

REIMBURSEMENT AGREEMENT

THIS REIMBURSEMENT AGREEMENT is made and entered into this _____ (“Effective Date”) by and between the City of Palm Desert, California charter city (“City”) and Millennium Palm Desert HOA, Inc. dba Genesis, a California nonprofit mutual benefit common interest development corporation (“HOA”). City and HOA are sometimes referred to herein individually as “Party” and collectively as “Parties.”

RECITALS

WHEREAS, on March 12, 2015, the City Council approved certain development entitlements for The Millennium Palm Desert project located on 152 acres bounded by Gerald Ford Drive to the south, Union Pacific Railroad to the north, Portola Avenue to the west, and Technology Drive to the east (“Project”);

WHEREAS, City Council Resolution No. 2015-15 required the Project applicant to submit landscape plans for the installation of tree plantings and irrigation improvements along Project’s north boundary;

WHEREAS, the City approved the Project’s final landscape plans on February 24, 2016 (“Landscape Plans”);

WHEREAS, following turnover from the Project applicant, HOA has operated as a governing body for the development, providing management, maintenance, and regulatory functions for the residents and property owners within the development;

WHEREAS, upon inspection, City and HOA have discovered that thirty three (33) trees designated in the original Landscape Plans were omitted from the Project, as indicated in **Exhibit “A”** attached hereto and incorporated herewith (“Landscape Plans – Omitted Tree Locations”).

WHEREAS, the City wishes to reimburse HOA for the thirty three (33) trees and related installation costs (“Landscape Improvements”) pursuant to the terms of this Agreement. Nothing else shall be considered a Landscape Improvement for the purposes of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Incorporation of Recitals. The recitals set forth above, and all defined terms set forth in such recitals and in the introductory paragraph preceding the recitals, are hereby incorporated in this Agreement as if set forth herein in full, and the Parties agree as to the accuracy of same.

2. City’s Obligations.

2.1 City agrees to reimburse HOA for the cost and installation of the Landscape Improvements up to a maximum amount of Twenty Thousand Two Hundred Sixty Five Dollars (\$20,265) (“Reimbursement Amount”) pursuant to Section 4 of this Agreement. Use of the Reimbursement Amount shall be limited to the cost of purchasing, planting, and installing the



trees, including related irrigation and equipment. A proposal obtained by City from Vintage Landscape Inc. for the Landscape Improvements is attached hereto as **Exhibit “B”** for reference purposes only.

2.2 Upon installation of the Landscape Improvements, City shall participate with HOA in a joint field inspection of the Landscape Improvements.

3. HOA’s Obligations.

3.1 HOA shall work with a licensed landscape contractor to ensure that the Landscape Improvements are installed in a workmanlike manner according to standard industry practices and in conformance with Exhibit “A” Landscape Plans – Omitted Tree Locations.”

3.2 Upon installation of the Landscape Improvements, HOA shall participate with City in a joint field inspection of the Landscape Improvements.

3.3 Following the inspection, HOA shall inform City in writing of acceptance of Landscape Improvements and invoice City in accordance with Section 4, below.

4. Reimbursement. City agrees to reimburse HOA for the Landscape Improvements in the following specified manner:

4.1 Following the joint inspection and HOA’s written acceptance of the Landscape Improvements, HOA shall submit to City an itemized invoice of an amount not to exceed the One-Time Reimbursement Amount for the actual cost of the Landscape Improvements.

4.2 Upon receipt of the invoice, City agrees to pay the reasonable invoiced amount not to exceed the One-Time Reimbursement Amount within thirty (30) calendar days from the date that the City receives the invoice.

4.3 Following reimbursement by City pursuant to this Section, City shall have no additional or continuing obligations under this Agreement.

5. Maintenance. Following the installation of the Landscape Improvements, HOA, to the extent otherwise responsible, shall be responsible for maintaining the Landscape Improvements, including maintenance and operation of any irrigation system, and payment of all electric and water charges in connection therewith. City shall have no maintenance obligations under this Agreement.

6. Ownership. Upon installation, to the extent otherwise required, the Landscape Improvements shall become part of the common elements of the subdivision and shall be under the ownership and control of the HOA.

7. Term and Termination. The term of this Agreement shall begin on the Effective Date and shall remain in effect until the Landscape Improvements have been completed and City has reimbursed HOA as provided in Section 4 of this Agreement (“Term”). HOA’s maintenance obligations in Section 5 and the Parties’ indemnity obligations in Section 8 shall survive the expiration of the Term.



8. Mutual Releases. In further consideration of this Agreement and in recognition of the benefits to be derived therefrom, the Parties, and each of them, on behalf of themselves, and their owners, predecessors, successors, heirs, executors, administrators, assigns, agents, directors, officers, partners, joint ventures, board members, elected and appointed officials, employees, representatives, insurance companies and/or lawyers, and all persons acting by, through, under, or in concert with them or any of them, past and present do hereby release, and fully and finally and forever, discharge each of the other Parties, including each Party's owners, predecessors, successors, heirs, executors, administrators, assigns, agents, directors, officers, partners, joint ventures, board members, elected and appointed officials, employees, representatives, insurance companies and/or lawyers, and all persons acting by, through, under, or in concert with them or any of them, past and present (hereinafter collectively called "Additional Releasees") of and from any and all manner of actions or causes of action, in law or in equity, suits, debts, liens, liabilities, claims, demands, and damages of any nature whatsoever, known or unknown, fixed or contingent (hereinafter called "Claims"), including, without limitations, Claims which HOA now has or may in the future have against City and/or the Additional Releasees as alleged in or arising out of, or which could have been raised in, or related to the Landscape Plans, or the rights and obligations under this Agreement.

9. Civil Code section 1542 Release. The Parties, and each of them, intend that this Agreement shall be a full and final settlement of and bar to any and all claims and/or causes of action arising between and/or among them. In connection with the release made herein, the Parties acknowledge that they may hereafter discover facts different from or in addition to the facts which they may know or believe to be true with respect to the Project, Project inspections, the Landscape Plans, and/or released Claims, but that they intend to fully and forever settle all disputes by and between them and Additional Releasees. In furtherance of such intention, the release given herein shall be and remain in effect as a full and complete mutual release, notwithstanding discovery of any such different or additional facts. Therefore, the Parties, and each of them, acknowledge that they have been informed of and are familiar with the provisions of Civil Code section 1542, which provides as follows:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

The Parties, and each of them, hereby waive and relinquish all rights and benefits under Civil Code section 1542 to the full extent that they may lawfully waive all such rights and benefits pertaining to the released Claims.

10. Denial of Liability. Each Party expressly denies any wrongdoing in connection with the actions or inactions related to the Project, Project inspections, and Landscape Plans. Neither this Agreement nor any action taken pursuant to this Agreement shall constitute any admission of any wrongdoing, fault, violation of law, or liability of any kind on the part of any Party, or any admission by and of the Parties, or any of them, of any claim or allegations made in any action



against any Party. This Agreement is entered into, in substantial part, to avoid any future risk of disagreement or litigation between the Parties.

11. No Assignment of Claim. The Parties, and each of them, represent and warrant that they have not sold, assigned or transferred, or purported to sell, assign or transfer, and shall not hereafter sell, assign or transfer, any obligations, liabilities, demands, claims, costs, expenses, debts, controversies, damages, rights, actions, or causes of action released pursuant to this Agreement.

12. Mutual Indemnification.

12.1 During the performance of this Agreement, the HOA agrees to indemnify, defend, and hold harmless the City, its elected and appointed officials, officers, agents, employees, and volunteers from and against any and all liabilities, claims, damages, losses, demands, lawsuits, costs, and expenses, including attorney fees, arising out of or resulting from the willful misconduct or negligent acts, errors, or omissions of the HOA, its board members, agents, volunteers, employees, or contractors, in connection with the performance or non-performance this Agreement, except to the extent such liabilities, claims, damages, losses, demands, lawsuits, costs, and expenses are attributable to the negligence or willful misconduct of the City.

12.2 During the performance of this Agreement, the City agrees to indemnify, defend, and hold harmless the HOA, its officers, board members, committee members, employees, agents, and volunteers from and against any and all liabilities, claims, damages, losses, demands, lawsuits, costs, and expenses, including attorney fees, arising out of or resulting from the willful misconduct or negligent acts, errors, or omissions of the City, its elected and appointed officials, officers, employees, agents, or volunteers, in connection with the performance or non-performance of this Agreement, except to the extent such liabilities, claims, damages, losses, demands, lawsuits, costs, and expenses are attributable to the negligence or willful misconduct of the HOA.

12.3 Promptly after receipt of notice of any claim or legal proceeding related to this Agreement, the indemnified party shall give the indemnifying party written notice of the claim or proceeding. The indemnifying party shall have the right to assume and control the defense of any such claim or legal proceeding at its own expense and through counsel of its own selection; however, the indemnified party shall have the right to participate in such defense at its own cost.

12.4 No party may settle any action or claims on the other's behalf without first obtaining the written consent of the other party, which shall not be unreasonably withheld or delayed.

12.5 Each party agrees to maintain sufficient insurance coverage to fulfill its indemnification obligations under this Section. The limits of said insurance shall not, however, limit the indemnification obligations contained in this Section.

12.6 The indemnification obligations under this Section shall survive the termination or expiration of this Agreement.

13. Miscellaneous.

13.1 Notice. Any notice or other communication to be given to any part pursuant to this Agreement shall be given by delivering same in writing to the Parties at the addresses set forth below:



To City: City of Palm Desert
73-510 Fred Waring Dr.,
Palm Desert, CA 92260
Attn: Todd Hileman, City Manager

To HOA: Millennium Palm Desert HOA, Inc. dba
Genesis
36945 Cook Street, Ste. 104,
Palm Desert, CA 92260
Attn: Seabreeze Management

Such notice shall be deemed given when deposited into the United States mail, postage prepaid, addressed to the Parties at the addresses above. Nothing shall preclude the giving of personal service notice.

13.2 Entire Agreement. This Agreement constitutes the entire understanding and sole agreement between the Parties with regard to the subject matter hereof and supersedes all prior understandings and agreements, whether written or oral, between the Parties.

13.3 Amendment. This Agreement may only be amended by an instrument in writing signed by both Parties.

13.4 Governing Law and Venue. This Agreement shall be governed by the laws of the state of California. The Parties hereby agree that venue for any action brought to enforce the terms of this Agreement shall be in a court of competent jurisdiction in the County of Riverside, California and consent to the jurisdiction thereof.

13.5 No Partnership. This Agreement shall not be construed as creating a partnership or joint venture between City and HOA or between either of them and any third party or cause either of them to be responsible in any manner for the others' or any third party's debts or obligations.

13.6 Assignment. HOA may not assign this Agreement or any right or duty hereunder to any entity without the express prior written approval of the City.

13.7 Construction of Agreement. This Agreement shall be construed without regard to the identity of the person who drafted it. The Parties agree that any rule of construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

13.8 Authority. City and HOA represent and warrant that they have the authority to execute and enter into this Agreement without the need to obtain any other approvals prior to or subsequent to the execution of this Agreement.

13.9 Severability. If any provision of this Agreement is declared by a court of competent jurisdiction to be invalid, illegal, or unenforceable, such provision shall be severed from the Agreement and the other provisions shall remain in full force and effect.



13.10 Counterparts. This Agreement may be executed in counterparts, all of which together shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective date written above.

CITY OF PALM DESERT

DATE: _____ BY: _____
Todd Hileman
City Manager

ATTEST: _____

MILLENNIUM PALM DESERT HOA, INC. DBA GENESIS

DATE: _____ BY: _____
Stephen Nelson
Chairman and President

ATTEST: _____



EXHIBIT A

Landscape Plans – Omitted Tree Locations





MILLENNIUM LANDSCAPE LEGEND											
TREES											
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	UNITS	SIZE	HEIGHT	SPREAD	CALIFER	O.C. SPACING	WUCOLS REGION	REMARKS
(A)	ACACIA STENOXYLA	SHINY WING ACACIA	23	EA	24" BOX	75-90	15-20		25'-0" O.C.	L	2 EA, INSTALL PER DETAIL, P. 13.302
(B)	CAESALPINIA CLUNIFLORIBUNDA	WEEVER SHEDDAR	238	EA	24" BOX	70	20		35'-0" O.C.	M	2 EA IN CITY MEDIUM 3' EA IN HOA AREA TRIANGULARLY SPACED. INSTALL PER DETAIL, P. 13.302
(C)	CHERESIA LINEARIS	DESERT WILLOW	9	EA	24" BOX	22-25	13-20		25'-0" O.C.	M	2 EA IN CITY MEDIUM 3' EA IN HOA AREA TRIANGULARLY SPACED. INSTALL PER DETAIL, P. 13.302
(D)	CHORDA SPICATA	FLOSS SILK TREE	17	EA	24" BOX	30-40	25-30		25'-0" O.C.	M	2 EA IN CITY MEDIUM 3' EA IN HOA AREA TRIANGULARLY SPACED. INSTALL PER DETAIL, P. 13.302
(E)	DAUBENBERGIA SIBSDO	SIBSDO BELL	3	EA	24" BOX	10-50	50		25'-0" O.C.	L	2 EA IN CITY MEDIUM 3' EA IN HOA AREA TRIANGULARLY SPACED. INSTALL PER DETAIL, P. 13.302
(F)	DELEPTEUSIA ANIMATA	CYNOSBAMBI TREE	2	EA	24" BOX	50-55	30-40		25'-0" O.C.	M	2 EA IN CITY MEDIUM 3' EA IN HOA AREA TRIANGULARLY SPACED. INSTALL PER DETAIL, P. 13.302
(G)	LEAES HOENIA INMOXA	ORANGE MITRELE	7	EA	24" BOX	15-20	10-15		15'-0" O.C.	M	2 EA IN CITY MEDIUM 3' EA IN HOA AREA TRIANGULARLY SPACED. INSTALL PER DETAIL, P. 13.302
(H)	QUINCY TITCOTA	DESERT RADNARD	19	EA	24" BOX	26-30	28-30		25'-0" O.C.	L	2 EA, INSTALL PER DETAIL, P. 13.302
(I)	PARKSONIA FLORIDA	BLUE PALM VERDE	20	EA	24" BOX	25-30	25-30		25'-0" O.C.	L	2 EA, INSTALL PER DETAIL, P. 13.302
(J)	PARKSONIA PRAEFOXA	SOLOMONIAN PALM VERDE	7	EA	24" BOX	30-35	30-35		25'-0" O.C.	L	2 EA, INSTALL PER DETAIL, P. 13.302
(K)	PHOENIX SACTYLIFERA	DATE PALM DATE PALM	36	EA	25" B.T.H.	80	28		25'-0" O.C.	M	PROXIMAL SUPPLIER NO B.T.H. SPACING ALLOWED
(L)	PIRULIDARICA	ARGEMONE	10	EA	24" BOX	30-40	25-40		25'-0" O.C.	M	2 EA IN CITY MEDIUM 3' EA IN HOA AREA TRIANGULARLY SPACED. INSTALL PER DETAIL, P. 13.302
(M)	PLISTADIA CHINENSIS	CHINESE HIBISCUS	9	EA	24" BOX	70-80	40-50		25'-0" O.C.	M	2 EA IN CITY MEDIUM 3' EA IN HOA AREA TRIANGULARLY SPACED. INSTALL PER DETAIL, P. 13.302
(N)	PROSOPIA GLAUCOLIOSA	HONEY MESQUITE	20	EA	24" BOX	23-30	25-30		25'-0" O.C.	L	2 EA, INSTALL PER DETAIL, P. 13.302
(O)	PROSOPIA PHOENIX	PHOENIX MESQUITE	27	EA	24" BOX	25-30	25-30		25'-0" O.C.	L	2 EA, INSTALL PER DETAIL, P. 13.302
(P)	PROSOPIA VALLINA	ARIZONA MESQUITE	4	EA	24" BOX	25-30	25-30		25'-0" O.C.	L	2 EA, INSTALL PER DETAIL, P. 13.302
(Q)	PROSOPIA VIRGIDIS	DESERT SAGE TREE	273	EA	24" BOX	10-15	10-15		15'-0" O.C.	L	2 EA, INSTALL PER DETAIL, P. 13.302
(R)	YUSSINGTONIA HELIOPHILA	CALIFORNIA FAN PALM	22	EA	25" B.T.H.	40-50	15		15'-0" O.C.	M	2 EA IN CITY MEDIUM 3' EA IN HOA AREA TRIANGULARLY SPACED. INSTALL PER DETAIL, P. 13.302
(S)	WASHINGTONIA ROBERTA	VERDE HAN PALM	112	EA	25" B.T.H.	40-100	15		15'-0" O.C.	M	2 EA IN CITY MEDIUM 3' EA IN HOA AREA TRIANGULARLY SPACED. INSTALL PER DETAIL, P. 13.302

- Missing
- Replaced
- Added plant material not reflected on the plan set

NOTES:
 1. ALL OF THE PHOENIX SACTYLIFERA PALMS FOR THE MILLENNIUM PALM DESERT PROJECT WILL BE SPACED TO ONE OF THE TWO LOCAL NUMBERS LISTED BELOW:
 WO YOUNG
 INDIO, CA
 PHONES: (925) 947-7000
 PRICER NURSERY
 LA QUENTA, CA
 DAVE PRICE 760-777-7323
 2. SINCE THE IRRIGATION EMITTER AND DRAINER QUANTITY FOR PLANT WATERING IS VARIABLE, PLEASE USE THE ACTUAL WATER REQUIREMENT MAY VARY BASED ON INSTALLED LOCATION AND NO CLIMATE REVERSE CONTRACTOR SHOULD MONITOR THE OVERALL HEALTH OF THE PLANT MATERIAL AND ADJUST THE EMITTER / DRAINER QUANTITIES AS NEEDED.

VALLEYCREST
 L42591
 DATE: 02/15/2016
 DRAWN BY: VR
 CHECKED BY: WG & DS

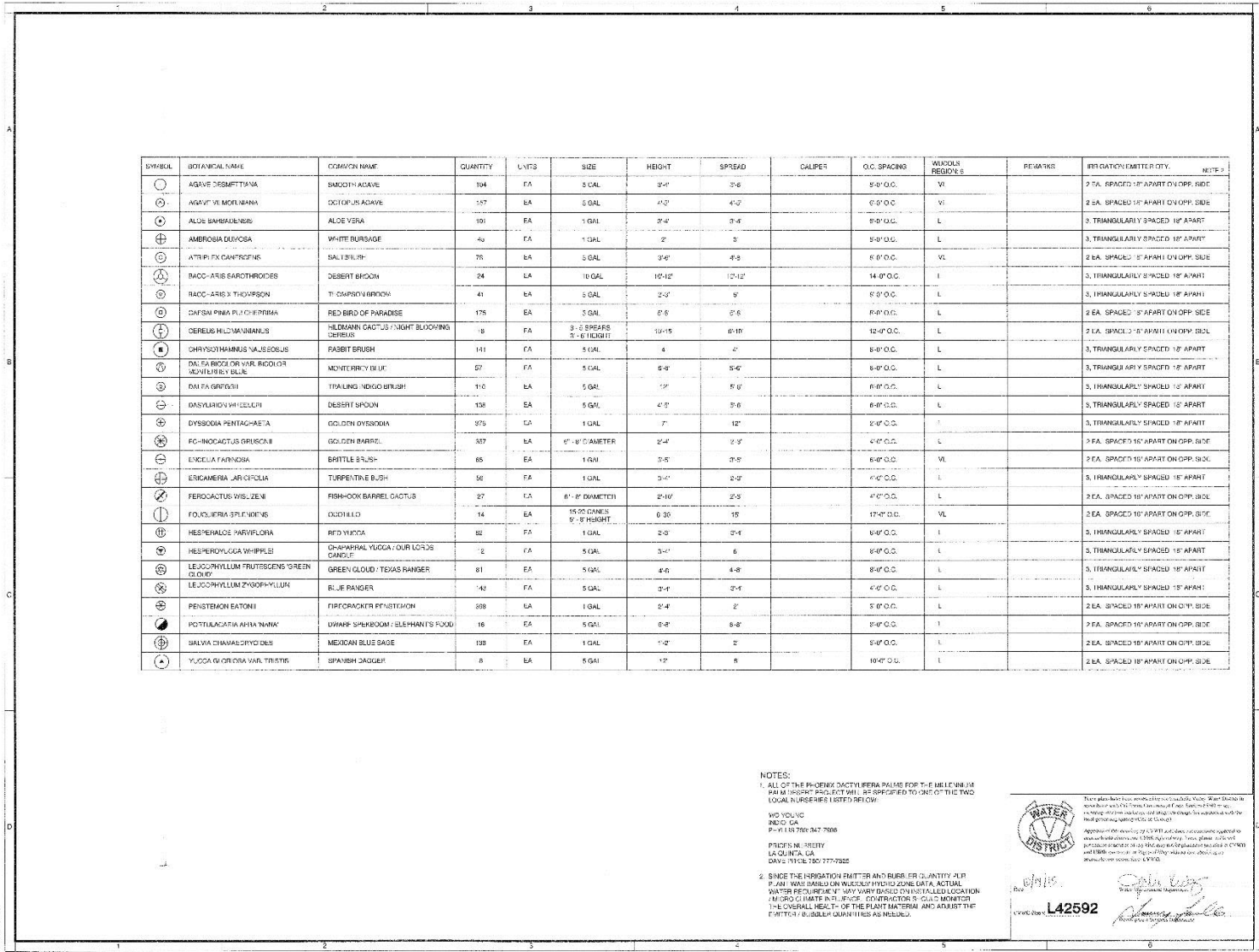
MILLENNIUM
TRACT 36793-0, 36793-1
PALM DESERT, CALIFORNIA
T. AS, R. BE, S. B.M.
LANDSCAPE DEVELOPMENT PLANS

DATE	DESCRIPTION
02/15/2016	AGENCY SUBMITTAL - CITY
02/15/2016	AGENCY SUBMITTAL - COUNTY
02/15/2016	AGENCY SUBMITTAL - CIVD
02/15/2016	AGENCY SUBMITTAL - STATE
02/15/2016	AGENCY SUBMITTAL

AGENCY SUBMITTAL 4

JOB NUMBER: 173032
 ISSUE DATE: 02-15-2016
 DRAWN BY: VR
 CHECKED BY: WG & DS

PLANTING SCHEDULE
L4.000



SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	UNITS	SIZE	HEIGHT	SPREAD	CALIPER	O.C. SPACING	WOODS RESIDUE	REMARKS	INSTALLATION/EMITTER QTY.	NOTE
⊙	AGAVE DESMETTIANA	SAGO PALM	194	EA	5 GAL	3'-4"	3'-6"	5/8" O.C.	VI			2 EA. SPACED 18" APART ON OPP. SIDE	
⊙	AGAVE VE MORIBANA	DOG TAIL AGAVE	187	EA	5 GAL	4'-0"	4'-0"	6" O.C.	VI			2 EA. SPACED 18" APART ON OPP. SIDE	
⊙	ALOE BARBADENSIS	ALOE VERA	191	EA	1 GAL	3'-4"	3'-4"	5/8" O.C.	L			3. TRIANGULARLY SPACED 18" APART	
⊕	AMEROSIA DUDOSA	WHITE BURBAGE	49	EA	1 GAL	2'	3'	5/8" O.C.	L			3. TRIANGULARLY SPACED 18" APART	
⊙	ATROPIS FICAFRONTIS	SALT PLAIN	75	EA	5 GAL	3'-4"	4'-8"	6" O.C.	VI			2 EA. SPACED 18" APART ON OPP. SIDE	
⊕	RADCO-ARIS BARTHROIDES	DESERT BROOM	24	EA	10 GAL	10'-12"	12'-12"	14'-0" O.C.	I			3. TRIANGULARLY SPACED 18" APART	
⊙	RADCO-ARIS THOMPSON	T. CAESPIV BROOM	41	EA	5 GAL	2'-0"	5'	5" O.C.	L			3. TRIANGULARLY SPACED 18" APART	
⊙	CAESPIV PINKA PL. CHEPRINA	RED BIRD OF PARADISE	175	EA	5 GAL	2'-0"	2'-0"	6" O.C.	L			2 EA. SPACED 18" APART ON OPP. SIDE	
⊕	CEPHEUS HILDMANNIUS	HILDMANN CACTUS / NIGHT BLOOMING CEREUS	18	EA	3-6 SPEARS 3'-6" HEIGHT	19'-15"	6'-10"	12'-0" O.C.	L			2 EA. SPACED 18" APART ON OPP. SIDE	
⊕	CHRYSOTHAMNUS NAUSEOSUS	RABBIT BRUSH	141	EA	5 GAL	4'	4'	6" O.C.	L			3. TRIANGULARLY SPACED 18" APART	
⊕	DM. FA BRUSH OR VAR. BODIOL	INDO BRUSH	57	EA	5 GAL	5'-4"	5'-4"	6" O.C.	L			3. TRIANGULARLY SPACED 18" APART	
⊕	DM. FA BRUSH	TRAILING INDIGO BRUSH	110	EA	5 GAL	12"	5'-0"	6" O.C.	L			3. TRIANGULARLY SPACED 18" APART	
⊕	DM. FA BRUSH	DESSERT SPOON	138	EA	5 GAL	4'-0"	5'-0"	6" O.C.	L			3. TRIANGULARLY SPACED 18" APART	
⊕	DYSSODIA PENTACHAETA	GOLDEN DYSSODIA	375	EA	1 GAL	7"	12"	2" O.C.	I			3. TRIANGULARLY SPACED 18" APART	
⊕	EG-INOCACTUS GRUSCIB	GOLDEN BARR.	317	EA	6" Ø DIAMETER	2'-4"	2'-4"	4" O.C.	L			3 EA. SPACED 18" APART ON OPP. SIDE	
⊕	ENCICLA FARNOSA	BRITTLE BUSH	65	EA	1 GAL	3'-5"	3'-5"	6" O.C.	VI			2 EA. SPACED 18" APART ON OPP. SIDE	
⊕	ESICAMERIA LARIFOLIA	TURPETIALE BUSH	56	EA	1 GAL	3'-4"	2'-0"	4" O.C.	L			3. TRIANGULARLY SPACED 18" APART	
⊕	FEROCACTUS WISLIZENI	FISH-HOOK BARREL CACTUS	27	EA	6" Ø DIAMETER	2'-10"	2'-0"	4" O.C.	L			2 EA. SPACED 18" APART ON OPP. SIDE	
⊕	FOULQUIERIA SP. MOYNS	DODDILLO	14	EA	15-20 CANES 9" Ø HEIGHT	6-30"	15"	17'-0" O.C.	VI			2 EA. SPACED 18" APART ON OPP. SIDE	
⊕	HESPERALOE FARVIFLORA	RED YUCCA	52	EA	1 GAL	2'-0"	3'-4"	6" O.C.	I			3. TRIANGULARLY SPACED 18" APART	
⊕	HESPERODYCOTA WHIPPLEI	OH-AH PALM YUCCA / OUR LORDS CACTUS	12	EA	5 GAL	3'-4"	5'	6" O.C.	L			3. TRIANGULARLY SPACED 18" APART	
⊕	LEUCOPHYLLUM FRUTESCENS 'GREEN GLOVE'	GREEN GLOVE / TEXAS RANGER	81	EA	5 GAL	4'-6"	4'-8"	6" O.C.	L			3. TRIANGULARLY SPACED 18" APART	
⊕	LEUCOPHYLLUM ZYGOPHYLLUM	BLUE RANGER	143	EA	5 GAL	3'-4"	3'-4"	4" O.C.	L			3. TRIANGULARLY SPACED 18" APART	
⊕	PENSTEMON EATONI	PIPECOCK BIRD FEATHER	288	EA	1 GAL	2'-4"	2'	5" O.C.	L			2 EA. SPACED 18" APART ON OPP. SIDE	
⊕	POTULACATIA ANA NANA	WORM SPIN ROOM / ELEPHANT'S FOOT	16	EA	5 GAL	3'-4"	3'-4"	6" O.C.	I			2 EA. SPACED 18" APART ON OPP. SIDE	
⊕	SALVIA CHAMPAGNEA	MEXICAN BLUE SAGE	138	EA	1 GAL	1'-0"	2'	5" O.C.	L			2 EA. SPACED 18" APART ON OPP. SIDE	
⊕	YUCCA GLORIOSA VAR. TRISTIS	SPANISH DAGGER	8	EA	5 GAL	1'-0"	5'	10" O.C.	L			2 EA. SPACED 18" APART ON OPP. SIDE	

NOTES:
 1. ALL OF THE PHOENIX DACTYLOPERA PALMS FOR THE MILLENNIUM PALM TRUST PROJECT WILL BE SPECIFIED TO ONE OF THE TWO LOCAL NURSERIES LISTED BELOW:
 WQ YUCCA
 P.O. BOX 7081 7088
 PHOENIX, ARIZONA
 PHOENIX, ARIZONA
 DAVE HILL CO. 1801 777-7325
 2. SINCE THE IRRIGATION EMITTER AND RUBBER QUANTITY AND PLANTING WAS BASED ON WOODS RESIDUE ZONE DATA, ACTUAL WATER REQUIREMENT MAY VARY BASED ON INSTALLED LOCATION AND SOIL CLIMATE IN PLACE. CONTRACTOR'S SHALL MONITOR THE OVERALL HEALTH OF THE PLANT MATERIAL AND ADJUST THE EMITTER / BUBBLER QUANTITIES AS NEEDED.



WATER DISTRICT
 L42592

This plan shall be used only for the project shown on the title block and shall not be used for any other project. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.

ValleyCrest
 Design Group
 8 HUGHES SUITE 105
 IRVINE, CA 92618
 949.226.4300
 WWW.VALLEYCREST.COM

MILLENNIUM
 TRACT 36793-0, 36793-1
 PALM DESERT, CALIFORNIA
 T-45, R-6E, B-8-B-M
 LANDSCAPE DEVELOPMENT PLANS

DATE	DESCRIPTION
02/15/2016	AGENCY 4 SUBMITTAL CITY
02/15/2016	AGENCY 11 SUBMITTAL CITY / COWD
02/15/2016	AGENCY 15 SUBMITTAL CITY / COWD
02/15/2016	AGENCY 20 SUBMITTAL CITY / COWD
02/15/2016	AGENCY 21 SUBMITTAL CITY / COWD

AGENCY SUBMITTAL 4

JOB NUMBER: 178282
 ISSUE DATE: 02-15-2016
 DRAWN BY: VJH
 CHECKED BY: WG & DS

PLANTING SCHEDULE
 L4.001

I. CONTRACTOR'S LANDSCAPE WORK RESPONSIBILITIES:

- 1. VERIFY ALL MATERIALS... 2. VERIFY ALL MATERIALS... 3. VERIFY ALL MATERIALS... 4. VERIFY ALL MATERIALS... 5. VERIFY ALL MATERIALS... 6. VERIFY ALL MATERIALS... 7. VERIFY ALL MATERIALS... 8. VERIFY ALL MATERIALS... 9. VERIFY ALL MATERIALS... 10. VERIFY ALL MATERIALS...

II. OWNER'S CONSTRUCTION WORK RESPONSIBILITIES:

- 1. OBTAIN PERMITS... 2. OBTAIN PERMITS... 3. OBTAIN PERMITS... 4. OBTAIN PERMITS... 5. OBTAIN PERMITS... 6. OBTAIN PERMITS... 7. OBTAIN PERMITS... 8. OBTAIN PERMITS... 9. OBTAIN PERMITS... 10. OBTAIN PERMITS...

III. REQUIRED FIELD OBSERVATION WORK:

- 1. VISUAL CHECK... 2. VISUAL CHECK... 3. VISUAL CHECK... 4. VISUAL CHECK... 5. VISUAL CHECK... 6. VISUAL CHECK... 7. VISUAL CHECK... 8. VISUAL CHECK... 9. VISUAL CHECK... 10. VISUAL CHECK...

IV. LANDSCAPE ARCHITECT'S LANDSCAPE FIELD OBSERVATION SCHEDULE:

- 1. PRELIMINARY... 2. PRELIMINARY... 3. PRELIMINARY... 4. PRELIMINARY... 5. PRELIMINARY... 6. PRELIMINARY... 7. PRELIMINARY... 8. PRELIMINARY... 9. PRELIMINARY... 10. PRELIMINARY...

V. SPECIAL PLANTING NOTES:

- 1. ALL PLANTING... 2. ALL PLANTING... 3. ALL PLANTING... 4. ALL PLANTING... 5. ALL PLANTING... 6. ALL PLANTING... 7. ALL PLANTING... 8. ALL PLANTING... 9. ALL PLANTING... 10. ALL PLANTING...

VI. ESTABLISHMENT MAINTENANCE NOTES:

- 1. WATERING... 2. WATERING... 3. WATERING... 4. WATERING... 5. WATERING... 6. WATERING... 7. WATERING... 8. WATERING... 9. WATERING... 10. WATERING...

VII. HORTICULTURAL SOILS REPORT:

PENDING FINAL SITE GRADING



VI. ESTABLISHMENT MAINTENANCE NOTES:

- 1. WATERING... 2. WATERING... 3. WATERING... 4. WATERING... 5. WATERING... 6. WATERING... 7. WATERING... 8. WATERING... 9. WATERING... 10. WATERING...

VIII. WATER DISTRICT

- 1. WATERING... 2. WATERING... 3. WATERING... 4. WATERING... 5. WATERING... 6. WATERING... 7. WATERING... 8. WATERING... 9. WATERING... 10. WATERING...



42593

ValleyCrest DesignGroup logo and contact information.

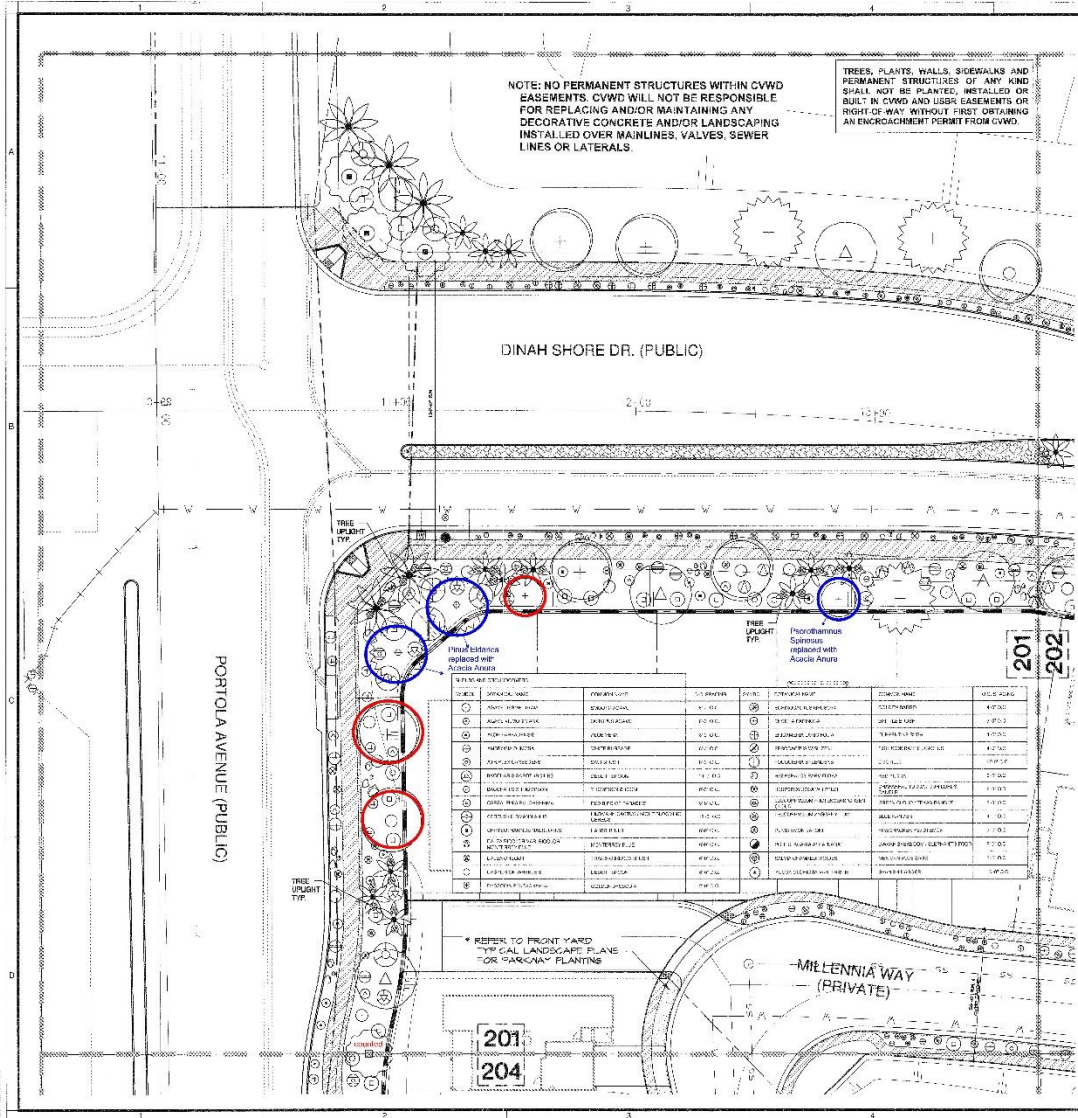
MILLENNIUM TRACT 36793-0, 36793-1 PALM DESERT, CALIFORNIA LANDSCAPE DEVELOPMENT PLANS

Table with columns: DATE, DESCRIPTION, AGENCY SUBMITTAL 4

JOB NUMBER: 1708228 ISSUE DATE: 05-15-2016

PLANTING NOTES & SPECIFICATIONS

L4.101

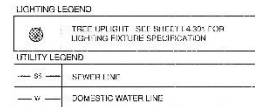


PLANTING LEGEND

Plant	Symbol	Plant Name	Size
1 in. shrub	(Symbol)	MONOCOTYLEDON	1/2" DIA.
2 in. shrub	(Symbol)	MONOCOTYLEDON	3/4" DIA.
3 in. shrub	(Symbol)	MONOCOTYLEDON	1" DIA.
4 in. shrub	(Symbol)	MONOCOTYLEDON	1 1/4" DIA.
5 in. shrub	(Symbol)	MONOCOTYLEDON	1 1/2" DIA.
6 in. shrub	(Symbol)	MONOCOTYLEDON	1 3/4" DIA.
7 in. shrub	(Symbol)	MONOCOTYLEDON	1 7/8" DIA.
8 in. shrub	(Symbol)	MONOCOTYLEDON	2" DIA.
9 in. shrub	(Symbol)	MONOCOTYLEDON	2 1/4" DIA.
10 in. shrub	(Symbol)	MONOCOTYLEDON	2 1/2" DIA.
11 in. shrub	(Symbol)	MONOCOTYLEDON	2 3/4" DIA.
12 in. shrub	(Symbol)	MONOCOTYLEDON	3" DIA.
13 in. shrub	(Symbol)	MONOCOTYLEDON	3 1/4" DIA.
14 in. shrub	(Symbol)	MONOCOTYLEDON	3 1/2" DIA.
15 in. shrub	(Symbol)	MONOCOTYLEDON	3 3/4" DIA.
16 in. shrub	(Symbol)	MONOCOTYLEDON	4" DIA.
17 in. shrub	(Symbol)	MONOCOTYLEDON	4 1/4" DIA.
18 in. shrub	(Symbol)	MONOCOTYLEDON	4 1/2" DIA.
19 in. shrub	(Symbol)	MONOCOTYLEDON	4 3/4" DIA.
20 in. shrub	(Symbol)	MONOCOTYLEDON	5" DIA.
21 in. shrub	(Symbol)	MONOCOTYLEDON	5 1/4" DIA.
22 in. shrub	(Symbol)	MONOCOTYLEDON	5 1/2" DIA.
23 in. shrub	(Symbol)	MONOCOTYLEDON	5 3/4" DIA.
24 in. shrub	(Symbol)	MONOCOTYLEDON	6" DIA.
25 in. shrub	(Symbol)	MONOCOTYLEDON	6 1/4" DIA.
26 in. shrub	(Symbol)	MONOCOTYLEDON	6 1/2" DIA.
27 in. shrub	(Symbol)	MONOCOTYLEDON	6 3/4" DIA.
28 in. shrub	(Symbol)	MONOCOTYLEDON	7" DIA.
29 in. shrub	(Symbol)	MONOCOTYLEDON	7 1/4" DIA.
30 in. shrub	(Symbol)	MONOCOTYLEDON	7 1/2" DIA.
31 in. shrub	(Symbol)	MONOCOTYLEDON	7 3/4" DIA.
32 in. shrub	(Symbol)	MONOCOTYLEDON	8" DIA.
33 in. shrub	(Symbol)	MONOCOTYLEDON	8 1/4" DIA.
34 in. shrub	(Symbol)	MONOCOTYLEDON	8 1/2" DIA.
35 in. shrub	(Symbol)	MONOCOTYLEDON	8 3/4" DIA.
36 in. shrub	(Symbol)	MONOCOTYLEDON	9" DIA.
37 in. shrub	(Symbol)	MONOCOTYLEDON	9 1/4" DIA.
38 in. shrub	(Symbol)	MONOCOTYLEDON	9 1/2" DIA.
39 in. shrub	(Symbol)	MONOCOTYLEDON	9 3/4" DIA.
40 in. shrub	(Symbol)	MONOCOTYLEDON	10" DIA.
41 in. shrub	(Symbol)	MONOCOTYLEDON	10 1/4" DIA.
42 in. shrub	(Symbol)	MONOCOTYLEDON	10 1/2" DIA.
43 in. shrub	(Symbol)	MONOCOTYLEDON	10 3/4" DIA.
44 in. shrub	(Symbol)	MONOCOTYLEDON	11" DIA.
45 in. shrub	(Symbol)	MONOCOTYLEDON	11 1/4" DIA.
46 in. shrub	(Symbol)	MONOCOTYLEDON	11 1/2" DIA.
47 in. shrub	(Symbol)	MONOCOTYLEDON	11 3/4" DIA.
48 in. shrub	(Symbol)	MONOCOTYLEDON	12" DIA.
49 in. shrub	(Symbol)	MONOCOTYLEDON	12 1/4" DIA.
50 in. shrub	(Symbol)	MONOCOTYLEDON	12 1/2" DIA.
51 in. shrub	(Symbol)	MONOCOTYLEDON	12 3/4" DIA.
52 in. shrub	(Symbol)	MONOCOTYLEDON	13" DIA.
53 in. shrub	(Symbol)	MONOCOTYLEDON	13 1/4" DIA.
54 in. shrub	(Symbol)	MONOCOTYLEDON	13 1/2" DIA.
55 in. shrub	(Symbol)	MONOCOTYLEDON	13 3/4" DIA.
56 in. shrub	(Symbol)	MONOCOTYLEDON	14" DIA.
57 in. shrub	(Symbol)	MONOCOTYLEDON	14 1/4" DIA.
58 in. shrub	(Symbol)	MONOCOTYLEDON	14 1/2" DIA.
59 in. shrub	(Symbol)	MONOCOTYLEDON	14 3/4" DIA.
60 in. shrub	(Symbol)	MONOCOTYLEDON	15" DIA.
61 in. shrub	(Symbol)	MONOCOTYLEDON	15 1/4" DIA.
62 in. shrub	(Symbol)	MONOCOTYLEDON	15 1/2" DIA.
63 in. shrub	(Symbol)	MONOCOTYLEDON	15 3/4" DIA.
64 in. shrub	(Symbol)	MONOCOTYLEDON	16" DIA.
65 in. shrub	(Symbol)	MONOCOTYLEDON	16 1/4" DIA.
66 in. shrub	(Symbol)	MONOCOTYLEDON	16 1/2" DIA.
67 in. shrub	(Symbol)	MONOCOTYLEDON	16 3/4" DIA.
68 in. shrub	(Symbol)	MONOCOTYLEDON	17" DIA.
69 in. shrub	(Symbol)	MONOCOTYLEDON	17 1/4" DIA.
70 in. shrub	(Symbol)	MONOCOTYLEDON	17 1/2" DIA.
71 in. shrub	(Symbol)	MONOCOTYLEDON	17 3/4" DIA.
72 in. shrub	(Symbol)	MONOCOTYLEDON	18" DIA.
73 in. shrub	(Symbol)	MONOCOTYLEDON	18 1/4" DIA.
74 in. shrub	(Symbol)	MONOCOTYLEDON	18 1/2" DIA.
75 in. shrub	(Symbol)	MONOCOTYLEDON	18 3/4" DIA.
76 in. shrub	(Symbol)	MONOCOTYLEDON	19" DIA.
77 in. shrub	(Symbol)	MONOCOTYLEDON	19 1/4" DIA.
78 in. shrub	(Symbol)	MONOCOTYLEDON	19 1/2" DIA.
79 in. shrub	(Symbol)	MONOCOTYLEDON	19 3/4" DIA.
80 in. shrub	(Symbol)	MONOCOTYLEDON	20" DIA.
81 in. shrub	(Symbol)	MONOCOTYLEDON	20 1/4" DIA.
82 in. shrub	(Symbol)	MONOCOTYLEDON	20 1/2" DIA.
83 in. shrub	(Symbol)	MONOCOTYLEDON	20 3/4" DIA.
84 in. shrub	(Symbol)	MONOCOTYLEDON	21" DIA.
85 in. shrub	(Symbol)	MONOCOTYLEDON	21 1/4" DIA.
86 in. shrub	(Symbol)	MONOCOTYLEDON	21 1/2" DIA.
87 in. shrub	(Symbol)	MONOCOTYLEDON	21 3/4" DIA.
88 in. shrub	(Symbol)	MONOCOTYLEDON	22" DIA.
89 in. shrub	(Symbol)	MONOCOTYLEDON	22 1/4" DIA.
90 in. shrub	(Symbol)	MONOCOTYLEDON	22 1/2" DIA.
91 in. shrub	(Symbol)	MONOCOTYLEDON	22 3/4" DIA.
92 in. shrub	(Symbol)	MONOCOTYLEDON	23" DIA.
93 in. shrub	(Symbol)	MONOCOTYLEDON	23 1/4" DIA.
94 in. shrub	(Symbol)	MONOCOTYLEDON	23 1/2" DIA.
95 in. shrub	(Symbol)	MONOCOTYLEDON	23 3/4" DIA.
96 in. shrub	(Symbol)	MONOCOTYLEDON	24" DIA.
97 in. shrub	(Symbol)	MONOCOTYLEDON	24 1/4" DIA.
98 in. shrub	(Symbol)	MONOCOTYLEDON	24 1/2" DIA.
99 in. shrub	(Symbol)	MONOCOTYLEDON	24 3/4" DIA.
100 in. shrub	(Symbol)	MONOCOTYLEDON	25" DIA.

SPECIAL PLANTING NOTES:

- ALL LANDSCAPE AREAS SHALL GRAB TO THE AREA DRAIN AT MINIMUM PER CIVIL ENGINEERS REVISION GRADING PLAN. FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS:
 - TREES SHALL BE A MINIMUM OF 8" DBH AT ALL HARDSCAPE ENTRIES IN A 1' x 1' x 1' WIDE PLANTING AREA WITHOUT A ROOT BARRIER.
 - THE CONTRACTOR SHALL VERIFY ALL FINAL TREE SPACING REQUIREMENTS PRIOR TO PLANTING. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/LANDSCAPE ARCHITECT.
 - NO ROOT BARRIERS AT LOWER ANY WHERE PLANTING.
- PLANTING LOCATIONS TO BE ADJUSTED IN FIELD AS NECESSARY AS BUILT LOCATION OF THE STREET LIGHT AND UTILITIES PRIOR TO INSTALLATION. VERIFY & COORDINATE WITH CAL. SFPD CITY INSPECTOR ON TREE AND SHRUB LOCATIONS.
- ALL PLANTING AREAS TO RECEIVE 2" ROCK MULCH (DECOMPOSED GRANITE FINISH) WITH 1% FINES NETTED COMPACTED TO A FINAL 2" DEPTH. DESIRED COLOR TO BE MATCHED TO THE NATIVE SAND COLOR IN P.D.A. AREA.



WATER DISTRICT

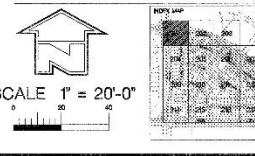
Project No. L42594

DATE: 02/15/2016

ISSUE DATE: 02-15-2016

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CHECKED BY: WG & LR



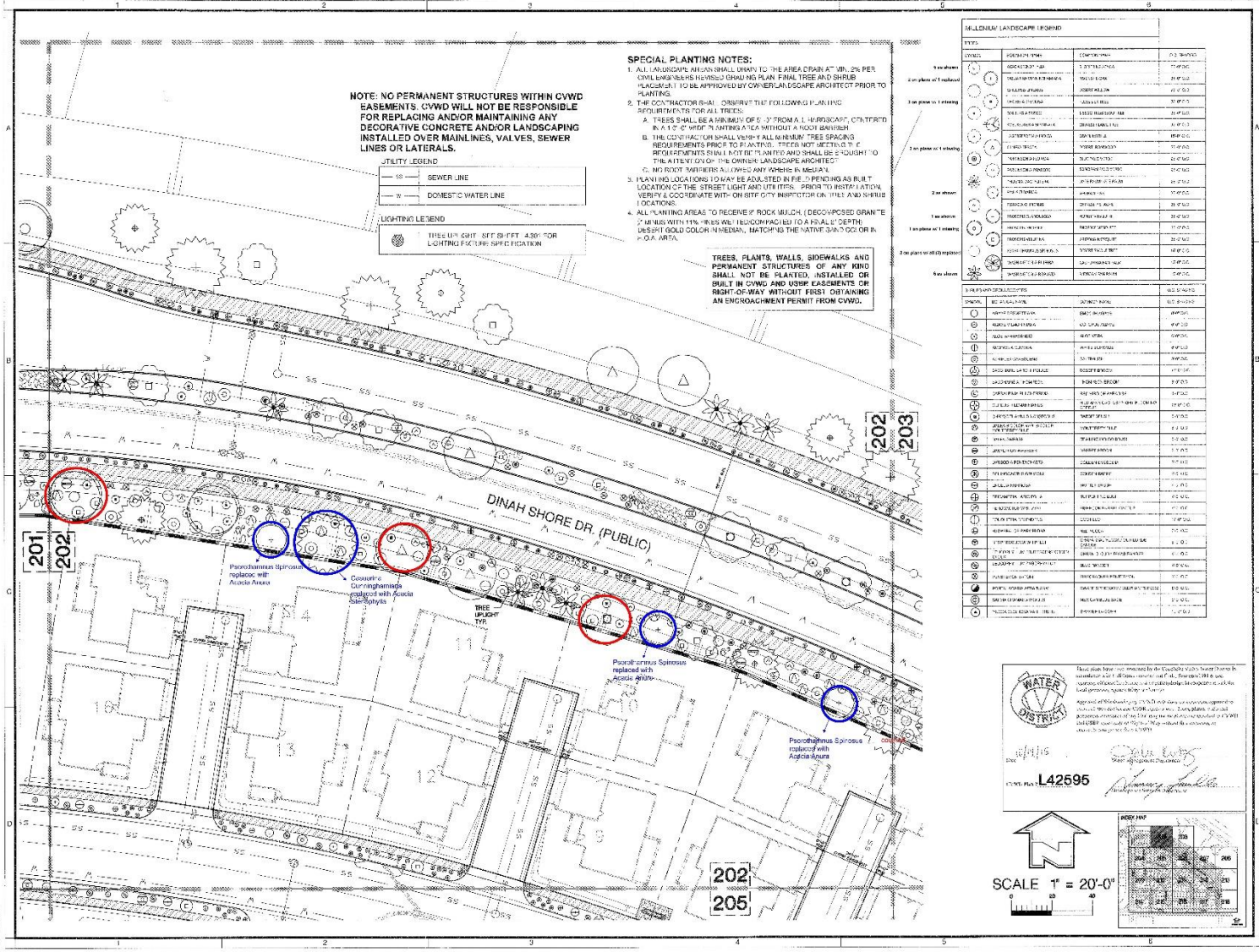
MILLENNIUM TRACT 36793-0, 36793-1 PALM DESERT, CALIFORNIA I.A.S. - R.E. S.D.M. LANDSCAPE DEVELOPMENT PLANS

DESCRIPTION	DATE
AGENCY 4 SUBMITTAL CITY	02/15/2016
AGENCY 3 SUBMITTAL CITY, CVWD	02/15/2016
AGENCY 2 SUBMITTAL CVWD	02/15/2016
AGENCY 1 SUBMITTAL	02/15/2016

AGENCY SUBMITTAL 4

PLANTING PLAN

L4.201



MILLENNIUM
TRACT 36793-0, 36793-1
PALM DESERT, CALIFORNIA
T.A.S., R.A.E., S.B.M.
LANDSCAPE DEVELOPMENT PLANS

DATE	DESCRIPTION
02/15/2018	AGENCY 4 SUBMITTAL - CITY, CWVD
02/15/2018	AGENCY 3 SUBMITTAL - CITY, CWVD
02/15/2018	AGENCY 2 SUBMITTAL - CITY, CWVD
02/15/2018	AGENCY 1 SUBMITTAL - CITY, CWVD

AGENCY SUBMITTAL 4

JOB NUMBER: 1709292
 ISSUE DATE: 02-15-2018
 DRAWN BY: VR
 CHECKED BY: WFS & DS

PLANTING PLAN

L4.202

WATER DISTRICT

Plan No. **L42596**

DATE: 02/15/18

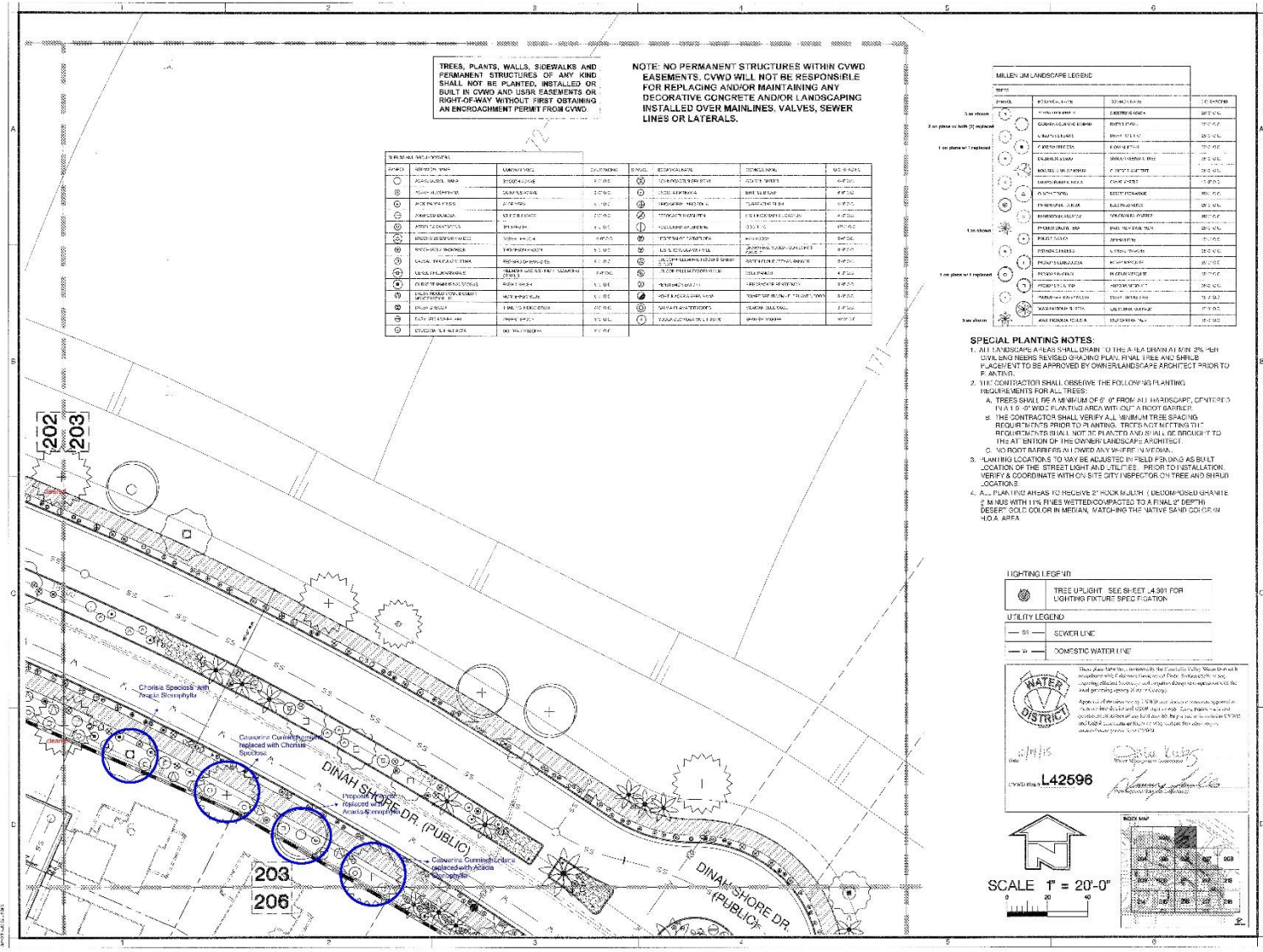
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DATE: 02/15/18

APPROVED BY: [Signature]

SCALE: 1" = 20'-0"

INDEX MAP



TREES, PLANTS, WALLS, SIDEWALKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CWVD AND USDR EASEMENTS OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT PERMIT FROM CWVD.

NOTE: NO PERMANENT STRUCTURES WITHIN CWVD EASEMENTS. CWVD WILL NOT BE RESPONSIBLE FOR REPLACING AND/OR MAINTAINING ANY DECORATIVE CONCRETE AND/OR LANDSCAPING INSTALLED OVER MAINLINES, VALVES, SEWER LINES OR LATERALS.

SYMBOL	VEGETATION TYPE	MINIMUM SIZE	QUANTITY	STATUS	REPLACEMENT	TERMINAL	NOTES
1	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
2	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
3	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
4	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
5	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
6	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
7	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
8	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
9	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
10	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
11	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
12	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
13	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
14	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
15	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
16	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
17	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
18	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
19	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
20	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH

SYMBOL	VEGETATION TYPE	MINIMUM SIZE	QUANTITY	STATUS	REPLACEMENT	TERMINAL	NOTES
21	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
22	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
23	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
24	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
25	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
26	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
27	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
28	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
29	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH
30	AGAVE	12" DBH	2	REPLACE	24" DBH	1	24" DBH

- SPECIAL PLANTING NOTES:**
- ALL LANDSCAPE PLANTS SHALL BE PLANTED TO THE RIGHT OF THE DRIVE AND SHALL BE PLANTED TO BE APPROVED BY OWNERS LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:
 - TREES SHALL BE A MINIMUM OF 6" DB FROM ALL HARDSCAPING, CENTERS ISLANDS, OR WOOD PLANTING AREA WITH OUT A ROOT GUARD.
 - THE CONTRACTOR SHALL VERIFY ALL MINIMUM TREE SPACING REQUIREMENTS PRIOR TO PLANTING. TREES NOT FITTING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE DELETED TO THE EXTENT OF THE OWNERS LANDSCAPE ARCHITECT.
 - NO ROOT BARRIERS WILL BE INSTALLED UNLESS SPECIFIED.
 - PLANTING LOCATIONS TO BE ADJUSTED IN FIELD PENDING AS BUILT LOCATION OF THE STREET LIGHT AND UTILITIES. PRIOR TO INSTALLATION, VERIFY & COORDINATE WITH CITY SITE INSPECTOR ON TREE AND SHIELD LOCATIONS.
 - ALL PLANTING AREAS TO RECEIVE 2" HOLES MINIMUM (DEEP) PLANTING 2' MINUS WITH THE FINES MIXTURE OVERCAST TO A FINAL OF 16" IN DESERT. SOIL COLOR IN MEDIAN, MATCHING THE NATIVE SAND COLOR IN HOA AREA.

LIGHTING LEGEND
 TREE UPLIGHT - SEE SHEET 4-301 FOR LIGHTING FIXTURE SPECIFICATION

UTILITY LEGEND
 SEWER LINE
 DOMESTIC WATER LINE

WATER DISTRICT

DATE: 02/15/2018
 BY: [Signature]
 PROJECT NO: L42696

Scale: 1" = 20'-0"

ValleyCrest DesignGroup
 8 HIGGINS, SUITE 150
 IRVINE, CA 92615
 PH: 949-266-4999
 WWW.VALLEYCREST.COM

MILLENNIUM TRACT 36793-0, 36793-1
 PALM DESERT, CALIFORNIA
 1-45 - R.O.E. - S.B.M.
 LANDSCAPE DEVELOPMENT PLANS

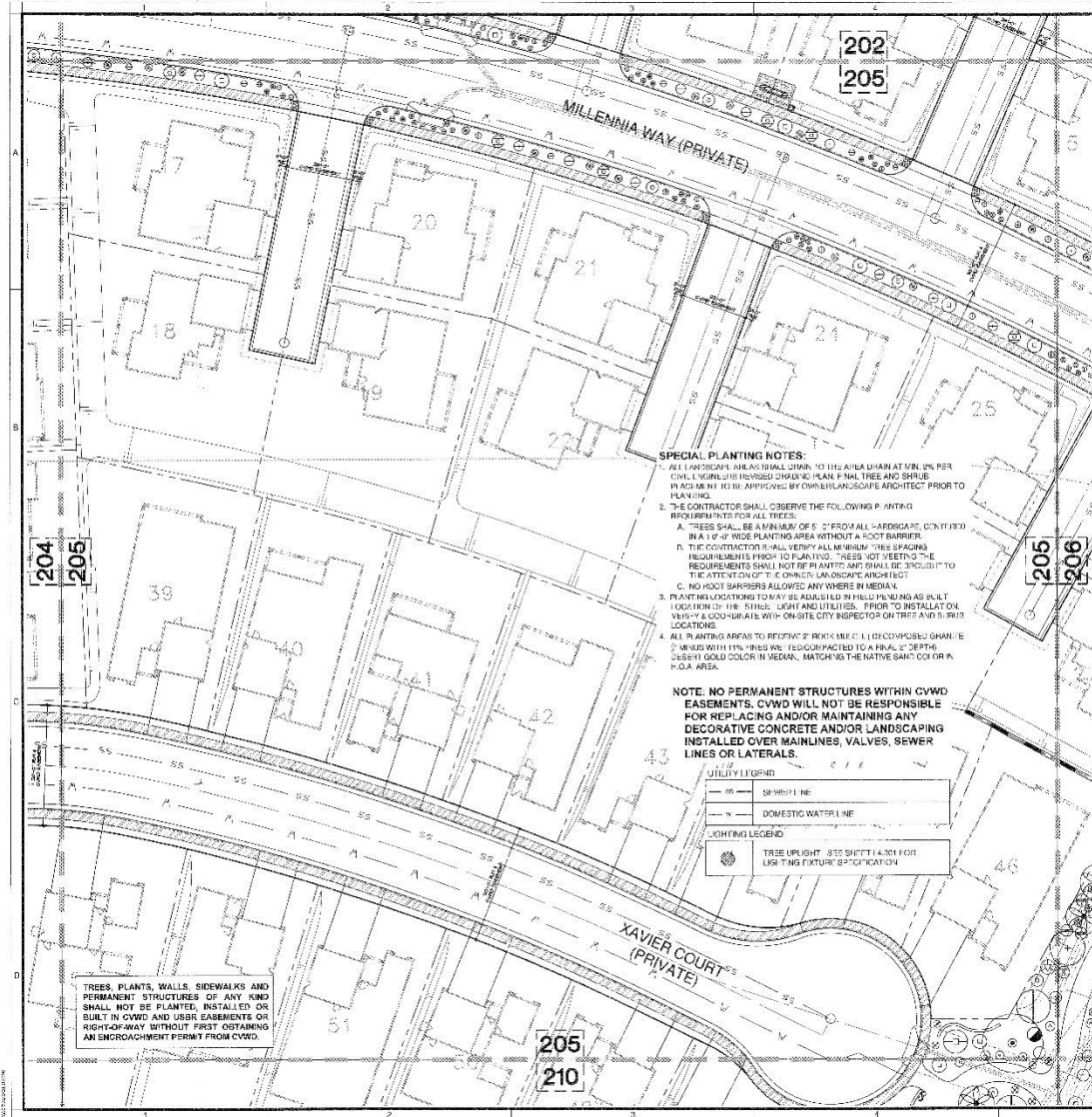
AGENCY SUBMITTAL 4

DATE: 02/15/2018
 DESCRIPTION: AGENCY 4 SUBMITTAL - CITY
 AGENCY 3.1 SUBMITTAL - CITY / CWVD
 AGENCY 2 SUBMITTAL - CWVD
 AGENCY 1 SUBMITTAL

JOB NUMBER: 173222
 ISSUE DATE: 02-15-2018
 DRAWN BY: VR
 CHECKED BY: WG & DS

PLANTING PLAN

L4.203



SPECIAL PLANTING NOTES:

- SEE LANDSCAPE ARCHITECT'S MANUAL DRAWING TO THE AREA SHEET AT 1/8"=1' FOR PER CITY ENGINEER'S REVISION CHANGING PLAN. FINAL TREE AND SHRUB PLANTING TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:
 - TREES SHALL BE A MINIMUM OF 6" DIAMETER ALL AROUND, CENTERED IN A 10'-0" WIDE PLANTING AREA WITHOUT A ROOT BARRIER.
 - THE CONTRACTOR SHALL VERIFY ALL BIRCH, YEW, SPRING REQUIREMENTS PRIOR TO PLANTING. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE REPLACED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
 - NO ROOT BARRIERS ALLOWED ANYWHERE IN MEDIA.
- PLANTING LOCATIONS TO BE ADJUSTED TO FIELD CONDITIONS AS BUILT LOCATIONS TO THE STREET, SIGN AND UTILITIES. PRIOR TO INSTALLATION VERIFY & COORDINATE WITH ON-SITE CITY INSPECTOR ON TREE AND SIGNING LOCATIONS.
- ALL PLANTING AREAS TO RECEIVE 2" ROCK MULCH (1" DEEP) COMPOSED SHALLOE MULCH WITH 10% FRESH WOOD CHIPS PACKED TO A FINAL 2" DEPTH. USE 10% GOLD COLOR IN MEDIA, MATCHING THE NATIVE SAND COLOR OR H.O.A. AREA.

NOTE: NO PERMANENT STRUCTURES WITHIN CVDW EASEMENTS. CVDW WILL NOT BE RESPONSIBLE FOR REPLACING AND/OR MAINTAINING ANY DECORATIVE CONCRETE AND/OR LANDSCAPING INSTALLED OVER MAINLINES, VALVES, SEWER LINES OR LATERALS.



TREES, PLANTS, WALLS, SIDEWALKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CVDW AND USR EASEMENTS OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT PERMIT FROM CVDW.

MILLENNIUM LANDSCAPE (ISSUED)

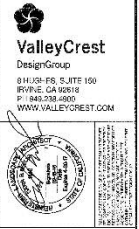
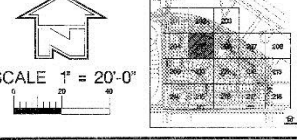
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95	AGAVE	AGAVE	AGV95
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97	AGAVE	AGAVE	AGV97
98	AGAVE	AGAVE	AGV98
99	AGAVE	AGAVE	AGV99
100	AGAVE	AGAVE	AGV100

MILLENNIUM LANDSCAPE (ISSUED)

PLANT	COMMON NAME	COMMON NAME	PLANT CODE
101	AGAVE	AGAVE	AGV101
102	AGAVE	AGAVE	AGV102
103	AGAVE	AGAVE	AGV103
104	AGAVE	AGAVE	AGV104
105	AGAVE	AGAVE	AGV105
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WATER DISTRICT
 L42598
 DATE: 08/15/2018
 DRAWN BY: VR
 CHECKED BY: WG & DS



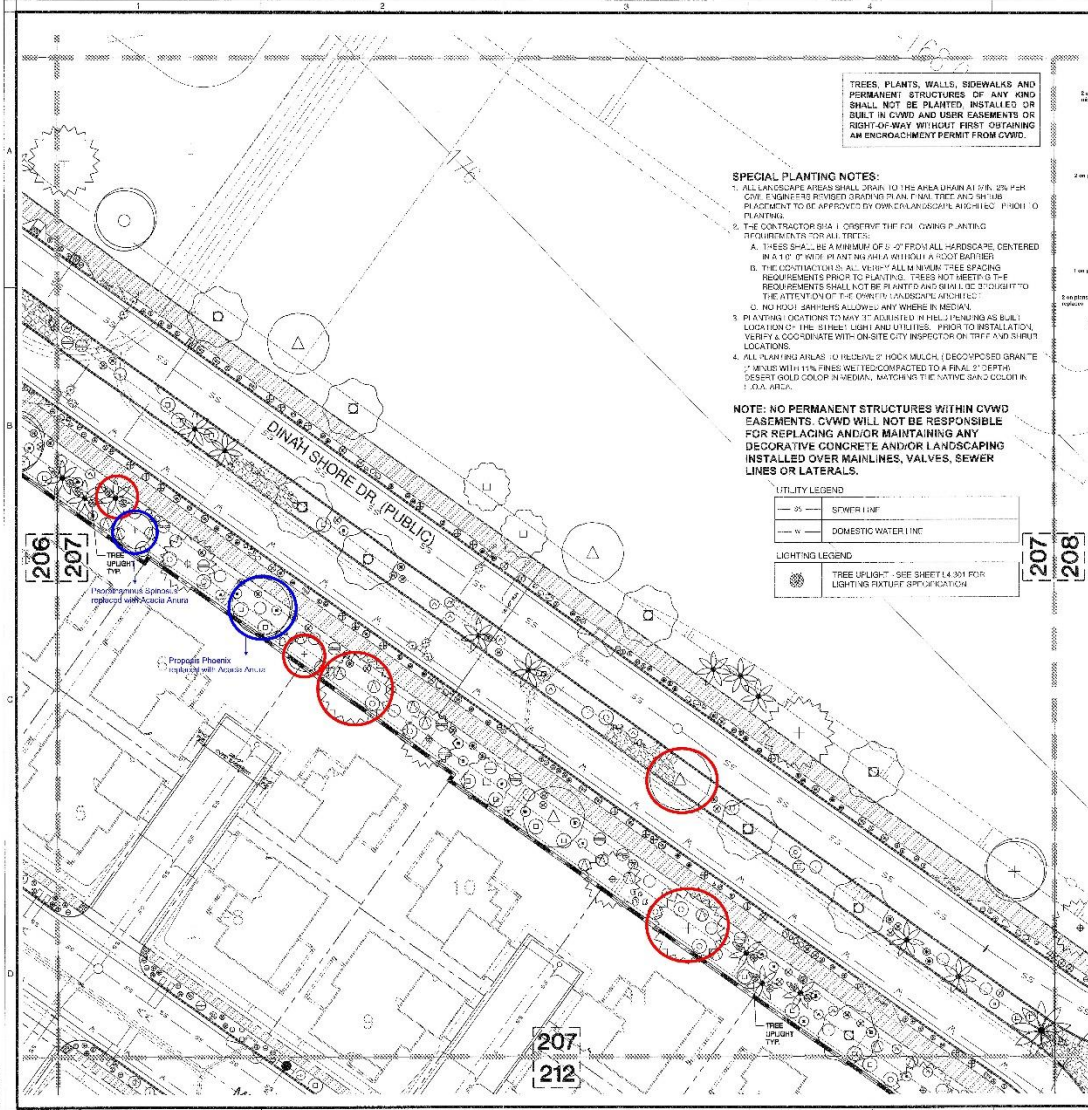
MILLENNIUM
TRACT 36793-0, 36793-1
PALM DESERT, CALIFORNIA
 7.45, R.E., S.B.M.
LANDSCAPE DEVELOPMENT PLANS

DESCRIPTION	DATE
AGENCY 4 SUBMITTAL CITY	08/16/2018
AGENCY 3 SUBMITTAL CITY CVDW	08/16/2018
AGENCY 2 SUBMITTAL CVDW	08/16/2018
AGENCY 1 SUBMITTAL	07/26/2018

AGENCY SUBMITTAL 4

JOB NUMBER: 1730222
 ISSUE DATE: 08-15-2018
 DRAWN BY: VR
 CHECKED BY: WG & DS

PLANTING PLAN
L4.205
 08/16/2018



TREES, PLANTS, WALLS, SIDEWALKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CVDW AND USER EASEMENTS OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT PERMIT FROM CVDW.

SPECIAL PLANTING NOTES:


- ALL LANDSCAPE AREAS SHALL DRAIN TO THE AREA UPAN AT 0.1%, 2% PER 100' FOR 100 FEET FROM DRIVEWAYS THAT ARE TYPICALLY 24" IN THIS PLACEMENT TO BE APPROVED BY OWNERS AND LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:
 - THESE SHALL BE A MINIMUM OF 12" FROM ALL HARDWARE CENTERED IN A 12" X 12" FOOT SQUARE AREA WITHIN A ROOT BARRIER.
 - THE CONTRACTOR SHALL VERIFY ALL MINIMUM TREE SPACING REQUIREMENTS PRIOR TO PLANTING. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE DISMISSED TO THE ATTENTION OF THE OWNER'S LANDSCAPE ARCHITECTS.
 - NO ROOT BARRIERS ALLOWED ANYWHERE IN MEDIAN.
- PLANTING LOCATIONS TO BE 12" ADJUSTED IN FIELD PLANTING AS BUILT LOCATION OF THE SHADE LIGHT AND UTILITIES. PRIOR TO INSTALLATION, VERIFY & COORDINATE WITH ON-SITE CITY INSPECTOR ON TREE AND SHADE LIGHT LOCATIONS.
- ALL PLANTING SHALL BE 100% MULCH. (DECOMPOSED BRANDED MULCH WITH 15% FINE WETTED COMPOST TO A FINAL 2" DEPTH). DESERT GOLD COLOR IN MEDIAN, MATCH WITH THE NATIVE SAND COLOR IN P.O.A. AREA.

NOTE: NO PERMANENT STRUCTURES WITHIN CVDW EASEMENTS. CVDW WILL NOT BE RESPONSIBLE FOR REPLACING AND/OR MAINTAINING ANY DECORATIVE CONCRETE AND/OR LANDSCAPING INSTALLED OVER MAINLINES, VALVES, SEWER LINES OR LATERALS.


UTILITY LEGEND	
— 24"	SEWER LINE
— 12"	DOMESTIC WATER LINE

LIGHTING LEGEND	
⊙	TREE UPLIGHT - SEE SHEET L4.301 FOR LIGHTING FIXTURE SPECIFICATION

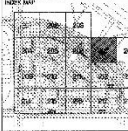
MILLENNIUM LANDSCAPE LEGEND			
SYMBOL	SYMBOL NAME	COMMON NAME	SIZE & COLOR
1	1" TREE UPLIGHT	1" TREE UPLIGHT	1" x 1" x 1"
2	2" TREE UPLIGHT	2" TREE UPLIGHT	2" x 2" x 2"
3	3" TREE UPLIGHT	3" TREE UPLIGHT	3" x 3" x 3"
4	4" TREE UPLIGHT	4" TREE UPLIGHT	4" x 4" x 4"
5	5" TREE UPLIGHT	5" TREE UPLIGHT	5" x 5" x 5"
6	6" TREE UPLIGHT	6" TREE UPLIGHT	6" x 6" x 6"
7	7" TREE UPLIGHT	7" TREE UPLIGHT	7" x 7" x 7"
8	8" TREE UPLIGHT	8" TREE UPLIGHT	8" x 8" x 8"
9	9" TREE UPLIGHT	9" TREE UPLIGHT	9" x 9" x 9"
10	10" TREE UPLIGHT	10" TREE UPLIGHT	10" x 10" x 10"
11	11" TREE UPLIGHT	11" TREE UPLIGHT	11" x 11" x 11"
12	12" TREE UPLIGHT	12" TREE UPLIGHT	12" x 12" x 12"
13	13" TREE UPLIGHT	13" TREE UPLIGHT	13" x 13" x 13"
14	14" TREE UPLIGHT	14" TREE UPLIGHT	14" x 14" x 14"
15	15" TREE UPLIGHT	15" TREE UPLIGHT	15" x 15" x 15"
16	16" TREE UPLIGHT	16" TREE UPLIGHT	16" x 16" x 16"
17	17" TREE UPLIGHT	17" TREE UPLIGHT	17" x 17" x 17"
18	18" TREE UPLIGHT	18" TREE UPLIGHT	18" x 18" x 18"
19	19" TREE UPLIGHT	19" TREE UPLIGHT	19" x 19" x 19"
20	20" TREE UPLIGHT	20" TREE UPLIGHT	20" x 20" x 20"
21	21" TREE UPLIGHT	21" TREE UPLIGHT	21" x 21" x 21"
22	22" TREE UPLIGHT	22" TREE UPLIGHT	22" x 22" x 22"
23	23" TREE UPLIGHT	23" TREE UPLIGHT	23" x 23" x 23"
24	24" TREE UPLIGHT	24" TREE UPLIGHT	24" x 24" x 24"
25	25" TREE UPLIGHT	25" TREE UPLIGHT	25" x 25" x 25"
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28	28" TREE UPLIGHT	28" TREE UPLIGHT	28" x 28" x 28"
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30	30" TREE UPLIGHT	30" TREE UPLIGHT	30" x 30" x 30"
31	31" TREE UPLIGHT	31" TREE UPLIGHT	31" x 31" x 31"
32	32" TREE UPLIGHT	32" TREE UPLIGHT	32" x 32" x 32"
33	33" TREE UPLIGHT	33" TREE UPLIGHT	33" x 33" x 33"
34	34" TREE UPLIGHT	34" TREE UPLIGHT	34" x 34" x 34"
35	35" TREE UPLIGHT	35" TREE UPLIGHT	35" x 35" x 35"
36	36" TREE UPLIGHT	36" TREE UPLIGHT	36" x 36" x 36"
37	37" TREE UPLIGHT	37" TREE UPLIGHT	37" x 37" x 37"
38	38" TREE UPLIGHT	38" TREE UPLIGHT	38" x 38" x 38"
39	39" TREE UPLIGHT	39" TREE UPLIGHT	39" x 39" x 39"
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43	43" TREE UPLIGHT	43" TREE UPLIGHT	43" x 43" x 43"
44	44" TREE UPLIGHT	44" TREE UPLIGHT	44" x 44" x 44"
45	45" TREE UPLIGHT	45" TREE UPLIGHT	45" x 45" x 45"
46	46" TREE UPLIGHT	46" TREE UPLIGHT	46" x 46" x 46"
47	47" TREE UPLIGHT	47" TREE UPLIGHT	47" x 47" x 47"
48	48" TREE UPLIGHT	48" TREE UPLIGHT	48" x 48" x 48"
49	49" TREE UPLIGHT	49" TREE UPLIGHT	49" x 49" x 49"
50	50" TREE UPLIGHT	50" TREE UPLIGHT	50" x 50" x 50"



DATE: 02/15/2018
 PROJECT: L42600
 DRAWN BY: VR
 CHECKED BY: WG & DS



SCALE: 1" = 20'-0"





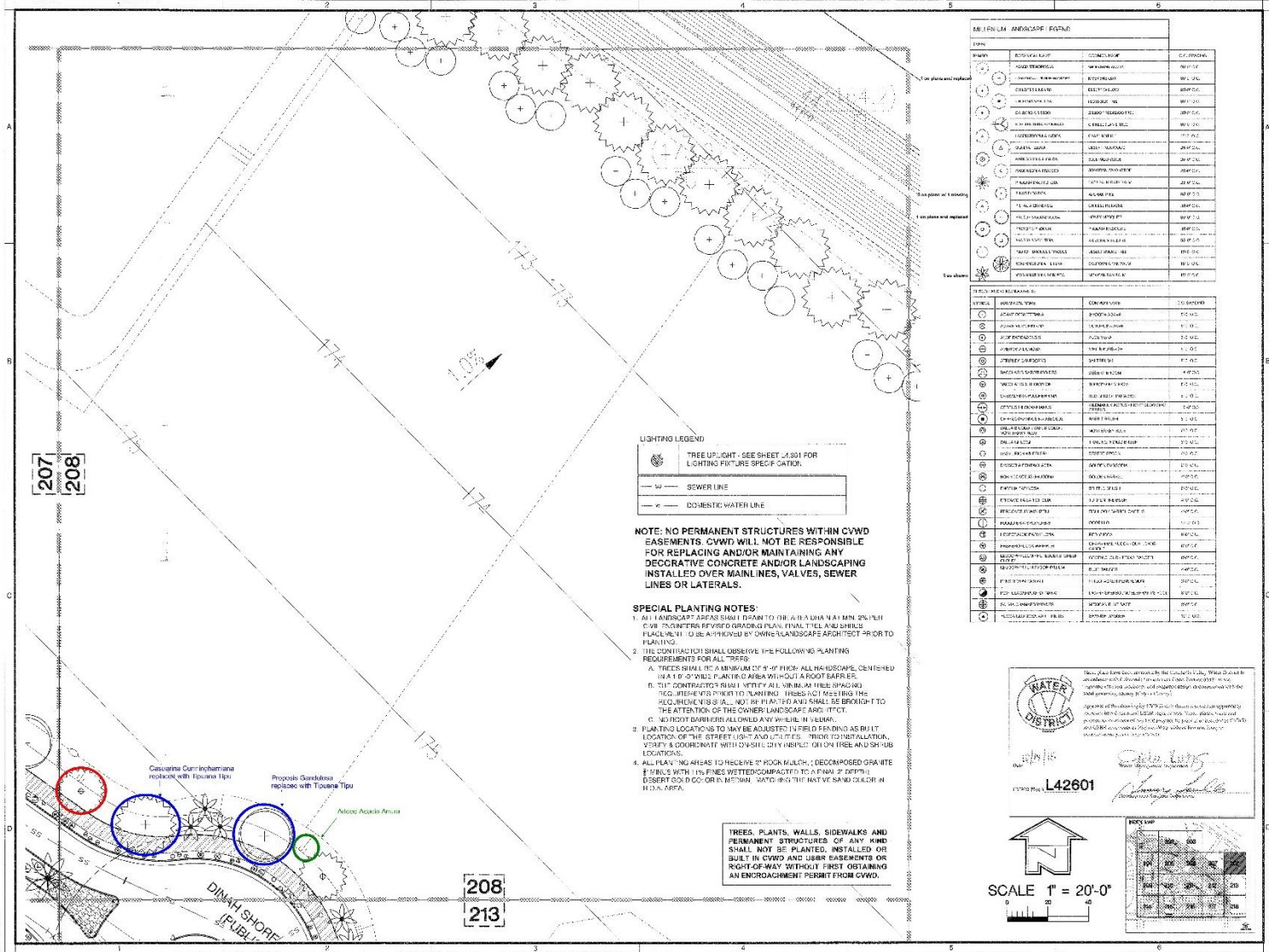
5 HUGHES, SUITE 150
 IRVINE, CA 92618
 PH: 949.259.1600
 WWW.VALLEYCREST.COM

MILLENNIUM
 TRACT 36793-0, 36793-1
 PALM DESERT, CALIFORNIA
 T.S., R.B., S.B.M.
 LANDSCAPE DEVELOPMENT PLANS

DATE	DESCRIPTION
02/15/2018	AGENCY 4 SUBMITTAL CITY
02/15/2018	AGENCY 3 SUBMITTAL CITY CVDW
02/15/2018	AGENCY 2 SUBMITTAL CVDW
02/15/2018	AGENCY 1 SUBMITTAL

PROJECT NUMBER: 1720222
 ISSUE DATE: 02-15-2018
 DRAWN BY: VR
 CHECKED BY: WG & DS

PLANTING PLAN
 L4.207



207
208

208
213

LIGHTING LEGEND

	TREE UPLIGHT - SEE SHEET L-301 FOR LIGHTING FIXTURE SPECIFICATION.
	SEWER LINE
	DOMESTIC WATER LINE

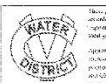
NOTE: NO PERMANENT STRUCTURES WITHIN CWD EASEMENTS. CWD WILL NOT BE RESPONSIBLE FOR REPLACING AND/OR MAINTAINING ANY DECORATIVE CONCRETE AND/OR LANDSCAPING INSTALLED OVER MAINLINES, VALVES, SEWER LINES OR LATERALS.

- SPECIAL PLANTING NOTES:**
1. ALL LANDSCAPE AREAS SHALL BE PLANTED TO THE A B C LINE WITH 2% (MIN) 1/4" C/W. TO CENTER REVERSED OR ROLLED PLAN. FINAL TREE AND SHRUBS PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 2. THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:
 - A. TREES SHALL BE A MINIMUM OF 3" IN DIAMETER AT THE TRUNK, MEASURED IN A 4" X 4" WIDE PLANTING AREA WITHOUT A ROOT BARRIER.
 - B. THE CONTRACTOR SHALL NOTIFY ALL UTILITY TREE SPACING TECHNICIANS PRIOR TO PLANTING. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/LANDSCAPE ARCHITECT.
 - C. NO ROOT BARRIERS SHALL BE INSTALLED UNDER TREES.
 3. PLANTING LOCATIONS MAY BE ADJUSTED IN FIELD DEPENDING AS TO THE LOCATION OF THE STREET LIGHT AND UTILITIES. WORK TO BE COMPLETED, VERIFY & COORDINATE WITH CIVIL ENGINEER ON TREE AND SHRUB LOCATIONS.
 4. ALL PLANTING AREAS TO RECEIVE 2" FRESH MULCH, 1" DECOMPOSED ORGANIC FIBRILS WITH 1% FIBERS WETTED COMPACTED TO A FINAL 2" DEPTH. DESERT GOLD COLOR IN MEDIAN. WATERING THE NATIVE SAND COLOR IN MEDIAN AREA.

TREES, PLANTS, WALLS, SIDEWALKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CWD AND DRIVE EASEMENTS OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT PERMIT FROM CWD.

MILLENNIUM LANDSCAPE PLAN

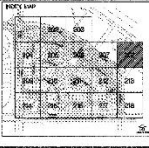
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	SEWER LINE	1	02/15/2018
	DOMESTIC WATER LINE	1	02/15/2018
	SEWER VALVE	1	02/15/2018
	DOMESTIC WATER VALVE	1	02/15/2018
	SEWER LATERAL	1	02/15/2018
	DOMESTIC WATER LATERAL	1	02/15/2018
	SEWER CLEANOUT	1	02/15/2018
	DOMESTIC WATER CLEANOUT	1	02/15/2018
	SEWER MANHOLE	1	02/15/2018
	DOMESTIC WATER MANHOLE	1	02/15/2018
	SEWER INLET	1	02/15/2018
	DOMESTIC WATER INLET	1	02/15/2018
	SEWER OUTLET	1	02/15/2018
	DOMESTIC WATER OUTLET	1	02/15/2018
	SEWER CLEANOUT	1	02/15/2018
	DOMESTIC WATER CLEANOUT	1	02/15/2018
	SEWER MANHOLE	1	02/15/2018
	DOMESTIC WATER MANHOLE	1	02/15/2018
	SEWER INLET	1	02/15/2018
	DOMESTIC WATER INLET	1	02/15/2018
	SEWER OUTLET	1	02/15/2018
	DOMESTIC WATER OUTLET	1	02/15/2018
	SEWER CLEANOUT	1	02/15/2018
	DOMESTIC WATER CLEANOUT	1	02/15/2018
	SEWER MANHOLE	1	02/15/2018
	DOMESTIC WATER MANHOLE	1	02/15/2018
	SEWER INLET	1	02/15/2018
	DOMESTIC WATER INLET	1	02/15/2018
	SEWER OUTLET	1	02/15/2018
	DOMESTIC WATER OUTLET	1	02/15/2018
	SEWER CLEANOUT	1	02/15/2018
	DOMESTIC WATER CLEANOUT	1	02/15/2018
	SEWER MANHOLE	1	02/15/2018
	DOMESTIC WATER MANHOLE	1	02/15/2018
	SEWER INLET	1	02/15/2018
	DOMESTIC WATER INLET	1	02/15/2018
	SEWER OUTLET	1	02/15/2018
	DOMESTIC WATER OUTLET	1	02/15/2018
	SEWER CLEANOUT	1	02/15/2018
	DOMESTIC WATER CLEANOUT	1	02/15/2018
	SEWER MANHOLE	1	02/15/2018
	DOMESTIC WATER MANHOLE	1	02/15/2018
	SEWER INLET	1	02/15/2018
	DOMESTIC WATER INLET	1	02/15/2018
	SEWER OUTLET	1	02/15/2018
	DOMESTIC WATER OUTLET	1	02/15/2018
	SEWER CLEANOUT	1	02/15/2018
	DOMESTIC WATER CLEANOUT	1	02/15/2018
	SEWER MANHOLE	1	02/15/2018
	DOMESTIC WATER MANHOLE	1	02/15/2018
	SEWER INLET	1	02/15/2018
	DOMESTIC WATER INLET	1	02/15/2018
	SEWER OUTLET	1	02/15/2018
	DOMESTIC WATER OUTLET	1	02/15/2018
	SEWER CLEANOUT	1	02/15/2018
	DOMESTIC WATER CLEANOUT	1	02/15/2018
	SEWER MANHOLE	1	02/15/2018
	DOMESTIC WATER MANHOLE	1	02/15/2018
	SEWER INLET	1	02/15/2018
	DOMESTIC WATER INLET	1	02/15/2018
	SEWER OUTLET	1	02/15/2018
	DOMESTIC WATER OUTLET	1	02/15/2018
	SEWER CLEANOUT	1	02/15/2018
	DOMESTIC WATER CLEANOUT	1	02/15/2018
	SEWER MANHOLE	1	02/15/2018
	DOMESTIC WATER MANHOLE	1	02/15/2018
	SEWER INLET	1	02/15/2018
	DOMESTIC WATER INLET	1	02/15/2018
	SEWER OUTLET	1	02/15/2018
	DOMESTIC WATER OUTLET	1	02/15/2018
	SEWER CLEANOUT	1	02/15/2018
	DOMESTIC WATER CLEANOUT	1	02/15/2018
	SEWER MANHOLE	1	02/15/2018
	DOMESTIC WATER MANHOLE	1	02/15/2018
	SEWER INLET	1	02/15/2018
	DOMESTIC WATER INLET	1	02/15/2018
	SEWER OUTLET	1	02/15/2018
	DOMESTIC WATER OUTLET	1	02/15/2018
	SEWER CLEANOUT	1	02/15/2018
	DOMESTIC WATER CLEANOUT	1	02/15/2018
	SEWER MANHOLE	1	02/15/2018
	DOMESTIC WATER MANHOLE	1	02/15/2018
	SEWER INLET	1	02/15/2018
	DOMESTIC WATER INLET	1	02/15/2018
	SEWER OUTLET	1	02/15/2018
	DOMESTIC WATER OUTLET	1	02/15/2018
	SEWER CLEANOUT	1	02/15/2018
	DOMESTIC WATER CLEANOUT	1	02/15/2018
	SEWER MANHOLE	1	02/15/2018
	DOMESTIC WATER MANHOLE	1	02/15/2018
	SEWER INLET	1	02/15/2018
	DOMESTIC WATER INLET	1	02/15/2018
	SEWER OUTLET	1	02/15/2018
	DOMESTIC WATER OUTLET	1	02/15/2018
	SEWER CLEANOUT	1	02/15/2018
	DOMESTIC WATER CLEANOUT	1	02/15/2018
	SEWER MANHOLE	1	02/15/2018
	DOMESTIC WATER MANHOLE	1	02/15/2018
	SEWER INLET	1	02/15/2018



L42601



SCALE 1" = 20'-0"



ValleyCrest DesignGroup
 2 HIGHER SUITE 100
 1375 N. CA 20015
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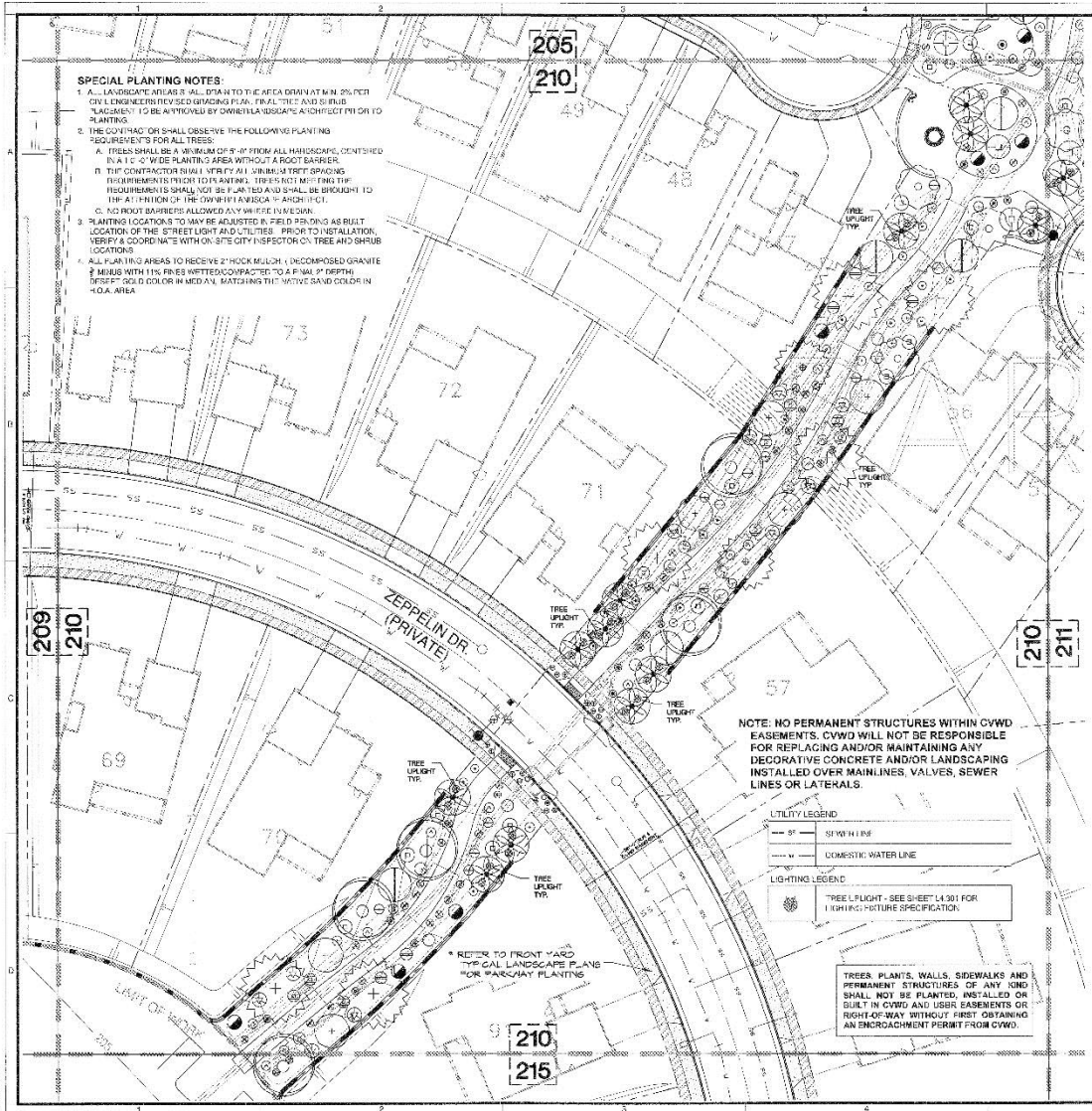
MILLENNIUM TRACT 36793-0, 36793-1 PALM DESERT, CALIFORNIA T-46, R.E., S.B.M. LANDSCAPE DEVELOPMENT PLANS

DESCRIPTION	DATE
AGENCY 4 SUBMITTAL - CITY	02/15/2018
AGENCY 3 SUBMITTAL - CITY-CWD	02/15/2018
AGENCY 2 SUBMITTAL - CWD	02/15/2018
AGENCY 1 SUBMITTAL - CWD	02/15/2018
AGENCY 1 SUBMITTAL - CWD	02/15/2018

JOB NUMBER: 1706292
 ISSUE DATE: 02-15-2018
 DRAWN BY: WC & DS
 CHECKED BY: WC & DS

PLANTING PLAN

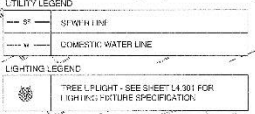
L4.208



SPECIAL PLANTING NOTES:

- LANDSCAPE AREAS SHALL BE PLANTED TO THE AREA DRAIN AT MIN. 2% PER CIVIL ENGINEER REVISED GRADING PLAN. FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY DOWNSIDE ASSOCIATES ARCHITECTURE FOR PLANTING.
- THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:
 - TREES SHALL BE A MINIMUM OF 9'-0" FROM ALL HARDSCAPE, CENTERED IN A 12'-0" WIDE PLANTING AREA WITHOUT A ROOT BARRIER.
 - THE CONTRACTOR SHALL VERIFY ALL SHRUBBING TREE SPACING REQUIREMENTS FROM DOWNSTREAM. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/ARCHITECT AS APPLICABLE.
 - NO ROOT BARRIERS ALLOWED ANYWHERE IN THE WORK.
- PLANTING LOCATIONS TO BE ADJUSTED IN FIELD PENDING AS-BUILT LOCATION OF THE STREET LIGHT AND UTILITIES. PRIOR TO INSTALLATION, VERIFY & COORDINATE WITH ON-SITE CITY INSPECTOR ON TREE AND SHRUB LOCATIONS.
- ALL PLANTING AREAS TO RECEIVE 2" THICK MUDHUT 1 DECOMPOSED GRANITE # 8 MIXED WITH THE FINES WRITTEN ON CONTRACT TO 2.0 FT WIDE BY DEPTH. DISEASE RESISTANT COLOR IN MEDIAN MATCHING THE NATIVE SAND COLOR IN HOA AREA.

NOTE: NO PERMANENT STRUCTURES WITHIN CVDW EASEMENTS. CVDW WILL NOT BE RESPONSIBLE FOR REPLACING AND/OR MAINTAINING ANY DECORATIVE CONCRETE AND/OR LANDSCAPING INSTALLED OVER MAINLINES, VALVES, SEWER LINES OR LATERALS.



TREES, PLANTS, WALLS, SIDEWALKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CVDW AND USER EASEMENTS OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT PERMIT FROM CVDW.

REFER TO FRONT YARD TYPICAL LANDSCAPE PLANS FOR PERMANENT PLANTING.

SYMBOL	LANDSCAPE ITEM	QTY
(Symbol)	BRANDY BERRY	3
(Symbol)	CHERRY BLOSSOM	2
(Symbol)	... (many other items)

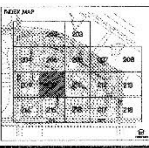
(Symbol)	BRANDY BERRY	3
(Symbol)	CHERRY BLOSSOM	2
(Symbol)	... (many other items)



PROJECT NO. L42603



SCALE 1" = 20'-0"



ValleyCrest Design Group
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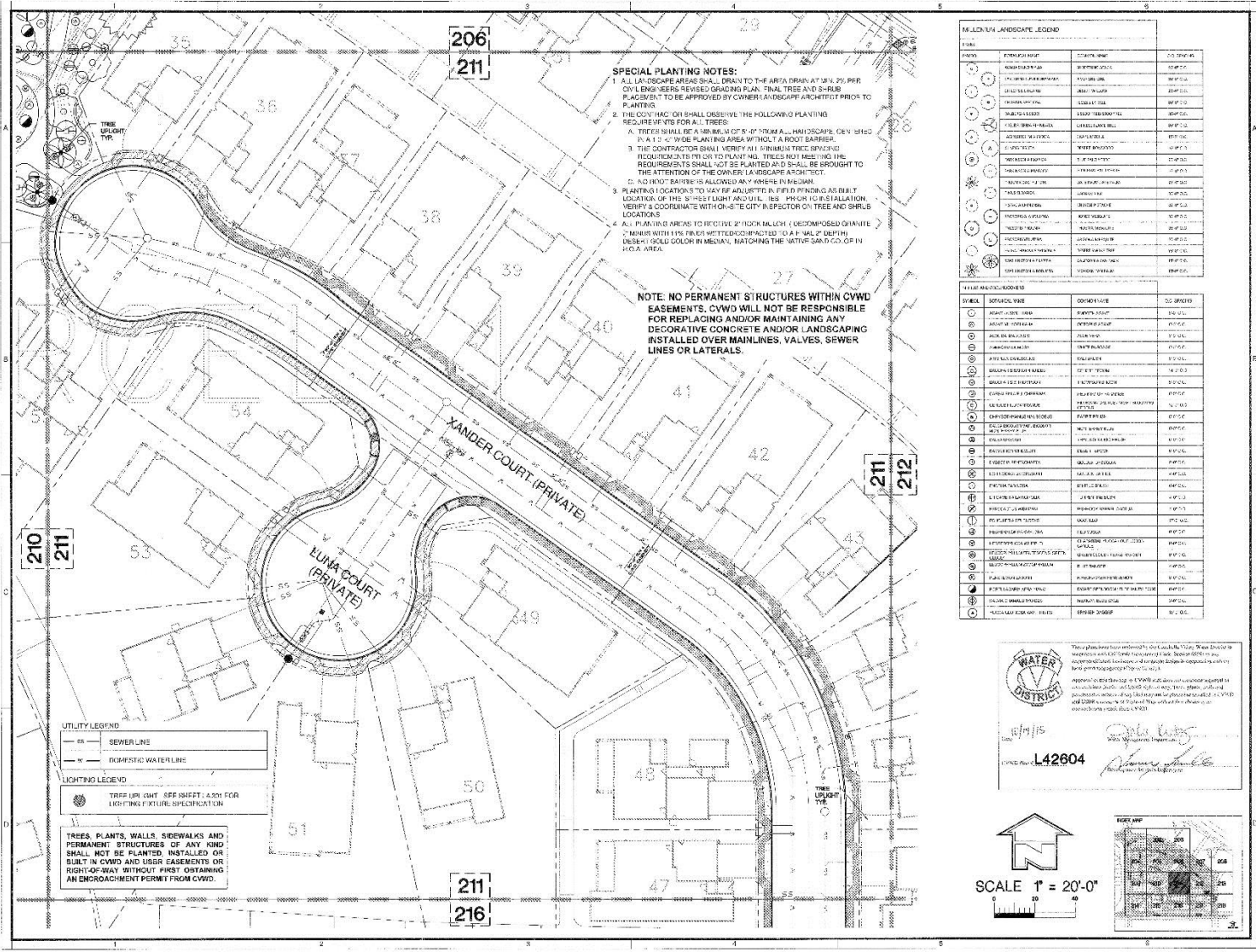
MILLENNIUM TRACT 36793-0, 36793-1 PALM DESERT, CALIFORNIA 1.45, R.E., 3 B.M. LANDSCAPE DEVELOPMENT PLANS

DATE	DESCRIPTION
02/10/2010	AGENCY 4 SUBMITTAL - CITY
03/05/2010	AGENCY 3 SUBMITTAL - CITY / CVDW
04/02/2010	AGENCY 2 SUBMITTAL - CVDW
07/02/2010	AGENCY 1 SUBMITTAL

JOB NUMBER: 176226
 ISS. DATE: 02-15-2015
 DRAWN BY: VJR
 CHECKED BY: WG & DS

PLANTING PLAN

L4.210



MILL/UM LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	DATE
1	PLANTING	03/15/15
2	PLANTING	03/15/15
3	PLANTING	03/15/15
4	PLANTING	03/15/15
5	PLANTING	03/15/15
6	PLANTING	03/15/15
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8	PLANTING	03/15/15
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PLANTING LEGEND

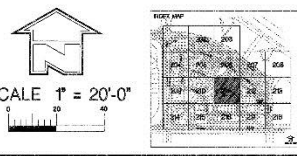
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100	PLANTING	03/15/15

WATER DISTRICT

DATE: 03/15/15

PROJECT NO: L42604

[Signature]



ValleyCrest
DesignGroup

3 HUGHES, SUITE 150
IRVINE, CA 92618
PH: 949.261.4000
WWW.VALLEYCREST.COM



MILLENNIUM TRACT 36793
PALM DESERT, CALIFORNIA

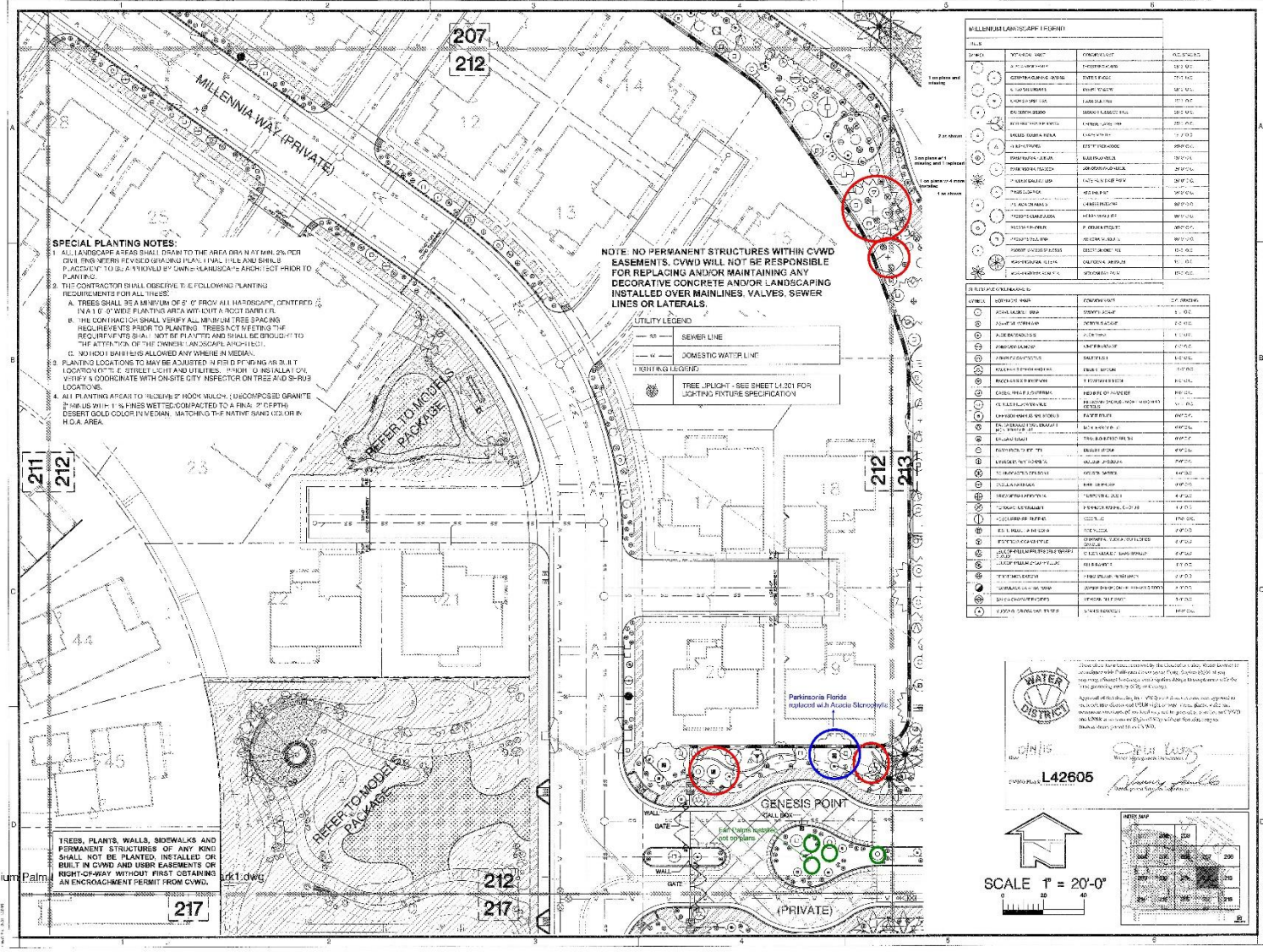
DESIGN DEVELOPMENT PLANS

DATE	DESCRIPTION
03/15/15	DESIGN DEVELOPMENT

JOB NUMBER: 130222
ISSUE DATE: 03/10/2015
DRAWN BY: VR
CHECKED BY: DS

PLANTING PLAN

L4.211

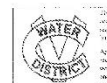


MILLENNIUM LANDSCAPE PLAN

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PLANTING SCHEDULE

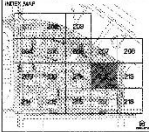
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DATE: **01/15/18**
 DESCRIPTION: **AGENCY 4 SUBMITTAL - CITY CWD**
 DATE: **02/15/18**
 DESCRIPTION: **AGENCY 3 SUBMITTAL - CITY CWD**
 DATE: **02/15/18**
 DESCRIPTION: **AGENCY 2 SUBMITTAL - CITY CWD**
 DATE: **02/15/18**
 DESCRIPTION: **AGENCY 1 SUBMITTAL - CITY CWD**
 DATE: **02/15/18**
 DESCRIPTION: **AGENCY 0 SUBMITTAL - CITY CWD**



SCALE 1" = 20'-0"



ValleyCrest DesignGroup
 8 HUGHES SUITE 150
 PALM DESERT, CALIFORNIA 92260
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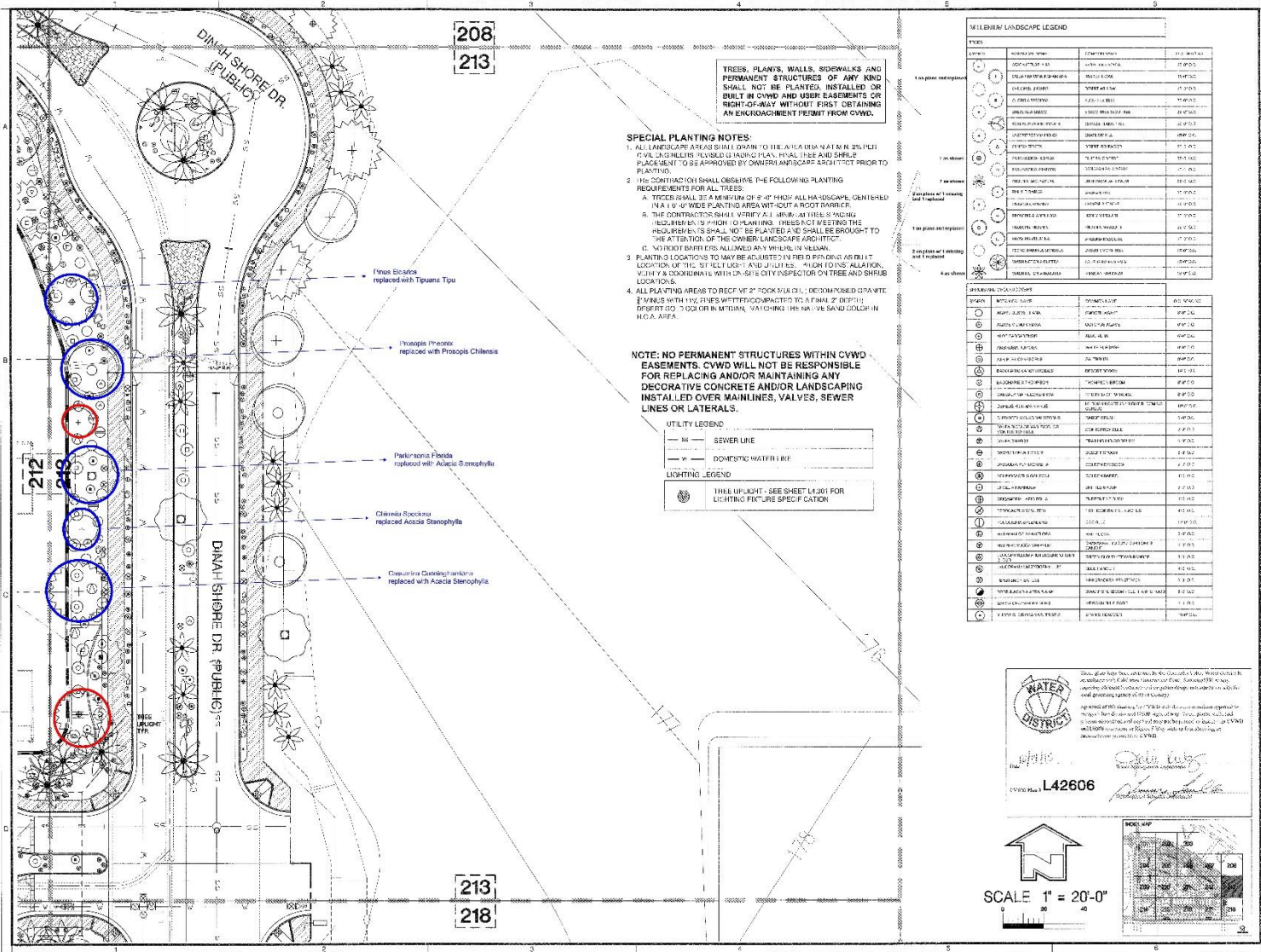
MILLENNIUM TRACT 36793-0, 36793-1 PALM DESERT, CALIFORNIA T.R.S. R.R. - S.B.M. LANDSCAPE DEVELOPMENT PLANS

AGENCY SUBMITTAL 4

DATE	DESCRIPTION
02/15/18	AGENCY 4 SUBMITTAL - CITY CWD
02/15/18	AGENCY 3 SUBMITTAL - CITY CWD
02/15/18	AGENCY 2 SUBMITTAL - CITY CWD
02/15/18	AGENCY 1 SUBMITTAL - CITY CWD
02/15/18	AGENCY 0 SUBMITTAL - CITY CWD

JOB NUMBER: 179228F
 ISSUE DATE: 02-15-2018
 DRAWN BY: VTI
 CHECKED BY: W&S

PLANTING PLAN
L.4.212



TREES, PLANTS, WALLS, SIGNALMAKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CWD AND USUR EASEMENTS OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT PERMIT FROM CWD.

- SPECIAL PLANTING NOTES:**
1. ALL LANDSCAPE AREAS SHALL DRAIN TO THE AREA DESIGNATED IN THE PLANTING SCHEDULES. PLANTING SHALL BE IN ACCORDANCE WITH THE PLANTING SCHEDULES AND SHALL BE PLACED TO BE APPROVED BY OWNER LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 2. THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:
 - A. TREES SHALL BE A MINIMUM OF 8" DBH AT ALL LANDSCAPE LOCATIONS CENTERED IN A 10' X 10' WIDE PLANTING AREA WITHOUT A ROOT BARRIER.
 - B. THE CONTRACTOR SHALL VERIFY ALL MINIMUM TREE SPECIFICATIONS ARE MET PRIOR TO PLANTING. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER LANDSCAPE ARCHITECT.
 - C. NO ROOT BARRIERS ALLOWED ANYWHERE IN WELLS.
 3. PLANTING LOCATIONS TO HAVE ADJUSTED TO FIELD CONDITIONS AS DETERMINED BY THE CONTRACTOR AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER LANDSCAPE ARCHITECT.
 4. ALL PLANTING AREAS TO RECEIVE 2" TOP SOIL OVER 12" DECOMPOSED GRANITE CHIPS WITH 1% PERCENT WATER-RETENTIVE POLYMER. DESERT SOILS SHALL BE AMENDED WITH 1% PERCENT SAND COLOR IN H.C.A. AREA.

NOTE: NO PERMANENT STRUCTURES WITHIN CWD EASEMENTS. CWD WILL NOT BE RESPONSIBLE FOR REPLACING AND/OR MAINTAINING ANY DECORATIVE CONCRETE AND/OR LANDSCAPING INSTALLED OVER MAINLINES, VALVES, SEWER LINES OR LATERALS.

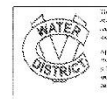
- UTILITY LEGEND**
- SEWER LINE
 - DOMESTIC WATER LINE
- LIGHTING LEGEND**
- IN-LEAVE LIGHT - SEE SHEET L4201 FOR LIGHTING FEATURE SPECIFICATION

MILLENNIUM LANDSCAPE LEGEND

SYMBOL	PLANT NAME	COMMON NAME	HEIGHT
(1)	ACACIA STENOPHYLLA	ACACIA STENOPHYLLA	15-20 FT.
(2)	PROSOPIA CHILSENSIS	PROSOPIA CHILSENSIS	15-20 FT.
(3)	CELESTINE	CELESTINE	15-20 FT.
(4)	CELESTINE	CELESTINE	15-20 FT.
(5)	CELESTINE	CELESTINE	15-20 FT.
(6)	CELESTINE	CELESTINE	15-20 FT.
(7)	CELESTINE	CELESTINE	15-20 FT.
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(18)	CELESTINE	CELESTINE	15-20 FT.
(19)	CELESTINE	CELESTINE	15-20 FT.
(20)	CELESTINE	CELESTINE	15-20 FT.
(21)	CELESTINE	CELESTINE	15-20 FT.
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(45)	CELESTINE	CELESTINE	15-20 FT.
(46)	CELESTINE	CELESTINE	15-20 FT.
(47)	CELESTINE	CELESTINE	15-20 FT.
(48)	CELESTINE	CELESTINE	15-20 FT.
(49)	CELESTINE	CELESTINE	15-20 FT.
(50)	CELESTINE	CELESTINE	15-20 FT.

PLANTING SCHEDULE

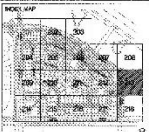
SYMBOL	PLANT NAME	COMMON NAME	HEIGHT
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(2)	PROSOPIA CHILSENSIS	PROSOPIA CHILSENSIS	15-20 FT.
(3)	CELESTINE	CELESTINE	15-20 FT.
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(47)	CELESTINE	CELESTINE	15-20 FT.
(48)	CELESTINE	CELESTINE	15-20 FT.
(49)	CELESTINE	CELESTINE	15-20 FT.
(50)	CELESTINE	CELESTINE	15-20 FT.



PROJECT NO. L42606



SCALE 1" = 20'-0"



MILLENNIUM TRACT 36793-0, 36793-1 PALM DESERT, CALIFORNIA 1-4B, R.E. - S.B.M. LANDSCAPE DEVELOPMENT PLANS

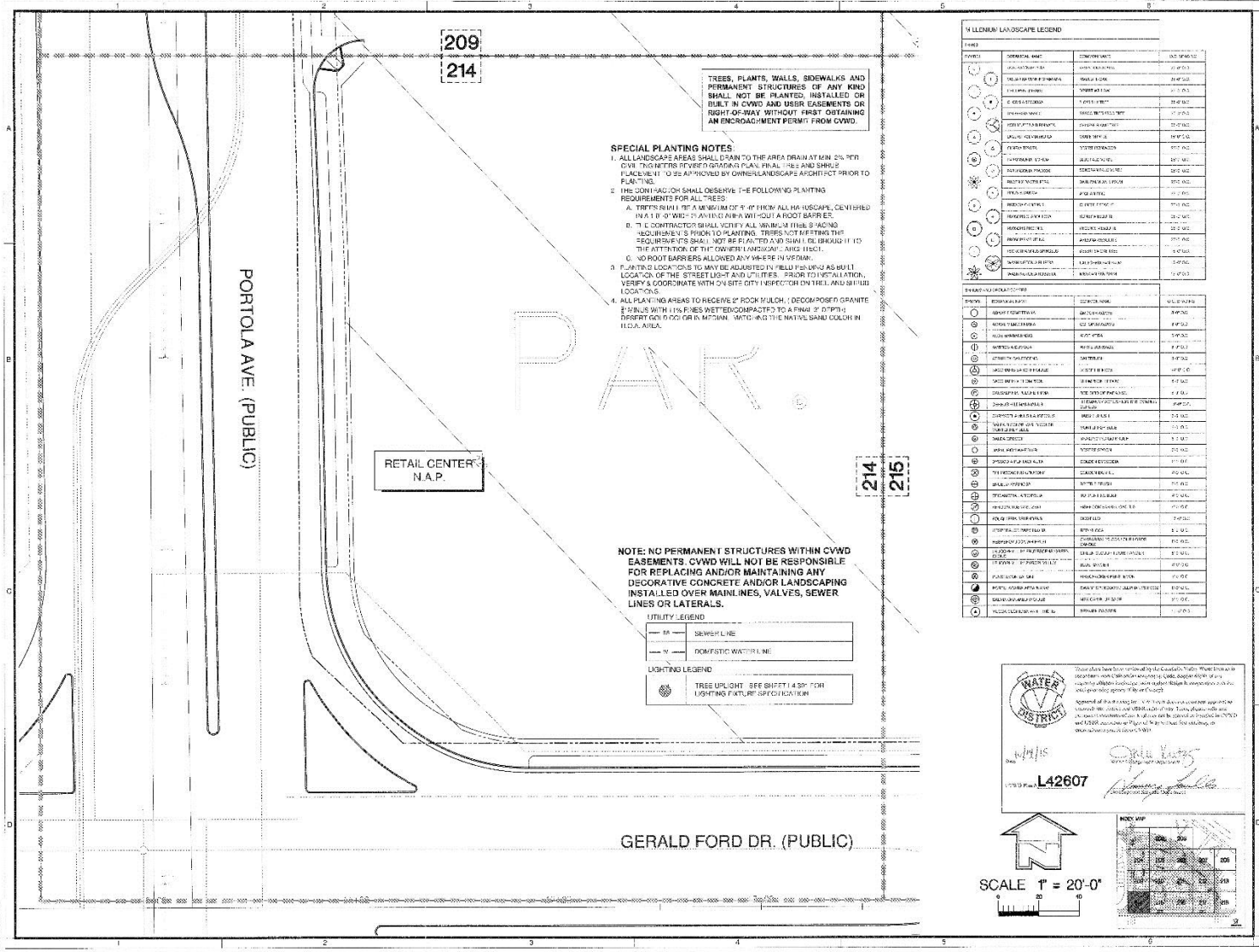
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02/15/2019	AGENCY 3.1 SUBMITTAL - CITY/CWD
02/15/2019	AGENCY 2 SUBMITTAL - CWD
02/15/2019	AGENCY 1 SUBMITTAL

AGENCY SUBMITTAL 4

JOB NUMBER: 172622
 ISSUE DATE: 02-15-2019
 DRAWN BY: VJR
 CHECKED BY: WG & DS

PLANTING PLAN

L4.213



209
214

TREES, PLANTS, WALLS, SIDEWALKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CVWD AND USEB EASEMENTS OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT PERMIT FROM CVWD.

SPECIAL PLANTING NOTES

- ALL LANDSCAPE AREAS SHALL DRAIN TO THE AREA DRAIN AT MIN. 2% PER CVWD. THE SETBACK FROM THE DRAIN SHALL BE 10 FEET AND SHALL FLARE TO 10 FEET APPROX. BY OWNERS LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:
 - TREES SHALL BE A MINIMUM 2" OF TRUNK ABOVE GROUND, CENTERED IN A 10" X 10" WIDE PLANTING AREA WITHOUT A ROOT BARRIER.
 - THE CONTRACTOR SHALL VERIFY ALL MAINLINES HAVE 3" FACED ROUGHENED SPOOLS PRIOR TO PLANTING. TREES NOT MEETING THIS REQUIREMENT SHALL NOT BE PLANTED AND SHALL BE REMOVED TO THE ATTENTION OF THE OWNER'S LANDSCAPE ARCHITECT.
 - NO ROOT BARRIERS ALLOWED BY ANY TREE IN VERMILION.
- PLANTING LOCATIONS TO MAY BE ADJUSTED IN FIELD PER USE AS BUILT LOCATION OF THE STREET LIGHT AND UTILITIES. PRIOR TO INSTALLATION, VERIFY & COORDINATE WITH ON SITE CITY INSPECTOR ON THE FIELD AND SHOWN LOCATIONS.
- ALL PLANTING AREAS TO RECEIVE 5" ROCK MULCH, 10" DECOMPOST GRANITE FINISH WITH 1 1/2" FINES WETTED/COMPACTED TO A FINAL 3" DEPTH DESERT GOLD OR BROWN. MATCHING THE NATIVE SAND COLOR IN BLOCK AREA.

NOTE: NO PERMANENT STRUCTURES WITHIN CVWD EASEMENTS. CVWD WILL NOT BE RESPONSIBLE FOR REPLACING AND/OR MAINTAINING ANY DECORATIVE CONCRETE AND/OR LANDSCAPING INSTALLED OVER MAINLINES, VALVES, SEWER LINES OR LATERALS.

UTILITY LEGEND

- W — SEWER LINE
- DW — DOMESTIC WATER LINE

LIGHTING LEGEND

- ☉ TREE UPLIGHT - SEE SHEET 14 201 FOR LIGHTING FIXTURE SPECIFICATIONS

MILLENNIUM LANDSCAPE LEGEND

SYMBOL	COMMON NAME	COMMON NAME	PLANTING RATE
①	AGAVE	AGAVE	1 PLANT/100 SQ. FT.
②	AGAVE	AGAVE	1 PLANT/100 SQ. FT.
③	AGAVE	AGAVE	1 PLANT/100 SQ. FT.
④	AGAVE	AGAVE	1 PLANT/100 SQ. FT.
⑤	AGAVE	AGAVE	1 PLANT/100 SQ. FT.
⑥	AGAVE	AGAVE	1 PLANT/100 SQ. FT.
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⑧	AGAVE	AGAVE	1 PLANT/100 SQ. FT.
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SYMBOL	COMMON NAME	COMMON NAME	PLANTING RATE
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WATER INSPECTOR

DATE: 11/15/18

PROJECT: L42607

AGENCY: VALLEYCREST DESIGN GROUP

SCALE 1" = 20'-0"

N

INDEX MAP

ValleyCrest DesignGroup

3 HUGHES, SUITE 100
PALM DESERT, CA 92260
PH: 760.298.6900
WWW.VALLEYCREST.COM



MILLENNIUM TRACT 36793-0, 36793-1
PALM DESERT, CALIFORNIA
T-16, R.E., S.B.M.
LANDSCAPE DEVELOPMENT PLANS

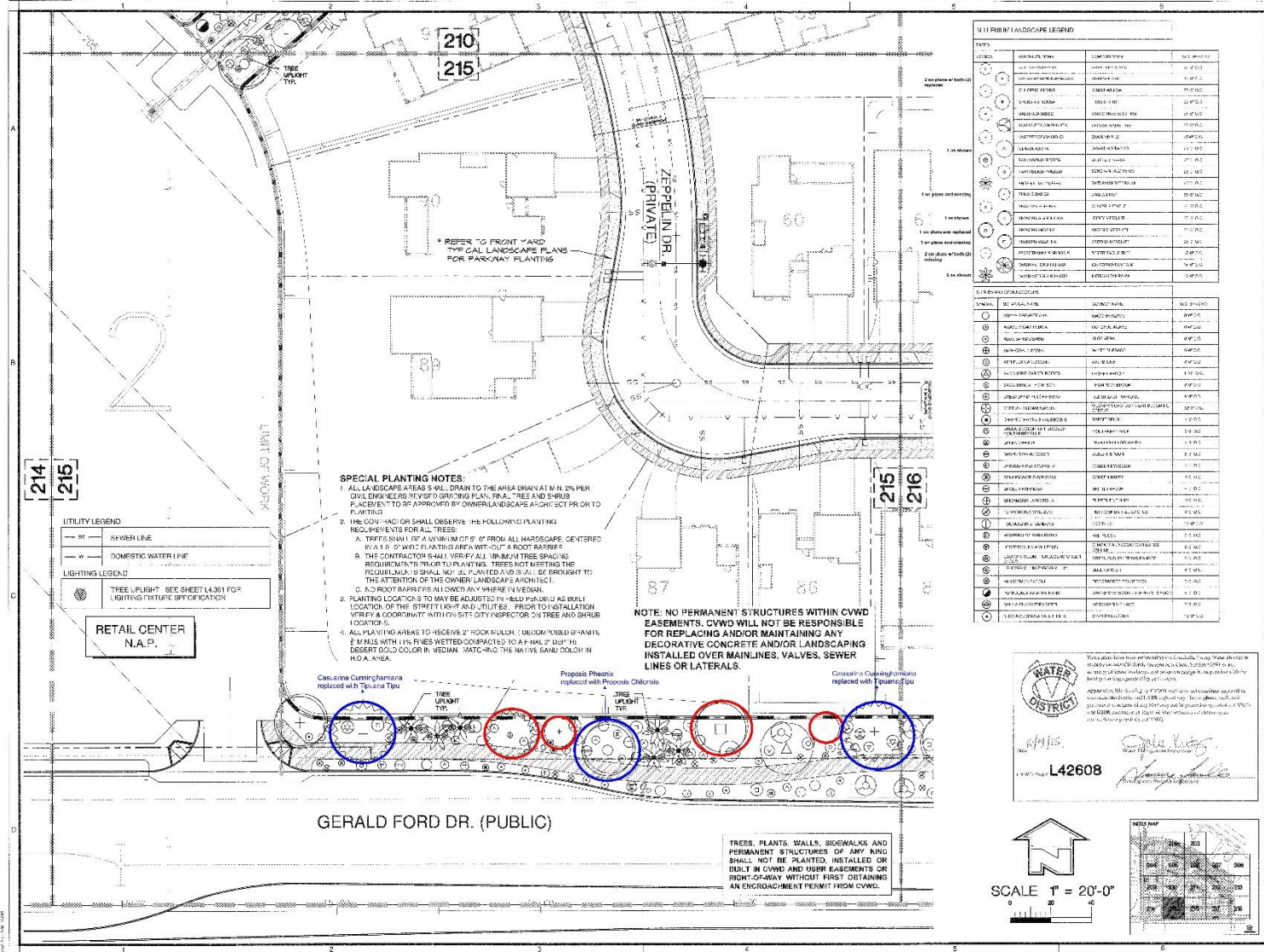
DATE	DESCRIPTION
12/18/2018	AGENCY & SUBMITTAL - CITY
01/03/2019	AGENCY & SUBMITTAL - CITY / CVWD
01/10/2019	AGENCY & SUBMITTAL - CVWD
02/28/2019	AGENCY & SUBMITTAL

AGENCY SUBMITTAL 4

JOB NUMBER: 1702022
ISSUE DATE: 02-15-2018
DRAWN BY: VH
CHECKED BY: WG & DS

PLANTING PLAN

L4.214



MILLIUM LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	PLANT CODE
(Symbol)	1" TREE	1" TREE
(Symbol)	2" TREE	2" TREE
(Symbol)	3" TREE	3" TREE
(Symbol)	4" TREE	4" TREE
(Symbol)	5" TREE	5" TREE
(Symbol)	6" TREE	6" TREE
(Symbol)	7" TREE	7" TREE
(Symbol)	8" TREE	8" TREE
(Symbol)	9" TREE	9" TREE
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SYMBOL KEY

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ValleyCrest DesignGroup
 6 HUGHES, SUITE 150
 IRVINE, CA 92618
 PH: 949.268.6800
 WWW.VALLEYCREST.COM

MILLENNIUM TRACT 36793-0, 36793-1
 PALM DESERT, CALIFORNIA
 T.A.S., R.A.E., S.B.M.
 LANDSCAPE DEVELOPMENT PLANS

AGENCY SUBMITTAL 4

DATE: 02/13/2018
 DESCRIPTION: AGENCY 4 SUBMITTAL CITY: CVDW, AGENCY 31 SUBMITTAL CITY: CVDW, AGENCY 32 SUBMITTAL CITY: CVDW, AGENCY 33 SUBMITTAL CITY: CVDW, AGENCY 34 SUBMITTAL CITY: CVDW

JOB NUMBER: 1752232
 ISSUE DATE: 02-16-2018
 DRAWN BY: VJR
 CHECKED BY: WR & PS

PLANTING PLAN

L4.215

WATER DISTRICT

02/13/18

L42608

APPROVED BY: [Signature]

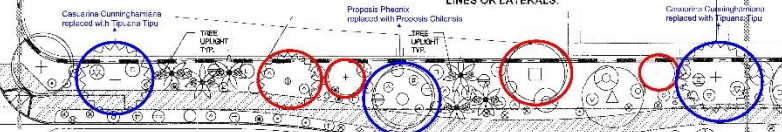
SCALE 1" = 20'-0"

NOTE MAP

TREES, PLANTS, WALLS, SIDEWALKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CVDW AND USER EASEMENTS OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT PERMIT FROM CVDW.

- SPECIAL PLANTING NOTES:**
- ALL LANDSCAPE AREAS SHALL DRAIN TO THE AREA DRAIN AT MIN. 2% PER CIVIL ENGINEERS PER SITE DRAINAGE PLAN. FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:
 - TREES SHALL BE A MINIMUM OF 5' FROM ALL HARDSCAPE CENTERED 5' WAYS OR WIDER TO AVOID AREA WITH-OUT A ROOT BARRIER.
 - THE CONTRACTOR SHALL VERIFY ALL MINIMUM TREE SPACING REQUIREMENTS PRIOR TO PLANTING. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/LANDSCAPE ARCHITECT.
 - NO ROOT BARRIERS SHALL BE INSTALLED IN ANY TREE SPACING.
 - PLANTING LOCATIONS TO BE ADJUSTED IN FIELD PERUSUS AS BUILT LOCATION OF THE STREET LIGHT AND UTILITIES. PRIOR TO INSTALLATION NOTIFY & COORDINATE WITH CITY INSPECTOR ON TREE AND GROUP 1 LOCATION.
 - ALL PLANTING AREAS TO RECEIVE 2" HOOD FLASH. LOCATION/LEVEL OF FINITE 1" FINISH WITH 1/4" FINES NETTED COMPARTED TO A FINISH OF 1/4" IN DESERT GOLD COLOR IN MEDIAN. MATCHING THE NATIVE SAND COLOR IN HOA AREA.

NOTE: NO PERMANENT STRUCTURES WITHIN CVDW EASEMENTS. CVDW WILL NOT BE RESPONSIBLE FOR REPLACING AND/OR MAINTAINING ANY DECORATIVE CONCRETE AND/OR LANDSCAPING INSTALLED OVER MAINLINES, VALVES, SEWER LINES OR LATERALS.



LITILITY LEGEND

RS SEWER LINE
 W DOMESTIC WATER LINE

LIGHTING LEGEND

TREE LIGHT (SEE SHEET L4.201 FOR LIGHTING FIXTURE SPECIFICATION)

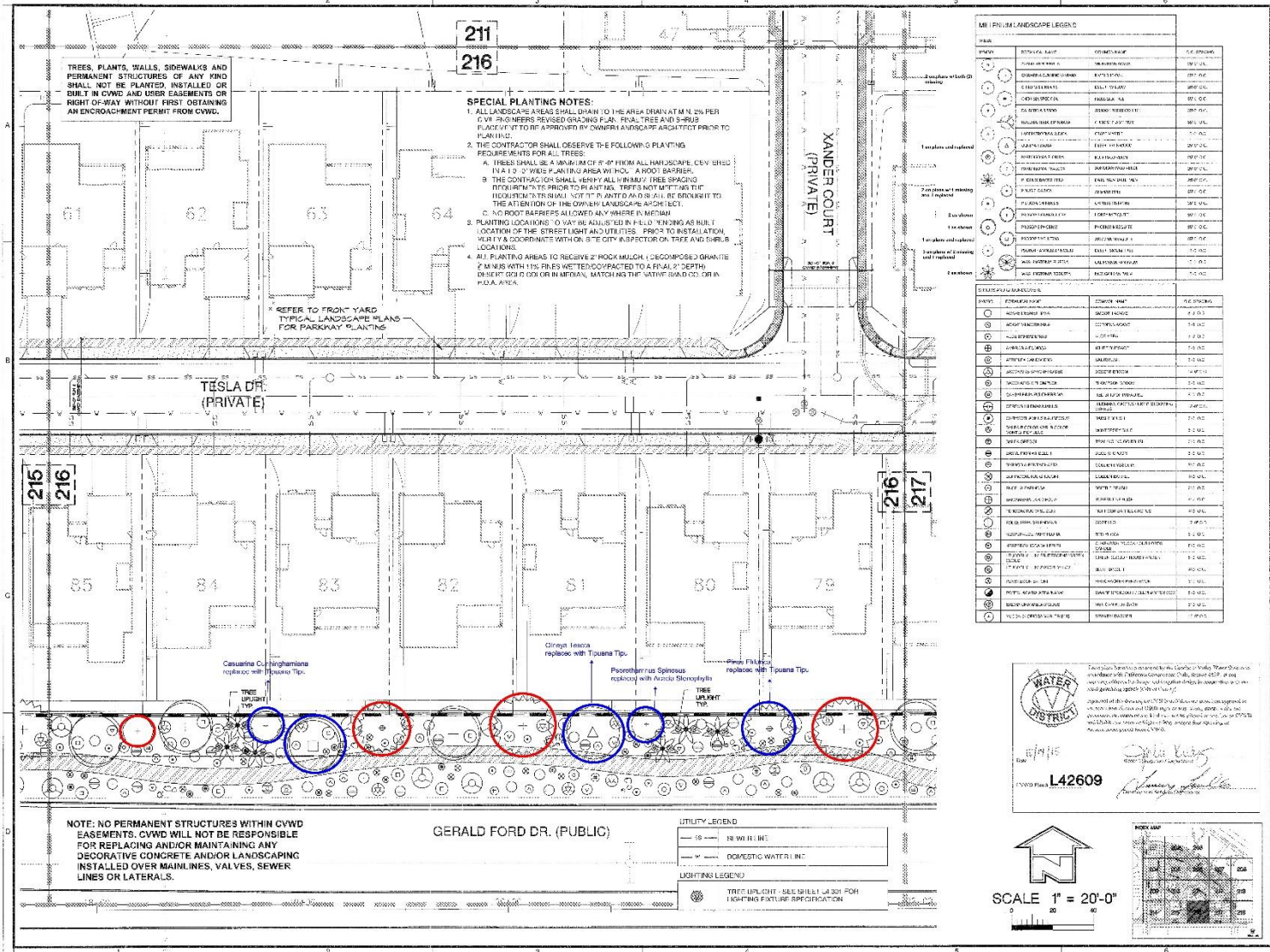
RETAIL CENTER N.A.P.

210
215

214
215

215
216

GERALD FORD DR. (PUBLIC)



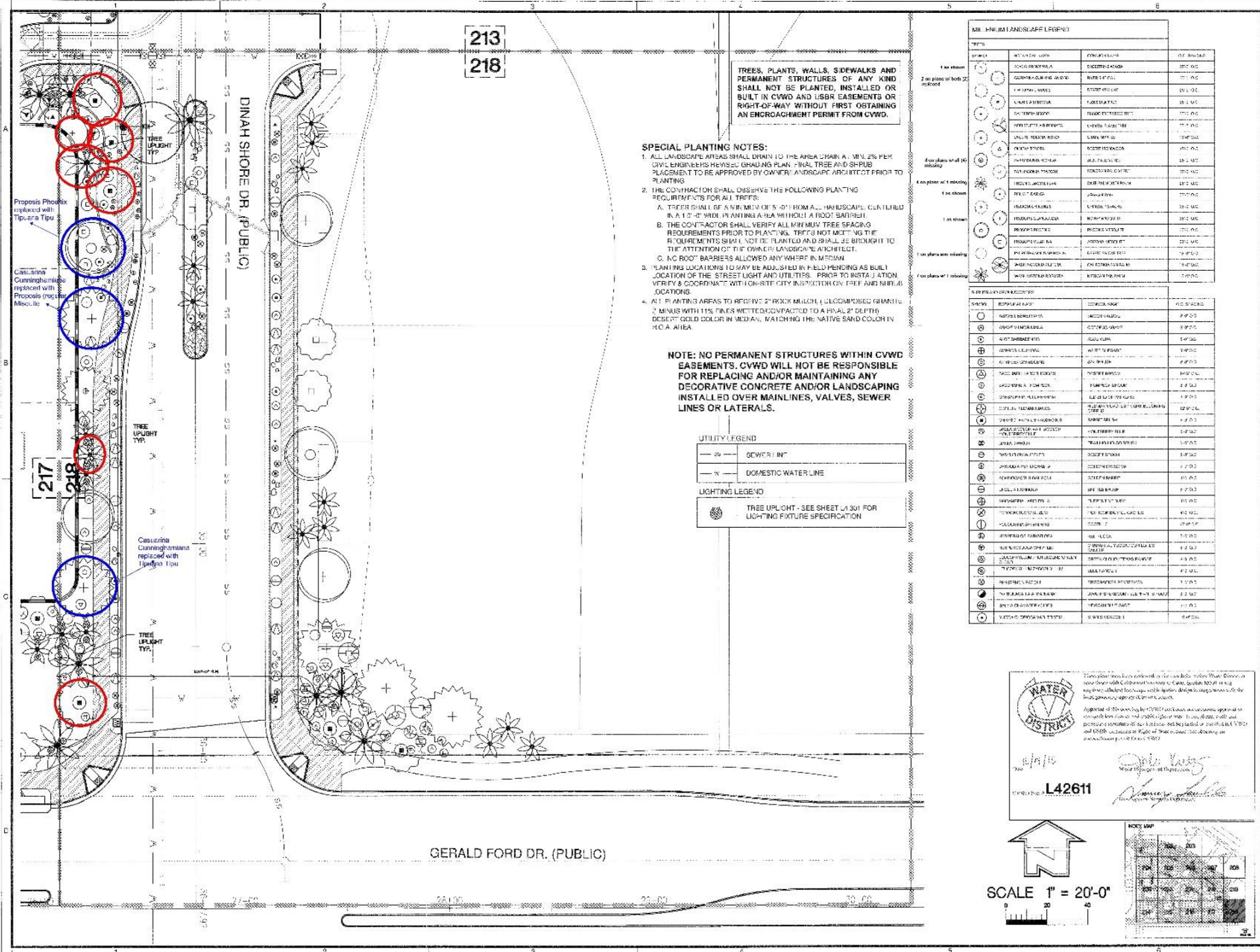
MILLENNIUM TRACT 36793-0, 36793-1 PALM DESERT, CALIFORNIA
 L.A.S., R.E., S.G.M.
 LANDSCAPE DEVELOPMENT PLANS

DESCRIPTION
AGENCY 4 SUBMITTAL - CITY
AGENCY 3 SUBMITTAL - CITY /OWD
AGENCY 2 SUBMITTAL - OWD
AGENCY 1 SUBMITTAL

DATE: 02/15/2018
 JOB NUMBER: 1793292
 ISSUE DATE: 02-15-2018
 DRAWN BY: VJR
 CHECKED BY: W&A DS

PLANTING PLAN

L4.216



213
218

TREES, PLANTS, WALLS, SIDEWALKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CVWD AND UTILITY EASEMENTS OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT PERMIT FROM CVWD.

SPECIAL PLANTING NOTES:

- ALL LANDSCAPE AREAS SHALL BEARY TO THE AREA SHOW A MINIMUM PER CIVD BUSINESS PROCESS ORLAND PLAN. FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER ANDSCAPE ARCHITECT PRIOR TO PLANTING.
- THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:
 - TREES SHALL BE A MINIMUM 5' OF TRUNK AL. HANUSCIP. CENTERED IN A 12" X 12" HOLE IN AN IRON PLATE WITH A ROOT BARRIER.
 - THE CONTRACTOR SHALL VERIFY ALL MINIMUM TREE SPACING REQUIREMENTS PRIOR TO PLANTING. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER ANDSCAPE ARCHITECT.
 - NO ROOT BARRIERS ALLOWED ANYWHERE IN LOT.
- PLANTING LOCATIONS TO BE ADJUSTED IF FIELD FINDINGS AS BUILT LOCATION OF THE STREET LIGHT AND UTILITIES. PRIOR TO INSTALLATION, VERIFY & COORDINATE WITH CITY INSPECTOR ON TREE AND UTILITY LOCATIONS.
- ALL PLANTING AREAS TO BE 2" BLACK MILLION, UNCOMPRESSED GRANITE 7/8" MINUS WITH 1% FINES SET TO COMPACTED TO A FINAL 2" DEPTH. COLOR TO BE COLOR IN WEEDY, MATCHING THE NATIVE SAND COLOR IN R.O.A. AREA.

NOTE: NO PERMANENT STRUCTURES WITHIN CVWD EASEMENTS. CVWD WILL NOT BE RESPONSIBLE FOR REPLACING AND/OR MAINTAINING ANY DECORATIVE CONCRETE AND/OR LANDSCAPING INSTALLED OVER MAINLINES, VALVES, SEWER LINES OR LATERALS.

UTILITY LEGEND

- 20" WATER MAIN
- 12" DOMESTIC WATER LINE

LIGHTING LEGEND

- TREE UPLIGHT - SEE SHEET L301 FOR LIGHTING FIXTURE SPECIFICATION

MINIMUM LANDSCAPE LEGEND

SYMBOL	PLANT NAME	PLANT HEIGHT	SPACING
⊙	AGAVE PARVIFLORA	6-8 FT	10' x 10'
⊙	AGAVE SPINOSA	8-10 FT	10' x 10'
⊙	AGAVE AMEILANUS	10-12 FT	10' x 10'
⊙	AGAVE SCHOTTII	12-15 FT	10' x 10'
⊙	AGAVE SCHOTTII	15-18 FT	10' x 10'
⊙	AGAVE SCHOTTII	18-20 FT	10' x 10'
⊙	AGAVE SCHOTTII	20-25 FT	10' x 10'
⊙	AGAVE SCHOTTII	25-30 FT	10' x 10'
⊙	AGAVE SCHOTTII	30-35 FT	10' x 10'
⊙	AGAVE SCHOTTII	35-40 FT	10' x 10'
⊙	AGAVE SCHOTTII	40-45 FT	10' x 10'
⊙	AGAVE SCHOTTII	45-50 FT	10' x 10'
⊙	AGAVE SCHOTTII	50-55 FT	10' x 10'
⊙	AGAVE SCHOTTII	55-60 FT	10' x 10'
⊙	AGAVE SCHOTTII	60-65 FT	10' x 10'
⊙	AGAVE SCHOTTII	65-70 FT	10' x 10'
⊙	AGAVE SCHOTTII	70-75 FT	10' x 10'
⊙	AGAVE SCHOTTII	75-80 FT	10' x 10'
⊙	AGAVE SCHOTTII	80-85 FT	10' x 10'
⊙	AGAVE SCHOTTII	85-90 FT	10' x 10'
⊙	AGAVE SCHOTTII	90-95 FT	10' x 10'
⊙	AGAVE SCHOTTII	95-100 FT	10' x 10'

PLANTING LEGEND

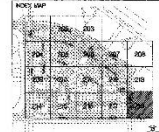
SYMBOL	PLANT NAME	PLANT HEIGHT	SPACING
⊙	AGAVE SCHOTTII	6-8 FT	10' x 10'
⊙	AGAVE SCHOTTII	8-10 FT	10' x 10'
⊙	AGAVE SCHOTTII	10-12 FT	10' x 10'
⊙	AGAVE SCHOTTII	12-15 FT	10' x 10'
⊙	AGAVE SCHOTTII	15-18 FT	10' x 10'
⊙	AGAVE SCHOTTII	18-20 FT	10' x 10'
⊙	AGAVE SCHOTTII	20-25 FT	10' x 10'
⊙	AGAVE SCHOTTII	25-30 FT	10' x 10'
⊙	AGAVE SCHOTTII	30-35 FT	10' x 10'
⊙	AGAVE SCHOTTII	35-40 FT	10' x 10'
⊙	AGAVE SCHOTTII	40-45 FT	10' x 10'
⊙	AGAVE SCHOTTII	45-50 FT	10' x 10'
⊙	AGAVE SCHOTTII	50-55 FT	10' x 10'
⊙	AGAVE SCHOTTII	55-60 FT	10' x 10'
⊙	AGAVE SCHOTTII	60-65 FT	10' x 10'
⊙	AGAVE SCHOTTII	65-70 FT	10' x 10'
⊙	AGAVE SCHOTTII	70-75 FT	10' x 10'
⊙	AGAVE SCHOTTII	75-80 FT	10' x 10'
⊙	AGAVE SCHOTTII	80-85 FT	10' x 10'
⊙	AGAVE SCHOTTII	85-90 FT	10' x 10'
⊙	AGAVE SCHOTTII	90-95 FT	10' x 10'
⊙	AGAVE SCHOTTII	95-100 FT	10' x 10'



PROJECT NO. L42611
DATE: 02/15/2016
DRAWN BY: [Signature]
CHECKED BY: [Signature]



SCALE 1" = 20'-0"



MILLENNIUM TRACT 36793-0, 36793-1 PALM DESERT, CALIFORNIA T-4S, R-8E, S-8M. LANDSCAPE DEVELOPMENT PLANS

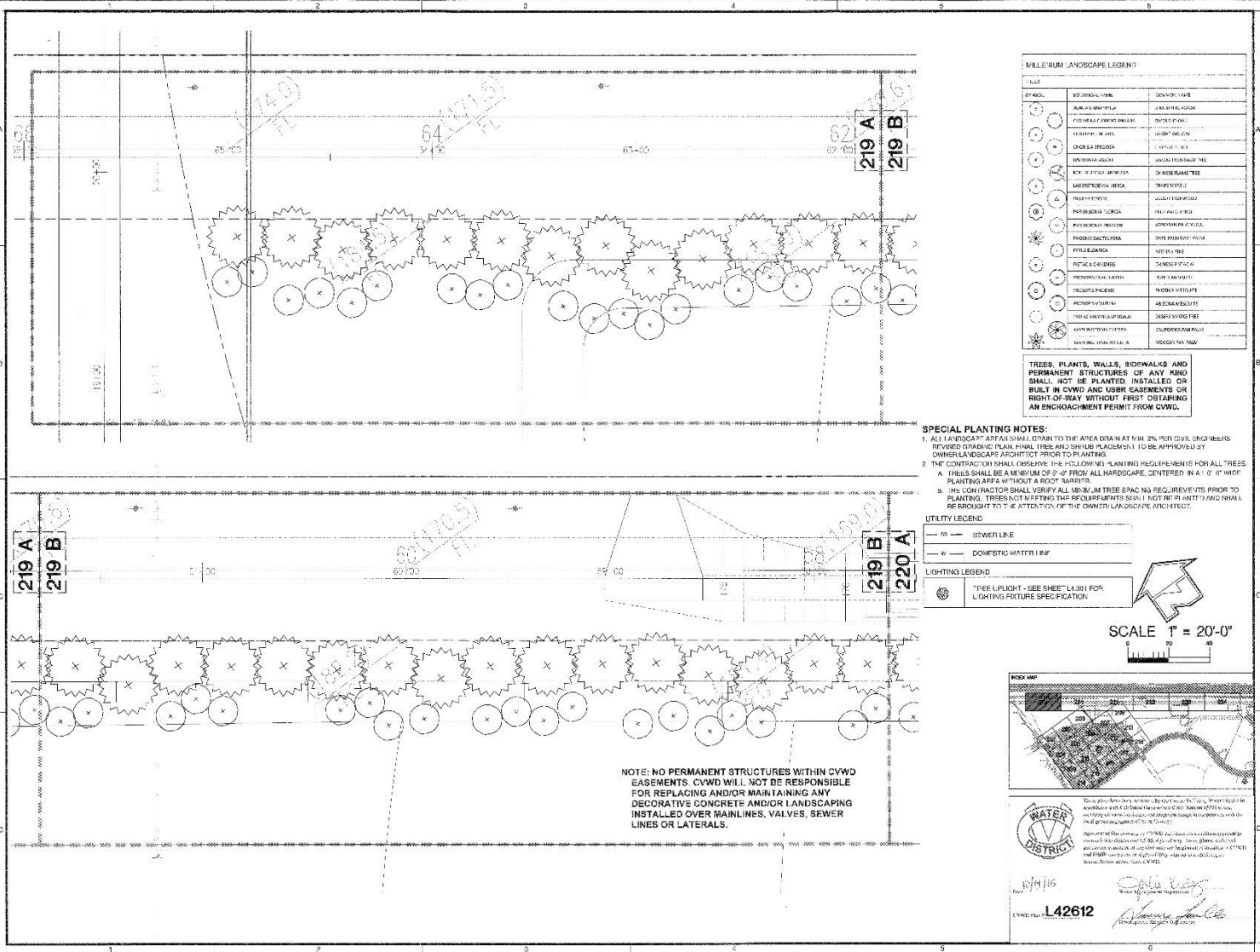
AGENCY SUBMITTAL 4

DATE	DESCRIPTION
02/15/2016	AGENCY 4 SUBMITTAL CITY
02/15/2016	AGENCY 3 SUBMITTAL CITY CVWD
02/15/2016	AGENCY 2 SUBMITTAL CVWD
02/15/2016	AGENCY 1 SUBMITTAL

JOB NUMBER: 1756233
ISSUE DATE: 02-15-2016
DRAWN BY: VR
CHECKED BY: WG & DE

PLANTING PLAN

L4.218



MILLENNIUM LANDSCAPE LEGEND

SYMBOL	EDUCATIONAL USE	SCULPTURAL USE
[Symbol]	ANILINUM YUKONIA	ANILINUM YUKONIA
[Symbol]	ANILINUM YUKONIA	ANILINUM YUKONIA
[Symbol]	ANILINUM YUKONIA	ANILINUM YUKONIA
[Symbol]	ANILINUM YUKONIA	ANILINUM YUKONIA
[Symbol]	ANILINUM YUKONIA	ANILINUM YUKONIA
[Symbol]	ANILINUM YUKONIA	ANILINUM YUKONIA
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[Symbol]	ANILINUM YUKONIA	ANILINUM YUKONIA
[Symbol]	ANILINUM YUKONIA	ANILINUM YUKONIA
[Symbol]	ANILINUM YUKONIA	ANILINUM YUKONIA
[Symbol]	ANILINUM YUKONIA	ANILINUM YUKONIA
[Symbol]	ANILINUM YUKONIA	ANILINUM YUKONIA

TREES, PLANTS, WALLS, SIDEWALKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CVWD AND USER EASEMENTS OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT PERMIT FROM CVWD.

SPECIAL PLANTING NOTES:

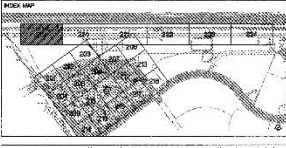
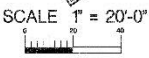
- ALL HARDSCAPE AREAS SHALL EXTEND TO THE AREA DATUM AT MIN. 2% PER CIVIL ENGINEER'S REVERSED GRADING PLAN. FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER'S LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES PLANTED:
 - TREES SHALL BE A MINIMUM OF 9'-0" FROM ALL HARDSCAPE, CENTERED IN A 10'-0" WIDE PLANTING AREA WITHOUT A ROOT BARRIER.
 - THE CONTRACTOR SHALL VERIFY ALL MINIMUM TREE SPACING REQUIREMENTS PRIOR TO PLANTING. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/LANDSCAPE ARCHITECT.

UTILITY LEGEND

- SEWER LINE
- DOMESTIC WATER LINE

LIGHTING LEGEND

* TREE LIGHT - SEE SHEET L4201 FOR LIGHTING FIXTURE SPECIFICATION



NOTE: NO PERMANENT STRUCTURES WITHIN CVWD EASEMENTS. CVWD WILL NOT BE RESPONSIBLE FOR REPLACING AND/OR MAINTAINING ANY DECORATIVE CONCRETE AND/OR LANDSCAPING INSTALLED OVER MAINLINES, VALVES, SEWER LINES OR LATERALS.



PROJECT NO. L42612

DATE: 10/14/15

PREPARED BY: [Signature]

CHECKED BY: [Signature]

ValleyCrest Design Group

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IRVINE, CA 92618
PH: 949.266.0000
WWW.VALLEYCREST.COM



MILLENNIUM TRACT 36793-0, 36793-1 PALM DESERT, CALIFORNIA

L.A.S. - R.E. - S.G.R.

LANDSCAPE DEVELOPMENT PLANS

DATE	DESCRIPTION
10/14/15	AGENCY 4 SUBMITTAL - CITY
10/14/15	AGENCY 3 SUBMITTAL - CITY/CVWD
10/14/15	AGENCY 2 SUBMITTAL - CVWD
10/14/15	AGENCY 1 SUBMITTAL - CVWD

AGENCY SUBMITTAL 4

JOB NUMBER: 173222

ISSUE DATE: 02-12-2016

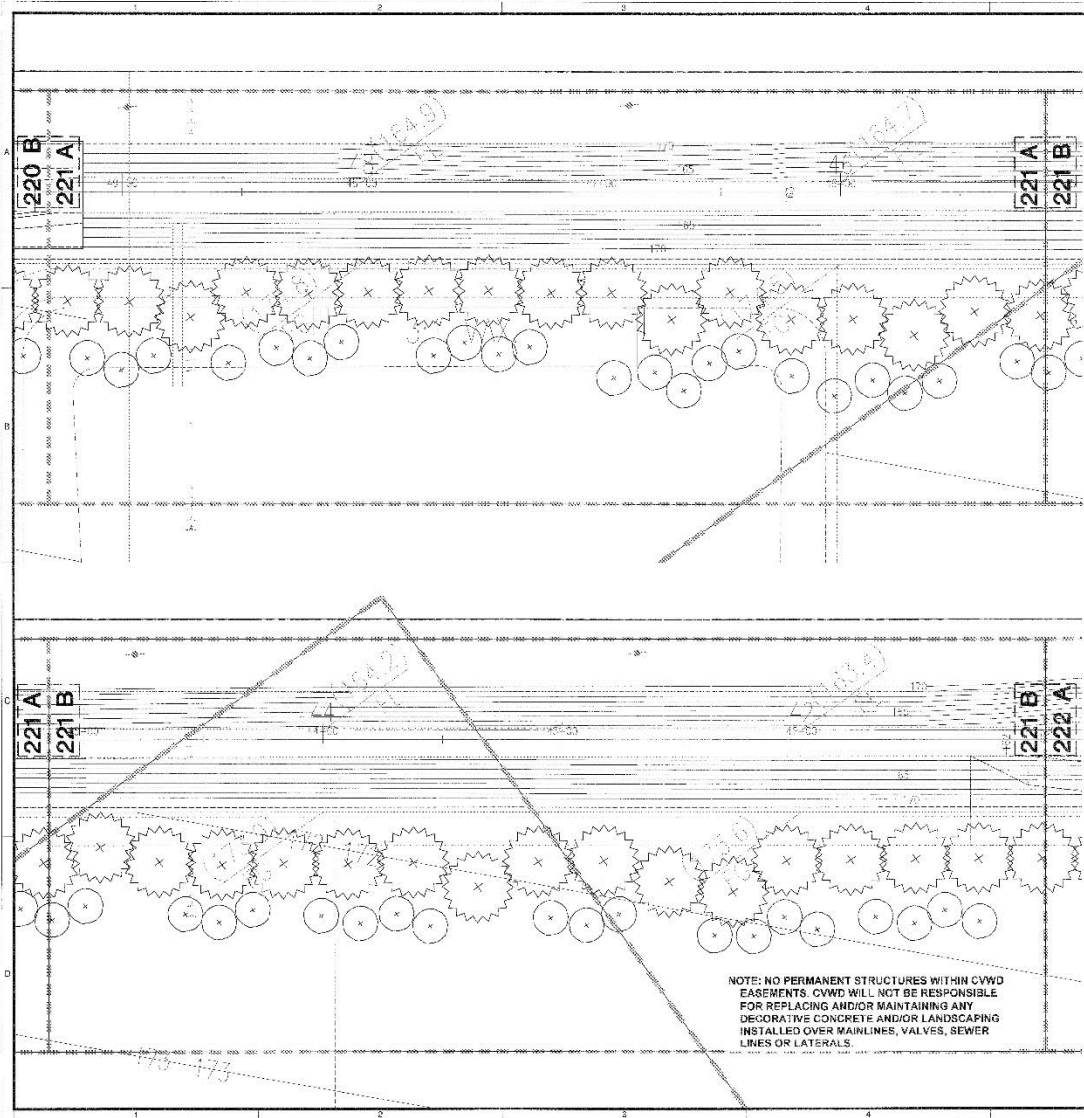
DRAWN BY: VRI

CHECKED BY: WG & DS

PLANTING PLAN

FREWAY FRONTAGE

L4.219



MILLENNIUM LANDSCAPE LEGEND

TREE	SYMBOL	COMMON NAME
1	(Symbol)	FOXTAIL PALM
2	(Symbol)	NEW ZEALAND SPRUCE
3	(Symbol)	LAUREL LEAF SYCAMORE
4	(Symbol)	OBEDIENCE TREE
5	(Symbol)	WESTERN RED CEDAR
6	(Symbol)	FLORIDA REDWOOD
7	(Symbol)	REDWOOD
8	(Symbol)	REDWOOD
9	(Symbol)	REDWOOD
10	(Symbol)	REDWOOD
11	(Symbol)	REDWOOD
12	(Symbol)	REDWOOD
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97	(Symbol)	REDWOOD
98	(Symbol)	REDWOOD
99	(Symbol)	REDWOOD
100	(Symbol)	REDWOOD

TREES, PLANTS, WALLS, SIDEWALKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CVWD AND USER EASEMENTS OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT PERMIT FROM CVWD.

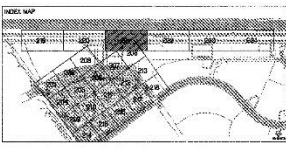
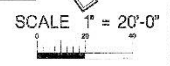
- SPECIAL PLANTING NOTES:**
- ALL LANDSCAPE AREAS SHALL DRAIN TO THE AREA DRAIN AT THE PERMITS OF THE CIVIL ENGINEERS. REVISED GRADING PLAN, FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:
 - TREES SHALL BE A MINIMUM OF 5' FROM ALL HARDSCAPE, CENTERED IN A 1'0" X 1'0" PLANTING AREA WITHOUT A ROOT BARRIER.
 - THE CONTRACTOR SHALL VERIFY ALL MILLIENIUM TREE SPACING REQUIREMENTS PRIOR TO PLANTING. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER, LANDSCAPE ARCHITECT.

UTILITY LEGEND

- SEWER LINE
- DOMESTIC WATER LINE

LIGHTING LEGEND

- TREE (PLANT): SEE SHEET L.11 FOR LIGHT FIXTURE SPECIFICATION



Water District logo and project information:

Water District logo

Project No: L42614

Scale: 1" = 20'-0"

ValleyCrest DesignGroup

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WWW.VALLEYCREST.COM

MILLENNIUM TRACT 36793-0, 36793-1 PALM DESERT, CALIFORNIA

L.P.S., R.E., S.B.M.

LANDSCAPE DEVELOPMENT PLANS

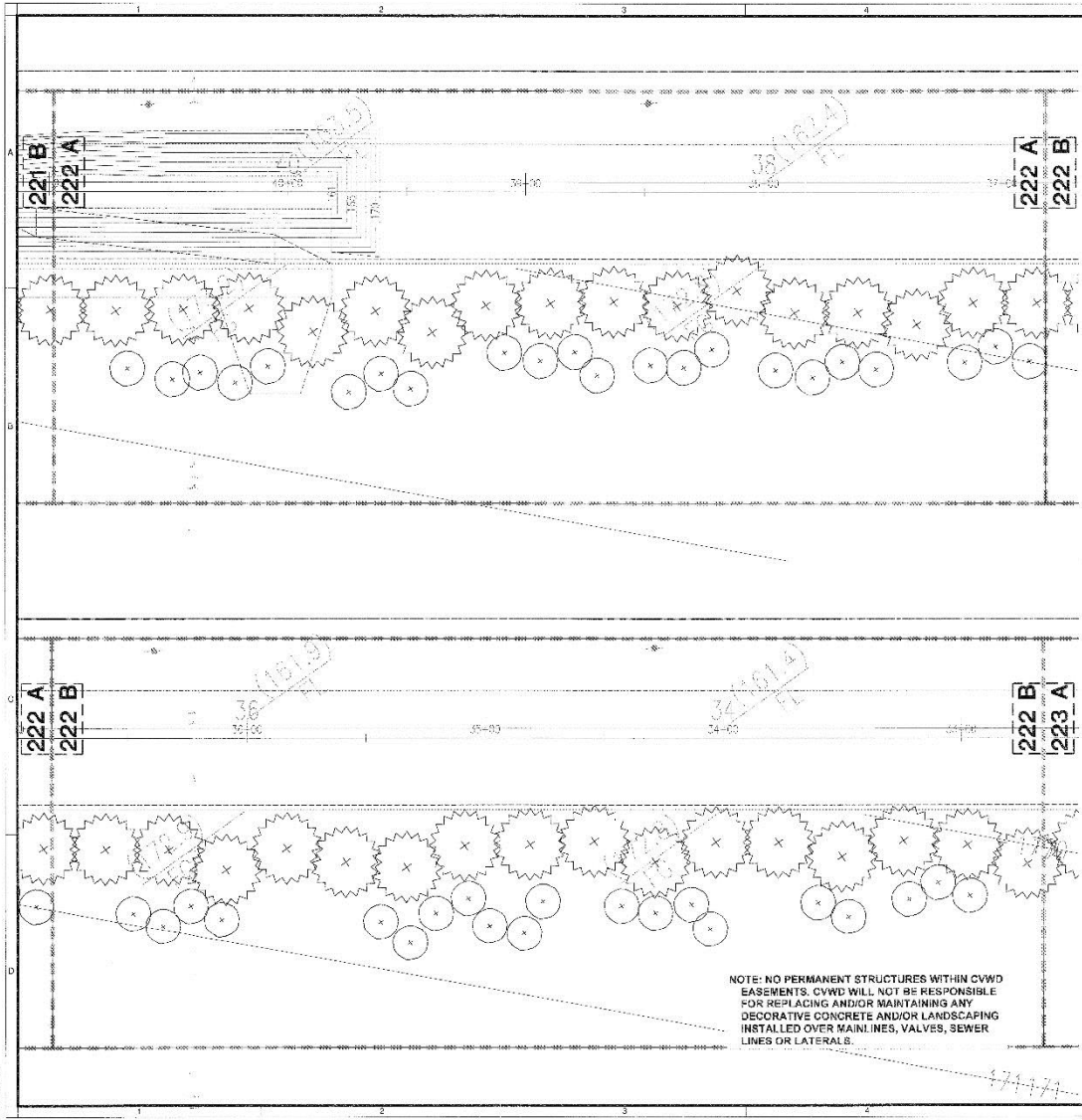
DESCRIPTION	DATE
AGENCY SUBMITTAL - CITY	02/15/2015
AGENCY SUBMITTAL - CITY CVWD	02/15/2015
AGENCY SUBMITTAL - CVWD	02/15/2015
AGENCY SUBMITTAL	02/15/2015

AGENCY SUBMITTAL 4

JOB NUMBER: 1330232
 ISSUE DATE: 02 15 2015
 DRAWN BY: VR
 CHECKED BY: WJ & DS

PLANTING PLAN
FREEWAY FRONTAGE

L4.221



MILLENNIUM LANDSCAPE LEGEND

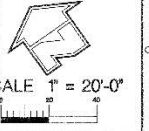
SYMBOL	SCHMIDTKE	COMMON NAME
[Symbol]	AGAVE ATROPURPUREA	SUBTROPICAL AGAVE
[Symbol]	SPIDER LILY	SPIDER LILY
[Symbol]	... [Remaining rows omitted for brevity]	...

TREES, PLANTS, WALLS, SIDEWALKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CVD AND LEGAL EASEMENTS OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT PERMIT FROM CVD.

SPECIAL PLANTING NOTES:
 1. ALL LANDSCAPE AREAS SHALL COMPLY TO THE AREA DRAIN AT 5% PER CIVIL ENGINEER'S REVISED GRAD NO PLAN. FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER, LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 2. THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:
 A. TREES SHALL BE A MINIMUM OF 3" OF ROOT BALL HARDSCAPE, CATTREED IN A 1' OF 2" WIDE PLANTING AREA WITHOUT A ROOT BARRIER.
 B. THE CONTRACTOR SHALL VERIFY ALL MINIMUM TREE SPACING REQUIREMENTS PRIOR TO PLANTING. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER, LANDSCAPE ARCHITECT.

UTILITY LEGEND
 [Symbol] SEWER LINE
 [Symbol] DOMESTIC WATER INF

LIGHTING LEGEND
 [Symbol] TREE UPLIGHT - SEE SHEET L4-301 FOR LIGHTING FIXTURE APPLICATION



WATER DISTRICT
 This plan has been submitted to the [Water District Name] for their review. The plan is subject to the [Water District Name] rules and regulations. The plan is not to be used for any other purpose without the written consent of the [Water District Name].

NOTE: NO PERMANENT STRUCTURES WITHIN CVD EASEMENTS. CVD WILL NOT BE RESPONSIBLE FOR REPLACING AND/OR MAINTAINING ANY DECORATIVE CONCRETE AND/OR LANDSCAPING INSTALLED OVER MAIN LINES, VALVES, SEWER LINES OR LATERALS.

ValleyCrest DesignGroup
 8 HUGHES SUITE 150
 IRVINE, CA 92618
 TEL: 949.268.4900
 WWW.VALLEYCREST.COM



MILLENNIUM TRACT 36793-0, 36793-1 PALM DESERT, CALIFORNIA T-45, R.R.E., S.E.M. LANDSCAPE DEVELOPMENT PLANS

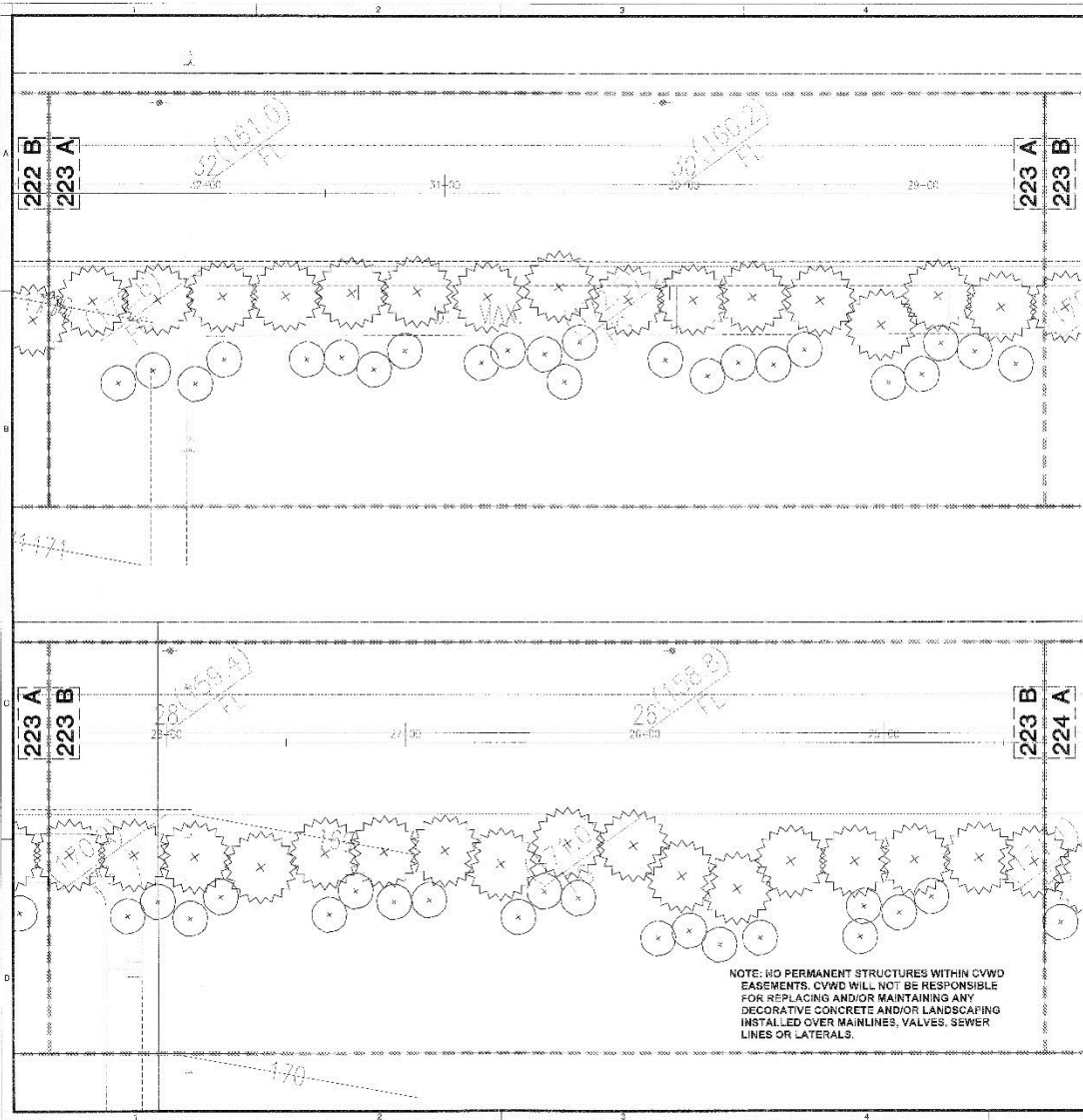
DATE	DESCRIPTION
02/15/2015	AGENCY 4 SUBMITTAL - CITY
02/15/2015	AGENCY 21 SUBMITTAL - CITY / CVD
02/15/2015	AGENCY 23 SUBMITTAL - CVD
02/15/2015	AGENCY 22 SUBMITTAL
02/15/2015	AGENCY 4 SUBMITTAL

AGENCY SUBMITTAL 4

JOB NUMBER: 173222
 ISS. DATE: 02-15-2015
 DRAWN BY: VR
 CHECKED BY: WG & DS

PLANTING PLAN
 FREEWAY FRONTAGE

L4.222



MILLENNIUM LANDSCAPE LEGEND

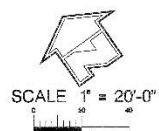
SYMBOL	SCHEDULE NAME	COMMON NAME
(Symbol)	AGAVE VIVIPARA	AGAVE VIVIPARA
(Symbol)	CHALICE PALM	CHALICE PALM
(Symbol)	CHRYSALEPIDON	CHRYSALEPIDON
(Symbol)	... (many more symbols and names)	...

TREES, PLANTS, WALLS, SIDEWALKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CWWD AND USER EASEMENTS OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT PERMIT FROM CWWD.

- SPECIAL PLANTING NOTES:**
- ALL INDICATED AREAS SHALL DRAW TO THE AREA SHOWN AT 10% PER CIVIL ENGINEERS FINISHED GRADING PLAN. FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - THE CONTRACTOR SHALL CONDUCT THE FOLLOWING PLANTING FROM ELEMENTS FOR ALL ITEMS:
 - A. TREES SHALL BE A MINIMUM OF 3" FROM ALL MANHOLE COVERS IN A 12" DIRT PLANTING AREA WITH OUT A ROOT BARRIER.
 - B. IF CONTRACTOR SHALL VERIFY ALL DIMENSION SPACING REQUIREMENTS PRIOR TO PLANTING. TREES NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER LANDSCAPE ARCHITECT.

LIGHTING LEGEND

(Symbol) TREE UPLIGHT - SEE SHEET L1361 FOR LIGHTING FIXTURE SPECIFICATION



This plan was prepared by the licensed Professional Engineer as indicated with the California Seal and Code, under the supervision of the licensed Professional Engineer as indicated with the California Seal and Code. The Engineer's seal and signature are required for the plan to be valid.

APPROVED BY: *[Signature]*
 DATE: 02/15/2016

CWWD FILE # **L42616**

[Signature]
 PROJECT MANAGER

ValleyCrest DesignGroup
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 IRVINE, CA 92618
 PH: 949.266.4999
 WWW.VALLEYCREST.COM

MILLENNIUM TRACT 36793-0, 36793-1 PALM DESERT, CALIFORNIA T-45, R.R.E., S.B.M. LANDSCAPE DEVELOPMENT PLANS

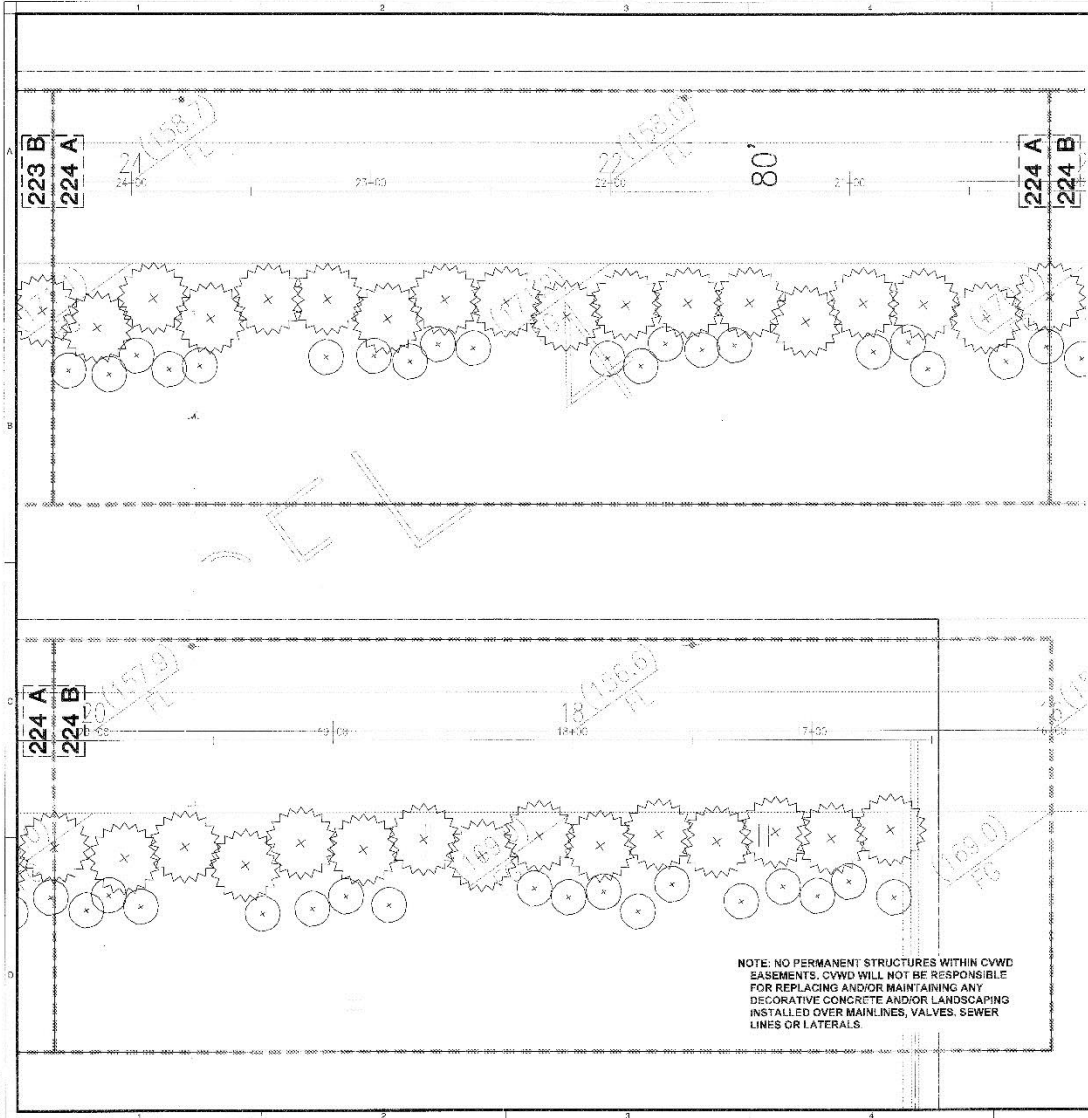
DATE	DESCRIPTION
02/15/2016	AGENCY 4 SUBMITTAL - CITY
02/15/2016	AGENCY 2 SUBMITTAL - CITY / CWWD
02/15/2016	AGENCY 3 SUBMITTAL - CWWD
02/15/2016	AGENCY 1 SUBMITTAL

AGENCY SUBMITTAL 4

JOB NUMBER: 1705202
 ISSUE DATE: 02-15-2016
 DRAWN BY: VR
 CHECKED BY: WG & DS

**PLANTING PLAN
 FREEWAY FRONTAGE**

L4223



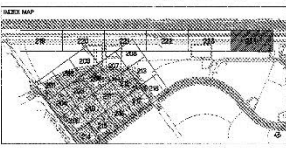
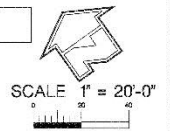
MILLENNIUM LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME	AGENCY MARK
(Symbol)	ALBUQUERQUE PALM	1' DIBET PALM
(Symbol)	CHRYSALEPTERIS PALM	2' DIBET PALM
(Symbol)	TRICHOSPERMA PALM	3' DIBET PALM
(Symbol)	CHONDRILLIFOLIA PALM	4' DIBET PALM
(Symbol)	PHOENIX PALM	5' DIBET PALM
(Symbol)	SPERMATOPHYTES	6' DIBET PALM
(Symbol)	AGAVE	7' DIBET PALM
(Symbol)	YUCCA	8' DIBET PALM
(Symbol)	DRACOPANACEAE	9' DIBET PALM
(Symbol)	AGAVE	10' DIBET PALM
(Symbol)	AGAVE	11' DIBET PALM
(Symbol)	AGAVE	12' DIBET PALM
(Symbol)	AGAVE	13' DIBET PALM
(Symbol)	AGAVE	14' DIBET PALM
(Symbol)	AGAVE	15' DIBET PALM
(Symbol)	AGAVE	16' DIBET PALM
(Symbol)	AGAVE	17' DIBET PALM
(Symbol)	AGAVE	18' DIBET PALM
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(Symbol)	AGAVE	56' DIBET PALM
(Symbol)	AGAVE	57' DIBET PALM
(Symbol)	AGAVE	58' DIBET PALM
(Symbol)	AGAVE	59' DIBET PALM
(Symbol)	AGAVE	60' DIBET PALM

TREES, PLANTS, WALLS, SIDEWALKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CVWD AND USBR EASEMENTS OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT PERMIT FROM CVWD.

- SPECIAL PLANTING NOTES:**
- ALL LANDSCAPE AREAS SHALL DRAIN TO THE AREA DRAIN AT 6" IN 2% SLOPE DIRECTION. DEVISED STADIUM PLAN, FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY CIVIL/LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - THE CONTRACTOR SHALL OBSERVE THE FOLLOWING PLANTING REQUIREMENTS FOR ALL TREES:
 - TREES SHALL BE A MINIMUM 6" O.D. FROM ALL HORIZONTAL CENTERLINE IN A 10'-0" WIDE PLANTING AREA WITHOUT A ROOT BARriers.
 - THE CONTRACTOR SHALL VERIFY ALL MINIMUM TREE SPACING REQUIREMENTS PRIOR TO PLANTING. TREE SPACING NOT MEETING THE REQUIREMENTS SHALL NOT BE PLANTED AND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/LANDSCAPE ARCHITECT.

- UTILITY LEGEND**
- SEWER LINE
 - DOMESTIC WATER LINE
- LIGHTING LEGEND**
- TREE LIGHT - SEE SHEET L4201 FOR LIGHTING FIXTURE SPECIFICATION



DATE: 12/15/2015
 DRAWN BY: VR
 CHECKED BY: VRS & DS

PROJECT: L42617

DATE: 12/15/2015
 DRAWN BY: VR
 CHECKED BY: VRS & DS

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DATE: 12/15/2015
 DRAWN BY: VR
 CHECKED BY: VRS & DS

PROJECT: L42617

ValleyCrest DesignGroup
 8 HUGHES SUITE 150
 FOUNTAIN VALLEY, CA 92708
 PH: 949.234.8800
 WWW.VALLEYCREST.COM

MILLENNIUM TRACT 36793-0, 36793-1 PALM DESERT, CALIFORNIA T. 4S., R. 8E., S. 8M. LANDSCAPE DEVELOPMENT PLANS

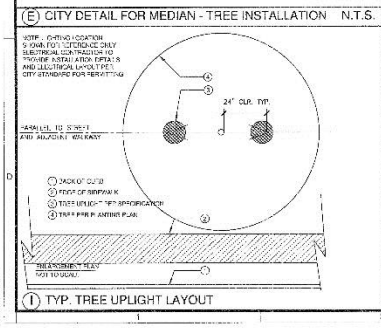
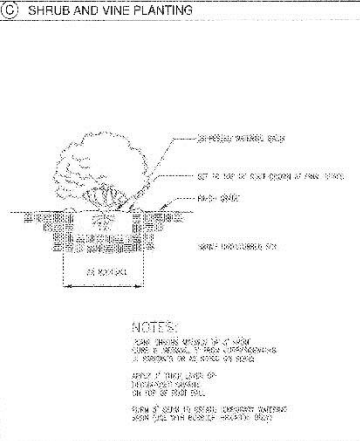
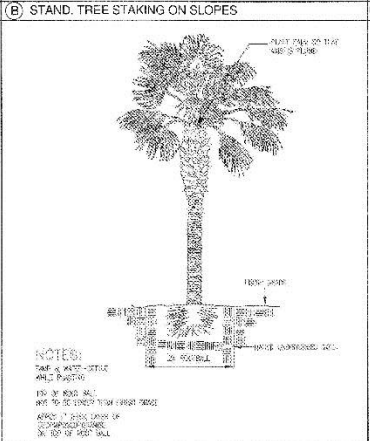
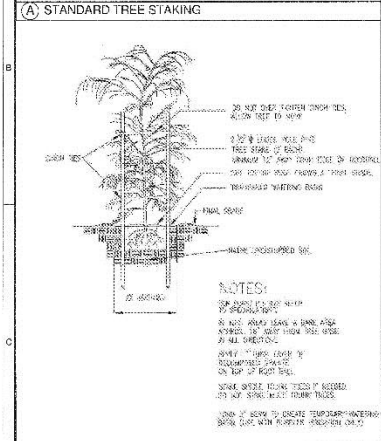
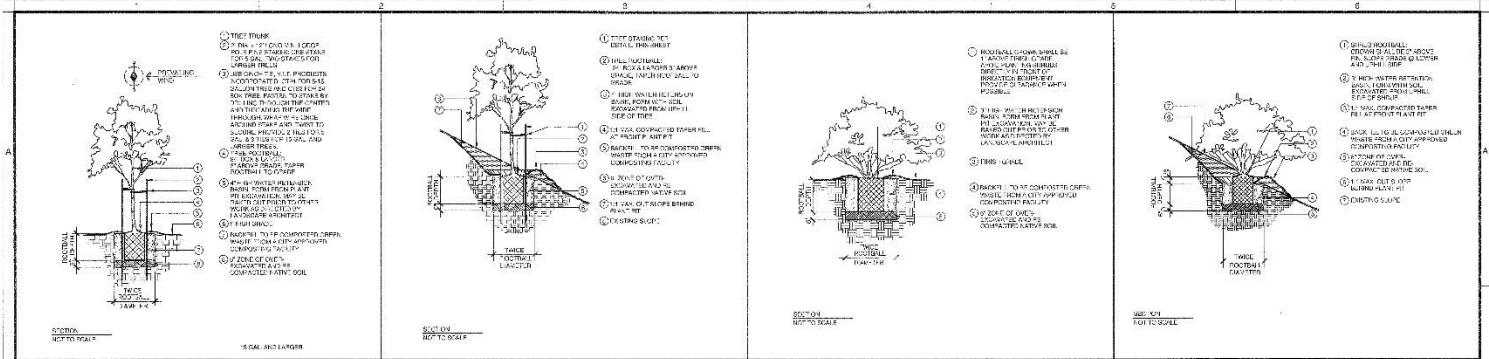
DATE	DESCRIPTION
12/15/2015	AGENCY 4 SUBMITTAL - CITY
12/15/2015	AGENCY 3 SUBMITTAL - CITY
12/15/2015	AGENCY 2 SUBMITTAL - CVWD
12/15/2015	AGENCY 1 SUBMITTAL - CVWD
12/15/2015	AGENCY 1 SUBMITTAL - CVWD

AGENCY SUBMITTAL 4

JOB NUMBER: 170322
 ISSUE DATE: 12-15-2015
 DRAWN BY: VR
 CHECKED BY: VRS & DS

**PLANTING PLAN
 FREEWAY FRONTAGE**

L4.224



solos
Landscape Lighting

RM8062 Modern Bullet
A modern landscape lighting fixture.

Notes:

- 1. Pole and base to be installed in concrete.
- 2. Pole to be installed in concrete.
- 3. Pole to be installed in concrete.

Specifications:

Item	Description	Quantity
1	RM8062 Modern Bullet	1
2	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1
3	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1

(H) TREE UPLIGHTING FIXTURE SPECIFICATION

WATER DISTRICT

L42618

PLANTING DETAILS

L.4.301

ValleyCrest DesignGroup
811 LUCHI BLVD, SUITE 150
IRVINE, CA 92618
PH: 949.261.4888
WWW.VAL-CREST.COM



MILLENNIUM TRACT 36793-0, 36793-1
PALM DESERT, CALIFORNIA
T.A.S. - R.E. - S.B.M.
LANDSCAPE DEVELOPMENT PLANS

DATE	DESCRIPTION
02/16/2016	AGENCY 4 SUBMITTAL - CITY
02/16/2016	AGENCY 3 SUBMITTAL - CITY/COUNTY
02/16/2016	AGENCY 2 SUBMITTAL - COUNTY
02/16/2016	AGENCY 1 SUBMITTAL

AGENCY SUBMITTAL 4


















SCALE NUMBER: 1/8"=1'-0"
ISSUE DATE: 02-16-2016
DRAWN BY: VR
CHECKED BY: WS & DS













PLANTING DETAILS

L.4.301

PAGE NO.	Street	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY APPROVED	QUANTITY CHANGE	Count Replaced (See Not Count Missing)	Count Added	NOTE
L4.201	Portola Avenue and Dinah Shore Drive		Acacia Stenophylla	Shoe String Acacia	1	0			
L42.01	Portola Avenue and Dinah Shore Drive		Casuarina Cunninghamiana	River She-Oak	3	0			
L42.01	Portola Avenue and Dinah Shore Drive		Oleaya Tesota	Desert Ironwood	3	0			
L42.01	Portola Avenue and Dinah Shore Drive		Parkinsonia Florida	Blue Palo Verde	3	0			
L42.01	Portola Avenue and Dinah Shore Drive		Parkinsonia Præcox	Sonoran Palo Verde	0				
L42.01	Portola Avenue and Dinah Shore Drive		Phoenix Dactylifera	Date Palm	5				
L4.201	Portola Avenue and Dinah Shore Drive		Pinus Eldarica	Afghan Pine	2	2	2	0	(2) replaced with Acacia Aneura
L4.201	Portola Avenue and Dinah Shore Drive		Prosopis Glandulosa	Honey Mesquite	4	1		1	
L4.201	Portola Avenue and Dinah Shore Drive		Prosopis Phoenix	Phoenix Mesquite	3	1		1	
L4.201	Portola Avenue and Dinah Shore Drive		Psoralemmus Spinosus	Desert Smoke Tree	2	2	1	1	(1) replaced with Acacia Aneura
L42.01	Portola Avenue and Dinah Shore Drive		Washingtonia Robusta	Mexican Fan Palm	12				
<hr/>									
L4.202	Dinah Shore Drive		Acacia Stenophylla	Shoe String Acacia	5	0			
L4.202	Dinah Shore Drive		Casuarina Cunninghamiana	River She-Oak	2	1	1		(1) replaced with Acacia Stenophylla
L4.202	Dinah Shore Drive		Chorisia Speciosa	Floss Silk Tree	3	1		1	
L4.202	Dinah Shore Drive		Oleaya Tesota	Desert Ironwood	3	1		1	
L4.202	Dinah Shore Drive		Pinus Eldarica	Afghan Pine	2	0			
L4.202	Dinah Shore Drive		Prosopis Glandulosa	Honey Mesquite	1	1		1	
L4.202	Dinah Shore Drive		Prosopis Phoenix	Phoenix Mesquite	1	1		1	



L4.202	Dinah Shore Drive		Psoraleum Spinosus	Desert Smoke Tree	3	3	3	(3) replaced with Acacia Aneura
L4.202	Dinah Shore Drive		Washingtonia Robusta	Mexican Fan Palm	6			
L4.203	Dinah Shore Drive		Acacia Stenophylla	Shoe String Acacia	3			
L4.203	Dinah Shore Drive		Casuarina Cunninghamiana	River She-Oak	2	2	2	(1) replaced with Chorisia Speciosa and (1) replaced with Acacia Stenophylla
L4.203	Dinah Shore Drive		Chorisia Speciosa	Floss Silk Tree	1	1	1	(1) replaced with Acacia Stenophylla
L4.203	Dinah Shore Drive		Phoenix Dactylifera	Date Palm	1			
L4.203	Dinah Shore Drive		Prosopis Phoenix	Phoenix Mesquite	1	1	1	(1) replaced with Acacia Stenophylla
L4.203	Dinah Shore Drive		Washingtonia Robusta	Mexican Fan Palm	5			
L4.204	Portola Avenue		Acacia Stenophylla	Shoe String Acacia	2			
L4.204	Portola Avenue		Casuarina Cunninghamiana	River She-Oak	3	3	3	
L4.204	Portola Avenue		Lagerstroemia Indica	Crape Myrtle	2			
L4.204	Portola Avenue		Pinus Etdarica	Alghan Pine	1			
L4.204	Portola Avenue		Prosopis Phoenix	Phoenix Mesquite	2	1	1	(1) replaced with Acacia Stenophylla
L4.204	Portola Avenue		Psoraleum Spinosus	Desert Smoke Tree	2	4	2	2
L4.204	Portola Avenue		Washingtonia Robusta	Mexican Fan Palm	3			
L4.206	Dinah Shore Drive and Athena Point		Lagerstroemia Indica	Crape Myrtle	4			
L4.206	Dinah Shore Drive and Athena Point		Parkinsonia Florida	Blue Palo Verde	5	3	1	2
								(1) replaced with Chorisia Speciosa

L4.206	Dinah Shore Drive and Athena Point		Phoenix Dactylifera	Date Palm	10					
L4.206	Dinah Shore Drive and Athena Point		Pinus Eldarica	Afghan Pine	2					
L4.206	Dinah Shore Drive and Athena Point		Washingtonia Robusta	Mexican Fan Palm	3	3				
L4.207	Dinah Shore Drive		Acacia Stenophylla	Shoe String Acacia	1					
L4.207	Dinah Shore Drive		Casuarina Cunninghamiana	River She-Oak	2	2			2	
L4.207	Dinah Shore Drive		Chorisia Speciosa	Floss Silk Tree	5					
L4.207	Dinah Shore Drive		Olneya Tesota	Desert Ironwood	2	1			1	
L4.207	Dinah Shore Drive		Phoenix Dactylifera	Date Palm	1					
L4.207	Dinah Shore Drive		Pinus Eldarica	Afghan Pine	3					
L4.207	Dinah Shore Drive		Prosopis Phoenix	Phoenix Mesquite	1	1		1		(1) replaced with Acacia Aneura
L4.207	Dinah Shore Drive		Psoralea Spinosus	Desert Smoke Tree	2	2		1	1	(1) replaced with Acacia Aneura
L4.207	Dinah Shore Drive		Washingtonia Robusta	Mexican Fan Palm	12	1			1	
L4.208	Dinah Shore Drive		Casuarina Cunninghamiana	River She-Oak	1	1		1		(1) replaced with Tipuana Tipu
L4.208	Dinah Shore Drive		Pinus Eldarica	Afghan Pine	2	1			1	
L4.208	Dinah Shore Drive		Prosopis Glandulosa	Honey Mesquite	1	1		1		
L4.208	Dinah Shore Drive		Washingtonia Robusta	Mexican Fan Palm	3					
L4.208	Dinah Shore Drive	<i>Identified on site</i>	Acacia Aneura	True Mulga	0	1				(1) Acacia Aneura identified on-site, not shown on plans
L4.209	Portola Avenue		Psoralea Spinosus	Desert Smoke Tree	2	2		2		Replaced with Acacia Aneura
L4.209	Portola Avenue		Washingtonia Robusta	Mexican Fan Palm	9	0				
L4.209	Portola Avenue		Prosopis Glandulosa	Honey Mesquite	2	1			1	Missing
L4.209	Portola Avenue		Pinus Eldarica	Afghan Pine	2	0				
L4.209	Portola Avenue		Casuarina Cunninghamiana	River She-Oak	2	2		2		Replaced with Acacia Aneura
L4.209	Portola Avenue		Acacia Stenophylla	Shoestring Acacia	1	0				
L4.212	Dinah Shore/Genesis Point		Pinus Eldarica	Afghan Pine	1	0				
L4.212	Dinah Shore/Genesis Point		Casuarina Cunninghamiana	River She-Oak	1	1			1	Missing
L4.212	Dinah Shore/Genesis Point		Psoralea Spinosus	Desert Smoke Tree	3	2			2	Missing



L4.212	Dinah Shore/Genesis Point	Prosopis Phoenix	Phoenix Misquite	1	0					
L4.212	Dinah Shore/Genesis Point	Parkinsonia Florida	Blue Palo Verde	3	2	1	1			Replaced Acacia Stenophylla
L4.212	Dinah Shore/Genesis Point	Phoenix Dactylifera	Date Palm	1	4					Installed without being reflected on the plan
L4.212	Dinah Shore/Genesis Point	Lagerstroemia Indica	Crape Myrtle	2	0					
L4.213	Dinah Shore	Pinus Eldarica	Alghan Pine	2	2	1	1			Replaced with Tipuana Tipu
L4.213	Dinah Shore	Prosopis Phoenix	Phoenix Misquite	1	1	1				Replaced with Proposis Chilensis
L4.213	Dinah Shore	Psorothamnus spinosus	Desert Smoke Tree	2	2	1	1			Replaced with Acacia Stenophylla
L4.213	Dinah Shore	Chorisia Speciosa	Hoss Silk Tree	2	1	1				Replaced with Acacia Stenophylla
L4.213	Dinah Shore	Casuarina Cunninghamiana	River She-Oak	1	1	1				Replaced with Acacia Stenophylla
L4.213	Dinah Shore	Parkinsonia Florida	Blue Palo Verde	1	0					
L4.213	Dinah Shore	Phoenix Dactylifera	Date Palm	7	0					
L4.213	Dinah Shore	Washingtonia Robusta	Mexican Fan Palm	4	0					
L4.215	Gerald Ford	Prosopis Glandulosa	Honey Misquite	1	0					
L4.215	Gerald Ford	Casuarina Cunninghamiana	River She-Oak	2	2	2				Replaced with Tipuana Tipu
L4.215	Gerald Ford	Pinus Eldarica	Alghan Pine	1	1		1			Missing
L4.215	Gerald Ford	Psorothamnus spinosus	Desert Smoke Tree	2	2		2			Missing
L4.215	Gerald Ford	Prosopis Phoenix	Phoenix Misquite	1	1		1			Replaced with Proposis Chilensis
L4.215	Gerald Ford	Proposis Velutina	Arizona Misquite	1	1			1		Missing
L4.215	Gerald Ford	Olneya Tesota	Desert Ironwood	1	0					
L4.215	Gerald Ford	Washingtonia Robusta	Mexican Fan Palm	6	0					
L4.216	Gerald Ford	Prosopis Phoenix	Phoenix Misquite	1	0					
L4.216	Gerald Ford	Psorothamnus spinosus	Desert Smoke Tree	3	3	2	1			Replaced with Tipuana Tipu & Acacia Stenophylla
L4.216	Gerald Ford	Prosopis Glandulosa	Honey Misquite	2	0					
L4.216	Gerald Ford	Proposis Velutina	Arizona Misquite	1	1		1			Replaced with Acacia ?
L4.216	Gerald Ford	Pinus Eldarica	Alghan Pine	2	2		1	1		Replaced with Tipuana Tipu
L4.216	Gerald Ford	Casuarina Cunninghamiana	River She-Oak	4	3			3		Missing
L4.216	Gerald Ford	Olneya Tesota	Desert Ironwood	1	1		1			Replaced with Tipuana Tipu
L4.216	Gerald Ford	Washingtonia Robusta	Mexican Fan Palm	6	0					
L4.217	Gerald Ford	Prosopis Phoenix	Phoenix Misquite	1	1		1			Replaced with regular Misquite
L4.217	Gerald Ford	Prosopis Glandulosa	Honey Misquite	1	1			1		Missing
L4.217	Gerald Ford	Psorothamnus spinosus	Desert Smoke Tree	4	4	2	2			Replaced with Tipuana Tipu
L4.217	Gerald Ford	Casuarina Cunninghamiana	River She-Oak	4	3			3		Missing
L4.217	Gerald Ford	Prosopis Phoenix	Phoenix Misquite	2	2		2			Replaced with Tipuana Tipu
L4.217	Gerald Ford	Pinus Eldarica	Alghan Pine	1	1		1			Replaced with Tipuana Tipu
L4.217	Gerald Ford	Olneya Tesota	Desert Ironwood	2	1		1			Replaced with Tipuana Tipu
L4.217	Gerald Ford	Parkinsonia Florida	Blue Palo Verde	4	3	2	1			Replaced with Acacia Stenophylla
L4.217	Gerald Ford	Phoenix Dactylifera	Date Palm	4	2			2		Missing
L4.217	Gerald Ford	Washingtonia Robusta	Mexican Fan Palm	6	0					
L4.217	Gerald Ford	Lagerstroemia Indica	Crape Myrtle	1	0					
L4.218	Dinah Shore	Parkinsonia Florida	Blue Palo Verde	4	4			4		Missing
L4.218	Dinah Shore	Psorothamnus spinosus	Desert Smoke Tree	1	1		1			Missing
L4.218	Dinah Shore	Phoenix Dactylifera	Date Palm	5	1			1		Missing
L4.218	Dinah Shore	Washingtonia Robusta	Mexican Fan Palm	7	1			1		Missing
L4.218	Dinah Shore	Casuarina Cunninghamiana	River She-Oak	2	2	2				Replaced with Tipuana Tipu & regular Misquite
L4.218	Dinah Shore	Pinus Eldarica	Alghan Pine	1	0					
L4.218	Dinah Shore	Acacia Stenophylla	Shoestring Acacia	1	0					
L4.218	Dinah Shore	Prosopis Glandulosa	Honey Misquite	1	0					
			Total	289	108	51	49	8		

EXHIBIT B – Proposal for Landscape Improvements



PROPOSAL AND CONTRACT Landscape Installation

Stephen Nelson President Board of Directors Genesis at Millennium Mobile/Text: 310-500-0150 stephen.nelson@genesishoa.org	Contractor: Project Manager: Daniel Lara Vintage Associates, Inc. P.O. Box 5250 La Quinta, CA 92248 Phone (760) 772-3673 Fax (760) 772-3674 License # 647984 A C27 HAZ Expires 6/30/2024																										
Job Site Address: Same Address	Mailing/Billing/Other Address/Phone:																										
Description: Vintage Outdoors proposes to provide all labor, equipment, and material to:																											
Date: 12/26/2023																											
Install: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr><td>(2) 24" Box Ironwood Tree</td><td style="text-align: right;">\$905.00</td></tr> <tr><td>(3) 24" Box Tipuana Tree</td><td style="text-align: right;">\$1,270.00</td></tr> <tr><td>(3) 24" Box Mesquite Tree</td><td style="text-align: right;">\$1,315.00</td></tr> <tr><td>(6) 24" Box Orchid Hong Kong Tree</td><td style="text-align: right;">\$3,235.00</td></tr> <tr><td>(3) 24" Box Vitex Chaste Tree</td><td style="text-align: right;">\$1,445.00</td></tr> <tr><td>(3) 24" Box Chamaerops humilis</td><td style="text-align: right;">\$1,490.00</td></tr> <tr><td>(3) 24" Box Acacia Sweet Tree</td><td style="text-align: right;">\$1,270.00</td></tr> <tr><td>(2) 24" Box Sissoo Tree</td><td style="text-align: right;">\$905.00</td></tr> <tr><td>(4) 24" Box Chinese Elm Tree</td><td style="text-align: right;">\$1,925.00</td></tr> <tr><td>(4) 24" Box Chitalpa Tree</td><td style="text-align: right;">\$1,925.00</td></tr> <tr><td>Irrigation (two bubbler heads per new tree installed)</td><td style="text-align: right;">\$3,175.00</td></tr> <tr><td>Equipment</td><td style="text-align: right;">\$1,405.00</td></tr> <tr><td>Total</td><td style="text-align: right;">\$20,265.00</td></tr> </table>		(2) 24" Box Ironwood Tree	\$905.00	(3) 24" Box Tipuana Tree	\$1,270.00	(3) 24" Box Mesquite Tree	\$1,315.00	(6) 24" Box Orchid Hong Kong Tree	\$3,235.00	(3) 24" Box Vitex Chaste Tree	\$1,445.00	(3) 24" Box Chamaerops humilis	\$1,490.00	(3) 24" Box Acacia Sweet Tree	\$1,270.00	(2) 24" Box Sissoo Tree	\$905.00	(4) 24" Box Chinese Elm Tree	\$1,925.00	(4) 24" Box Chitalpa Tree	\$1,925.00	Irrigation (two bubbler heads per new tree installed)	\$3,175.00	Equipment	\$1,405.00	Total	\$20,265.00
(2) 24" Box Ironwood Tree	\$905.00																										
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Irrigation (two bubbler heads per new tree installed)	\$3,175.00																										
Equipment	\$1,405.00																										
Total	\$20,265.00																										
Stakes included.																											
Estimated Start Date: 4 weeks after signing date	Estimated Completion Date: 4 days after start date.																										
Terms and Conditions																											
1. Warranty: Contractor warrants plant material for a period of 90 days from the date of completion, excluding plant material that died due to negligence, misuse or abuse. Contract further warrants for a period of one year from the date of completion, all installation workmanship to landscape, irrigation, lighting and artificial grass excluding damages due to negligence, misuse or abuse. 2. Payment: Owner/Agent agrees to payment terms of 10% down payment prior to estimated start date, 40% progress payment upon work commencement, balance upon completion and approval of work. All sums not paid when due shall bear an interest rate of 1.5% per month or the maximum legal rate permitted by law whichever is less; and all costs of collection, including a reasonable attorney's fee, shall be paid by the Owner/Agent. Any deviation in payment terms must be presented in writing and approved prior to commencing work. 3. Disputes: Any controversy arising from this Agreement or its breach shall be determined by Arbitration per Code of Civil Procedure under Sections 1280 through 1294.2.																											

Vintage Associates DBA Vintage Outdoors, Vintage Nursery, Vintage Landscape
 P.O. Box 5250 • La Quinta, CA 92248 • (760) 772-3673 • Fax (760) 772-3674 • License #647984





PROPOSAL AND CONTRACT
Landscape Installation

4. **Conditions:** Approval signatures, lien information, and complete contact information is required before work can commence. Changes to scope and associated charges will be presented to the client in writing for approval before proceeding.
5. **Cancellation:** Either party may cancel this contract in writing for non-payment or non-performance.
6. **Notice to Owner:** Careful consideration should be given to this contract before signing. This contract will be enforced and protected by the California Mechanics' Lien Laws. **You are entitled to a completely filled out copy of this agreement, signed by both parties, before any work may commence.**
7. This proposal expires after 30 days from the date on this proposal.

IN WITNESS WHEREOF, the parties have caused this Contract to be duly executed as of this _____ day of _____, 2023
All of the above work to be completed in a professional and workmanlike manner according to standard practices for the sum of \$20,265.00 as built final. You may cancel this contract, within three (3) business days from the above date. Any costs incurred by the Contractor within said three (3) days, will be deducted from any refund due Owner.

OWNER/AGENT SIGNATURE

Rick Valdez

CONTRACTOR SIGNATURE

