

Mayor
Lois Wynne
Mayor Pro Tem
Jeff Chedester
Council Members
Ray Madrigal
Eddie Neal
William Siegel



**Office of the
City Manager**

119 Fox Street
Lemoore, CA 93245
Phone (559) 924-6700
Fax (559) 924-9003

Staff Report

ITEM NO. 4-4

To: Lemoore City Council 
From: Brooke Austin, Housing Specialist
Date: January 14, 2015 **Meeting Date:** January 20, 2015
Subject: Fee Deferral for Cinnamon Villas Phase II

Discussion:

Staff has been approached by Lemoore Pacific Associates III, LLC regarding development of Phase II of the Cinnamon Villas Project. Phase II will consist of 28 units located on the on the east side of Follett Street south of Cinnamon Drive. The first phase was completed in 2012 and has been proven to be a successful and thriving affordable senior housing complex.

The second phase will also be affordable housing for seniors. In order to accomplish its development, Pacific West Communities anticipates applying for Low-Income Housing Tax Credits (LIHTC). The LIHTC process is very competitive and local funding commitments are typically needed for an application to be successful. Therefore, the developer has requested that the City enter into a Fee Deferral Agreement for the City's impact fees.

The total impact fees for the project are \$268,368.96. The developer will pay approximately \$38,000 in school and county overlay fees. They are requesting to defer the City's portion of fees in the amount of \$230,200. The Agreement defers payment until the fifteenth anniversary of the project's placed-in-service date. Interest will accrue at a rate of three percent (3%) per annum. Annual payments of at least \$3,000 will be received. At the end of the loan term, the full repayment of principal and interest is required. The Public Works/Planning Director has indicated that deferring these fees will not negatively impact any projects or services.

Budget Impact:

Impact fees of \$230,200 will be deferred until 15 years after the project's placed-in-service date.

Recommendation:

That the City Council, by motion, approve the Fee Deferral Agreement in the amount of \$230,200 and authorize the City Manager to execute the Agreement and related documents.



**ATTACHMENT 18(A)
Local Development Impact Fees**

Itemize all local impact fees to be paid. The total must correspond with the total local impact fees line item shown in the development budget of the application.

Pursuant to Regulation Section 10302(x), Local development impact fees are defined as: The amount of impact fees, mitigation fees, or capital facilities fees imposed by municipalities, county agencies, or other jurisdictions such as public utility districts, school districts, water agencies, resource conservation districts, etc.

NOTE: Permit processing fees, building permit fees, and plan check fees are NOT considered local development impact fees.

TYPE OF FEES TO BE PAID	AMOUNT OF FEE
Community Development Fees	\$
Drainage Facilities	\$14,924.00
Facilities Assessment	\$
Fire Facilities	\$
General Facilities	\$24,472.00
Governmental/Environmental	\$
Law Enforcement Facilities	\$9,268.00
Library Facilities-County	\$7,018.62
Parks & Recreation	\$28,672.00
Public Facilities-County	\$839.82
Schools	\$4,125.44
Streets & Throughfares	\$21,028.00
Traffic Fees	\$
Waste Water Collection	\$15,204.00
Waste Water Treatment/Disposal	\$3,780.00
Water Supply/Holding	\$40,572.00
Other (specify): Water Distribution	\$4,060.00
Other (specify): Park Improvement	\$47,012.00
Other (specify): Community/Rec	\$19,208.00
Other (specify): Criminal Justice-County	\$26,185.08
Other (specify): Refuse Veh. & Cont.	\$2,000.00
Total Local Development Impact Fees	\$268,368.96

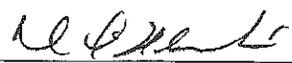
City of Lemoore
 PRINT AGENCY / JURISDICTION NAME

559-924-6735
 PHONE

David Wiaschin
 PRINT NAME

dwiaschin@lemoore.com
 EMAIL

Public Works Director
 PRINT TITLE


 SIGNATURE

08/19/2014
 DATE

FEE DEFERRAL AGREEMENT

THIS FEE DEFERRAL AGREEMENT is entered into as of _____, 2015 by and between the City of Lemoore (“City”) and Lemoore Pacific Associates III, a California Limited Partnership (“Developer”) with reference to the following:

RECITALS

A. Developer intends to construct a 28-unit affordable housing project for senior citizens to be located at the southeast corner of Cinnamon Drive and Follett Street in the City of Lemoore, California and known as Cinnamon Villas, Phase II (“Project”).

B. City’s impact fees for the Project are estimated to be \$230,200 (the “City Impact Fees”), which City has agreed to defer pursuant to the terms of this Agreement.

NOW THEREFORE, in consideration of the promises and covenants set forth hereinbelow and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

AGREEMENT

1. **Fee Deferral.** The estimated City Impact Fees for the Project shall be \$230,200. So long as the Project receives financing commitments from other sources, which are sufficient to permit Developer to construct the Project, all City Impact Fees will be deferred. Pursuant to such deferral, all City Impact Fees will accrue interest at a rate of three percent (3%) per annum and be paid by Developer pursuant to the Note.

2. **Payment.** The payment terms for the City Impact Fees shall be as set forth in that certain Promissory Note dated as of even date herewith made by Developer in favor of City (“Note”). To the extent of any conflict between the terms of this Agreement and the Note, the Note shall prevail.

3. **Execution in Counterparts.** This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed to be an original and all of which taken together shall constitute but one and the same instrument. Delivery of an executed counterpart of a signature page by facsimile or PDF transmission shall be as effective as delivery of a manually executed counterpart.

4. **Governing Law.** This Agreement will be construed and enforced in accordance with, and the rights of the parties shall be governed by, the laws of the State of California, without regard to conflicts of laws principles that would require the application of the law of another jurisdiction, such that to the extent that the provisions of this Agreement are contrary to California law or decision of a court of proper jurisdiction in California, such law or court decision shall govern.

5. **Indemnification.** Developer shall indemnify and hold harmless City from and against any and all third party claims, actions, lawsuits, or other causes of action which challenges the validity of this Agreement (collectively, the “Claims”). The foregoing indemnity shall include

without limitation all reasonable attorney fees and other costs and expenses incurred by City to defend such Claims.

6. Notices. All notices given pursuant to this Agreement and the Note shall be sent by personal delivery, express or courier service, electronic means of transmitting written material (so long as an original is simultaneously transmitted by the United States Postal Service or express or courier service) or United States Postal Service. Notices shall be deemed to be delivered the earlier of: (a) the first (1st) business day after deposited for delivery with FedEx, UPS, or other reputable delivery company if sent for same day or next day delivery; or (b) three (3) business days after the date deposited with the United States Postal Service if sent certified mail, return receipt requested addressed to each party at the following address (or at such other address as such party may request in writing:

If to City: City of Lemoore
 119 Fox Street
 Lemoore, CA 93245
 Attn: City Manager

If to Developer: Lemoore Pacific Associates III
 430 E. State Street, Suite 100
 Eagle, ID 83616
 Attn: Caleb Roope

And to Investor: (Tax Credit Limited Partner)
 Address
 City State Zip
 Attn: TBD

Investor may, but shall not be obligated to, cure defaults hereunder and under the Note in the same manner as Developer.

7. Successors and Assigns. The provisions of this Agreement will be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Notwithstanding the foregoing, Developer may not assign its rights and benefits hereunder without the prior written consent of the City.

8. Amendment. This Agreement may only be amended, modified, superseded or canceled and any of the terms, covenants, representations, warranties or conditions hereof may be waived only by an instrument in writing signed by each of the parties hereto.

9. This Agreement and the Note will be subject and subordinate to any Deeds of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (as amended from time to time, "Senior Deed of Trust") executed by Trustor in favor of _____ ("Senior Lender") and securing promissory notes executed by Trustor in favor of Senior Lender in the aggregate face principal amount of \$ _____ (collectively, as amended from time to time, the "Senior Note"). Notwithstanding anything to the contrary set forth herein, Beneficiary agrees that neither Senior Lender, any successor to

Senior Lender under the Senior Deed of Trust, nor any successor to Senior Lender as owner of the Property following any foreclosure or acceptance of a deed in lieu of foreclosure of the Senior Deed of Trust (collectively, the “Senior Lender Parties”; each a “Senior Lender Party”) shall have any obligation to pay any City Impact Fees deferred and/or waived pursuant to this Agreement (and no utility connection, approval, consent, concession or other entitlement issued or granted for the benefit of the Property under or in connection with this Agreement shall be revoked, invalidated, withdrawn or terminated as the result of any foreclosure or acceptance of a deed in lieu of foreclosure by any Senior Lender Party or the failure of any Senior Lender Party to pay any City Impact Fees deferred and/or waived pursuant to this Agreement). Senior Lender is a third party beneficiary to this paragraph and this agreement may not be modified without Senior Lender’s express written consent.

[Signature page follows]

IN WITNESS WHEREOF, the undersigned have executed, or have caused to be executed, this Agreement as of the date first written above

CITY:

City of Lemoore

By: _____
Name: _____
Its: _____

DEVELOPER:

Lemoore Pacific Associates III, a California
Limited Partnership

By: Kings County Management and Development
Corporation, its managing general partner

By: _____
Name: _____
Its: _____

By: TPC Holdings V, LLC, its administrative
general partner

By: _____
Name: Caleb Roope
Its: Manager

PROMISSORY NOTE

\$230,200

_____, 2015
Lemoore, California

Pursuant to that certain Fee Deferral Agreement (the "Fee Deferral Agreement") dated as of even date herewith made by Lemoore Pacific Associates III, A California Limited Partnership ("Maker") in favor of the City of Lemoore("Holder"), Maker hereby promises to pay Holder the sum of Two Hundred Thirty Thousand Two Hundred Dollars (\$230,200) on the terms set forth herein below.

Section 1. Purpose. Pursuant to the Fee Deferral Agreement, Holder agreed to defer payment of \$230,200 in City impact fees for that certain 28-unit affordable apartment complex known as Cinnamon Villas II (the "Project") being developed by Maker on certain real property in the City of Lemoore, California (the "Property").

Section 2. Interest. The outstanding principal balance of this Note shall bear simple interest at the rate of three percent (3%) per annum from the date of this Note until this Note is paid in full.

Section 3. Term and Repayment Requirements. The term of this Note (the "Term") shall commence with the date of this Note and shall expire upon the fifteenth anniversary of the Project's placed-in-service date as defined by the permanent certificate of occupancy date for all buildings in the Project (the "Maturity Date"). The repayment of this Note shall be nonrecourse to Maker and its partners.

Section 4. Repayment. This Note shall be repaid as follows:

a. Annual Payments. Until the original principal amount of this Note and interest accrued thereon is repaid in full, Maker shall make annual payments to Holder of \$3,000 ("Primary Payment") plus a sum equal to the amount of Residual Receipts ("Additional Payment") to which Holder is entitled in accordance with Exhibit A-5 of Maker's Limited Partnership Agreement (the "Cash Flow Waterfall"), a copy of which is attached hereto as Schedule 1. All annual payments shall be made in arrears no later than May 1st of each year with respect to the previous calendar year, and shall be accompanied by the Maker's report of Residual Receipts. Payments made hereunder shall be credited first against accrued interest and then against outstanding principal. Notwithstanding anything herein to the contrary, Maker's obligation to make any payments hereunder shall be only to the extent of Residual Receipts from the calendar year preceding such payment such that to the extent any payment required hereunder exceeds the amount of such Residual Receipts, any amounts that cannot be paid from Residual Receipts shall accrue and paid from future year(s) Residual Receipts until paid. Maker shall provide the Holder with any documentation reasonably requested by the Holder to substantiate the determination of Residual Receipts.

b. Prepayments. Maker shall have the right to make full or partial prepayments under this Note without premium or penalty. Any prepayments shall be applied to reduce the principal balance of the Note.

c. Definitions. The following definitions shall apply for purposes of this Section 4:

(i) “Residual Receipts” means, for a particular calendar year, the sum of Gross Revenue less Annual Operating Expenses, less Senior Debt Service (and less the Primary Payment solely for purposes of determining the Additional Payment).

(ii) “Annual Operating Expenses” with respect to a particular calendar year shall mean the following costs actually incurred for operation and maintenance of the Project including without limitation: property and other taxes and assessments imposed on the Project; premiums for property damage and liability insurance; utility services not paid for directly by tenants, including but not limited to water, sewer, trash collection, gas and electricity; maintenance and repair including but not limited to pest control, landscaping and grounds maintenance, painting and decorating, cleaning, common systems repairs, general repairs, janitorial, supplies, and others; any annual license or certificate of occupancy fees required for operation of the Project; general administrative expenses including but not limited to advertising and marketing, security services and systems, and professional fees for legal, audit and accounting; asset management fees; partnership management fees; deferred development fees; property management fees and reimbursements including on-site manager expenses pursuant to a management contract; and cash deposited into a reserve for capital replacements of Project improvements and an operating reserve, all to the extent consistent with the Cash Flow Waterfall. “Annual Operating Expenses” shall not include the following: depreciation, amortization, depletion or other non-cash expenses or any amount expended from a reserve account. Notwithstanding the foregoing, when determining Residual Receipts for purposes of the Primary Payment, the deferred developer fee asset management fees and partnership management fees shall not be accounted for in calculating Annual Operating Expenses.

(iii) “Gross Revenue” with respect to a particular calendar year shall mean all revenue, income, receipts and other consideration actually received from operation and leasing of the Project. “Gross Revenue” shall include, but not be limited to: all rents, fees and charges paid by tenants; Section 8 payments, MSHA operating subsidies or other rental or operating subsidy payments received for the dwelling units; deposits forfeited by tenants; all cancellation fees, price index adjustments and any other rental adjustments to leases or rental agreements; proceeds from vending and laundry room machines; the proceeds of business interruption or similar insurance; the proceeds of casualty insurance to the extent not utilized to repair or rebuild the Project; and condemnation awards for a taking of part or all of the Project for a temporary period. “Gross Revenue” shall not include tenants’ security deposits, releases from reserves, loan proceeds, capital contributions, or similar advances.

(iv) “Senior Debt Service” means all required payments due or owing under any construction or permanent loan.

Section 5. Acceleration. All obligations evidenced by this Note, irrespective of the maturity dates expressed herein, at the option of Holder thereof and without demand or notice, shall immediately become due and payable, if at any time during the Term of this Note, Maker fails to make any payment as required hereunder and such failure continues for ten (10) days following written notice thereof to Maker from Holder, subject to the notice and cure rights set forth in the Fee Deferral Agreement.

Section 6. Attorney's Fees. Maker agrees to pay all costs of collection when incurred, including without limitation, reasonable attorney's fees and expenses (whether or not suit is filed hereon) and court costs. Such costs shall be added to the balance of principal then due.

Section 7. Holder's Rights. Failure of Holder to assert any right under this Note shall not be deemed a waiver of such right.

Section 8. Prepayment. This Note may be prepaid at any time without premium or penalty, provided all interest due on the principal being prepaid will be due at time of prepayment.

Section 9. California Law. This Note and the legality, validity and performance of the terms hereof shall be governed by, enforced, determined, and construed in accordance with the laws of the State of California.

Section 10. Waivers. Maker waives presentment, demand for payment, notice of dishonor, notice of protest, protest, and all other notices or demands in connection with the delivery, acceptance, performance, default, endorsement, or guaranty of this Note, and to the extent authorized by law, any and all homestead or other exemption rights which would apply to the debt evidenced by this Note.

Section 11. Binding Obligation. This Note shall be binding upon Maker and Maker's heirs, legal representatives, successors, and assigns.

Section 12. Amendment or Modification. The terms of this Note may only be amended or modified by a written agreement executed by Maker and Holder.

Section 13. Nonrecourse. Maker's obligations pursuant to this Note shall be nonrecourse to Maker and its partners.

Section 14. Notices. All notices given under this Note shall be made in writing and shall be deemed received when delivered in accordance with the Fee Deferral Agreement.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Maker has executed this Note as of the date first written hereinabove.

Lemoore Pacific Associates III, a California Limited Partnership

By: Kings County Management and Development Corporation, its managing general partner

By: _____
Name: _____
Its: _____

By: TPC Holdings III, LLC, its administrative general partner

By: _____
Name: Caleb Roope
Its: Manager

Schedule 1

Exhibit A-5

Cash Flow Payment Priorities

Subject to the provisions of Section _____, payment of fees and other expenses contingent on Cash Flow and distributions to Partners from Cash Flow shall be made in the following order of priority:

First, to pay the Primary Payment on the Third Loan in an amount up to \$3,000 annually.

Second, to pay the Asset Management Fee (to the extent not otherwise paid from the Asset Management Fee Reserve, if any).

Third, to pay any outstanding and unpaid Credit Deficiencies and Tax Equivalency Payments then due including amounts owed due to a Change in Law, together with interest thereon, if any.

Fourth, as directed by the Limited Partner to pay any Default Cash Flow Priority (pursuant to Section 5.15(b)) then due, if any.

Fifth, first to fund amounts payable to the Partnership Replacement Reserve pursuant to Exhibit _____ and thereafter to replenish the Operating Reserve pursuant to Exhibit _____, if applicable.

Sixth, to the Limited Partner to repay any loans or other advances made by the Limited Partner.

Seventh, to the Managing General Partner an annual MGP Asset Management Fee of \$2,800, payable pursuant to the MGP Asset Management Fee Agreement attached hereto as Exhibit _____.

Eighth, to pay unpaid Development Fee.

Ninth, (i) 75% of remaining Cash Flow to the Administrative General Partner to pay the Partnership Management Fee, payable pursuant to the Partnership Management Agreement, attached hereto as Exhibit _____ and (ii) ___% of remaining Cash Flow to pay applicable principal and interest on the Second and Third Mortgage Loans on a prorata basis (Second Loan—____%; Third Loan—____%).

Tenth, to the Administrative General Partner to repay any Development Advance, Operating Deficit Advance, Credit Adjuster Payment or Development Fee Advance then payable or other loans made by the General Partner hereunder.

Eleventh, the balance to the General Partner and the Limited Partner in accordance with their Percentage Interests.

To the extent that insufficient Cash Flow is available to pay any of the amounts set forth herein, such amount shall accrue and be payable in the future when there is available Cash Flow, after prior payment of all higher priority payments from Cash Flow, as set forth above



- NOTES:**
- A. Place 2" depth 3/4" Sonoma Gold crushed rock over landscape fabric under stairways and utility access areas. Install Permaloc Clean Line 3/4" x 4" aluminum edging with mill finish (MF), between crushed rock and adjacent shrub bed.
 - B. Place 2'-3" size cobble in snags as indicated as well as low lying areas or at drop inlets as required.
 - C. Install Permaloc Clean Line 3/4" x 4" aluminum edging with mill finish (MF), between lawn / no-mow grass areas and adjacent shrub beds. Stake at every preformed loops with 12" stakes supplied from manufacturer with product.
 - D. Place a 24" wide x 4" depth decomposed granite edge along the back of side walk or as indicated. Install Permaloc Clean Line 3/4" x 4" aluminum edging with mill finish (MF), between decomposed granite and adjacent shrub beds.
 - E. Install a 4' high decorative fence to screen the ground HVAC units as shown. Refer to detail sheet LB.

- SCREEN HVAC CONDENSER UNITS AND UTILITY SERVICE PANELS WITH PLANTS OR DECORATIVE SCREENS
- COVERED VAN ACCESSIBLE PARKING
- ADA ACCESSIBLE PICNIC TABLE & BBQ (M.N. 1)
- BIKE RACK, TYP. OF (3) LOCATIONS
- ADA ACCESSIBLE TRASH ENCLOSURE TO MATCH PHASE I

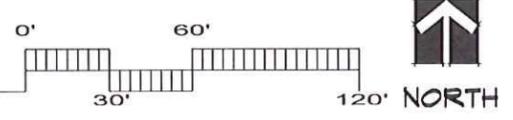
- GENERAL NOTES:**
- A. The landscape plans will comply with the requirements of the water efficient landscape ordinance (WELCO). Elements of the Landscape Documentation Package:
 - (a) The Landscape Documentation Package shall include the following six (6) elements:
 - (1) project information:
 - (A) date
 - (B) project applicant
 - (C) project address (if available, parcel and/or lot number(s))
 - (D) total landscape area (square feet)
 - (E) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
 - (F) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well
 - (G) checklist of all documents in Landscape Documentation Package
 - (H) project contacts to include contact information for the project applicant and property owner
 - (2) applicant signature and date with statement, all agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package
 - (b) Water Efficient Landscape Worksheet:
 - (A) hydrozone information table
 - (B) water budget calculations
 1. Maximum Applied Water Allowance (MAWA)
 2. Estimated Total Water Use (ETM)
 - (c) soil management report;
 - (d) landscape design plan;
 - (e) irrigation design plan; and
 - (f) grading design plan.
- Note: Authority Cited: Section 65545, Government Code. Reference: Section 65546, Government Code.
- *Contractor to verify all quantities from plan. Plant legend is for reference only.
- **NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT FROM THE LAND ARCH.

"I have complied with the criteria of the Water Efficient Landscape Ordinance (WELCO) and applied them for the efficient use of water in the landscape design plan"

PLANT LEGEND (proposed)

Key	Botanical Name - Common Name ***	Size	Qty. * PF**	Symbol
TREES				
T1	Geijera parvifolia - Australian Willow	#15	M	
T2	Lagerstroemia indica 'Tuscarora' Std. - Standard Crape Myrtle	#15	L	
T3	Pinus canariensis - Canary Island Pine	#15	L	
T4	Pistacia chinensis 'Keith Davey' - Chinese Pistache	#15	M	
T5	Platanus acerifolia 'Yorkwood' - London Plane Tree	#15	M	
T6	Pyrus calleryana 'Red Spire' - Red Spire Flowering Pear	#15	M	
T7	Ulmus parvifolia 'Dynasty' - Chinese Evergreen Elm	#15	M	
T8	Vitex agnus-castus - Chaste Tree	#15	L	
T9	Zelkova serrata 'Green Vase' - Japanese Sawleaf Zelkova	#15	M	
GRASSES				
G1	Colomastix x acutifolia 'Karl Foerster'	#1	M	
G2	Festuca ovina 'Elijah Blue' - Blue Fescue	#1	L	
G3	Pennisetum a. Little Bunny' - Dwarf Fountain Grass	#1	L	
G4	Muhlenbergia rigans - Deer Grass	#1	L	
PERENNIALS				
P1	Agapanthus africanus 'Peter Pan' - Dwarf Lily of the Nile	#1	M	
P2	Diates vegeta - Fortnight Lily	#1	M	
P3	Hemerocallis 'Stella D'Oro' - Dwarf Yellow Day Lily	#1	M	
P4	Liriope muscari 'Silver Sunproof' - Silver Sunproof Lily Turf	#1	M	
P5	Lavandula angustifolia - English Lavender	#1	M	
P6	Tulbaghia violacea 'Variegata' - Variegated Society Garlic	#1	L	
SHRUBS				
S1	Barberis thunbergii 'Crimson Pygmy' - Dwarf Japanese Barberry	#5	L	
S2	Chamaecyparis humilis - Mediterranean Fan Palm	#5	M	
S3	Ilex vomitoria 'Nana' - Dwarf Yaupon Holly	#5	M	
S4	Teucrium fruticosum - Germander	#5	M	
S5	Loropetalum chinensis 'Razzle Dazzle' - Chinese Fringe Flower	#5	M	
S6	Myrtus communis 'Compacta Variegata' - Compact Variegated Myrtle	#5	M	
S7	Nandina domestica 'Gulf Stream' - Gulf Stream Heavenly Bamboo	#5	M	
S8	Olea europaea 'Little Ollie' - Dwarf Olive	#5	M	
S9	Pittosporum tobira 'Variegata' - Variegated Pittosporum	#5	M	
S10	Pittosporum tobira 'Wheeler's Dwarf' - Wheeler's Dwarf Pittosporum	#5	M	
S11	Phormium 'Tom Thumb' - Tom Thumb New Zealand Flax	#5	M	
S12	Rhaphitolepis indica 'Ballerina' - Dwarf Pink India Hawthorne	#5	M	
S13	Rosa x 'Noone' - Red Flower Carpet Rose	#5	M	
S14	Salvialevelandii 'Razo Blue' - Hybrid California Sage	#5	M	
S15	Viburnum tinus 'Spring Bouquet' - Laurustinus	#5	M	
VINES				
V1	Ficus pumila - Creeping Fig, staked	#1	M	
V2	Jasminum polyanthum - Pink Jasmine, staked	#5	M	
V3	Parthenocissus tricuspidata 'Veitchii' - Little Leaf Boston Ivy, staked	#1	M	
NO-MOW GRASS M				
NATIVE NO-MOW SOD				
DELTA BLUEGRASS COMPANY 1-800-637-8873				
SOD LAWN H				
Bolero Plus				
90% Bolero Dwarf Fescue				
10% Kentucky Bluegrass				
DELTA BLUEGRASS COMPANY 1-800-637-8873				
Note: *Contractor to verify all quantities from plan. Plant legend is for reference only.				
Note: ** PF: NICOLS Species Evolution List-1991				
GROUND COVERS				
G1	Arctostaphylos densiflora Pt. Reyes' - Manzanita	Plant 1 gal. @ 36" o.c.		
G2	Baccharis pilularis 'Twin Peaks' - Coyote Bush	Plant 1 gal. @ 36" o.c.		
G3	Cotoneaster d. 'Lanfax' - Lanfax Cotoneaster	Plant 1 gal. @ 48" o.c.		
G4	Rosmarinus officinalis 'Prostratus' - Trailing Rosemary	Plant 1 gal. @ 36" o.c.		
G5	Epilobium 'Catalina' & 'Sierra Salmon' (mixed) - California Fuchsia	Plant 1 gal. @ 36" o.c.		
G6	Trachelospermum asiaticum - Aston Jasmine	Plant 1 gal. @ 36" o.c.		
G7	Gozania hybrid 'Aztec Queen' - Hybrid Clumping Gozania	Plant 1 gal. @ 18" o.c. (may sub 4" pot @ 12" o.c.)		
G8	Annual color - seasonal availability	Plant 4" pot @ 12" o.c.		

LANDSCAPE MASTER PLAN



REVISIONS

DATE	DESCRIPTION
5/6/14	THP
PWH14-16	

PACIFIC WEST ARCHITECTURE

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF THOMAS H. PHELPS LANDSCAPE ARCHITECTURE ASLA. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS SIGNED BY THE ARCHITECT. COPYRIGHT © BY PACIFIC WEST ARCHITECTURE



Pacific West Architecture

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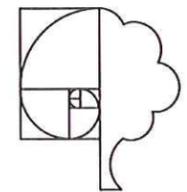
ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - ILLINOIS - IOWA - KANSAS - LOUISIANA - MONTANA - NEVADA - NEW MEXICO - NORTH DAKOTA - OREGON - SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT

CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETORN DRIVE

LEMOORE, CA



THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
ASLA

California Landscape Architect #41122
1428 Ridgebrook Way
Chico, CA 95928
(530) 892-8897 (530) 892-9588 fax
thpelps@thpels.com



MASTER PLAN

SCHEMATIC SET / NOT FOR CONSTRUCTION