



LANDSCAPE CONCEPT NOTE:

THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW AND MEDIUM WATER USE PLANT MATERIAL. ALL PLANTS HAVE BEEN CHOSEN FROM THE LOW OR MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PLANTS HAVE BEEN CHOSEN TO CREATE A UNIFORM THEME ACROSS THE SITE CONSISTING OF MEDITERRANEAN AND CALIFORNIA FRIENDLY PLANT MATERIAL. MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES NECESSARY, CONSISTENT WITH ALL STANDARDS AND SPECIFICATIONS. A 3" LAYER OF BARK MULCH WILL BE USED IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS WILL CONFORM TO THE COUNTY OF SAN DIEGO'S WATER CONSERVATION IN LANDSCAPING ORDINANCE.

IRRIGATION CONCEPT NOTE:

THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY, LOW WATER USE IRRIGATION EQUIPMENT AND METHODS. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR MAINTENANCE. ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH THE COUNTY OF SAN DIEGO'S WATER CONSERVATION IN LANDSCAPING ORDINANCE.

NOTE:
ALL TREES SHALL BE IRRIGATED INDEPENDENTLY OF ALL OTHER VEGETATION.

MAINTENANCE NOTE:
ALL PRIVATE FRONT AND REAR YARDS SHALL BE MAINTAINED BY THE HOMEOWNER. ALL COMMON LANDSCAPES, INCLUDING RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA

SEE SHEET L-3 FOR PRELIMINARY PLANTING PALETTES

RAMONA OVERALL LANDSCAPE PLAN

TREE SCHEDULE					
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	REMARKS
TREES					
	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE	24" BOX	M	13	
	CINNAMOMUM CAMPHORA CAMPHOR TREE	36" BOX	M	11	
	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' MUSKOGEE CRAPE MYRTLE	24" BTH	M	44	
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24" BOX	M	85	
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	24" BOX	M	43	
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	36" BOX	M	7	
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M	6	
	QUERCUS DOUGLASII BLUE OAK	36" BOX	L	32	



County of San Diego, PDS, Zoning Division
WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET_o) 51.1

Hydrozone # / Planting Description ^(a)	Plant Factor (PF)	Irrigation Method ^(b)	Irrigation Efficiency (IE) ^(c)	ETAF (PF/IE)	Landscape Area In Square Feet	ETAF x Area	Estimated Total Water Use (ETWU) ^(d)
Regular Landscape Areas							
# Low water use shrubs	0.3	Drip	0.9	0.33	67,940	25,602	811,135
# Moderate water use shrubs	0.5	Drip	0.9	0.56	36,583	23,208	735,286
# Low water use trees	0.3	Bubblers	0.85	0.35	256	90	2,863
# Moderate water use trees	0.5	Bubblers	0.85	0.59	1,672	1,034	32,749
#							
#							
#							
#							
#							
#							
#							
#							
Totals					(A) 108,451	(B) 43,821	43,821
Special Landscape Areas							
# Turf				1.0	7,388	7,388	234,067
#				1.0			
#				1.0			
#				1.0			
Totals					(C) 7,388	(D) 7,388	234,067
Estimated Total Water Use (ETWU) Total							1,022,401
Maximum Water Allowance (MAWA) ^(e)							1,650,550
Irrigation Efficiency (IE) Average**							0.87

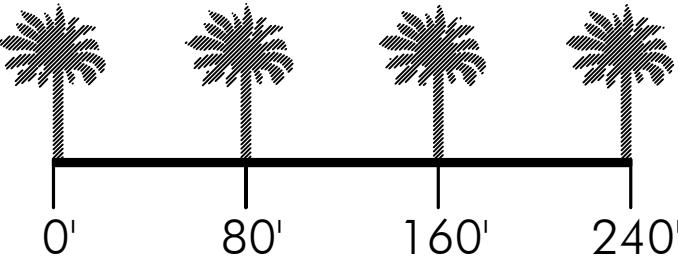
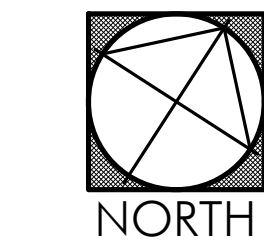
**Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).

ETAF CALCULATIONS

Average ETAF for Regular Landscape Areas must be 0.42 or below for residential and non-residential areas. Provide Totals based on information calculated in Worksheet above.

Regular Landscape Areas		Totals	All Landscape Areas		Totals
Total ETAF x Area	(B) =	43,821	Total ETAF x Area	(B+D) =	51,209
Total Area	(A) =	108,451	Total Area	(A+C) =	113,839
Average ETAF	(B) ÷ (A) =	.41	Site wide ETAF	(B+D) ÷ (A+C) =	.45

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ORIGINAL DATE: 07-28-2025
SHEET _____ OF 10



- PARK 'A' - ENLARGEMENT LEGEND**
- 1. UNDERGROUND WATER TREATMENT CONTAINERS
 - 2. TRASH AND RECYCLE BINS
 - 3. PICNIC TABLE
 - 4. TURF AREA
 - 5. SIDEWALK
 - 6. PLANTING AREA
 - 7. REGIONAL TRAIL CONNECTION

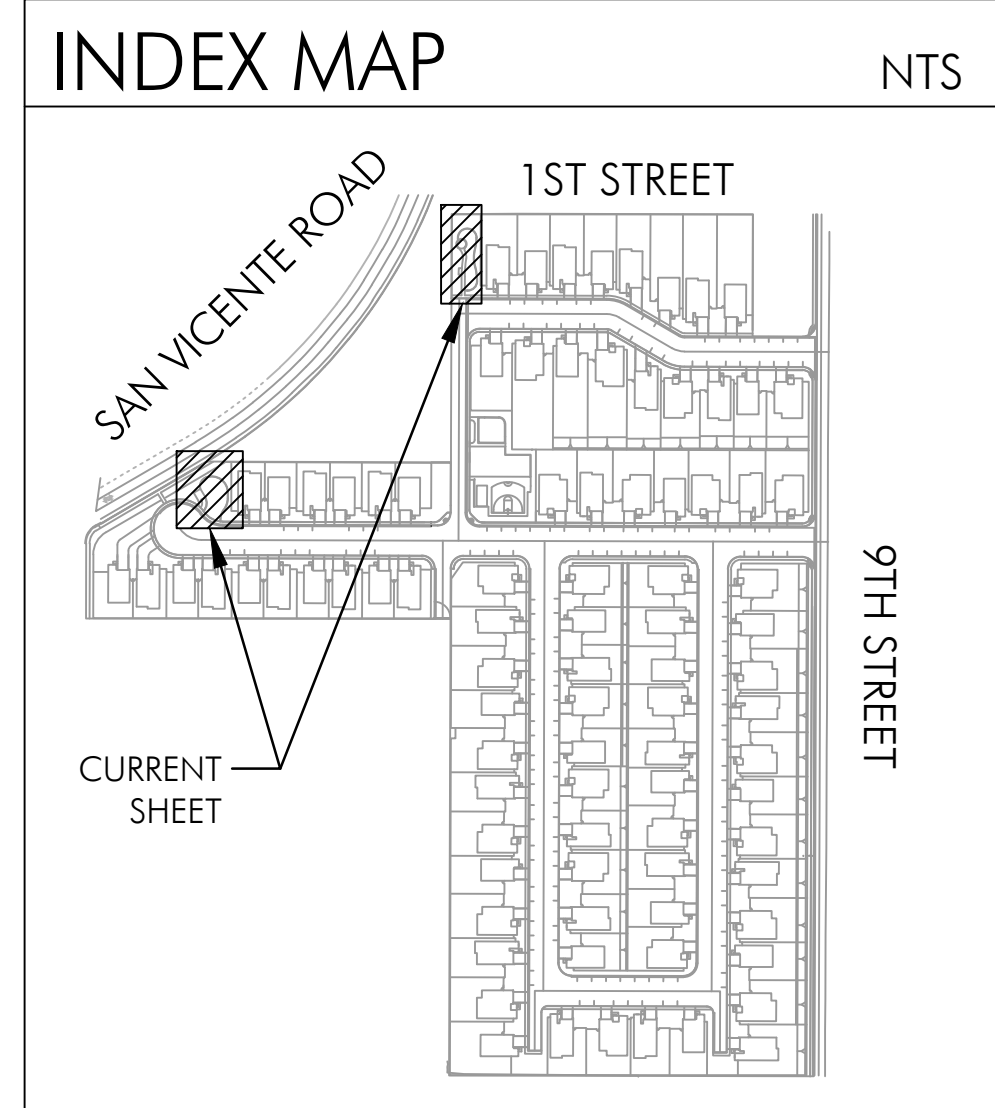
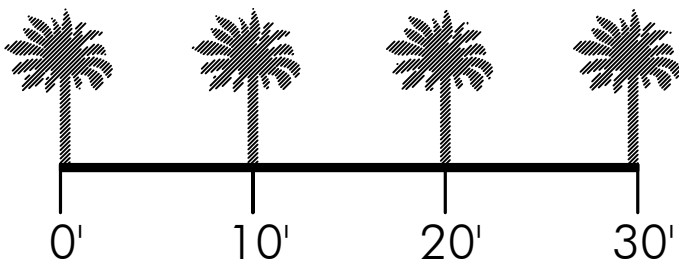
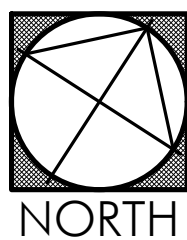
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RAMONA

PARK ENLARGEMENT PLANS



- PARK 'B' - ENLARGEMENT LEGEND**
- 1. PICNIC AREA
 - 2. BENCH SEATING
 - 3. SIDEWALK
 - 4. PLANTING AREA
 - 5. TURF



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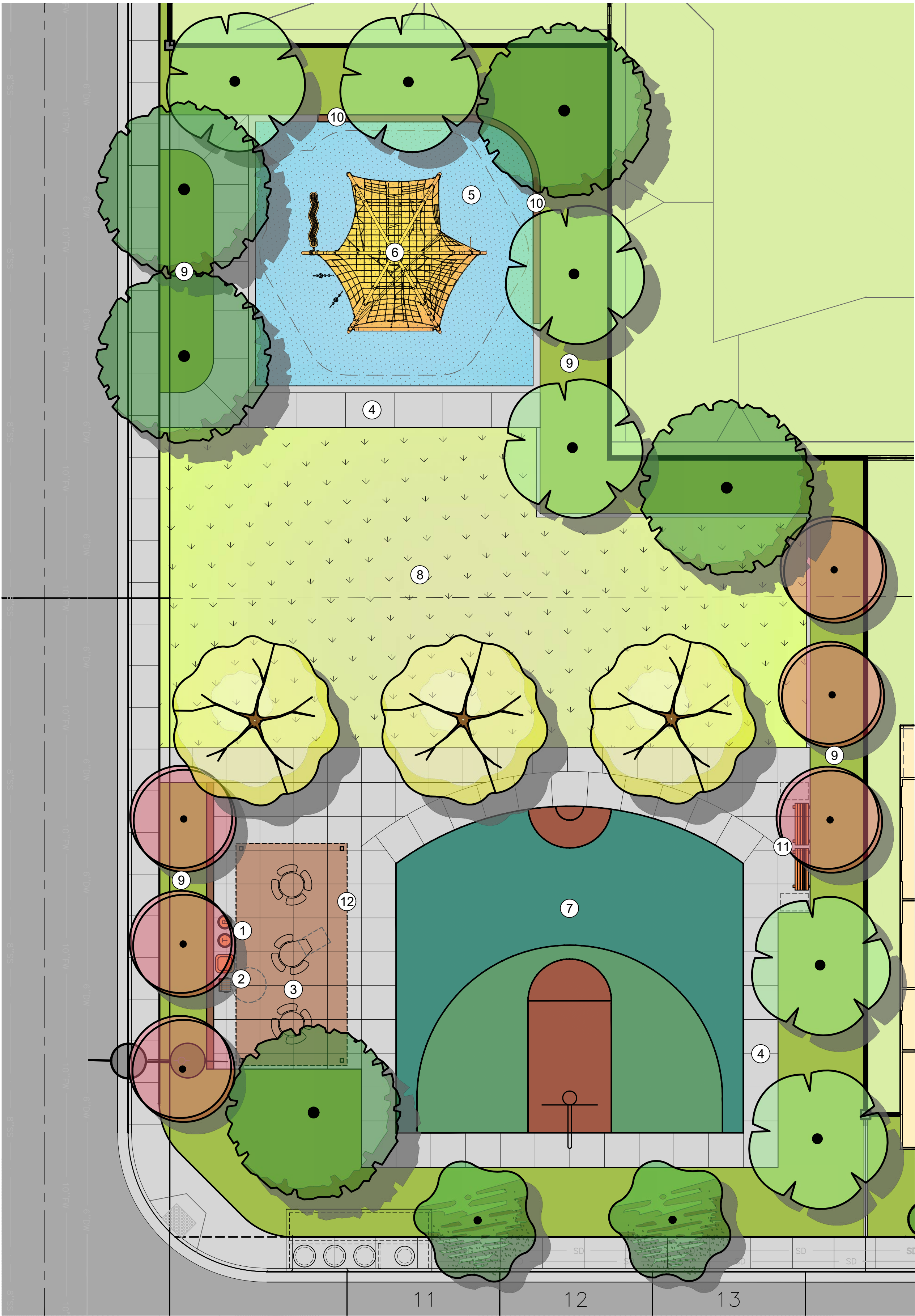
ACCENT SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Anigozanthos x Big Red	Big Red Kangaroo Paw	5 Gal	L	36" oc
	Salvia leucantha	Santa Babara Sage	5 Gal	L	36" oc
	Westringia fruticosa	Coast Rosemary	5 Gal	L	36" oc
	Muhlenbergia dubia	Pine Muhly	5 Gal	L	24" oc
	Salvia greggii	Autumn Sage	5 Gal	L	36" oc
	Rosmarinus officialis	Rosemary	5 Gal	L	36" oc
	Dietes bicolor	Fortnight Lily	5 Gal	M	36" oc
	Lavandula stoechas	Spanish Lavander	5 Gal	L	36" oc
	Rhaphiolepis indica 'clara'	Indian Hawthorn	5 Gal	M	24" oc
	Callistemon 'Little John'	Little John	5 Gal	L	36" oc
	Nandina domestica	Heavenly Bamboo	5 Gal	M	36" oc
	Convolvulus cneorum	Bush Morning Glory	5 Gal	L	24" oc
	Juncus patens	California Gray Rush	5 Gal	L	24" oc
	Olea europaea 'Little Ollie'	Little Ollie	5 Gal	L	48" oc
	Hesperaloe parviflora	Red Yucca	5 Gal	L	36" oc
BACKGROUND/ SCREENING SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	5 Gal	L	48" oc
	Laurus nobilis 'MonRik'	Little Ragu Sweet Bay	5 Gal	L	48" oc
	Rhamnus californica	Coffeeberry	5 Gal	L	60" oc
	Ligustrum japonicum	Japanese Privet	5 Gal	M	60" oc
	Xylosma congestum	Shiny Xylosma	5 Gal	M	60" oc
SPREADING GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Baccharis pilularis 'Twin Peaks'	Twin Peaks Coyote Brush	1 Gal	L	48" oc
	Lonicera japonica 'Halliana'	Halls Japanese Honeysuckle	1 Gal	L	48" oc
	Myoporum parvifolium	Creeping Myoporum	1 Gal	L	48" oc
	Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	1 Gal	L	48" oc
	Acacia redolens	Trailing Acacia	1 Gal	L	48" oc
	Carex divulsa	Berkeley Sedge	1 Gal	L	24" oc
	Rosmarinus officialis 'Prostratus'	Prostrate Rosemary	1 Gal	L	48" oc
	Ficus pumila	Creeping Fig	5 Gal	M	8' oc
VINES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
TURF SCHEDULE	BOTANICAL NAME	COMMON NAME			
	Cynodon dactylon	Common Bermuda	Sod	H	

NOTE: VINES TO BE INSTALLED AT BLOCK WALLS

L-2

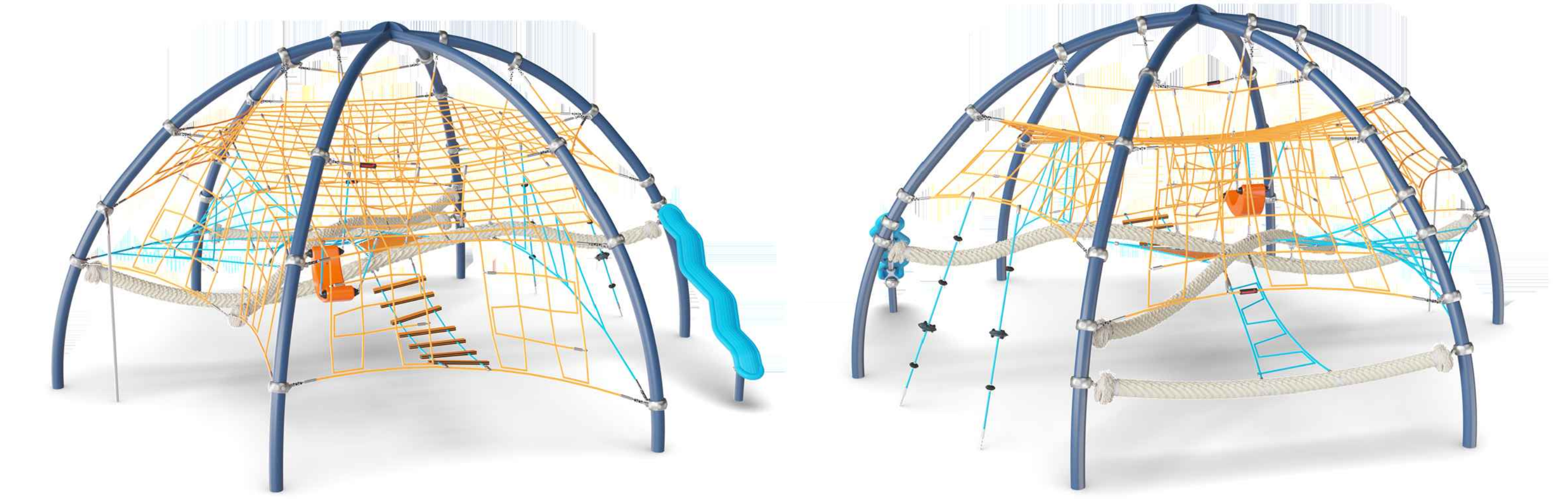
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SHEET _____ OF 10

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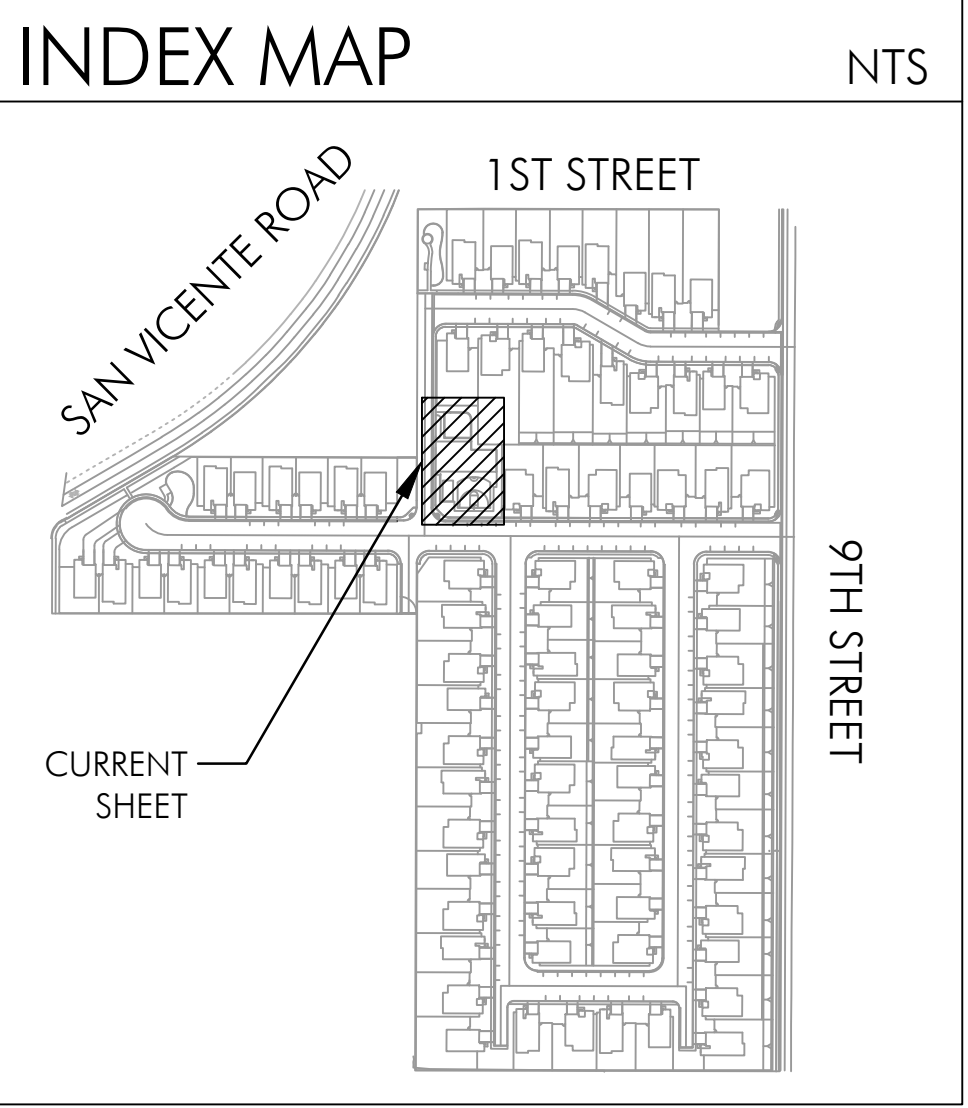
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PRELIMINARY PLANTING PALETTES



EXPLORER DOME
KOMPAN

- ### PARK 'C' - ENLARGEMENT LEGEND
- 1. TRASH AND RECYCLE BINS
 - 2. BARBECUE
 - 3. PICNIC TABLES
 - 4. SIDEWALK
 - 5. PLAY SURFACE
 - 6. PLAYGROUND
 - 7. BASKETBALL COURT
 - 8. TURF AREA
 - 9. PLANTING AREA
 - 10. SEAT WALL
 - 11. BENCH SEATING
 - 12. OVERHEAD STRUCTURE



L-3



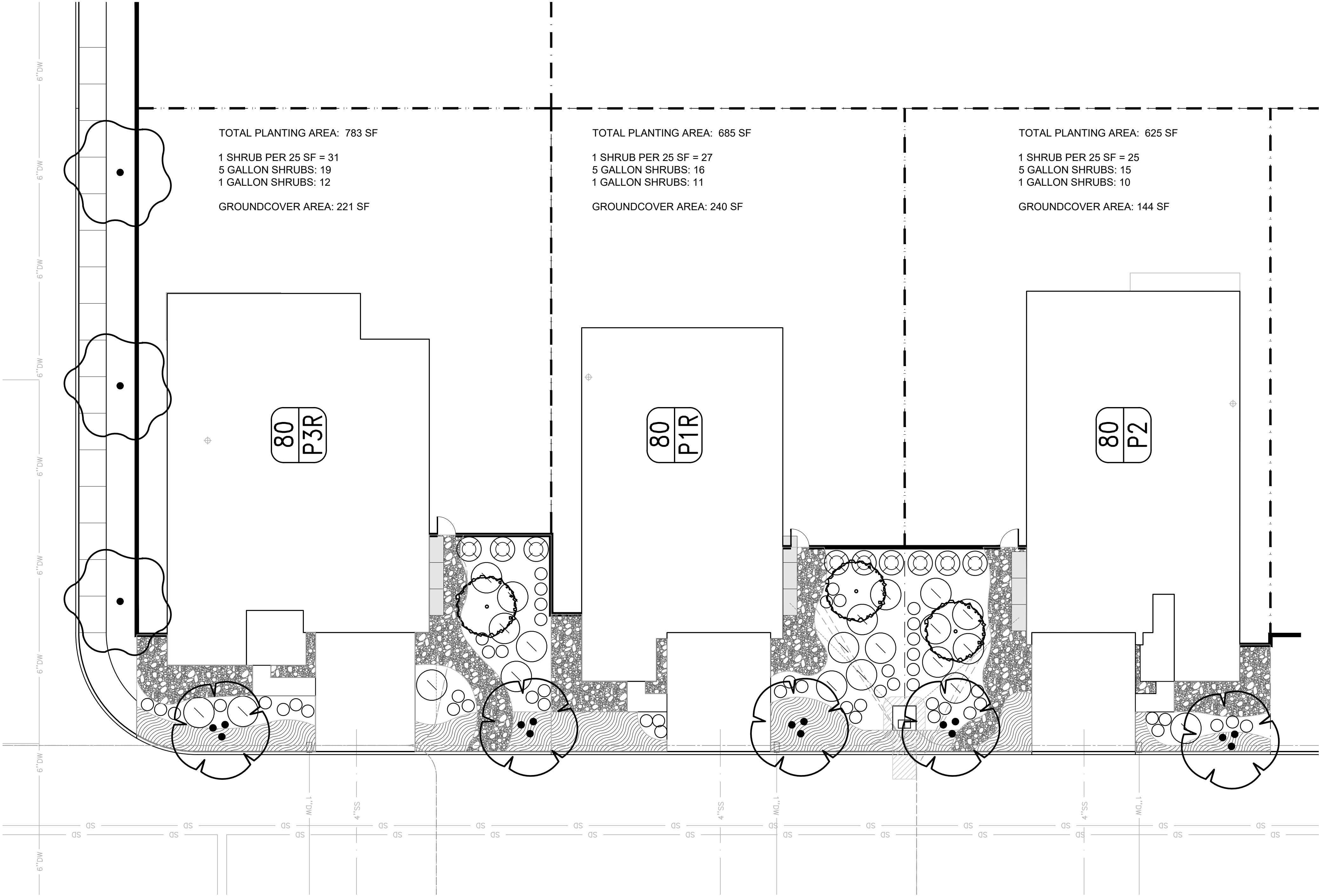
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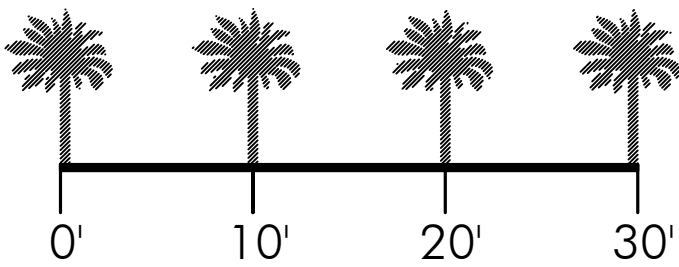
FRONT YARD SHRUB LEGEND					
	ELEVATION STYLE	SCIENTIFIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
BACKGROUND SHRUBS					
	Spanish	Strelitzia reginae	Bird of Paradise	5 Gal @ 48" O.C.	M
	Tuscan	Ligustrum japonicum	Japanese Privet	5 Gal @ 48" O.C.	M
	Traditional	Rosa 'Iceberg'	White Shrub Rose	5 Gal @ 36" O.C.	M
FOREGROUND SHRUBS					
	Spanish	Lavandula x intermedia 'Provence'	Provence French Lavender	1 Gal @ 24" O.C.	L
	Tuscan	Anigozanthos flavidus 'Bush Blaze'	Bush Blaze Kangaroo Paw	1 Gal @ 24" O.C.	L
	Traditional	Heemerocallis sp.	Daylily	1 Gal @ 24" O.C.	L
MID GROUND LOW SPREADING SHRUB					
	Spanish	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	5 Gal @ 18" O.C.	L
	Tuscan	Santolina chamaecyparissus	Lavender-Cotton	5 Gal @ 18" O.C.	L
	Traditional	Cistus pulverulentus 'Sunset'	Magenta Rockrose	5 Gal @ 12" O.C.	L
GROUNDCOVERS					
	Spanish	Senecio mandraliscae	Blue Chalk Sticks	Flats @ 18" O.C.	L
	Tuscan	Rosmarinus officinalis prostratus	Creeping Rosemary	Flats @ 18" O.C.	L
	Traditional	Myoporum parviflorum 'Pink'	Pink Myoporum	Flats @ 18" O.C.	L



FRONT YARD TREE LEGEND					
	ELEVATION STYLE	SCIENTIFIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
	Spanish	Rhus lancea	African Sumac	24" Box	L
	Tuscan	Melaleuca quinquervia	Paperbark Tree	24" Box	M
	Traditional	Lagerstroemia i. 'Natchez'	White Crape Myrtle	24" Box	M

NOTE:
STREET TREE SPECIES PER SHEET L-1

RAMONA
TYPICAL FRONT YARD PLAN

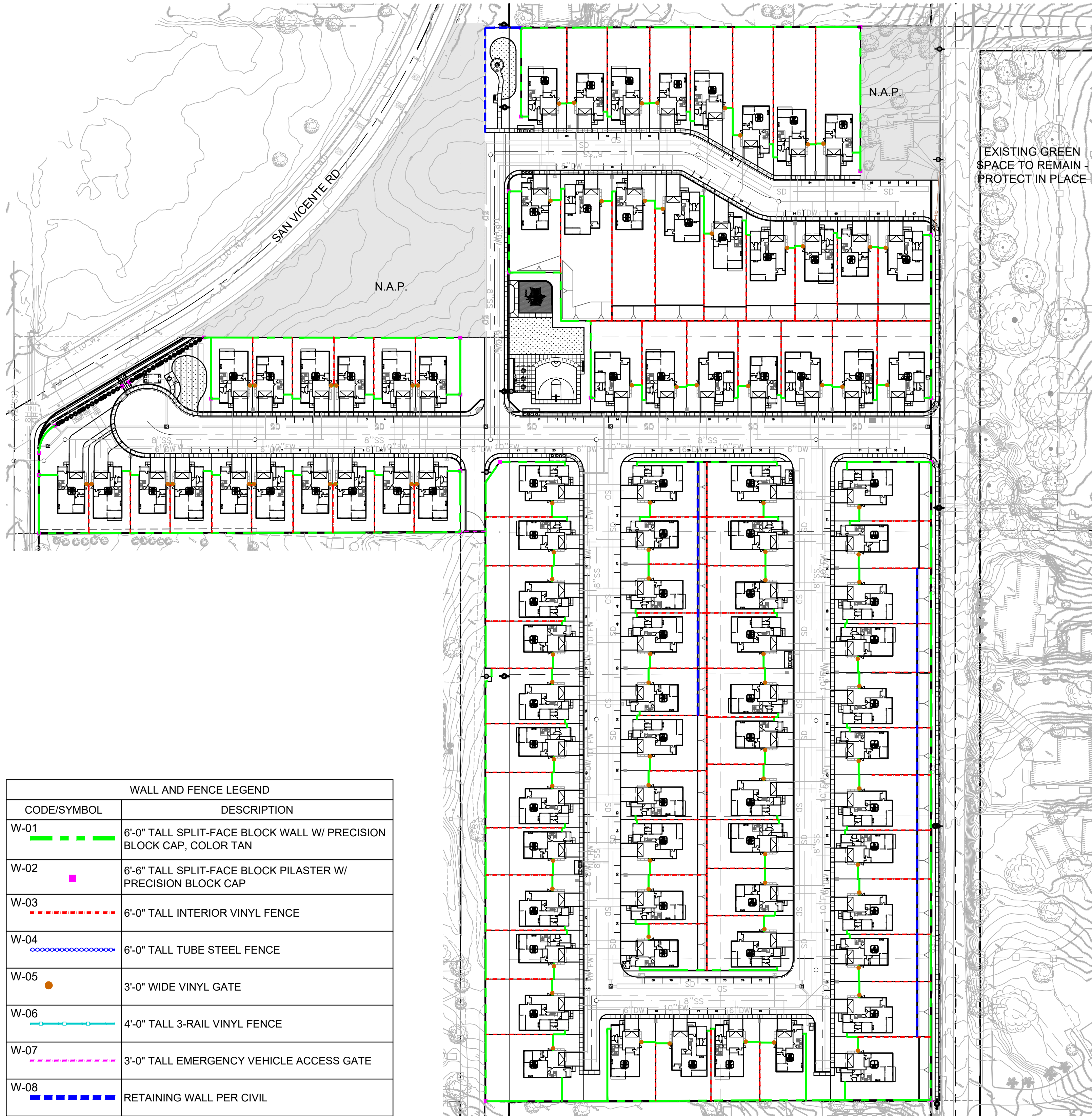


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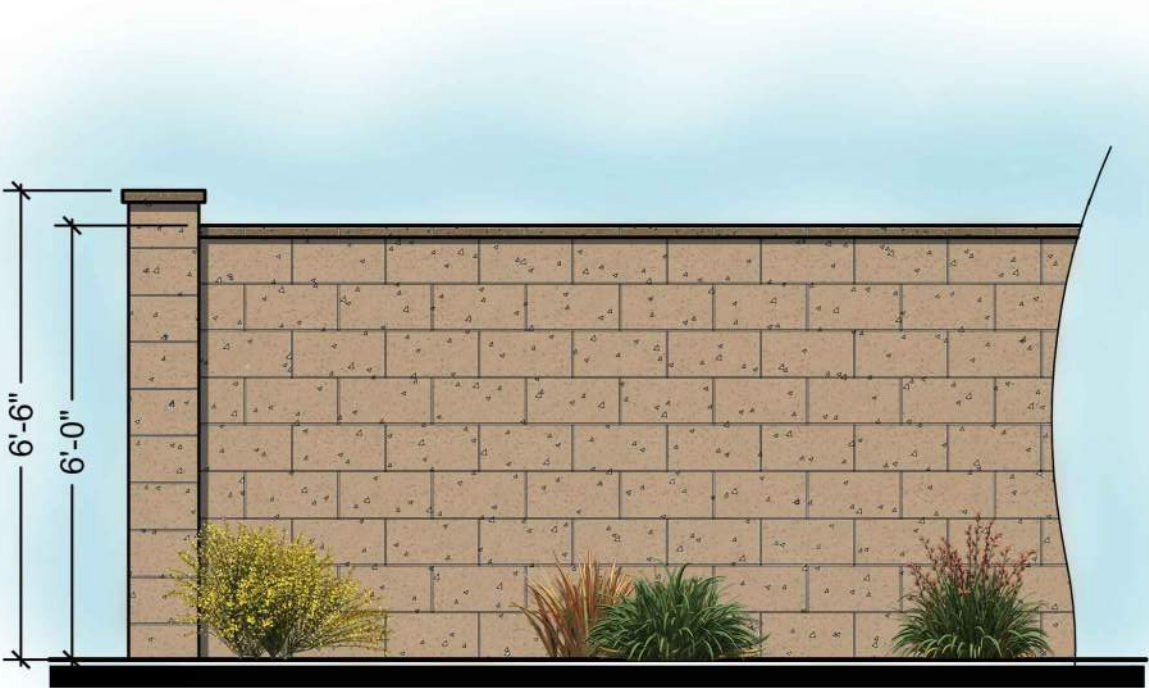
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WALL AND FENCE LEGEND	
CODE/SYMBOL	DESCRIPTION
W-01 — — — — —	6'-0" TALL SPLIT-FACE BLOCK WALL W/ PRECISION BLOCK CAP, COLOR TAN
W-02 ■	6'-6" TALL SPLIT-FACE BLOCK PILASTER W/ PRECISION BLOCK CAP
W-03 - - - - -	6'-0" TALL INTERIOR VINYL FENCE
W-04 ● ● ● ● ●	6'-0" TALL TUBE STEEL FENCE
W-05 ●	3'-0" WIDE VINYL GATE
W-06 — ○ — ○ —	4'-0" TALL 3-RAIL VINYL FENCE
W-07 - - - - -	3'-0" TALL EMERGENCY VEHICLE ACCESS GATE
W-08 - - - - -	RETAINING WALL PER CIVIL

WALL AND FENCE ELEVATIONS



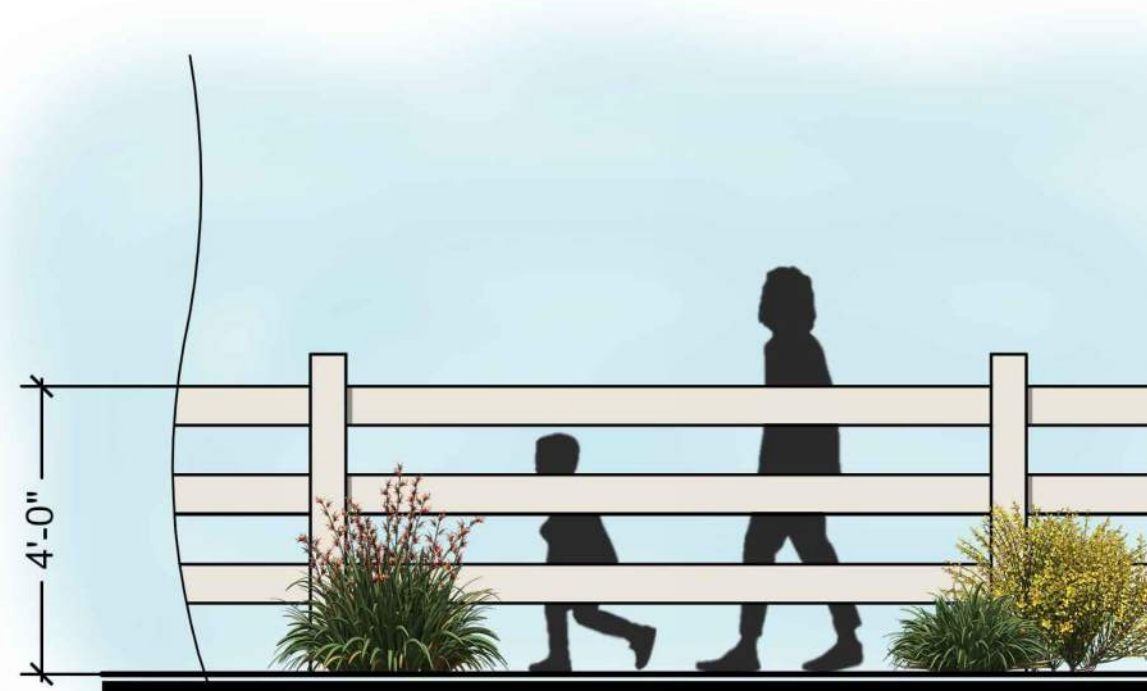
WALL: W-01
PILASTER: W-02
6'-0" TALL SPLIT-FACE BLOCK WALL
W/ PRECISION BLOCK CAP



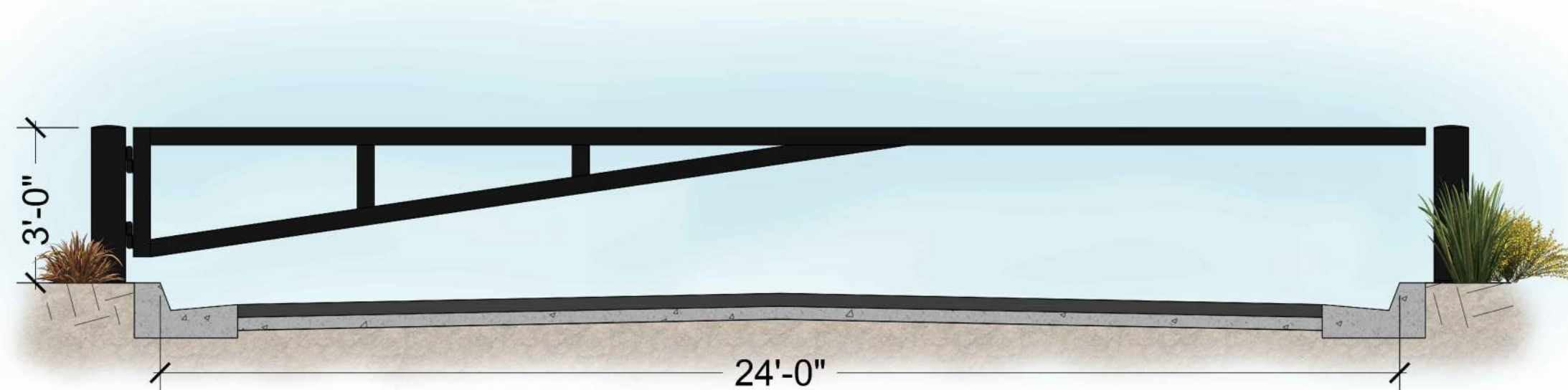
FENCE: W-03
GATE: W-05
6'-0" TALL INTERIOR VINYL FENCE
W/ 3'-0" WIDE VINYL GATE, COLOR TAN



FENCE: W-04
6'-0" TALL TUBULAR STEEL FENCE



FENCE: W-06
4'-0" TALL 3-RAIL VINYL FENCE

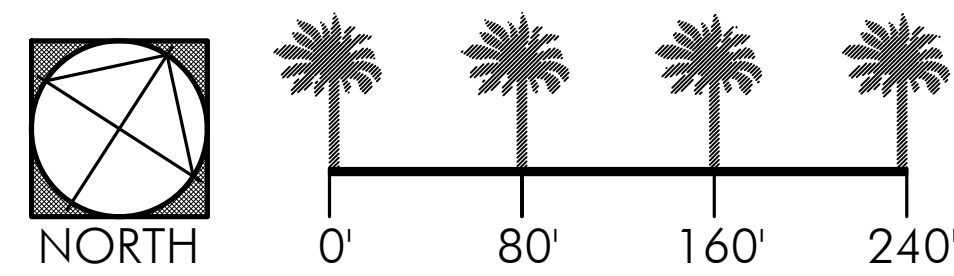


GATE: W-07
3'-0" TALL ELECTRONIC EMERGENCY VEHICULAR ACCESS GATE
• KNOX FIRE DEPARTMENT KEY SWITCH TO ALLOW EMERGENCY MANUAL OVERRIDE BY RESPONDING PERSONNEL.
• OPTICOM EMERGENCY VEHICLE PREEMPTION SENSOR COMPATIBLE WITH FIRE DEPARTMENT EQUIPMENT.
• BATTERY BACKUP POWER SUPPLY WITH FAIL-OPEN FUNCTIONALITY TO ENSURE THE GATE AUTOMATICALLY OPENS UPON LOSS OF PRIMARY POWER.
• MAGNETIC LOOP DETECTION SYSTEM TO ALLOW VEHICLE EGRESS WITHOUT THE USE OF KEYS, CODES, OR REMOTE DEVICES.

NOTE: ALL WALLS, BENCHES, LIGHT POLES, SIGNS ETC. TO RECEIVE GRAFFITI-RESISTANT PAINT OR ANTI-GRAFFITI COATINGS.

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CONCEPTUAL WALL AND FENCE PLAN



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L-5