

**AGREEMENT BETWEEN
THE CITY OF MENIFEE AND RICHLAND PLANNED COMMUNITIES
REGARDING COMPLIANCE OF TENTATIVE TRACT MAP NO. 31194
WITH GOVERNMENT CODE SECTION 66477 ("QUIMBY ACT")**

THIS AGREEMENT is entered into this 6th day of March 2019, by and between the City of Menifee ("**City**") and Richland Planned Communities, Inc., a California corporation (hereinafter referred to as "**Developer**") regarding Developer's compliance with the Quimby Act, through dedication, construction and acceptance of a 5.35-acres of park identified in Tentative Tract Map No. 31194.

RECITALS:

WHEREAS, the Developer is in the process of fulfilling all of the conditions of approval for Tentative Tract Map No. 31194, including all condition nos., as accepted by the City and Developer, providing for payment of Quimby fees and provision of landscape maintenance; and,

WHEREAS, the conditions of approval for Tentative Tract Map No. 31194 provide that the Developer take the steps necessary to form a financing mechanism for the maintenance of such parks; and,

WHEREAS, on December 17, 2014, the City adopted Ordinance No. 2014-160, codified in Chapter 9.55 of the Menifee Municipal Code ("MMC"), governing the payment of Quimby fees and/or dedication of land to the City; and,

WHEREAS, City of Menifee Municipal Code, Chapter 9.55 ("Park Dedication or Quimby Fee Requirements for Residential Development Requiring a Tentative Map or Parcel Map") requires the payment of Park Development Fees (Quimby Fees), adopted pursuant to Govt. Code Section 64777 to mitigate the impacts of the project on existing public park and recreation facilities located near the project; and,

WHEREAS, Developer's project ("Golden Meadows Project") proposes 474 dwelling units, three parks, and two water quality basins within 206.8 acres, and will be located west of the Interstate 215 freeway, east of Evans Road, and south of Garbani Road; and,

WHEREAS, Developer is required to provide 7.5 acres of parkland to meet its Quimby requirements; and,

WHEREAS, in order to satisfy the conditions of approval for Tentative Tract Map No. 31194, and in compliance with Menifee Municipal Code, Chapter 9.55, the Developer has proposed to construct a 1) 3.67-net acre park, which will be HOA maintained and will include a full-size soccer field, single-use restroom facility, children's play structures, picnic tables, benches, shade shelter areas, drinking fountains, walking paths, trash receptacles, dog waste stations and parallel parking along the Park perimeter, for public use; 2) 1.5-net acre park, which will be HOA maintained, and include a small children's play structure, passive turf areas, picnic shelter, walking paths and lighting, drinking fountains, picnic tables, benches, trash receptacles, and dog waste stations; and 3) 0.73-net acre park, which will be HOA maintained, and include walking paths, picnic tables,

benches, trash receptacles, a fenced dog park, and waste stations. When completed, these recreational facilities will satisfy a majority of the park and recreation (Quimby) requirements for project construction; and,

WHEREAS, as stated in Resolution No. 16-514, based on the average household size of 3.164 people, for single-family dwellings (with attached garages), number of units within the Golden Meadows Project (474 units), and the level of service standard of five (5) acres per thousand residents, the Developer is required to provide minimum dedication of 7.5 acres of parkland; and,

WHEREAS, Developer has agreed to pay the City in-lieu fees for the balance of Quimby requirement of 2.15 acres in the amount of \$163,685.95; and,

WHEREAS, the City has agreed that upon dedication and construction, the Developer will have fulfilled all Quimby Act requirements and condition of approval nos. [INSERT CONDITION NUMBERS] for Tentative Tract Map No. 31194; and,

WHEREAS, the City shall, upon Developer's dedications of the park in accordance with the timing and conditions referenced below, accept such dedication as full compliance with the Tentative Tract Map condition of all final approval nos. and all Quimby Act and/or City requirements for 5.35 acres of the 7.5 acres required.

NOW, THEREFORE, the parties to this Agreement do mutually agree as follows:

I. RESPONSIBILITIES OF DEVELOPER

A. Developer shall build to an acceptable standard.

When designing and building the park, Developer agrees to follow the provisions of the City of Menifee Municipal Code, Chapter 9.86 ("Park Design, Landscaping and Tree Preservation") and the guidelines adopted by the City.

B. Developer shall build the parks in a timely manner.

Developer shall secure approval from the City of the park conceptual plan, approval of construction plans and construction, completion and acceptance of the Parks at the times set out for performance in accordance with City approved park conditions, as follows:

Park Plans.

First Park Plan Required. Prior to the issuance of the 60th building permit in the tract, the applicant shall submit a Final park plan to the City of Menifee Community Development Department for review and approval for the most adjacent park (Lot 487, 488 or 489 as shown on the approved tentative map) to the phase being built as shown on the tentative map. The plan shall be prepared consistent with the park plan requirements detailed in Menifee Municipal Code Chapter 9.86 and Park Design Guidelines, and with Menifee Municipal Code Chapter 15.04 for water efficient landscaping.

First Park Construction. The park and amenities located within the first park shall be installed and open to the public prior to issuance of the 120th building permit (all phases). The park and amenities shall be installed per City approved park plans. The park and amenities will be inspected by City staff to verify that this has occurred. Failure to comply with any deadline for the development of the improvements and/or amenities shall halt the issuance of building permits and suspension of all building inspections for residential dwelling units within the subdivision. The Community Development Director shall have the ability to defer the installation of the park landscaping and amenities as noted below, but may require performance securities and additional deposits to cover administrative costs.

Second Park Plan Required. Prior to the issuance of the 180th building permit, the applicant shall submit a Final park plan to the City of Menifee Community Development Department for review and approval. The plan shall be prepared consistent with the park plan requirements detailed in Menifee Municipal Code Chapter 9.86 and Park Design Guidelines, and with Menifee Municipal Code Chapter 15.04 for water efficient landscaping.

Second Park Construction. The park and amenities located within the second park shall be installed and open to the public prior to issuance of the 240th building permit (all phases). The park and amenities shall be installed per City approved park plans. The park and amenities will be inspected by City staff to verify that this has occurred. Failure to comply with any deadline for the development of the improvements and/or amenities shall halt the issuance of building permits and suspension of all building inspections for residential dwelling units within the subdivision. The Community Development Director shall have the ability to defer the installation of the park landscaping and amenities as noted below, but may require performance securities and additional deposits to cover administrative costs.

Third Park Plan Required. Prior to the issuance of the 300th building permit, the applicant shall submit a Final park plan to the City of Menifee Community Development Department for review and approval. The plan shall be prepared consistent with the park plan requirements detailed in Menifee Municipal Code Chapter 9.86 and Park Design Guidelines, and with Menifee Municipal Code Chapter 15.04 for water efficient landscaping.

Third Park Construction. The park and amenities located within the third park shall be installed and open to the public prior to issuance of the 360th building permit (all phases). The park and amenities shall be installed per City approved park plans. The park and amenities will be inspected by City staff to verify that this has occurred. Failure to comply with any deadline for the development of the improvements and/or amenities shall halt the issuance of building permits and suspension of all building inspections for residential dwelling units within the subdivision. The Community

Development Director shall have the ability to defer the installation of the park landscaping and amenities as noted below, but may require performance securities and additional deposits to cover administrative costs.

Park Construction and Operation.

First Park Construction and Operation. Prior to issuance of the building permit in the Tract Map, the Park, as shown on the TENTATIVE MAP and [Approved] EXHIBIT A, shall be constructed and open to the public. The landscaping, including irrigation, must be consistent with the approved landscaping plans.

Before the issuance of the 120th building permit, Developer shall provide sufficient surety to guarantee that the improvements and/or amenities set forth in the minor plot plan are completed and ready for public use within the timeframes specified above.

Second Park Construction and Operation. Prior to issuance of the building permit in the Tract Map, the Park, as shown on the TENTATIVE MAP [Approved] EXHIBIT B, shall be constructed and open to the public. The landscaping, including irrigation, must be consistent with the approved landscaping plans.

Before the issuance of the 240th building permit, Developer shall provide sufficient surety to guarantee that the improvements and/or amenities set forth in the minor plot plan are completed and ready for public use within the timeframes specified above.

Third Park Construction and Operation. Prior to issuance of the building permit in the Tract Map, the Park, as shown on the TENTATIVE MAP and [Approved] EXHIBIT C, shall be constructed and open to the public. The landscaping, including irrigation, must be consistent with the approved landscaping plans.

Before the issuance of the 360th building permit, Developer shall provide sufficient surety to guarantee that the improvements and/or amenities set forth in the minor plot plan are completed and ready for public use within the timeframes specified above.

II. RESPONSIBILITIES OF CITY

A. City shall provide timely assistance.

City shall make all reasonable efforts to provide all necessary inspections and document reviews within reasonable timeframes that assist the Developer.

B. City shall credit Developer's dedication of park acreage and improvements against Quimby fees due.

Upon dedication of park acreage, construction of improvements, of this 5.35 acres in park and improvements, Developer will have satisfied Quimby park requirements per the provisions of City of Menifee Municipal Code, Chapter 9.55. Pursuant to Government Code Section 66477(a)(2)(B(9)), the value of such dedicated park acreage, any improvements thereto, and any equipment located thereon shall be a credit against the payment of fees or dedication of Land.

III. ASSIGNEES AND SUCCESSORS-IN-INTEREST BOUND

Richland Planned Communities, a California corporation, its assigns and successors-in-interest, shall be bound by the terms and conditions contained in this Agreement.

IV. MISCELLANEOUS

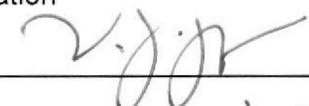
- A. It is expressly understood and agreed by the Owner and the City that the laws of the State of California shall govern them and the interpretation of the Agreement and that any litigation brought because of, or involving this Agreement, shall be initiated exclusively in the Superior Court, Riverside County.
- B. In the event of litigation to enforce this Agreement, the prevailing party in such litigation shall be entitled to reasonable costs and attorneys' fees.
- C. No waiver of any term or condition of this Agreement shall be a continuing waiver thereof.
- D. This Agreement may be amended only in writing signed by both parties.
- E. This Agreement constitutes the entire agreement of the parties and supersedes all other agreements, whether written or oral. However, this Agreement does not supersede any entitlements issued or related conditions of approval.
- F. This Agreement may be executed in counterparts, each of which when so executed shall be deemed and original and all of which, when taken together, shall constitute one and the same instrument.
- G. This Agreement inures to the benefit of and is binding upon, the Parties, and their respective heirs, successors and assigns.
- H. The person(s) executing this Agreement on behalf of the parties hereto warrant that (a) such party is duly organized and existing, (b) they are duly authorized to execute and deliver this Agreement on behalf of said party, and (c) by so executing this Agreement, such party is formally bound to the provisions of this Agreement.

IN WITNESS WHEREOF, the Owner and the City have caused this Agreement to be signed in their names and on their behalf by their duly authorized representatives.

Dated: March 20, ~~2018~~ ²⁰¹⁹

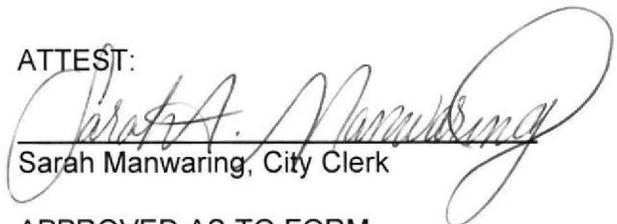
"City"

CITY OF MENIFEE, a California Municipal Corporation

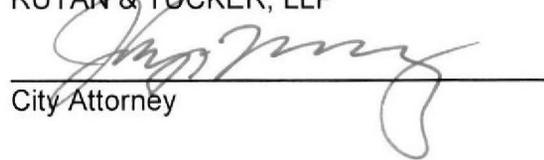
By: 

Its: MAYOR BILL ZIMMERMAN

ATTEST:


Sarah Manwaring, City Clerk

APPROVED AS TO FORM
RUTAN & TUCKER, LLP


City Attorney

Dated: _____, 2018

"Owner"

Richland Planned Communities, a California corporation

By: _____

Print Name: _____

Its: _____

this Agreement does not supersede any entitlements issued or related conditions of approval.

- F. This Agreement may be executed in counterparts, each of which when so executed shall be deemed and original and all of which, when taken together, shall constitute one and the same instrument.
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Dated: _____, __ 2019

"City"

CITY OF MENIFEE, a California Municipal Corporation

By: _____

Its: _____

ATTEST:

Sarah Manwaring, City Clerk

APPROVED AS TO FORM
RUTAN & TUCKER, LLP

City Attorney

Dated: _____, __ 2019

"Owner"

Richland Planned Communities, ^{Inc.} a California corporation

By:  _____

Print Name: John C. Troutman
Vice President

Its: _____

Plant Species / Description	Plant Spacing (ft)	Plant Spacing (m)	Planting Efficiency (ft ²)	ET _{ref} (ET _{ref})	Landscaping Area (sq. ft.)	ET _{ref} Area	Estimated Total Water Use (gallons)
Regular Landscape Areas							
Low water use plantings	5' x 5'	1.5m	0.81	0.50	188,110	8,110	217,220
Medium water use plantings	0.5'	0.15m	0.81	0.50	150,000	9,075	300,075
High water use turf	0.7'	0.21m	0.81	0.50	0	0	0
Low water use plantings	0.5'	0.15m	0.75	0.40	0	0	0
Med. water use plantings	0.5'	0.15m	0.75	0.40	0	0	0
High water use turf	0.7'	0.21m	0.75	0.40	0	0	0
TOTALS					322,110	18,085	560,100

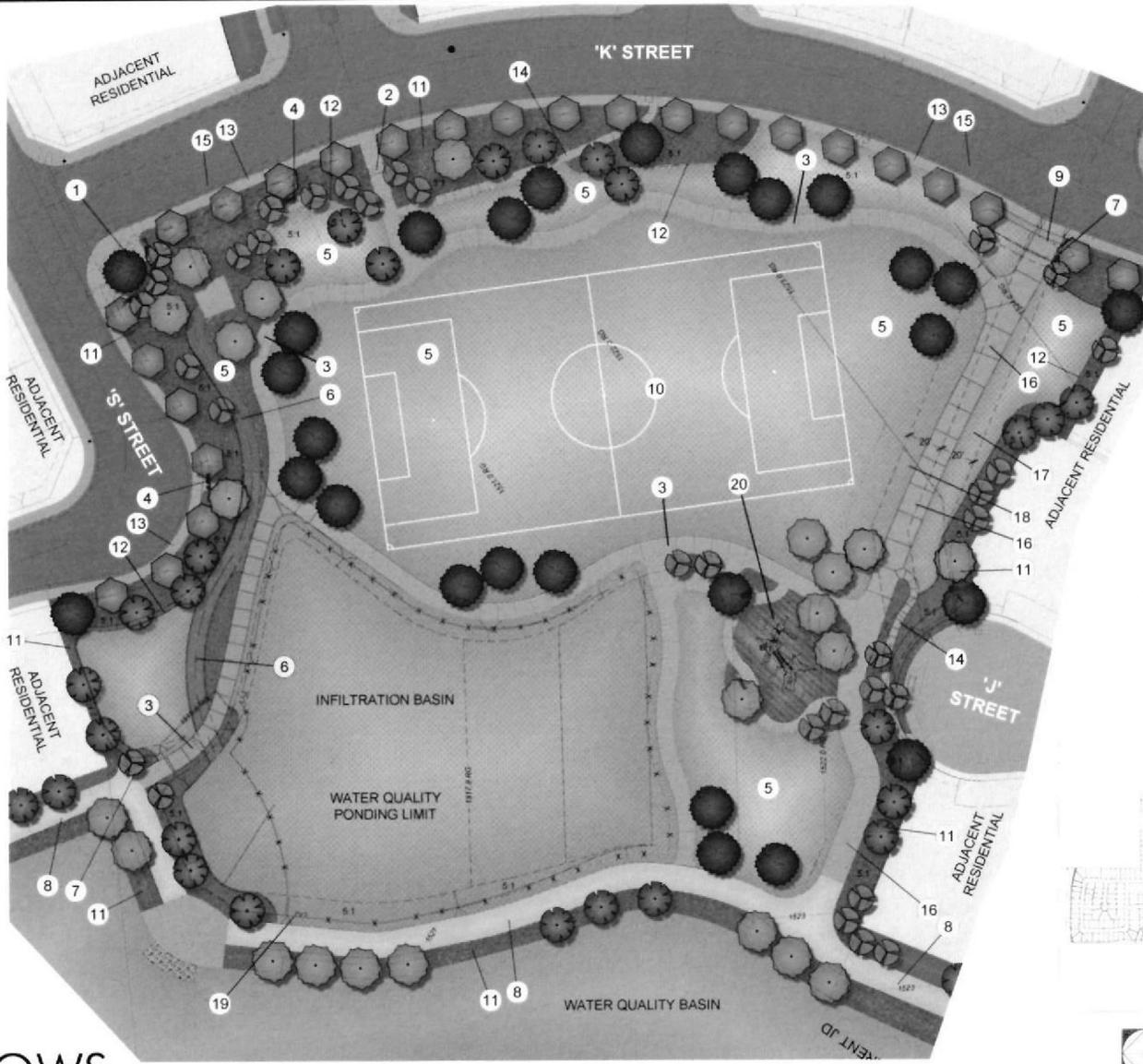
Special Landscape Areas	ET _{ref} Area	Estimated Total Water Use (gallons)
Turf areas	100,000	3,000,000
Grass		
Grass with reduced water		
Water features		
TOTALS	100,000	3,000,000

MAWA	ET _{ref} Area	Estimated Total Water Use (gallons)
MAWA 1	50,000	1,500,000
MAWA 2	50,000	1,500,000
TOTALS	100,000	3,000,000

ETAF Calculations	ETAF	ETAF Area	ETAF Water Use
ETAF 1	0.82	188,110	154,250
ETAF 2	0.82	150,000	123,000
ETAF 3	0.82	0	0
ETAF 4	0.82	0	0
ETAF 5	0.82	0	0
Average ETAF	0.82	338,110	277,250

- LEGEND**
- 1 ENHANCED CORNER ENTRY (SEATWALLS, PAVING, & PLANTING)
 - 2 STAIRS DOWN TO BASIN
 - 3 10' WIDE NATURAL GRAY CONCRETE WALKWAY
 - 4 OVERLOOK W/ BENCH AND TRASH RECEPTACLE
 - 5 TURF
 - 6 LOW FLOW CHANNEL
 - 7 DOG WASTE STATION
 - 8 15' WIDE STABILIZED D.G. VEHICULAR MAINTENANCE ACCESS ROAD (HOA MAINTAINED, NOT A PART OF PARK IMPROVEMENTS)
 - 9 BOLLARDS TO LIMIT VEHICLE ACCESS
 - 10 SOCCER FIELD OVERLAY 140' X 270'
 - 11 PERIMETER SHRUB AND TREE PLANTING
 - 12 CONCRETE MOW CURB (8" X 8")
 - 13 8' WIDE PUBLIC SIDEWALK (TYP)
 - 14 ADA ACCESSIBLE CONCRETE RAMP
 - 15 ON-STREET PARALLEL PARKING
 - 16 18' WIDE NATURAL GRAY CONCRETE WALKWAY / VEHICLE ACCESS
 - 17 20' SEWER EASEMENT
 - 18 20' STORM DRAIN EASEMENT
 - 19 TUBULAR STEEL FENCE AND MAINTENANCE GATE
 - 20 Tot Lot

- NOTES**
- PARK DESIGN SHALL CONFORM TO
 - ADA ACCESSIBILITY GUIDELINES (CURRENT VERSION)
 - 2016 CALIFORNIA BUILDING STANDARDS CODE (CBC, TITLE 24)
 - 2016 CALIFORNIA GREEN BUILDING STANDARDS
 - CITY OF MENIFEE CODES AND STANDARDS INCLUDING
 - MMC CHAPTER 15.04 "LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS"
 - MMC CHAPTER 9.86 "PARK DESIGN, LANDSCAPING, AND TREE PRESERVATION"
 - DESIGN TO COMPLY WITH CITY OF MENIFEE, LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS, ORDINANCE NO 2009-81, AND STATE OF CALIFORNIA AB1881, THE WATER CONSERVATION IN LANDSCAPING ACT (2015 UPDATE)
 - WATER QUALITY TREATMENT FACILITY IS SEPARATE FROM PARK AND RECREATION FACILITY
 - WATER SOURCE IS POTABLE



LANDSCAPE CALCULATIONS

- TOTAL PARK AREA (including Infiltration Basin) 213,400 S.F. (4.9 AC.)
- PARK LANDSCAPE AREA (including Infiltration Basin) 188,840 S.F.
- ACTIVE USE TURF 133,195 S.F.
- PASSIVE USE TURF 23,140 S.F.

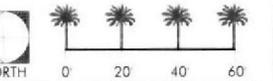
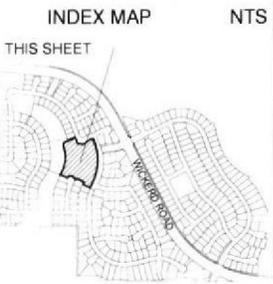
AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY
▲	TRASH RECEPTACLE	5
■	BENCH	4
■	DOG WASTE STATION	2
■	BOLLARD	3

APN # 360-300-002 #360-300-006
 #360-300-003 #360-300-009
 #360-300-005 #360-350-001

SUBMITTAL LOG

SUBMITTAL #	DATE
SUBMITTAL #1	10/19/2017
SUBMITTAL #2	7/9/2018



GOLDEN MEADOWS



310 NORTH JOY STREET CORONA, CA 92879
 T 951.737.1124 F 951.737.6551

MAINTENANCE ENTITY: CFD BASIN / HOA PARK

PARKS CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR RICHLAND COMMUNITIES, INC.

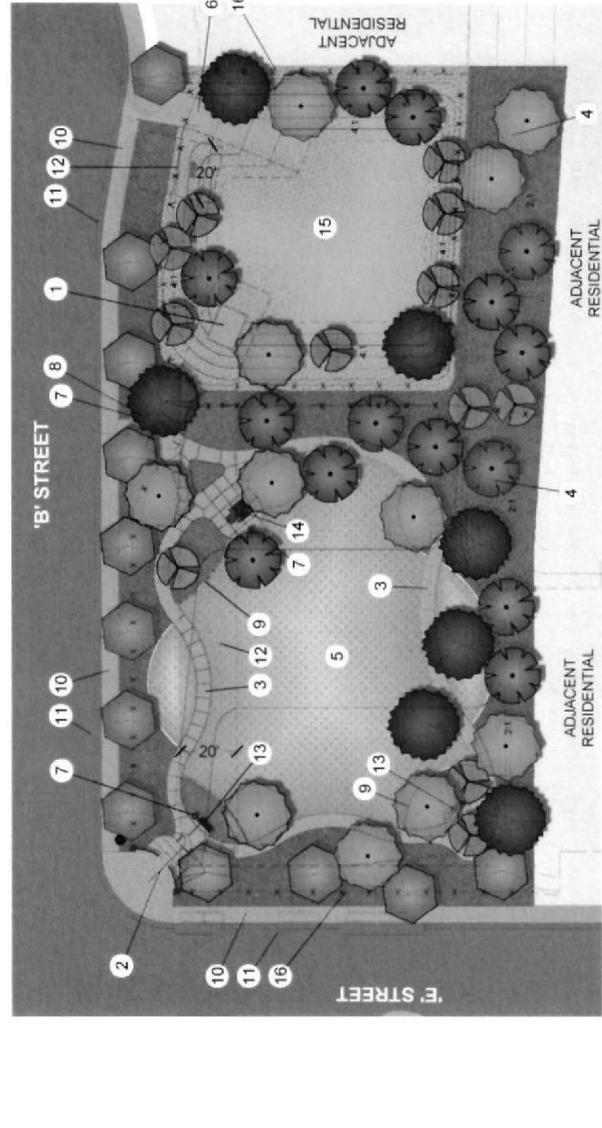
3161 MICHELSON DRIVE, SUITE 425 IRVINE, CA 92612 PHONE (949) 383-4134

CLP-2

DATE

PLANT_SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS
	LACINIA STRATA / CHINESE MYRTLE	24" BOX MIN	L
	PLATANUS ACERIFOLIA / LONDON PLANE TREE	24" BOX MIN	M
	QUERCUS ILEX / HOLLY OAK	24" BOX MIN	L
	RHUS LANCEA / AFRICAN SLEW	24" BOX MIN	L
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS
	CALLISTEMON LITTLE JOHN / DWARF BOTTLEBRUSH	5 GAL MIN	M
	DIETES BICOLOR / FORTNIGHT LILY	5 GAL MIN	M
	HEPHEROMES ARBUTOLIA / TOLON	5 GAL MIN	M
	LEWISIA CONDENSATA / CANYON PRINCE / NATIVE BLUE RYE	5 GAL MIN	M
	MULBERGIA CAPILLARIS / LENCIA / PINK MULHLY	5 GAL MIN	M
	PRUNUS LUCIDA / YONKI / CALIFORNIA CHERRY	5 GAL MIN	M
	PHYRACANTHA ANGUSTIFOLIA / CROZAM / CROME / TM / CROME / PYRACANTHA	5 GAL MIN	M
	RHAPHIDOPIS INDICA / CLABA / INDIAN HAMTHORN	5 GAL MIN	M
	SAVIA LEUCANTHA / SANTA BARBARA / SANTA BARBARA SAGE	5 GAL MIN	M
	WESTRINGIA FRUTICOSA / WYNABIE GEM / WYNABIE GEM COAST ROSEMARY	5 GAL MIN	L
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS
	BACCHARIS PILLULARIS / PIGEON POINT / COYOTE BRUSH	1 GAL	L
	MYOPORUM PARVIFOLIUM / PUTAM CREEK / PROSTRATE MYOPORUM	1 GAL	L
	ROSA & FLOWER CARPET WHITE / WHITE GROUNDCOVER ROSE	1 GAL	L
	ROSMARINUS OFFICINALIS / HUNTINGTON CARPET / HUNTINGTON CARPET ROSEMARY	1 GAL	L
	ROSMARINUS OFFICINALIS / KEN TAYLOR / ROSEMARY	1 GAL	L
VINES/PALER	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS
	DISTICTIS BUCCHINCHIA / BLOOD RED TRUMPET VINE	5 GAL	L
	PARTHENOCISSUS TRICUSPIDATA / BOSTON VY	5 GAL	L
BASIN PLANTS	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS
	BACCHARIS PILLULARIS / PIGEON POINT / COYOTE BRUSH (SLOPE)	1 GAL	L
	JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL	L
	LEWISIA CONDENSATA / NATIVE BLUE RYE (SLOPE)	1 GAL	L
	MULBERGIA CAPILLARIS / LENCIA / PINK MULHLY (SLOPE)	1 GAL	L
	ROSMARINUS OFFICINALIS / HUNTINGTON CARPET / HUNTINGTON CARPET ROSEMARY (SLOPE)	1 GAL	L
	SAVIA LEUCANTHA / SANTA BARBARA / SANTA BARBARA SAGE (SLOPE)	1 GAL	L
TURF	TURF GRASS (COMMON / HYBRID BERMUDA GRASS - 80/40 MIX)	SEED	H



PROJECT: GOLDEN MEADOWS PARK, 3 DATE: 5/11/2018
 SUBMITTAL #1: 10/19/2017
 SUBMITTAL #2: 7/9/2018

APN# 360-300-002 #360-300-006
 #360-300-003 #360-300-009
 #360-300-005 #360-350-001

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LEGEND
 1 DRAINAGE STRUCTURE
 2 ENHANCED PAVING AND PLANTING AT CORNER
 3 WIDE CONCRETE WALKWAY
 4 TRASH RECEPTACLE
 5 DOG WASTE STATION
 6 MAINTENANCE ACCESS ROAD INTO BASIN
 7 DOG WASTE STATION (K' X' T)
 8 DOG WASTE STATION (K' X' T)
 9 8' WIDE PUBLIC SIDEWALK (TYP)
 10 8' WIDE STREET PARALLEL PARKING
 11 STORAGE BIN
 12 PICNIC TABLE
 13 INFILTRATION BASIN
 14 TUBULAR STEEL PERIMETER FENCE AND GATE

NOTES
 PARK DESIGN SHALL CONFORM TO:
 ADA ACCESSIBILITY GUIDELINES (CURRENT VERSION)
 ADA CALIFORNIA BUILDING STANDARDS CODE (CCK)
 2016 CALIFORNIA GREEN BUILDING STANDARDS
 CITY OF MENEFEE CODES AND STANDARDS INCLUDING
 MAC CHAPTER 13.00 "LANDSCAPE WATER USE"
 MFC CHAPTER 8.86 "PARK DESIGN"
 LANDSCAPING AND TREE PRESERVATION
 DESIGN TO COMPLY WITH CITY OF MENEFEE LANDSCAPE AND
 TREE PRESERVATION ORDINANCE (2008-01) AND STATE OF CALIFORNIA (8181) THE WATER
 CONSERVATION IN LANDSCAPING ACT (2013) UPDATE
 WATER QUALITY TREATMENT FACILITY IS SEPARATE FROM
 LANDSCAPE WATER USE FACILITY
 WATER SOURCE IS POTABLE

INDEX MAP
 THIS SHEET



Category	Item	Quantity	Notes
AMENITIES SCHEDULE	TRASH RECEPTACLE	4	
	BENCH	2	
	ADA PICNIC TABLE	1	
	DOG WASTE STATION	2	

Category	Item	Quantity	Notes
LANDSCAPE CALCULATIONS	TOTAL PARK AREA (including infiltration basin)	10,000	
	PARK LANDSCAPE AREA (including infiltration basin)	8,000	
	PASSIVE USE TURF	12,258 S.F.	
	ACTIVE USE TURF	31,845 S.F.	

IRRIGATION SYSTEM DESIGN STATEMENT
 A PERMANENT AUTOMATIC, WEATHER-SENSING IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO THE ROOT ZONE OF PLANTS AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. IF THE SITE IS PLANNED TO UTILIZE RECYCLED WATER IN THE LANDSCAPE, THEN THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH STATE OF CALIFORNIA, CITY OF MENEFEE, AND DISTRICT (EMWD) RULES AND REGULATIONS FOR RECYCLED WATER USE.

DROP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-ENERGY IRRIGATION, SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE IRRIGATION SYSTEM MAY UTILIZE EFFICIENT ROTATOR NOZZLES IN LARGE PLANTING AREAS. SUBJECT TO THE CITY OF MENEFEE, THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF MENEFEE ORDINANCE NO. 2008-01, "LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS".

FOR SITES UTILIZING POTABLE WATER FOR LANDSCAPE IRRIGATION, A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE INSTALLED AFTER THE WATER METER TO PROTECT THE POTABLE WATER SUPPLY IN ACCORDANCE WITH THE STATE OF CALIFORNIA, CITY OF MENEFEE, AND EMWD STANDARDS AND REGULATIONS.

Category	Item	Quantity	Notes
TOTALS	TOTALS	24,725	100%
	TOTALS	24,725	100%
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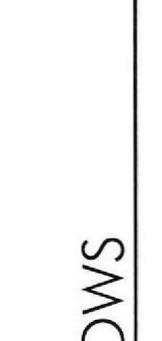
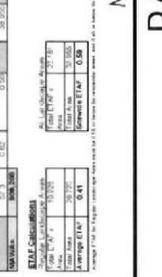
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	TOTALS	24,725	100%
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	TOTALS	24,725	100%

Category	Item	Quantity	Notes
TOTALS	TOTALS	24,725	100%
	TOTALS	24,725	100%
	TOTALS	24,725	100%
	TOTALS	24,725	100%



MAINTENANCE ENTITY: CFD BASIN / HOA DOG PARK NORTH

9900 17350

PARKS CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR RICHLAND COMMUNITIES, INC.

318 WICKERSON DRIVE, SUITE 425 - RIVE CA 92512 PHONE (949) 383-9134

CLIP-3

GOLDEN MEADOWS

 LANDSCAPE ARCHITECTURE
 310 NORTH JOLIY STREET - CORONA, CA 92719
 (951) 737-1124 (951) 737-6551