Appendix I

Planned Development Permit, Chacon Farms,
Tentative Tract Map No. 39076

Taylor & Clark Consulting, LLC

November 4, 2024

Planned Development Permit

Chacon Farms

Tentative Tract Map No. 39076

Prepared for:

City of San Jacinto
595 S. San Jacinto Avenue
San Jacinto, CA 92583
951.487.7330
Point of Contact: Steven Valdez, Principal Planner
Svaldez@sanjacintoca.gov

Project Proponent:

Ramona Dairy, LLC
(Applicant: Brian Taylor)
805-305-3651
brian@taylor-clark.com

Prepared by:

Taylor & Clark Consulting, LLC
1968 S. Coast Hwy., Suite 3043
Laguna Beach, CA 92651
805-305-3651
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In Consultation With:

BMLA - *Landscape Architecture*
Blaine A. Womer - *Civil Engineering*
Taylor & Clark Consulting – *Planning Consultant*

CHACON FARMS

November 4, 2024

OVERVIEW

1. **Project Title:** Chacon Farms, TTM 39076
2. **Project Location:** The Project site is in the City of San Jacinto, County of Riverside, California. The site is located off Cawston Ave and between W. 7th St. and W. Esplanade Ave.
3. **Project Sponsor's Name and Addres**s: Ramona Dairy, LLC, 2451 Ramona Expressway, San Jacinto, CA 92582
4. **Current Zoning & General Plan Designation**: RR (Rural Residential) & VLDR (Very Low Density Residential)
5. **Proposed Zoning & General Plan Designation:** Residential, Low Density (RL), pursuant to the Zoning Map (San Jacinto 2012). Low Density Residential (LDR) (2.0 to 7.0 Dwelling Units per Acre), pursuant to the General Plan Land Use Policy Map (San Jacinto 2022).
6. **Proposed Project:** Ramona Dairy, LLC ("Applicant") proposes to develop approximately 75.70 acres of vacant land with up to 419 detached single-family homes and associated infrastructure and amenities to serve the residential community ("Project"). The development would include the construction of homes, four expansive active parks and amenities that will feature, pickle ball, shade structures, picnic tables, BBQs, and multiple play structures. Four water quality/stormwater detention basins, internal streets and sidewalks, bike lanes, landscaping, signage, and utility improvements to serve the site. Offsite improvements include street and sidewalk connections along the frontage of W. 7th St., Cawston Ave., and W. Esplanade Ave.

PLANNED DEVELOPMENT PERMIT PROCEDURAL GUIDELINES

1. All development within the PDP shall comply with the requirements and standards set forth in this document. In some cases, this PDP provides direct references to the City of San Jacinto Development Code, and where this PDP is silent, the City of San Jacinto Development Code will provide additional guidance. Where a conflict exists between standards contained herein and those found in the City of San Jacinto Development Code, the standards in this document shall apply.

2. The Director shall require the posting of cash, a savings and loan certificate, or a performance bond issued by a corporate surety company, in an amount to be determined by the City Engineer, in compliance with Section 17.660.070 (Performance Guarantees), to cover the costs of the public improvements adjacent to the proposed development before the issuance of the Building Permit for the first phase of construction.

3. All modifications to PDP must follow City of San Jacinto Develop Code, Section 17.620.070 – Planned Development Permit Amendment.

4. All development timing/scheduling shall be in tandem with Tentative Tract Map 39076 and shall not supersede Planning Commission Approvals.

    a. The development schedule for a Planned Development Permit shall indicate the approximate time period, after the Planned Development Permit becomes effective, when construction of the project can be expected to begin, the anticipated rate of development, and the anticipated completion date. If approved by the Commission, shall become a part of the Planned Development Permit and shall be adhered to by the owner of the property and the owner's successor(s)-in-interest.

    b. "NOTE: The Director shall require the posting of cash, a savings and loan certificate, or a performance bond issued by a corporate surety company, in an amount to be determined by the City Engineer, in compliance with Section 17.660.070 (Performance Guarantees), to cover the costs of the public improvements adjacent to the proposed development before the issuance of the Building Permit for the first phase of construction."

    c. The developer shall construct all amenities shown and landscape all open spaces within each phase as it is completed, and before occupancy of any structure located within each phase of the development."

PROJECT ATTRIBUTES & JUSTIFICATION FOR DENSITY INCENTIVE AND PLANNED DEVELOPMENT PERMIT

The Project has been a collaborative effort with City staff to design a high-quality residential community with modified standards and density incentives to help address the regions need for attainable homes and the critical housing shortage in California. The project conforms to the City's General Plan and Zoning Designation, but requires slight modifications to Development Code Standards.

<u>As part of the coordination local issues and constraints were improved:</u>

- **Issue:** Pedestrian connectivity.
  Improvement: Installation of sidewalks connecting 7th St and Esplanade Ave.

- **Issue:** Increased park and open space above typical Development Code Standards
  Improvement: Provide spaces for event programing, including multiple parks, pickle ball, shade structures, BBQs, picnic tables, and open space.

<u>Additional Attributes:</u>

- Enhanced Open Space and Architecture Guidelines.
- Located nearby Tahquitz High School
- Strong compatibility with existing surrounding uses
- Meets or exceeds current solar energy and T-24 requirements

The Project has been a collaborative effort with City staff to design a high-quality residential community with modified standards and density incentives to help address the regions need for attainable homes and the critical housing shortage in California.

SITE PLANNING AND DESIGN

Quality residential subdivisions function as neighborhoods, encourage social interaction, promote healthful activities, and incorporate best practices in sustainable development planning. This section provides development standards for the planning and design of homes within the project to accomplish these goals and provide for a visually appealing, pedestrian friendly neighborhood environment.

1. Development Standards

Residential development within the Chacon Farms community shall comply with the development standards listed below:

Table 1

Lot Requirements	
Lot Area (minimum):	4,500 square feet
Lot Width (minimum):	45 feet
Lot Depth (minimum):	100 feet
Lot Frontage (minimum):	24 feet
Lot Coverage Impervious (maximum)	70%

Setbacks	
Front Elevation (minimum):	10 feet
Front Elevation Garage (minimum):	20 feet
Side Elevation Zero Lot Line (minimum):	4 feet
Side Elevation Corner (minimum):	10 feet
Rear Elevation (minimum):	10 feet

Buildings	
Height of Buildings (maximum):	35 feet
Size of Buildings (maximum):	4,500 square feet
Number of Stories (maximum):	Two Stories
Allowed Percentage of Units at Two Stories:	100%
FAR (maximum):	2:1

2. Plotting Guidelines

The Chacon Farms community provides for a range of home sizes, home styles and floor plans. Exhibit A Tentative Tract Map shows the overall design of the Chacon Farms community with the building envelopes plotted. The Chacon Farms community is comprised of a single neighborhood with a minimum lot size of 4,500 sf.

Single family homes within Chacon Farms shall creatively use “architecture forward” designs, landscaping, and other innovative neighborhood design techniques to create a visually interesting street scene and identifiable neighborhood character. To encourage a diverse and visually interesting street scene, the neighborhood within the Chacon Farms community shall comply with the following guidelines:

1. A minimum of three (3) architectural elevations and three (3) floor plans are required for the community.
2. The same elevation style shall be plotted next to itself.
3. All setbacks shall meet the minimum requirement listed in Table 1.

ARCHITECTURAL DESIGN GUIDELINES

These Architectural Design Guidelines convey the Chacon Farms community's architectural design theme. It is not the intent of these Guidelines to mandate that all the identified design components and elements described herein be incorporated into the actual building designs. Rather, these Guidelines serve as a "palette" of character-defining exterior elements that should be used in home design. It is expected that builders and their architects will prepare architectural building plans that substantially conform to these guidelines, while also applying creativity and innovation in response to housing design trends, homebuyer expectations, and other market conditions.

1. Design Principles

While these Architectural Design Guidelines do not expressly limit architectural styles, the styles employed in Chacon Farms should be complementary and compatible with the styles described in this document. The defining features of the selected architectural styles must be consistently implemented across the community to visually identify and differentiate each style. These Guidelines allow for both traditional/historical styles and contemporary interpretations of these styles, provided that the style's defining features can be visually identified, consistently applied, and differentiated from the character defining features of other styles implemented in the community.

The selection of architectural styles should be compatible with the massing of their floor plans; as such, a certain style should not be forced onto every floor plan if it is not compatible. By emphasizing the use of distinct and identifiable styles, these guidelines discourage monotony. Street scenes shall incorporate multiple architectural styles and should be divers as to form, massing, features, windows, front doors, materials, and colors.

2. Form and Massing

Building mass and scale are two primary design components that affect how a building is perceived. The created use of design articulation of the building's visible facades, variation of rooflines, balance of roof forms, and changes in vertical and horizontal plans reduces the perceived mass of a building.

3. Roofs

The roofline is a dominant visual element of a home. A roof's composition should allow for a clean interface with the building and the building façade. A roof's form and composition should reflect the appropriate roof pitch, characteristics, and materials that are consistent with and true to the selected architectural style and shall also not be overbearing nor give the appearance of being disjointed.

I. Rooflines of adjacent homes should vary to create a variety of silhouettes and ridge heights.
II. Roof pitches and colors should vary from one house to the next, when appropriate for the architectural styles.
III. Roof materials and colors selected for an architectural style must reflect the elements that are typically used in that style.
IV. Roofing Materials shall be non-combustible.
V. Solar panels, if used, should be integrated into the roof design as an unobstructive element.

4. Garage Location and Design

To achieve attractive street scenes throughout the Chacon Farms community, particular attention must be given to the design and placement of garages.

I. Garage door style, color and design shall reflect the architectural character of the home and shall vary between adjacent homes, when appropriate. Acceptable garage door styles include, but are not limited to raised panel, recessed panel, flush panel in both roll-up and carriage swing door designs.
II. Window may be incorporated into the garage door design. Where provided, garage door window styles shall correspond to the window forms of the house.
III. Architectural features, such as varied rooflines (including height and pitch) and second story setbacks, can be incorporated into the garage design to reduce building mass and sale and create a visually interesting street scene, when appropriate for the selected architectural style.
IV. Landscaping can be introduced to soften the visual impact of the garage door and accent the garage facade.

5. Windows and Doors

Window and door details are architectural components that carry a strong visual impact through their placement and design.

I. Front door details shall be consistent with the architectural style.
II. Feature window shapes shall be consistent with the architectural style.
III. Accent shutters are not required; however, when used, shutter size shall be proportional to the window and shall reflect the architectural style.
IV. Window trim details used on the front elevation can also be applied to the sides and rear of the house for continuity.
V. Windows and/or doors with silver or gold frames or reflective glass are prohibited.

6. Building Materials and Colors

A complementary mixture of colors, textures, and building materials is encouraged throughout the Chacon Farms community. Building material and color selection are integral components in the definition of a specific architectural style and provide a varied streetscape design. Material breaks, transitions and termination should produce complementary and clear definition of separation while maintaining a prescribed color and material palette. A variety of exterior accent materials should be used as an integral feature in home construction to convey the selected architectural styles.

I. Color schemes shall be simple, tasteful, and consistent with architectural styles.
II. A scheme of color values on all exterior elements shall be distinct from one house to the next, with deeper tones encouraged to promote variations. This avoids a monotonous appearance of multiple buildings of the same colors and tones.

7. Site Lighting

Lighting standards throughout Chacon Farms shall be similar in style, color and materials, embracing a natural and minimal lighting approach.

All outdoor lighting shall incorporate, to the extent feasible and permissible under City standards, measures to aid in reducing light pollution. Such measure include: wattage reduction, directing lighting downward, shielding lights (or using “cut-off lights” that only illuminate the side or underside of a fixture, rather than shining skyward) and lowering the height of light poles to reduce the illumination radius.

All outdoor lighting fixtures shall be focused, directed, and arranged to minimize glare and illumination of public streets and adjoining property.

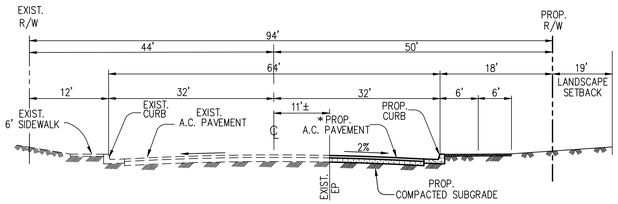
Mechanical Equipment

Mechanical equipment such as air conditioners, heaters, evaporative coolers, and other such devices shall not be mounted on any roof and must be located behind privacy walls or landscaping.

Exhibit A – Tentative Tract Map

IN THE CITY OF SAN JACINTO
TENTATIVE TRACT MAP NO. 39076

PORTION SECTION 31, TOWNSHIP 4 SOUTH, RANGE 1 WEST, S.B.M.

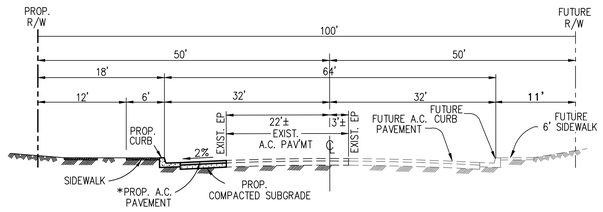


TYPICAL STREET SECTION
SEVENTH STREET - MAJOR

NOT TO SCALE

T.I. = 9.0

*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.

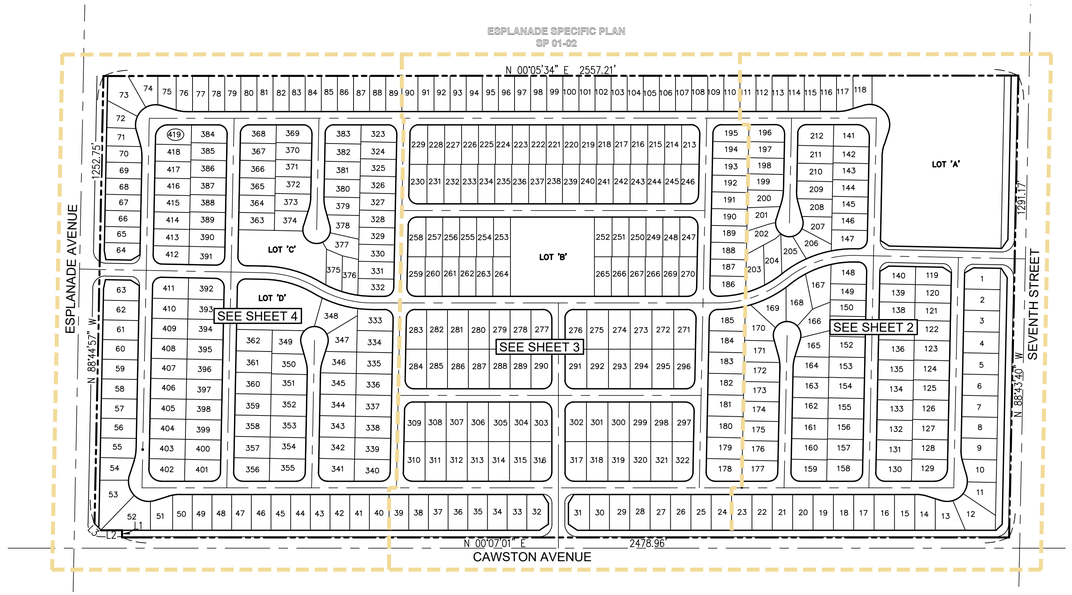


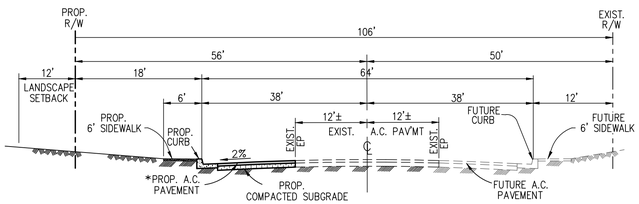
TYPICAL STREET SECTION
CAWSTON AVENUE - MAJOR

NOT TO SCALE

T.I. = 9.0

*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.



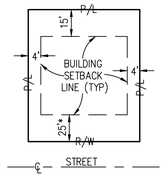


TYPICAL STREET SECTION
ESPLANADE AVENUE - ARTERIAL

NOT TO SCALE

T.I. = 9.5

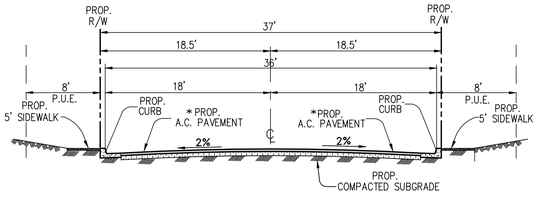
*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.



TYPICAL BUILDING SETBACKS

NTS

*20' FROM BACK OF SW TO GARAGE, 15' FROM R\W TO HOUSE FEATURE.

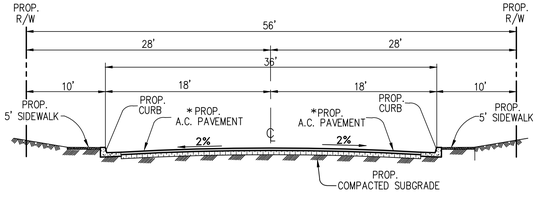


TYPICAL STREET SECTION
ROADS - MODIFIED LOCAL PRIVATE STREETS

NOT TO SCALE

T.I. = 5.5

*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.



TYPICAL STREET SECTION
ENTRANCE ROADS - MODIFIED LOCAL PRIVATE STREETS

NOT TO SCALE

T.I. = 5.5

*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.

EASEMENT NOTES

1. A RIGHT OF WAY FOR ONE DITCH, FLUME OR OTHER AQUEDUCT, ACROSS THE LAND OF ANY OTHER OWNER LYING BETWEEN THE LANDS OF SAID OWNER AND THE SAN JACINTO VIEJO, BY DECREE OF PARTITION OF SAID RANCHO RECORDED IN BOOK 43, PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA. ROUTE NOT DEFINED OF RECORD.

2. THE RIGHT TO DEVELOP, TAKE, EXPORT AND APPROPRIATE TO ITS OWN USE IN ANY MANNER AND BY AN AGENCY, ALL WATER THAT MAY BE DISCOVERED IN OR THAT MAY BE DEPOSITED IN OR UNDERLIE THE PROPERTY HEREIN DESCRIBED, AND ALL RIPARIAN AND OTHER WATER RIGHTS THAT MAY BE AND APPURTENANT TO OR BELONG TO THE SAID LAND; PROVIDED, HOWEVER, THAT NO WORKS FOR THE DEVELOPMENT OF SAID WATER SHALL BE LOCATED ON THE LANDS HEREIN DESCRIBED; AND PROVIDED, HOWEVER, FURTHER, THAT THE OWNERS SHALL HAVE THE RIGHT TO DEVELOP WATER FOR DOMESTIC USE ON SAID LAND, CONVEYED BY DEED FROM THE SAN JACINTO LAND COMPANY TO CITIZENS WATER COMPANY OF SAN JACINTO, RECORDED DECEMBER 4, 1911 IN BOOK 341, PAGE 195 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND IS BLANKET IN NATURE.

3. A RIGHT OF WAY OVER A STRIP OF LAND 30 FEET WIDE ON EACH SIDE OF THE SECTION AND QUARTER SECTION LINES FOR ROAD OR FOR DITCHES OR PIPES FOR CONDUCTING AND DISTRIBUTING WATER, AS DESCRIBED IN BOOK 341, PAGE 195 DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND IS SHOWN HEREON.

4. AN EASEMENT GRANTED TO EASTERN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY TO CONSTRUCT, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, MAINTAIN, REPAIR, IMPROVE AND RELOCATE, SEWAGE TRANSMISSION AND COLLECTION FACILITIES, INCLUDING, BUT NOT LIMITED TO, GRAVITY PIPELINES, PRESSURE PIPELINES, MANHOLES, CONNECTIONS, AND APPURTENANT EQUIPMENT FOR THE COLLECTION AND TRANSMISSION OF SEWAGE, TOGETHER WITH REASONABLE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT, RECORDED SEPTEMBER 14, 2010 AS INSTRUMENT NO. 2010-0439200 OF OFFICIAL RECORDS, AND IS SHOWN HEREON.

LEGAL DESCRIPTION

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

THE EAST ½ OF FARM LOT 161 OF THE LANDS OF SAN JACINTO LAND ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 357 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE CITY OF SAN JACINTO, A CALIFORNIA MUNICIPAL CORPORATION, IN GRANT DEED RECORDED OCTOBER 2, 2019 AS INSTRUMENT NO. 2019-394879 OFFICIAL RECORDS.

LINE DATA

LINE	BEARING	DISTANCE
L1	N 89°52'59" W	20.00'
L2	N 00°07'01" E	60.00'
L3	N 45°40'13" E	24.28'



VICINITY MAP

N.T.S.

OWNER

TEUNIS J. DE JONG, TRUSTEE OF THE TEUNIS J. JONG TRUST.
2451 RAMONA EXPRESSWAY
SAN JACINTO, CA. 92582
907-229-2072

APPLICANT

RICHARD MICHAEL
RAMONA DAIRY
2451 RAMONA EXPRESSWAY
SAN JACINTO, CA 92582
907-229-2072
richard@homealaska.net

ASSESSOR'S PARCEL NO(S).

432-260-009, 026 AND 027

ADJACENT LAND USE

WEST – ESPLANADE SP/ESPLANADE SP
NORTH – LDR/RL
EAST – VLDR/RR
SOUTH – CITY OF HEMET/CITY OF HEMET

ZONING

RL
RL/PI
RL
RM

EXISTING LAND USE

VLDR – VERY LOW DENSITY RESIDENTIAL

PROPOSED LAND USE

MDR – MEDIUM DENSITY RESIDENTIAL

EXISTING ZONING

RR – RURAL RESIDENTIAL

PROPOSED ZONING

RM – RESIDENTIAL MEDIUM DENSITY

UTILITIES

SEWER	CITY OF SAN JACINTO
WATER	EASTERN MUNICIPAL WATER DISTRICT
GAS	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE	FRONTIER
CABLE	FRONTIER

NUMBER OF LOTS

419 SINGLE FAMILY RESIDENTIAL
4 OPEN SPACE LOTS

ACREAGE

75.70 GROSS ACRES WITHIN BOLD BOUNDARY

SCHOOL DISTRICT

SAN JACINTO UNIFIED

SOURCE OF TOPOGRAPHY

AN AERIAL SURVEY BY PSOMAS DATED 10/22

FLOOD PLAIN

ZONE X PER COMMUNITY PANEL NO. 06065C1470G, DATED 8/28/2008.

SHEET INDEX

SHEET 1 . . . . . TITLE SHEET
SHEET 2 . . . . . TENTATIVE TRACT MAP
SHEET 3 . . . . . TENTATIVE TRACT MAP
SHEET 4 . . . . . TENTATIVE TRACT MAP
SHEET 5 . . . . . LOT AREA SUMMARY TABLE

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE	BY	MARK	REVISIONS	APPR.	DATE
				CITY	

ENGINEER
DESIGNED BY: DRAWN BY: CHECKED BY:

SEAL
REGISTERED PROFESSIONAL ENGINEER
BLAINE A. WOMER
No. 46354
CIVIL
STATE OF CALIFORNIA

APPROVED BY: DATE
CONTRACT CITY ENGINEER

PREPARED BY: DATE

R.C.E. NO.

BLAINE A. WOMER
CIVIL ENGINEERING
• PLANNING
• SURVEYING
• CIVIL ENGINEERING
• PUBLIC WORKS
Hemet, CA. 92544, 41555 E Florida Ave., Suite G. Phone (951)658-1727 Fax (951)658-9347
Park City, UT 84098, 5133 Cove Canyon Dr. #302
Boise, ID. 83706, 4355 W Emerald Street, St. 145. Phone (208)593-7555

SCALE 1" = 60'
DATE SEPT. 18, 2024
BENCHMARK:

CITY OF SAN JACINTO
TENTATIVE TRACT MAP NO. 39076

FOR RAMONA DAIRY
W.O.

SHEET NO. 1 OF 5 SHEETS
FILE NO.

NORTH

0 60 120 180

1"=60'

LAND USE - LOW DENSITY RESIDENTIAL
ZONE - RESIDENTIAL LOW DENSITY

SEVENTH STREET

N 88°43'40" W 1291.17'

PROP. 6' BLOCK WALL

LANDSCAPE SETBACK 48.3'

PROP. TUBULAR STEEL FENCE

STORMWATER RETENTION BASIN
BOTTOM ELEV= 1500.0

Qto=77.7cfs
Q100=120.9cfs

BIORETENTION BASIN NO. 1
BOTTOM ELEV= 05.0

LOT 'A'
F.G.= 06.0

Qto=20.1cfs
Q100=31.1cfs

Qto=10.3cfs
Q100=16.1cfs

EXIST. PAD ELEV. (TYP.)

EXIST. BLOCK WALL TO REMAIN.

STREET 'A'

STREET 'B'

STREET 'C'

STREET 'D'

STREET 'E'

STREET 'F'

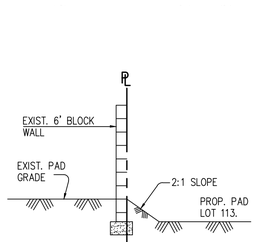
10' DRAINAGE EASEMENT

CAWSTON AVENUE

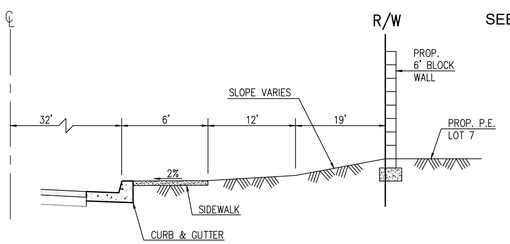
LAND USE - VERY LOW DENSITY RES.
ZONE - RURAL RESIDENTIAL

ESPLANADE SPECIFIC PLAN SP 01-02
TRACTS 32955 & 32956-5
APN 433-260-017

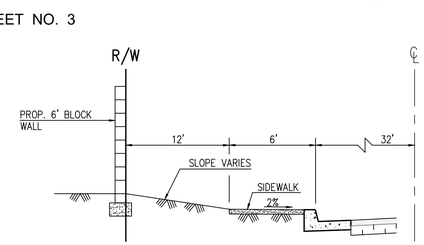
SEE SHEET NO. 3



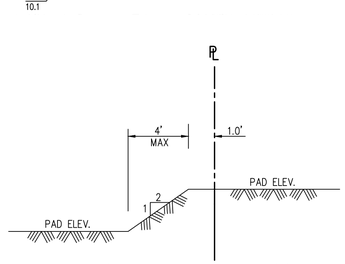
SECTION 'A' – 'A'
NTS



SECTION 'B' – 'B'
NTS



SECTION 'C' – 'C'
NTS



TYPICAL REAR YARD SECTION
NTS

KEY NOTES

1. EXISTING STRUCTURES TO BE REMOVED.

SEE SHEET 1 FOR EASEMENT AND LINE DATA INFORMATION.

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE	BY	MARK	REVISIONS	APPR.	DATE
				CITY	

DESIGNED BY: DRAWN BY: CHECKED BY:

SEAL
REGISTERED PROFESSIONAL ENGINEER
BLAINE A WOMER
No. 46354
CIVIL
STATE OF CALIFORNIA

APPROVED BY: DATE
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SCALE 1" = 60'
DATE SEPT. 18, 2024
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CITY OF SAN JACINTO
TENTATIVE TRACT MAP
NO. 39076

FOR RAMONA DAIRY
W.O.

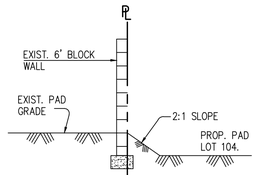
SHEET NO. 2 OF 5 SHEETS
FILE NO.

SEE SHEET NO. 2

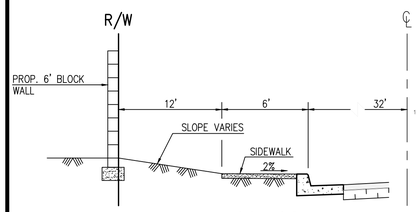
NORTH

0 60 120 180

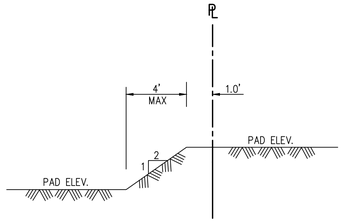
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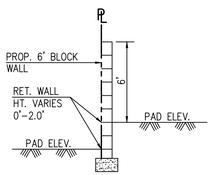
SECTION 'A' – 'A'
NTS



SECTION 'C' – 'C'
NTS



TYPICAL REAR YARD SECTION
NTS



SECTION 'E' – 'E'
NTS

ESPLANADE SPECIFIC PLAN SP 01-02
TRACT 32925-1
APN 432-280-014

EXIST. BLOCK WALL

PROP. 6' BLOCK WALL ON RETAINING WALL.

N 00°05'34" E 2557.21'

BIORETENTION BASIN NO. 2
BOTTOM ELEV= 07.0
Q10=4.5cfs
Q100=7.0cfs
Q10=6.9cfs
Q100=10.8cfs

LOT 'B'
F.G.= 08.0

Q10=9.7cfs
Q100=15.1cfs

STREET 'H' STREET 'I' STREET 'J' STREET 'K' STREET 'L' STREET 'G'

CAWSTON AVENUE
LAND USE: VARIOUS DENSITY RESIDENTIAL
ZONE: RURAL RESIDENTIAL

2479.96'

PROP. 6' BLOCK WALL.

SEE SHEET NO. 4

SEE SHEET 1 FOR EASEMENT AND LINE DATA INFORMATION.

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE	BY	MARK	REVISIONS	APPR.	DATE
ENGINEER				CITY	

DESIGNED BY: DRAWN BY: CHECKED BY:

SEAL
REGISTERED PROFESSIONAL ENGINEER
BLAINE A. WOMER
No. 46354
CIVIL
STATE OF CALIFORNIA

APPROVED BY: DATE
CONTRACT CITY ENGINEER

PREPARED BY: DATE
R.C.E. NO.

BLAINE A. WOMER
CIVIL ENGINEERING
• PLANNING
• SURVEYING
• CIVIL ENGINEERING
• PUBLIC WORKS
Hemet, CA. 92544, 41555 E Florida Ave., Suite G, Phone (951)658-1727 Fax (951)658-9347
Park City, UT 84098, 5133 Cove Canyon Dr. #302
Boise, ID. 83706, 4355 W Emerald Street, St. 145, Phone (208)593-7555

SCALE 1" = 60'
DATE SEPT. 18, 2024
BENCHMARK:

CITY OF SAN JACINTO
TENTATIVE TRACT MAP
NO. 39076

FOR RAMONA DAIRY
W.O.

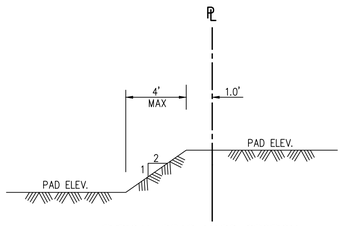
SHEET NO. 3 OF 5 SHEETS
FILE NO.

NORTH

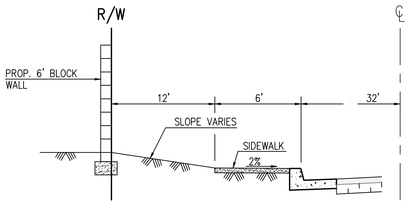
0 60 120 180

1"=60'

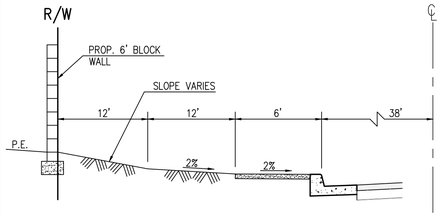
SEE SHEET NO. 3



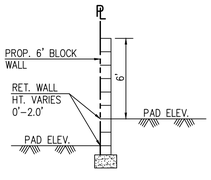
TYPICAL REAR YARD SECTION
NTS



SECTION 'C' – 'C'
NTS



SECTION 'D' – 'D'
NTS



SECTION 'E' – 'E'
NTS



SEE SHEET 1 FOR EASEMENT AND LINE DATA INFORMATION.

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DATE	BY	MARK	REVISIONS	APPR.	DATE
			ENGINEER	CITY	

DESIGNED BY: DRAWN BY: CHECKED BY:

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Boise, ID. 83706, 4355 W Emerald Street, St. 145, Phone (208)593-7555

SCALE 1" = 60'

DATE SEPT. 18, 2024

BENCHMARK:

CITY OF SAN JACINTO

TENTATIVE TRACT MAP NO. 39076

FOR RAMONA DAIRY

W.O.

SHEET NO. 4 OF 5 SHEETS

FILE NO.

LOT AREA TABLE	
LOT #	AREA SQFT.
1	5,763
2	5,950
3	5,950
4	5,950
5	5,950
6	5,950
7	5,950
8	5,950
9	5,924
10	5,523
11	5,500
12	7,645
13	5,500
14	5,500
15	5,685
16	5,690
17	5,690
18	5,690
19	5,690
20	5,690
21	5,690
22	5,690
23	5,690
24	5,690
25	5,690
26	5,690
27	5,690
28	5,690
29	5,690
30	5,690
31	5,500
32	5,500
33	5,500
34	5,500
35	5,500
36	5,500
37	5,500
38	5,500
39	5,500
40	5,500
41	5,500
42	5,500
43	5,500
44	5,500
45	5,500
46	5,500
47	5,500
48	5,500
49	5,500
50	5,500

LOT AREA TABLE	
LOT #	AREA SQFT.
51	5,501
52	8,426
53	8,622
54	5,500
55	5,500
56	5,500
57	5,500
58	5,500
59	5,500
60	5,500
61	5,500
62	5,500
63	5,500
64	4,500
65	4,500
66	4,500
67	4,500
68	4,500
69	4,500
70	4,500
71	4,500
72	4,576
73	7,716
74	4,963
75	5,690
76	4,500
77	4,500
78	4,500
79	4,500
80	4,500
81	4,500
82	4,500
83	4,500
84	4,500
85	4,500
86	4,500
87	4,500
88	4,500
89	4,500
90	4,500
91	4,500
92	4,500
93	4,500
94	4,500
95	4,500
96	4,500
97	4,500
98	4,500
99	4,500
100	4,500

LOT AREA TABLE	
LOT #	AREA SQFT.
101	4,500
102	4,500
103	4,500
104	4,500
105	4,500
106	4,500
107	4,500
108	4,500
109	4,500
110	4,500
111	4,500
112	4,500
113	4,500
114	4,500
115	4,500
116	4,500
117	4,500
118	4,502
119	4,831
120	5,013
121	5,013
122	5,535
123	5,535
124	5,534
125	5,534
126	5,535
127	5,535
128	5,535
129	5,534
130	5,592
131	5,592
132	5,592
133	5,592
134	5,592
135	5,592
136	5,592
137	5,592
138	5,014
139	5,013
140	4,831
141	5,483
142	4,679
143	4,679
144	4,679
145	4,679
146	4,679
147	5,041
148	5,705
149	4,500
150	4,500

LOT AREA TABLE	
LOT #	AREA SQFT.
151	5,700
152	5,734
153	5,734
154	5,734
155	5,734
156	5,734
157	5,734
158	5,733
159	5,756
160	5,756
161	5,756
162	5,756
163	5,756
164	5,625
165	5,525
166	5,683
167	6,440
168	7,576
169	5,818
170	6,116
171	5,500
172	5,500
173	5,500
174	5,500
175	5,500
176	5,500
177	5,500
178	5,952
179	5,952
180	5,952
181	5,952
182	5,952
183	5,952
184	5,952
185	5,952
186	5,065
187	4,695
188	4,695
189	4,695
190	4,695
191	4,695
192	4,695
193	4,695
194	4,691
195	4,500
196	4,500
197	4,500
198	4,500
199	4,500
200	4,599

LOT AREA TABLE	
LOT #	AREA SQFT.
201	4,570
202	4,715
203	5,604
204	5,441
205	4,584
206	4,884
207	4,516
208	4,523
209	4,947
210	4,961
211	4,959
212	5,609
213	5,229
214	5,239
215	5,232
216	5,231
217	5,231
218	5,230
219	5,230
220	5,229
221	5,229
222	5,228
223	5,228
224	5,227
225	5,227
226	5,226
227	5,226
228	5,226
229	5,229
230	5,228
231	5,226
232	5,226
233	5,226
234	5,227
235	5,227
236	5,228
237	5,228
238	5,229
239	5,229
240	5,230
241	5,230
242	5,231
243	5,231
244	5,232
245	5,236
246	5,228
247	5,238
248	5,235
249	5,238
250	5,238

LOT AREA TABLE	
LOT #	AREA SQFT.
251	5,238
252	5,461
253	5,238
254	5,238
255	5,238
256	5,238
257	5,238
258	5,238
259	5,238
260	5,238
261	5,238
262	5,238
263	5,238
264	5,459
265	5,238
266	5,238
267	5,238
268	5,238
269	5,238
270	5,238
271	6,537
272	6,724
273	6,724
274	6,724
275	6,724
276	6,424
277	6,155
278	6,456
279	6,456
280	6,456
281	6,456
282	6,456
283	6,046
284	6,265
285	6,456
286	6,456
287	6,456
288	6,456
289	6,456
290	6,155
291	6,424
292	6,724
293	6,724
294	6,724
295	6,724
296	6,314
297	6,441
298	6,628
299	6,628
300	6,628

LOT AREA TABLE	
LOT #	AREA SQFT.
301	6,628
302	6,328
303	6,236
304	6,537
305	6,537
306	6,537
307	6,537
308	6,537
309	6,127
310	6,346
311	6,537
312	6,537
313	6,537
314	6,537
315	6,537
316	6,236
317	6,328
318	6,628
319	6,628
320	6,628
321	6,628
322	6,218
323	4,500
324	4,778
325	4,778
326	4,778
327	4,778
328	4,778
329	4,778
330	4,778
331	4,778
332	4,574
333	5,657
334	6,046
335	5,983
336	5,983
337	5,983
338	5,983
339	5,983
340	5,815
341	5,989
342	5,983
343	5,983
344	5,983
345	5,983
346	5,694
347	6,241
348	6,807
349	5,500
350	5,500

LOT AREA TABLE	
LOT #	AREA SQFT.
351	5,724
352	5,975
353	5,975
354	5,975
355	5,985
356	6,160
357	5,975
358	5,975
359	5,975
360	5,975
361	5,975
362	6,020
363	4,853
364	4,853
365	4,853
366	4,853
367	4,853
368	4,858
369	4,736
370	4,736
371	4,736
372	4,736
373	4,736
374	4,734
375	4,533
376	4,529
377	4,937
378	4,865
379	4,833
380	4,989
381	4,989
382	4,989
383	4,987
384	4,738
385	4,833
386	4,833
387	4,833
388	4,833
389	4,833
390	4,835
391	4,801
392	5,604
393	5,604
394	5,604
395	5,604
396	5,604
397	5,604
398	5,604
399	5,604
400	5,607

LOT AREA TABLE	
LOT #	AREA SQFT.
401	5,737
402	5,604
403	5,607
404	5,604
405	5,604
406	5,604
407	5,604
408	5,604
409	5,604
410	5,604
411	5,604
412	4,801
413	4,728
414	4,728
415	4,728
416	4,728
417	4,728
418	4,726
419	4,911
LOT 'A'	3.74 AC
LOT 'B'	1.19 AC
LOT 'C'	0.58 AC
LOT 'D'	1.10 AC

MINIMUM LOT SIZE: 4,500 S.F.
AVERAGE LOT SIZE: 5,419 S.F.
MINIMUM LOT WIDTH: 45 FT.
MINIMUM LOT WIDTH CORNER: 49 FT.
MINIMUM LOT DEPTH: 100 FT.
MAXIMUM IMPERVIOUS COVER: 59%

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DATE	BY	MARK	REVISIONS	APPR.	DATE

ENGINEER | CITY

DESIGNED BY: DRAWN BY: CHECKED BY:

SEAL

REGISTERED PROFESSIONAL ENGINEER
BLAINE A WOMER
No. 46354
CIVIL
STATE OF CALIFORNIA

APPROVED BY: DATE

CONTRACT CITY ENGINEER

PREPARED BY: DATE

R.C.E. NO.

BLAINE A. WOMER CIVIL ENGINEERING
• PLANNING • SURVEYING • CIVIL ENGINEERING • PUBLIC WORKS
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SCALE 1" = 60'

DATE

BENCHMARK:

CITY OF SAN JACINTO

TENTATIVE TRACT MAP NO. 39076 LOT AREAS

FOR

W.O.

SHEET NO. 5 OF 5 SHEETS

FILE NO.

LANDSCAPE DESIGN GUIDELINES

These Landscape Design Guidelines articulate the various landscape design components of Chacon Farms thematic identity. The community's landscape theme draws from the rural, agricultural heritage of the San Jacinto area.

As demonstrated by Exhibit B, Conceptual Landscape Plan, the landscape concept is intended to create a sense of community identity that links together Chacon Farms' residential land uses. Furthermore, the recommended plant palette is designed to reinforce and emphasize the community's landscape theme at major focal points.

Although a great deal of specific design information is provided in these Landscape Design Guidelines, these Guidelines are not intended to establish a set of rigid landscaping requirements for the Chacon Farms community. Instead, these Guidelines provide landscape principals and standards to ensure that plant materials, streetscapes community wall and fences are compatible with the community's design theme. These Guidelines are intended to be a living document and, as such, are subject to modification over time to allow for creative and innovative responses to unanticipated conditions, such as changes in housing design trends or community desires.

A. Plant Palette

The plant palette for Chacon Farms complements and enhances the community's setting, while also reducing irrigation needs and conserving water resources. The plant palette includes colorful plant materials along with trees appropriate for the property's climatic conditions. The plant palette also emphasizes other design elements in the community, such as the recommend architectural styles, monumentation sign, walls and fences, etc. Many of the plant materials are water efficient species native to Southern California or naturalized to the arid Southern California climate.

The plant palette provides a list of the plant materials approved for use in the Chacon Farms' community. The plans listed in the plant palette provide a base palette for the community's landscape design. Other similar plant materials may be substituted provided the selected plant materials are water-efficient and complement the Chacon Farms community theme. Plant selection for specific areas of the community shall have similar watering requirements so that the irrigation systems can be designed to minimize water us and plant materials can thrive under optimal conditions.

B. Walls & Fences

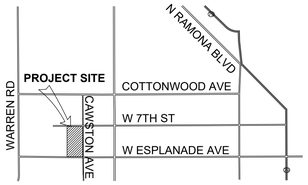
The conceptual Wall and Fence Plan for the Chacon Farms community is illustrated on Exhibit B. As shown, a variety of walls and fences are provided throughout the community to minimize roadway noise, increase privacy within each residential lot, and increase safety along Palomar Road. Community walls and fences are designed as an integral component and extension for

the building designed and surrounding landscape. Gates should be complementary in style and color to its fence or wall.

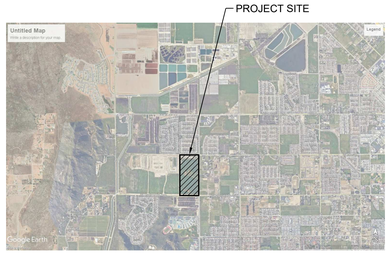
Masonry Block Wall. Masonry block walls are located between roadways and residential lots to maximize privacy and provide noise attenuation. The masonry block wall shall be up to six feet (6') tall (from the resident's yard finish grade elevation).

Privacy fences are provided in the rear and side yards of residential lots that do not have masonry walls. These privacy fences are vinyl. A minimum of five feet (5') tall and up to six feet (6') tall.

Exhibit B – Landscape Architecture



LOCATION MAP
NOT TO SCALE



SITE CONTEXT MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
1	OVERALL SITE PLAN
2	OVERALL SITE PLAN
3	OVERALL SITE PLAN
4	BASIN PARK ENLARGEMENT
5	CENTRAL PARK ENLARGEMENT
6	EAST WEST NEIGHBORHOOD PARKS ENLARGEMENT
7	STREETSCAPE ENLARGEMENT
8	CONCEPTUAL PLANT PALETTE
9	AMENITIES
10	WALL AND FENCE PLAN
11	WALL AND FENCE PLAN
12	WALL AND FENCE PLAN

REFER TO SHEET 4 FOR BASIN PARK ENLARGEMENT

REFER TO SHEET 7 FOR 7TH STREETSCAPE ENLARGEMENT



MATCHLINE - SEE SHEET 2

PLANT SCHEDULE			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS
ACCENT TREES			
	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' MUSKOGEE CRAPE MYRTLE	36" BOX	M
	PODOCARPUS GRACILIOR FERN PINE	36" BOX	M
FRONT YARD STREET TREE			
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	24" BOX	M
	MAGNOLIA GRANDIFLORA `LITTLE GEM` LITTLE GEM DWARF SOUTHERN MAGNOLIA	24" BOX	M
	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	24" BOX	M
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L
STREETSCAPE - MAIN			
	PINUS ELDARICA AFGHAN PINE	24" BOX	L
	PISTACIA CHINENSIS CHINESE PISTACHE	24" BOX	M
	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANE TREE	24" BOX	M
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M
	ULMUS PARVIFOLIA 'DRAKE' DRAKE LACEBARK ELM	24" BOX	L
ACCENT SHRUBS			
	AGAVE DESMETIANA SMOOTH AGAVE	5 GAL	L
	ALOE BLUE ELF BLUE ELF	1 GAL	L
	DIANELLA REVOLUTA 'DTN03' BABY BLISS™ FLAX LILY	1 GAL	L
BACKGROUND SHRUBS			
	LAURUS NOBILIS 'MONRIK' LITTLE RAGU® SWEET BAY	5 GAL	L
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD TEXAS SAGE	5 GAL	L
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE® OLIVE	5 GAL	L
	WESTRINGIA X 'WYNYABBIE GEM' WYNYABBIE GEM COAST ROSEMARY	5 GAL	L
MIDGROUND SHRUBS			
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	L
	CAREX DIVULSA EUROPEAN GREY SEDGE	1 GAL	L
	HESPERALOE PARVIFLORA RED YUCCA	1 GAL	L
	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE™ MAT RUSH	5 GAL	L
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	1 GAL	L
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	L
	SALVIA GREGGII AUTUMN SAGE	5 GAL	L
	SALVIA LEUCOPHYLLA PURPLE SAGE	5 GAL	L
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' MORNING LIGHT COAST ROSEMARY	5 GAL	L
VINES			
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	5 GAL	M
GROUNDCOVERS			
	BACCHARIS PILULARIS 'TWIN PEAKS' TWIN PEAKS COYOTE BRUSH	1 GAL	L
	MYOPORUM PARVIFOLIUM 'FINE LEAF FORM' FINE LEAF TRAILING MYOPORUM	1 GAL	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL	L
	SENECIO MANDRALISCAE BLUE FINGERS	1 GAL	L
	WESTRINGIA FRUTICOSA 'NFL25' MUNDI™ COAST ROSEMARY	1 GAL	L

DRAINAGE BASIN HYDROSEED SCHEDULE - WUCOLS - LOW				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	PURITY/ GERMINATION	BULK (LBS/ACRE)
	AGROTIS EXARATA	BENT GRASS	98/80	4.0
	BACCHARIS PILULARIS	COYOTE BRUSH	2/40	2.0
	BROMUS CARINATUS	CALIFORNIA BROME GRASS	95/80	1.5
	HELIOTROPIUM CURASSAVICUM	SALT HELIOTROPE	20/60	2.0
	HEMIZONIA FASCICLATA	FASCICLED TARWEED	10/25	1.0
	LASTHENIA CALIFORNICA	COASTAL GOLDFIELDS	90/85	0.25
	LEYMUS CONDENSATUS	GIANT WILD RYE	80/80	8.0
	LOTUS SCOPARIUS	DEERWEED	90/60	6.0
	LUPINUS BICOLOR	DOVE LUPINE	98/80	0.25
	MIMULUS GATTATUS	SEEP MONKEY FLOWER	10/60	1.0
	PLANTAGO OVATA	PLANTAIN	98/75	10.0
	TRIFOLIUM TRIDENTATUM	TOMCAT CLOVER	90/80	2.0
	VULPIA MICROSTACHYS	SMALL FESCUE	90/80	6-8

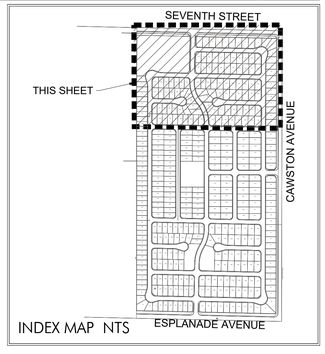
BIORETENTION BASIN PLANT SCHEDULE - WUCOLS - LOW				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS
TREES				
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GALLON	M
	CHILOPSIS LINEARIS	DESERT WILLOW	15 GALLON	L
	SHRUBS			
	SCIENTIFIC NAME	COMMON NAME	SIZE/SPACING	DENSITY/ ACRE
	JUNCUS BUFONIUS	TOAD RUSH	PLUGS/1' O.C.	10,890
	JUNCUS MEXICANUS	MEXICAN RUSH	PLUGS/1' O.C.	10,890
	SCHOENOPLECTUS AMERICANUS	WINGED THREE-SQUARE	PLUGS/1' O.C.	10,890

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 ALL CURRENT LANDSCAPE GUIDELINES.

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 ALL CURRENT LANDSCAPE GUIDELINES.



CHACON FARMS - TRACT 39076 - OVERALL SITE PLAN

NORTH 0' 60' 120' 180'

CONCEPTUAL LANDSCAPE PLAN

SHEET 1

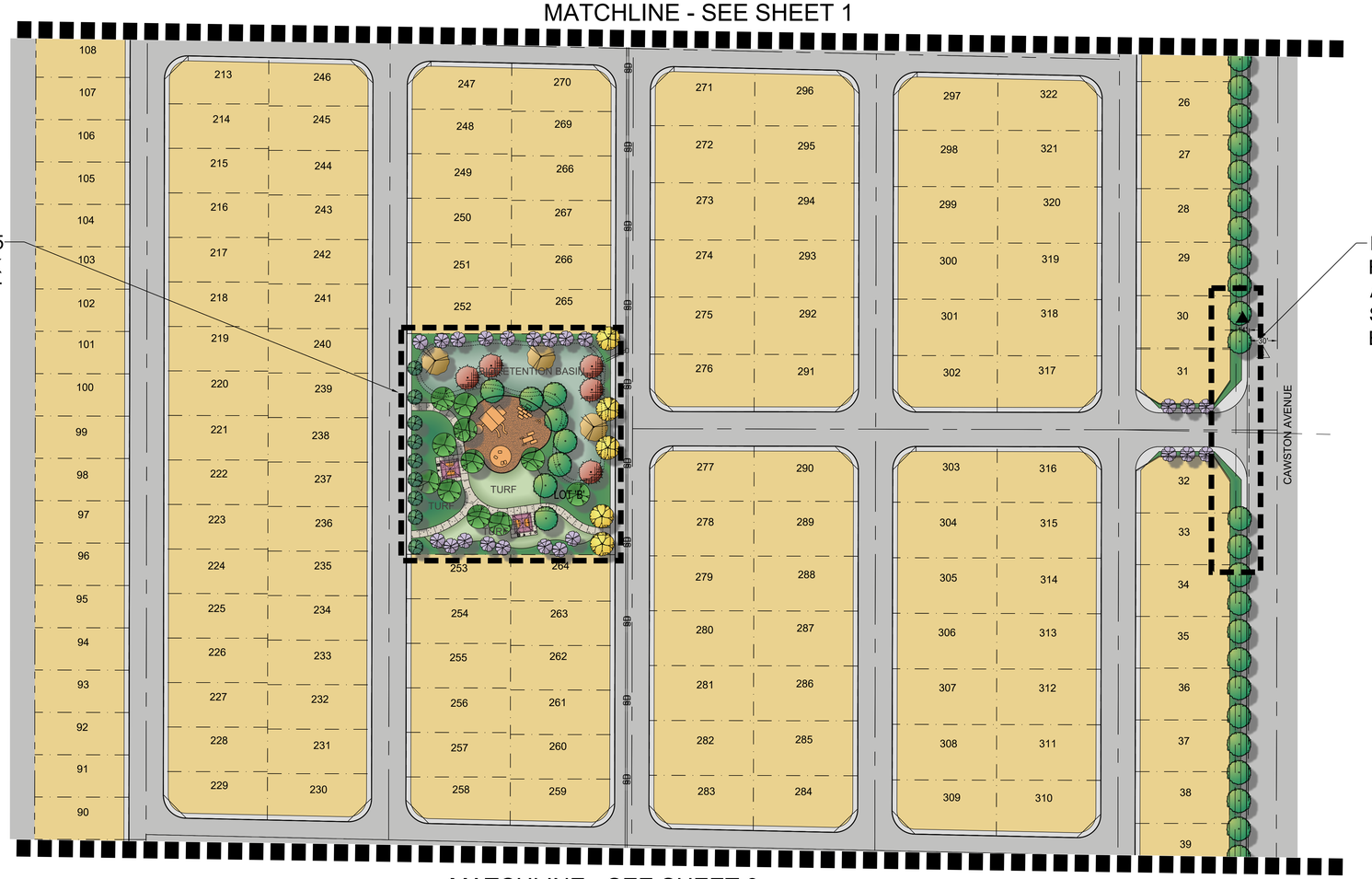
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LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

PREPARED FOR RAMONA DAIRY
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November 13, 2024

MATCHLINE - SEE SHEET 1

REFER TO SHEET 5 FOR CENTRAL PARK ENLARGEMENT

REFER TO SHEET 7 FOR CAWSTON AVENUE STREETSCAPE ENLARGEMENT

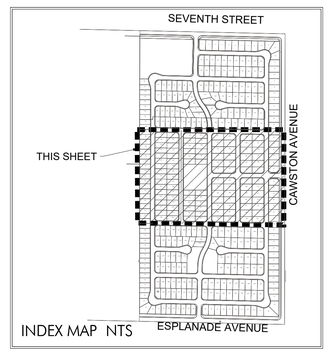


MATCHLINE - SEE SHEET 3

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS
ACCENT TREES			
	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' MUSKOGEE CRAPE MYRTLE	36" BOX	M
	PODOCARPUS GRACILIOR FERN PINE	36" BOX	M
FRONT YARD STREET TREE			
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	24" BOX	M
	MAGNOLIA GRANDIFLORA `LITTLE GEM` LITTLE GEM DWARF SOUTHERN MAGNOLIA	24" BOX	M
	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	24" BOX	M
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L
STREETSCAPE - MAIN			
	PINUS ELDARICA AFGHAN PINE	24" BOX	L
	PISTACIA CHINENSIS CHINESE PISTACHE	24" BOX	M
	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANE TREE	24" BOX	M
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M
	ULMUS PARVIFOLIA 'DRAKE' DRAKE LACEBARK ELM	24" BOX	L
ACCENT SHRUBS			
	AGAVE DESMETIANA SMOOTH AGAVE	5 GAL	L
	ALOE BLUE ELF BLUE ELF	1 GAL	L
	DIANELLA REVOLUTA 'DTN03' BABY BLISS™ FLAX LILY	1 GAL	L
BACKGROUND SHRUBS			
	LAURUS NOBILIS 'MONRIK' LITTLE RAGU® SWEET BAY	5 GAL	L
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD TEXAS SAGE	5 GAL	L
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE® OLIVE	5 GAL	L
	WESTRINGIA X 'WYNYABBIE GEM' WYNYABBIE GEM COAST ROSEMARY	5 GAL	L
MIDGROUND SHRUBS			
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	L
	CAREX DIVULSA EUROPEAN GREY SEDGE	1 GAL	L
	HESPERALOE PARVIFLORA RED YUCCA	1 GAL	L
	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE™ MAT RUSH	5 GAL	L
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	1 GAL	L
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	L
	SALVIA GREGGII AUTUMN SAGE	5 GAL	L
	SALVIA LEUCOPHYLLA PURPLE SAGE	5 GAL	L
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' MORNING LIGHT COAST ROSEMARY	5 GAL	L
VINES			
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	5 GAL	M
GROUNDCOVERS			
	BACCHARIS PILULARIS 'TWIN PEAKS' TWIN PEAKS COYOTE BRUSH	1 GAL	L
	MYOPORUM PARVIFOLIUM 'FINE LEAF FORM' FINE LEAF TRAILING MYOPORUM	1 GAL	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL	L
	SENECIO MANDRALISCAE BLUE FINGERS	1 GAL	L
	WESTRINGIA FRUTICOSA 'NFL25' MUNDI™ COAST ROSEMARY	1 GAL	L

BIORETENTION BASIN PLANT SCHEDULE - WUCOLS - LOW				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS
TREES				
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GALLON	M
	CHILOPSIS LINEARIS	DESERT WILLOW	15 GALLON	L
	SHRUBS			
	SCIENTIFIC NAME	COMMON NAME	SIZE/SPACING	DENSITY/ ACRE
	JUNCUS BUFONIUS	TOAD RUSH	PLUGS/1' O.C.	10,890
	JUNCUS MEXICANUS	MEXICAN RUSH	PLUGS/1' O.C.	10,890
	SCHOENOPLECTUS AMERICANUS	WINGED THREE-SQUARE	PLUGS/1' O.C.	10,890



NORTH 0' 60' 120' 180'

CHACON FARMS - TRACT 39076 - OVERALL SITE PLAN

CONCEPTUAL LANDSCAPE PLAN SHEET 2

PREPARED FOR RAMONA DAIRY
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November 13, 2024

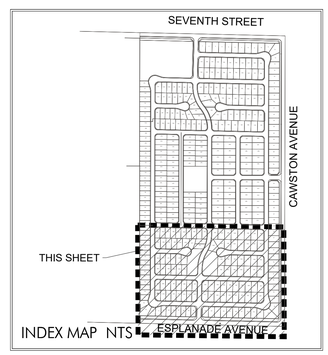
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LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS
ACCENT TREES			
	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' MUSKOGEE CRAPE MYRTLE	36" BOX	M
	PODOCARPUS GRACILIOR FERN PINE	36" BOX	M
FRONT YARD STREET TREE			
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	24" BOX	M
	MAGNOLIA GRANDIFLORA `LITTLE GEM` LITTLE GEM DWARF SOUTHERN MAGNOLIA	24" BOX	M
	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	24" BOX	M
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L
STREETSCAPE - MAIN			
	PINUS ELDARICA AFGHAN PINE	24" BOX	L
	PISTACIA CHINENSIS CHINESE PISTACHE	24" BOX	M
	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANE TREE	24" BOX	M
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M
	ULMUS PARVIFOLIA 'DRAKE' DRAKE LACEBARK ELM	24" BOX	L
ACCENT SHRUBS			
	AGAVE DESMETIANA SMOOTH AGAVE	5 GAL	L
	ALOE BLUE ELF BLUE ELF	1 GAL	L
	DIANELLA REVOLUTA 'DTN03' BABY BLISS™ FLAX LILY	1 GAL	L
BACKGROUND SHRUBS			
	LAURUS NOBILIS 'MONRIK' LITTLE RAGU® SWEET BAY	5 GAL	L
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD TEXAS SAGE	5 GAL	L
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE® OLIVE	5 GAL	L
	WESTRINGIA X 'WYNYABBIE GEM' WYNYABBIE GEM COAST ROSEMARY	5 GAL	L
MIDGROUND SHRUBS			
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	L
	CAREX DIVULSA EUROPEAN GREY SEDGE	1 GAL	L
	HESPERALOE PARVIFLORA RED YUCCA	1 GAL	L
	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE™ MAT RUSH	5 GAL	L
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	1 GAL	L
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	L
	SALVIA GREGGII AUTUMN SAGE	5 GAL	L
	SALVIA LEUCOPHYLLA PURPLE SAGE	5 GAL	L
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' MORNING LIGHT COAST ROSEMARY	5 GAL	L
VINES			
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	5 GAL	M
GROUNDCOVERS			
	BACCHARIS PILULARIS 'TWIN PEAKS' TWIN PEAKS COYOTE BRUSH	1 GAL	L
	MYOPORUM PARVIFOLIUM 'FINE LEAF FORM' FINE LEAF TRAILING MYOPORUM	1 GAL	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL	L
	SENECIO MANDRALISCAE BLUE FINGERS	1 GAL	L
	WESTRINGIA FRUTICOSA 'NFL25' MUNDI™ COAST ROSEMARY	1 GAL	L

BIORETENTION BASIN PLANT SCHEDULE - WUCOLS - LOW				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS
TREES				
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GALLON	M
	CHILOPSIS LINEARIS	DESERT WILLOW	15 GALLON	L
	SHRUBS			
	SCIENTIFIC NAME	COMMON NAME	SIZE/SPACING	DENSITY/ ACRE
	JUNCUS BUFONIUS	TOAD RUSH	PLUGS/1' O.C.	10,890
	JUNCUS MEXICANUS	MEXICAN RUSH	PLUGS/1' O.C.	10,890
	SCHOENOPLECTUS AMERICANUS	WINGED THREE-SQUARE	PLUGS/1' O.C.	10,890



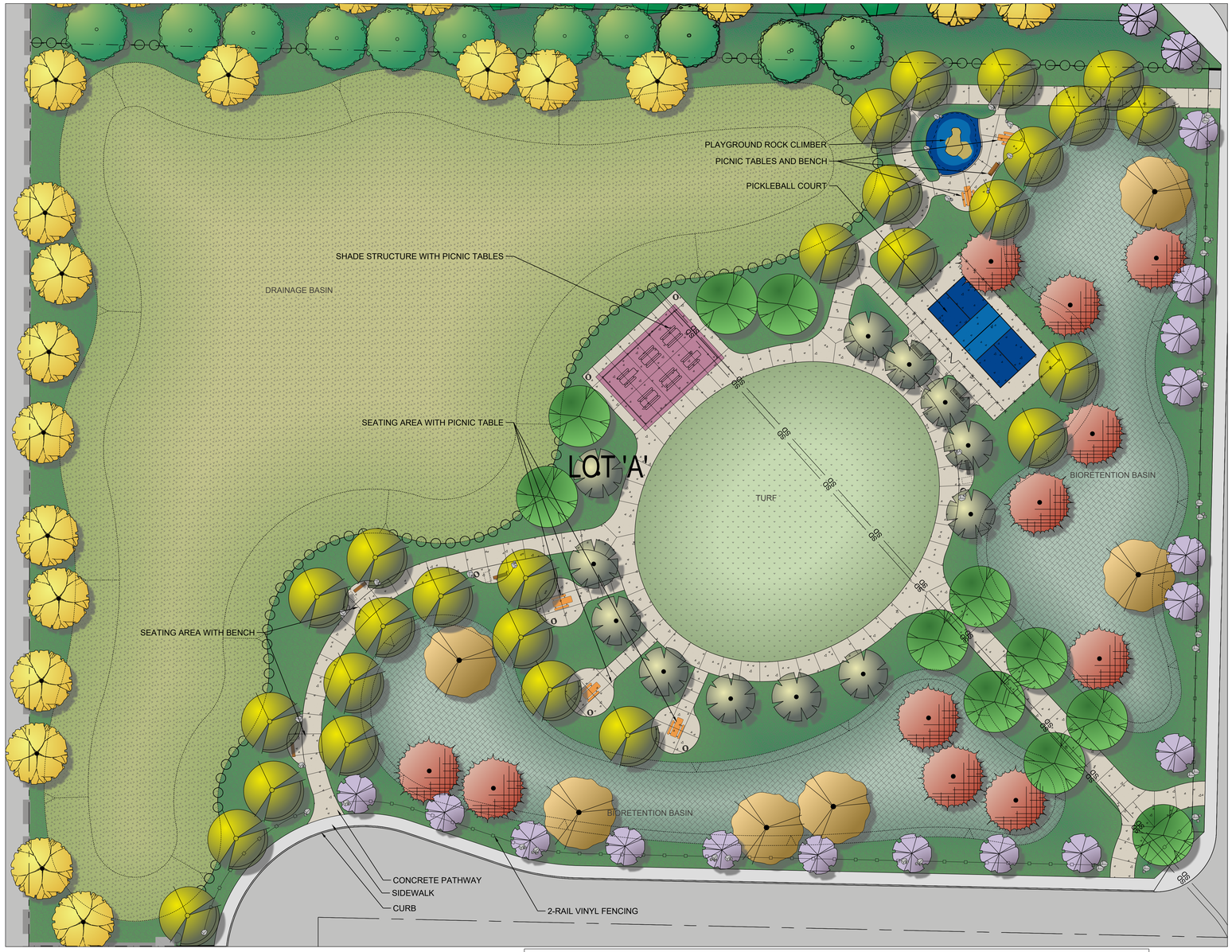
CHACON FARMS - TRACT 39076 - OVERALL SITE PLAN

NORTH 0' 60' 120' 180'

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CONCEPTUAL LANDSCAPE PLAN SHEET 3

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2451 RAMONA EXPRESSWAY, SAN JACINTO, CA 92582
November 13, 2024



BASIN PARK ENLARGEMENT

CHACON FARMS - TRACT 39076 - ENLARGEMENT

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS
ACCENT TREES			
	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' MUSKOGEE CRAPE MYRTLE	36" BOX	M
	PODOCARPUS GRACILIOR FERN PINE	36" BOX	M
FRONT YARD STREET TREE			
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	24" BOX	M
	MAGNOLIA GRANDIFLORA `LITTLE GEM` LITTLE GEM DWARF SOUTHERN MAGNOLIA	24" BOX	M
	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	24" BOX	M
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L
STREETSCAPE - MAIN			
	PINUS ELDARICA AFGHAN PINE	24" BOX	L
	PISTACIA CHINENSIS CHINESE PISTACHE	24" BOX	M
	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANE TREE	24" BOX	M
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M
	ULMUS PARVIFOLIA 'DRAKE' DRAKE LACEBARK ELM	24" BOX	L

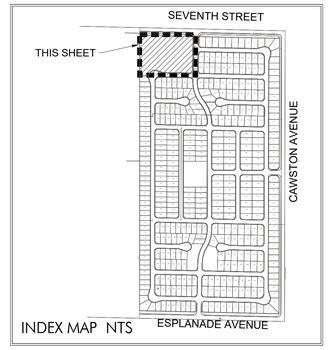
ACCENT SHRUBS			
	AGAVE DESMETIANA SMOOTH AGAVE	5 GAL	L
	ALOE BLUE ELF BLUE ELF	1 GAL	L
	DIANELLA REVOLUTA 'DTN03' BABY BLISS™ FLAX LILY	1 GAL	L
BACKGROUND SHRUBS			
	LAURUS NOBILIS 'MONRIK' LITTLE RAGU® SWEET BAY	5 GAL	L
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD TEXAS SAGE	5 GAL	L
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE® OLIVE	5 GAL	L
	WESTRINGIA X 'WYNYABBIE GEM' WYNYABBIE GEM COAST ROSEMARY	5 GAL	L
MIDGROUND SHRUBS			
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	L
	CAREX DIVULSA EUROPEAN GREY SEDGE	1 GAL	L
	HESPERALOE PARVIFLORA RED YUCCA	1 GAL	L
	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE™ MAT RUSH	5 GAL	L
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	1 GAL	L
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	L
	SALVIA GREGGII AUTUMN SAGE	5 GAL	L
	SALVIA LEUCOPHYLLA PURPLE SAGE	5 GAL	L
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' MORNING LIGHT COAST ROSEMARY	5 GAL	L
VINES			
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	5 GAL	M
GROUNDCOVERS			
	BACCHARIS PILULARIS 'TWIN PEAKS' TWIN PEAKS COYOTE BRUSH	1 GAL	L
	MYOPORUM PARVIFOLIUM 'FINE LEAF FORM' FINE LEAF TRAILING MYOPORUM	1 GAL	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL	L
	SENECIO MANDRALISCAE BLUE FINGERS	1 GAL	L
	WESTRINGIA FRUTICOSA 'NFL25' MUNDI™ COAST ROSEMARY	1 GAL	L

DRAINAGE BASIN HYDROSEED SCHEDULE - WUCOLS - LOW

SYMBOL	SCIENTIFIC NAME	COMMON NAME	PURITY/ GERMINATION	BULK (LBS/ACRE)
	AGROTIS EXARATA	BENT GRASS	98/80	4.0
	BACCHARIS PILULARIS	COYOTE BRUSH	2/40	2.0
	BROMUS CARINATUS	CALIFORNIA BROME GRASS	95/80	1.5
	HELIOTROPIUM CURASSAVICUM	SALT HELIOTROPE	20/60	2.0
	HEMIZONIA FASCICLATA	FASCICLED TARWEED	10/25	1.0
	LASTHENIA CALIFORNICA	COASTAL GOLDFIELDS	90/85	0.25
	LEYMUS CONDENSATUS	GIANT WILD RYE	80/80	8.0
	LOTUS SCOPARIUS	DEERWEED	90/60	6.0
	LUPINUS BICOLOR	DOVE LUPINE	98/80	0.25
	MIMULUS GATTATUS	SEEP MONKEY FLOWER	10/60	1.0
	PLANTAGO OVATA	PLANTAIN	98/75	10.0
	TRIFOLIUM TRIDENTATUM	TOMCAT CLOVER	90/80	2.0
	VULPIA MICROSTACHYS	SMALL FESCUE	90/80	6-8

BIORETENTION BASIN PLANT SCHEDULE - WUCOLS - LOW

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS
TREES				
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GALLON	M
	CHILOPSIS LINEARIS	DESERT WILLOW	15 GALLON	L
SHRUBS				
	SCIENTIFIC NAME	COMMON NAME	SIZE/SPACING	DENSITY/ ACRE
	JUNCUS BUFONIUS	TOAD RUSH	PLUGS/1' O.C.	10,890
	JUNCUS MEXICANUS	MEXICAN RUSH	PLUGS/1' O.C.	10,890
	SCHOENOPLECTUS AMERICANUS	WINGED THREE-SQUARE	PLUGS/1' O.C.	10,890



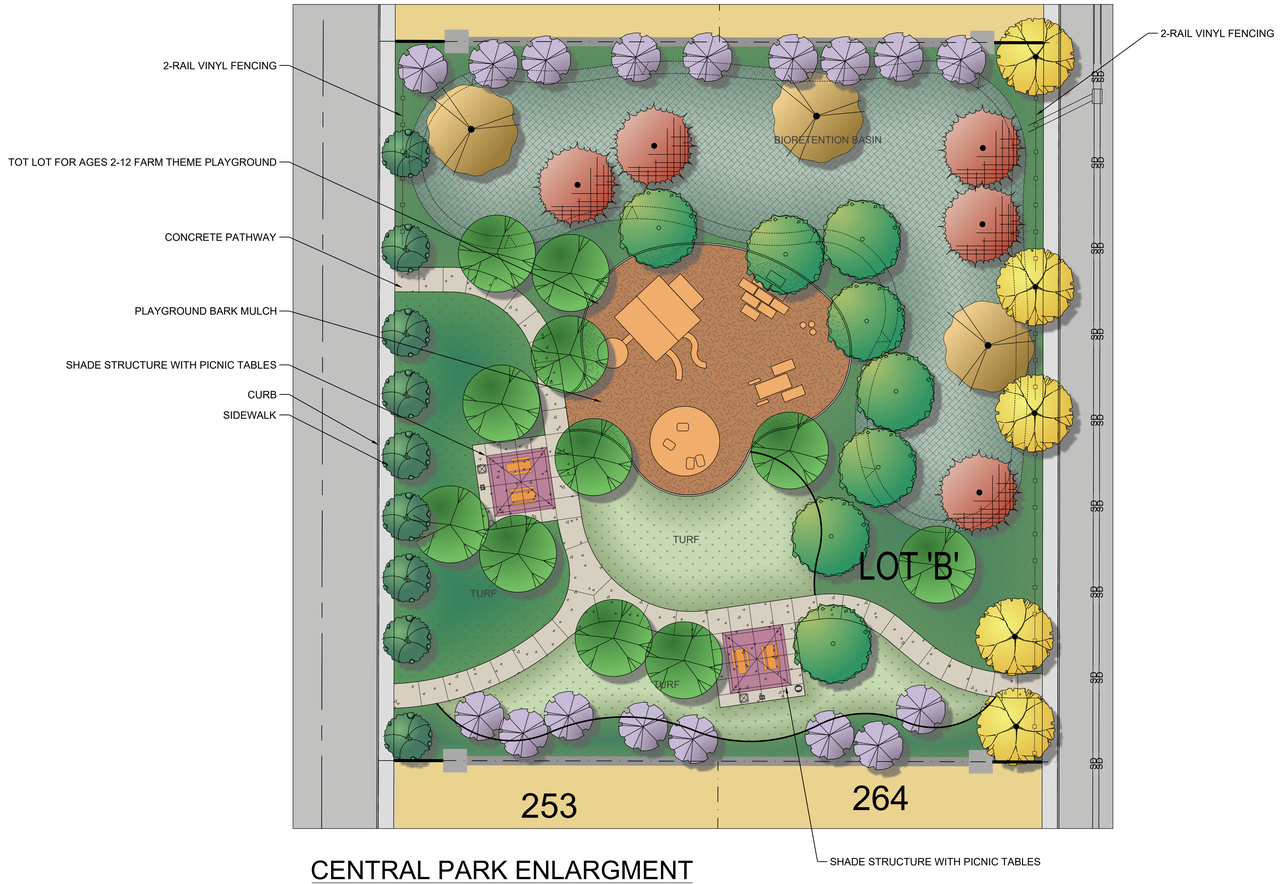
NORTH 0' 20' 40' 60'

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LANDSCAPE ARCHITECTURE
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CONCEPTUAL LANDSCAPE PLAN

SHEET 4

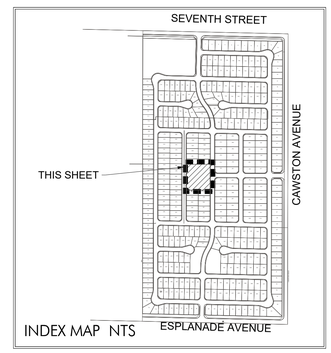
PREPARED FOR RAMONA DAIRY
2451 RAMONA EXPRESSWAY, SAN JACINTO, CA 92582
November 13, 2024



CENTRAL PARK ENLARGMENT

PLANT SCHEDULE			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS
ACCENT TREES			
	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' MUSKOGEE CRAPE MYRTLE	36" BOX	M
	PODOCARPUS GRACILIOR FERN PINE	36" BOX	M
FRONT YARD STREET TREE			
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	24" BOX	M
	MAGNOLIA GRANDIFLORA `LITTLE GEM` LITTLE GEM DWARF SOUTHERN MAGNOLIA	24" BOX	M
	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	24" BOX	M
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L
STREETSCAPE - MAIN			
	PINUS ELDARICA AFGHAN PINE	24" BOX	L
	PISTACIA CHINENSIS CHINESE PISTACHE	24" BOX	M
	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANE TREE	24" BOX	M
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M
	ULMUS PARVIFOLIA 'DRAKE' DRAKE LACEBARK ELM	24" BOX	L
ACCENT SHRUBS			
	AGAVE DESMETIANA SMOOTH AGAVE	5 GAL	L
	ALOE BLUE ELF BLUE ELF	1 GAL	L
	DIANELLA REVOLUTA 'DTN03' BABY BLISS™ FLAX LILY	1 GAL	L
BACKGROUND SHRUBS			
	LAURUS NOBILIS 'MONRIK' LITTLE RAGU® SWEET BAY	5 GAL	L
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD TEXAS SAGE	5 GAL	L
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE® OLIVE	5 GAL	L
	WESTRINGIA X 'WYNYABBIE GEM' WYNYABBIE GEM COAST ROSEMARY	5 GAL	L
MIDGROUND SHRUBS			
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	L
	CAREX DIVULSA EUROPEAN GREY SEDGE	1 GAL	L
	HESPERALOE PARVIFLORA RED YUCCA	1 GAL	L
	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE™ MAT RUSH	5 GAL	L
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	1 GAL	L
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	L
	SALVIA GREGGII AUTUMN SAGE	5 GAL	L
	SALVIA LEUCOPHYLLA PURPLE SAGE	5 GAL	L
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' MORNING LIGHT COAST ROSEMARY	5 GAL	L
VINES			
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	5 GAL	M
GROUNDCOVERS			
	BACCHARIS PILULARIS 'TWIN PEAKS' TWIN PEAKS COYOTE BRUSH	1 GAL	L
	MYOPORUM PARVIFOLIUM 'FINE LEAF FORM' FINE LEAF TRAILING MYOPORUM	1 GAL	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL	L
	SENECIO MANDRALISCAE BLUE FINGERS	1 GAL	L
	WESTRINGIA FRUTICOSA 'NFL25' MUNDI™ COAST ROSEMARY	1 GAL	L

BIORETENTION BASIN PLANT SCHEDULE - WUCOLS - LOW				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS
TREES				
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GALLON	M
	CHILOPSIS LINEARIS	DESERT WILLOW	15 GALLON	L
SHRUBS				
	SCIENTIFIC NAME	COMMON NAME	SIZE/SPACING	DENSITY/ ACRE
	JUNCUS BUFONIUS	TOAD RUSH	PLUGS/1' O.C.	10,890
	JUNCUS MEXICANUS	MEXICAN RUSH	PLUGS/1' O.C.	10,890
	SCHOENOPLECTUS AMERICANUS	WINGED THREE-SQUARE	PLUGS/1' O.C.	10,890



NORTH 0' 20' 40' 60'

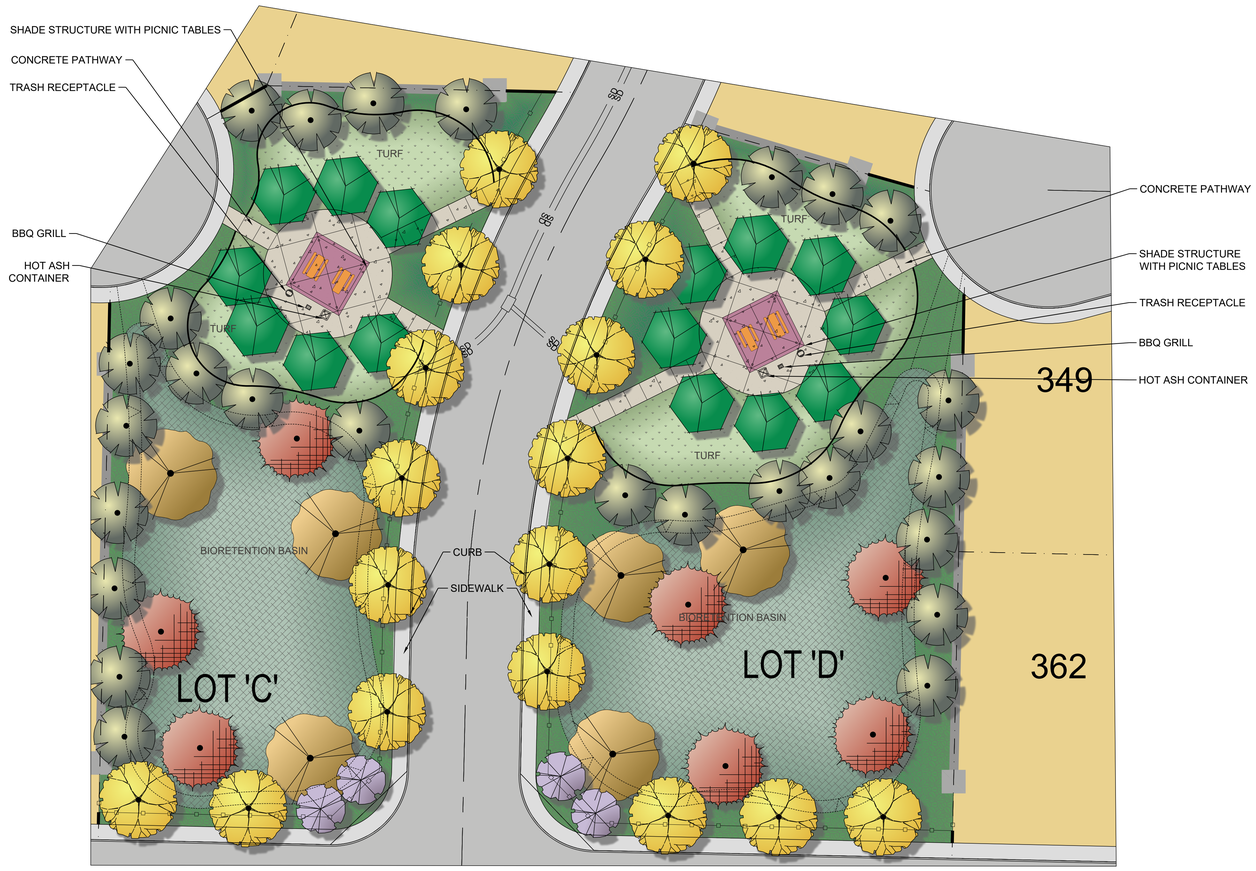
CHACON FARMS - TRACT 39076 - ENLARGEMENT

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LANDSCAPE ARCHITECTURE
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CONCEPTUAL LANDSCAPE PLAN

SHEET 5

PREPARED FOR RAMONA DAIRY
2451 RAMONA EXPRESSWAY, SAN JACINTO, CA 92582
November 13, 2024

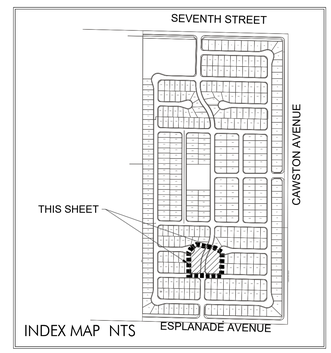


NEIGHBORHOOD PARKS WEST/EAST ENLARGMENT

BIORETENTION BASIN PLANT SCHEDULE - WUCOLS - LOW				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS
TREES				
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GALLON	M
	CHILOPSIS LINEARIS	DESERT WILLOW	15 GALLON	L
SHRUBS				
	SCIENTIFIC NAME	COMMON NAME	SIZE/SPACING	DENSITY/ ACRE
	JUNCUS BUFONIUS	TOAD RUSH	PLUGS/1' O.C.	10,890
	JUNCUS MEXICANUS	MEXICAN RUSH	PLUGS/1' O.C.	10,890
	SCHOENOPLECTUS AMERICANUS	WINGED THREE-SQUARE	PLUGS/1' O.C.	10,890

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS
ACCENT TREES			
	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' MUSKOGEE CRAPE MYRTLE	36" BOX	M
	PODOCARPUS GRACILIOR FERN PINE	36" BOX	M
FRONT YARD STREET TREE			
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	24" BOX	M
	MAGNOLIA GRANDIFLORA `LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	24" BOX	M
	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	24" BOX	M
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L
STREETSCAPE - MAIN			
	PINUS ELDARICA AFGHAN PINE	24" BOX	L
	PISTACIA CHINENSIS CHINESE PISTACHE	24" BOX	M
	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANE TREE	24" BOX	M
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M
	ULMUS PARVIFOLIA 'DRAKE' DRAKE LACEBARK ELM	24" BOX	L
ACCENT SHRUBS			
	AGAVE DESMETIANA SMOOTH AGAVE	5 GAL	L
	ALOE BLUE ELF BLUE ELF	1 GAL	L
	DIANELLA REVOLUTA 'DTN03' BABY BLISS™ FLAX LILY	1 GAL	L
BACKGROUND SHRUBS			
	LAURUS NOBILIS 'MONRIK' LITTLE RAGU® SWEET BAY	5 GAL	L
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD TEXAS SAGE	5 GAL	L
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE® OLIVE	5 GAL	L
	WESTRINGIA X 'WYNYABBIE GEM' WYNYABBIE GEM COAST ROSEMARY	5 GAL	L
MIDGROUND SHRUBS			
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	L
	CAREX DIVULSA EUROPEAN GREY SEDGE	1 GAL	L
	HESPERALOE PARVIFLORA RED YUCCA	1 GAL	L
	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE™ MAT RUSH	5 GAL	L
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	1 GAL	L
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	L
	SALVIA GREGGII AUTUMN SAGE	5 GAL	L
	SALVIA LEUCOPHYLLA PURPLE SAGE	5 GAL	L
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' MORNING LIGHT COAST ROSEMARY	5 GAL	L
VINES			
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	5 GAL	M
GROUNDCOVERS			
	BACCHARIS PILULARIS 'TWIN PEAKS' TWIN PEAKS COYOTE BRUSH	1 GAL	L
	MYOPORUM PARVIFOLIUM 'FINE LEAF FORM' FINE LEAF TRAILING MYOPORUM	1 GAL	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL	L
	SENECIO MANDRALISCAE BLUE FINGERS	1 GAL	L
	WESTRINGIA FRUTICOSA 'NFL25' MUNDI™ COAST ROSEMARY	1 GAL	L



NORTH 0' 20' 40' 60'

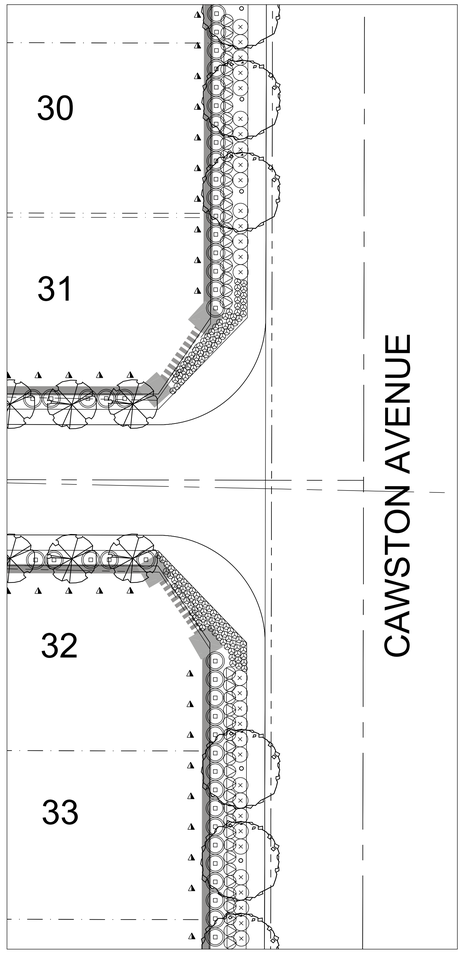
CHACON FARMS - TRACT 39076 - ENLARGEMENT

CONCEPTUAL LANDSCAPE PLAN

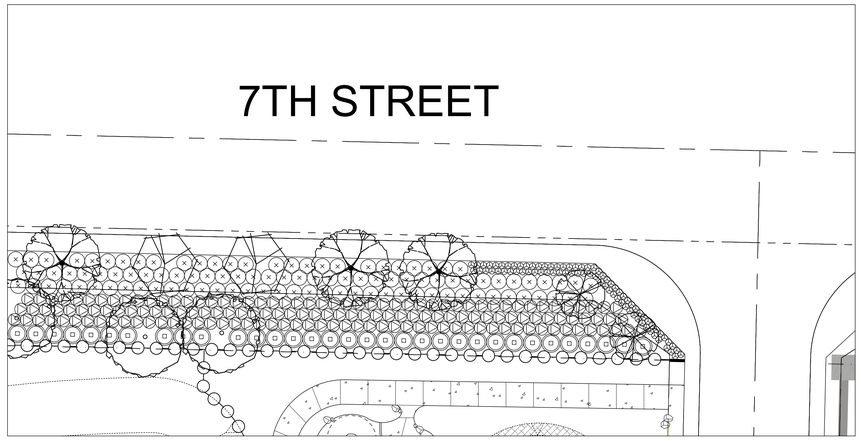
SHEET 6

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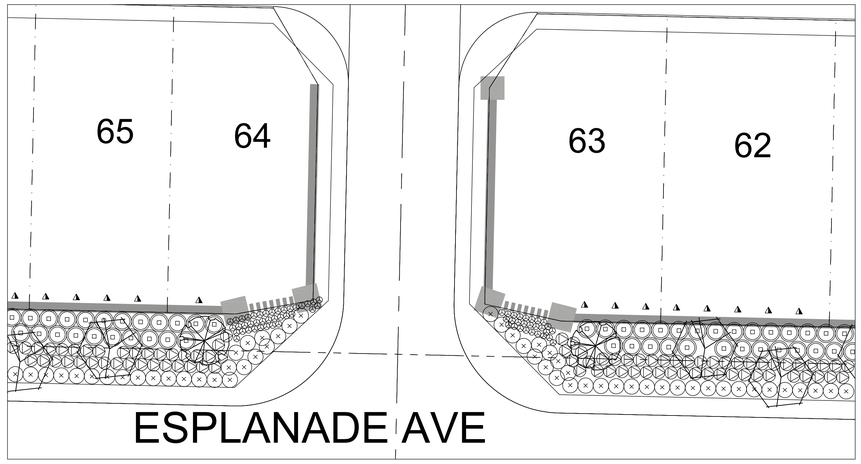
PREPARED FOR RAMONA DAIRY
2451 RAMONA EXPRESSWAY, SAN JACINTO, CA 92582
November 13, 2024



CAWSTON AVE STREETSCAPE ENLARGMENT



7 TH STREET STREETSCAPE ENLARGMENT

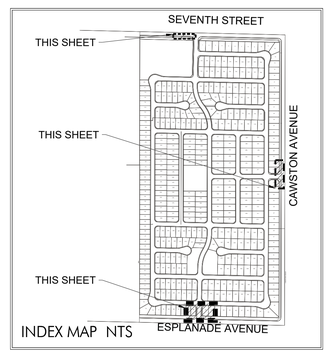


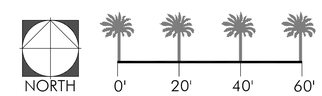
ESPLANADE STREETSCAPE ENLARGMENT

PLANT SCHEDULE - STREETSCAPE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS
ACCENT TREES			
	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' MUSKOGEE CRAPE MYRTLE	36" BOX	M
FRONT YARD STREET TREE			
STREET TREE			
	PISTACIA CHINENSIS CHINESE PISTACHE	24" BOX	M
	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANE TREE	24" BOX	M
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M
ACCENT SHRUBS			
	AGAVE DESMETIANA SMOOTH AGAVE	5 GAL	L
	ALOE BLUE ELF BLUE ELF	1 GAL	L
	DIANELLA REVOLUTA 'DTN03' BABY BLISS™ FLAX LILY	1 GAL	L
BACKGROUND SHRUBS			
	LAURUS NOBILIS 'MONRIK' LITTLE RAGU® SWEET BAY	5 GAL	L
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD TEXAS SAGE	5 GAL	L
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE® OLIVE	5 GAL	L
	WESTRINGIA X 'WYNYABBIE GEM' WYNYABBIE GEM COAST ROSEMARY	5 GAL	L
MIDGROUND SHRUBS			
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	L
	CAREX DIVULSA EUROPEAN GREY SEDGE	1 GAL	L
	HESPERALOE PARVIFLORA RED YUCCA	1 GAL	L
	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE™ MAT RUSH	5 GAL	L
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	1 GAL	L
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	L
	SALVIA GREGGII AUTUMN SAGE	5 GAL	L
	SALVIA LEUCOPHYLLA PURPLE SAGE	5 GAL	L
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' MORNING LIGHT COAST ROSEMARY	5 GAL	L
VINES			
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	5 GAL	M
GROUND COVERS			
	BACCHARIS PILULARIS 'TWIN PEAKS' TWIN PEAKS COYOTE BRUSH	1 GAL	L
	MYOPORUM PARVIFOLIUM 'FINE LEAF FORM' FINE LEAF TRAILING MYOPORUM	1 GAL	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL	L
	SENECIO MANDRALISCAE BLUE FINGERS	1 GAL	L
	WESTRINGIA FRUTICOSA 'NFL25' MUNDI™ COAST ROSEMARY	1 GAL	L

NOTE:
1. VINES PLACEMENT IS DIAGRAMMATIC. FINAL PLACEMENT IS TO BE ON THE STREET SIDE OF WALL.





CHACON FARMS - TRACT 39076 - ENLARGEMENT

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CONCEPTUAL LANDSCAPE PLAN SHEET 7

PREPARED FOR RAMONA DAIRY
2451 RAMONA EXPRESSWAY, SAN JACINTO, CA 92582
November 13, 2024

TREES



LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'



PODOCARPUS GRACILIOR



KOELREUTERI BIPINNATA



MAGNOLIA GRANDIFLORA 'LITTLE GEM'



PISTACHIA CHINENSIS 'KEITH DAVEY'



RHUS LANCEA



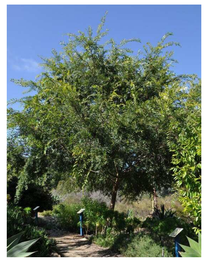
PINUS ELDARICA



PISTACIA CHINENSIS



PLATANUS ACERIFOLIA 'BLOOD GOOD'



ULMUS PARVIFOLIA 'DRAKE'



PLATANUS RACEMOSA



CHILOPSIS LINEARIS

SHRUBS



AGAVE DESMETIANA



ALOE 'BLUE ELF'



DIANELLA REVOLUTA 'BABY BLISS'



LAURUS NOBILIS 'MONRIK'



LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'



OLEA EUROPAEA 'MONTRA'



WESTRINGIA X 'WYNABBIE GEM'



CALLISTEMON VIMINALIS 'LITTLE JOHN'



CAREX DIVULSA



HESPERALOE PARVIFLORA



LOMANDRA LONGIFOLIA 'BREEZE'



MUHLENBERGIA CAPILARIS



ROSMARINUS OFFICINALIS 'TUSCAN BLUE'



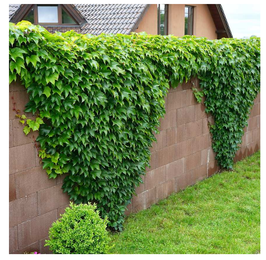
SALVIA GREGGI



SALVIA LEUCOPHYLLA



WESTRINGIA FRUTICOSA 'MORNING LIGHT'



PARTHENOCISSUS TRICUSPIDATA

GROUNDCOVER



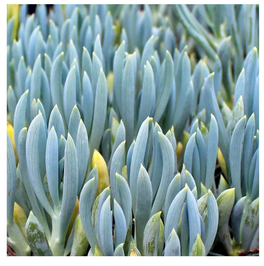
BACCHARIS PILULARIS 'TWIN PEAKS'



MYOPORUM PARVIFOLIUM 'FINE LEAF FORM'



ROSMARINUS OFFICINALIS 'PROSTRATUS'



SENECIO MANDRALISCAE



WESTRINGIA 'MUNDI'

CHACON FARMS - TRACT 39076 - CONCEPTUAL PLANT PALETTE

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CONCEPTUAL LANDSCAPE PLAN SHEET 8

PREPARED FOR RAMONA DAIRY
2451 RAMONA EXPRESSWAY, SAN JACINTO, CA 92582
November 13, 2024



SHADE STRUCTURE
GABLE ROOF RECTANGLE MULTI-RIB ROOF
MANUFACTURER: POLIGON
MODEL: REK 30 x 44 -73967
ROOF COLOR: COLONIAL RED
FRAME COLOR: ALMOND



SHADE STRUCTURE
SQUARE MULTI-RIB ROOF
MANUFACTURER: POLIGON
MODEL: SQR-20
ROOF COLOR: COLONIAL RED
FRAME COLOR: ALMOND



8' ADA RECTANGULAR PERFORATED STEEL TABLE
MANUFACTURER: ANOVA
MODEL: D1007
COLOR: TABLE TOP - PINE, SEAT - PINE , FRAME - BLACK



8' RECTANGULAR PERFORATED STEEL TABLE
MANUFACTURER: ANOVA
MODEL: D2014
COLOR: TABLE TOP - PINE, SEAT - PINE , FRAME - BLACK



6' BENCH WITH STEEL SLAT SEAT
MANUFACTURER: VICTOR STANLEY
MODEL: NRB-28
COLOR: BLACK



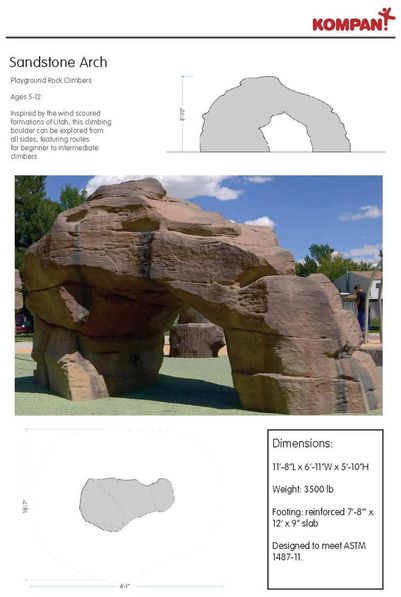
TRASH RECEPTACLE W/OPEN HOOD TOP
MANUFACTURER: VICTOR STANLEY
MODEL: S-4524
COLOR: BLACK



HOT ASH RECEPTACLE
MANUFACTURER: OUTDOOR CREATIONS
MODEL: 300CR



SURFACE MOUNTED GRILL
MANUFACTURER: PILOT ROCK MFG
MODEL: N-20-B3



SANDSTONE ARCH ROCK CLIMBER CONCEPT IMAGERY
MANUFACTURER: KOMPAN



PICKLEBALL COURT



PLAYGROUND CONCEPT IMAGERY
MANUFACTURER: Landscape Structures

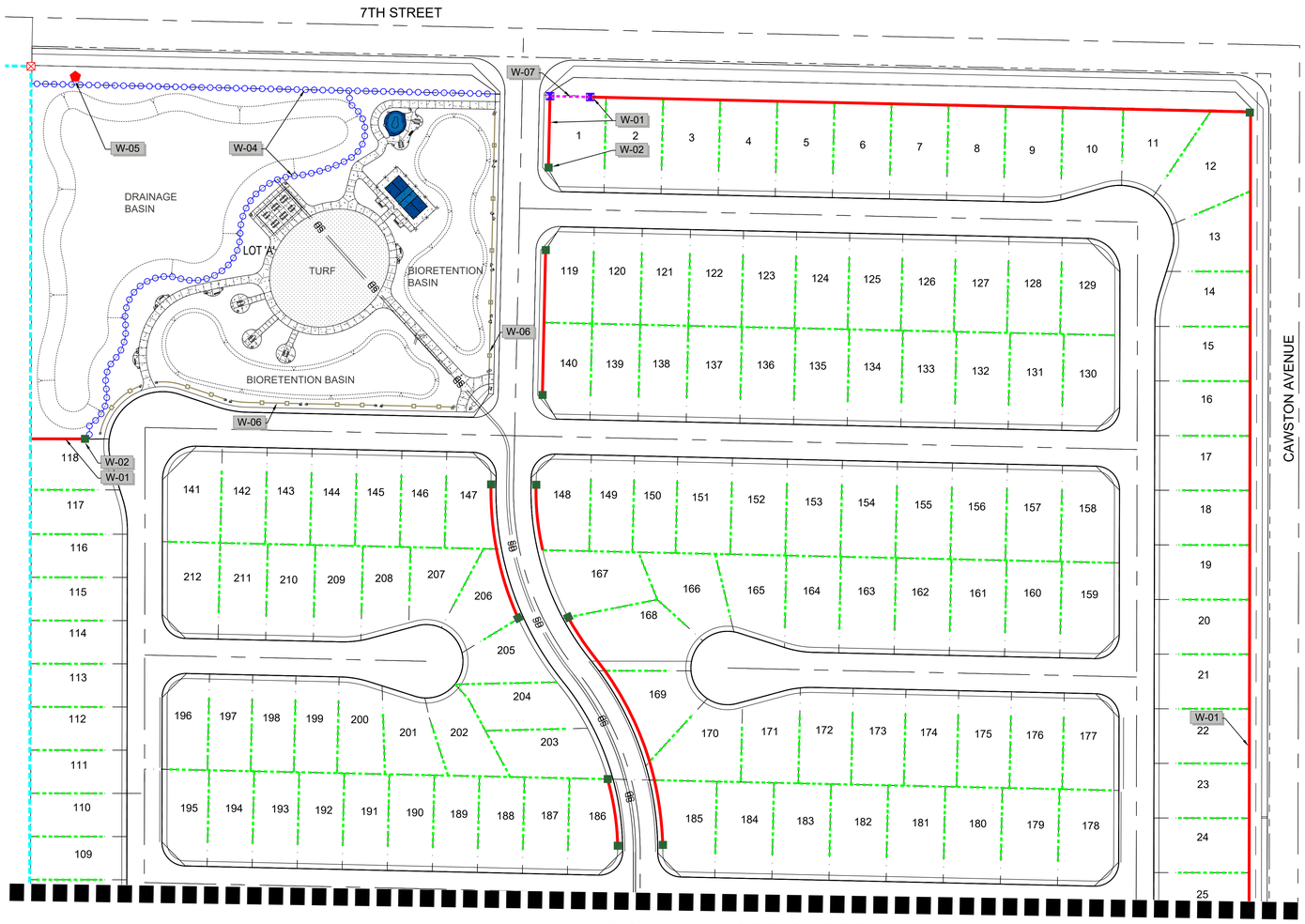


CHACON FARMS - TRACT 39076 - AMENITIES

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CONCEPTUAL LANDSCAPE PLAN

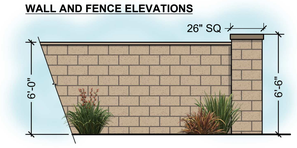
PREPARED FOR RAMONA DAIRY
2451 RAMONA EXPRESSWAY, SAN JACINTO, CA 92582
November 13, 2024



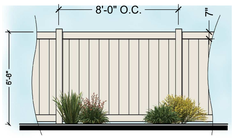
MATCHLINE - SEE SHEET 11

WALL AND FENCE LEGEND	
CODE/SYMBOL	DESCRIPTION
W-01	6'-0" TALL SPLIT-FACE BLOCK WALL W/ 2" THICK SPLIT-FACE CAP
W-02	6'-6" TALL SPLIT-FACE BLOCK PILASTER W/ 4" THICK SPLIT-FACE CAP
W-03A	6-0" TALL INTERIOR VINYL FENCE, COLOR TAN
W-04	6'-0" TALL TUBULAR STEEL FENCE
W-05	6'-0" TALL TUBULAR STEEL MAINTENANCE GATE
W-06	2'-4" TALL SPLIT RAIL VINYL FENCE
W-07	6'-0" TALL PROJECT ENTRY MONUMENT WALL
	EXISTING PERIMETER WALL
	EXISTING PILASTER

WALL AND FENCE ELEVATIONS



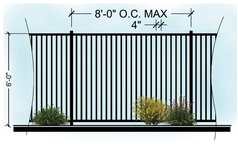
WALL: W-01
PILASTER: W-02
6'-0" TALL SPLIT-FACE BLOCK WALL W/ 2" PRECISION CAP
6'-6" SPLITFACE PILASTER WITH 4" PRECISION CAP



FENCE: W-03
5'-6" TALL INTERIOR VINYL FENCE, COLOR WHITE



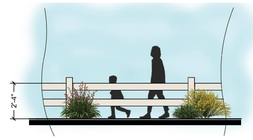
GATE: W-03B
3-0" WIDE VINYL GATE, COLOR WHITE



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



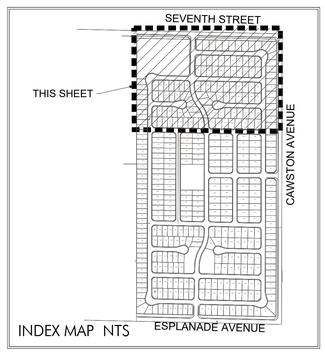
FENCE: W-05
6'-0" TALL TUBULAR STEEL FENCE GATE

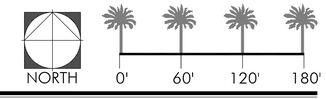


FENCE: W-06
6'-0" TALL TUBULAR STEEL FENCE



WALL: W-07
6'-0" TALL ENTRY MONUMENT WALL
TEXT IS 18" HIGH BY 16' WIDE, 24 SF TOTAL.





CHACON FARMS - TRACT 39076 - WALL AND FENCE PLAN

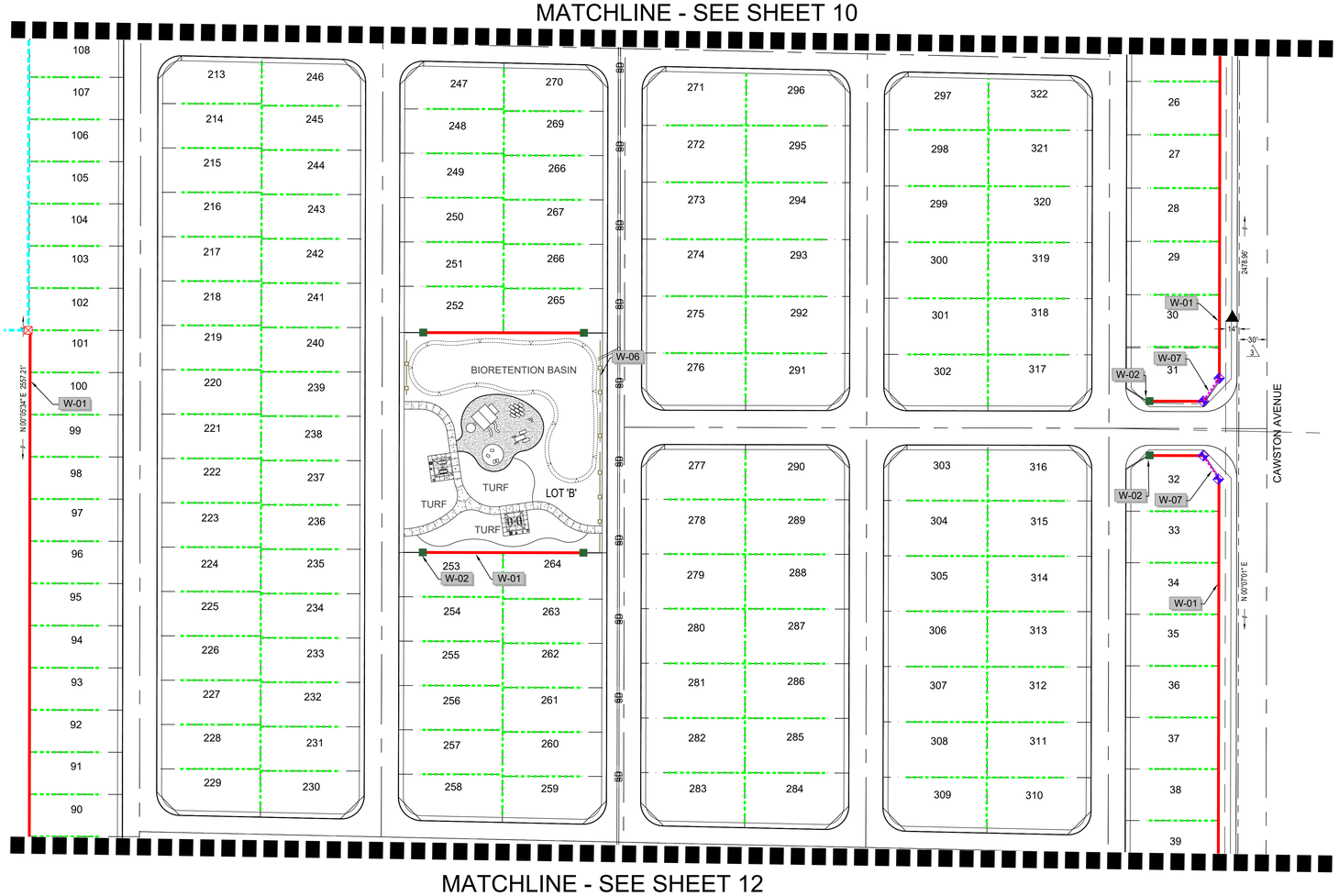
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CONCEPTUAL LANDSCAPE PLAN

SHEET 10

PREPARED FOR RAMONA DAIRY
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November 13, 2024

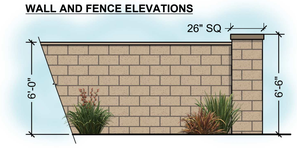
MATCHLINE - SEE SHEET 10



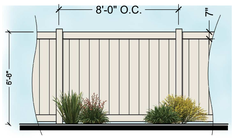
MATCHLINE - SEE SHEET 12

WALL AND FENCE LEGEND	
CODE/SYMBOL	DESCRIPTION
W-01	6'-0" TALL SPLIT-FACE BLOCK WALL W/ 2" THICK SPLIT-FACE CAP
W-02	6'-6" TALL SPLIT-FACE BLOCK PILASTER W/ 4" THICK SPLIT-FACE CAP
W-03A	6-0" TALL INTERIOR VINYL FENCE, COLOR TAN
W-04	6'-0" TALL TUBULAR STEEL FENCE
W-05	6'-0" TALL TUBULAR STEEL MAINTENANCE GATE
W-06	2'-4" TALL SPLIT RAIL VINYL FENCE
W-07	6'-0" TALL PROJECT ENTRY MONUMENT WALL
	EXISTING PERIMETER WALL
	EXISTING PILASTER

WALL AND FENCE ELEVATIONS



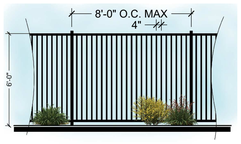
WALL: W-01
PILASTER: W-02
6'-0" TALL SPLIT-FACE BLOCK WALL W/ 2" PRECISION CAP
6'-6" SPLITFACE PILASTER WITH 4" PRECISION CAP



FENCE: W-03
5'-6" TALL INTERIOR VINYL FENCE, COLOR WHITE



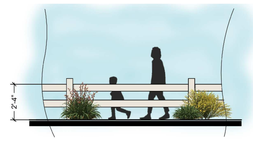
GATE: W-03B
3-0" WIDE VINYL GATE, COLOR WHITE



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



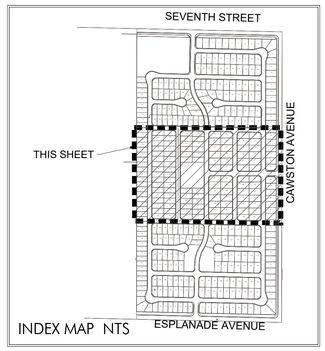
FENCE: W-05
6'-0" TALL TUBULAR STEEL FENCE GATE



FENCE: W-06
6'-0" TALL TUBULAR STEEL FENCE



WALL: W-07
6'-0" TALL ENTRY MONUMENT WALL
TEXT IS 18" HIGH BY 16' WIDE, 24 SF TOTAL.



CHACON FARMS - TRACT 39076 - WALL AND FENCE PLAN

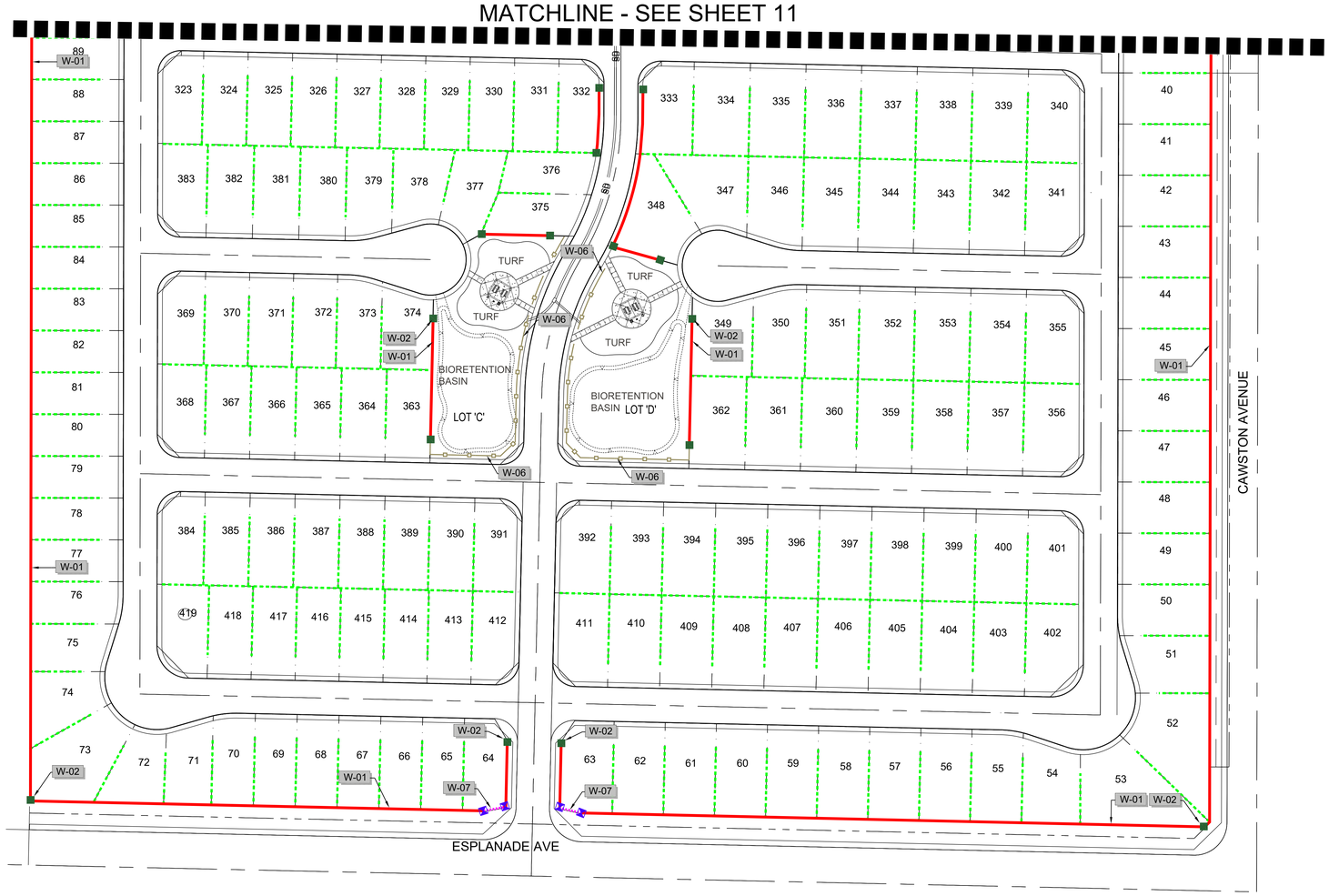
bmla
LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

CONCEPTUAL LANDSCAPE PLAN

SHEET 11

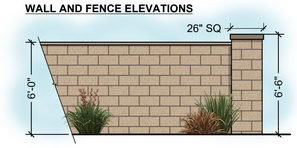
PREPARED FOR RAMONA DAIRY
2451 RAMONA EXPRESSWAY, SAN JACINTO, CA 92582
November 13, 2024

MATCHLINE - SEE SHEET 11

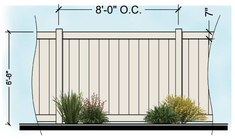


WALL AND FENCE LEGEND	
CODE/SYMBOL	DESCRIPTION
W-01	6'-0" TALL SPLIT-FACE BLOCK WALL W/ 2" THICK SPLIT-FACE CAP
W-02	6'-6" TALL SPLIT-FACE BLOCK PILASTER W/ 4" THICK SPLIT-FACE CAP
W-03A	6-0" TALL INTERIOR VINYL FENCE, COLOR TAN
W-04	6'-0" TALL TUBULAR STEEL FENCE
W-05	6'-0" TALL TUBULAR STEEL MAINTENANCE GATE
W-06	2'-4" TALL SPLIT RAIL VINYL FENCE
W-07	6'-0" TALL PROJECT ENTRY MONUMENT WALL
	EXISTING PERIMETER WALL
	EXISTING PILASTER

WALL AND FENCE ELEVATIONS



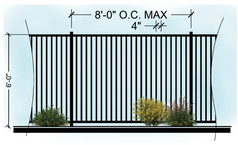
WALL: W-01
PILASTER: W-02
6'-0" TALL SPLIT-FACE BLOCK WALL W/ 2" PRECISION CAP
6'-6" SPLITFACE PILASTER WITH 4" PRECISION CAP



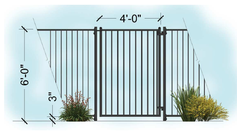
FENCE: W-03
5'-6" TALL INTERIOR VINYL FENCE, COLOR WHITE



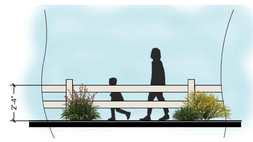
GATE: W-03B
3-0" WIDE VINYL GATE, COLOR WHITE



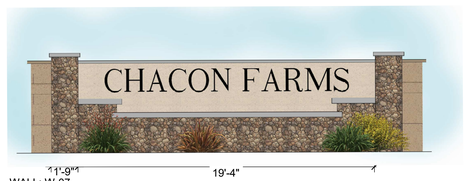
FENCE: W-04
6'-0" TALL TUBULAR STEEL FENCE



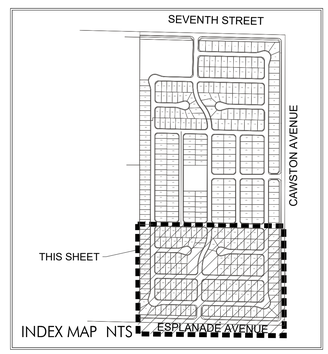
FENCE: W-05
6'-0" TALL TUBULAR STEEL FENCE GATE

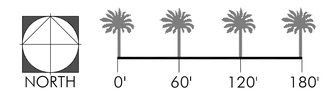


FENCE: W-06
6'-0" TALL TUBULAR STEEL FENCE



WALL: W-07
6'-0" TALL ENTRY MONUMENT WALL
TEXT IS 18" HIGH BY 16' WIDE, 24 SF TOTAL.





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CONCEPTUAL LANDSCAPE PLAN SHEET 12
PREPARED FOR RAMONA DAIRY
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November 13, 2024