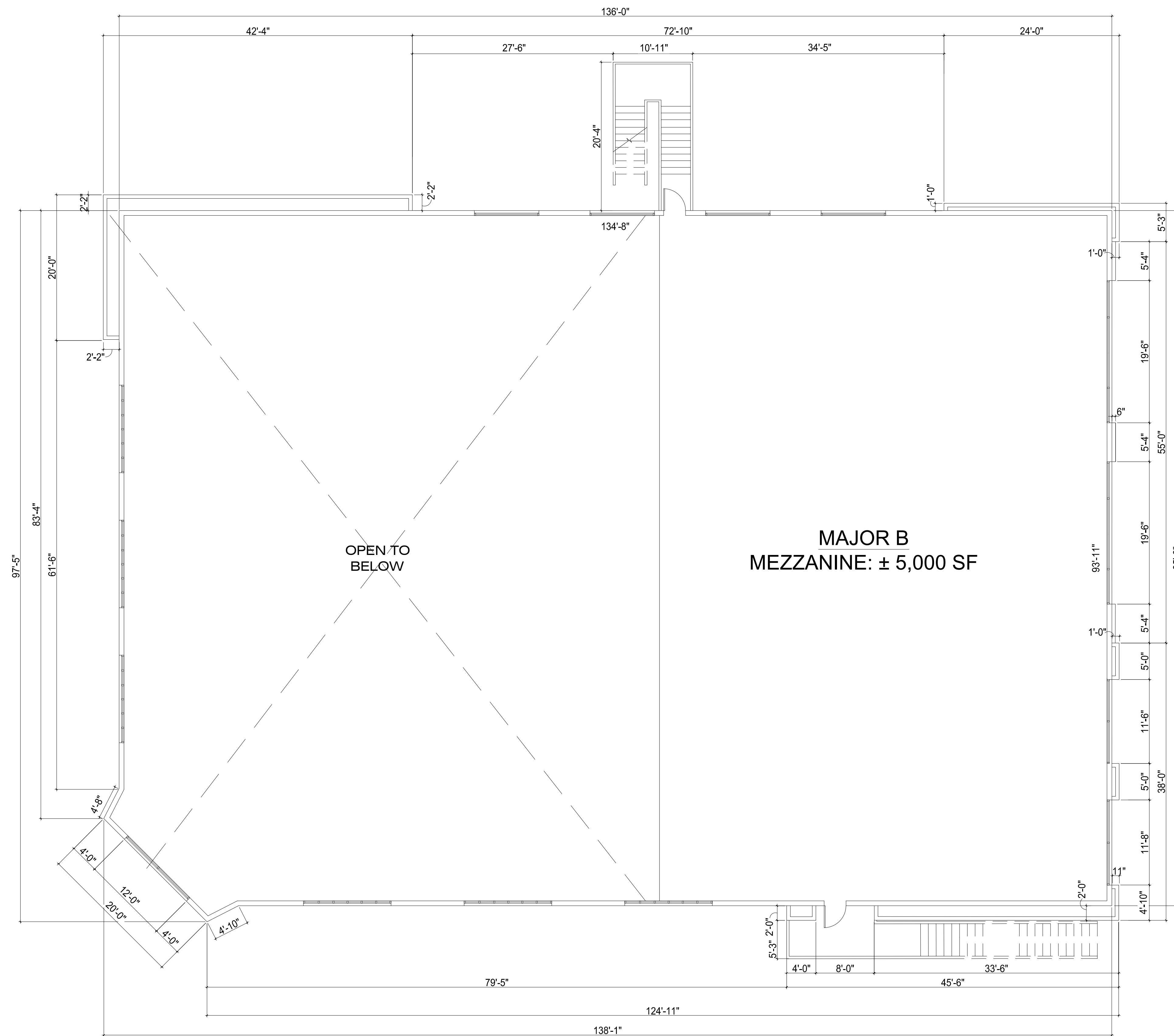
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CONCEPTUAL FLOOR PLAN
MAJOR B - 1ST LEVEL



KEY PLAN
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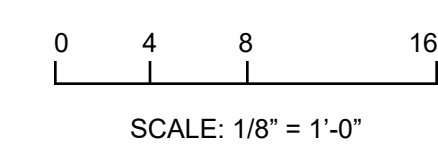
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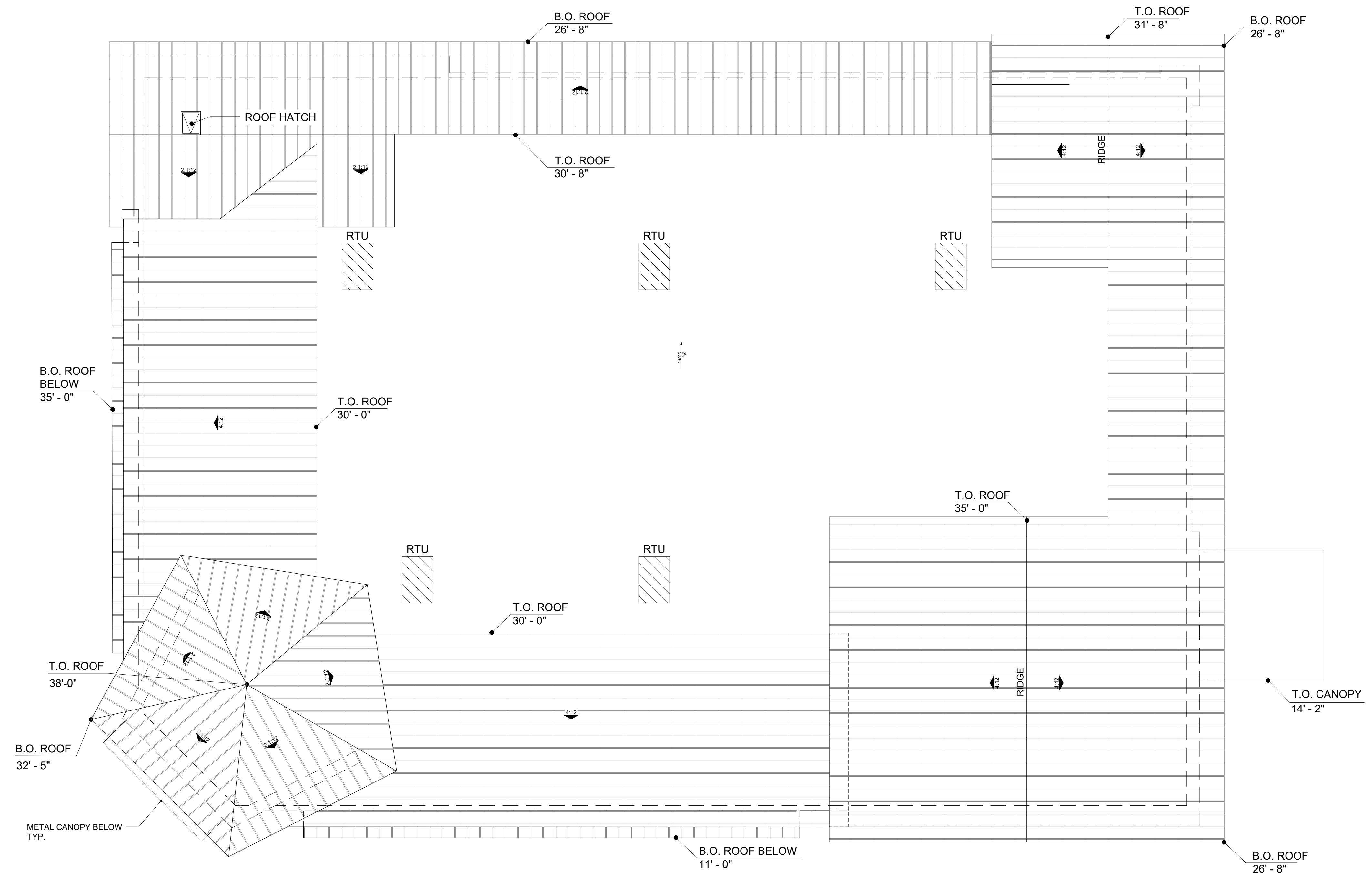
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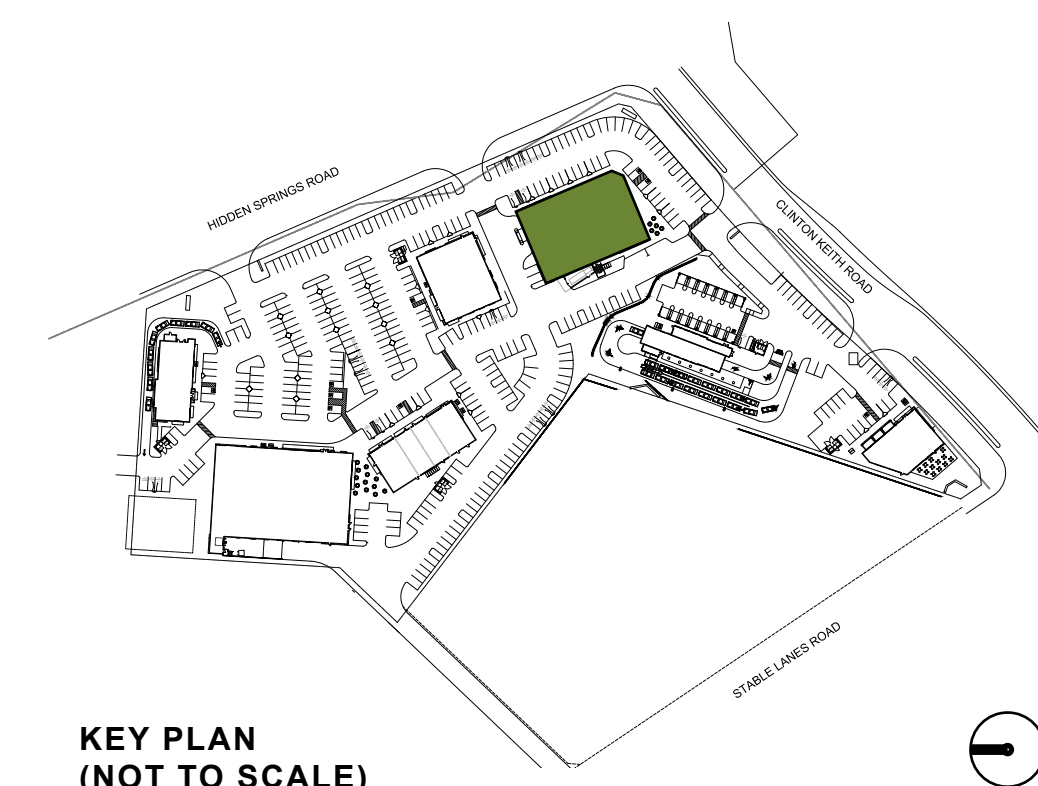
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CONCEPTUAL FLOOR PLAN
MAJOR B - 2ND LEVEL



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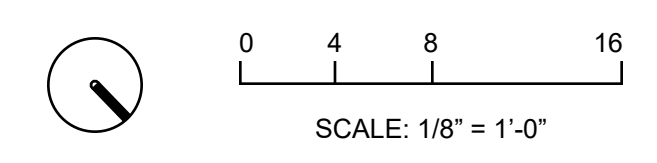
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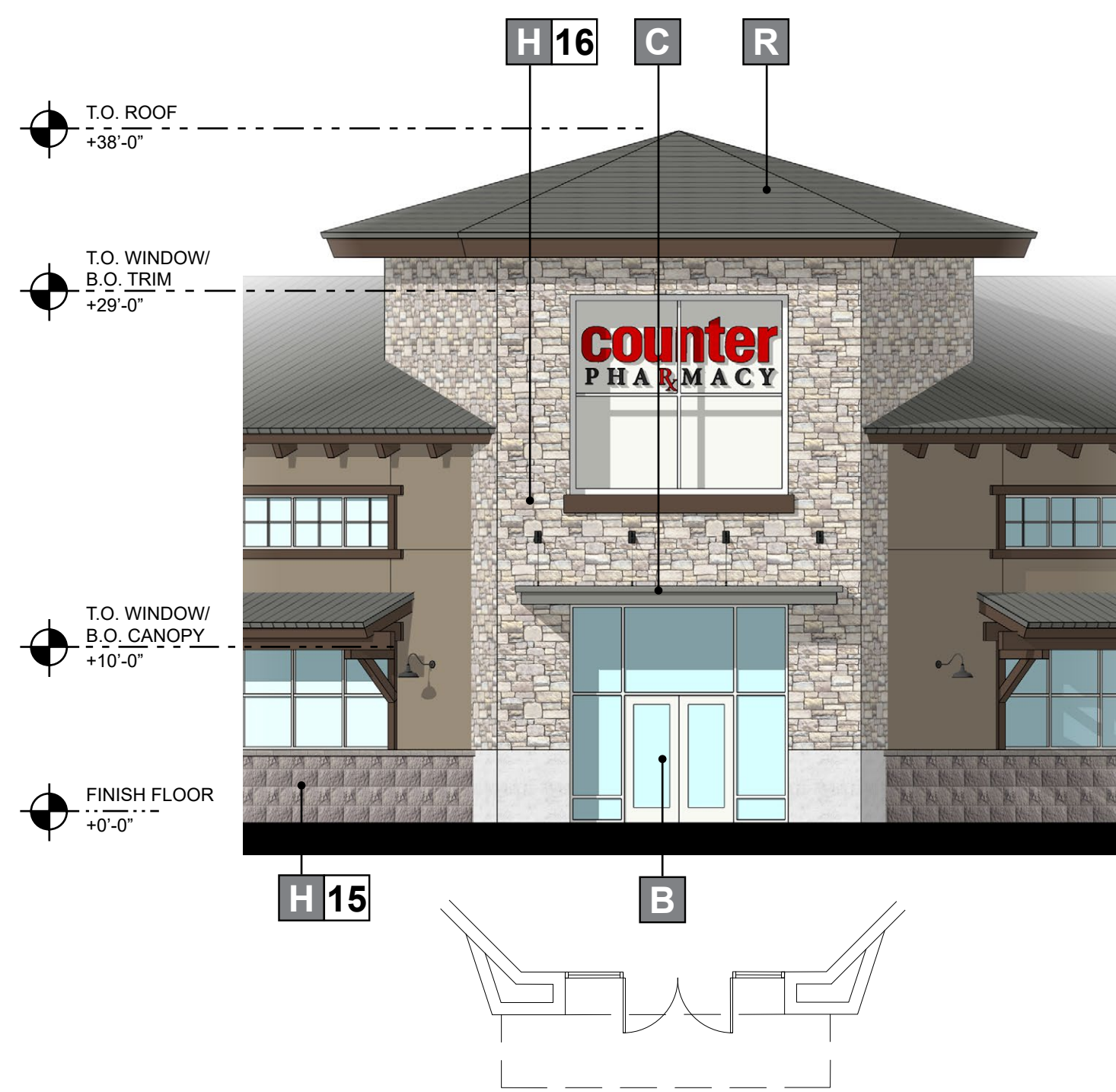
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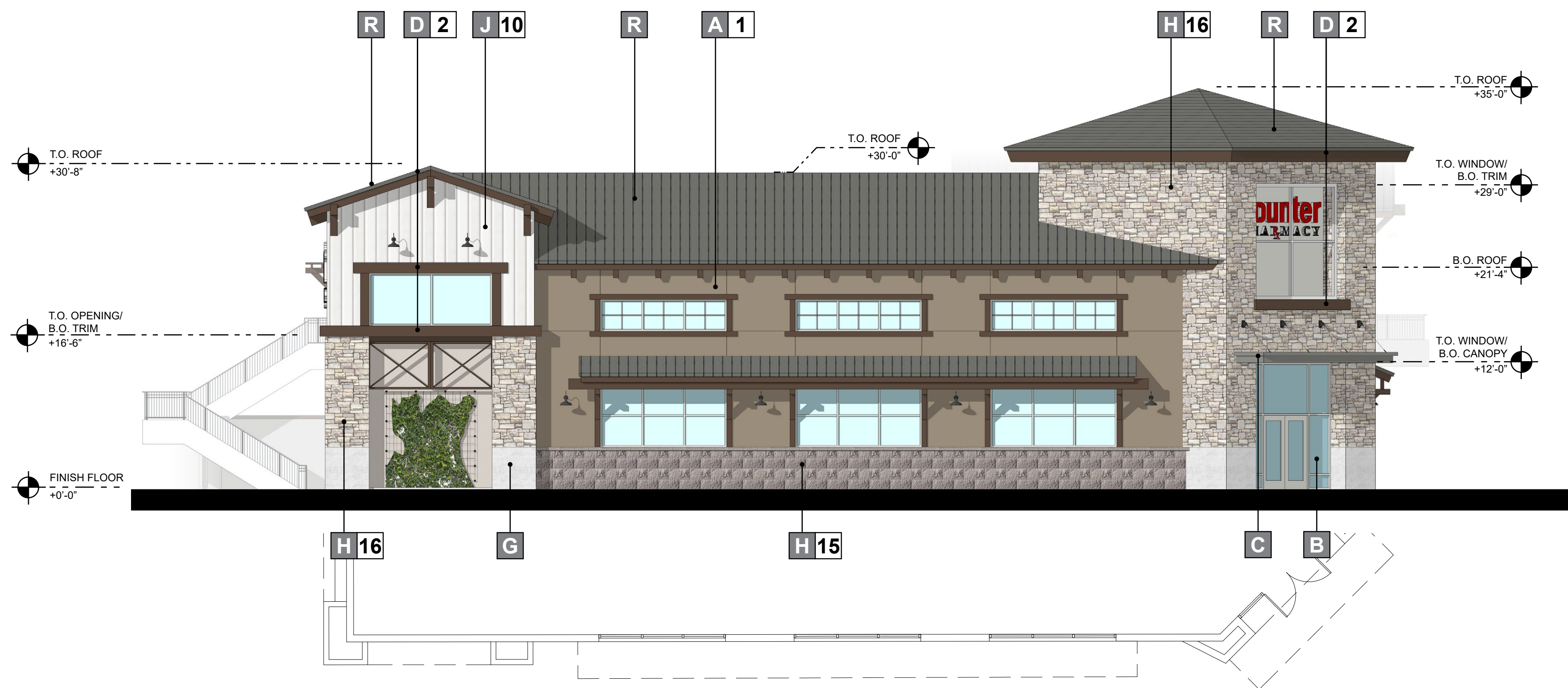
CONCEPTUAL ROOF PLAN
MAJOR B



① MAIN ENTRANCE (EAST) ELEVATION



② FRONT (NORTHEAST) ELEVATION

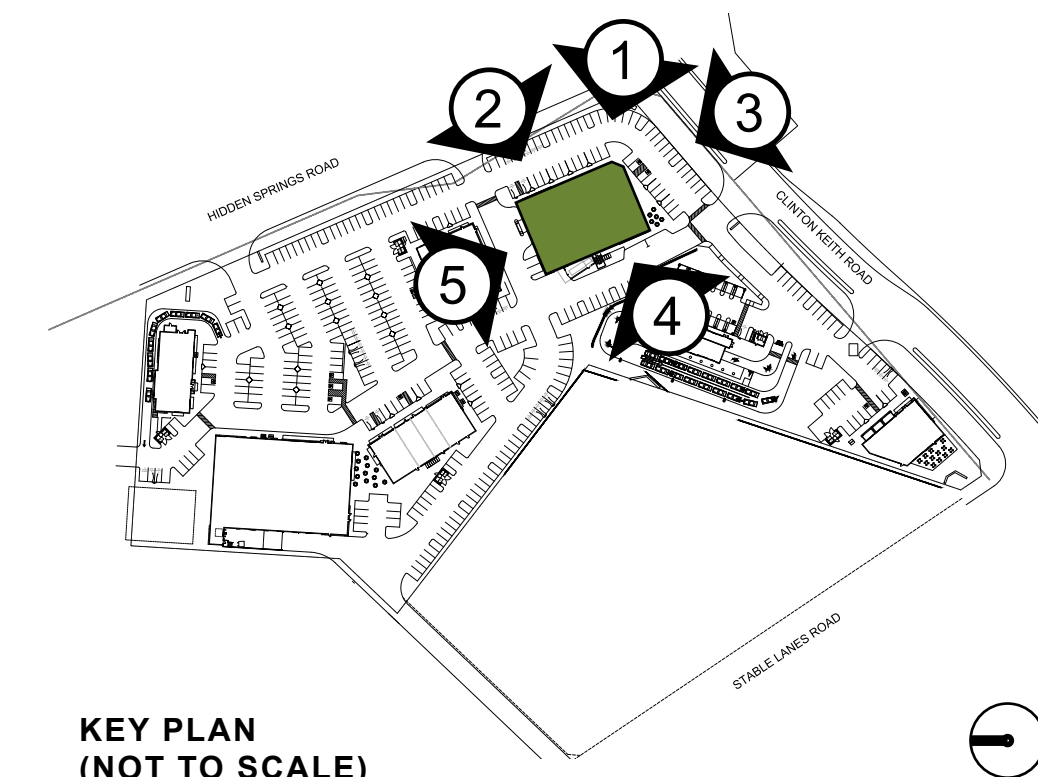


③ SIDE (SOUTHEAST) ELEVATION

MATERIALS

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COLORS AND FINISHES



KEY PLAN (NOT TO SCALE)



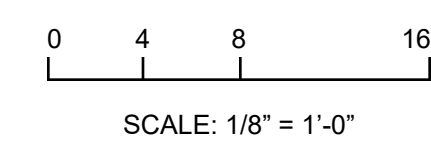
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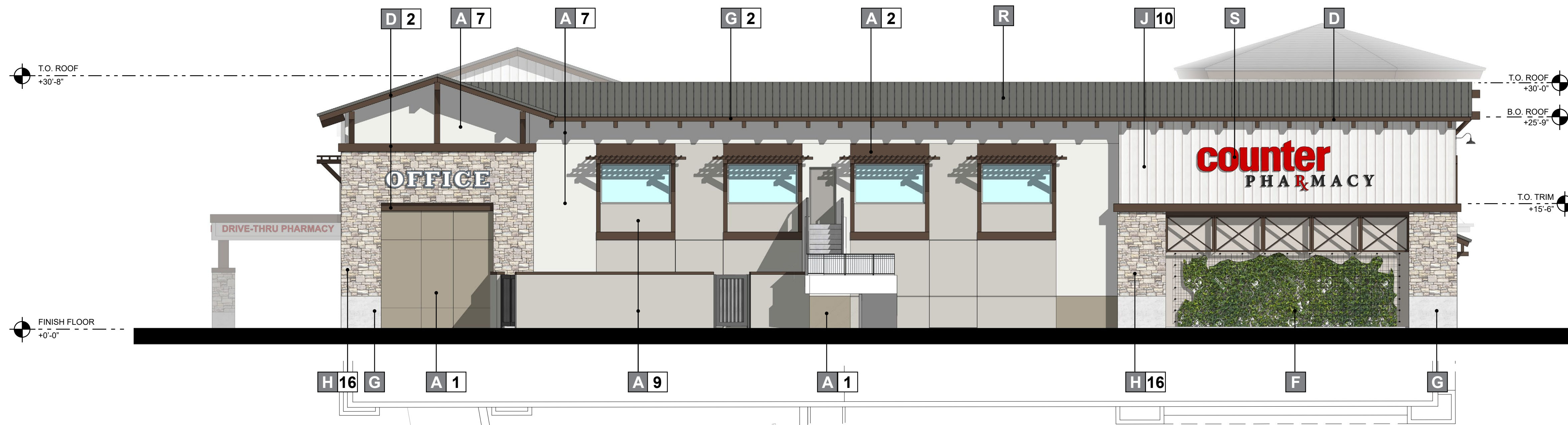
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WILDOMAR, CA # 2019-0673

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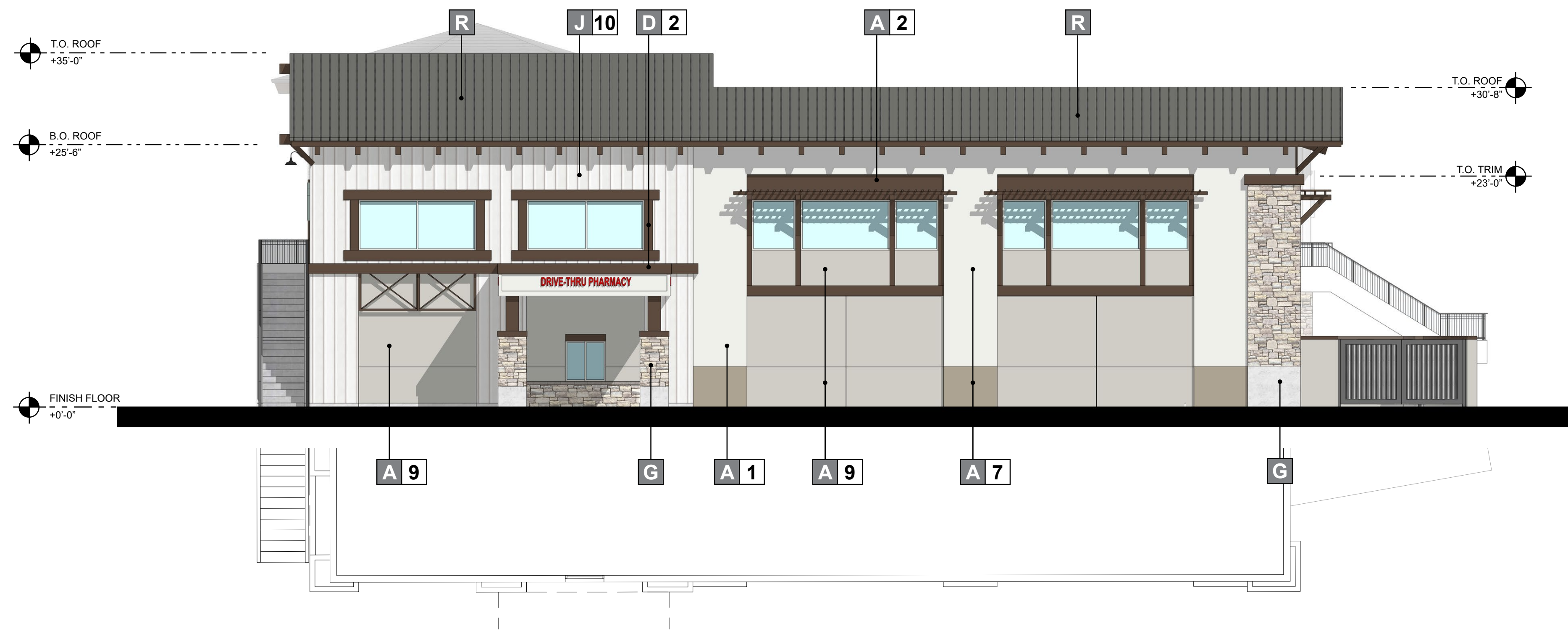
ENTITLEMENT PACKAGE
JANUARY 14TH, 2022



CONCEPTUAL ELEVATIONS
MAJOR B



④ REAR (SOUTHWEST) ELEVATION

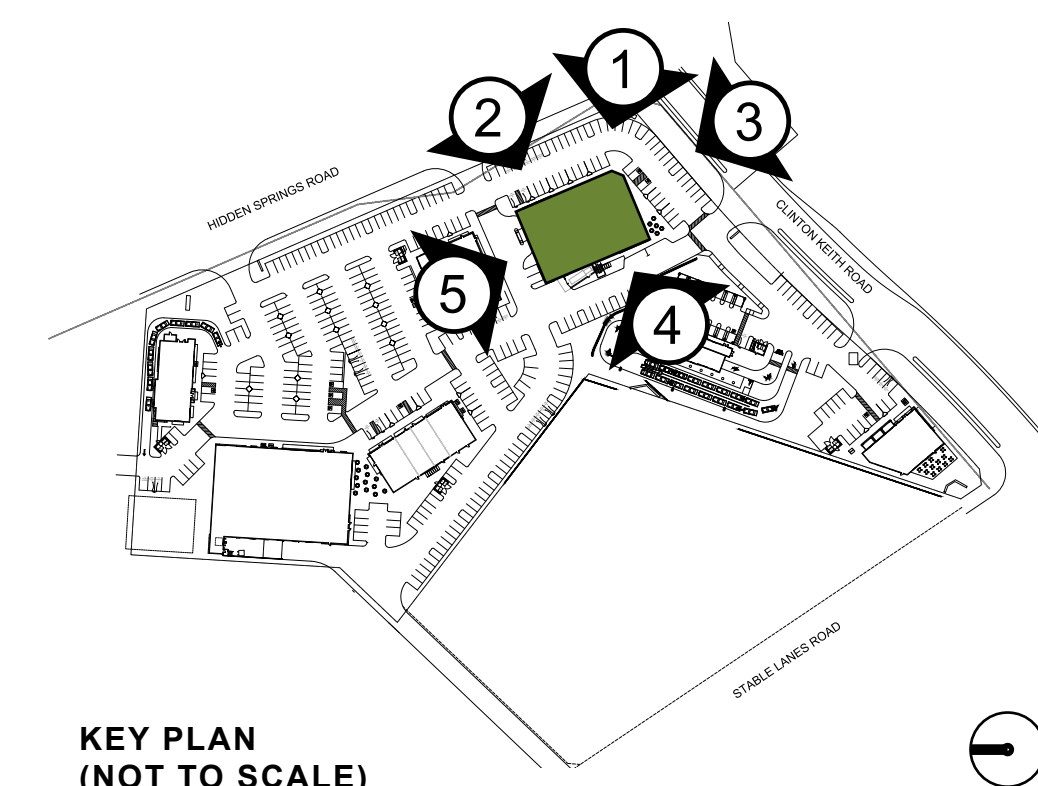


⑤ SIDE (NORTHWEST) ELEVATION

MATERIALS

A	STUCCO	H	STONE VENEER	P	CORRUGATED METAL PANEL	1	PAINT - "CURIO GRAY" SW0024 SHERWIN WILLIAMS	8	PAINT - "FOLKSTONE" SW6005 SHERWIN WILLIAMS	15	STONE VENEER - ELDORADO STONE, SIERRA CUT 24 "ZENITH GREY"
B	ALUMINUM STOREFRONT	J	FIBER CEMENT SIDING	Q	COMPOSITE WOOD SIDING	2	PAINT - "OTTER" SW6041 SHERWIN WILLIAMS	9	PAINT - "ALPACA" SW7022 SHERWIN WILLIAMS	16	STONE VENEER - ELDORADO STONE, LIMESTONE "GRAND BANKS"
C	AWNING/ CANOPY	K	METAL DOOR	R	METAL ROOFING	3	PAINT - "WEB GRAY" SW7075 SHERWIN WILLIAMS	10	PAINT - "ARCADE WHITE" SW7100 SHERWIN WILLIAMS	17	STONE VENEER - CREATIVE MINES "CHOP LEDGE" SEAPEARL
D	ARCHITECTURAL TRIM	L	TILE	S	SIGNAGE	4	PAINT - "RHINESTONE" SW7656 SHERWIN WILLIAMS	11	PAINT - "CLASSIC FRENCH GRAY" SW0077 SHERWIN WILLIAMS	18	STONE VENEER - CREATIVE MINES "FARMHOUSE LEDGE" COYOTE
E	BRICK VENEER	M	WOOD SIDING	T	DECORATIVE GRILLE	5	PAINT - "DREAMY WHITE" SW6021 SHERWIN WILLIAMS	12	PAINT - "PROPER GRAY" SW6003XB SHERWIN WILLIAMS	19	STONE VENEER - ELDORADO "LIMESTONE" GRAND BANKS
F	LANDSCAPE TRELLIS	N	STONE			6	PAINT - "PERFECT GREIGE" SW6073 SHERWIN WILLIAMS	13	STONE VENEER - CREATIVE MINES "FOOTHILL RUBBLE" GREYPEARL	20	
G	PRECAST BASE	O	SPANDREL GLASS			7	PAINT - "EXTRA WHITE" SW7006 SHERWIN WILLIAMS	14	STONE VENEER - ELDORADO, ROUGH CUT "CASA BLANCA"	21	

COLORS AND FINISHES



KEY PLAN (NOT TO SCALE)



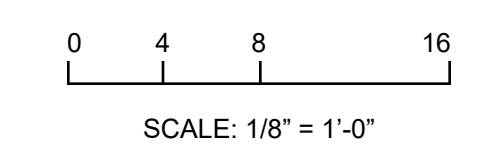
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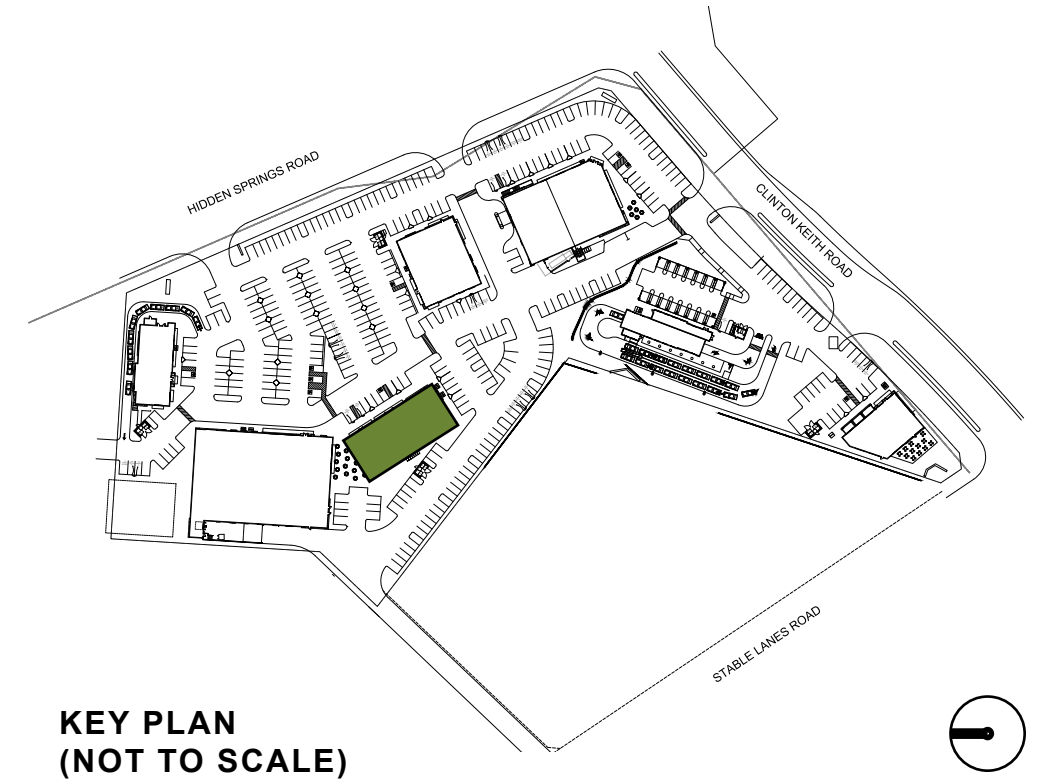
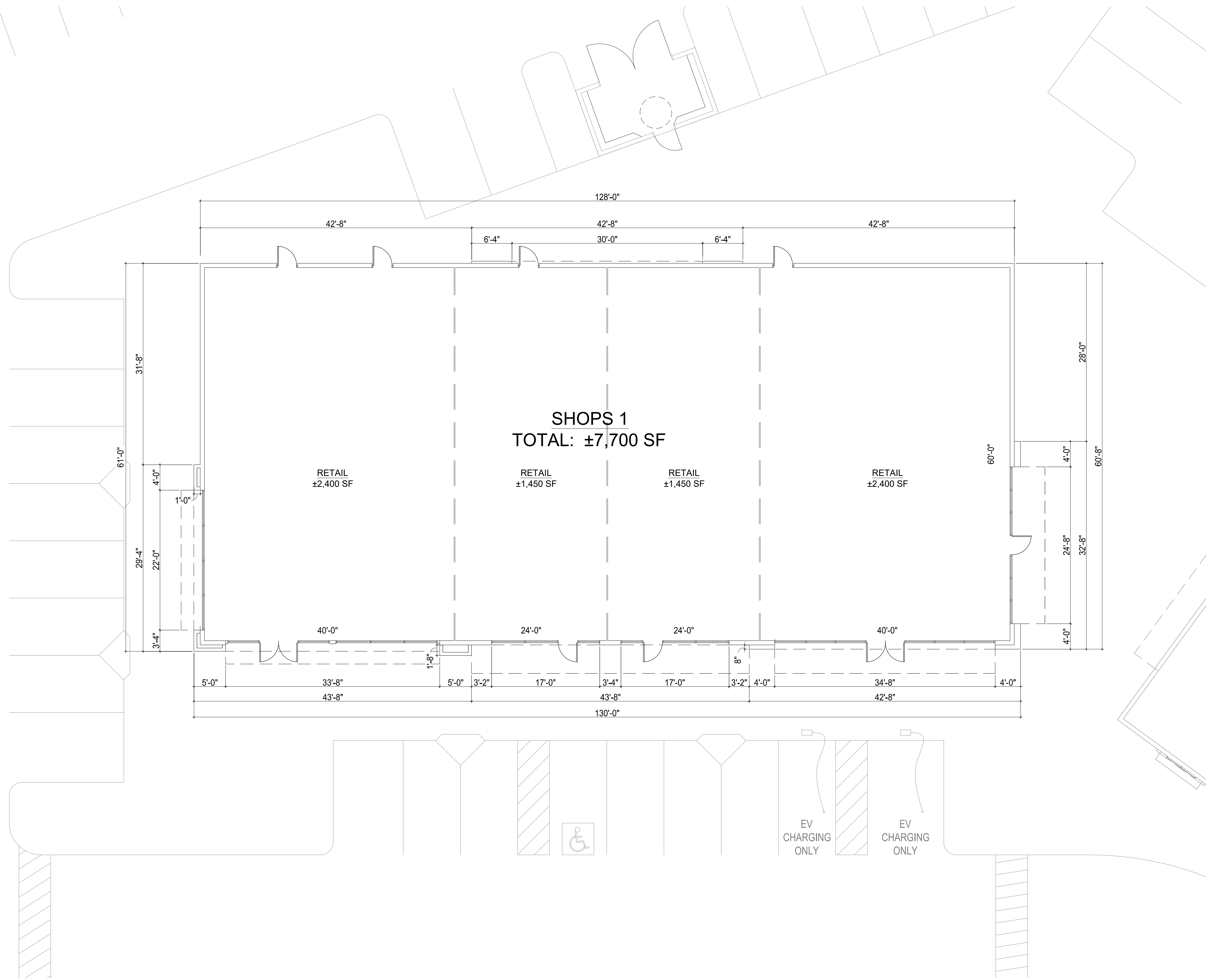
CLINTON KEITH MARKETPLACE
WILDOMAR, CA #2019-0673

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ENTITLEMENT PACKAGE
JANUARY 14TH, 2022



CONCEPTUAL ELEVATIONS
MAJOR B



KEY PLAN
(NOT TO SCALE)



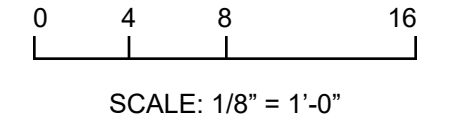
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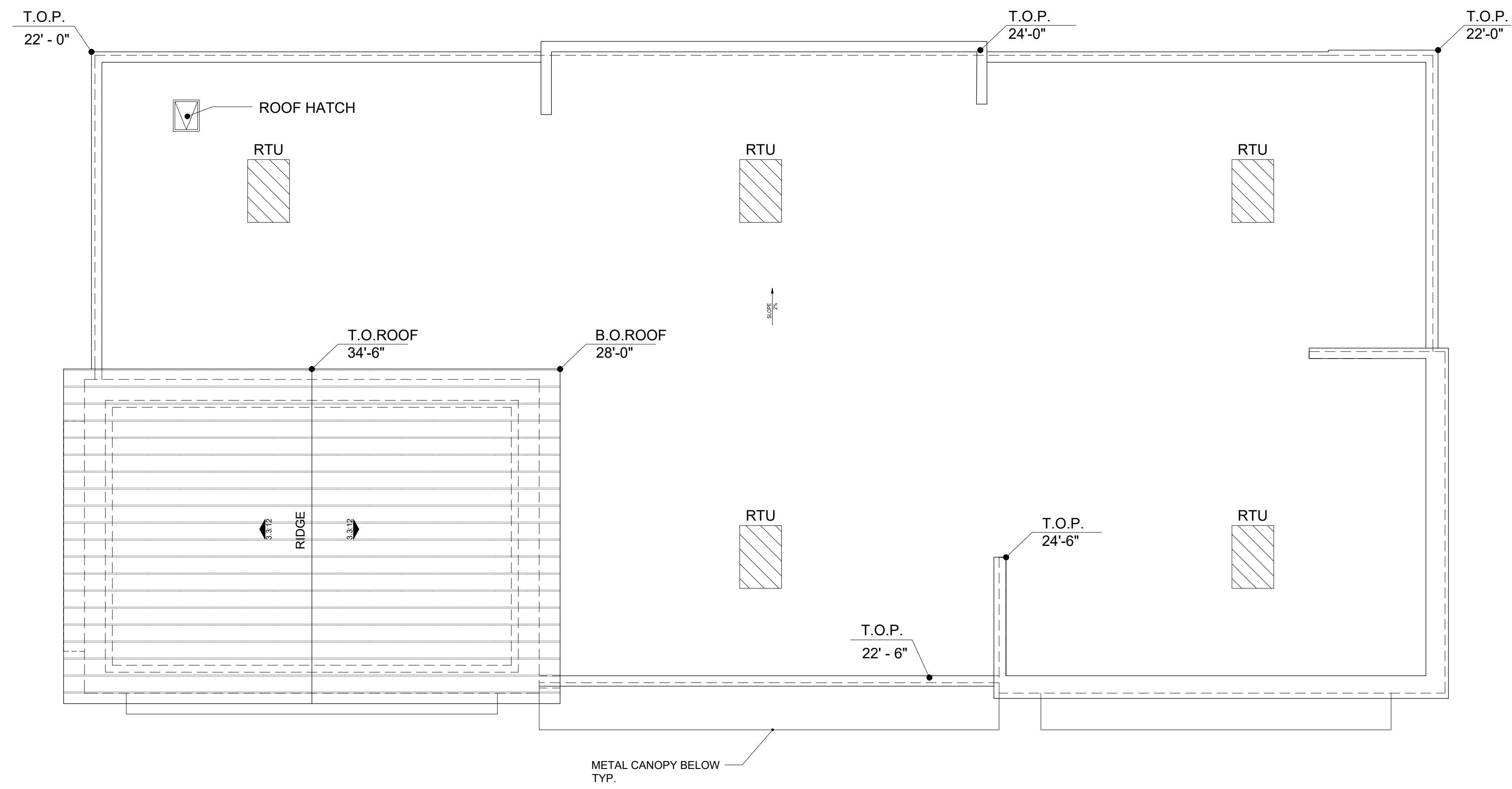
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WILDOMAR, CA # 2019-0673

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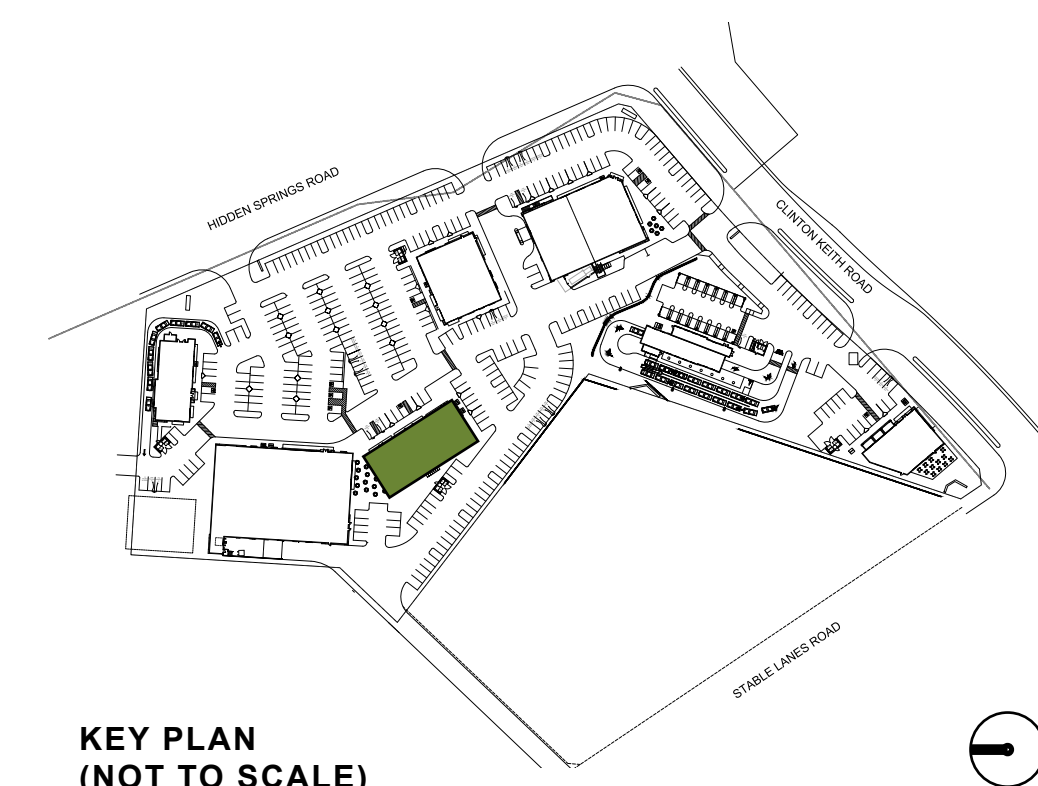
ENTITLEMENT PACKAGE
JANUARY 14TH, 2022



CONCEPTUAL FLOOR PLAN
SHOPS 1



NOTE: RTU PLACEMENT IS CONCEPTUAL IN NATURE, THEREFORE SUBJECT TO CHANGE.



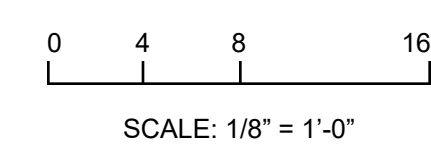
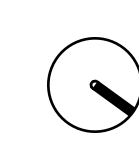
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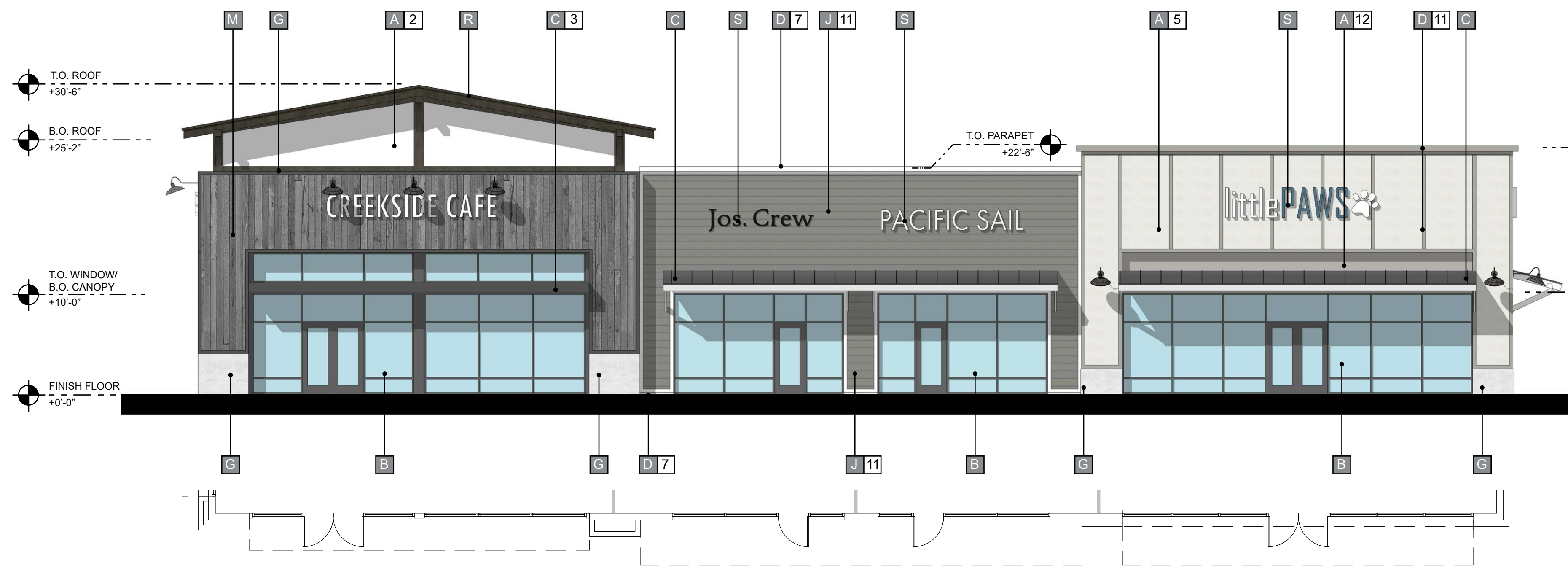
CLINTON KEITH MARKETPLACE
WILDOMAR, CA # 2019-0673

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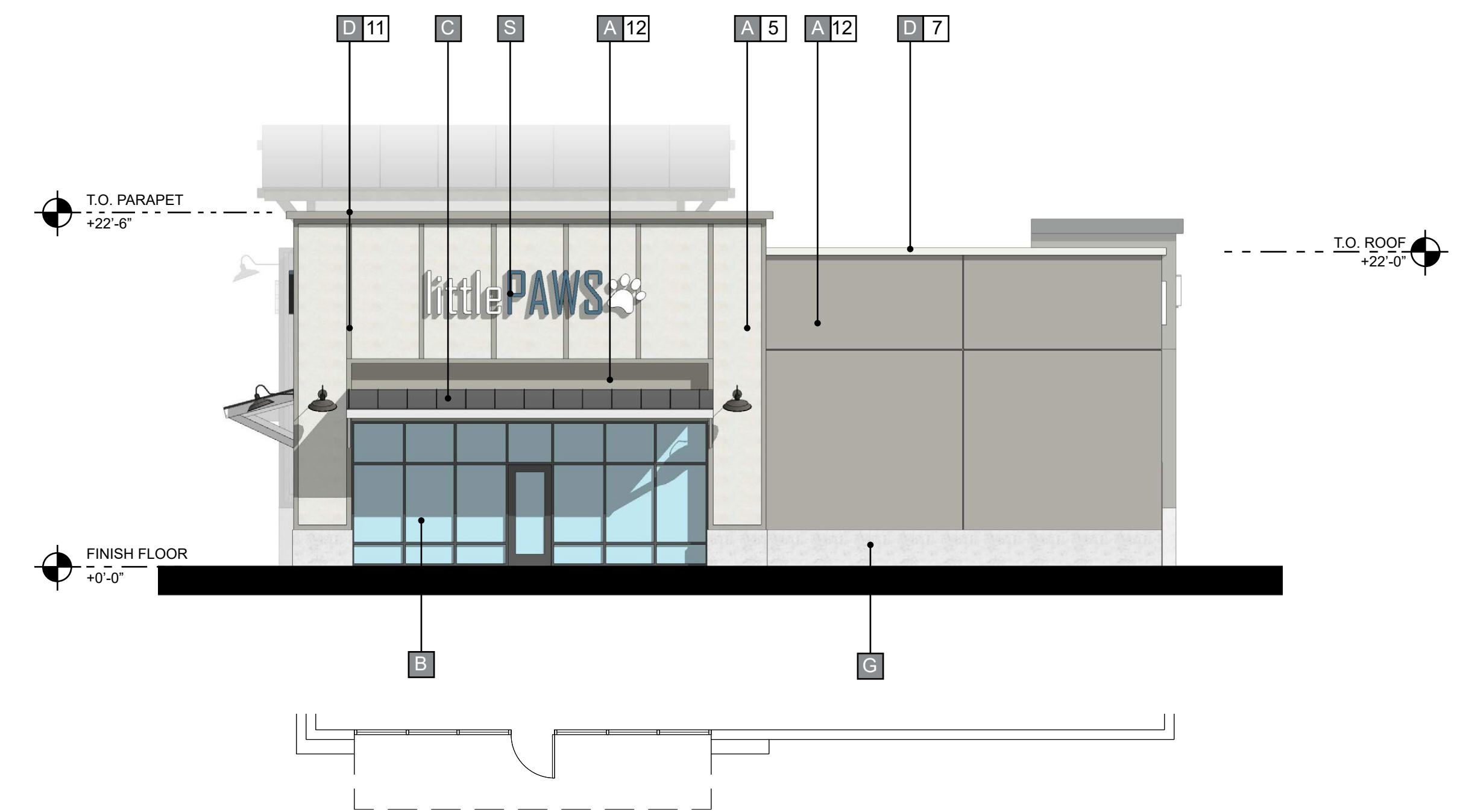
ENTITLEMENT PACKAGE
JANUARY 14TH, 2022



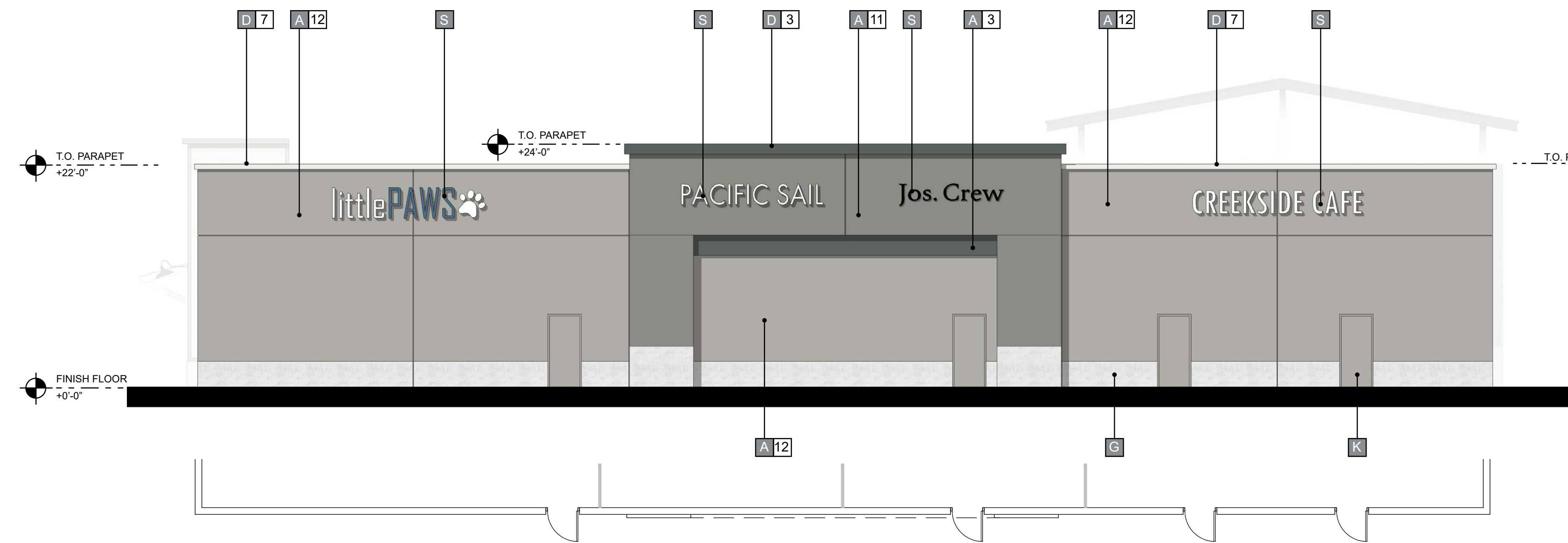
CONCEPTUAL ROOF PLAN
SHOPS 1



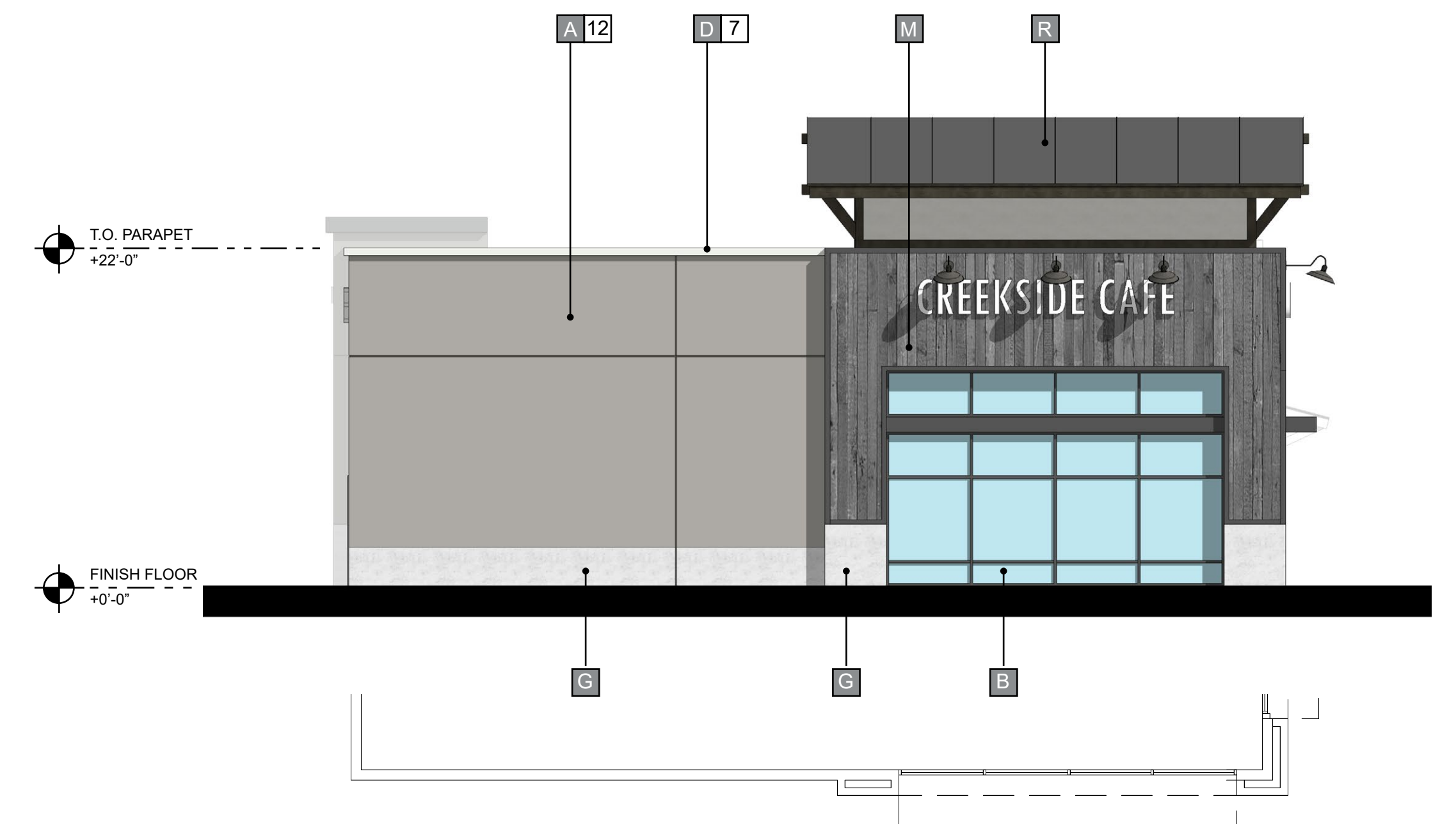
① FRONT (NORTHEAST) ELEVATION



② SIDE (NORTHWEST) ELEVATION



③ REAR (SOUTHWEST) ELEVATION

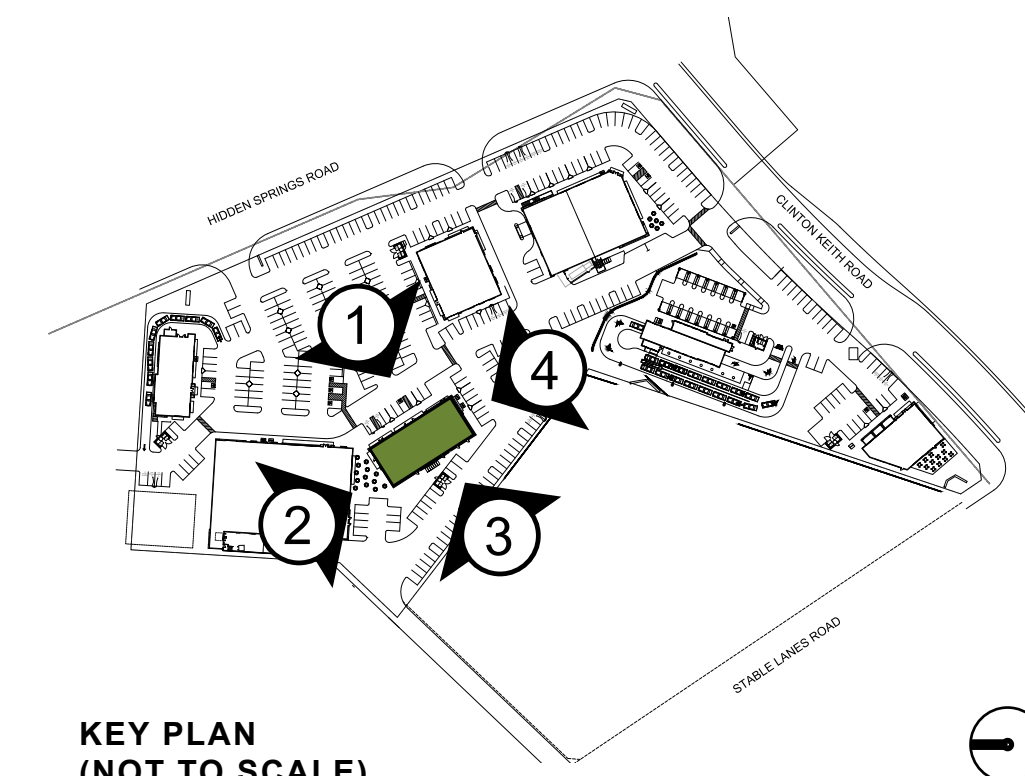


④ SIDE (SOUTHEAST) ELEVATION

MATERIALS

A	STUCCO	H	STONE VENEER	P	CORRUGATED METAL PANEL	1	PAINT - "CURIO GRAY" SW0024 SHERWIN WILLIAMS	8	PAINT - "FOLKSTONE" SW6005 SHERWIN WILLIAMS	15	STONE VENEER - ELDORADO STONE, SIERRA CUT 24 "ZENITH GREY"
B	ALUMINUM STOREFRONT	J	FIBER CEMENT SIDING	Q	COMPOSITE WOOD SIDING	2	PAINT - "OTTER" SW6041 SHERWIN WILLIAMS	9	PAINT - "ALPACA" SW7022 SHERWIN WILLIAMS	16	STONE VENEER - ELDORADO STONE, LIMESTONE "GRAND BANKS"
C	AWNING/ CANOPY	K	METAL DOOR	R	METAL ROOFING	3	PAINT - "WEB GRAY" SW7075 SHERWIN WILLIAMS	10	PAINT - "ARCADE WHITE" SW7100 SHERWIN WILLIAMS	17	STONE VENEER - CREATIVE MINES "CHOP LEDGE" SEAPEARL
D	ARCHITECTURAL TRIM	L	TILE	S	SIGNAGE	4	PAINT - "RHINESTONE" SW7656 SHERWIN WILLIAMS	11	PAINT - "CLASSIC FRENCH GRAY" SW0077 SHERWIN WILLIAMS	18	STONE VENEER - CREATIVE MINES "FARMHOUSE LEDGE" COYOTE
E	BRICK VENEER	M	WOOD SIDING	T	DECORATIVE GRILLE	5	PAINT - "DREAMY WHITE" SW6021 SHERWIN WILLIAMS	12	PAINT - "PROPER GRAY" SW6003XB SHERWIN WILLIAMS	19	STONE VENEER - ELDORADO "LIMESTONE" GRAND BANKS
F	LANDSCAPE TRELLIS	N	STONE			6	PAINT - "PERFECT GREIGE" SW6073 SHERWIN WILLIAMS	13	STONE VENEER - CREATIVE MINES "FOOTHILL RUBBLE" GREYPEARL	20	
G	PRECAST BASE	O	SPANDREL GLASS			7	PAINT - "EXTRA WHITE" SW7006 SHERWIN WILLIAMS	14	STONE VENEER - ELDORADO, ROUGH CUT "CASA BLANCA"	21	

COLORS AND FINISHES



KEY PLAN (NOT TO SCALE)



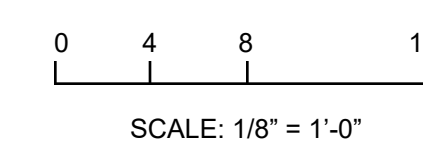
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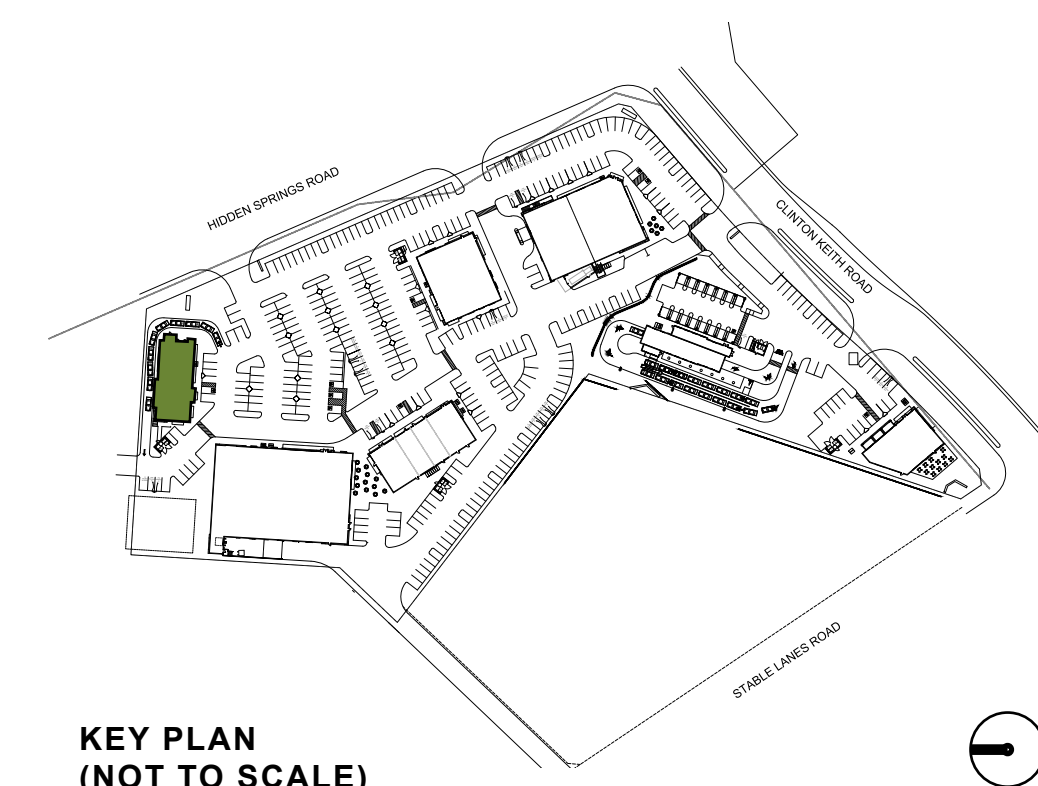
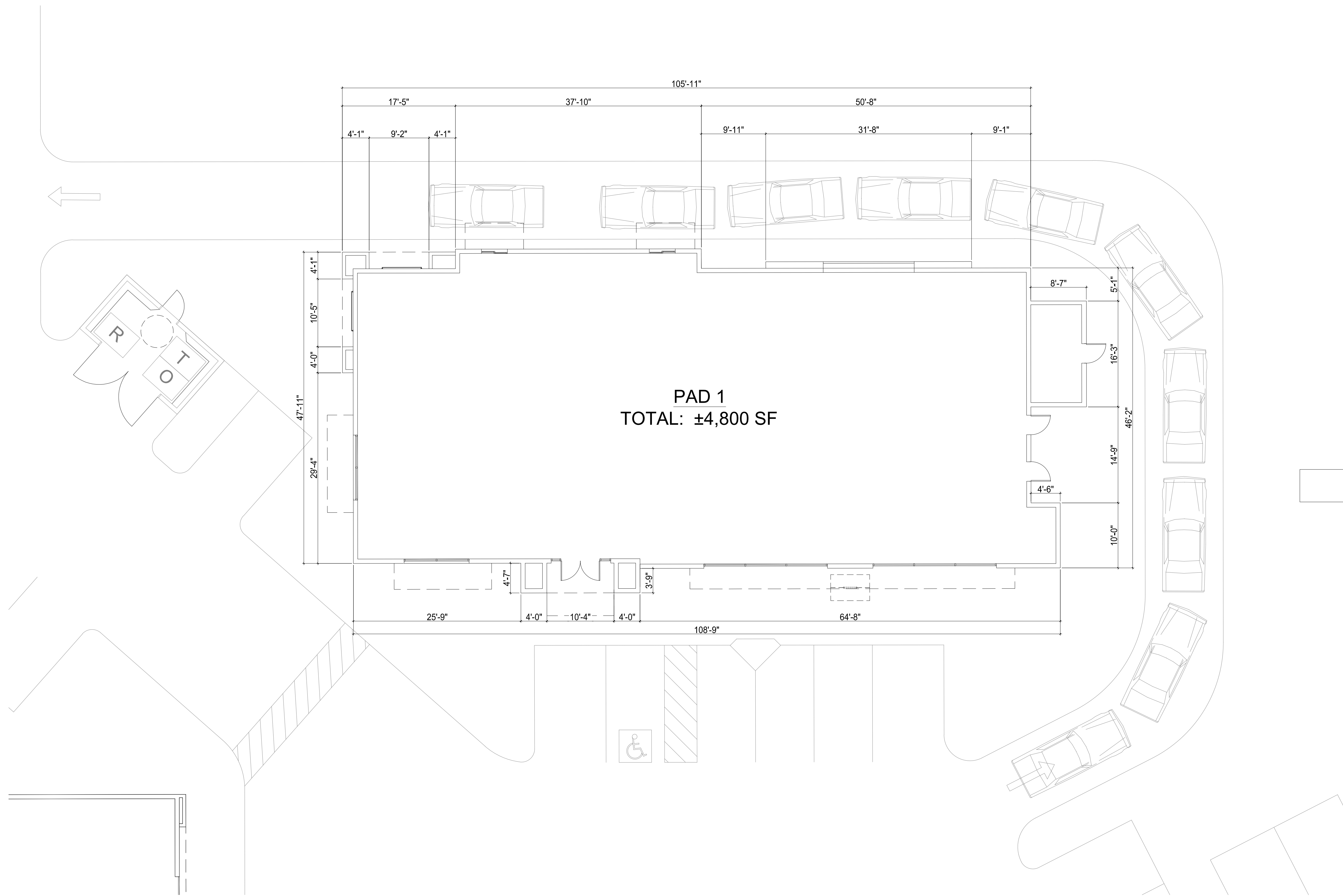
CLINTON KEITH MARKETPLACE
WILDOMAR, CA # 2019-0673

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ENTITLEMENT PACKAGE
JANUARY 14TH, 2022



CONCEPTUAL ELEVATIONS
SHOPS 1



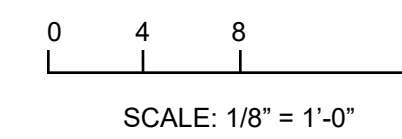
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WILDOMAR, CA
2019-0673

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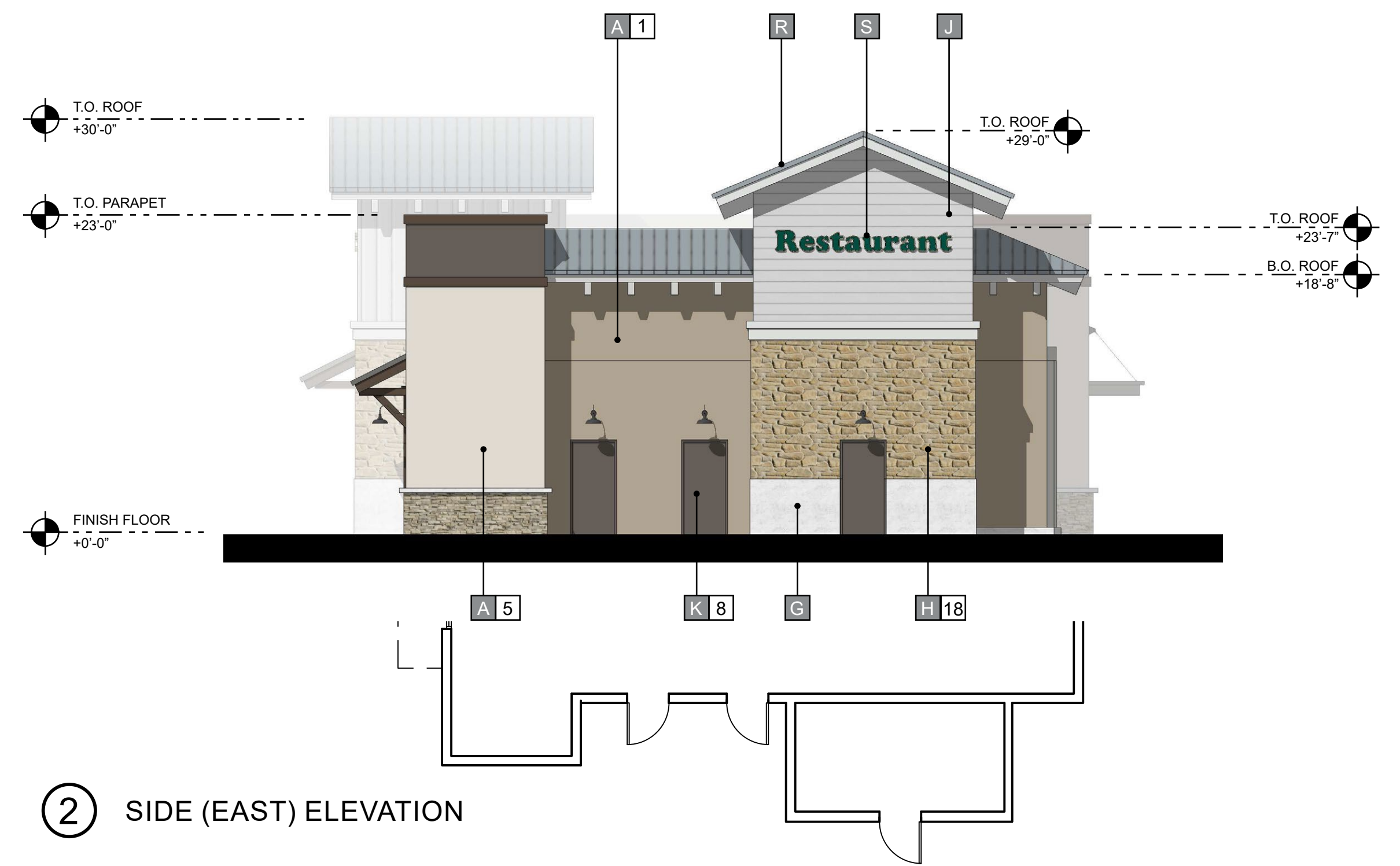
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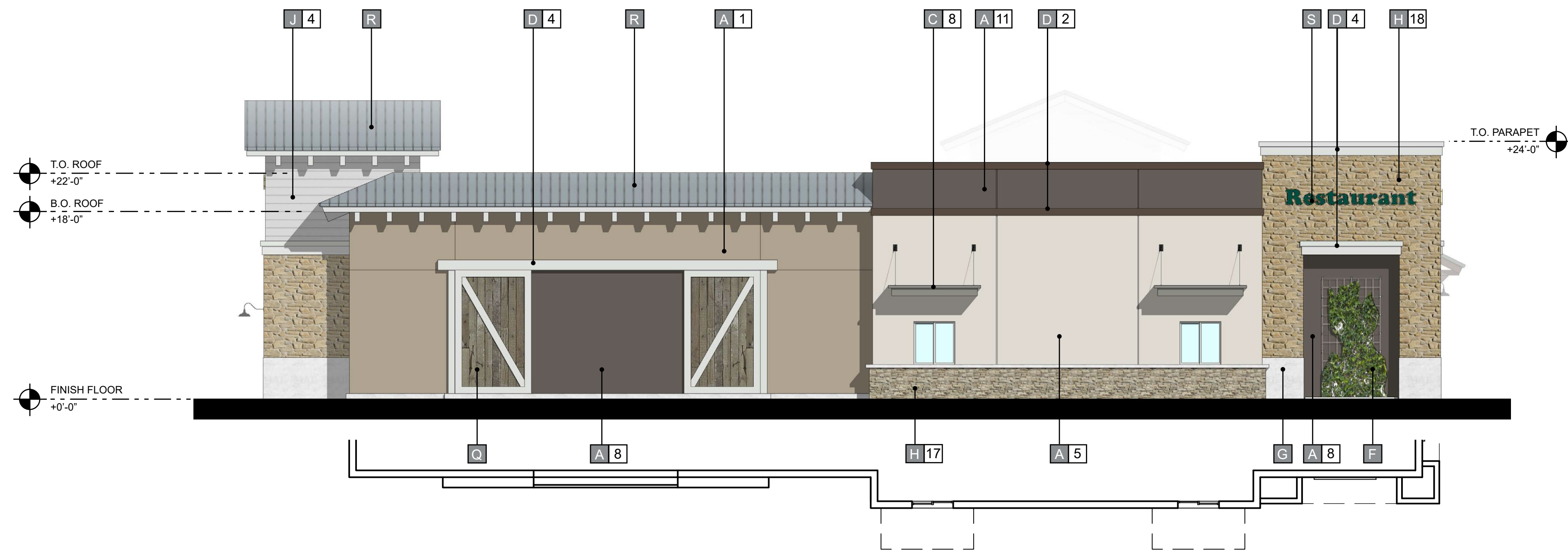
CONCEPTUAL FLOOR PLAN
PAD 1



① FRONT (SOUTH) ELEVATION



② SIDE (EAST) ELEVATION



③ REAR (NORTH) ELEVATION

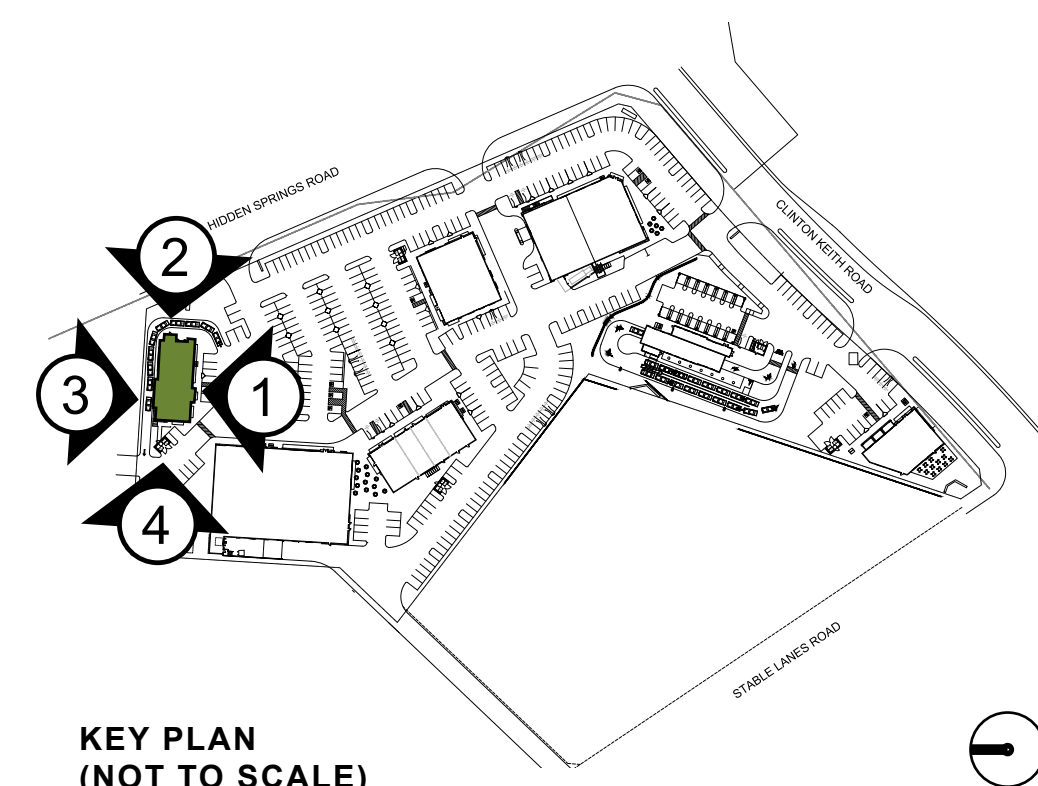


④ SIDE (WEST) ELEVATION

MATERIALS

A	STUCCO	H	STONE VENEER	P	CORRUGATED METAL PANEL	1	PAINT - "CURIO GRAY" SW0024 SHERWIN WILLIAMS	8	PAINT - "FOLKSTONE" SW6005 SHERWIN WILLIAMS	15	STONE VENEER - ELDORADO STONE, SIERRA CUT 24 "ZENITH GREY"
B	ALUMINUM STOREFRONT	J	FIBER CEMENT SIDING	Q	COMPOSITE WOOD SIDING	2	PAINT - "OTTER" SW6041 SHERWIN WILLIAMS	9	PAINT - "ALPACA" SW7022 SHERWIN WILLIAMS	16	STONE VENEER - ELDORADO STONE, LIMESTONE "GRAND BANKS"
C	AWNING/ CANOPY	K	METAL DOOR	R	METAL ROOFING	3	PAINT - "WEB GRAY" SW7075 SHERWIN WILLIAMS	10	PAINT - "ARCADE WHITE" SW7100 SHERWIN WILLIAMS	17	STONE VENEER - CREATIVE MINES "CHOP LEDGE" SEAPEARL
D	ARCHITECTURAL TRIM	L	TILE	S	SIGNAGE	4	PAINT - "RHINESTONE" SW7656 SHERWIN WILLIAMS	11	PAINT - "CLASSIC FRENCH GRAY" SW0077 SHERWIN WILLIAMS	18	STONE VENEER - CREATIVE MINES "FARMHOUSE LEDGE" COYOTE
E	BRICK VENEER	M	WOOD SIDING	T	DECORATIVE GRILLE	5	PAINT - "DREAMY WHITE" SW6021 SHERWIN WILLIAMS	12	PAINT - "PROPER GRAY" SW6003XB SHERWIN WILLIAMS	19	STONE VENEER - ELDORADO "LIMESTONE" GRAND BANKS
F	LANDSCAPE TRELLIS	N	STONE			6	PAINT - "PERFECT GREIGE" SW6073 SHERWIN WILLIAMS	13	STONE VENEER - CREATIVE MINES "FOOTHILL RUBBLE" GREYPEARL	20	
G	PRECAST BASE	O	SPANDREL GLASS			7	PAINT - "EXTRA WHITE" SW7006 SHERWIN WILLIAMS	14	STONE VENEER - ELDORADO, ROUGH CUT "CASA BLANCA"	21	

COLORS AND FINISHES



KEY PLAN (NOT TO SCALE)



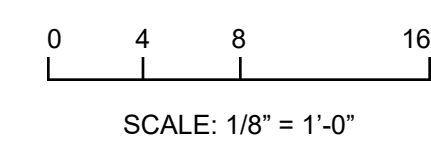
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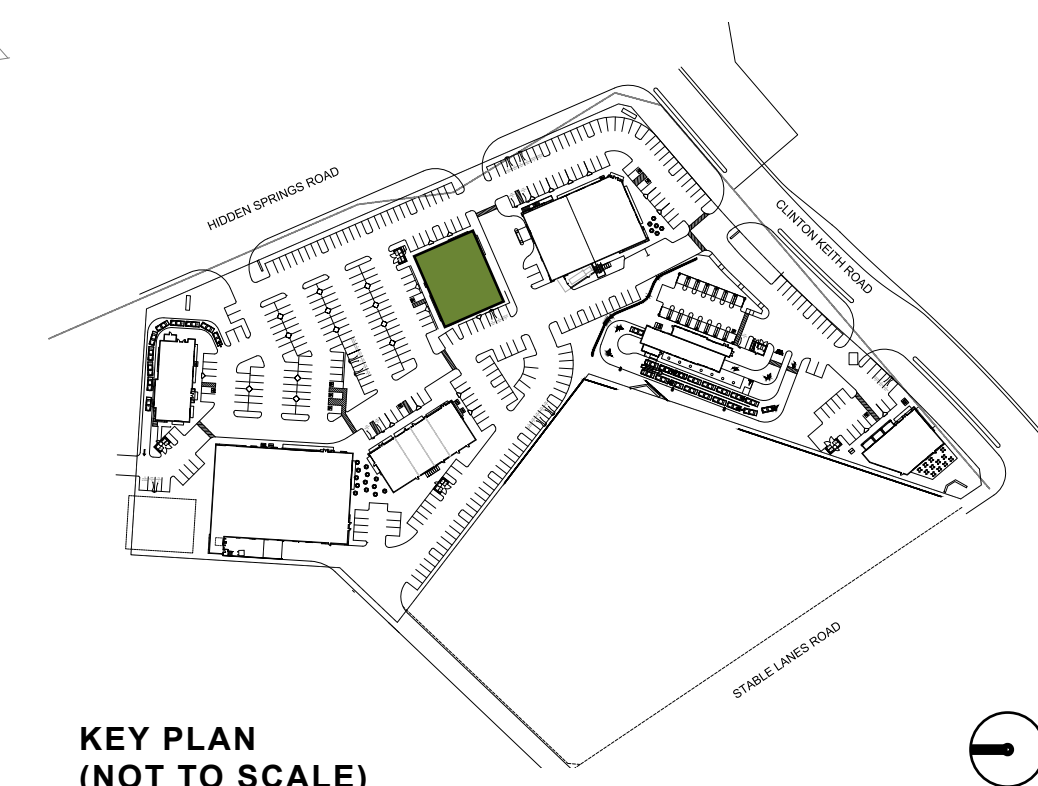
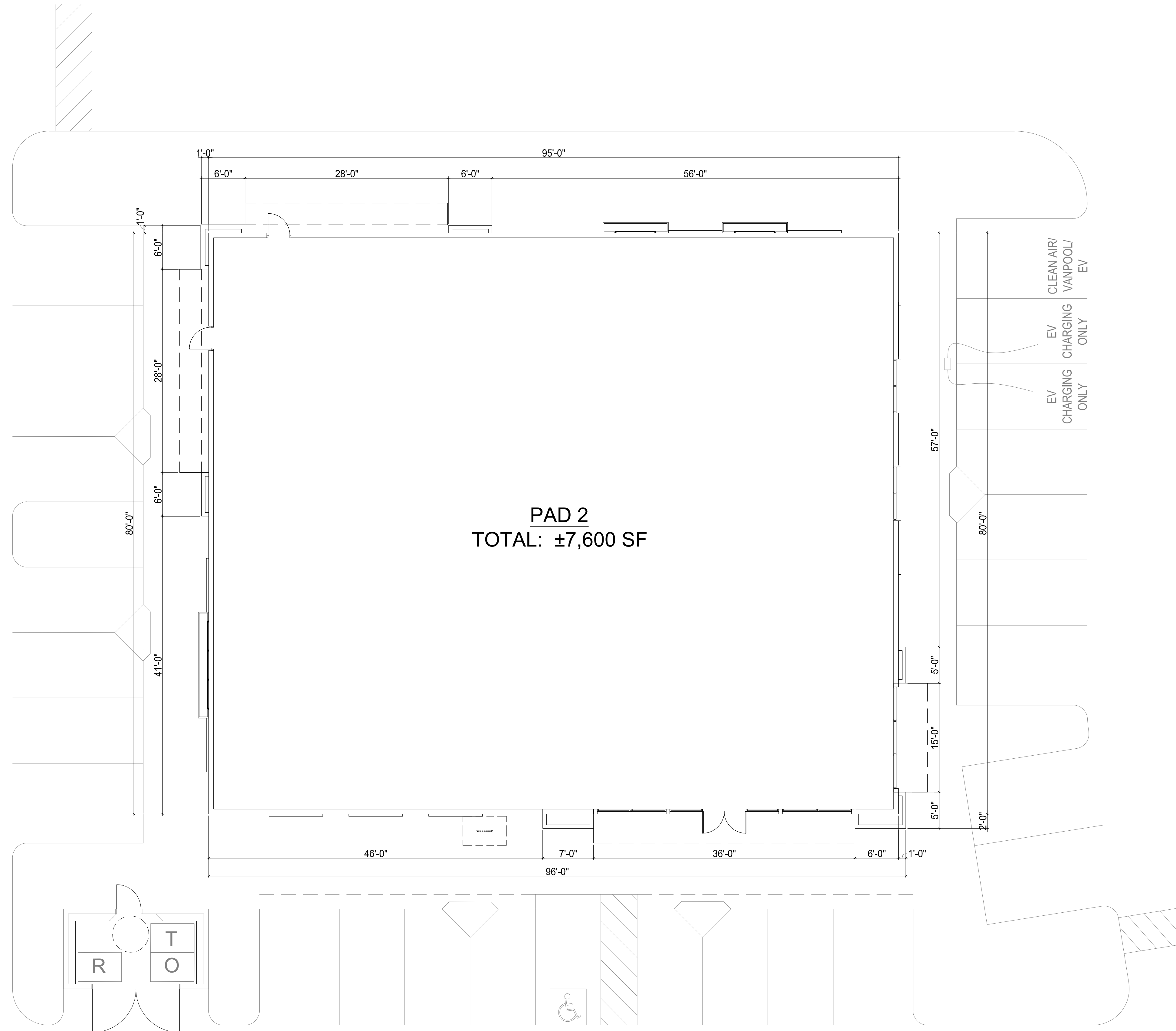
CLINTON KEITH MARKETPLACE
WILDOMAR, CA #2019-0673

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CONCEPTUAL ELEVATIONS
PAD 1



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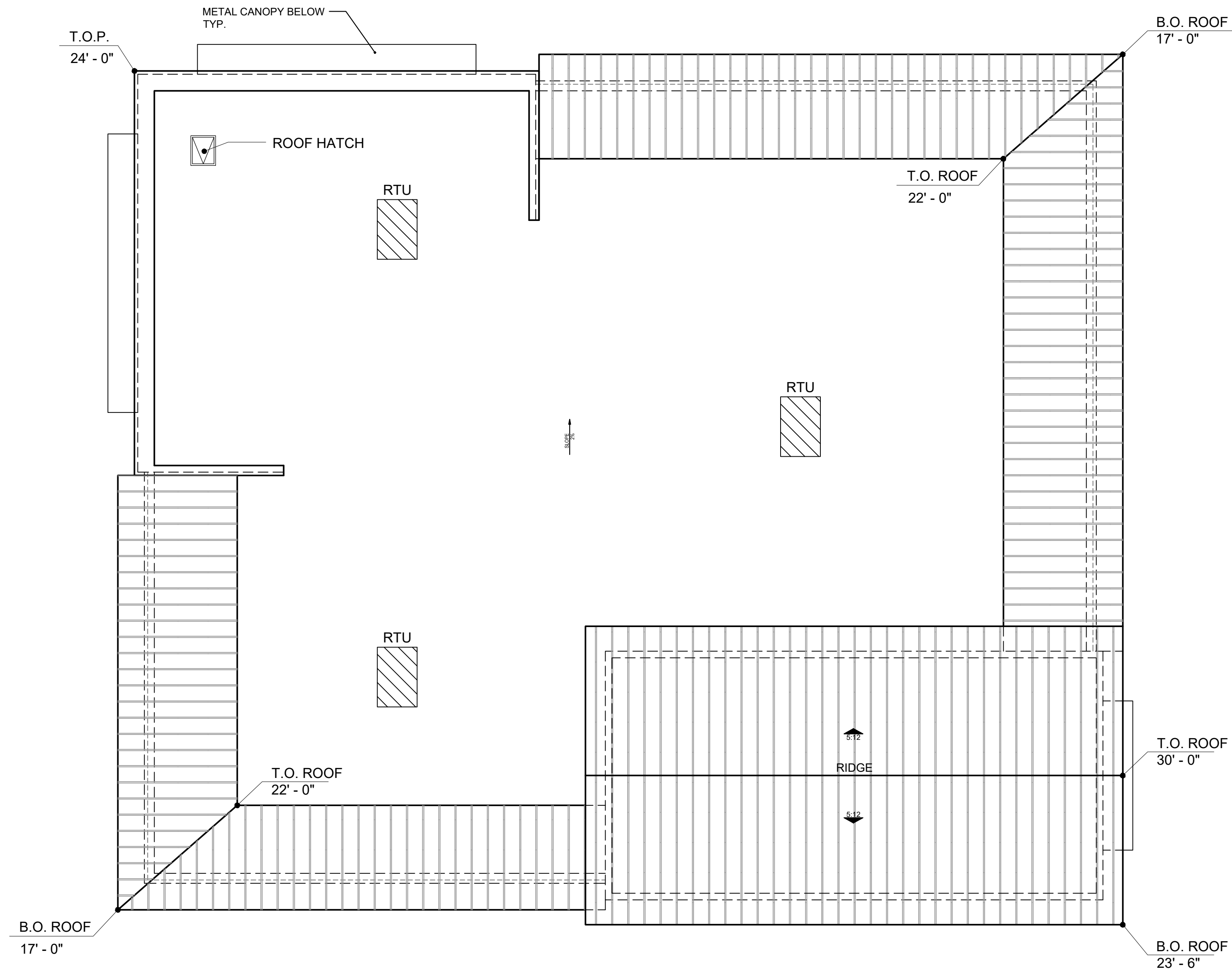
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JANUARY 14TH, 2022

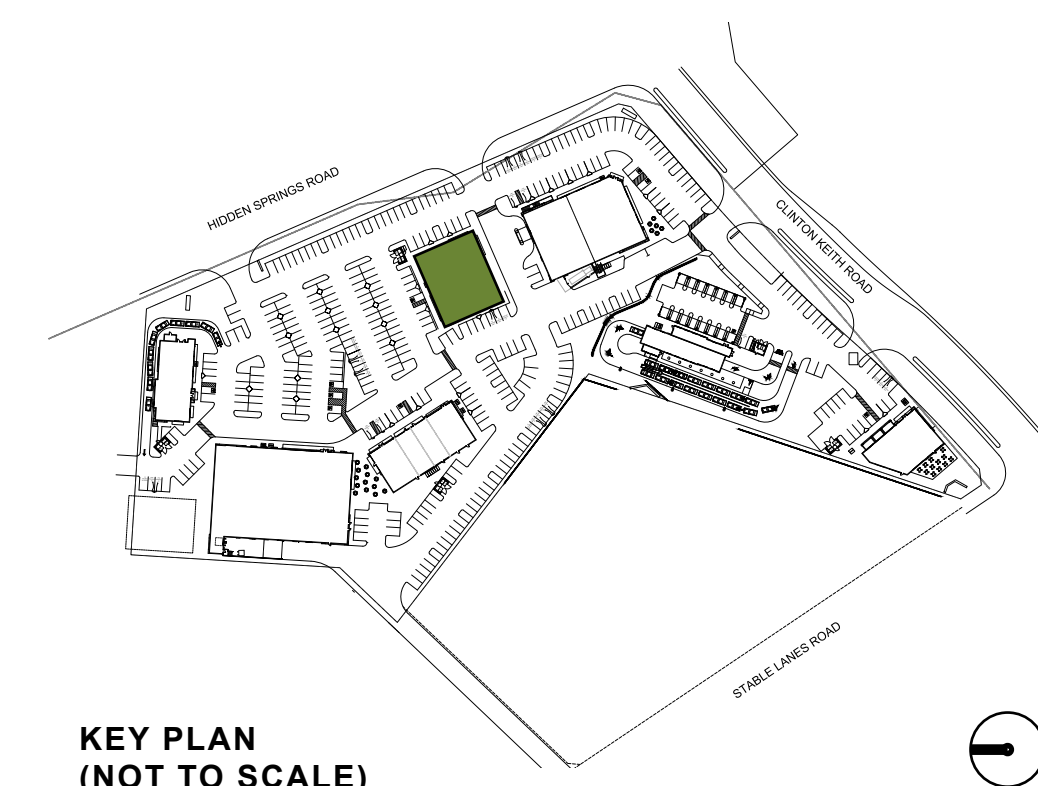


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SCALE: 1/8" = 1'-0"

CONCEPTUAL FLOOR PLAN
PAD 2



NOTE: RTU PLACEMENT IS CONCEPTUAL IN NATURE, THEREFORE SUBJECT TO CHANGE.



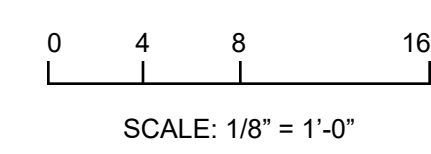
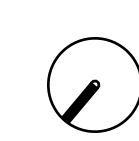
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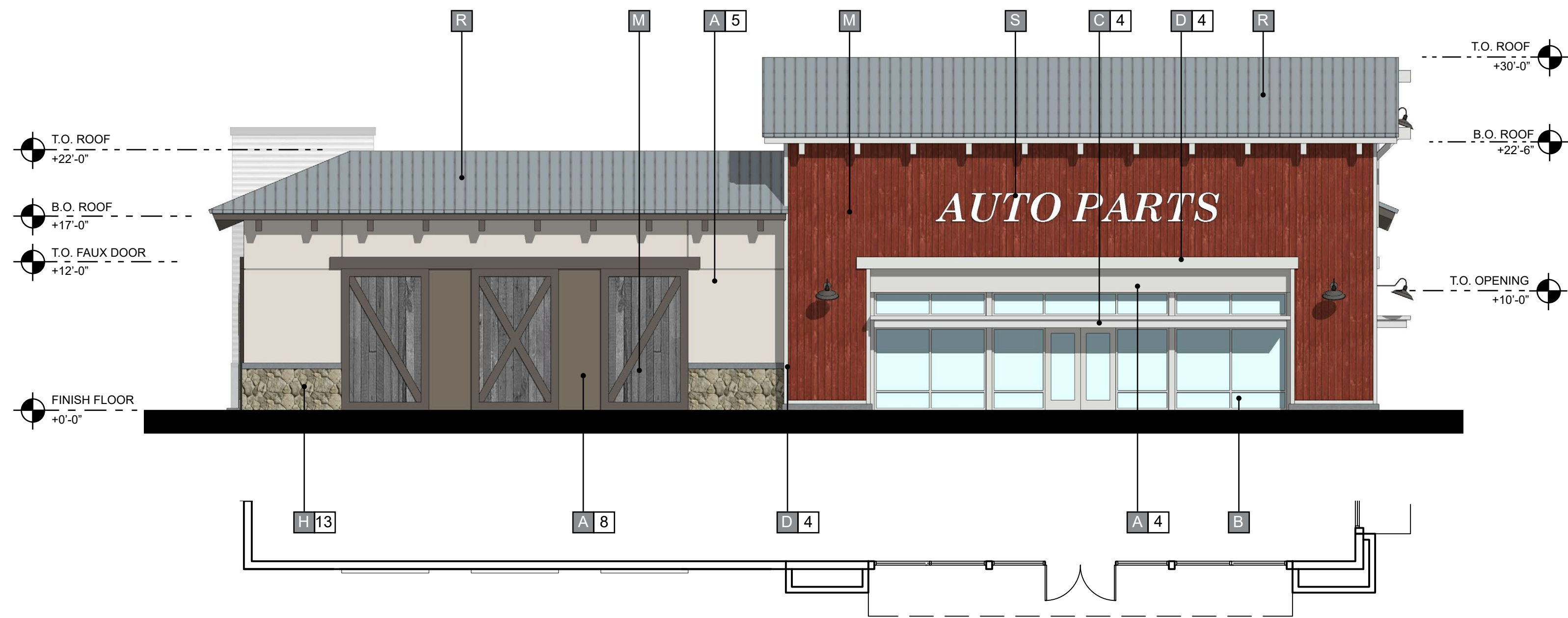
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WILDOMAR, CA # 2019-0673

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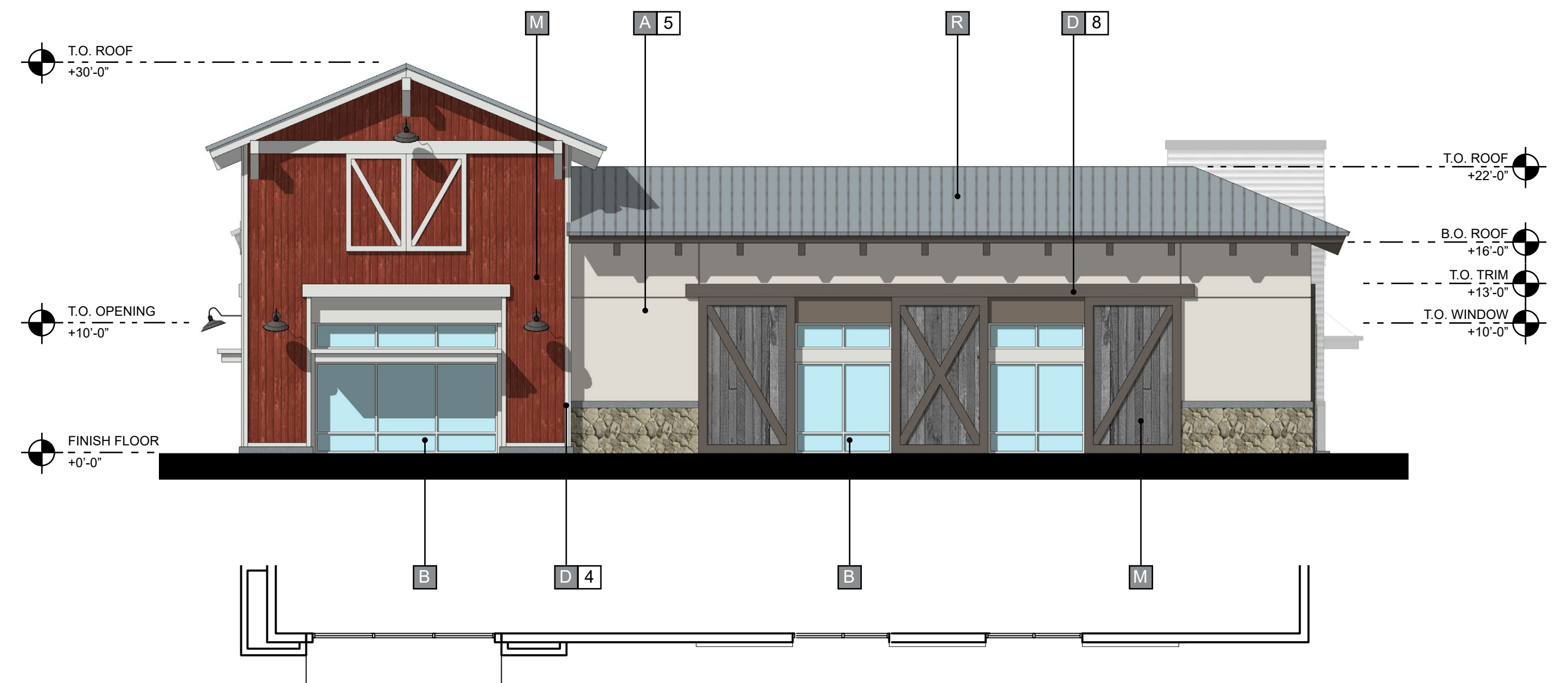
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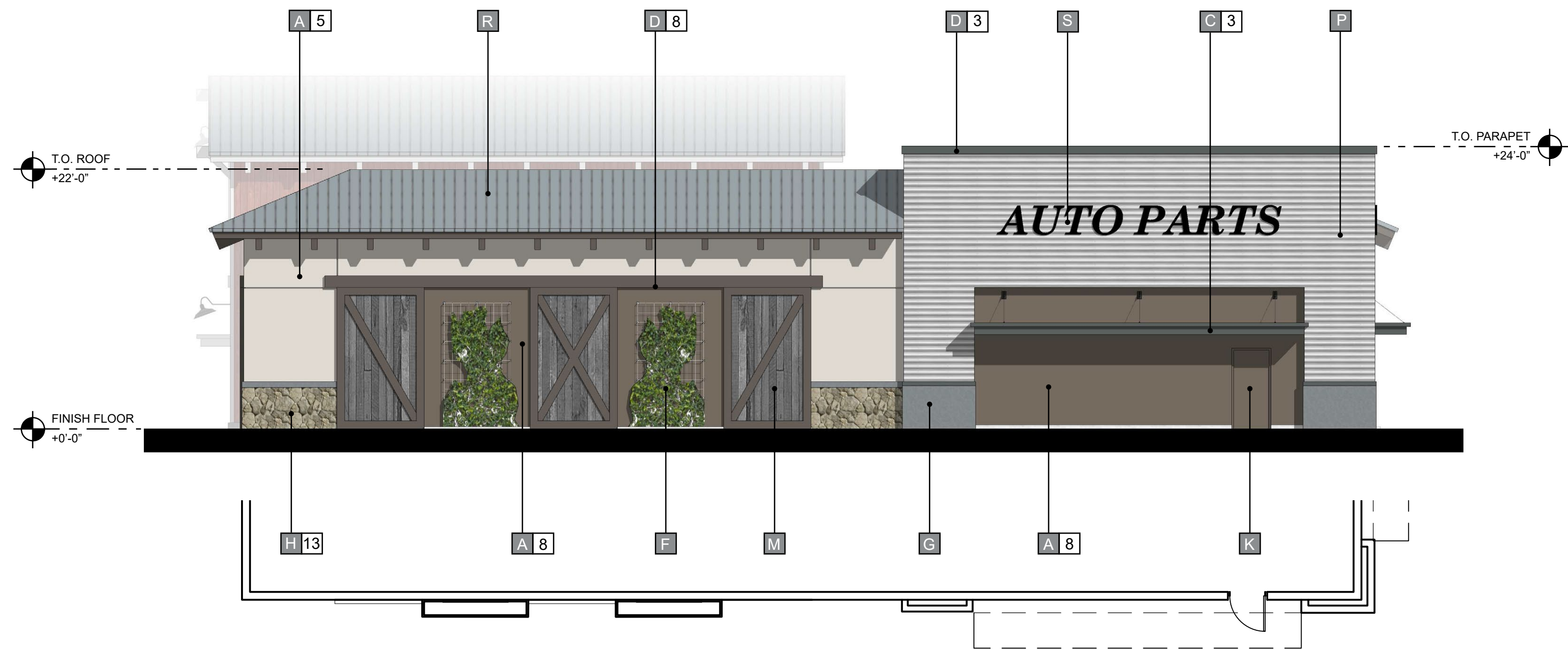
CONCEPTUAL ROOF PLAN
PAD 2



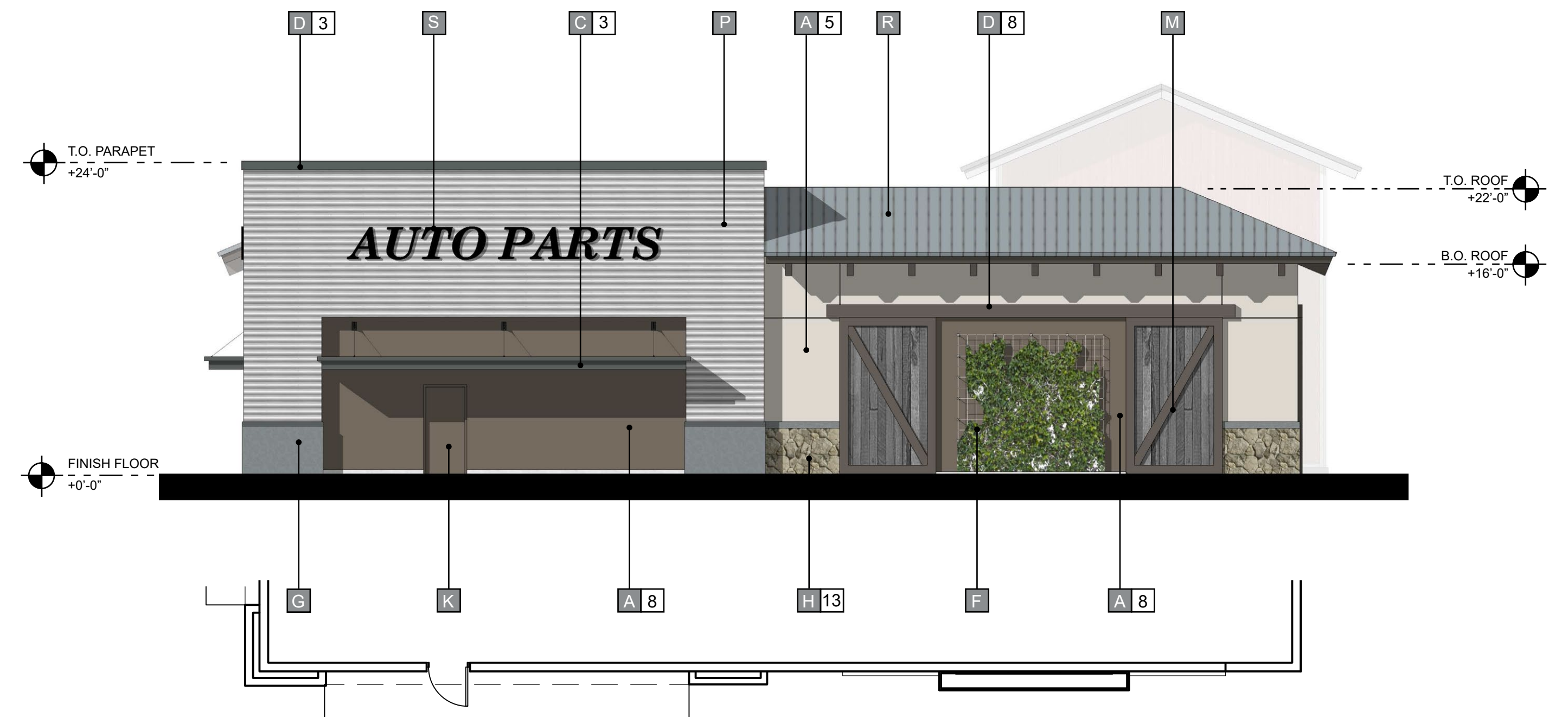
① FRONT (NORTHWEST) ELEVATION



② SIDE (SOUTHWEST) ELEVATION



③ REAR (SOUTHEAST) ELEVATION



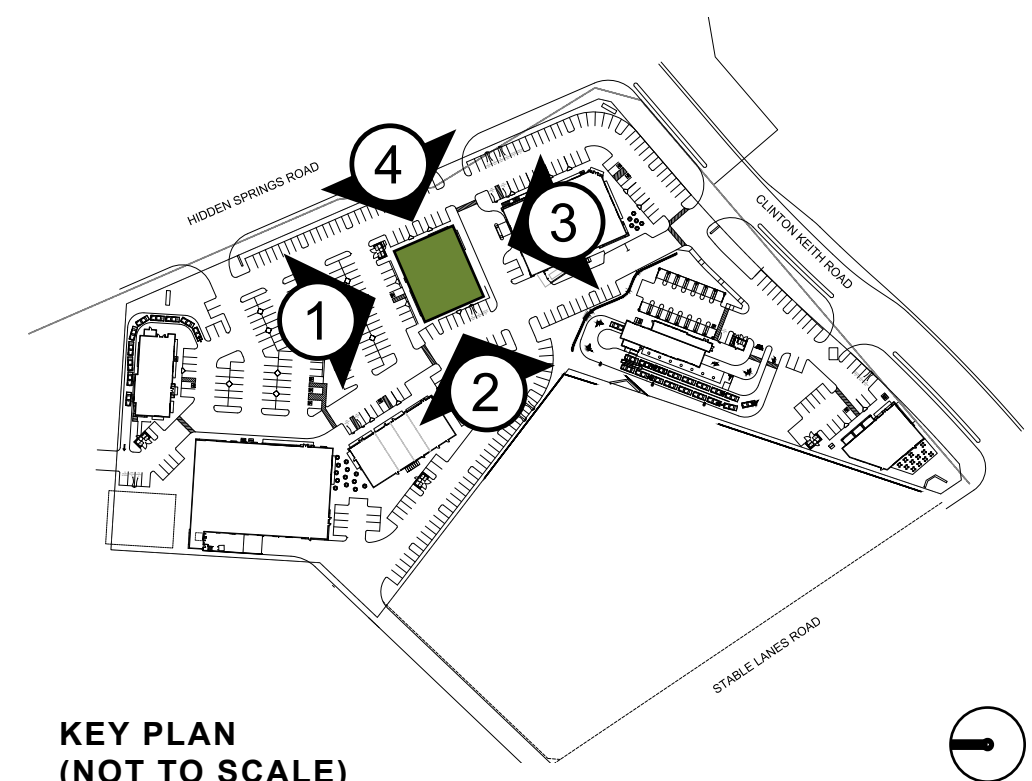
④ SIDE (NORTHEAST) ELEVATION

MATERIALS

A	STUCCO	H	STONE VENEER	P	CORRUGATED METAL PANEL
B	ALUMINUM STOREFRONT	J	FIBER CEMENT SIDING	Q	COMPOSITE WOOD SIDING
C	AWNING/ CANOPY	K	METAL DOOR	R	METAL ROOFING
D	ARCHITECTURAL TRIM	L	TILE	S	SIGNAGE
E	BRICK VENEER	M	WOOD SIDING	T	DECORATIVE GRILLE
F	LANDSCAPE TRELLIS	N	STONE		
G	PRECAST BASE	O	SPANDREL GLASS		

COLORS AND FINISHES

1	PAINT - "CURIO GRAY" SW0024 SHERWIN WILLIAMS	8	PAINT - "FOLKSTONE" SW6005 SHERWIN WILLIAMS	15	STONE VENEER - ELDORADO STONE, SIERRA CUT 24 "ZENITH GREY"
2	PAINT - "OTTER" SW6041 SHERWIN WILLIAMS	9	PAINT - "ALPACA" SW7022 SHERWIN WILLIAMS	16	STONE VENEER - ELDORADO STONE, LIMESTONE "GRAND BANKS"
3	PAINT - "WEB GRAY" SW7075 SHERWIN WILLIAMS	10	PAINT - "ARCADE WHITE" SW7100 SHERWIN WILLIAMS	17	STONE VENEER - CREATIVE MINES "CHOP LEDGE" SEAPEARL
4	PAINT - "RHINESTONE" SW7656 SHERWIN WILLIAMS	11	PAINT - "CLASSIC FRENCH GRAY" SW0077 SHERWIN WILLIAMS	18	STONE VENEER - CREATIVE MINES "FARMHOUSE LEDGE" COYOTE
5	PAINT - "DREAMY WHITE" SW6021 SHERWIN WILLIAMS	12	PAINT - "PROPER GRAY" SW6003XB SHERWIN WILLIAMS	19	STONE VENEER - ELDORADO "LIMESTONE" GRAND BANKS
6	PAINT - "PERFECT GREIGE" SW6073 SHERWIN WILLIAMS	13	STONE VENEER - CREATIVE MINES "FOOTHILL RUBBLE" GREYPEARL	20	
7	PAINT - "EXTRA WHITE" SW7006 SHERWIN WILLIAMS	14	STONE VENEER - ELDORADO, ROUGH CUT "CASA BLANCA"	21	



KEY PLAN (NOT TO SCALE)



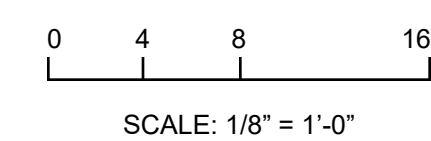
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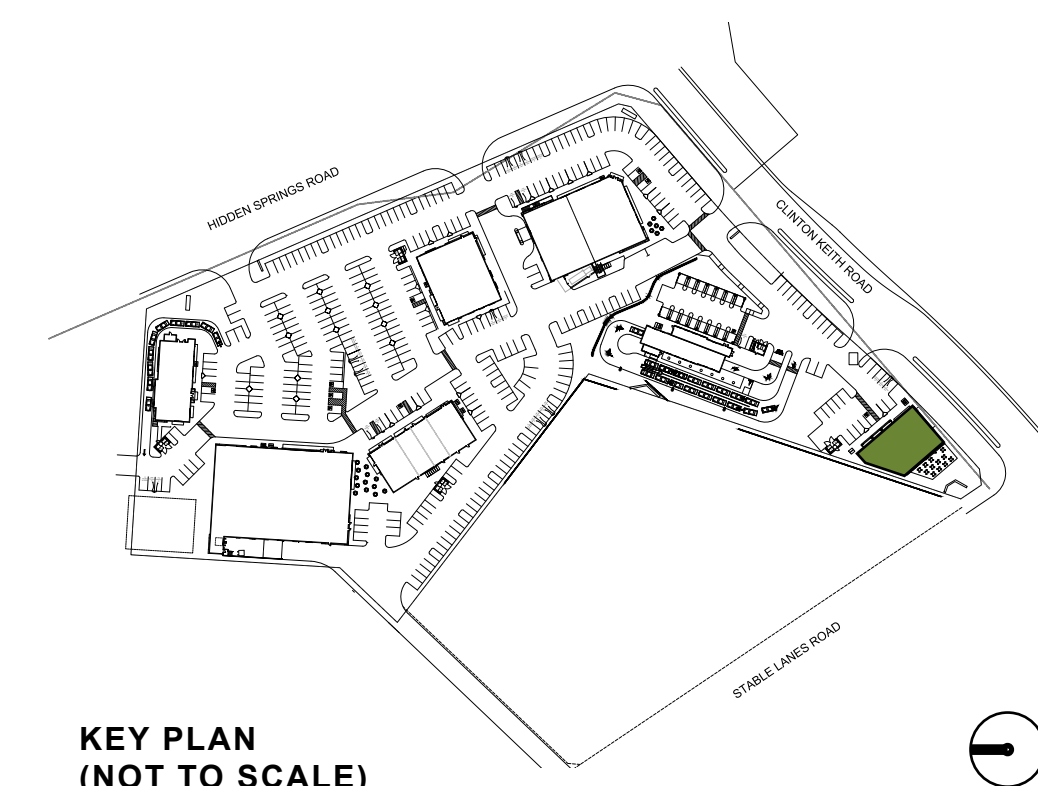
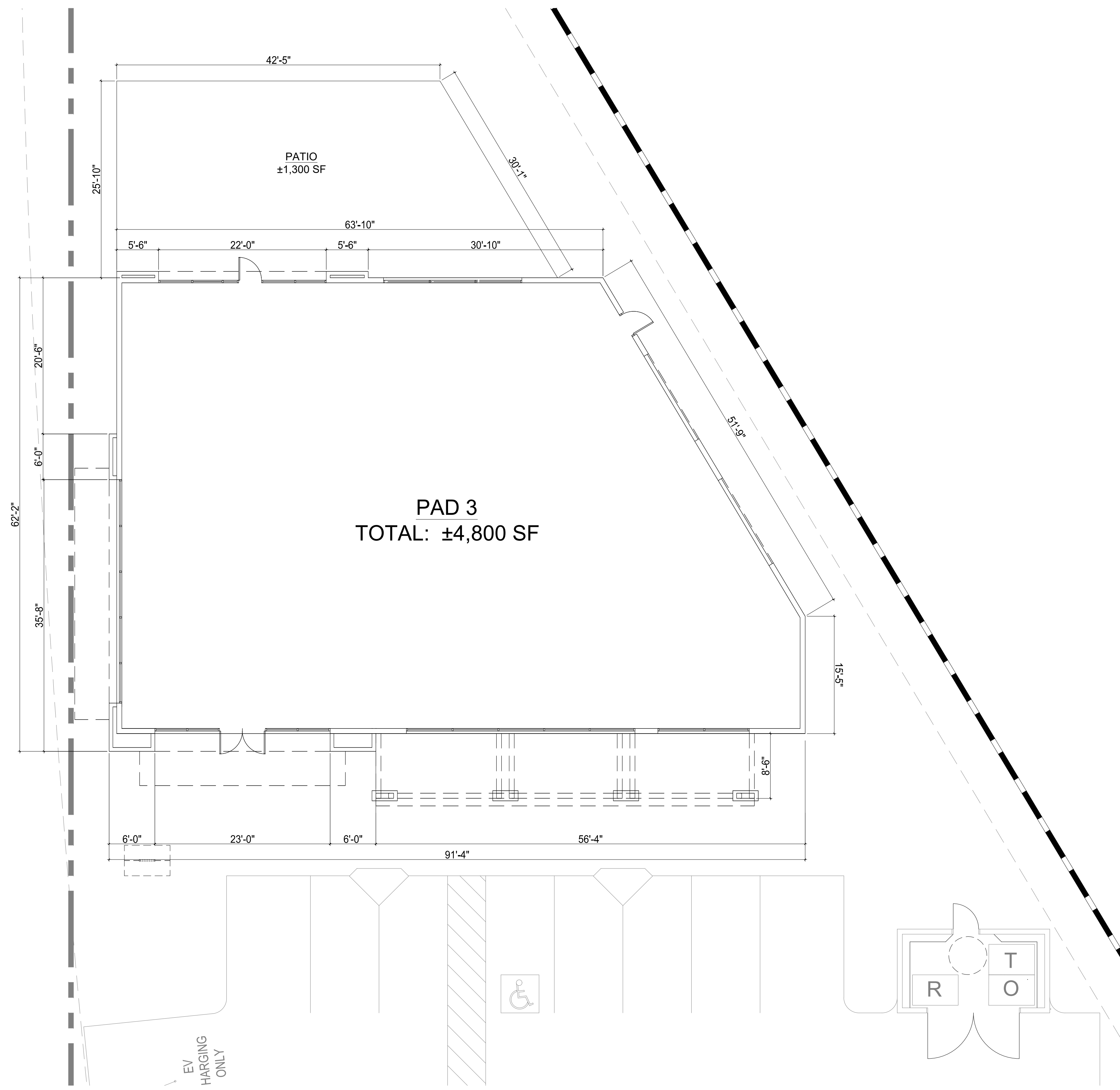
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ENTITLEMENT PACKAGE
JANUARY 14TH, 2022



CONCEPTUAL ELEVATIONS
PAD 2



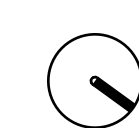
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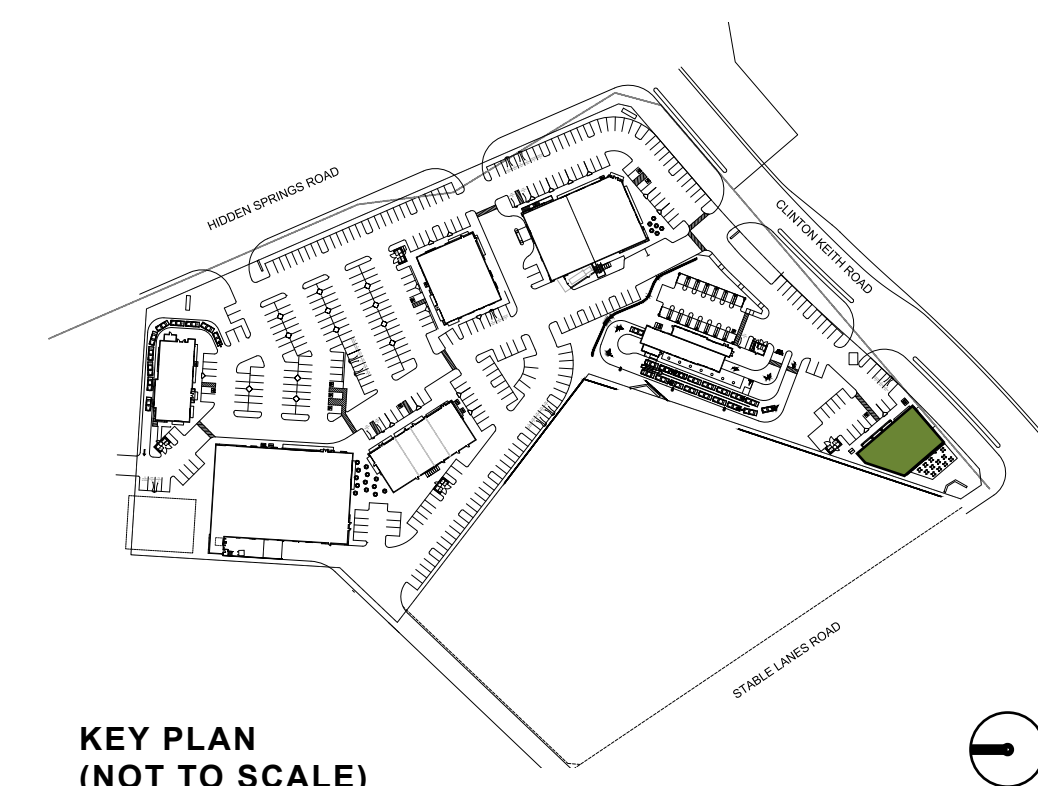
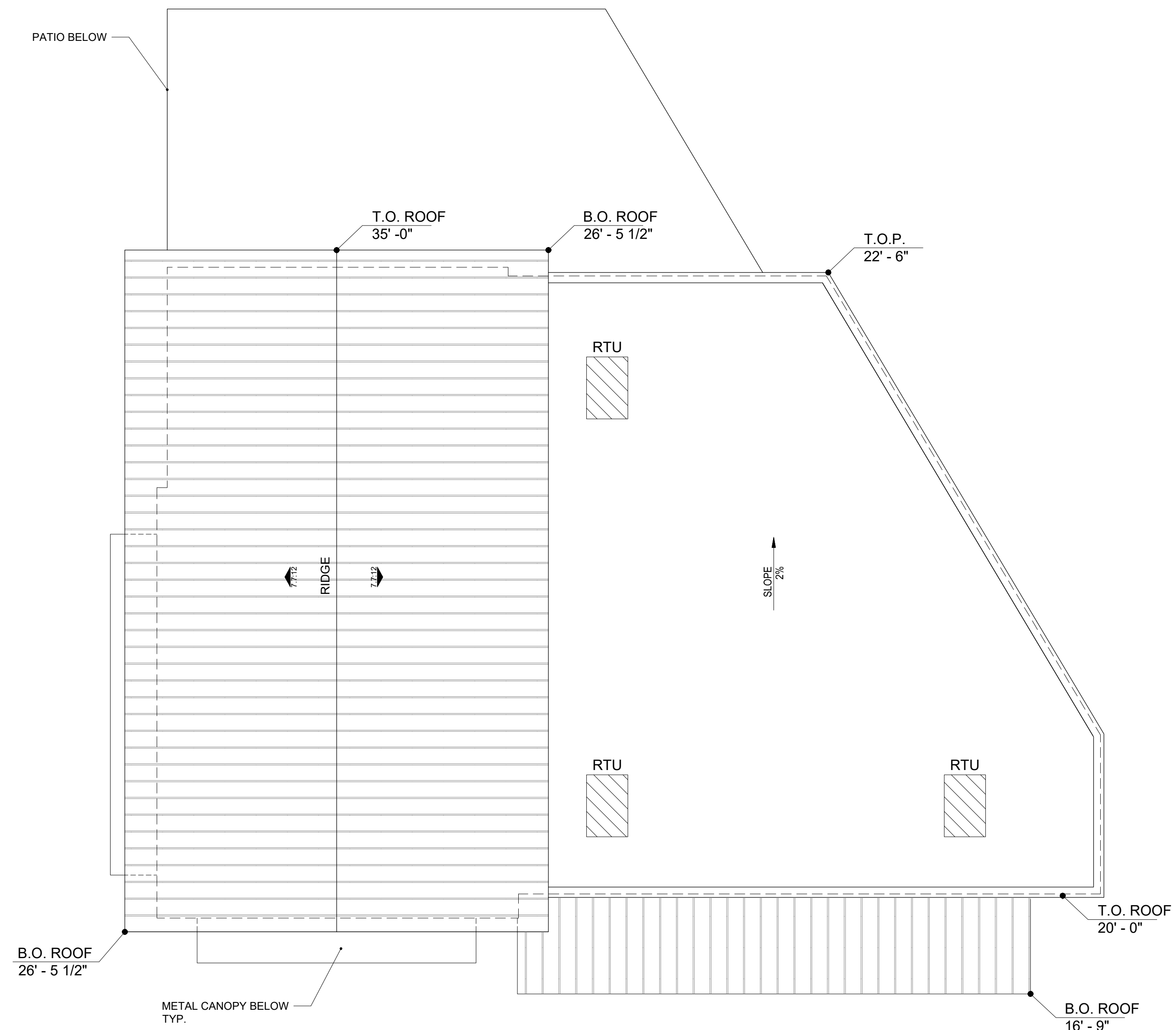
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	01/14/22	ENTITLEMENT RESUBMITTAL

ENTITLEMENT PACKAGE
JANUARY 14TH, 2022



0 4 8 16
SCALE: 1/8" = 1'-0"

CONCEPTUAL FLOOR PLAN
PAD 3



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 San Diego, CA 92154

CLINTON KEITH MARKETPLACE
 WILDOMAR, CA # 2019-0673

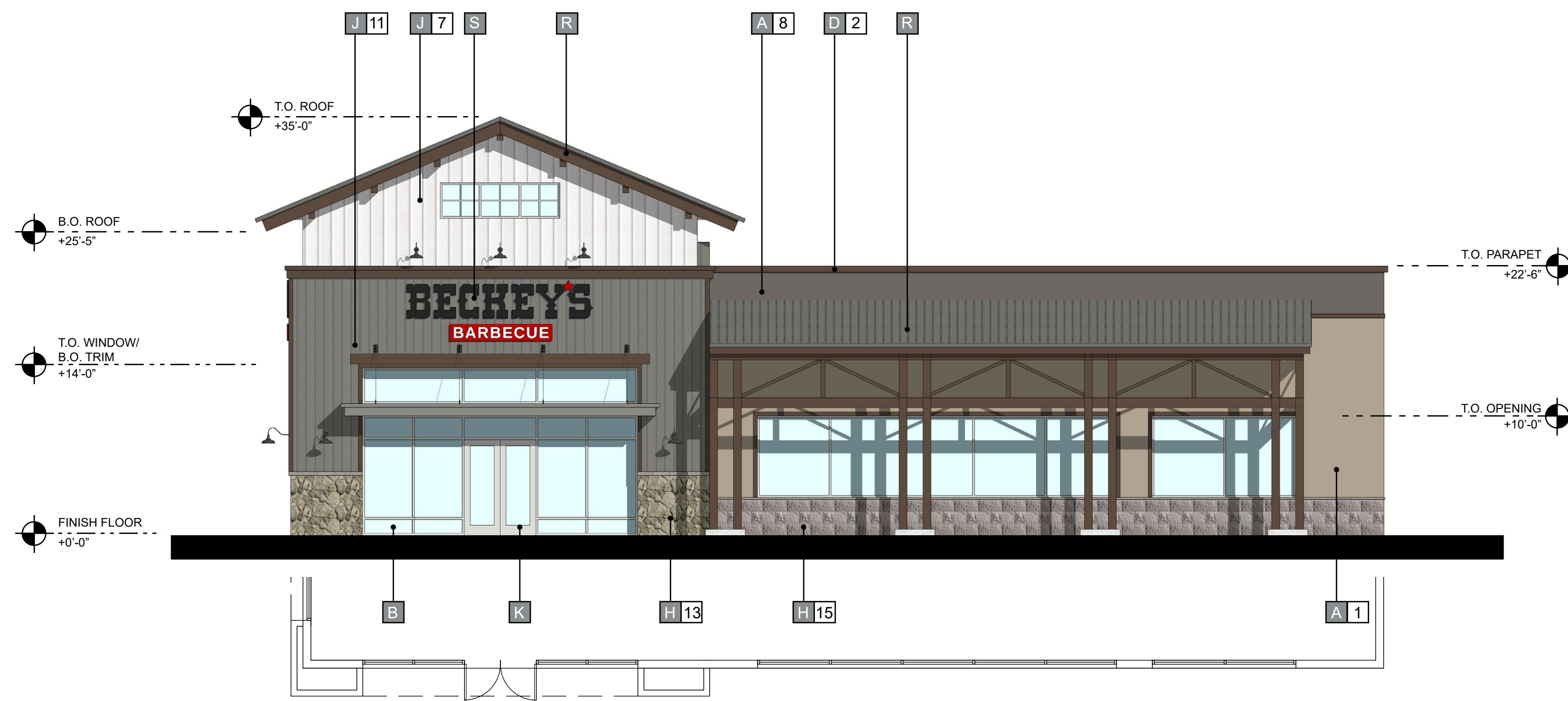
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	01/14/22	ENTITLEMENT RESUBMITTAL

ENTITLEMENT PACKAGE
 JANUARY 14TH, 2022

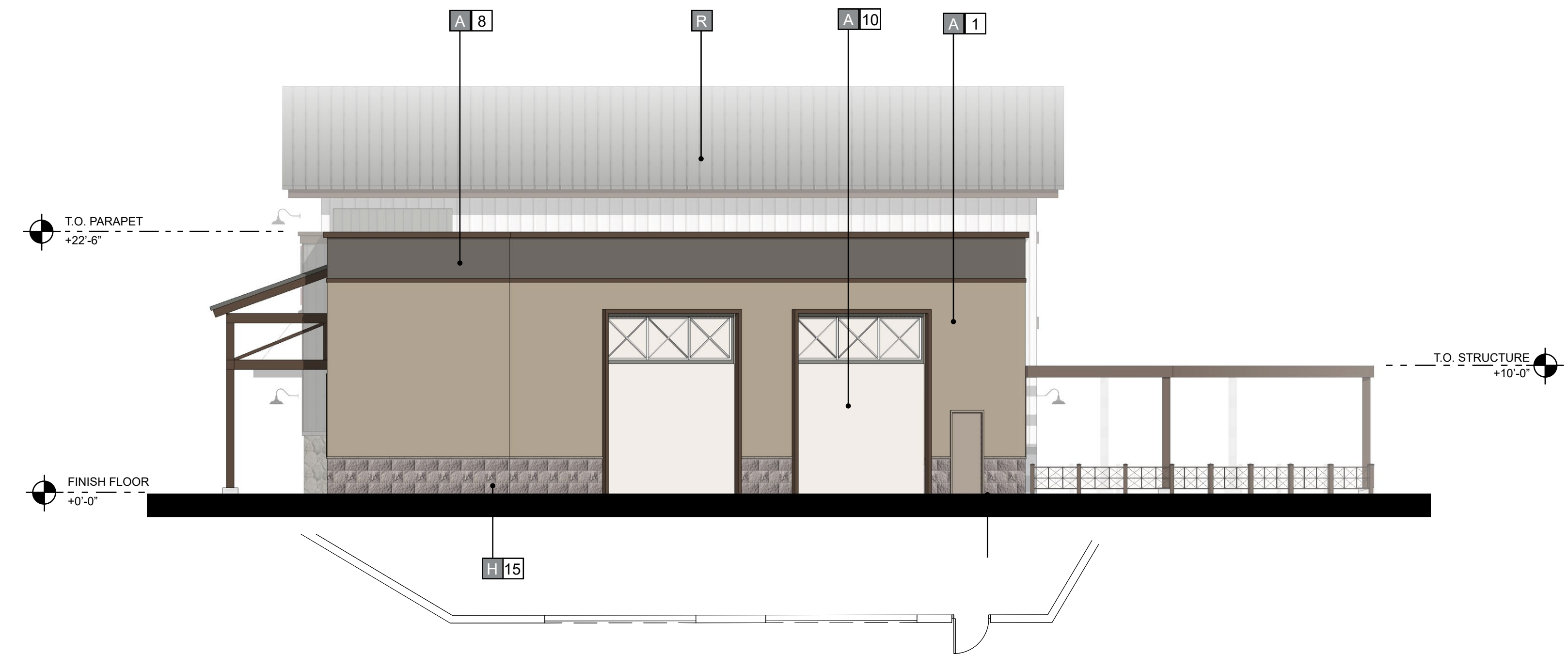


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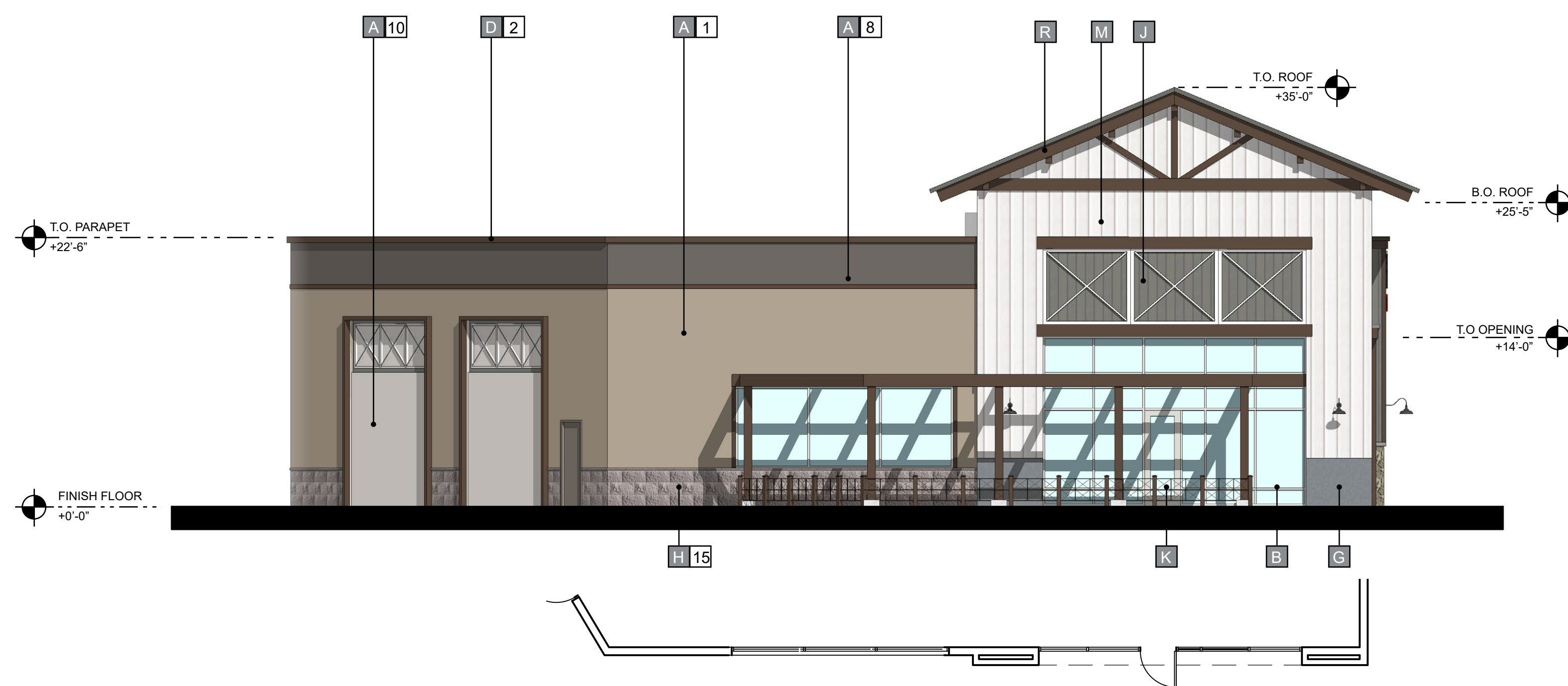
CONCEPTUAL ROOF PLAN
 PAD 3



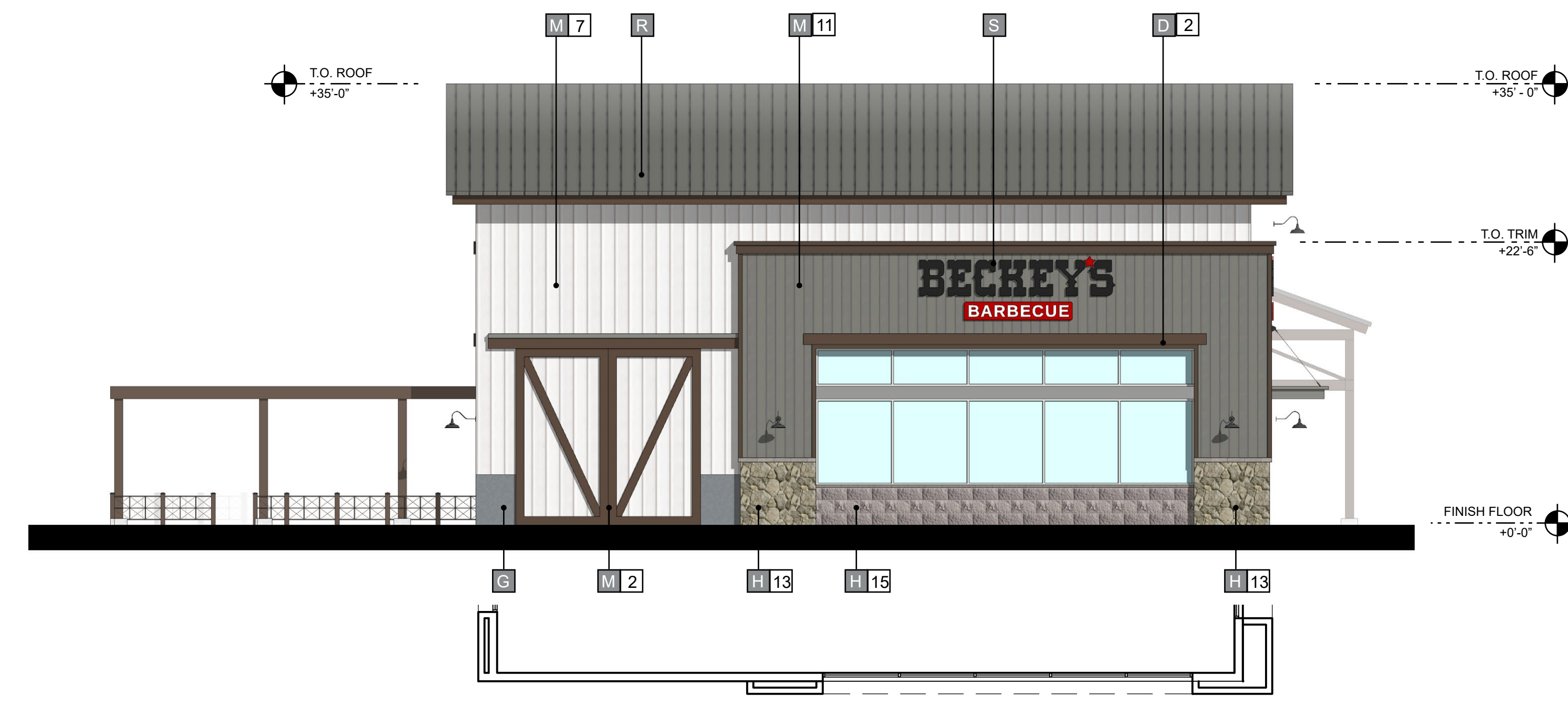
① FRONT (NORTHEAST) ELEVATION



② SIDE (NORTHWEST) ELEVATION



③ REAR (SOUTHWEST) ELEVATION



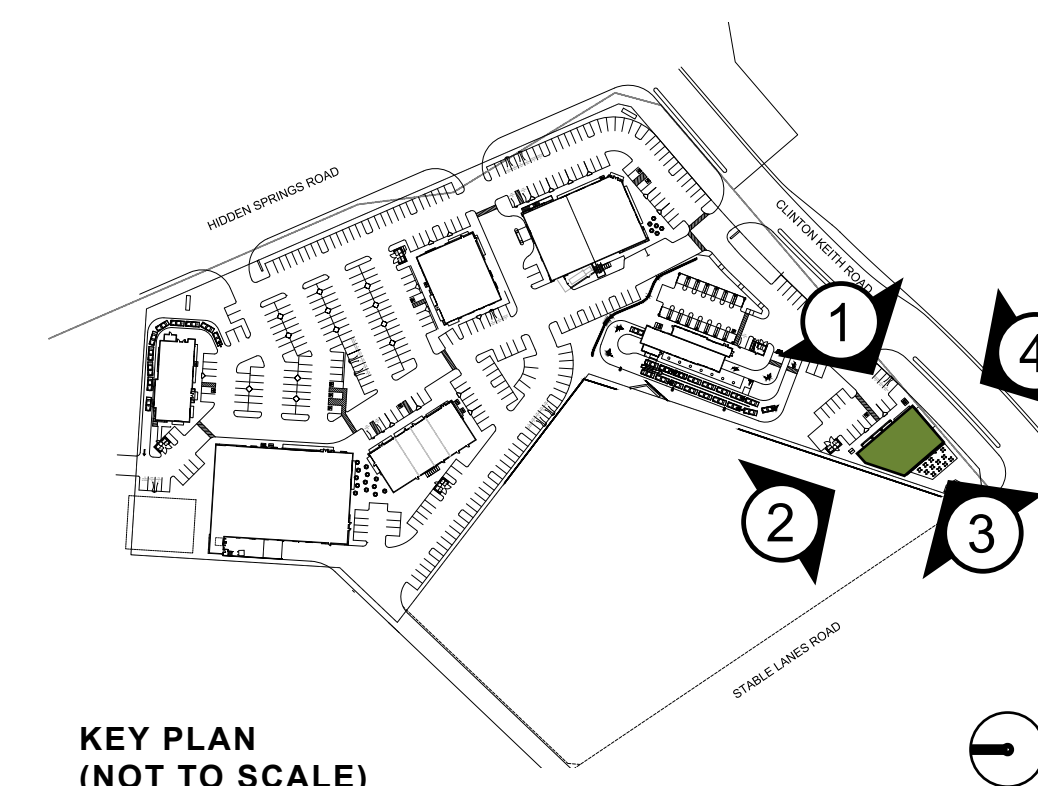
④ SIDE (SOUTHEAST) ELEVATION

MATERIALS

A	STUCCO
B	ALUMINUM STOREFRONT
C	AWNING/ CANOPY
D	ARCHITECTURAL TRIM
E	BRICK VENEER
F	LANDSCAPE TRELLIS
G	PRECAST BASE

COLORS AND FINISHES

H	STONE VENEER	P	CORRUGATED METAL PANEL	1	PAINT - "CURIO GRAY" SW0024 SHERWIN WILLIAMS	8	PAINT - "FOLKSTONE" SW6005 SHERWIN WILLIAMS	15	STONE VENEER - ELDORADO STONE, SIERRA CUT 24 "ZENITH GREY"
J	FIBER CEMENT SIDING	Q	COMPOSITE WOOD SIDING	2	PAINT - "OTTER" SW6041 SHERWIN WILLIAMS	9	PAINT - "ALPACA" SW7022 SHERWIN WILLIAMS	16	STONE VENEER - ELDORADO STONE, LIMESTONE "GRAND BANKS"
K	METAL DOOR	R	METAL ROOFING	3	PAINT - "WEB GRAY" SW7075 SHERWIN WILLIAMS	10	PAINT - "ARCADE WHITE" SW7100 SHERWIN WILLIAMS	17	STONE VENEER - CREATIVE MINES "CHOP LEDGE" SEAPEARL
L	TILE	S	SIGNAGE	4	PAINT - "RHINESTONE" SW7656 SHERWIN WILLIAMS	11	PAINT - "CLASSIC FRENCH GRAY" SW0077 SHERWIN WILLIAMS	18	STONE VENEER - CREATIVE MINES "FARMHOUSE LEDGE" COYOTE
M	WOOD SIDING	T	DECORATIVE GRILLE	5	PAINT - "DREAMY WHITE" SW6021 SHERWIN WILLIAMS	12	PAINT - "PROPER GRAY" SW6003XB SHERWIN WILLIAMS	19	STONE VENEER - ELDORADO "LIMESTONE" GRAND BANKS
N	STONE			6	PAINT - "PERFECT GREIGE" SW6073 SHERWIN WILLIAMS	13	STONE VENEER - CREATIVE MINES "FOOTHILL RUBBLE" GREYPEARL	20	
O	SPANDREL GLASS			7	PAINT - "EXTRA WHITE" SW7006 SHERWIN WILLIAMS	14	STONE VENEER - ELDORADO, ROUGH CUT "CASA BLANCA"	21	



KEY PLAN (NOT TO SCALE)



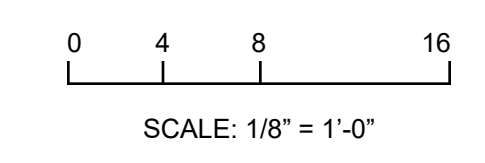
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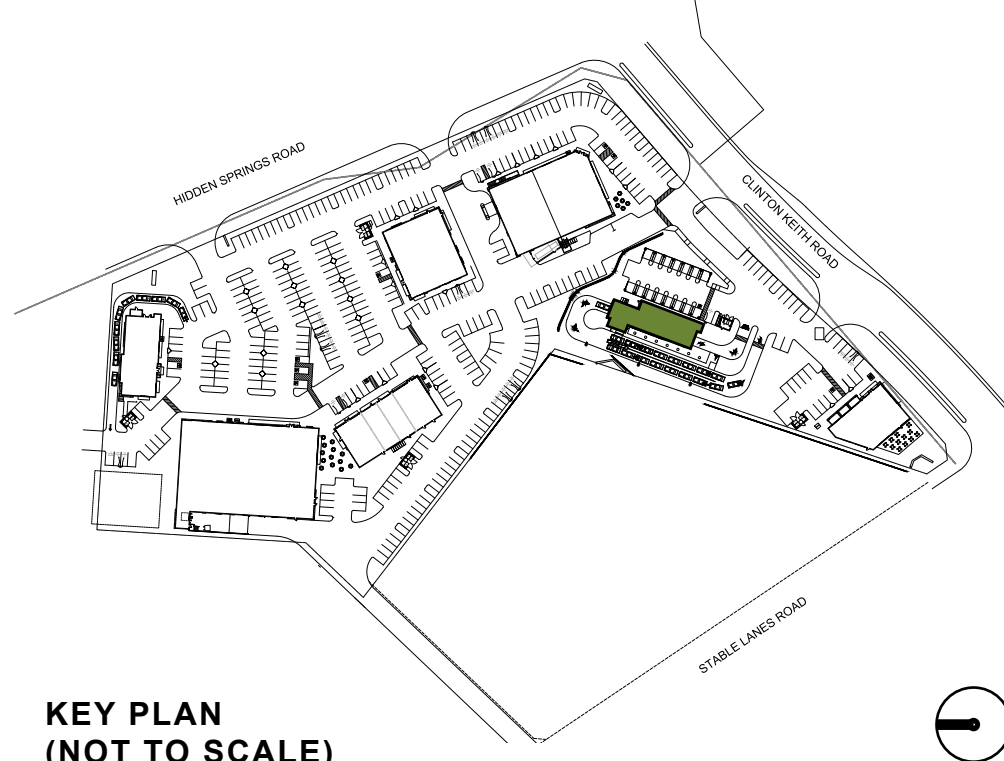
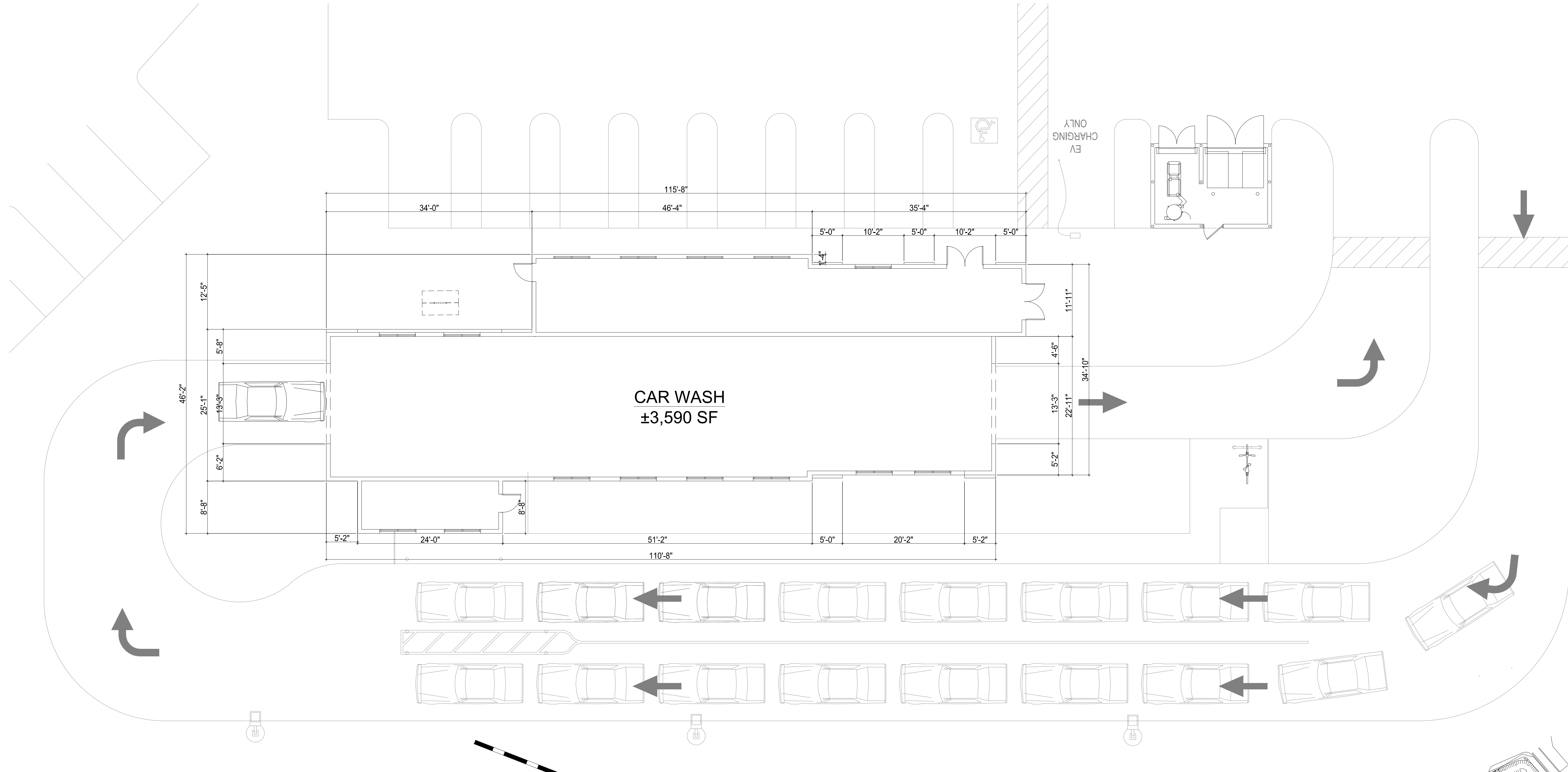
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CONCEPTUAL ELEVATIONS
PAD 3



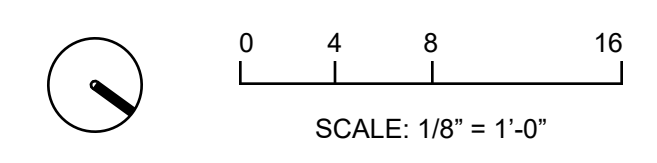
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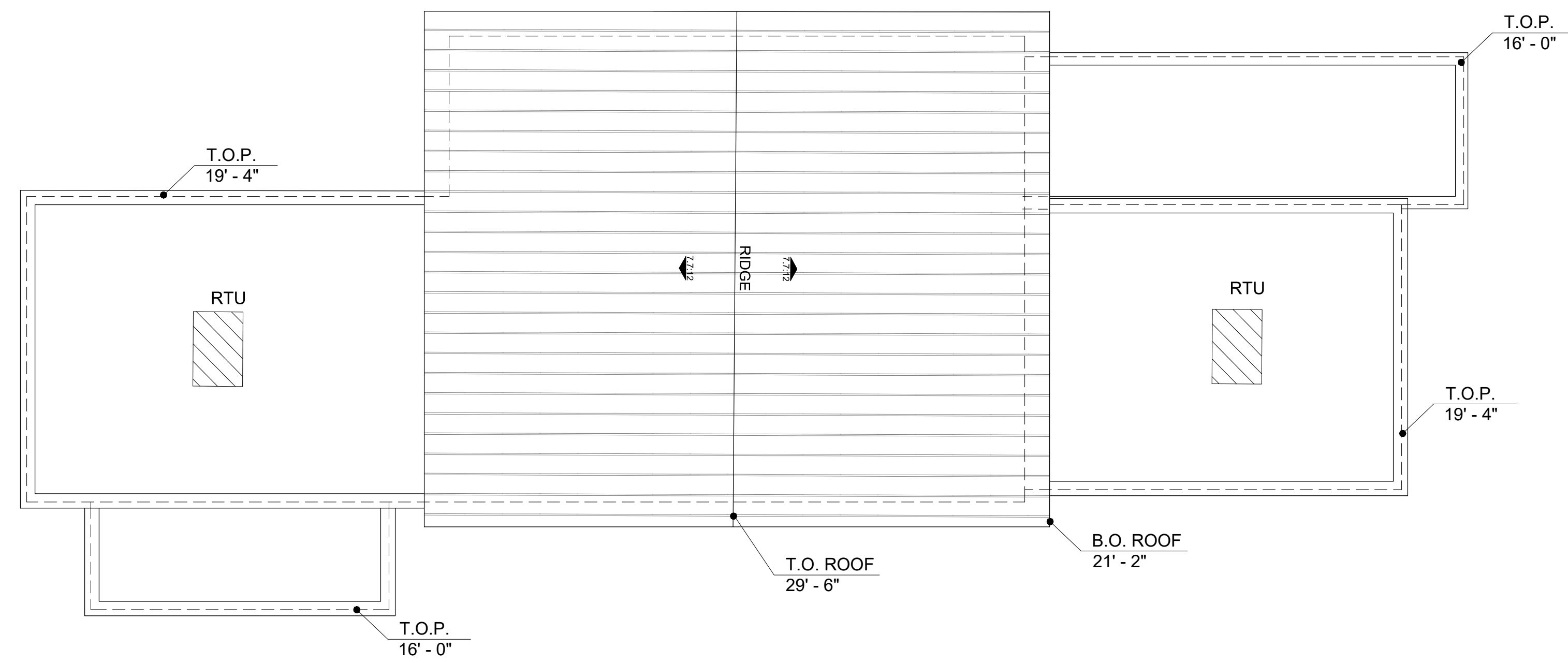
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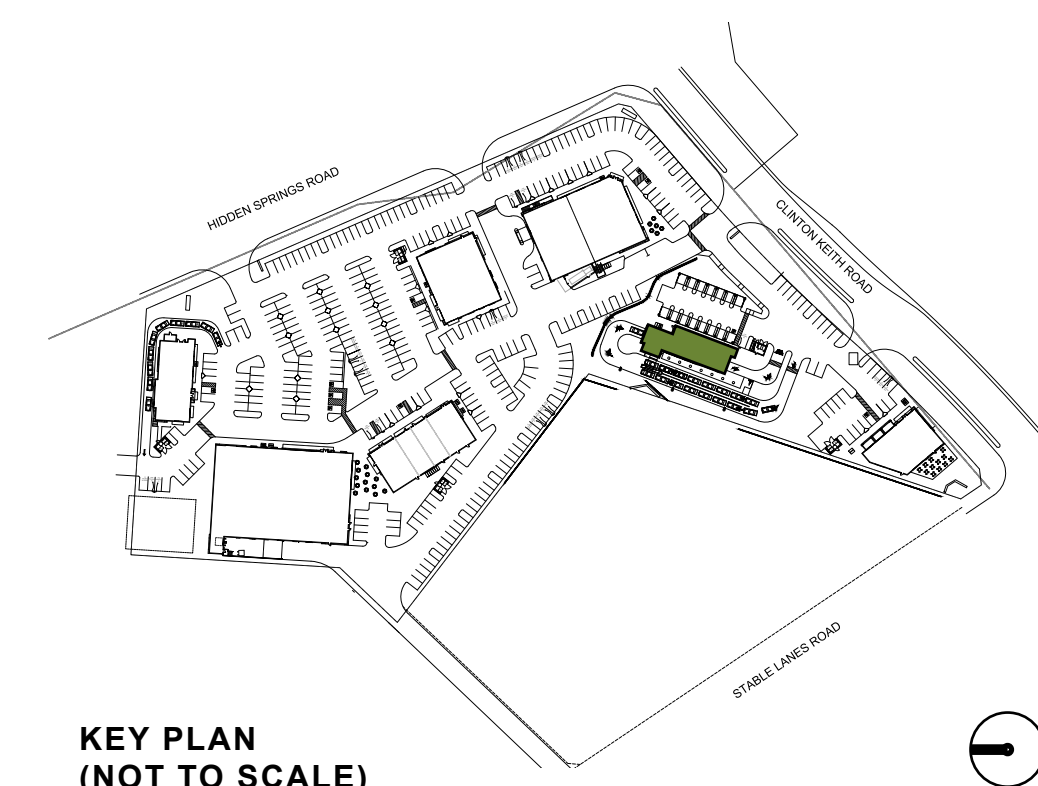
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CONCEPTUAL FLOOR PLAN
CARWASH



NOTE: RTU PLACEMENT IS CONCEPTUAL IN NATURE, THEREFORE SUBJECT TO CHANGE.



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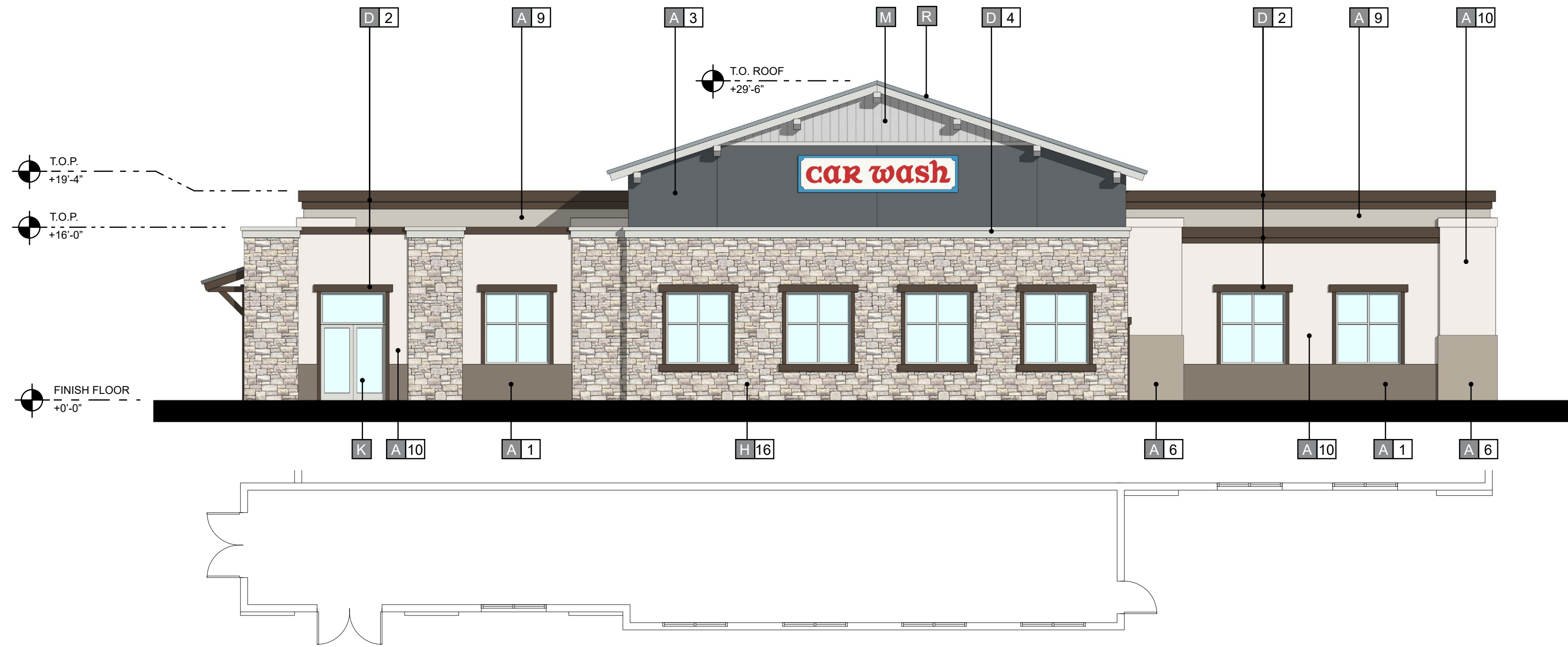
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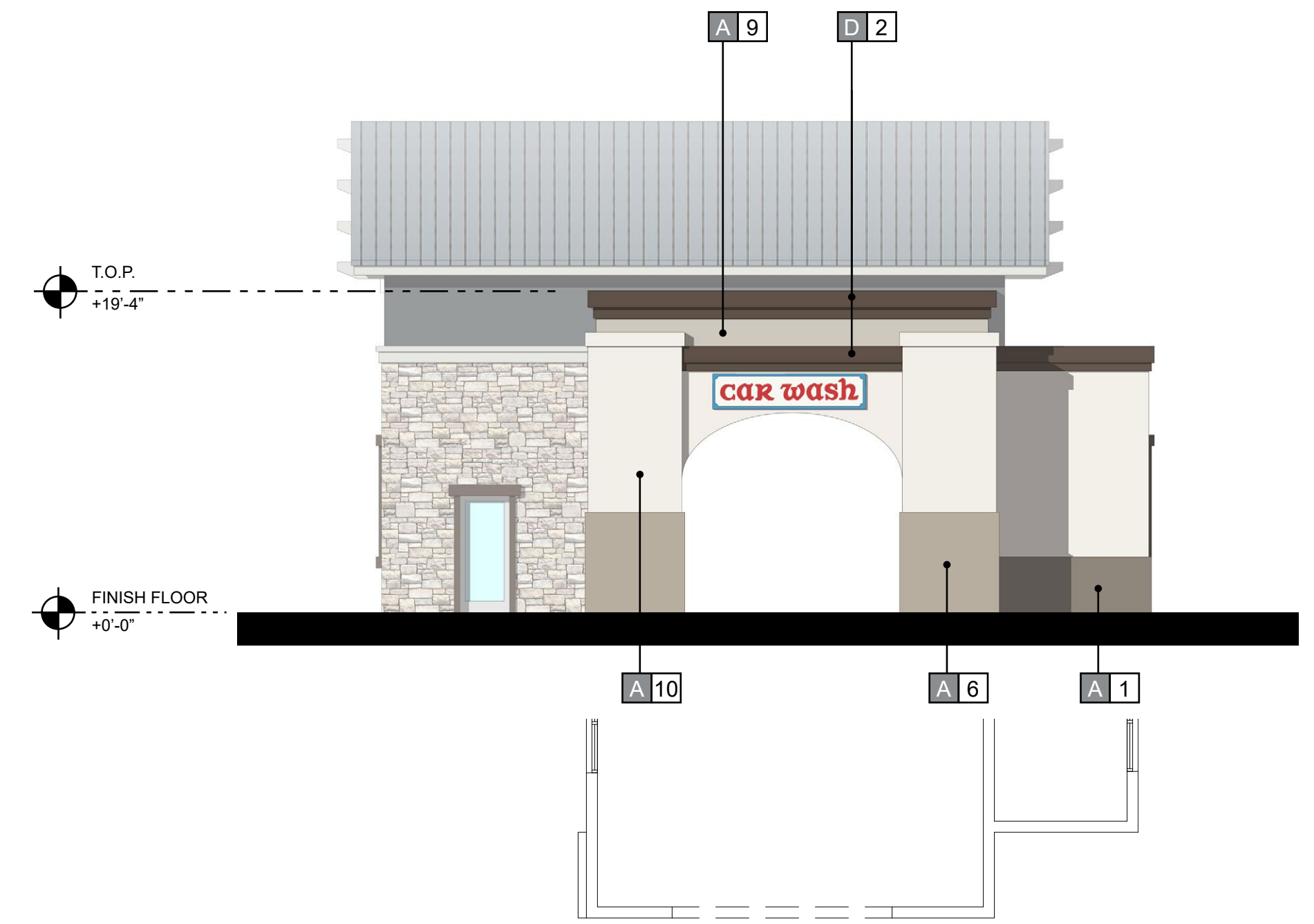


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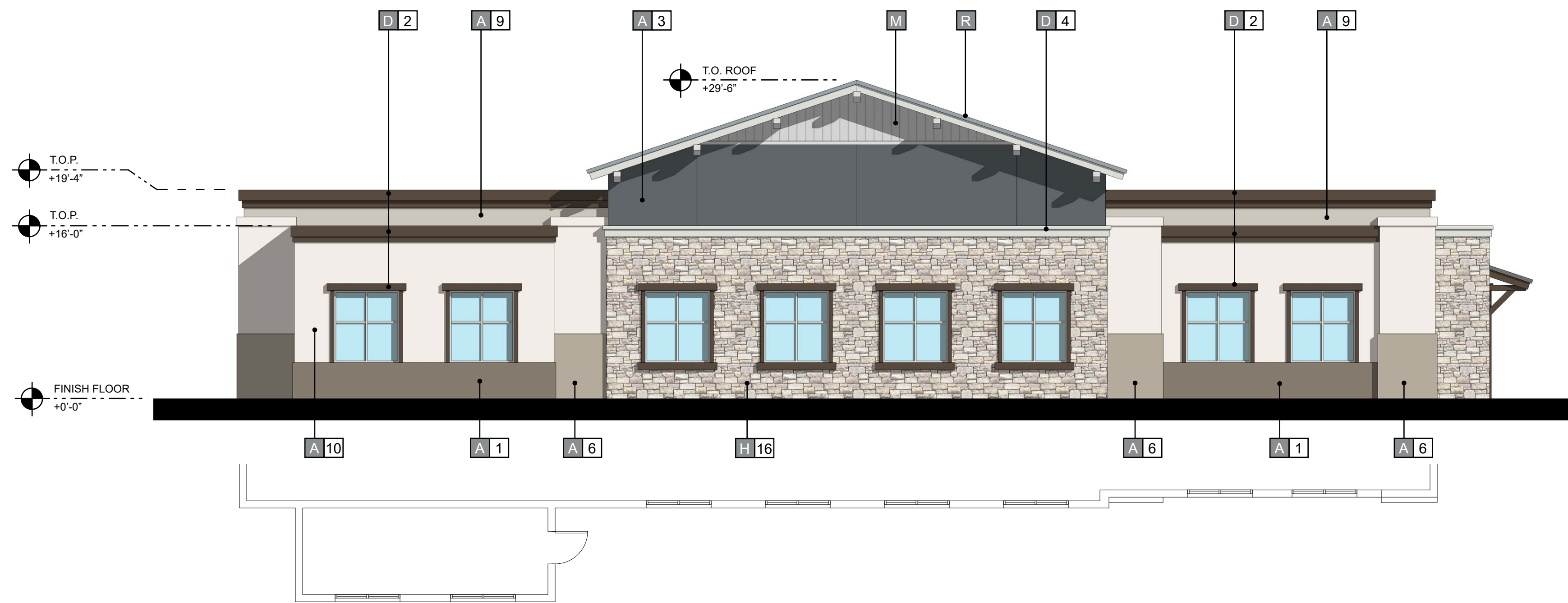
CONCEPTUAL ROOF PLAN
CARWASH



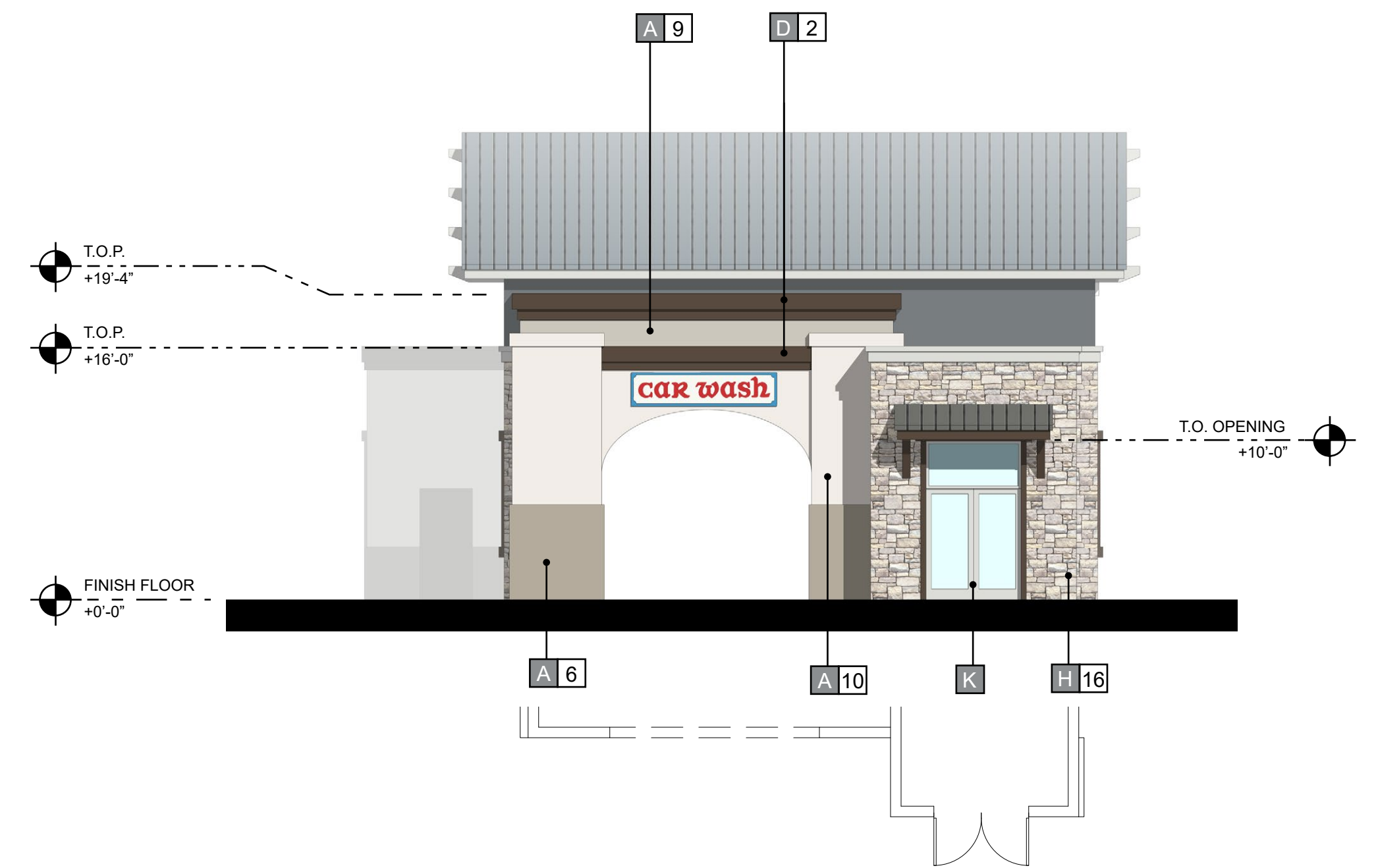
① FRONT (EAST) ELEVATION



② SIDE (NORTH) ELEVATION



③ REAR (WEST) ELEVATION

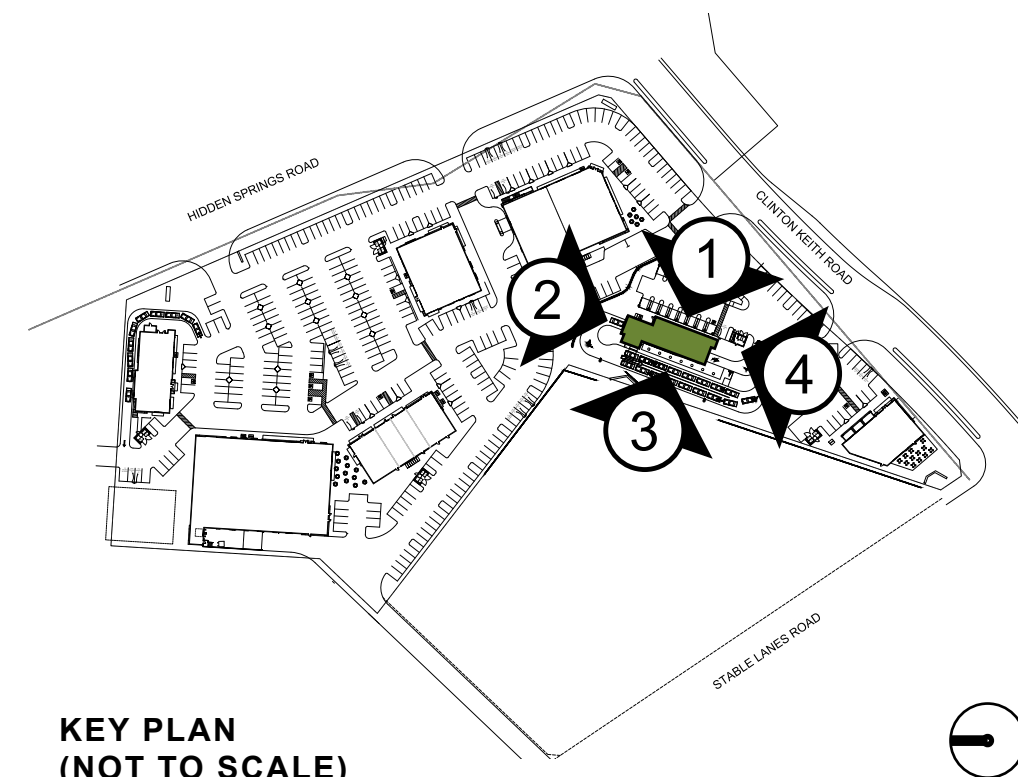


④ SIDE (SOUTH) ELEVATION

MATERIALS

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F	LANDSCAPE TRELLIS	N	STONE			6	PAINT - "PERFECT GREIGE" SW6073 SHERWIN WILLIAMS	13	STONE VENEER - CREATIVE MINES "FOOTHILL RUBBLE" GREYPEARL	20	
G	PRECAST BASE	O	SPANDREL GLASS			7	PAINT - "EXTRA WHITE" SW7006 SHERWIN WILLIAMS	14	STONE VENEER - ELDORADO, ROUGH CUT "CASA BLANCA"	21	

COLORS AND FINISHES



KEY PLAN (NOT TO SCALE)



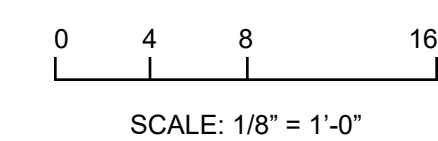
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CONCEPTUAL ELEVATIONS
CARWASH



KEY PLAN
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CONCEPTUAL RENDERING
PLAZA BETWEEN SHOPS 1 & MAJOR A



PRELIMINARY PALETTE

BOTANICAL NAME/COMMON NAME	SIZE	WUCOLS	SPACING
TREE PALETTE			
Arbutus marina Strawberry Tree	24" box	M	N/A
Cercidium x 'Desert Museum' Desert Museum Palo Verde	24" box	L	N/A
Phoenix dactylifera Date Palm	24" box	L	N/A
Platanus acerifolia London Plane Tree	24" box	M	N/A
SCREENING PLANTS (1%)			
Cistus purpureus Orchid Rockrose	5 gal.	L	4'-6" o.c.
Muhlenbergia rigens Deer Grass	5 gal.	L	4' o.c.
Myrtus communis True Myrtle	5 gal.	M	8' o.c.
Pittosporum 'Silver Sheen' Silver Sheen Pittosporum	5 gal.	M	6' o.c.
Rhamnus californica 'Eve Case' Coffeeberry	5 gal.	L	6' o.c.
Tagetes lemmonii Mexican Marigold	5 gal.	L	
PARKING LOT PLANTING (11%)			
Abelia grandiflora 'prostrata' Prostrate Glossy Abelia	5 gal.	M	3'-6" o.c.
Callistemon viminalis 'Little John' Dwarf Bottlebrush	5 gal.	L	4' o.c.
Hesperaloe parviflora 'Desert Flamenco' Red Yucca	5 gal.	L	2' o.c.
Lantana x New Gold New Gold Lantana	5 gal.	L	3' o.c.
Olea europaea 'Little Ollie' Dwarf Olive	5 gal.	L	4' o.c.
SLOPE PLANTING (15%)			
Acacia redolens 'Desert Carpet' Prostrate Acacia	5 gal.	L	9' o.c.
Baccharis pilularis Coyote Bush	5 gal.	L	9' o.c.
Iva hayesiana Poverty Weed	5 gal.	L	3'-6" o.c.
LANDSCAPE PLANTS (66%)			
Abelia 'Edward Goucher' Pink Abelia	5 gal.	M	3'-6" o.c.
Achillea tomentosa Woolly Yarrow	5 gal.	M	1' o.c.
Arctostaphylos 'Pacific Mist' Pacific Mist Manzanita	5 gal.	L	7' o.c.
Ceanothus 'Yankee Point' Yankee Point California Lilac	5 gal.	M	6' o.c.
Lavandula angustifolia 'Thumbelina Leigh' English Lavender	5 gal.	L	1' o.c.
Phlomis fruticosa Jerusalem Sage	5 gal.	L	3' o.c.
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	L	3' o.c.
Salvia Leucantha 'Santa Barbara' Mexican Bush Sage	5 gal.	L	3' o.c.
STORMWATER PLANTS (7%)			
Baccharis centennial Centennial Desert Broom	5 gal.	L	4'-6" o.c.
Carex Pansa California Meadow Sedge	5 gal.	M	18" o.c.
Leymus condensatus Giant Wildrye	5 gal.	L	6' o.c.
Rosa californica California Wild Rose	5 gal.	L	6' o.c.
Sisyrinchium bellum Western Blue-Eyed Grass	5 gal.	VL	18" o.c.

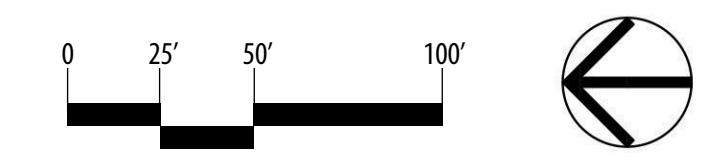
LANDSCAPE DATA
 Total Site Area: 388,280 sf (8.9 acres)
 Landscape Area Required: 42,711 sf (50+ spaces = 11% landscaped)
 Landscape Area Provided: 79,772 sf (20%)

Landscape Shading Required: 50+ spaces = 50% shaded
 Landscape Shading Provided: 50%

PARKING
 Standard Spaces: 364
 Total Accessible Spaces: 8
 Total EV Charging Stations: 23
 Total Clean Air/Van Pool Spaces: 31

*** ALL EXISTING TREES AND PLANTING ARE TO BE REMOVED FROM THE SITE**
*** ALL IMPROVEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER**

OWNER: STEPHEN MACIE
 Somar Land Group, Inc
 16391 Harwich Circle
 Riverside, CA 92503
 Plan Prepared By: Withers & Sandgren Landscape Architecture & Planning



WILDOMAR COMMONS | PRELIMINARY LANDSCAPE PLAN

APN: 380-110-009

DECEMBER 2021

L1