

**PRELIMINARY TREE PALETTE**

- STREET TREE** 83
  - ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD -- EVERGREEN, MODERATE GROWTH 20' - 30' HEIGHT & 15' - 20' SPREAD
  - BAUHINIA VARIEGATA / PURPLE ORCHID TREE 24" BOX
  - SEMI-EVERGREEN, FAST GROWTH 20' - 35' HEIGHT & SPREAD
  - CHIONANTHUS RETUSUS / CHINESE FRINGE TREE 24" BOX
  - DECIDUOUS, MODERATE GROWTH 18' - 25' HEIGHT & 10' - 25' SPREAD
  - GEIJERA PARVIFLORA / AUSTRALIAN WILLOW 24" BOX
  - EVERGREEN, FAST GROWTH 20' - 30' HEIGHT & 15' - 20' SPREAD
  - LOPHOSTEMON CONFERTUS / BRISBANE BOX 24" BOX
  - EVERGREEN, MODERATE GROWTH 35' - 45' HEIGHT & 25' - 35' FT SPREAD
  - PODOCARPUS HENKELII / LONG LEAFED YELLOW WOOD 24" BOX
  - EVERGREEN, MODERATE GROWTH 25' - 40' HEIGHT & 12' - 18' SPREAD
- COMMON AREA / PARK TREE** 77
  - ARBUTUS UNEDO / STRAWBERRY TREE 24" BOX
  - EVERGREEN, MODERATE GROWTH 15' - 30' HEIGHT & SPREAD
  - BAUHINIA VARIEGATA / PURPLE ORCHID TREE 24" BOX
  - SEMI-EVERGREEN, FAST GROWTH 20' - 35' HEIGHT & SPREAD
  - CELTIS RETICULATA / NETLEAF HACKBERRY 24" BOX
  - DECIDUOUS, SLOW GROWTH 25' - 30' HEIGHT & SPREAD
  - GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE 24" BOX
  - DECIDUOUS, SLOW GROWTH 40' - 50' HEIGHT & 20' - 25' SPREAD
  - KOELREUTERIA PANICULATA / GOLDEN RAIN TREE 24" BOX
  - DECIDUOUS, SLOW GROWTH 20' - 25' HEIGHT & SPREAD
  - PINUS CANARIENSIS / CANARY ISLAND PINE 24" BOX
  - EVERGREEN, FAST GROWTH 50' - 80' HEIGHT & 20' - 35' SPREAD
  - QUERCUS VIRGINIANA 'HERITAGE' / HERITAGE SOUTHERN LIVE OAK 36" BOX
  - EVERGREEN, MODERATE GROWTH 40' - 60' HEIGHT & SPREAD
- FRONT YARD TREE** 97
  - BAUHINIA VARIEGATA / PURPLE ORCHID TREE 24" BOX
  - SEMI-EVERGREEN, FAST GROWTH 20' - 35' HEIGHT & SPREAD
  - CEFRIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD 24" BOX
  - DECIDUOUS, MODERATE GROWTH 20' HEIGHT & 25' SPREAD
  - LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' / MUSKOGEE GRAPE MYRTLE 24" BOX
  - DECIDUOUS, MODERATE GROWTH 15' - 20' HEIGHT & 15' SPREAD
  - LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' / TUSCARORA GRAPE MYRTLE 24" BOX
  - DECIDUOUS, MODERATE GROWTH 15' HEIGHT & SPREAD

**PRELIMINARY PLANT PALETTE**

- HOA MAINTAINED**
  - GROUND COVERS**
    - BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH -- 5 GAL; 1' - 2' HEIGHT & 8' - 10' SPREAD
    - 36" O.C. SPACING
    - CAREX DIVULSA / EUROPEAN GREY SEDGE -- 1 GAL; 1' - 2' HEIGHT & SPREAD
    - 18" O.C. SPACING
    - PLANT 12" FROM SIDEWALK
    - FESTUCA X 'SISKIYOU BLUE' / SISKIYOU BLUE FESCUE -- 1 GAL; 1' - 2' HEIGHT & SPREAD
    - 12" O.C. SPACING
    - LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE FLOWERING GROUNDCOVER -- 3' - 6' SPREAD
    - 12" O.C. SPACING
    - NOTE: MAINTENANCE TO SHEER DOWN TO LESS THAN 12" EVERY WEEK.
    - MYOPORUM X 'PACIFICUM' / PACIFICA MYOPORUM -- 1 GAL; 2' - 3' HEIGHT & 15' - 30' SPREAD
    - 36" O.C. SPACING
    - ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY -- 1 GAL; 1' - 2' HEIGHT & 8' SPREAD
    - 24" O.C. SPACING
    - TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE -- 1 GAL; 1.5' - 2' HEIGHT & 3' - 6' SPREAD
    - 18" O.C. SPACING
    - TURF SOD / DROUGHT TOLERANT FESCUE BLEND
- CITY MAINTAINED**
- TURF**

**CITRUS VALLEY HIGH SCHOOL**



**PRELIMINARY PLANT PALETTE**

- HOA MAINTAINED**
  - SHRUBS**
    - ACHILLEA MILLEFOLIUM 'ACB20002' / LITTLE MOONSHINE COMMON YARROW -- 5 GAL; 1' HEIGHT & SPREAD
    - CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE -- 5 GAL; 7' - 10' HEIGHT & SPREAD
    - CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE -- 15 GAL; 10' - 16' HEIGHT & 4' - 6' SPREAD
    - CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH -- 5 GAL; 3' HEIGHT & 5' SPREAD
    - CALLISTEMON VIMINALIS 'LJ1' TM / BETTER JOHN BOTTLEBRUSH -- 5 GAL; 2' - 3' HEIGHT & 3' SPREAD
    - CISTUS CRISPATUS 'WARLEY ROSE' / ROCKROSE -- 5 GAL; 2' HEIGHT & 4' SPREAD
    - CISTUS X SKANBERGII / CORAL ROCKROSE -- 5 GAL; 2' - 3' HEIGHT & SPREAD
    - DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY -- 5 GAL; 42" HEIGHT & 1' SPREAD
    - DIETES BICOLOR / FORTNIGHT LILY -- 5 GAL; 2' - 3' HEIGHT & SPREAD
  - SHRUBS**
    - ELAEAGNUS PUNGENS / THORNY ELEAGNUS -- 5 GAL; 10' - 15' HEIGHT & SPREAD
    - HESPERALOE PARVIFLORA 'PERPA' TM / BRAKELIGHTS RED YUCCA -- 5 GAL; 2' - 3' HEIGHT & SPREAD
    - LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE -- 5 GAL; 6' - 8' HEIGHT & SPREAD
    - LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET -- 5 GAL; 6' - 8' HEIGHT & 4' - 6' SPREAD
    - LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH -- 5 GAL; 2' - 3' HEIGHT & 2' - 4' SPREAD
    - MUHLENBERGIA CAPILLARIS 'LENCA' TM / REGAL MIST PINK MUHLY GRASS -- 5 GAL; 4' HEIGHT & 3' SPREAD
    - MUHLENBERGIA DUBIA / PINE MUHLY -- 5 GAL; 2' - 3' HEIGHT & SPREAD
    - NANDINA DOMESTICA 'GULF STREAM' TM / GULF STREAM HEAVENLY BAMBOO -- 5 GAL; 3' - 4' HEIGHT & 1' - 2' SPREAD
- CITY MAINTAINED**

- SHRUBS**
  - PHOTINIA X FRASERI 'COMPACTA' / COMPACT PHOTINIA -- 5 GAL; 5' HEIGHT & SPREAD
  - PITOSPORUM TOBIRA 'TURNER'S VARIEGATED DWARF' / VARIEGATED DWARF PITOSPORUM -- 5 GAL; 2.5' HEIGHT & 2' - 3' SPREAD
  - RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN -- 5 GAL; 3' - 5' HEIGHT & 4' - 6' SPREAD
  - RHAPHIOLEPIS UMBELLATA 'MINOR' TM / GULF GREEN INDIAN HAWTHORN -- 5 GAL; 2' - 3' HEIGHT & SPREAD
  - RHAPHIOLEPIS UMBELLATA 'RUTRHAPH1' TM / SOUTHERN MOON YEDDA HAWTHORN -- 5 GAL; 5' - 6' HEIGHT & 6' - 8' SPREAD
  - ROMNEYA COULTERI / MATILUA POPPY -- 5 GAL; 3' - 5' HEIGHT & 6' - 8' SPREAD
  - ROSA X 'ICEBERG' / ICEBERG FLORIBUNDA ROSE -- 5 GAL; 3' HEIGHT & 4' SPREAD
  - SALVIA CLEVELANDII 'ALLEN CHICKERING' / CLEVELAND SAGE -- 5 GAL; 4' - 5' HEIGHT & SPREAD
  - SALVIA GREGGII 'RED' / AUTUMN SAGE -- 1 GAL; 2' - 4' HEIGHT & 2' - 3' SPREAD

- SHRUBS**
  - SALVIA LEUCANTHA / MEXICAN BUSH SAGE -- 5 GAL; 3' - 4' HEIGHT & 4' - 6' SPREAD
  - TECOMA X 'GOLD STAR' / DWARF YELLOW BELLS -- 15 GAL; 3' - 4' HEIGHT & SPREAD
  - WESTRINGIA FRUTICOSA 'MUNDI' / MUNDI COAST ROSEMARY -- 5 GAL; 1' - 2' HEIGHT & 4' - 6' SPREAD
  - WESTRINGIA UMBELLATA 'WYNABBIE GEM' / WYNABBIE GEM COAST ROSEMARY -- 5 GAL; 6' - 8' HEIGHT & 4' - 6' SPREAD

**LEGEND**

- ① LOT B - AREA TO RECEIVE TALL, DENSE PLANTING FOR SCREENING. EVERGREEN HEDGE - PODOCARPUS GRACILIOR, 24" BOX AT 12FT O.C.
- ② TURF AREA WITH MOW CURB
- ③ BOCCIE BALL COURT WITH BENCHES AND TRASH RECEPTACLES
- ④ DECORATIVE PILASTERS
- ⑤ LOT F - BASIN
- ⑥ 8-FOOT-WIDE TRAIL
- ⑦ BENCHES
- ⑧ TRASH RECEPTACLE AND PET WASTE STATION
- ⑨ MOW CURB

**CONCEPTUAL LANDSCAPE PLAN: OPTION 1**

**PIONEER AVENUE - TTM NO. 20528**

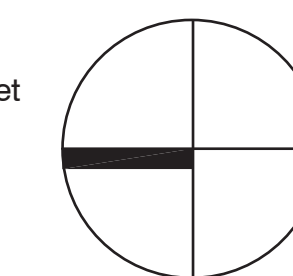
REDLANDS, CA

MLC HOLDINGS, INC.

5 Peters Canyon Road, Suite 310, Irvine, CA 92606  
Phone: 949 - 299 - 3847 Contact: Johana Crooker



SCALE: 1" = 40'



**BGB DESIGN GROUP**  
Landscape Architecture Planning Urban Design  
3185 C1 Airway Avenue Costa Mesa, CA 92626  
O: 714 545 2898 F: 714 545 2878 bgb-inc.com

**L-1A**

04/27/2022



**PRELIMINARY TREE PALETTE**

- STREET TREE**
  - ARBUSUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD -- EVERGREEN, MODERATE GROWTH 20' - 30' HEIGHT & 15' - 20' SPREAD
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- CITRUS ORCHARD**
  - CITRUS -- CITRUS TREE T.B.D. -- 25' O.C. SPACING -- 20' O.C. ROW SPACING
- PRELIMINARY PLANT PALETTE**
  - GROUND COVERS**
    - BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH -- 5 GAL; 1' - 2' HEIGHT & 8' - 10' SPREAD -- 36" O.C. SPACING
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**CITRUS VALLEY HIGH SCHOOL**



**PRELIMINARY PLANT PALETTE**

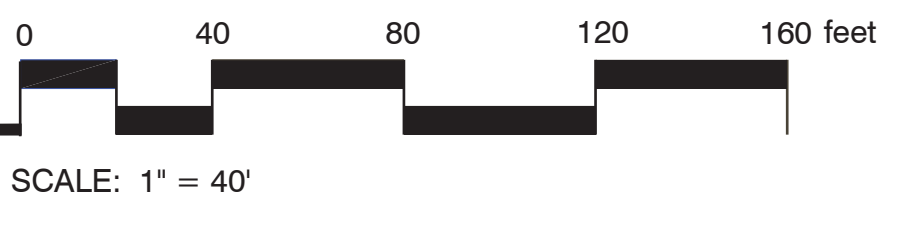
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  - ② TURF AREA WITH MOW CURB
  - ③ BOCCIE BALL COURT WITH BENCHES AND TRASH RECEPTACLES
  - ④ DECORATIVE PILASTERS
  - ⑤ LOT F - BASIN
  - ⑥ 8-FOOT-WIDE TRAIL
  - ⑦ BENCHES
  - ⑧ TRASH RECEPTACLE AND PET WASTE STATION
  - ⑨ MOW CURB
  - ⑩ CITRUS ORCHARD TO NOT RECEIVE UNDERSTORY PLANTING. REFER TO WATER USE PLAN, L-2B, FOR LANDSCAPE AREA TO BE PLANTED & IRRIGATED

**CONCEPTUAL LANDSCAPE PLAN: OPTION 2**

**PIONEER AVENUE - TTM NO. 20528**  
 REDLANDS, CA

MLC HOLDINGS, INC. 5 Peters Canyon Road, Suite 310, Irvine, CA 92606  
 Phone: 949 - 299 - 3847 Contact: Johana Crooker



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**L-1B**  
 04/27/2022



WATER EFFICIENT LANDSCAPE WORKSHEET Project: **Pioneer - Redlands (Preliminary) - HOA OPT1**

REFERENCE EVAPORATION (E<sub>b</sub>): 57 ETAF: 0.55 POINT OF CONNECTION #: A

Hydrozone # / Planting Description *	Plant Factor (PF)	Irrigation Method **	Irrigation Efficiency (IE) ***	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU)
<b>Regular Landscape Areas</b>							
A / LOW SHRUB	0.2	DRIP	0.81	0.25	88,231	21,785	769,857
B / MED SHRUB	0.5	DRIP	0.81	0.62	31,071	19,160	677,208
C / LOW TREE	0.2	BUBBLER	0.8	0.25	0	0	0
D / MED TREE	0.5	BUBBLER	0.8	0.63	0	0	0
E / LOW SLOPE BASIN	0.2	SPRAY	0.75	0.27	0	0	0
F / MED SLOPE BOTTOM	0.5	SPRAY	0.75	0.67	0	0	0
G / HIGH TURF	0.8	SPRAY	0.75	1.07	6,273	6,691	236,467
Totals					125,575	47,656	1,684,172
<b>Special Landscape Areas</b>							
turf					1	5,732	5,732
N/A					1	0	0
N/A					1	0	0
TOTALS					5,732	5,732	202,569

* Hydrozone # / Planting Description E.g.		** Irrigation Method	*** Irrigation
1) Front Lawn		Overhead Spray or Drip	0.75 for Spray
2) Low Water use Plantings			0.81 for Drip
3) Medium Water use Plantings			

Formulas Used:		ETAF Calculations		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.	
MAWA (Annual Gallons Allowed) = (E <sub>b</sub> ) (0.62) [(ETAF x LA) + (1-ETAF) x SLA]		Regular Landscape Areas		Total ETAF x Area (B)	
Where 0.62 is a conversion factor that converts acre inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for nonresidential		Total Area (A)		125,575	
		Average ETAF (B/A)		0.38	

*** ETWU (Annual Gallons Required) E <sub>b</sub> x 0.62 x ETAF x Area		All Landscape Areas		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.	
Where 0.62 is a conversion factor that converts acre inches per acre per year to gallons per square foot per year.		Total ETAF x Area (B+D)		53,388	
		Total Area (A+C)		131,307	
		Sitewide ETAF (B+D) / (A+C)		0.41	

WATER EFFICIENT LANDSCAPE WORKSHEET Project: **Pioneer - Redlands (Preliminary) - CITY OPT1**

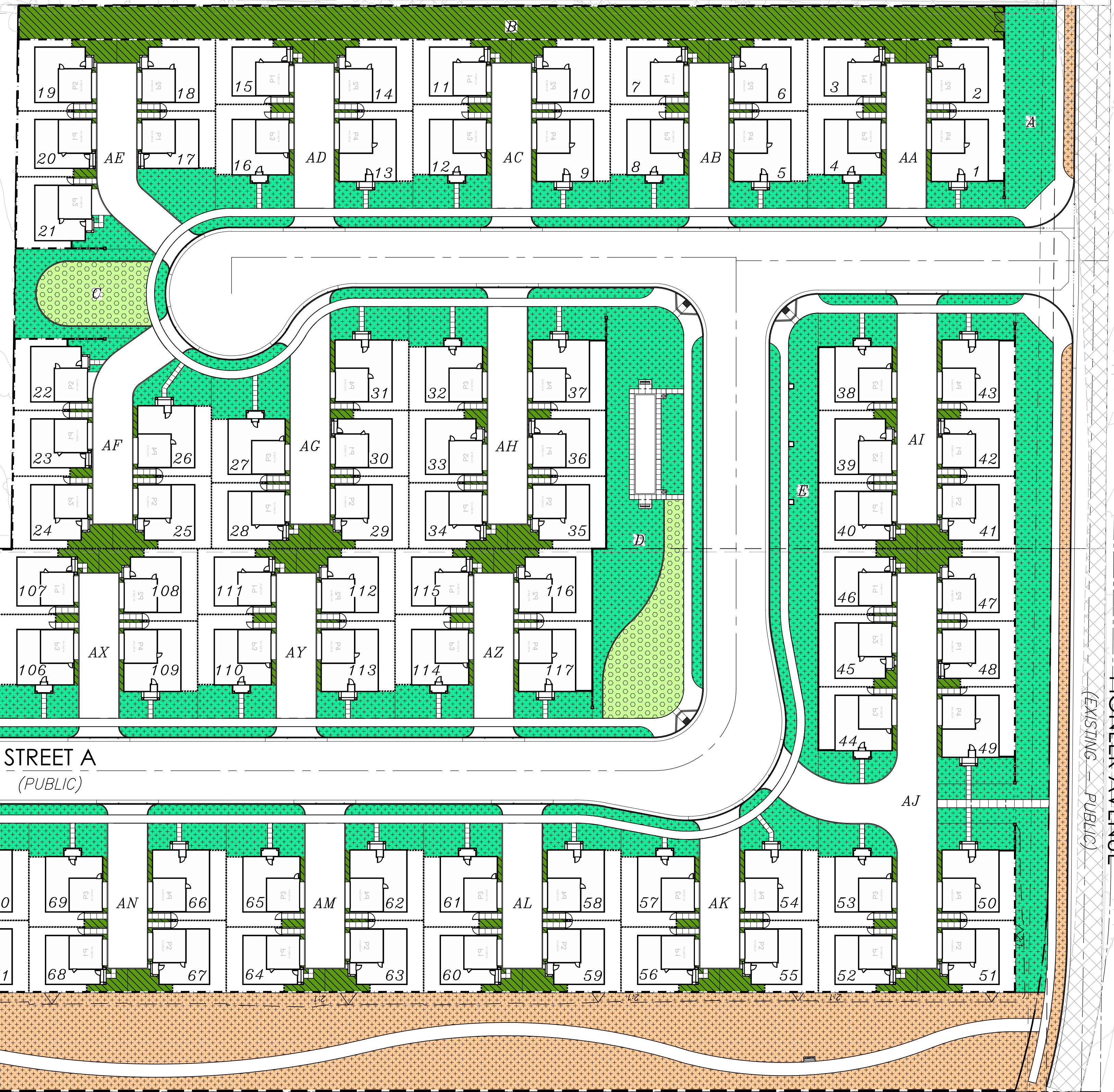
REFERENCE EVAPORATION (E<sub>b</sub>): 57 ETAF: 0.55 POINT OF CONNECTION #: B

Hydrozone # / Planting Description *	Plant Factor (PF)	Irrigation Method **	Irrigation Efficiency (IE) ***	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU)
<b>Regular Landscape Areas</b>							
A / LOW SHRUB	0.2	DRIP	0.81	0.25	64,683	15,971	564,419
B / MED SHRUB	0.5	DRIP	0.81	0.62	0	0	0
C / LOW TREE	0.2	BUBBLER	0.8	0.25	0	0	0
D / MED TREE	0.5	BUBBLER	0.8	0.63	0	0	0
E / LOW SLOPE BASIN	0.2	SPRAY	0.75	0.27	5,682	1,515	53,547
F / MED SLOPE BOTTOM	0.5	SPRAY	0.75	0.67	11,079	7,386	261,021
G / HIGH TURF	0.8	SPRAY	0.75	1.07	0	0	0
Totals					81,444	24,872	564,419
<b>Special Landscape Areas</b>							
turf					1	5,732	5,732
N/A					1	0	0
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TOTALS					5,732	5,732	202,569

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3) Medium Water use Plantings			

Formulas Used:		ETAF Calculations		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.	
MAWA (Annual Gallons Allowed) = (E <sub>b</sub> ) (0.62) [(ETAF x LA) + (1-ETAF) x SLA]		Regular Landscape Areas		Total ETAF x Area (B)	
Where 0.62 is a conversion factor that converts acre inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for nonresidential		Total Area (A)		81,444	
		Average ETAF (B/A)		0.31	

*** ETWU (Annual Gallons Required) E <sub>b</sub> x 0.62 x ETAF x Area		All Landscape Areas		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.	
Where 0.62 is a conversion factor that converts acre inches per acre per year to gallons per square foot per year.		Total ETAF x Area (B+D)		30,604	
		Total Area (A+C)		87,176	
		Sitewide ETAF (B+D) / (A+C)		0.35	



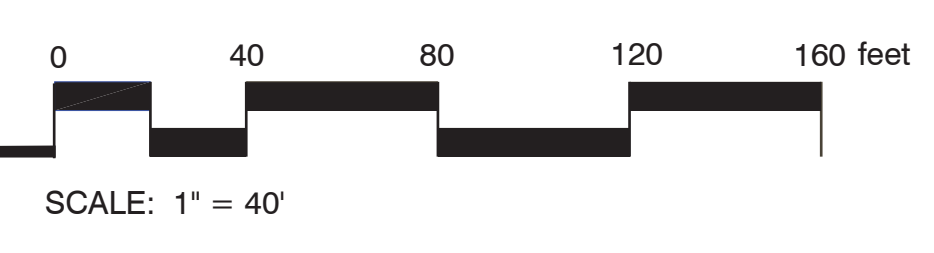
HYDROZONE LEGEND - HOA MAINTAINED

SYMBOL	DESCRIPTION	QTY
[Green Dotted Pattern]	HYDROZONE A LOW WATER USE - DRIP IRRIGATION	88,231 SF
[Green Diagonal Pattern]	HYDROZONE B MEDIUM WATER USE - DRIP IRRIGATION	31,071 SF
[Green Circle Pattern]	HYDROZONE G HIGH WATER USE - TURF SPRAY	6,273 SF

HYDROZONE LEGEND - CITY MAINTAINED

SYMBOL	DESCRIPTION	QTY
[Brown Dotted Pattern]	HYDROZONE A LOW WATER USE - DRIP IRRIGATION	64,683 SF
[Orange Diagonal Pattern]	HYDROZONE E LOW WATER USE - SHRUB SPRAY (BASIN - SLOPE)	5,682 SF
[Brown Diagonal Pattern]	HYDROZONE F MEDIUM WATER USE - SHRUB SPRAY (BASIN - BOTTOM)	11,079 SF

NOTE: THIS IS A PRELIMINARY WATER USE AND CALCULATIONS. SUBJECT TO CHANGE WITH FINALIZED PLANTING.





WATER EFFICIENT LANDSCAPE WORKSHEET Project: **Pioneer - Redlands (Preliminary) - HOA OPT2**

REFERENCE EVAPORATION (Eto): **57** ETAF: **0.55** POINT OF CONNECTION # **A**

Hydrozone # / Planting Description *	Plant Factor (PF)	Irrigation Method **	Irrigation Efficiency (IE) ***	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU)
<b>Regular Landscape Areas</b>							
A / LOW SHRUB	0.2	DRIP	0.81	0.25	88,231	21,785	789,897
B / MED SHRUB	0.5	DRIP	0.81	0.62	31,071	19,180	677,806
C / LOW TREE	0.2	BUBBLER	0.8	0.25	0	0	0
D / MED TREE	0.5	BUBBLER	0.8	0.63	0	0	0
E / LOW SLOPE BASIN	0.2	SPRAY	0.75	0.27	0	0	0
F / MED SLOPE BOTTOM	0.5	SPRAY	0.75	0.67	0	0	0
G / HIGH TURF	0.8	SPRAY	0.75	1.07	6,273	6,691	236,467
Totals					125,575 (A)	47,556 (B)	1,684,172

Special Landscape Areas	Plant Factor (PF)	Irrigation Method **	Irrigation Efficiency (IE) ***	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU)
turf	1				5,732	5,732	202,569
N/A	1				0	0	0
N/A	1				0	0	0
TOTALS					5,732 (C)	5,732 (D)	202,569

\* Hydrozone # / Planting Description E.g.  
1) Front Lawn \*\* Irrigation Method Overhead Spray or Drip \*\*\* Irrigation 0.75 for Spray 0.81 for Drip

Formulas Used:

MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + (1-ETAF) x SLA]  
Where 0.62 is a conversion factor that converts acre inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for nonresidential areas, and 0.45 or below for non-residential areas.

\*\*\* ETWU (Annual Gallons Required) Eto x 0.62 x ETAF x Area  
Where 0.62 is a conversion factor that converts acreinches per acre per year to gallons per square foot per year.

ETAF Calculations	Regular Landscape Areas	Total ETAF x Area (B)	Average ETAF
Total ETAF x Area	(B)	47,556	0.38
Total Area	(A)	125,575	
Average ETAF	B ÷ A		

All Landscape Areas	Total ETAF x Area (B+D)	Total Area (A+C)	Sitewide ETAF (B+D) ÷ (A+C)
Total ETAF x Area	(B+D)	53,388	
Total Area	(A+C)	131,307	
Sitewide ETAF	(B+D) ÷ (A+C)		0.41

WATER EFFICIENT LANDSCAPE WORKSHEET Project: **Pioneer - Redlands (Preliminary) - CITY OPT2**

REFERENCE EVAPORATION (Eto): **57** ETAF: **0.55** POINT OF CONNECTION # **B**

Hydrozone # / Planting Description *	Plant Factor (PF)	Irrigation Method **	Irrigation Efficiency (IE) ***	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU)
<b>Regular Landscape Areas</b>							
A / LOW SHRUB	0.2	DRIP	0.81	0.25	21,300	5,259	185,862
B / MED SHRUB	0.5	DRIP	0.81	0.62	0	0	0
C / LOW TREE	0.2	BUBBLER	0.8	0.25	0	0	0
D / MED TREE	0.5	BUBBLER	0.8	0.63	2,771	1,732	61,204
E / LOW SLOPE BASIN	0.2	SPRAY	0.75	0.27	5,682	1,515	53,547
F / MED SLOPE BOTTOM	0.5	SPRAY	0.75	0.67	11,079	7,386	261,021
G / HIGH TURF	0.8	SPRAY	0.75	1.07	0	0	0
Totals					40,832 (A)	15,892 (B)	247,067

Special Landscape Areas	Plant Factor (PF)	Irrigation Method **	Irrigation Efficiency (IE) ***	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU)
turf	1				5,732	5,732	202,569
N/A	1				0	0	0
N/A	1				0	0	0
TOTALS					5,732 (C)	5,732 (D)	202,569

\* Hydrozone # / Planting Description E.g.  
1) Front Lawn \*\* Irrigation Method Overhead Spray or Drip \*\*\* Irrigation 0.75 for Spray 0.81 for Drip

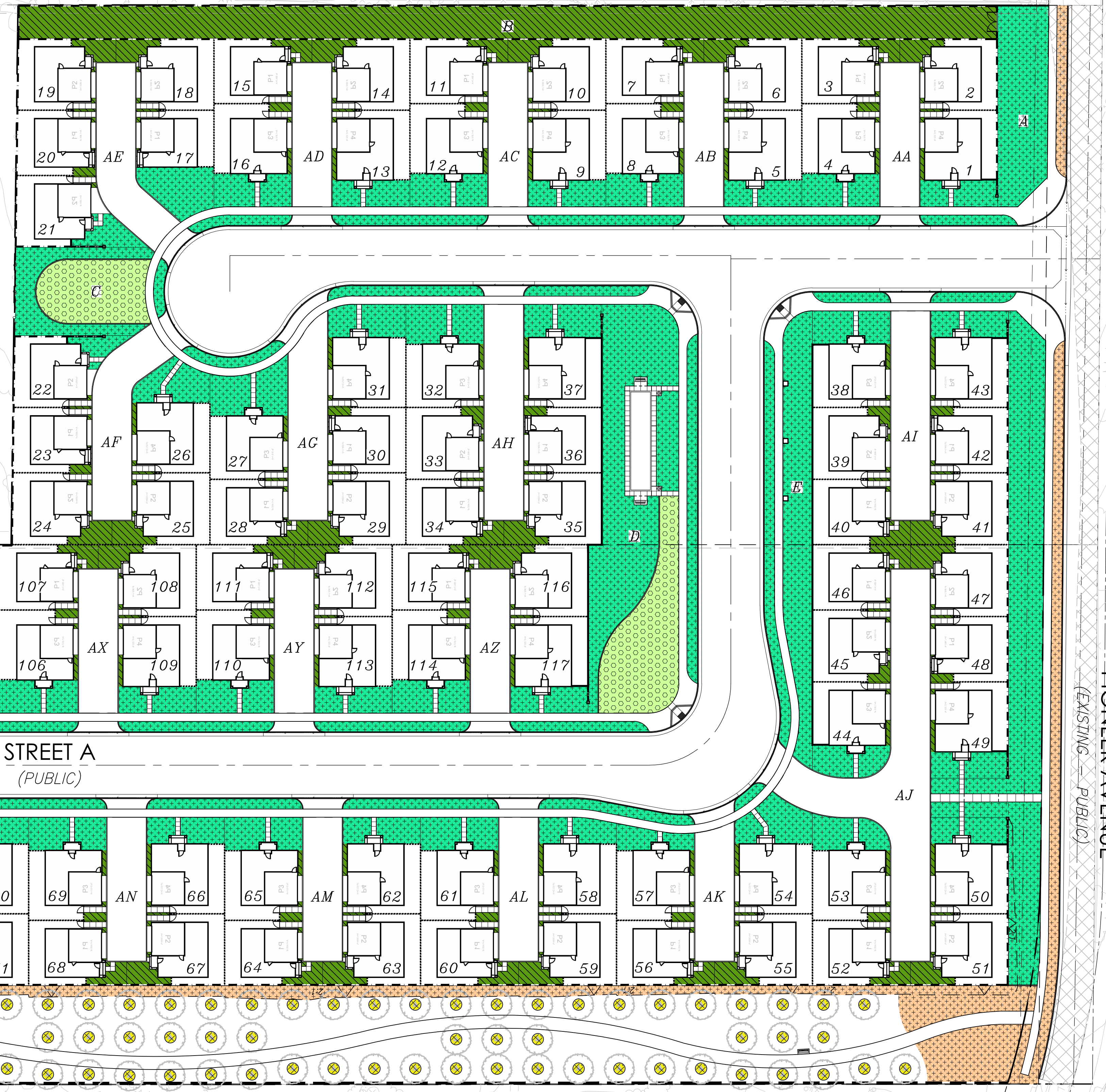
Formulas Used:

MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + (1-ETAF) x SLA]  
Where 0.62 is a conversion factor that converts acre inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for nonresidential areas, and 0.45 or below for non-residential areas.

\*\*\* ETWU (Annual Gallons Required) Eto x 0.62 x ETAF x Area  
Where 0.62 is a conversion factor that converts acreinches per acre per year to gallons per square foot per year.

ETAF Calculations	Regular Landscape Areas	Total ETAF x Area (B)	Average ETAF
Total ETAF x Area	(B)	15,892	0.39
Total Area	(A)	40,832	
Average ETAF	B ÷ A		

All Landscape Areas	Total ETAF x Area (B+D)	Total Area (A+C)	Sitewide ETAF (B+D) ÷ (A+C)
Total ETAF x Area	(B+D)	21,624	
Total Area	(A+C)	46,564	
Sitewide ETAF	(B+D) ÷ (A+C)		0.46



**HYDROZONE LEGEND - HOA MAINTAINED**

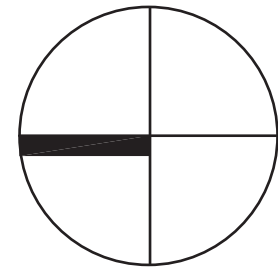
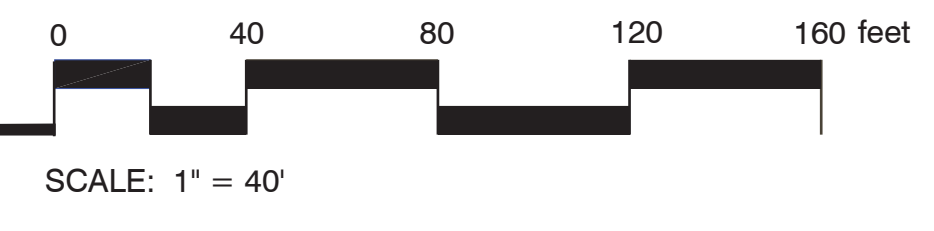
SYMBOL	DESCRIPTION	QTY
	HYDROZONE A LOW WATER USE - DRIP IRRIGATION	88,231 SF
	HYDROZONE B MEDIUM WATER USE - DRIP IRRIGATION	31,071 SF
	HYDROZONE G HIGH WATER USE - TURF SPRAY	6,273 SF

**HYDROZONE LEGEND - CITY MAINTAINED**

SYMBOL	DESCRIPTION	QTY
	HYDROZONE A LOW WATER USE - DRIP IRRIGATION	21,300 SF
	HYDROZONE D MEDIUM WATER USE - TREE BUBBLER	2,771 SF
	HYDROZONE E LOW WATER USE - SHRUB SPRAY (BASIN - SLOPE)	5,682 SF
	HYDROZONE F MEDIUM WATER USE - SHRUB SPRAY (BASIN - BOTTOM)	11,079 SF

NOTE: THIS IS A PRELIMINARY WATER USE AND CALCULATIONS. SUBJECT TO CHANGE WITH FINALIZED PLANTING.

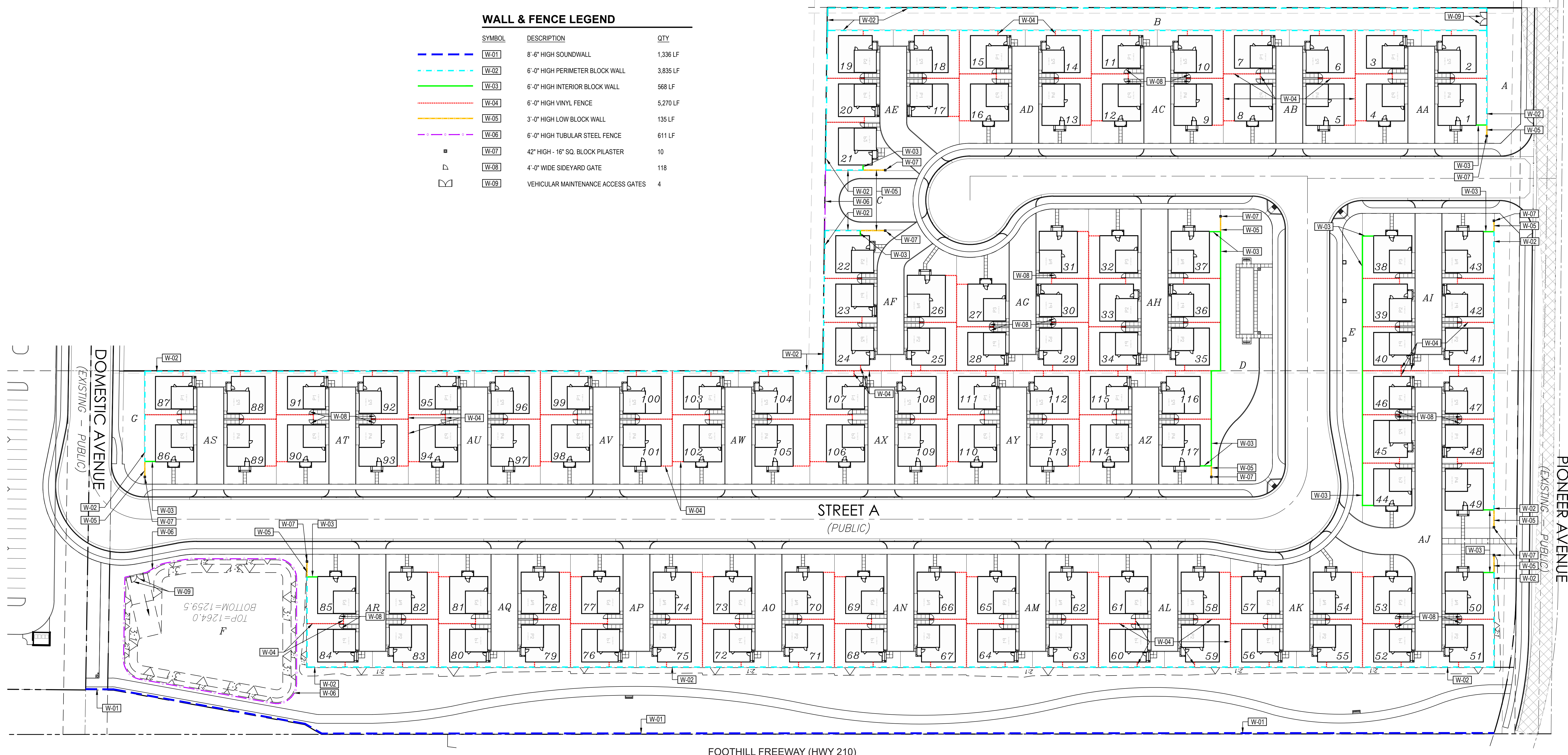
**WATER USE PLAN & CALCS: OPTION 2**





**WALL & FENCE LEGEND**

SYMBOL	DESCRIPTION	QTY
	W-01 8'-6" HIGH SOUNDWALL	1,336 LF
	W-02 6'-0" HIGH PERIMETER BLOCK WALL	3,835 LF
	W-03 6'-0" HIGH INTERIOR BLOCK WALL	568 LF
	W-04 6'-0" HIGH VINYL FENCE	5,270 LF
	W-05 3'-0" HIGH LOW BLOCK WALL	135 LF
	W-06 6'-0" HIGH TUBULAR STEEL FENCE	611 LF
	W-07 42" HIGH - 16" SQ. BLOCK PILASTER	10
	W-08 4'-0" WIDE SIDEYARD GATE	118
	W-09 VEHICULAR MAINTENANCE ACCESS GATES	4

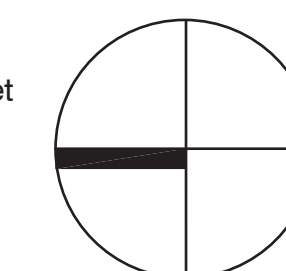
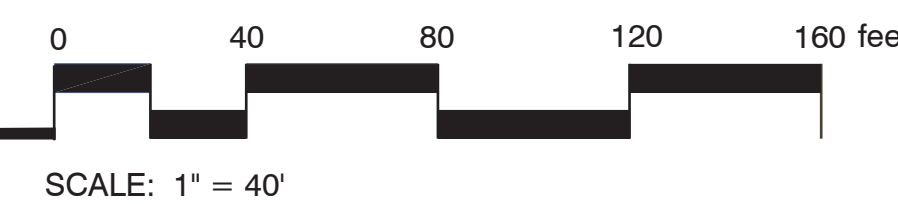


**WALL & FENCE PLAN**

**PIONEER AVENUE - TTM NO. 20528**  
 REDLANDS, CA

MLC HOLDINGS, INC.

5 Peters Canyon Road, Suite 310, Irvine, CA 92606  
 Phone: 949 - 299 - 3847 Contact: Johana Crooker



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04/27/2022