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

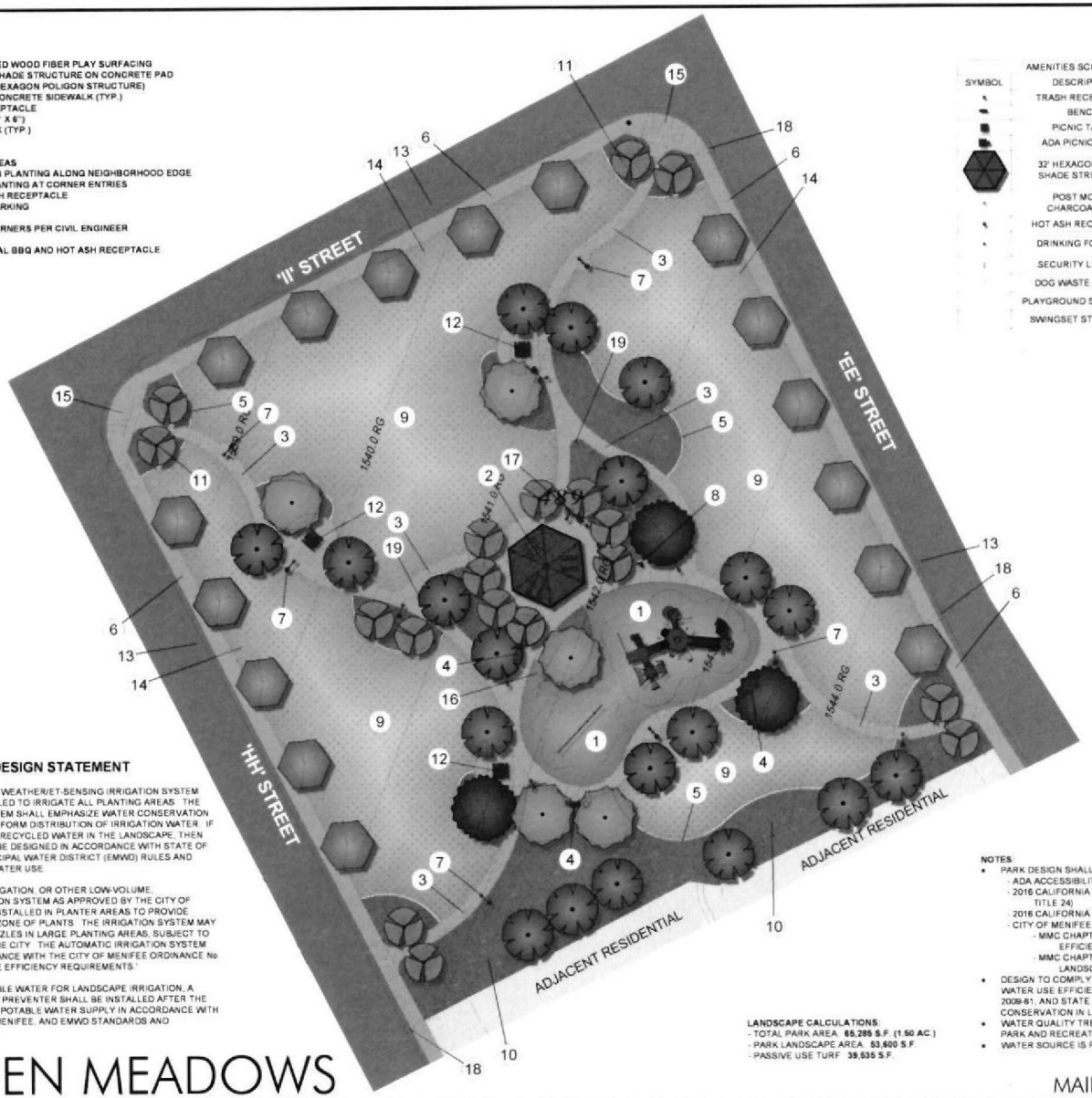
By: _____

Print Name: _____

Its: _____

LEGEND

1. TOT LOT WITH ENGINEERED WOOD FIBER PLAY SURFACING
2. PREFABRICATED STEEL SHADE STRUCTURE ON CONCRETE PAD W/ PICNIC TABLES. (32' HEXAGON POLIGON STRUCTURE)
3. 5' WIDE NATURAL GRAY CONCRETE SIDEWALK (TYP.)
4. BENCH WITH TRASH RECEPTACLE
5. CONCRETE MOW CURB (6" X 6")
6. 6' WIDE PUBLIC SIDEWALK (TYP.)
7. PARK LIGHTING
8. DRINKING FOUNTAIN
9. INFORMAL TURF PLAY AREAS
10. BUFFER TREE AND SHRUB PLANTING ALONG NEIGHBORHOOD EDGE
11. ORNAMENTAL SHRUB PLANTING AT CORNER ENTRIES
12. PICNIC TABLE WITH TRASH RECEPTACLE
13. ON-STREET PARALLEL PARKING
14. STREET RIGHT-OF-WAY
15. ADA RAMP AT STREET CORNERS PER CIVIL ENGINEER
16. ADA RAMP INTO TOT LOT
17. POLE MOUNTED CHARCOAL BBQ AND HOT ASH RECEPTACLE
18. STREET LIGHTING
19. DOG WASTE STATION



AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	TRASH RECEPTACLE	9
	BENCH	3
	PICNIC TABLE	5
	ADA PICNIC TABLE	1
	32' HEXAGON STEEL SHADE STRUCTURE	1
	POST MOUNT CHARCOAL BBQ	1
	HOT ASH RECEPTACLE	1
	DRINKING FOUNTAIN	1
	SECURITY LIGHTING	13
	DOG WASTE STATION	2
	PLAYGROUND STRUCTURE	1
	SWINGSET STRUCTURE	1

WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT: GOLDEN MEADOWS PARK 1 DATE: 4/5/2018

This worksheet is based on the prescriptive approach and is a separate element of the Landscape Documentation Package

Reference Evapotranspiration (ETo) 57.3
Conversion Factor 0.62

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[e]
Regular Landscape Areas							
Low water use plantings	0.3	Drip	0.81	0.37	9600	3600	138,202
Medium water use plantings	0.5	Drip	0.81	0.62	4160	2566	91,227
High water use turf	0.7	Drip	0.81	0.86	0	0	0
Low use plantings	0.3	Rotary Nozzles or Rotors	0.75	0.40	0	0	0
Med use plantings	0.5	Rotary Nozzles or Rotors	0.75	0.67	0	0	0
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.93	0	0	0
				TOTALS	14,060	6236	221,409
Special Landscape Areas							
Turf areas parks				1	39,535	39,535	1,404,520
Irrigated w/ recycled water				1		0	0
Water features				1	0	0	0
				TOTALS	39,535	39,535	1,404,520
						ETWU Total	1,626,010
				Maximum Allowed Water Allowance (MAWA)[f]			1,654,268

MAWA

ETAF for residential areas is .55 or .45 for commercial areas

MAWA =	ETO *	Conv. Factor *	(ETAF	*	LA)	+	(1-ETAF)	*	SLA)
	57.3	0.62	0.55		53,595		0.55		39,535
MAWA=	**1,654,268**								

ETAF Calculations

Regular Landscape Areas	
Total ETAF * Area	6,236
Total Area	14,060
Average ETAF	**0.44**

All Landscape Areas	
Total ETAF * Area	45,772
Total Area	53,595
Estimate ETAF	**0.85**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas

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

SUBMITTAL LOG

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

IRRIGATION SYSTEM DESIGN STATEMENT

A PERMANENT AUTOMATIC, WEATHER/ET-SENSING IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION 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 AND EASTERN MUNICIPAL WATER DISTRICT (EMWD) RULES AND REGULATIONS FOR RECYCLED WATER USE.

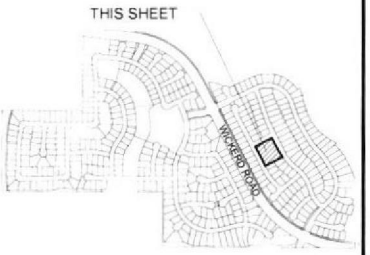
DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM AS APPROVED BY THE CITY OF MENIFEE AND EMWD, SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE IRRIGATION SYSTEM MAY UTILIZE EFFICIENT ROTATOR NOZZLES IN LARGE PLANTING AREAS, SUBJECT TO THE APPROVAL OF EMWD AND THE CITY. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF MENIFEE ORDINANCE No. 2009-61, "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 STATE OF CALIFORNIA, CITY OF MENIFEE, AND EMWD STANDARDS AND REQUIREMENTS.

LANDSCAPE CALCULATIONS:
- TOTAL PARK AREA: **65,285 S.F. (1.50 AC.)**
- PARK LANDSCAPE AREA: **53,600 S.F.**
- PASSIVE USE TURF: **39,535 S.F.**

NOTES:
- PARK DESIGN SHALL CONFORM TO
  - ADA ACCESSIBILITY GUIDELINES (CURRENT VERSION)
  - 2016 CALIFORNIA BUILDING STANDARDS CODE (CCR, 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 2009-61, 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

INDEX MAP NTS



GOLDEN MEADOWS

MAINTENANCE ENTITY: HOA

NORTH 0 20' 40' 60'

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

PARKS CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR RICHLAND COMMUNITIES, INC.

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

PP2017-350

CLP-1

WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT: GOLDEN MEADOWS PARK 2 DATE: 4/6/2018

This worksheet is filled out by the project applicant and is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 57.3
Conversion Factor 0.62

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
Low water use plantings	0.3	Drip	0.81	0.37	18819	6115	217,258
Medium water use plantings	0.5	Drip	0.81	0.62	15000	9277	329,674
High water use Lvl	0.7	Drip	0.81	0.86	0	0	0
Low use plantings	0.3	Rotary Nozzles or Rotors	0.75	0.40	0	0	0
Med use plantings	0.5	Rotary Nozzles or Rotors	0.75	0.67	0	0	0
High water use Lvl	0.7	Rotary Nozzles or Rotors	0.75	0.93	0	0	0
				TOTALS	33,819	15391	546,932
Special Landscape Areas							
Turf areas (SFH)				1	156,335	156,335	5,553,957
Irrigated w/ recycled water				1	0	0	0
Water features				1	0	0	0
				TOTALS	156,335	156,335	5,553,957
						ETWU Total	6,122,889
				Maximum Allowed Water Allowance (MAWA)*			6,131,432

MAWA

ETAF for residential areas is .55 or .45 for commercial areas

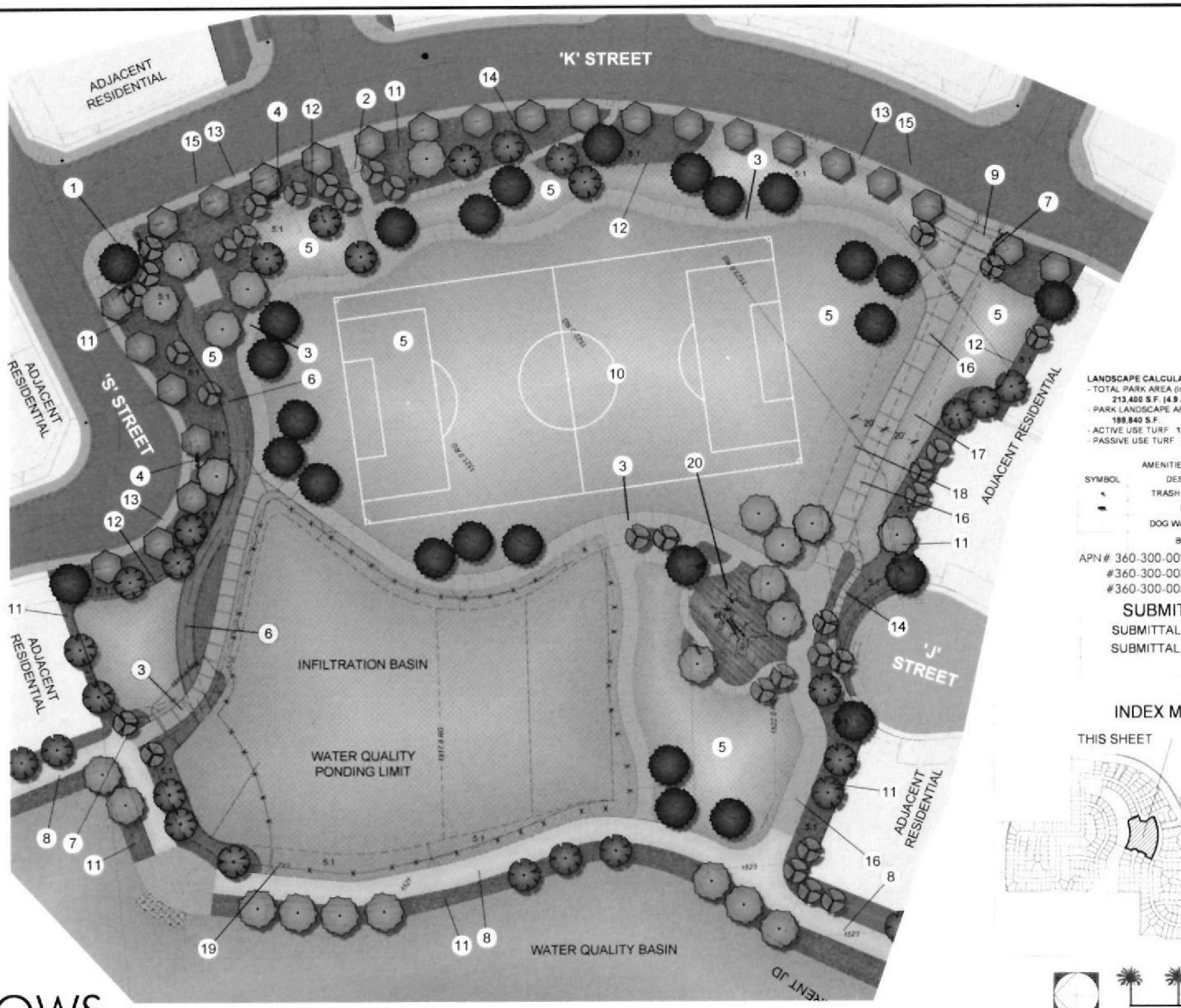
MAWA =	ETO *	Conv. Factor *	(ETAF	*	LA)	+	(1-ETAF)	*	SLA)
	57.3	0.62	0.55		188,845		0.50		156,335
MAWA=	**6,131,432**								

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	15,961
Total Area	32,510
Average ETAF	**0.49**

All Landscape Areas	
Total ETAF x Area	172,326
Total Area	188,845
Sitewide ETAF	**0.91**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



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 (6" X 6")
13. 6' WIDE PUBLIC SIDEWALK (TYP.)
14. ADA ACCESSIBLE CONCRETE RAMP
15. ON-STREET PARALLEL PARKING
16. 15' 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 (CCR, 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"
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- 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

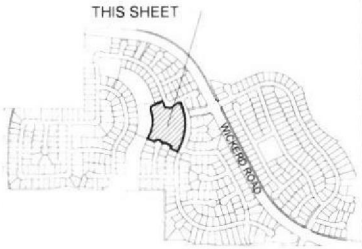
SYMBOL	DESCRIPTION	QTY
	TRASH RECEPTACLE	5
	BENCH	4
	DOG WASTE STATION	2
	BOLLARD	3

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

SUBMITTAL LOG

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

INDEX MAP NTS



GOLDEN MEADOWS

MAINTENANCE ENTITY: CFD BASIN / HOA PARK

NORTH 0 20 40 60

PARKS CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR RICHLAND COMMUNITIES, INC.

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

P92017-350

CLP-2

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

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	24" BOX MIN	L
	PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX MIN	M
	PLATANUS ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE	24" BOX MIN	M
	QUERCUS ILEX / HOLLY OAK	24" BOX MIN	L
	RHUS LANCEA / AFRICAN SUMAC	24" BOX MIN	L

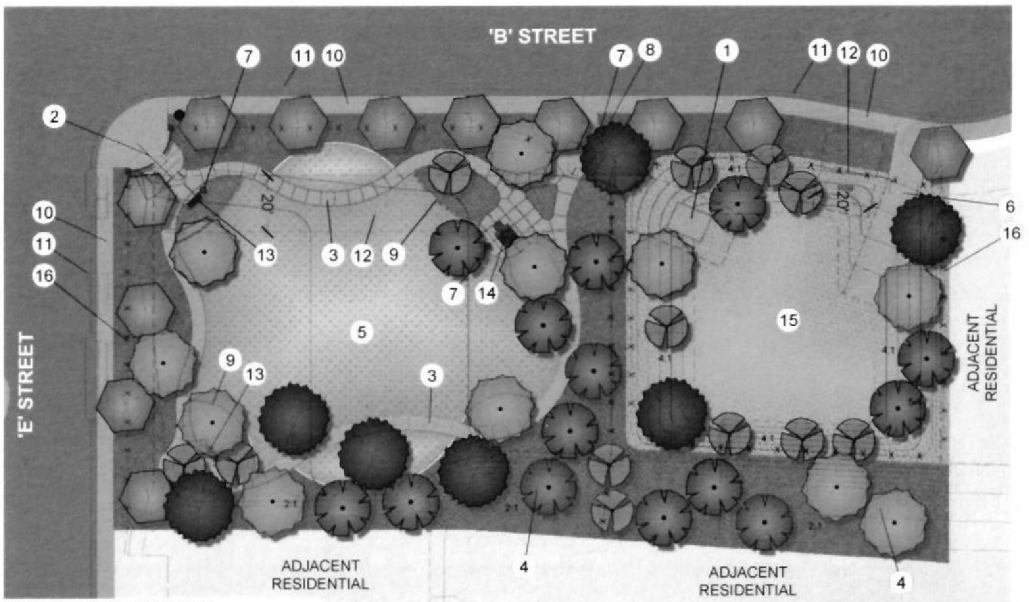
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GAL MIN	L
	DIETES BICOLOR / FORTNIGHT LILY	5 GAL MIN	M
	DIETES X ORANGE DROP / ORANGE DROP FORTNIGHT LILY	5 GAL MIN	M
	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL MIN	L
	LEYMUS CONDENSATUS 'CANYON PRINCE' / NATIVE BLUE RYE	5 GAL MIN	M
	MUHLENBERGIA CAPILLARIS 'LENCA' / PINK MUHLY	5 GAL MIN	L
	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL MIN	L
	PRUNUS ILICIFOLIA LYONII / CATALINA CHERRY	5 GAL MIN	L
	PYRACANTHA ANGUSTIFOLIA 'GNOZAM GNOME' TM / GNOME PYRACANTHA	5 GAL MIN	M
	RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	5 GAL MIN	M
	ROSA FLORIBUNDA 'ICEBURG' / WHITE ICEBURG ROSE	5 GAL MIN	M
	SALVIA GREGGII / AUTUMN SAGE	5 GAL MIN	L
	SALVIA LEUCANTHA 'SANTA BARBARA' / SANTA BARBARA SAGE	5 GAL MIN	L
	WESTRINGIA FRUTICOSA 'WYNABBIE GEM' / WYNABBIE GEM COAST ROSEMARY	5 GAL MIN	L

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS	SPACING
	BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH	1 GAL	L	48" o.c.
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PROSTRATE MYOPORUM	1 GAL	L	48" o.c.
	ROSA X FLOWER CARPET AMBER / AMBER GROUNDCOVER ROSE	1 GAL	L	24" o.c.
	ROSA X FLOWER CARPET WHITE / WHITE GROUNDCOVER ROSE	1 GAL	L	24" o.c.
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1 GAL	L	48" o.c.
	ROSMARINUS OFFICINALIS 'KEN TAYLOR' / ROSEMARY	1 GAL	L	48" o.c.

VINE/ESPALIER	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS
	DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE	5 GAL	M
	PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY	5 GAL	M

BASIN PLANTS	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS	SPACING
	BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH (SLOPE)	1 GAL	L	48" o.c.
	JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL	L	
	LEYMUS CONDENSATUS 'CANYON PRINCE' / NATIVE BLUE RYE (SLOPE)	5 GAL	L	
	LEYMUS TRITICOIDES 'LAGUNITA' / WILD RYE	HYDROSEED	L	
	MUHLENBERGIA CAPILLARIS 'LENCA' / PINK MUHLY (SLOPE)	5 GAL	L	
	ROSMARINUS OFF. 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY (SLOPE)	1 GAL	L	48" o.c.
	SALVIA LEUCANTHA 'SANTA BARBARA' / SANTA BARBARA SAGE (SLOPE)	5 GAL	L	

TURF		SEED	H
	TURF GRASS (COMMON / HYBRID BERMUDA GRASS - 80/40 MIX)		



LANDSCAPE CALCULATIONS:
- TOTAL PARK AREA (Including Infiltration Basin)
  43,360 S.F. (.94 AC.)
- PARK LANDSCAPE AREA (Including Infiltration Basin)
  38,956 S.F.
- PASSIVE USE TURF: **12,236 S.F.**

AMENITIES SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	TRASH RECEPTACLE	4
	BENCH	2
	ADA PICNIC TABLE	1
	DOG WASTE STATION	2

IRRIGATION SYSTEM DESIGN STATEMENT

A PERMANENT AUTOMATIC, WEATHER/ET-SENSING IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION 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 AND EASTERN MUNICIPAL WATER DISTRICT (EMWD) RULES AND REGULATIONS FOR RECYCLED WATER USE.

DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM AS APPROVED BY THE CITY OF MENIFEE AND EMWD, 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 APPROVAL OF EMWD AND THE CITY. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF MENIFEE ORDINANCE No. 2009-61, "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 STATE OF CALIFORNIA, CITY OF MENIFEE, AND EMWD STANDARDS AND REQUIREMENTS.

WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT: GOLDEN MEADOWS PARK 3 — DATE: 5/11/2018

This worksheet is filled out by the project applicant and is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 57.3
Conversion Factor 0.62

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation method[c]	Irrigation Efficiency (IE)[d]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[e]
Regular Landscape Areas							
Low water use plantings	0.3	Drip	0.81	0.37	2266	838.2	296,705
Medium water use plantings	0.5	Drip	0.81	0.62	4175	2574	91,447
High water use turf	0.7	Drip	0.81	0.86	0	0	0
Low use plantings	0.3	Rotary Nozzles or Rotors	0.75	0.40	0	0	0
Med use plantings	0.5	Rotary Nozzles or Rotors	0.75	0.67	0	0	0
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.93	0	0	0
				TOTALS	26,720	10926	388,154
Special Landscape Areas							
Turf areas parks				1	12,236	12,236	434,661
irrigated w/ recycled water				1	0	0	0
Water features				1	0	0	0
				TOTALS	12,236	12,236	434,661
						ETWU Total	822,815
				Maximum Allowed Water Allowance (MAWA)			908,208

MAWA

ETAF for residential areas is .55 or .45 for commercial areas

MAWA =	(ETo *	0.62	Conv. Factor) *	(0.55	ETAF)	*	(LA	38,956	+	(1-ETAF)	0.45	*	SLA)	12,236
MAWA=	**908,208**													

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	10,926
Total Area	26,720
Average ETAF	**0.41**

All Landscape Areas	
Total ETAF x Area	23,162
Total Area	38,956
Estimate ETAF	**0.59**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas.

LEGEND

1. DRAINAGE STRUCTURE
2. ENHANCED PAVING AND PLANTING AT CORNER
3. 5' WIDE CONCRETE WALKWAY
4. PERIMETER SHRUB AND TREE PLANTING
5. DOG PARK
6. MAINTENANCE ACCESS ROAD INTO BASIN
7. TRASH RECEPTACLE
8. DOG WASTE STATION
9. CONCRETE MOW CURB (6" X 8")
10. 6' WIDE PUBLIC SIDEWALK (TYP.)
11. ON-STREET PARALLEL PARKING
12. STORM DRAIN EASEMENT
13. SEATING AREA
14. PICNIC TABLE
15. INFILTRATION BASIN
16. TUBULAR STEEL PERIMETER FENCE AND GATE

NOTES:
- PARK DESIGN SHALL CONFORM TO
  - ADA ACCESSIBILITY GUIDELINES (CURRENT VERSION)
  - 2016 CALIFORNIA BUILDING STANDARDS CODE (CCR, 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. 2009-61, 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

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

SUBMITTAL LOG

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

INDEX MAP NTS

THIS SHEET

MAINTENANCE ENTITY: CFD BASIN / HOA DOG PARK

NORTH 0' 20' 40' 60'

GOLDEN MEADOWS

PARKS CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR RICHLAND COMMUNITIES, INC.

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

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

PP2017-350

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