

1.8 ACRE

Ad Hoc Committee Meeting Agenda

Friday, March 17, 2023 - 10:00 A.M. - Conference Room A

This meeting may also be live streamed at www.lwsb.com.

The tab will be active 15 minutes prior to the start of the meeting

The live streaming uses YouTube live and terminates at the close of the meeting

1. Call to Order

2. Roll Call/Notice of Quorum

- Carole Damoci - Chair
- Susan Hopewell
- Susan Jacquelin
- Camille Thompson
- Sandy Geffner
- Lynn Baidack
- Jeri Dolch
- Alan Dale

3. Chair Announcements

4. Member Comments

5. Approval of Minutes

6. Correspondence

7. Staff Reports

8. Governing Documents

- a. Amend 70-1447-1, Use of Community Facilities, Mini Farm -Rules (pp.1-5)

9. Unfinished Business

- a. Farmscape Map (p.6)
- b. Beehives (pp.7-8)
- c. Office at 1.8
- d. Shed at 1.8

10. New Business N/A

11. Future Agenda Items

12. President's Comments

13. Next Meeting Date

- TBD

14. Adjournment

Please be courteous and respectful to other members, Board of Directors and representatives from Management at all times. We ask that you do not raise hands or interrupt the Committee or anyone else who may be speaking. **A member not adhering to these protocols and/or who becomes unruly may be asked to leave the meeting. Failure to comply will result in a special hearing with the Board where disciplinary action may be taken.**



RECREATION

Use of Community Facilities, Mini Farm – Rules

Renter/Lessee, (R/L), must follow all rules and is subject to any consequences for failure to do so. The Member/Owner, (M/O), is ultimately responsible for the behavior and actions of their R/L and will be held responsible for any fees, fines or disciplinary consequences incurred by the R/L. See Policy 30-5093-1, Shareholder Code of Conduct.

1. GENERAL REGULATIONS

The Recreation Department is responsible for the fair and equitable use of the Mini Farm area also known as the 1.8 acres. The Recreation Department will also be responsible to ensure that all of the conditions of these rules are followed.

1.1. The Mini Farm plots are for Golden Rain Foundation (GRF) Members in good standing only. Only one plot shall be assigned per household.

1.2. If the M/O subsequently rents their unit, the M/O forfeits the right to retain their plot and must notify the Recreation Department and relinquish it immediately.

1.3. If the R/L has leased a plot, the lease shall be terminated immediately upon termination of their tenancy in the M/O's unit.

1.4. The Mini Farms are a non-smoking, tobacco-free, vapor-free, drug-free environment.

1.5. Alcoholic beverages may not be brought into the Mini Farm area.

1.6. No animals allowed in the Mini Farm area: Qualified Service Animals will be allowed in the garden if staying with their owner.

1.7. Lessee may not carry, use, or store firearms or weapons of any kind in the Mini Farm area.

1.8. Radios are not allowed. If you would like to use your music devices, headphones are required.

1.9. Spaces shall be leased on an annual basis or a maximum of six consecutive years. Upon the completion of the sixth year, Lessee must relinquish their plot. The Lessee can go back on the waiting list.

1.10. Plots shall not be abandoned, traded, or given up to another GRF Member by the Lessee. If you choose to relinquish your space, you must notify the Recreation Department and your space will be reassigned to the next GRF Member on the waiting list. No refunds shall be issued for any monies paid to GRF.

1.11. Lessee is responsible for the planning and management of their own plots, including providing seeds, plants, amendments, and any tools. Plots must be worked solely by the Lessee. Exception: In case of an injury or temporary illness, Lessee shall notify the GRF Recreation Department in writing and a "garden angel" can be assigned to care for your garden with the approval of the Recreation Department.



RECREATION

Use of Community Facilities, Mini Farm – Rules

- 41 **1.12.** Lessee may bring a guest, including children, into the Mini Farm area, provided
 42 that the guest complies with the code of conduct. Children must always be
 43 accompanied by an adult.
- 44 **1.13.** GRF Members and their Guest may not enter other plots or harvest produce
 45 without explicit written permission from that plot’s Lessee.
- 46 **1.14.** Lessee will keep clean and neat any common areas, such as adjacent pathways.
 47 Lessee will promptly report any concerns about safety of the garden to the GRF
 48 Recreation Department. The adjacent pathway along the wall bordering Nassau
 49 Drive and all walkways must always be kept clear of gardening tools and plant
 50 materials from the plots.
- 51 **1.15.** Storage containers made of metal or wood are not permitted; storage container
 52 must be the type approved by the Recreation Committee and the storage
 53 container and tools must be kept within the boundaries of the designated plot.
- 54 **1.16.** Neither trellises nor fences may exceed 7 feet in height to avoid shading a
 55 neighbor’s plot.
- 56 **1.17.** Structures to encourage vertical growing, including arbors, trellis, tree branch
 57 frames, and cages are only allowed during growing season if they are functional,
 58 orderly, safe, and do not conflict with community standards.
- 59 **1.18.** GRF does not permit the construction or existence of permanent shelter
 60 structures within the individual plots, including personal sheds, storage, or shade
 61 units.
- 62 **1.19.** One faucet is set up for up to four plots for watering. The plots that are assigned
 63 to that area have exclusive use of the water fixture.
- 64 **1.20.** Automatic sprinklers and soaker hoses are forbidden. Mini Farmers must turn off
 65 water faucet or valve before leaving the plot. Mini Farmers shall not leave
 66 watering unattended at any time. Water run-off is not permitted on walkways,
 67 sidewalks, or adjacent plots.
- 68 **1.21.** Crushed rock or gravel is not permitted inside the plots. Any existing crushed
 69 rock or gravel must be removed from the plot upon vacating.
- 70 **1.22.** No wood treated with wood preservative shall be used in any plot.
- 71 **1.23.** No piles of wood, brick, pipes, hoses, or fencing shall be stored in plots.
- 72 **1.24.** The use of “scrap” materials, such as broken bricks or pavers, scraps of wood,
 73 metal, or plastic is not permitted
- 74 **1.25.** Items not authorized must be disabled and removed from the plot by required
 75 compliance date.
- 76 **1.26.** All trees, miniature trees, shrubs, or bush type fruit trees must be potted with a
 77 solid base underneath, and not exceed 7 feet tall. Existing trees or shrubs cannot
 78 extend over walkways or exceed 7 feet in height during any month of the year.

(Dec 20)

GOLDEN RAIN FOUNDATION Seal Beach, California



RECREATION

Use of Community Facilities, Mini Farm – Rules

79 Any existing tree shall be cut down when a lot is vacated before being assigned
80 to a new GRF Member. No more than 10% of plot may be planted in flowers, the
81 remaining balance shall be used to plant produce.

82 **1.27.** The Recreation Department may order the forfeiture of a plot when any Mini
83 Farmer does not maintain his/her plot as described in the rule. Failure to plant at
84 least 75% of a plot for three (3) months, shall be sufficient cause to forfeit the
85 plot.

86 **1.28.** If a plot appears untended (overgrown weeds, unharvested), you will be issued
87 a violation notice. If the violation is not remedied by the required compliance
88 date, the GRF Recreation Department may evict Lessee upon three violations.

89 **1.29.** GRF Members shall park in designated parking spaces only.

90 **1.30.** Dumpsters are available for the disposal of green waste and regular trash. The
91 removal of discarded items from the dumpster will not be permitted at any time.

92 **1.31.** Plots must be cleared of all vegetation and weeds before vacating plot. Failure
93 to clean plot for final inspection will result in loss of lease deposit and Mini Farm
94 future privileges.

95 **1.32.** If the Mini Farmer fails to comply with any terms of the lease within the allotted
96 compliance time, then garden plot will be immediately forfeited with no refund of
97 fees, nor will they be entitled to any payment or reimbursement from the GRF for
98 any materials planted, growing, or otherwise located within the Community
99 Garden or for any improvements made on the premises. All or any part of such
100 material and improvements shall become the property of the GRF.

2. HOURS OF OPERATION

102 7:00 a.m. to dusk seven (7) days a week.

3. MAINTENANCE OF PLOTS

103
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108 **3.1.** To prevent the breeding of flies, harboring of rats, or air contamination, all
109 decaying compost or newly delivered fertilizer shall be properly cared for by
110 effectively sealing in plastic bags, or by turning it under in the plot within 48 hours.

111 **3.2.** Remove all garden trash, spent plants, clippings, and leaves from the plot daily
112 in the provided green waste bins.

113 **3.3.** Keep all plots, including the area to the center of the adjacent pathways, free
114 from all grass and weeds through the year, whether or not the garden is planted
115 or fallow.

116 **3.4.** Use care and caution while watering in order to keep from flooding neighboring
117 plots and pathways.



RECREATION

Use of Community Facilities, Mini Farm – Rules

- 118 **3.5.** Use care when spraying or dusting for bugs, snails, and other garden pests.
 119 Members must make every effort to ensure there is no drifting of pesticides to
 120 adjoining plots. GRF does not permit the use of Roundup on Trust property. See
 121 addendum A for approved pest control.
- 122 **3.6.** Store only the garden material necessary to supporting, staking or containing the
 123 plantings, neatly within the perimeter of one’s assigned garden plot. No plants or
 124 vines shall be allowed to grow past a fence or property line, over walkways or
 125 sidewalks. No exterior fence will be used as a trellis on which to grow plants or
 126 vines.
- 127 **3.7.** GRF is not liable for loss or damage to personal property, vandalism to the
 128 garden parcel, and/or destruction of crops due to disease, pests, rodents,
 129 gophers, inclement weather, or flooding from water run-off by hose/faucet
 130 whether coming from water lines inside or outside of plots.
- 131 **3.8.** All items stored within the garden plot must be essential to gardening. Pesticides
 132 of any kind may not be stored at the Mini Farm. Items such as wooden stakes,
 133 tomato cages, etc. must be kept in a neat and orderly manner. Materials may not
 134 be stores against either the perimeter fencing of the plot or Mini Farm.
- 135 **3.9.** GRF is responsible for the maintenance and pest control of the common areas.
 136 Lessee is responsible for maintenance and pest control within their plot.
- 137 **3.10.** Lessee is responsible for the cost, installation, and maintenance of fencing. Staff
 138 must approve any fence or other structure prior to installation and follow GRF
 139 guidelines. Staff will provide written approval/permit for installation. This permit
 140 must be displayed at the plot for 30 days. See addendum B for approved fencing.

4. CORRECTIVE ACTION

- 142 **4.1.** The Recreation Committee may order the forfeiture of any plot when the GRF
 143 Member fails to comply with this set of rules or any action in violation of the
 144 established Code of Conduct policy.
- 145 **4.2.** The Recreation Department reserves the right to review and adjust the operating
 146 rules to accommodate the needs of the community at any time. The Recreation
 147 Department also reserves the right to enter any plot at any time.

Document History

Adopted: 26 Nov 19 Amended: 28 Jan 20 Amended: 27 Oct 20
 Amended: 24 Nov 20 Amended: 23 Dec 20

Keywords: Mini Farm Garden Plot

(Dec 20)

GOLDEN RAIN FOUNDATION Seal Beach, California

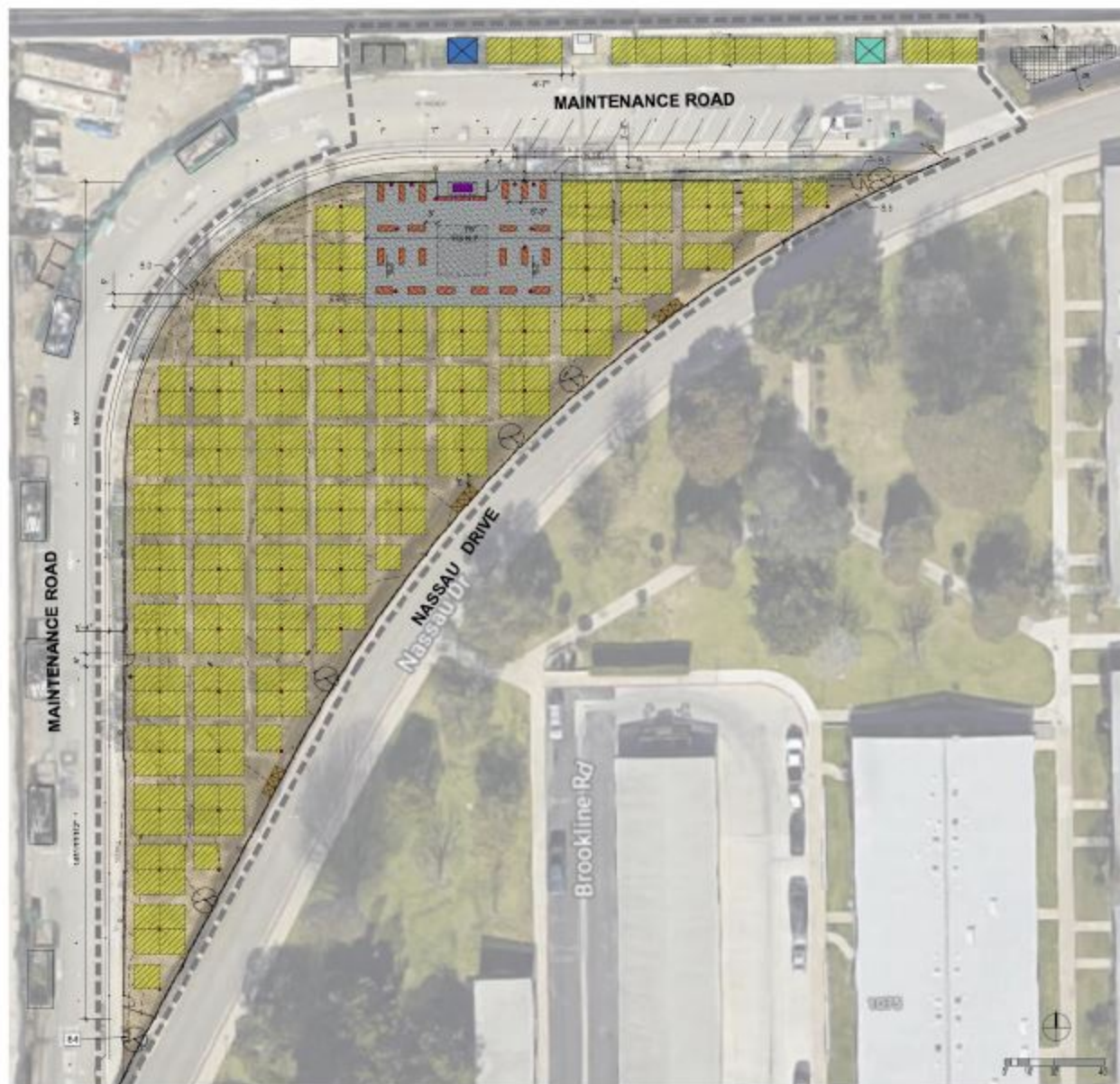


RECREATION

Use of Community Facilities, Mini Farm – Rules

1.8 Acres

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Item	Count
COMPOST BINS	3
HOSE BIBBS	67
COMMUNITY FRUIT TREES	6
FARMSTAND 8'X2'	1
PLOT, IN-GROUND @ 10'X10'	223
RAISED BED ADA - NARROW	3
RAISED BED ADA 2.5X8	22
TOTAL GARDEN PLOT COUNT	248

PROJECT ELEMENTS		
KEY	DESCRIPTION	
---	LIMIT OF WORK	
GARDEN PLOTS		
KEY	DESCRIPTION	SHEET
[Yellow Box]	RAISED BED - ADA ACCESSIBLE 14.5' SF (2'4" W X 8'4" L) - ACCESSED FROM 2' WIDE IN	F-3
[Orange Box]	RAISED BED - ADA ACCESSIBLE PERIMETER 9.5' SF (1'4" W X 8' L) - ACCESSED FROM 2' WIDE PATHS	F-3
[Green Box]	RAISED BED - STANDARD 24.5' SF (8' W X 8' L)	F-3
[Green Box]	SPACE FOR STORAGE BOX AT END OF BED	F-3
[Yellow Box]	IN-GROUND PLOT 40' SF (8' X 5' L) FENCING PER GAF STANDARDS	F-4
[Yellow Box]	IN-GROUND PLOT 100' SF (12' X 10') FENCING PER GAF STANDARDS	F-4
PATHWAYS & SURFACES		
DESCRIPTION		SEE SHEET
ADA ACCESSIBLE PATHWAYS & SURFACES 4" WIDE PACKWAYS		F-5
GARDEN PATHWAYS 2" WIDE		F-5
SHARED COMMUNITY ELEMENTS		
KEY	DESCRIPTION	SEE SHEET
[Purple Box]	COMMUNITY SHARED FARMSTAND CUSTOM BUILT	F-7
[Blue Box]	TOOL STORAGE SHED 10' X 12' PRECAST UNIT	F-6
[Green Box]	MINI-FARM ADMINISTRATION OFFICE 10' X 12' PRECAST UNIT	F-6
[Grid Pattern]	GATHERING / EVENT SPACE 40' SF (2' X 20')	F-6
[M Shape]	BULK MATERIAL STORAGE FOR MULCH AND COMPOST	F-8
[Orange Box]	THREE-IN-ONE COMPOSTING SYSTEMS LOCATED THROUGHOUT THE GARDEN	F-8
[Red Dot]	HOSE BIBB POST MOUNTED, 1.5" DIA 4" HOLES	F-8
[Dashed Line]	PERIMETER GARDEN FENCING DESIGNED TO HAVE ELECTRONIC ACCESS	F-8
[Grid Pattern]	FUTURE APARY LOCATION FOR MINI-FARM COMPOSTERS - NOT IN PROJECT AREA	
[Green Box]	IN-GROUND PLANTING	
[Circle]	FRUIT TREES FUTURE	
EXISTING COMMUNITY ELEMENTS		
KEY	DESCRIPTION	SEE SHEET
E-6	(1) MINI-FARM BULLETIN BOARD TO-REMAIN	F-7



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STEP

DRAWING TITLE

**OPTION B
- UPDATED**

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

REV: 05/18/2020 (REVISED) 05/18/2020
30% SCHEMATIC DESIGN 11/2020
DESIGN TO SCHEMATIC DESIGN 02/2021

**LEISURE WORLD
MINI-FARM REDESIGN
GOLDEN RAIN FOUNDATION**

LEISURE WORLD
3241 BEACH CA 92734
APR 099-681-05

SHEET NUMBER

F-9

DATE PLOTTED: 2/22/21