CITY OF EASTVALE

REGULAR CITY COUNCIL MEETING AGENDA

Eastvale City Hall Council Chambers
12363 Limonite Avenue, Suite 900, Eastvale, CA 91752
Regular City Council Meeting: 6:30 PM
Wednesday, May 14, 2025

City Councilmembers
Michael McMinn, Mayor
Jocelyn Yow, Mayor Pro Tem
Christian Dinco, Councilmember
Clint Lorimore, Councilmember
Todd Rigby, Councilmember

Mark Orme, City Manager
Erica Vega, City Attorney
Marc Donohue, Government Services Director/City Clerk

This Agenda contains a brief general description of each item to be considered. Except as otherwise provided by law, no action or direction shall be taken on any item not appearing on the following Agenda. Unless legally privileged, all supporting documents, including staff reports, and any writings or documents provided to a majority of the City Council after the posting of this agenda are available for review at Eastvale City Hall, 12363 Limonite Avenue, Eastvale, CA 91752 or you may contact the City Clerk's Office, at (951) 361-0900 Monday through Thursday from 7:30 a.m. to 5:30 p.m. and available online at www.eastvaleca.gov.

Members of the public can observe the meeting by viewing the live-stream at www.eastvaleca.gov and may provide public comment by sending comments to the City Clerk's Office by email at cityclerk@eastvaleca.gov. Staff will monitor emails to the extent possible during the meeting and provide comments as possible. All comments will be made part of the record. Comments will then be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Mayor's discretion to reduce time on public comment. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received before the agenda item is heard but before the close of the meeting, the comment will all be included as a part of the record of the meeting but will not be read into the record.

If you are a person with a disability and need an accommodation to participate in the City of Eastvale programs, services, activities, and meetings, contact Maricela Mejia at mmejia@eastvaleca.gov or (951)703-4433 at least 72 business hours in advance to request an auxiliary aid or accommodation.

Regular meetings are recorded and made available on the City's website at www.eastvaleca.gov. Meeting recordings are uploaded to the City's website within 24 hours (unless otherwise noted) after the completion of the meeting.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **CLOSED SESSION PUBLIC COMMENT**
   Any member of the public may address the Council on items within the Council's subject matter jurisdiction, but which are not listed on this agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. We request comments made on the agenda be made at the time the item is considered and that comments be limited to three minutes per person with a maximum of six minutes (time may be donated by one person). Please address your comments to the Council and do not engaged in dialogue with individual Council Members, City staff, or members of the audience. Blue speaker forms are available at the front table to the entrance of Council Chambers.

4. **CLOSED SESSION ITEM(S)**

5. **INVOCATION**

6. **PLEDGE OF ALLEGIANCE**

7. **ADDITIONS/REVISIONS**
   The City Council may only add an item to the Agenda after making a finding that there is a need to take immediate action on the item and that the item came to the attention of the agency subsequent to the posting of the agenda. An action adding an item to the agenda requires 2/3 vote of the Council. If there is less than 2/3 of the Council members present, adding an item to the agenda requires a unanimous vote. Added items will be placed for discussion at the end of each section unless otherwise noted.

8. **PRESENTATIONS/ANNOUNCEMENTS**
   - **8.1. Youth Council Recognitions**
   - **8.2. Recognition of Puente Poet Laureate - Victoria Arvizo**
   - **8.3. Recognition of 47th Annual Riverside County Spelling Bee Champion - Victoria Li**
   - **8.4. Introduction of Code Enforcement Officer Eric Campbell**
   - **8.5. Economic Development Week Proclamation**
   - **8.6. Asian American and Pacific Islander Heritage Month**

9. **AGENCY PARTNER UPDATES**

10. PUBLIC COMMENT

Any member of the public may address the Council on items within the Council's subject matter jurisdiction, but which are not listed on this agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. We request comments made on the agenda be made at the time the item is considered and that comments be limited to three minutes per person with a maximum of six minutes (time may be donated by one person). Please address your comments to the Council and do not engaged in dialogue with individual Councilmembers, City staff, or members of the audience. Blue speaker forms are available at the front table to the entrance of Council Chambers.

11. CONSENT CALENDAR

Consent Calendar items are normally enacted in one motion. The Mayor or City Council may remove a Consent Calendar item for separate action. If a member of the public would like to speak on a Consent Calendar item, please complete a blue "Public Comment Form" and submit to the City Clerk prior to the item.

11.1. City Council Meeting Minutes

Submitted by: Marc A. Donohue, Government Services Director/City Clerk

RECOMMENDED ACTION(S):

Staff recommends that the City Council approve the City Council meeting minutes from the regular meeting on April 23, 2025.

11.2. Construction Contract Award to Superb Engineering and Professional Services Agreement Approval with Z&K Consultants for Median Improvement Project - Phase 2 at Cantu Galleano Road, Archibald Avenue, and River Road

Submitted by: Jimmy Chung, Public Works Director/ City Engineer

RECOMMENDED ACTION(S):

Staff recommends that the City Council:

1. Award the Construction Contract to Superb Engineering, Inc., the lowest responsive and responsible bidder, in accordance with unit bid prices in the amount of $835,317.00 plus a 10% contingency of $83,531.70 for a total amount of $918,848.00;
2. Approve the Professional Services Agreement with Z&K Consultant for the Median Improvement Projects at Cantu Galleano Road, Archibald Avenue, and River Road for a not-to-exceed amount of $82,720 and
3. Authorize the City Manager to execute all necessary documents to purchase three 1" water meters from JCSD; and
4. Authorize the City Manager to execute all necessary documents including the Notice of Completion; and

5. Approve and Adopt Resolution 25-XX Amending the 2024-25 Fiscal Year Capital Improvement Budget for the Citywide Median Improvement project.

11.3. Contract Amendment for Professional Consulting Services with Michael Baker International

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):
Staff recommends that:

1. The City Council approve the second amendment to the agreement with Michael Baker International; and
2. Authorize the City Manager to execute the contract amendment.

11.4. Approval of Memorandum of Understanding between the City of Eastvale, The Jurupa Community Services District, and the Corona-Norco Family YMCA
Submitted by: Amanda Argomaniz, Management Assistant

RECOMMENDED ACTION(S):
Staff recommends that the City Council authorize the City Manager to execute a Memorandum of Understanding (MOU) between the City of Eastvale, the Jurupa Community Services District, and the Corona-Norco Family YMCA for the purpose of providing a local recreational swim program.

11.5. Purchase Order with BMW Motorcycle of Riverside for Police Motorcycle Maintenance
Submitted by: Johnny Terfehr, Community Safety Director

RECOMMENDED ACTION(S):
Staff recommends that the City Council:

1. Authorize an increase of $30,001 to Purchase Order No. EV1765 with BMW Motorcycle of Riverside, resulting in a revised total purchase order amount of $55,000. This purchase order provides for the maintenance, collision repairs, and routine servicing of six BMW police motorcycles for Fiscal Year 2024-25;
2. Authorize the City Manager to execute the purchase order;

11.6. Resolution Authorizing City Officials to Execute Applications and Documentation for the Purposes of Obtaining Federal Financial Assistance Provided by the Department of Homeland Security and Sub-granted Through the State of California and the County of Riverside
Submitted by: Johnny Terfehr, Community Safety Director

RECOMMENDED ACTION(S):
Staff recommends that the City Council adopt a Resolution designating and authorizing certain City Officials to execute applications and related documents in order to secure Federal Financial Assistance provided by the Department of Homeland Security and sub-Granted through the State of California and the County of Riverside.

11.7. Adoption of Resolutions Approving Quitclaim Deeds for Limonite Gap Closure Project
Submitted by: Jimmy Chung, Public Works Director/City Engineer

RECOMMENDED ACTION(S):
Staff recommends that the City Council:

1. Adopt Resolutions approving Quitclaim Deeds for Limonite Gap Closure Project; and
2. Authorizing the City Manager to execute all necessary documents.

11.8. Approval of Tract Map 38595, Accepting Offers of Dedication, and Approval of the related Improvement Agreement and Improvement Securities for Public Improvements Located on Northwest Corner of Limonite and Hamner Avenues
Submitted by: Jimmy Chung, Public Works Director/City Engineer

RECOMMENDED ACTION(S):
Staff recommends that the City Council:

1. Adopt the Resolution approving the final map for Tract No. 38595; and
2. Approve a Subdivision Improvement Agreement for related public improvements and authorize the City Manager and the City Clerk to sign said agreement; and
3. Accept security in the form of bonds for completion of the related public improvements; and
4. Direct the City Clerk to record the Subdivision Improvement Agreement.

11.9. Approval of Professional Services Agreement with Onward Engineering for the Schleisman Road Mobility, Safety and Connectivity Project No. 25-102EG.
Submitted by: Jimmy Chung, Public Works Director/City Engineer

RECOMMENDED ACTION(S):
Staff recommends that the City Council:

1. Approve the Professional Services Agreement with Onward Engineering in the amount of $722,079.00 for the Schleisman Road Mobility, Safety and Connectivity Project No. 25-102EG; and
2. Authorize the City Manager to execute all necessary documents.

11.10. Approval of New Purchase Agreement for Goods for Traffic and Street Signs and Materials
Submitted by: Jimmy Chung, Public Works Director/City Engineer

RECOMMENDED ACTION(S):
Staff recommends that the City Council:

1. Rescind the previous City Council action taken on February 26, 2025, which approved the award of a Purchase Agreement for Goods with Safety Network Traffic Signs, Inc. for as-needed traffic and street signs and materials; and
2. Approve a Purchase Agreement for Goods with Athaco, Inc. for the as-needed purchase of traffic and street signs and materials, for an initial term of thirteen months (May 15, 2025, to June 30, 2026), with up to four one-year renewal options. This agreement, in conjunction with the existing agreement with Safety Sign Company, maintains the originally approved combined not-to-exceed amount of $120,000 for the initial term. For each subsequent contract year, the combined not-to-exceed amount for both agreements will be $90,000 per fiscal year; and
3. Authorize the City Manager to execute the agreement with Athaco Inc.

12. PUBLIC HEARINGS

The public is encouraged to express your views on any matter set for public hearing. It is our procedure to first receive the staff report, then to ask for public testimony, first from those in favor of the project followed by testimony from those in opposition to it, and if there is opposition, to allow those in favor, rebuttal testimony only as to the points brought up in opposition. To testify on the matter, you need to simply come forward to the speaker's podium at the appropriate time, give your name and address and make your statement. After a hearing is closed, you may not further speak on the matter unless requested to do so or are asked questions by the Mayor or a Councilmember. Public comment is limited to three (3) minutes each with a maximum of six (6) minutes (time may be donated by one speaker.)

13. CITY COUNCIL BUSINESS

13.1. Waste Management Fiscal Year 2025-2026 Annual Rate Adjustment Request

Submitted by: Simone Blackwell, Environmental Compliance Analyst

RECOMMENDED ACTION(S):
Staff recommends that the City Council adopt a Resolution approving the Rate Adjustment Request by USA Waste of California Incorporated, also known as Waste Management (WM), per section 4.03 of the Franchise Agreement.

13.2. Proposed Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2025/2026 through 2029/2030

Submitted by: Jimmy Chung, Public Works Director/ City Engineer

RECOMMENDED ACTION(S):
Staff recommends that the the City Council review and provide recommendations on the Proposed Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2025/2026 through 2029/2030.

13.3. Introduction of Ordinance Designating Fire Hazard Severity Zones

Submitted by: Johnny Terfehr, Community Safety Director

RECOMMENDED ACTION(S):
Staff recommends that the City Council introduce, read by title, and waive further reading of an ordinance entitled: AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, TO DESIGNATE FIRE HAZARD SEVERITY ZONES

14. CITY MANAGER/CITY STAFF REPORT

15. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

16. ADJOURNMENT

The next regular meeting of the Eastvale City Council is scheduled for Wednesday, May 28, 2025, at 6:30 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

17. AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: City Hall, 12363 Limonite Avenue, Suite 910 and website of the City of Eastvale (www.eastvaleca.gov,) not less than 72 hours prior to the meeting.

_____

Marc A. Donohue, MMC
City Clerk

MINUTES
CITY OF EASTVALE

CITY COUNCIL MEETING
Wednesday, April 23, 2025
Regular Meeting: 5:30 PM

City Hall Council Chambers
12363 Limonite Avenue, Suite 900
Eastvale, CA 91752

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1. CALL TO ORDER

The regular meeting of the Eastvale City Council Meeting was called to order at 5:30 p.m. by Mayor McMinn.

2. ROLL CALL

Present: Councilmembers Christian Dinco, Clint Lorimore, Todd Rigby, Mayor Pro Tem Jocelyn Yow, and Mayor Mike McMinn.

Absent:

City Staff Present: City Manager Mark Orme, City Attorney Erica Vega, and Government Services Director/City Clerk Marc Donohue were present at Roll Call. Other staff members were present.

3. CLOSED SESSION PUBLIC COMMENT – None

4. CLOSED SESSION ITEM

4.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Sec on 54956.8). Property: Lots 63 of Tract Map No. 38594 recorded on March 15, 2024. Agency Negotiator: Community Development Director Gustavo Gonzalez. Negotiating Parties: Arroyo Cap III-2, LLC. Under Negotiation: Price and Terms of Payment

At the conclusion of closed session, City Attorney Vega stated that there was no reportable action.

5. INVOCATION

Pastor Rob Norris from The Crossings Church offered the invocation.

6. PLEDGE OF ALLEGIANCE

Councilmember Lorimore led the Pledge of Allegiance.

7. ADDITIONS/REVISIONS – None

8. PRESENTATIONS/ANNOUNCEMENTS

8.1 Earth Day Event Recognition

A certificate was presented to the Eastvale Kiwanis Club.

8.2 Annual Riverside County Spelling Bee Champion Recognition

Mayor McMinn read the certificate of recognition.

8.3 Innovation Month Proclamation

A proclamation was presented to Tiffany Yu, Riverside County Office of Economic Development.

8.4 Municipal Clerks Week Proclamation

A proclamation was presented to the City Clerk's Office.

8.5 Arbor Day Proclamation

A proclamation was presented.

9. AGENCY PARTNER UPDATES

9.1 YMCA Update

Will Mobley and Ryan Serna from the Corona-Norco YMCA provided an update.

9.2 Eastvale Library Update

Jamie Shin and Mia Becerra from the Riverside County Library System provided an update.

9.3 Youth Council Update

Rishi Vithlani from the Youth Council provided an update.

10. PUBLIC COMMENT

The following individuals provided public comment:

- Colin Markovich, Senator Sabrina Cervantes' Office
- Paula Avey
- Tasneem Rizvi (via e-mail)

11. CONSENT CALENDAR

On motion of Councilmember Rigby second by Councilmember Lorimore, the City Council voted unanimously to approve the Consent Calendar.

11.1 City Council Meeting Minutes

The City Council approved the meeting minutes from the regular meeting on April 9, 2025.

11.2 Treasurer's Report: March 2025

The City Council received and filed the Treasurer's Report.

11.3 Planning Division Update

The City Council received and filed the Planning Division Update.

11.4 Public Works Department Update

The City Council received and filed the Public Works Department Update.

11.5 City of Eastvale Crime Statistics – February 2025

The City Council received and filed the Eastvale Crime Statistics for February 2025.

11.6 Lot Tie Covenant for the Eastvale Civic Center Site

The City Council approved the Covenant to Hold Property as One Parcel (Lot Tie Covenant) and authorize the City Manager to execute the Agreement.

11.7 Interim Financial Report - Fiscal Year 2024-25, Quarter 2 and Budget Amendment for Cal Recycle SB 1383 Expenditures

The City Council:

1. Received and filed the Interim Financial Report for Fiscal Year 2024-25, Quarter 2 ending December 31, 2024; and
2. Approved and adopted Resolution 25-17, Amending the 2024-25 Fiscal Year Operating Budget for Cal Recycle Funded SB 1383 Expenditures.

11.8 Professional Services Agreement – Third Amendment with California Public Policy Group (CPPG) for State Lobbyist Services

The City Council:

1. Approved the Third Amendment to the Professional Services Agreement with California Public Policy Group (CPPG) for state lobbying services to extend the term through June 30, 2027; and
2. Authorized the City Manager to execute all necessary documents.

11.9 Approval of Professional Services Agreement with Community Services Event (Market Solutions) for Vendor Sales and Operations Services

The City Council authorized the City Manager to enter into an agreement with Market Solutions for an amount not to exceed $19,500, for the management of retail and food vendor operations during the International Food Festival, for a term of three months, subject to the terms and conditions as outlined in the agreement.

12. PUBLIC HEARINGS

12.1 PLN24-20053 – Density Bonus Agreement, Tentative Tract Map 39022, and Major Development Review for Warmington Residential Development

Principal Planner Jamie Cerda presented the item and answered related questions.

Mayor McMinn opened the public comment period. Hearing no response, Mayor McMinn closed the public comment period.

On motion of Councilmember Rigby and second by Councilmember Dinco, the City Council voted unanimously to continue the item to the City Council meeting on May 28, 2025.

13. CITY COUNCIL BUSINESS

13.1 Fiscal Year 2025-26 Budget Workshop

City staff members presented a PowerPoint presentation and answered related questions.

Mayor McMinn opened the public comment period. Hearing no response, Mayor McMinn closed the public comment period.

The City Council discussed the item and provided feedback.

14. CITY MANAGER/CITY STAFF REPORT

No update was provided.

15. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

15.1 League of California Cities

Councilmember Lorimore provided a report.

15.2 Southern California Association of Governments

Councilmember Lorimore provided a report.

15.3 Western Riverside Council of Governments

Councilmember Dinco provided a report.

15.4 Riverside Transit Agency

No report was provided.

15.5 Northwest Mosquito and Vector Control District

Councilmember Lorimore provided a report.

15.6 Riverside County Transportation Commission

No report was provided.

15.7 Western Riverside County Regional Conservation Authority

No report was provided.

15.8 Finance Committee

No report was provided.

15.9 Eastvale Schools Committee

No report was provided.

15.10 Business and Development Success Ad-Hoc Committee

No report was provided.

15.11 Eastvale Legislative Ad-Hoc Committee

No report was provided.

15.12 Eastvale Community Services Ad-Hoc Committee

No report was provided.

15.13 City Council Communications

The City Council provided comments.

ADJOURNMENT – Mayor McMinn adjourned the regular meeting at 10:27 P.M. The next regular meeting of the Eastvale City Council Meeting is scheduled for Wednesday, May 14, 2025, at 6:30 P.M.

Marc A. Donohue, MMC
City Clerk

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.2
May 14, 2025

Construction Contract Award to Superb Engineering and Professional Services Agreement Approval with Z&K Consultants for Median Improvement Project - Phase 2 at Cantu Galleano Road, Archibald Avenue, and River Road

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Prepared By:
Jimmy Chung, Public Works Director/ City Engineer

Recommended Action(s)
Staff recommends that the City Council:

1. Award the Construction Contract to Superb Engineering, Inc., the lowest responsive and responsible bidder, in accordance with unit bid prices in the amount of $835,317.00 plus a 10% contingency of $83,531.70 for a total amount of $918,848.00;
2. Approve the Professional Services Agreement with Z&K Consultant for the Median Improvement Projects at Cantu Galleano Road, Archibald Avenue, and River Road for a not-to-exceed amount of $82,720 and
3. Authorize the City Manager to execute all necessary documents to purchase three 1" water meters from JCSD; and
4. Authorize the City Manager to execute all necessary documents including the Notice of Completion; and

5. Approve and Adopt Resolution 25-XX Amending the 2024-25 Fiscal Year Capital Improvement Budget for the Citywide Median Improvement project.

Summary

On October 11, 2023, the City Council approved Task No. 1 under the On-Call Professional Services Agreement with Psomas for design services related to the Median Improvement Projects at Cantu Galleano Road, Archibald Avenue, and River Road. The Plans, Specifications, and Cost Estimates (PS&E) were completed in September 2024.

In addition, the City awarded a separate task order to CWDG to prepare the landscape design, specifications, and cost estimates for the project. The landscape plans include the construction of two (2) monument signs, installation of landscaping and irrigation systems, and the addition of new street lighting along River Road. The monument signs will be prominently installed at the medians of Cantu Galleano Road and River Road, serving as signature gateway features for the City.

The construction contract for Phase One improvements was awarded to Hardy & Harper by City Council on November 14, 2024. Construction commenced shortly thereafter and was successfully completed in late April 2025.

As part of the ongoing effort to improve public infrastructure, bids for the subsequent phases of the project were advertised on the City's website and through the City of Eastvale's Vendor Portal via PlanetBids on March 20, 2025. In compliance with the Public Contract Code, additional bid advertisements were published in a local newspaper on March 28, 2025, and March 31, 2025 (Attachment 4). Bids were formally opened on April 17, 2025, with the results as follows:

Name of Bidder	City	Bid Amount
Superb Engineering, Inc	Banning	$835,317.00
ZECO, Inc	Yorba Linda	$843,791.00
Aneen Construction, Inc	Riverside	$847,782.00
KASA Construction, Inc	Chino	$934,773.00
RG General Engineering, Inc.	Norco	$936,897.00
Marina Landscaping Inc	Orange	$949,085.00
Conserve LandCare	Thousand Palms	$1,003,022.00
Metrocell Construction, Inc.	Ontario	$1,198,664.00

A total of four (8) responsive bids were received that ranged from $835,317 to $1,198,664. The lowest bid was submitted by Superb Engineering Inc (Superb Engineering) in the amount of $835,317. After reviewing the bids, staff determined that Superb Engineering is the lowest responsive and responsible bidder. Superb Engineering holds a valid Class A and C-27 Contractor's license in the State of California. Superb Engineering is a Southern California based contractor and has been in business for over 2 years. The company successfully delivered similar projects in size and scope to other agencies including Cities of Maywood, Palm Desert, and Commerce.Therefore, Superb Engineering qualifies as the lowest responsive, responsible bidder as required under state law.

The contract allows for a total of 45 working days to complete the required work. Assuming no complications with the contract execution process, the project is anticipated to start in early May of

this year and be completed in late July.

The staff will work with City's Communication Division to send out construction notices for the closures associated with the construction. The contractor will be required to install Portable Changeable Message Signs (PCMS) on streets stating expected delays with dates and times at least 10 working days prior to the start of the work. The contractor will also notify all residents and businesses on each street affected by the work.

The consultant Z&K, will serve as the Construction Manager and project inspector. Z&K Founded in 2009, Z&K Consultant has successfully completed a diverse range of public works projects across Southern California. The firm has successfully managed similar construction projects in the cities of El Segundo, San Bernardino, Torrance, and Chino.

Background

The Median Improvement Project in the City of Eastvale aims to enhance traffic safety and community aesthetics through the construction of new landscaping at existing raised medians across three key locations (see Attachment 1 - Location Map):

- Cantu Galleano Road between Hamner Avenue and Goodman Way
- Archibald Avenue between Corbin Drive and the existing raised median to the north
- River Road at Baron Drive

The project will be constructed in two phases. Phase 1, which was completed in late April 2025, involved the installation of all necessary hardscape, including median curbs and conduits for future landscaping and monument installations. Phase 2 will focus on the installation of landscaping, irrigation, and monument signs within the medians. These monuments will be placed at the intersection of Cantu Galleano Road and River Road, contributing to the City's visual identity.

The locations for this project were selected based on the City's traffic safety analysis, which indicated that raised medians would help improve public safety by preventing unsafe vehicular movements. The raised medians will effectively separate opposing traffic flows, reducing the risk of head-on collisions and deterring vehicles from crossing into opposing lanes.

To complement the project, the City awarded a task order to CWDG for the preparation of landscaping plans, specifications, and cost estimates for Phase 2. These plans, which include the construction of the monument signs, landscaping, irrigation, and the installation of new street lights along River Road, were used to advertise the Phase 2 construction bid. The plans were finalized and delivered by CWDG, allowing the City to move forward with soliciting competitive bids for the remaining work.

Additionally, to provide irrigation for the new landscaping, the City coordinated with the Jurupa Community Services District (JCSD) to purchase three new 1-inch water meters required for the project. The total cost for each 1-inch water meter is $43,032.02, bringing the total cost for the three meters to $129,096.06. These meters will ensure adequate water supply for the new irrigation systems and support the landscaping improvements planned for Phase 2.

Phase 1 construction work was awarded to Hardy & Harper and completed in late April 2025, while

Phase 2 will focus on the installation of landscaping, monuments, and street lighting.

As part of the project oversight, the City has contracted with Z&K Consultants, a firm founded in 2009 with a solid track record in managing public works projects throughout Southern California. Z&K will provide construction management and inspection services to ensure the project is completed according to the approved plans, specifications, and local regulations. Z&K has successfully managed similar projects in the cities of El Segundo, San Bernardino, Torrance, and Chino.

The scope of services for Z&K includes construction management, progress tracking, site inspections, labor compliance monitoring, and coordination with City engineers and other agencies. The construction inspector will also maintain daily reports, manage submittals, and ensure quality control during all phases of the project.

Environmental

The proposed project is exempt from CEQA review under the categorical exemption for existing facilities (CEQA Guideline 15301). A Notice of Exemption (NOE) will be filed with the Riverside County Clerk and State Clearinghouse. A copy is included with this report as Attachment 3.

Strategic Plan Action - Priority Level: 2 | Target #: E | Goal #: F

Create a walkable community.

Fiscal Impact

Total fiscal impact of this project including construction, contingency, construction management and inspection services is $1,130,664.06. Budget totaling $2,356,110 was appropriated in the fiscal year 2024-25 budget within the Measure A, Gas Tax and Road and Bridge Benefit Fund (RBBD), however only $912,738 in available budget remains. A budget resolution is necessary in the amount of $370,000 in the Gas Tax fund, account number 200-510-6660-94001-0000 in order to fully fund the Citywide Median Improvement project. Approximately $815,235 in fund balance is available to be appropriated in the Gas Tax fund. Portions of the project such as Cantu Galleano Road and River Road median are eligible for the use of RBBD funds according to the most recent nexus study.

The Median Improvement Project is part of the 2024-25 Capital Improvement Program with the budgeted amount:

Funding Source	Adopted Budget	Account	Budget Note
Measure A	$580,910.33	210-510-6660-93039	2024-25 CIP
Measure A	$149,000.00	210-510-6660-94005	2024-25 CIP
Measure A	$88,000.00	210-510-6660-94010	2024-25 CIP
Measure A	$94,828.00	210-510-6660-93036	2024-25 CIP

Gas Tax	$370,000.00	200-510-6660-93039	Budget Resolution
Total	**$1,282,738.33**		

Prior City Council/Commission Action

On October 11, 2023 City Council approved Task Order No. 1 for the initial design of the median. On April 10, 2024, City Council provided staff with a direction on a preferred traffic safety option for the River Rd median. On November 13, 2024 city council awarded a construction contract to Hardy and Harper Inc for the construction of Phase 1.

Attachment(s)

Attachment 1 - Location Map
Attachment 2.1 - Construction Contract
Attachment 2.2 - Exhibit B to the Construction Contract
Attachment 3 - NOE
Attachment 4 - Proof of Project Advertisement
Attachment 5.2 - Exhibit A to PSA
Attachment 5.1 - PSA With Z&K
Attachment 5.3 - Exhibit B to PSA
Attachment 6 - JCSD Statement
Attachment 7 - Budget Resolution

CITY OF EASTVALE

Location Map for

Median Improvement Projects at Cantu Galleano Road, Archibald Avenue, and River Road

Legend

New Raised Median

Ontario City Limit
Eastvale City Limit
San Bernardino County
Eastvale City Limit
Eastvale City Limit
Norco City Limit
Santa Ana River
Cucamonga Creek
Mill Creek

BELLEGRAVE AVE
LIMONITE AVE
HAMNER AVE
ARCHIBALD AVE
HARRISON AVE
SUMNER AVE
SCHLEISMAN RD
65TH ST
68TH ST
CITRUS ST
CHANDLER ST
RIVER RD
5TH ST
I 15 S
I 15 N
I-15

SWAN LAKE MOBILE HOME PARK
RIVERBOAT DR
RIVERSIDE DR
MISSION BLVD
PHILADELPHIA AVE
CANTU-GALLEANO RANCH RD
BARON DR
ARCHIBALD
GOODMAN WAY
HWY 60
SAMANTHA DR
HARVEST DR
MICRO DR
GREYSTONE DR
CAMBRIA DR
HARMONY DR
GATHERING PL
DAYBREAK DR
HOMECOMING CIRC

Eastvale MDP Ln E2 Stg 2 Bsn

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Miles

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CONTRACT AGREEMENT

BETWEEN
THE CITY OF EASTVALE
AND
SUPERB ENGINEERING, INC.

This Agreement for Construction Services ("Agreement"), is made and entered into this ___ day of _____, 2025, by and between the City of Eastvale, a California general municipal corporation organized under the laws of the State of California with its principal place of business at 12363 Limonite Ave., Suite 910, Eastvale, California ("City") and Superb Engineering, Inc., a California corporation ("Contractor").

SECTION 1. RECITALS

A. City is a municipal corporation organized under the laws of the State of California, with power to contract for services necessary to achieve its purpose.

B. Contractor is a professional contractor, experienced in providing pavement rehabilitation and overlay services and is familiar with the plans of the City.

C. City desires to engage Contractor to construct public improvements associated with the **Project #93039 Median Improvement Project - Phase 2 at Cantu Galleano Road, Archibald Avenue, and River Road** as set forth herein

D. Contractor has obtained, and delivers concurrently herewith **PERFORMANCE BOND, PAYMENT BOND, INSURANCE DOCUMENTS AND OTHER CERTIFICATIONS** as required by the Contract.

SECTION 2. INCORPORATION OF DOCUMENTS

This Contract includes and hereby incorporates in full by reference the following documents, including all exhibits, drawings, specifications and documents therein, and attachments and addenda thereto: **Project Specifications for the Median Improvement Project - Phase 2 at Cantu Galleano Road, Archibald Avenue, and River Road (CIP #93039).**

SECTION 3. SCOPE OF WORK

A. Contractor's Basic Obligation; Scope of Work. Contractor promises and agrees, at its own cost and expense, to furnish to the Owner all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately complete the **Median Improvement Project - Phase 2 at Cantu Galleano Road, Archibald Avenue, and River Road (CIP #93039)**, including all structures and facilities necessary for the Project or described in the Contract (hereinafter the "Work" or "Project"), for a Total Contract Price as specified pursuant to this Contract. All Work shall be subject to, and performed in accordance with the above referenced documents, as well as the exhibits attached hereto and incorporated herein by reference. The plans and specifications for the Work are further described in the Exhibits attached hereto and

incorporated herein by this reference. Special conditions, if any, relating to the Work are described in the Exhibits attached hereto and incorporated herein by this reference.

B. Change in Scope of Work Any change in the scope of the Work, method of performance, nature of materials or price thereof, or any other matter materially affecting the performance or nature of the Work shall not be paid for or accepted unless such change, addition or deletion is approved in advance and in writing by a valid change order executed by the City.

SECTION 4. PERIOD OF PERFORMANCE AND LIQUIDATED DAMAGES

Contractor shall perform and complete all Work under this Contract within **45 working days**, beginning the effective date of the Notice to Proceed ("Contract Time"). Contractor shall perform its Work in strict accordance with any completion schedule, construction schedule or project milestones developed by the City. Contractor agrees that if such Work is not completed within the aforementioned Contract Time and/or pursuant to any such completion schedule, construction schedule or project milestones developed pursuant to provisions of the Contract, it is understood, acknowledged and agreed that the City will suffer damage. Since it is impractical and infeasible to determine the amount of actual damage, it is agreed that the Contractor shall pay to the City as fixed and liquidated damages, and not as a penalty, the sum of **Two Thousand Dollars ($2,000) per day** for each and every calendar day of delay beyond the Contract Time or beyond any completion schedule, construction schedule or Project milestones established pursuant to the Contract.

SECTION 5. STANDARD OF PERFORMANCE

Contractor shall perform all Work under this Contract in a skillful and workmanlike manner, and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Contractor represents and maintains that it is skilled in the professional calling necessary to perform the Work. Contractor warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Work assigned to them. Finally, Contractor represents that it, its employees and its subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Work, and that such licenses and approvals shall be maintained throughout the term of this Contract. Any employee who is determined by the City to be uncooperative, incompetent, a threat to the safety of persons or the Work, or any employee who fails or refuses to perform the Work in a manner acceptable to the City, shall be promptly removed from the Project by the Contractor and shall not be re-employed on the Work.

SECTION 6. CONTROL AND PAYMENT OF SUBORDINATES; CONTRACTUAL RELATIONSHIP

City retains Contractor on an independent contractor basis and Contractor is not an employee of City. Any additional personnel performing the work governed by this Contract on behalf of Contractor shall at all times be under Contractor's exclusive direction and control. Contractor shall pay all wages, salaries, and other amounts due such personnel in connection with their performance under this Contract and as required by law. Contractor shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, and workers' compensation insurance.

SECTION 7. CITY'S BASIC OBLIGATION

City agrees to engage and does hereby engage Contractor as an independent contractor to furnish

all materials and to perform all Work according to the terms and conditions herein contained for the sum set forth above. Except as otherwise provided in the Contract, the City shall pay to Contractor, as full consideration for the satisfactory performance by the Contractor of the services and obligations required by this Contract, the above referenced compensation in accordance with compensation provisions set forth in the Contract.

SECTION 8. COMPENSATION AND PAYMENT

A. Amount of Compensation. As consideration for performance of the Work required herein, City agrees to pay Contractor $835,317.00 ("Total Contract Price") provided that such amount shall be subject to adjustment pursuant to the applicable terms of this Contract or written change orders approved and signed in advance by the City, provided that the aggregate amount of any such adjustments shall not exceed 10% of the Total Contract Price ($83,531.70).

B. Payment of Compensation. If the Work is scheduled for completion in thirty (30) or less calendar days, City will arrange for payment of the Total Contract Price upon completion and approval by City of the Work. If the Work is scheduled for completion in more than thirty (30) calendar days, City will pay Contractor on a monthly basis as provided for herein. On or before the fifth (5th) day of each month, Contractor shall submit to the City an itemized application for payment in the format supplied by the City indicating the amount of Work completed since commencement of the Work or since the last progress payment. These applications shall be supported by evidence which is required by this Contract and such other documentation as the City may require. The Contractor shall certify that the Work for which payment is requested has been done and that the materials listed are stored where indicated. Contractor may be required to furnish a detailed schedule of values upon request of the City and in such detail and form as the City shall request, showing the quantities, unit prices, overhead, profit, and all other expenses involved in order to provide a basis for determining the amount of progress payments.

City shall review and pay all progress payment requests in accordance with the provisions set forth in Section 20104.50 of the California Public Contract Code. No progress payments will be made for Work not completed in accordance with this Contract.

SECTION 9. CONTRACT RETENTIONS

From each approved progress estimate, five percent (5%) will be deducted and retained by the City, and the remainder will be paid to Contractor. All Contract retainage shall be released and paid to the Contractor and subcontractors pursuant to California Public Contract Code Section 7107.

SECTION 10. OTHER RETENTIONS

In addition to Contract retentions, the City may deduct from each progress payment an amount necessary to protect City from loss because of: (1) liquidated damages which have accrued as of the date of the application for payment; (2) any sums expended by the City in performing any of Contractor's obligations under the Contract which Contractor has failed to perform or has performed inadequately; (3) defective Work not remedied; (4) stop notices as allowed by state law; (5) reasonable doubt that the Work can be completed for the unpaid balance of the Total Contract Price or within the scheduled completion date; (6) unsatisfactory prosecution of the Work by Contractor; (7) unauthorized deviations from the Contract; (8) failure of the Contractor to maintain or submit on a timely basis, proper and sufficient documentation as required by the Contract or by City during the prosecution of the Work; (9) erroneous or false estimates by the Contractor of the

value of the Work performed; (10) any sums representing expenses, losses, or damages as determined by the City, incurred by the City for which Contractor is liable under the Contract; and (11) any other sums which the City is entitled to recover from Contractor under the terms of the Contract or pursuant to state law, including Section 1727 of the California Labor Code. The failure by the City to deduct any of these sums from a progress payment shall not constitute a waiver of the City's right to such sums.

SECTION 11. SUBSTITUTIONS FOR CONTRACT RETENTIONS

In accordance with California Public Contract Code Section 22300, the City will permit the substitution of securities for any monies withheld by the City to ensure performance under the Contract. At the request and expense of the Contractor, securities equivalent to the amount withheld shall be deposited with the City, or with a state or federally chartered bank in California as the escrow agent, and thereafter the City shall then pay such monies to the Contractor as they come due. Upon satisfactory completion of the Contract, the securities shall be returned to the Contractor. For purposes of this Section and Section 22300 of the Public Contract Code, the term "satisfactory completion of the contract" shall mean the time the City has issued written final acceptance of the Work and filed a Notice of Completion as required by law and provisions of this Contract. The Contractor shall be the beneficial owner of any securities substituted for monies withheld and shall receive any interest thereon. The escrow agreement used for the purposes of this Section shall be in the form provided by the City.

SECTION 12. PAYMENT TO SUBCONTRACTORS

Contractor shall pay all subcontractors for and on account of work performed by such subcontractors in accordance with the terms of their respective subcontracts and as provided for in Section 10262 of the California Public Contract Code. Such payments to subcontractors shall be based on the measurements and estimates made and progress payments provided to Contractor pursuant to this Contract.

SECTION 13. TITLE TO WORK

As security for partial, progress, or other payments, title to Work for which such payments are made shall pass to the City at the time of payment. To the extent that title has not previously been vested in the City by reason of payments, full title shall pass to the City at delivery of the Work at the destination and time specified in this Contract. Such transferred title shall in each case be good, and free and clear from any and all security interests, liens, or other encumbrances. Contractor promises and agrees that it will not pledge, hypothecate, or otherwise encumber the items in any manner that would result in any lien, security interest, charge, or claim upon or against said items. Such transfer of title shall not imply acceptance by the City, nor relieve Contractor from the responsibility to strictly comply with the Contract, and shall not relieve Contractor of responsibility for any loss of or damage to items.

SECTION 14. DISPUTE RESOLUTION

Any separate demand by Contractor for the payment of money or damages shall be resolved in accordance with Public Contract Code Sections 20104 et seq., if applicable.

SECTION 15. TERMINATION

This Contract may be terminated by City at any time by giving Contractor three (3) days advance written notice. In the event of termination by City for any reason other than the fault of Contractor, City shall pay Contractor for all Work performed up to that time as provided herein. In the event

of breach of the Contract by Contractor, City may terminate the Contract immediately without notice, may reduce payment to the Contractor in the amount necessary to offset City's resulting damages, and may pursue any other available recourse against Contractor. Contractor may not terminate this Contract except for cause.

In the event this Contract is terminated in whole or in part as provided, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated. Further, if this Contract is terminated as provided, City may require Contractor to provide all finished or unfinished documents, data, diagrams, drawings, materials or other matter prepared or built by Contractor in connection with its performance of this Contract.

SECTION 16. COMPLETION OF WORK

When the Contractor determines that it has completed the Work required herein, Contractor shall so notify City in writing and shall furnish all labor and material releases required by this Contract. City shall thereupon inspect the Work. If the Work is not acceptable to the City, the City shall indicate to Contractor in writing the specific portions or items of Work which are unsatisfactory or incomplete. Once Contractor determines that it has completed the incomplete or unsatisfactory Work, Contractor may request a re-inspection by the City. Once the Work is acceptable to City, City shall pay to Contractor the Total Contract Price remaining to be paid, less any amount which City may be authorized or directed by law to retain. Payment of retention proceeds due to Contractor shall be made in accordance with Section 7107 of the California Public Contract Code.

SECTION 17. CITY'S REPRESENTATIVE

The City hereby designates the **City Engineer**, or his or her designee, to act as its representative for the performance of this Contract ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Contract. Contractor shall not accept direction or orders from any person other than the City's Representative or his or here designee.

SECTION 18. CONTRACTOR'S REPRESENTATIVE

Before starting the Work, Contractor shall submit in writing the name, qualifications and experience of its proposed representative who shall be subject to the review and approval of the City ("Contractor's Representative"). Following approval by the City, the Contractor's Representative shall have full authority to represent and act on behalf of the Contractor for all purposes under this Contract. The Contractor's Representative shall supervise and direct the Work, using his best skill and attention, and shall be responsible for all construction means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Work under this Contract. Contractor's Representative shall devote full time to the Project and either he or his designee, who shall be acceptable to the City, shall be present at the Work site at all times that any Work is in progress and at any time that any employee or subcontractor of Contractor is present at the Work site. Arrangements for responsible supervision, acceptable to the City, shall be made for emergency Work which may be required. Should Contractor desire to change its Contractor's Representative, Contractor shall provide the information specified above and obtain the City's written approval.

SECTION 19. CONTRACT INTERPRETATION

Should any question arise regarding the meaning or import of any of the provisions of this Contract or written or oral instructions from City, the matter shall be referred to City's Representative,

whose decision shall be binding upon Contractor.

SECTION 20. LOSS AND DAMAGE

Contractor shall be responsible for all loss and damage which may arise out of the nature of the Work agreed to herein, or from the action of the elements, or from any unforeseen difficulties which may arise or be encountered in the prosecution of the Work until the same is fully completed and accepted by City. However, Contractor shall be responsible for damage proximately caused by Acts of God, within the meaning of Section 4150 of the Government Code, only to the extent of five percent (5%) of the Total Contract Price as specified herein. In the event of damage proximately caused by "Acts of God," the City may terminate this Contract upon three (3) days advanced written notice.

SECTION 21. INDEMNIFICATION

A. Indemnification. Contractor shall defend, indemnify and hold the City, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any alleged acts, omissions or willful misconduct of Contractor, its officials, officers, employees, agents, consultants and contractors arising out of or in connection with the performance of the Services, the Project or this Agreement, including without limitation the payment of all consequential damages and attorneys' fees and other related costs and expenses. Contractor shall defend, at Contractor's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against City, its directors, officials, officers, employees, agents or volunteers. Contractor shall pay and satisfy any judgment, award or decree that may be rendered against City or its directors, officials, officers, employees, agents or volunteers, in any such suit, action or other legal proceeding. Contractor shall reimburse City and its directors, officials, officers, employees, agents and/or volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the City, its directors, officials officers, employees, agents or volunteers.

B. General Indemnification. Contractor agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this section from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Contractor in the performance of this Agreement. In the event Contractor fails to obtain such indemnity obligations from others are required here, Contractor agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth here is binding on the successors, assigns or heirs of Contractor and shall survive the termination of this Agreement or this section.

SECTION 22. INSURANCE

Prior to the beginning of and throughout the duration of the Work, Contractor will maintain insurance in conformance with the requirements set forth below. Contractor will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth here, Contractor agrees to amend, supplement or endorse the existing coverage to do so. Contractor acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds in

excess of the limits and coverage required in this Agreement and which are applicable to a given loss, will be available to the City. Contractor shall provide the following types and amounts of insurance:

A. Commercial General Liability Insurance using Insurance Services Office "Commercial General Liability" policy form CG 00 01 or the exact equivalent. Defense costs must be paid in addition to limits. There shall be no cross liability exclusion for claims or suits by one insured against another. Limits are subject to review but in no event less than $1,000,000 per occurrence for all covered losses and no less than $2,000,000 general aggregate.

B. Business Auto Coverage on ISO Business Auto Coverage form CA 00 01 including symbol 1 (Any Auto) or the exact equivalent. Limits are subject to review, but in no event to be less than $1,000,000 per accident. If Contractor owns no vehicles, this requirement may be satisfied by a non-owned auto endorsement to the general liability policy described above. If Contractor or Contractor's employees will use personal autos in any way on this project, Contractor shall provide evidence of personal auto liability coverage for each such person.

C. Workers Compensation on a state-approved policy form providing statutory benefits as required by law with employer's liability limits no less than $1,000,000 per accident or disease.

D. Excess or Umbrella Liability Insurance (Over Primary) if used to meet limit requirements, shall provide coverage at least as broad as specified for the underlying coverages. Any such coverage provided under an umbrella liability policy shall include a drop down provision providing primary coverage above a maximum $25,000 self-insured retention for liability not covered by primary but covered by the umbrella. Coverage shall be provided on a "pay on behalf" basis, with defense costs payable in addition to policy limits. Policy shall contain a provision obligating insurer at the time insured's liability is determined, not requiring actual payment by the insured first. There shall be no cross liability exclusion precluding coverage for claims or suits by one insured against another. Coverage shall be applicable to City for injury to employees of Contractor, subcontractors or others involved in the Work. The scope of coverage provided is subject to approval of City following receipt of proof of insurance as required herein. Insurance procured pursuant to these requirements shall be written by insurers that are admitted carriers in the State of California and with an A.M. Best rating of A or better and a minimum financial size VII.

E. General conditions pertaining to provision of insurance coverage by Contractor. Contractor and City agree to the following with respect to insurance provided by Contractor:

(1) Contractor agrees to have its insurer endorse the third party general liability coverage required herein to include as additional insureds City, its officials, employees and agents, using standard ISO endorsement No. CG 2010 with an edition prior to 1992. Contractor also agrees to require all contractors, and subcontractors to do so likewise.

(2) No liability insurance coverage provided to comply with this Agreement shall prohibit Contractor, or Consultant's employees, or agents, from waiving the right of subrogation prior to a loss. Contractor agrees to waive subrogation rights against City regardless of the applicability of any insurance proceeds, and to require all contractors and subcontractors to do likewise.

(3) All insurance coverage and limits provided by Contractor and available or applicable to this Agreement are intended to apply to the full extent of the policies. Nothing contained in this Agreement or any other agreement relating to the City or its operations limits the application of such insurance coverage.

(4) None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved in writing.

(5) No liability policy shall contain any provision or definition that would serve to eliminate so-called "third party action over" claims, including any exclusion for bodily injury to an employee of the insured or any contractor or subcontractor.

(6) All coverage types and limits required are subject to approval, modification and additional requirements by the City, as the need arises. Contractor shall not make any reductions in scope of coverage (e.g. elimination of contractual liability or reduction of discovery period) that may affect City's protection without City's prior written consent.

(7) Proof of compliance with these insurance requirements, consisting of certificates of insurance evidencing all of the coverages required and an additional insured endorsement to Contractor's general liability policy, shall be delivered to City at or prior to the execution of this Agreement. In the event such proof of any insurance is not delivered as required, or in the event such insurance is canceled at any time and no replacement coverage is provided, City has the right, but not the duty, to obtain any insurance it deems necessary to protect its interests under this or any other agreement and to pay the premium. Any premium so paid by City shall be charged to and promptly paid by Contractor or deducted from sums due Contractor, at City option.

(8) Certificate(s) are to reflect that the insurer will provide 30 days' notice to City of any cancellation of coverage. Contractor agrees to require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, or that any party will "endeavor" (as opposed to being required) to comply with the requirements of the certificate.

(9) It is acknowledged by the parties of this Agreement that all insurance coverage required to be provided by Contractor or any subcontractor, is intended to apply first and on a primary, non-contributing basis in relation to any other insurance or self-insurance available to City.

(10) Contractor agrees to ensure that subcontractors, and any other party involved with the project that is brought onto or involved in the project by Contractor, provide the same minimum insurance coverage required of Contractor. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Contractor agrees that upon request, all agreements with subcontractors and others engaged in the project will be submitted to City for review.

(11) Contractor agrees not to self-insure or to use any self-insured retention's or deductibles on any portion of the insurance required herein except as disclosed to and approved by the City and further agrees that it will not allow any contractor, subcontractor, Architect, Engineer or other entity or person in any way involved in the performance of work on the project

contemplated by this Agreement to self-insure its obligations to City. City expressly approves maintenance by the Contractor of a $100,000 deductible on its current Professional Liability insurance policy.

(12) The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Contractor ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Contractor, the City will negotiate additional compensation proportional to the increased benefit to City.

(13) For purposes of applying insurance coverage only, this Agreement will be deemed to have been executed immediately upon any party hereto taking any steps that can be deemed to be in furtherance of or towards performance of this Agreement.

(14) Contractor acknowledges and agrees that any actual or alleged failure on the part of City to inform Contractor of non-compliance with any insurance requirement in no way imposes any additional obligations on City nor does it waive any rights hereunder in this or any other regard.

(15) Contractor will renew the required coverage annually as long as City, or its employees or agents face an exposure from operations of any type pursuant to this Agreement. This obligation applies whether or not the Agreement is canceled or terminated for any reason. Termination of this obligation is not effective until City executes a written statement to that effect.

(16) Contractor shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Proof that such coverage has been ordered shall be submitted prior to expiration. A coverage binder or letter from Contractor's insurance agent to this effect is acceptable. A certificate of insurance and/or additional insured endorsement as required in these specifications applicable to the renewing or new coverage must be provided to City within five days of the expiration of the coverages.

(17). The provisions of any workers' compensation or similar act will not limit the obligations of Contractor under this Agreement. Contractor expressly agrees not to use any statutory immunity defenses under such laws with respect to City, its employees, officials and agents.

(18) Requirements of specific coverage features or limits contained in this section are not intended as limitations on coverage, limits or other requirements nor as a waiver of any coverage normally provided by any given policy. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue, and is not intended by any party or insured to be limiting or all-inclusive.

(19) These insurance requirements are intended to be separate and distinct from any other provision in this Agreement and are intended by the parties here to be interpreted as such.

(20). The requirements in this Section supersede all other sections and provisions of this Agreement, except Exhibit "D" "Modifications to Contract Documents", to the extent that any other section or provision conflicts with or impairs the provisions of this Section.

(21) Contractor agrees to be responsible for ensuring that no contract used by any party involved in any way with the project reserves the right to charge City or Contractor for the cost of additional insurance coverage required by this Agreement. Any such provisions are to be deleted with reference to City. It is not the intent of City to reimburse any third party for the cost of complying with these requirements. There shall be no recourse against City for payment of premiums or other amounts with respect thereto.

(22) Contractor agrees to provide immediate notice to City of any claim or loss against Contractor arising out of the work performed under this Agreement. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.

SECTION 23. BONDS

A. Performance Bond. If specifically requested by City in the Bidding Documents, attached hereto and incorporated herein by reference, Contractor shall execute and provide to City concurrently with this Agreement a Performance Bond in the amount of the total, not-to-exceed compensation indicated in this Agreement, and in a form provided or approved by the City. If such bond is required, no payment will be made to Contractor until it has been received and approved by the City.

B. Payment Bond. If required by law or otherwise specifically requested by City in the Bidding Documents, attached hereto and incorporated herein by reference, Contractor shall execute and provide to City concurrently with this Agreement a Payment Bond in the amount of the total, not-to-exceed compensation indicated in this Agreement, and in a form provided or approved by the City. If such bond is required, no payment will be made to Contractor until it has been received and approved by the City.

C. Bond Provisions. Should, in City's sole opinion, any bond become insufficient or any surety be found to be unsatisfactory, Contractor shall renew or replace the affected bond within 10 days of receiving notice from City. In the event the surety or Contractor intends to reduce or cancel any required bond, at least thirty (30) days prior written notice shall be given to the City, and Contractor shall post acceptable replacement bonds at least ten (10) days prior to expiration of the original bonds. No further payments shall be deemed due or will be made under this Agreement until any replacement bonds required by this Section are accepted by the City. To the extent, if any, that the total compensation is increased in accordance with the Agreement, the Contractor shall, upon request of the City, cause the amount of the bonds to be increased accordingly and shall promptly deliver satisfactory evidence of such increase to the City. To the extent available, the bonds shall further provide that no change or alteration of the Agreement (including, without limitation, an increase in the total compensation, as referred to above), extensions of time, or modifications of the time, terms, or conditions of payment to the Contractor, will release the surety. If the Contractor fails to furnish any required bond, the City may terminate this Agreement for cause.

D. Surety Qualifications. Only bonds executed by an admitted surety insurer, as defined in Code of Civil Procedure Section 995.120, shall be accepted. The surety must be a California-admitted surety with a current A.M. Best's rating no less than A:VIII and satisfactory to the City. If a California-admitted surety insurer issuing bonds does not meet these requirements, the insurer will be considered qualified if it is in conformance with Section 995.660 of the

California Code of Civil Procedure, and proof of such is provided to the City.

SECTION 24. SAFETY

Contractor shall execute and maintain its work so as to avoid injury or damage to any person or property. Contractor shall comply with the requirements of the specifications relating to safety measures applicable in particular operations or kinds of work. In carrying out its Work, the Contractor shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the Work and the conditions under which the Work is to be performed. Safety precautions as applicable shall include, but shall not be limited to, adequate life protection and lifesaving equipment; adequate illumination for underground and night operations; instructions in accident prevention for all employees, such as machinery guards, safe walkways, scaffolds, ladders, bridges, gang planks, confined space procedures, trenching and shoring, fall protection and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and adequate facilities for the proper inspection and maintenance of all safety measures. Furthermore, Contractor shall prominently display the names and telephone numbers of at least two medical doctors practicing in the vicinity of the Project, as well as the telephone number of the local ambulance service, adjacent to all telephones at the Project site.

SECTION 25. WARRANTY

Contractor warrants all Work under the Contract (which for purposes of this Section shall be deemed to include unauthorized work which has not been removed and any non-conforming materials incorporated into the Work) to be of good quality and free from any defective or faulty material and workmanship. Contractor agrees that for a period of one year (or the period of time specified elsewhere in the Contract or in any guarantee or warranty provided by any manufacturer or supplier of equipment or materials incorporated into the Work, whichever is later) after the date of final acceptance, Contractor shall within ten (10) Days after being notified in writing by the City of any defect in the Work or non-conformance of the Work to the Contract, commence and prosecute with due diligence all Work necessary to fulfill the terms of the warranty at his sole cost and expense. Contractor shall act sooner as requested by the City in response to an emergency. In addition, Contractor shall, at its sole cost and expense, repair and replace any portions of the Work (or work of other contractors) damaged by its defective Work or which becomes damaged in the course of repairing or replacing defective Work. For any Work so corrected, Contractor's obligation hereunder to correct defective Work shall be reinstated for an additional one year period, commencing with the date of acceptance of such corrected Work. Contractor shall perform such tests as the City may require verifying that any corrective actions, including, without limitation, redesign, repairs, and replacements comply with the requirements of the Contract. All costs associated with such corrective actions and testing, including the removal, replacement, and reinstitution of equipment and materials necessary to gain access, shall be the sole responsibility of the Contractor. All warranties and guarantees of subcontractors, suppliers and manufacturers with respect to any portion of the Work, whether express or implied, are deemed to be obtained by Contractor for the benefit of the City, regardless of whether or not such warranties and guarantees have been transferred or assigned to the City by separate agreement and Contractor agrees to enforce such warranties and guarantees, if necessary, on behalf of the City. In the event that Contractor fails to perform its obligations under this Section, or under any other warranty or guaranty under this Contract, to the reasonable satisfaction of the City, the City shall have the right to correct and replace any defective or non-conforming Work and any work damaged by such work

or the replacement or correction thereof at Contractor's sole expense. Contractor shall be obligated to fully reimburse the City for any expenses incurred hereunder upon demand.

SECTION 26. LAWS AND REGULATIONS

Contractor shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Contract or the Work, including all Cal/OSHA requirements, and shall give all notices required by law. Contractor shall be liable for all violations of such laws and regulations in connection with Work. If the Contractor observes that the drawings or specifications are at variance with any law, rule or regulation, it shall promptly notify the City in writing. Any necessary changes shall be made by written change order. If the Contractor performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the City, the Contractor shall be solely responsible for all costs arising there from. Contractor shall defend, indemnify and hold City, its officials, directors, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Contract, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

SECTION 27. PERMITS AND LICENSES

Contractor shall be responsible for securing, at its own expense, and paying for all permits and licenses necessary to perform the Work described herein.

SECTION 28. TRENCHING WORK

If the Total Contract Price exceeds $25,000 and if the Work governed by this Contract entails excavation of any trench or trenches five (5) feet or more in depth, Contractor shall comply with all applicable provisions of the Labor Code, including Section 6705. To this end, Contractor shall submit for City's review and approval a detailed plan showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trench or trenches. If such plan varies from the shoring system standards, the plan shall be prepared by a registered civil or structural engineer.

SECTION 29. HAZARDOUS MATERIALS AND DIFFERING CONDITIONS

As required by Public Contract Code Section 7104, if this Contract involves digging trenches or other excavations that extend deeper than four (4) feet below the surface, Contractor shall promptly, and prior to disturbance of any conditions, notify City of: (1) any material discovered in excavation that Contractor believes to be a hazardous waste that is required to be removed to a Class I, Class II or Class III disposal site; (2) subsurface or latent physical conditions at the site differing from those indicated by City; and (3) unknown physical conditions of an unusual nature at the site, significantly different from those ordinarily encountered in such contract work. Upon notification, City shall promptly investigate the conditions to determine whether a change order is appropriate. In the event of a dispute, Contractor shall not be excused from any scheduled completion date and shall proceed with all Work to be performed under the Contract, but shall retain all rights provided by the Contract or by law for making protests and resolving the dispute.

SECTION 30. UNDERGROUND UTILITY FACILTIES

To the extent required by Section 4215 of the Government Code, City shall compensate Contractor for the costs of: (1) locating and repairing damage to underground utility facilities not caused by the failure of Contractor to exercise reasonable care; (2) removing or relocating underground utility facilities not indicated in the construction drawings; and (3) equipment necessarily idled during

such work. Contractor shall not be assessed liquidated damages for delay caused by failure of City to provide for removal or relocation of such utility facilities.

SECTION 31. PREVAILING WAGES

Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 1600, et seq., ("Prevailing Wage Laws"), the Davis-Bacon Act of 1931 and 23 USC 113, which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. Contractor agrees to fully comply with such Prevailing Wage Laws.

SECTION 32. APPRENTICEABLE CRAFTS

When Contractor employs workmen in an apprenticed craft or trade, Contractor shall comply with the provisions of Section 1777.5 of the Labor Code with respect to the employment of properly registered apprentices upon public works. The primary responsibility for compliance with said section for all apprenticed occupations shall be with Contractor.

SECTION 33. HOURS OF WORK

Contractor is advised that eight (8) hours labor constitutes a legal day's work. Pursuant to Section 1813 of the Labor Code, Contractor shall forfeit a penalty of $25.00 per worker for each day that each worker is permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week, except when payment for overtime is made at not less than one and one-half (1-1/2) times the basic rate for that worker.

SECTION 34. PAYROLL RECORDS

In accordance with the requirements of Labor Code Section 1776, Contractor shall keep accurate payroll records which are either on forms provided by the Division of Labor Standards Enforcement or which contain the same information required by such forms. Responsibility for compliance with Labor Code Section 1776 shall rest solely with Contractor, and Contractor shall make all such records available for inspection at all reasonable hours.

SECTION 35. CONTRACTOR'S LABOR CERTIFICATION

By its signature hereunder, Contractor certifies that he is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Work. A certification form for this purpose, which is attached to this Contract as Exhibit "C" and incorporated herein by reference, shall be executed simultaneously with this Contract.

SECTION 36. LABOR AND MATERIAL RELEASES

Contractor shall furnish City with labor and material releases from all subcontractors performing work on, or furnishing materials for, the work governed by this Contract prior to final payment by City.

SECTION 37. EQUAL OPPORTUNITY EMPLOYMENT

Contractor represents that it is an equal opportunity employer and that it shall not discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, sex, age or other interests protected by the state or Federal Constitutions. Such non-discrimination shall include, but not be limited to, all activities related to initial employment,

upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination.

SECTION 38. ANTI-TRUST CLAIMS

This provision shall be operative if this Contract is applicable to California Public Contract Code Section 7103.5. In entering into this Contract to supply goods, services or materials, the Contractor hereby offers and agrees to assign to the City all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Section 15) or under the Cartwright Act (Chapter 2, commencing with Section 16700, of Part 2 of Division 7 of the Business and Professions Code) arising from purchases of goods, services, or materials pursuant to the Contract. This assignment shall be made and become effective at the time the City tender final payment to the Contractor, without further acknowledgment by the parties.

SECTION 39. NOTICES

All notices hereunder and communications regarding interpretation of the terms of the Contract or changes thereto shall be provided by the mailing thereof by registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

CITY	**CONTRACTOR**
City of Eastvale	Superb Engineering, Inc.
12363 Limonite Ave., Suite910	2947 West Lincoln Street Unit 105
Eastvale, CA 91752	Banning, CA 92220
Attn: Jimmy Chung, City Engineer	Attn: Estela Candelario, President

Any notice so given shall be considered received by the other party three (3) days after deposit in the U.S. Mail as stated above and addressed to the party at the above address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

SECTION 40. ENTIRE CONTRACT; MODIFICATION

This Agreement, including the attached Exhibits "A" through "F", the advertised bid documents, associated addendas, is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other agreement or understandings, whether oral or written, or entered into between Contractor and City prior to the execution of the agreement. No prior statements, representations or other agreements, whether oral or written, made by any parties which are not embodied herein shall be valid and binding. No amendment to this Agreement shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.

SECTION 41. TIME IS OF THE ESSENCE

Time is of the essence in the performance of this Contract.

SECTION 42. ASSIGNMENT FORBIDDEN

Contractor shall not, either voluntarily or by action of law, assign or transfer this Contract or any obligation, right, title or interest assumed by Contractor herein without the prior written consent of City. If Contractor attempts an assignment or transfer of this Contract or any obligation, right, title or interest herein, City may, at its option, terminate and revoke the Contract and shall thereupon be relieved from any and all obligations to Contractor or its assignee or transferee.

SECTION 43. GOVERNING LAW

This Contract shall be governed by the laws of the State of California.

SECTION 44. COUNTERPARTS

This Contract may be executed in counterparts, each of which shall constitute an original.

SECTION 45. SUCCESSORS

The parties do for themselves, their heirs, executors, administrators, successors, and assigns agree to the full performance of all of the provisions contained in this Contract.

SECTION 46. ATTORNEYS' FEES

If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Contract, the prevailing party in such action shall be entitled to have and recover from the losing party reasonable attorneys' fees and all other costs of such action.

SECTION 47. CLAIMS OF $375,000 OR LESS

Notwithstanding any other provision herein, claims of $375,000 or less shall be resolved pursuant to the alternative dispute resolution procedures set forth in Public Contracts Code 20104, et seq.

SECTION 48. PROHIBITED INTERESTS

A. Solicitation. Contractor maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Contract. Further, Contractor warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Contract. For breach or violation of this warranty, City shall have the right to terminate this Contract without liability.

B. Conflict of Interest. For the term of this Contract, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Contract, or obtain any present or anticipated material benefit arising there from.

SECTION 49. CERTIFICATION OF LICENSE

Contractor certifies that as of the date of execution of this Contract, Contractor has a current contractor's license of the classification indicated below under Contractor's signature.

IN WITNESS WHEREOF, each of the parties has caused this Contract to be executed on the day and year first above written.

CITY OF EASTVALE

By: _____
Signature

_____
Name

_____
Title

Attest:

_____
City Clerk

SUPERB ENGINEERING, INC.

By: _____
Signature

_____
Name

_____
Title

Attest:

_____
Secretary

_____
Classification of Contractor's License

_____
Contractor's License Number

EXHIBIT "A" PLANS AND SPECIFICATIONS

The following plans and specifications are incorporated into this Contract herein by this reference:

The work for which this proposal is submitted is for construction in conformance with these bid documents, including any addenda thereto, the contract annexed hereto, and also in conformance with the 2018 Edition of the Standard Specifications for Public Works Construction (Standard Specifications), Riverside County Transportation Department Improvement Standards and Specifications, latest edition, County Ordinance No. 461 and subsequent amendments, the California Department of Transportation Standard Plans and Specifications, 2018 Edition (State Standard) and the Labor Surcharge and Equipment Rental Rates in effect on the date the work is accomplished.

The Plans and Specifications for the work are as follows:

- **Advertised bid documents and associated Addendas for: Median Improvement Project - Phase 2 at Cantu Galleano Road, Archibald Avenue, and River Road Project #93039**

EXHIBIT "B" BID PROPOSAL

Under separate cover

EXHIBIT "C" SPECIAL CONDITIONS

Standard Erosion and Sediment Control Plan Notes:

1. Dust control shall conform to Section 10, "Dust Control", Section 7-1.01F, "Air Pollution Control", Section 17, "Watering", and Section 18 "Dust Palliative" of the State Standard Specifications, Rules no. 401, 402, 403 and 403.1 of the South Coast Air Quality Management District (AQMD), Riverside County Code, Chapter 8.52, "Fugitive Dust Reduction Program For Coachella Valley", all other applicable Federal and State laws, and the requirements set forth herein.
2. The Contractor is cautioned that failure to control fugitive dust may result in fines being levied by the South Coast Air Quality Management District to both the Contractor and the City of Eastvale, as owner. The Contractor shall be fully responsible for payment of all fines pertaining to air pollution control violations, resulting from Contractor's operations related to the construction contract, which may be levied against both the Contractor and the City of Eastvale by the AQMD or other regulatory agencies. The Contractor's attention is directed to Section 7-1.01, "Laws to be Observed" of the State Standard Specifications. The cost of all fines levied against the City of Eastvale will be deducted from any moneys due or which may become due to the Contractor, unless other payment arrangements are made by the Contractor.
3. Dust control of all of the contractor's operations is required 24 hours per day, 7 days a week for the duration of the contract, and until the disturbed soil is permanently stabilized. The Contractor shall take every precaution to prevent emissions of fugitive dust from the project site, from locations of stockpiled materials, from unpaved driving surfaces, from haul vehicles, from inactive construction areas, and from all other operations of the Contractor. The Contractor shall plan for and carry out proper and efficient measures to prevent his operations from producing dust in amounts damaging to property or which constitute a public nuisance, or which cause harm to person living or working in the vicinity of the work. Of particular concern are emissions of PM10 particles, which are fine particulate matter of 10 microns or less and which are associated with sickness and death from respiratory disease.
4. The Contractor shall respond to complaints by mobilizing equipment and personnel at the construction site within 2 hours of each complaint to control fugitive dust.
5. Attention is directed to AQMD Rule 403.1, which applies to all contracts within the City of Eastvale. That AQMD Rule requires the Contractor to take specified dust control actions when prevailing wind speeds exceed 25 miles per hour. Wind forecasts, AQMD Rules and other related information are provided by AQMD at 1-800-CUT-SMOG and at www.aqmd.gov.
6. The Contractor shall utilize the "Best Available Control Measures" of controlling fugitive dust, as prepared by the AQMD. However, if fugitive dust crosses the project boundary, more effective control measures, including the "Best Available Control Measures" shall be implemented.
7. A site specific fugitive dust control plan shall be submitted to the City Engineer for review and approval at least 10 days prior to the start of construction.
8. The fugitive dust control plan shall include the "Reasonably Available Control Measures" and "Best Available Control Measures" of controlling fugitive dust, as may be appropriate and necessary, including by not limited to watering, application of chemical dust

suppressants, wind fencing, covering of haul vehicles, haul vehicle bed-liners, grading, planting of vegetation, the use of a 24 hour environmental observer, and track-out controls at locations where unpaved construction accesses intersect with paved roads. The use of chemical stabilizers, which are approved by all environmental regulatory agencies, and the use of reclaimed water is encouraged. If water is intended as a primary dust control tool, the dust control plan shall provide for at least one 2,000 gallon water truck for every 4 acres of disturbed soil, unless otherwise approved by the City Engineer.

9. If the Project Inspector determines that the project scope and the forecasted weather conditions are such that the Contractor's work is unlikely to be a source of dust emissions, the Construction Engineer has the authority to waive the requirements for submittal of a dust control plan and for placement of the dust control signs described herein. However, the Contractors responsibilities for the control of fugitive dust and the other requirements of this section may not be waived.
10. A completion notice will not be filled, and the final payment will not be made to the Contractor until the areas of disturbed soil on the construction site, including roadway shoulders, are suitable stabilized for long term control of fugitive dust.
11. This signature of the Contractor on the Proposal constitutes acknowledgement by the Contractor of the dust control enforceability of those requirements.
12. Full compensation for conformance with these dust abatement requirements, including lab equipment and materials, developing water supply and incidentals, shall be considered as included in items of work, and no additional compensation will be allowed therefore.
13. The successful Contractor shall attend an AQMD PM10 Dust Control Program training session, and furnish evidence of attendance to the City Engineer. Attendance at AQMD training seminars can be scheduled the AQMD at 1-866-861-DUST or by email to dustcontrol@agmd.gov. Current AQMD certification of previous attendance will be accepted. At that training session, the successful Contractor will be furnished with the AQMD prepared Rule 403 and Rule 403.1 implementation handbooks, which include the Best Available Control Measures" and "Reasonably Available Control Measures", and other associated information, including a listing of suggested dust control related to devices, material and chemicals.
14. Any days on which the Contractor is prevented from working, due to the requirements of AQMD Rules, will be considered as non-working days, in accordance with Section 8-1.06, "Time of Completion" of the State Standard Specification.

EXHIBIT "D" CERTIFICATION LABOR CODE-SECTION 1861

I, the undersigned Contractor, am aware of the provisions of Section 3700 et seq. of the Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of the Code, and I, the undersigned Contractor, agree to and will comply with such provisions before commencing the performance of the Work on this Contract.

Superb Engineering, Inc.

By: _____
Name: _____
Title: _____

EXHIBIT “E” CONTRACT MODIFICATIONS

None

EXHIBIT “F” SUPPLEMENTAL REQUIREMENTS

None

SECTION C. BIDDER'S PROPOSAL

BIDDER SHALL SUBMIT ALL FORMS UNDER SECTION C. BIDDER'S PROPOSAL AS PART OF THE BID. FAILURE TO DO SO WILL RESULT IN A NON-RESPONSIVE BID.

For the: ***Median Improvement Projects – Phase 2 at Cantu-Galleano Ranch Road, Archibald Avenue, and River Road, PROJECT # 93039***

From:

NAME OF BIDDER Superb Engineering, Inc.

BUSINESS P.O. BOX P.O. Box 3036

CITY, STATE, ZIP Beaumont, CA 92223

BUSINESS STREET ADDRESS 2947 West Lincoln Street, Unit 105
(Please include even if P.O. Box used)

CITY, STATE, ZIP Banning, CA 92220

TELEPHONE NO: AREA CODE (909) 269-2333

DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) No. PW-LR-1001102935

Proposal To: The Honorable Mayor and City Council

City of Eastvale

Eastvale, California

The undersigned, as bidder, declares that he has carefully examined the location of the proposed work as described, examined the Plans, Specifications, Special Provisions, and other contract documents, together with all Addenda issued by the City of Eastvale, read the Instructions to Bidders, and is familiar with all proposal requirements, and hereby proposed and agrees, if the proposal is accepted, to complete the said construction in accordance with the Contract Documents, in the time stated herein, for the unit price or lump sum given on the following pages of this proposal, amounting to a base bid total of:

Eight Hundred Thirty-Five Thousand Three Hundred Seventeen Dollars (Words) $835,317.00 (Figures)

Said amount to include and cover all taxes, the furnishing of all materials, the performing of all the labor requisite or proper and the providing of all necessary machinery, tools, apparatus, and

other means of construction; also, the performance and completion of all the work in the manner set forth, described and shown in the Specifications or the drawings for the work.

If the contract is awarded, the undersigned agrees to enter into a contract with the City of Eastvale and to commence work within ten (10) calendar days from the date of issuance of the Notice to Proceed and to diligently prosecute the work to completion before the expiration of FORTY-FIVE (45) Working Days

All bids are to be computed on the basis of the given Estimated Quantities of Work, as indicated in this proposal, times the unit prices as submitted by the bidders. In case of discrepancy between words and figures, the words shall prevail. In case of discrepancy between unit prices and the extension thereof, the unit price shall prevail and bids will be computed as indicated above and compared on the basis of corrected totals, given solely as a basis for comparison of bids. It is understood that the City does not expressly, nor by implication, agree that the actual amount of work will correspond therewith, but reserves the right to increase or decrease the amount of any item or portion of the work or to omit portions of the work as may be deemed expedient by the Engineer.

It is also understood by Bidder that the City of Eastvale has the right to reject this proposal or to award a contract to the undersigned at the prices stipulated. If the proposal is rejected, then any check or cashier's check shall be returned to the undersigned within thirty (30) days. No bid bonds will be returned. If the proposal is accepted and the undersigned fails to enter into a contract within fifteen (15) days after the agreement is delivered to him for signature, or within such further time as may be granted by the Members of the City Council, then said check shall be cashed or said bond declared forfeit and an amount equal to the difference between the lowest bid and the next lowest bid who will execute a contract shall be paid into the treasury of the City of City of Eastvale as liquidated damages for the failure of the undersigned to comply with the terms of this proposal.

Accompanying this proposal is bidder's bond *(Insert "$_____ cash," cashier's check, certified check or bidder's bond forms included in these Contract Documents, as the case may be),* in an amount equal to at least ten percent (10%) of the total bid.

The following is the name and place of business of the surety company which will furnish the required bonds as surety if the work is awarded to the undersigned:
Assured Partners Surety | 1300 Dove St, Newport Beach, CA 92660

NOTICE - If bidder or other interested person is a corporation, state legal name of corporation, also names of the president, secretary, treasurer, and manager thereof; if a copartnership, state true name of firm, also names of all individual copartners composing firm; if bidder or other interested person is an individual, state first and last names in full.
Superb Engineering, Inc. | Estela Candelario, President, Secretary & Treasurer

Licensed in accordance with an act providing for the registration of contractors:

License No. 1074243 Classification(s) A, C-27.

ADDENDA - This Proposal is submitted with respect to the changes to the contract included in addenda number/s: 1, 2, 3, 4, & 5 .....

(*Fill in addenda numbers if addenda have been received and insert, in this Proposal, any Engineer's Estimate sheets that were received as part of the addenda.*)

By my signature on this proposal I certify, under penalty of perjury under the laws of the State of California, that the foregoing questionnaire and statements of Public Contract Code Sections 10162, 10232 and 10285.1 are true and correct and that the bidder has complied with the requirements of Section 8103 of the Fair Employment and Housing Commission Regulations (Chapter 5, Title 2 of the California Administrative Code). By my signature on this proposal I further certify, under penalty of perjury under the laws of the State of California and the United States of America, that the Noncollusion Affidavit required by Title 23 United States Code, Section 112 and Public Contract Code Section 7106 are true and correct.

Date: 4/17/2025

Sign Here

Estela Candelario

President

Signature and Title of Bidder

Signatures shall be notarized

Business Address 2947 West Lincoln Street, Unit 105, Banning, CA 92220

Place of Business Banning, CA

Place of Residence Banning, CA

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

On 4/17/25 before me, Jose Brian Espinoza, Notary Public
(insert name and title of the officer)

personally appeared Estela Candelario,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOSE BRIAN ESPINOZA
Notary Public - California
Riverside County
Commission # 2414445
My Comm. Expires Sep 1, 2026

Signature _____ (Seal)

Clear Form Print Form

BID SCHEDULE

The following quantities are approximate only and are given for the purpose of comparing proposals. The City does not expressly or by implication agree that the actual amount of work will correspond with quantities given herein, but reserves the right to increase or decrease the amount of any class or portion as deemed necessary or advisable by the City Engineer. Payment will be based upon the actual quantities installed or constructed, unless otherwise specified.

MISCELLANEOUS WORK *(Across all three locations)*					
Item No.	**Description**	**Units**	**Est. Quantity**	**Unit Price**	**Total Price**
1	Mobilization and Demobilization	LS	1	37,964.00	37,964.00
2	Traffic Control System	LS	1	16,642.00	16,642.00
3	Portable Changeable Message Signs (2 per median location)	EA	6	1,666.50	9,999.00

Subtotal Bid Amount

Sixty-Four Thousand Four Hundred Twenty-Five Dollars $ 64,425.00

Words **Figures**

MEDIAN IMPROVEMENTS ON CANTU-GALLEANO RANCH ROAD *(Median No. 1)*					
Item No.	**Description**	**Units**	**Est. Quantity**	**Unit Price**	**Total Price**
1	Install Landscaping per Landscape Plans	LS	1	19,199.00	19,199.00
2	Install Irrigation per Irrigation Plans	LS	1	35,199.00	35,199.00
3	Install Stamped Concrete per Landscape plans	SF	2155	25.00	53,875.00
4	Install Crushed Stone Paving (DG) 3" Stabilized per plan	SF	447	31.00	13,857.00

MEDIAN IMPROVEMENTS ON CANTU-GALLEANO RANCH ROAD *(Median No. 1)*					
5	Install City Monument and Solar Power System per Shop Drawings	LS	1	44,000.00	44,000.00
6	Install 1" Water Meter, Water service line and Backflow device per Water Improvement Delta Plans	LS	1	8,511.00	8,511.00
7	Install and Connect Electrical Service per Electrical Plans	LS	1	28,600.00	28,600.00
8	120 Day Landscape Maintenance Period	LS	1	1,559.00	1,559.00

Subtotal Bid Amount

Two Hundred Four Thousand Eight Hundred Dollars $ 204,800.00

Words **Figures**

MEDIAN IMPROVEMENTS ON ARCHIBALD AVENUE *(Median No. 2)*					
Item No.	**Description**	**Units**	**Est. Quantity**	**Unit Price**	**Total Price**
1	Install Landscaping per Landscape Plans	LS	1	50,276.00	50,276.00
2	Install Irrigation per Irrigation Plans	LS	1	50,541.00	50,541.00
3	Install Stamped Concrete per Landscape Plans	SF	2070	19.80	40,986.00
4	Install 1" Water Meter, Water service line and Backflow device per Water Improvement Delta Plans	LS	1	8,511.00	8,511.00
5	120 Day Landscape Maintenance Period	LS	1	3,260.00	3,260.00

Subtotal Bid Amount

One Hundred Fifty-Three Thousand Five Hundred Seventy-Four Dollars $ 153,574.00

Words **Figures**

MEDIAN IMPROVEMENTS ON RIVER ROAD *(Median No. 3)*					
Item No.	**Description**	**Units**	**Est. Quantity**	**Unit Price**	**Total Price**
1	Install Landscape per Landscaping Plans	LS	1	36,004.00	36,004.00
2	Install Irrigation per Irrigation Plans	LS	1	72,455.00	72,455.00
3	Install Colored Stamped Concrete 4" per Landscape Plans	SF	2980	25.00	74,500.00
4	Install City Monument and Solar Power System per Shop Drawings	LS	1	44,000.00	44,000.00
5	Install 1" Water Meter, Water service line and Backflow device per Water Improvement Delta Plans	LS	1	8,511.00	8,511.00
6	Install and Connect Electrical service per Electrical Plans	LS	1	81,565.00	81,565.00
7	Install Dual Arm Street Lights per Electrical Plans	EA	7	13,263.00	92,841.00
8	120 Day Landscape Maintenance Period	LS	1	2,642.00	2,642.00

Subtotal Bid Amount

Four Hundred Twelve Thousand Five Hundred Eighteen Dollars $ 412,518.00

Words **Figures**

Total Bid Amount *(Miscellaneous and all three median locations)*:

Eight Hundred Thirty Five Thousand Three Hundred Seventeen Dollars $ 835,317.00

Words **Figures**

BID BOND

We, Superb Engineering, Inc. as Principal,
and United Fire & Casualty Company as Surety are bound unto the City/County of Eastvale, State of California, hereafter referred to as "Obligee", in the penal sum of ten percent (10%) of the total amount of the bid of the Principal submitted to the Obligee for the work described below, for the payment of which sum we bind ourselves, jointly and severally,

THE CONDITION OF THIS OBLIGATION IS SUCH, THAT:

WHEREAS, the Principal is submitted to the Obligee, for MEDIAN IMPROVEMENT PROJECTS – PHASE 2 AT CANTU GALLEANO RANCH ROAD, ARCHIBALD AVENUE, RIVER ROAD PROJECT # 93039
(Copy here the exact description of work, including location as it appears on the proposal)

for which bids are to be opened at City of Eastvale on April 10th,2025
(Insert place where bids will be opened) *(Insert date of bid opening)*

NOW, THEREFORE, if the Principal is awarded the contract and, within the time and manner required under the specifications, after the prescribed forms are presented to him for signature, enters into a written contract, in the prescribed form, in conformance with the bid, and files two bonds with the Obligee, one to guarantee faithful performance of the contract and the other to guarantee payment for labor and materials as provided by law, then this obligation shall be null and void; otherwise, it shall remain in full force.

In the event suit is brought upon this bond by the Obligee and judgment is recovered, the Surety shall pay all costs incurred by the Obligee in such suit, including a reasonable attorney's fee to be fixed by the court.

Dated: April 8th, , 2025

Superb Engineering, Inc.
Principal
United Fire & Casualty Company
Surety
By
Jodie Lee Doner, *Attorney-in-fact*

All Signatures above needs to be NOTARIZED and submitted with Bid Bond

CERTIFICATE OF ACKNOWLEDGEMENT

State of California
City/County of Riverside SS

*Please see Notary Acknowledgment Attached

On this 17th day of April in the year 20 25 before me Jose Brian Espinoza, Notary Public, personally appeared Estela Candelario, *Attorney-in-fact*,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(SEAL)

JOSE BRIAN ESPINOZA
Notary Public - California
Riverside County
Commission # 2414445
My Comm. Expires Sep 1, 2026

Notary Public

20

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

"A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

State of: California

County of Ventura

On 4-8-25 before me, Emmanuel Brizuela, Notary Public,

personally appeared Jodie Lee Doner

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I Certify under PENALTY OF PERJURY under the laws of The State of California that the foregoing paragraph is true and correct.

EMMANUEL BRIZUELA
Notary Public - California
Ventura County
Commission # 2496599
My Comm. Expires Aug 5, 2028

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL

☐ CORPORATE OFFICER

TITLES(S)

☐ PARTNERS ☐ LIMITED ☐ GENERAL

☒ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE

UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA
UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX
FINANCIAL PACIFIC INSURANCE COMPANY, LOS ANGELES, CA
CERTIFIED COPY OF POWER OF ATTORNEY
(original on file at Home Office of Company – See Certification)

Inquiries: Surety Department
118 Second Ave SE
Cedar Rapids, IA 52401

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

KEVIN P. REED, JESSICA GARCIA, AARON FOSBURG, JODIE LEE DONER, EMMANUEL BRIZUELA, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed $50,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted shall expire the 1st day of April, 2026 unless sooner revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted by the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

"Article VI – Surety Bonds and Undertakings"

Section 2, Appointment of Attorney-in-Fact. "The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set of forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this 1st day of April, 2024

UNITED FIRE & CASUALTY COMPANY
UNITED FIRE & INDEMNITY COMPANY
FINANCIAL PACIFIC INSURANCE COMPANY

By: Kyanna M Saylor
Vice President

State of Iowa, County of Linn, ss:

On 1st day of April, 2024, before me personally came Kyanna M. Saylor to me known, who being by me duly sworn, did depose and say; that she resides in Cedar Rapids, State of Iowa; that she is a Vice President of United Fire & Casualty Company, a Vice President of United Fire & Indemnity Company, and a Vice President of Financial Pacific Insurance Company the corporations described in and which executed the above instrument; that she knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that she signed her name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.

Patti Waddell
Iowa Notarial Seal
Commission number 713274
My Commission Expires 10/26/2025

Patti Waddell
Notary Public
My commission expires: 10/26/2025

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations this 8th day of April, 2025.

By: Mary A Bertsch
Assistant Secretary,
UF&C & UF&I & FPIC

BP●A0045 122017

NON-COLLUSION AFFIDAVIT
To the CITY OF EASTVALE

In conformance with Title 23 United States Code Section 112 and Public Contract Code 7106 the bidder declares that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Note: The above Noncollusion Affidavit is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Noncollusion Affidavit.

Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

EXPERIENCE/QUALIFICATIONS STATEMENT

The bidder has been engaged in the contracting business, under the present business name for 1.8 years. Experience in work of a nature similar to that covered in the proposal extends over a period of 1.8 years.

The bidder, as a Contractor, has never failed to satisfactorily complete a Contract awarded to him, except as follows:

The following contracts have been satisfactorily completed in the last three (3) years for the persons, firm or authority indicated, and to whom reference is made:

Year	Type of Work	Contract Amount	Owner/Agency for Whom Work was Performed
2024	Beautification Project - Tree Planting, Shrub Planting, New Irrigation System	$945,328.25	City of Maywood
2024	Garfield Ave Median Improvements - New Paving, Planting and Irrigation	$1,984,601.88	City of Commerce
2025	Desert Willow Perimeter Landscape & Lighting Rehab Phase 3 - Demolition, painting, irrigation and landscape.	$1,031,528.03	City of Palm Desert
2024	Landscape Rehabilitation CDBG Project - Demo, Irrigation, Planting, Rock	$204,011.00	City of Perris

The following is a list of plant and equipment owned by the bidder, which is definitely available for use on the proposed work as required.

Quantity	Name, Type and Capacity	Condition	Location
1	2023 Ditch Witch SK600 Mini Skidsteer W/ 36" Bucket, Trencher, & Pallet Forks	Great Condition	Office

DESIGNATION OF SUBCONTRACTORS

The Bidder shall list the name, address and license number of each subcontractor to whom the Bidder proposes to subcontract portions of the work. It is understood and agreed that all those portions of the work called for in the contract documents for which a sub-contractor is not listed will be performed by the undersigned through his forces. If no sub-contractors are listed, all bonds and insurance will be written in the name of the general contractor only.

Subcontractor Name: Ethics Landscape Construction Inc

Address: 2919 Winifred Street, Riverside, CA 92503

License No. and Class: 1097765 (C27)

DIR No. PW-LR-1001016880

Dollar Value and Percent of Total Contract: $148,160 (17%)

Specific Items of Work: Stamped Concrete

Subcontractor Name: Bravo Sign & design

Address: 520 S. Central Avenue Suite E, Anaheim, CA 92802

License No. and Class: 641391 - (A & C61/D42)

DIR No. 1000006083

Dollar Value and Percent of Total Contract: $80,000 (9.5%)

Specific Items of Work: Monument Sign with Solar Lighting

Subcontractor Name: Elecnor Belco Electric, Inc

Address: 14320 Albers Way, Chino Way, CA 91710

License No. and Class: 738518 - (A),(B))&(C10)

DIR No. 1000004804

Dollar Value and Percent of Total Contract: $185,000 (22%)

Specific Items of Work: Electrical

PUBLIC CONTRACT CODE

PUBLIC CONTRACT CODE SECTION 10285.1 STATEMENT

In conformance with Public Contract Code Section 10285.1 (Chapter 376, Stats. 1985), the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder has ___ , has not X been convicted within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or Federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including the Regents of the University of California or the Trustees of the California State University. The term "bidder" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as referred to in Section 10285.1.

Note: The bidder must place a checkmark after "has" or "has not" in one of the blank spaces provided. The above Statement is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

PUBLIC CONTRACT CODE SECTION 10162 QUESTIONNAIRE

In conformance with Public Contract Code Section 10162, the Bidder shall complete, under penalty of perjury, the following questionnaire:

Has the bidder, any officer of the bidder, or any employee of the bidder who has a proprietary interest in the bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

Yes ____ No X

If the answer is yes, explain the circumstances in the following space.

PUBLIC CONTRACT CODE 10232 STATEMENT

In conformance with Public Contract Code Section 10232, the Contractor, hereby states under penalty of perjury, that no more than one final unappealable finding of contempt of court by a federal court has been issued against the

Contractor within the immediately preceding two-year period because of the Contractor's failure to comply with an order of a federal court which orders the Contractor to comply with an order of the National Labor Relations Board.

Note: The above Statement and Questionnaire are part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement and Questionnaire. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 24-308430

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	$50.00
	# Pages	1
	Document #	E-202401162
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		$50.00
Total		$50.00
Tender (On Account)		$50.00

Account#	CEQACOEAS
Account Name	CEQACOEAS - CITY OF EASTVALE
Balance	$450.00

State of California - Department of Fish and Wildlife

2024 ENVIRONMENTAL DOCUMENT FILING FEE

CASH RECEIPT

DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:	
24-308430	
STATE CLEARINGHOUSE NUMBER *(If applicable)*	

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF EASTVALE	GMAYORQUIN@EASTVALECA.GOV	10/28/2024
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
RIVERSIDE		E-202401162

PROJECT TITLE

2024 MEDIAN IMPROVEMENT PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF EASTVALE	GMAYORQUIN@EASTVALECA.GOV	GMAYORQUIN@EAST
PROJECT APPLICANT ADDRESS	**CITY** **STATE**	**ZIP CODE**
12363 LIMONITE AVENUE, SUITE 910,	EASTVALE CA	91752

PROJECT APPLICANT *(Check appropriate box)*

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,051.25	$
☐ Mitigated/Negative Declaration (MND)(ND)	$2,916.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,377.25	$

☒ Exempt from fee

- ☒ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☒ County documentary handling fee		$ $50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ $50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Deputy Jessica Arevalo

NOTICE OF EXEMPTION

TO BE SENT TO:

☑ County of Riverside County Clerk
P.O. Box 12004
Riverside, CA 92502

☐ Office of Planning and Research
P.O. Box 3044
1400 Tenth Street, Room 113
Sacramento, CA 95812-3044

LEAD AGENCY:

CITY OF EASTVALE
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

F I L E D / P O S T E D
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder
E-202401162
10/28/2024 09:12 AM Fee: $ 50.00
Page 1 of 1

Removed: By: Deputy

PROJECT CASE NO: CIP-93039

PROJECT TITLE: 2024 Median Improvement Project

PROJECT APPLICANT: N/A

PROJECT LOCATION: River Road Between Baron and Buff Street, Archibald Avenue between Prado Basin Park Road and Grapewin Street, and Cantu Galleano Ranch Road between Hamner Avenue and Goodman Way. **CITY:** Eastvale **COUNTY:** Riverside

APN(s): N/A (Public Right-of-way)

PROJECT DESCRIPTION: Removal of existing asphalt or concrete pavement sections, landscaping, curb, gutter as required to construct or install new raised median curb. Furnishing of irrigation and electrical substructures and junction boxes within new median islands as appliable, and restoration of pavement, striping, pavement marking, legends, raised pavement markings, and landscaping.

AGENCY APPROVING PROJECT: City of Eastvale, City Council

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Gabriel Mayorquin, Associate Engineer

The project or activity identified above is determined to be exempt from further environmental review requirements contained in the California Environmental Quality Act (CEQA).

EXEMPT STATUS:

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3);15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section no: Class 1: Existing Facilities. (Section 15301)

☐ Statutory Exemptions. State code number: _____

REASONS TO SUPPORT EXEMPTION FINDING (attach if needed):

Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21083 et. Seq.), this project meets the criteria for a Categorical Exemption under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines in that the proposed project involves negligible or no expansion of use consistent with the criteria set forth in Section 15301. The removal of existing asphalt or concrete, landscaping, and curb and gutter with the replacement of new raised medians does alter existing public street; however, the project does not add additional vehicular travel lanes; therefore qualifies for a Class 1 (Existing Facilities) exemption and no further environmental review is required pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301.

LEAD AGENCY CONTACT: Gabriel Mayorquin **TELEPHONE:** (951) 703-4492

SIGNATURE: _____ **DATE:** 10/11/2023 **TITLE:** City Planner

THE PRESS-ENTERPRISE
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pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

CITY OF EASTVALE
12363 LIMONITE AVE
MIRA LOMA, California 91752

Account Number:	5209843
Ad Order Number:	0011726588
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	03/28/2025 and 03/31/2025
Total Amount:	$1234.04
Payment Amount:	$0.00
Amount Due:	$1234.04
Notice ID:	HFlxanuism2NthsV5eMB
Invoice Text:	LEGAL NOTICE INVITING ELECTRONIC BIDS FOR 2024 MEDIAN IMPROVEMENT PROJECT PHASE II CITY OF EASTVALE NOTICE INVITING ELECTRONIC BIDS Bid No. 25-113EG NOTICE IS HEREBY GIVEN that electronic bids will be received by the City of Eastvale in accordance with the instructions included within the Invitation for Bid (IFB) documents by no later than April, 10th, 2025 at 2:00 PM . LATE BIDS WILL NOT BE ACCEPTED. NO OTHER METHOD OF BID SUBMITTAL WILL BE ACCEPTED . PROJECT DESCRIPTION : The work to be performed shall include, but not be limited to: Enhancement of landscape medians, including the installation of hardscape features, city monuments, landscaping, street lighting, irrigation systems, water meters, service connections, backflow prevention devices, and electrical supply infrastructure. Additionally, a 120-day maintenance period will be provided, and other items not mentioned here, but required by the IFB documents. CALIFORNIA CONTRACTORS STATE LICENSE REQUIREMENTS : Class A, C-27, C-36, C-8 or C-10. KEY IFB DATES (All times are Pacific Time): Questions Due: April 3, 2025 at 2:00 PM Bid Submittals Due: April 10, 2025 at 2:00 PM PRE-BID MEETING: A virtual pre-bid meeting will be held via Zoom on April 1, 2025, at 10:00 AM. Attendance is optional, and you can register in advance using the link below: https://us02web.zoom.us/meeting/register/oYkf3YVTTLGzyHFZ4qhQ7A PREVAILING RATES OF WAGES : Prevailing wage requirements apply to public works projects with a value exceeding $1,000.00. The definition of “public works” is found at Labor Code Section 1720, et seq. The electronic proposals shall be tabulated by the City of Eastvale, Finance Department, and results thereof reported to

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CITY OF EASTVALE
12363 LIMONITE AVE , STE 910
MIRA LOMA, California 91752

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011726588

FILE NO. 0011726588

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

03/28/2025, 03/31/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: March 31, 2025.
At: Riverside, California

Signature

LEGAL NOTICE INVITING ELECTRONIC BIDS FOR 2024
MEDIAN IMPROVEMENT PROJECT PHASE II

CITY OF EASTVALE
NOTICE INVITING ELECTRONIC BIDS
Bid No. 25-113EG

NOTICE IS HEREBY GIVEN that electronic bids will be received by the City of Eastvale in accordance with the instructions included within the Invitation for Bid (IFB) documents by no later than **April, 10th, 2025 at 2:00 PM . LATE BIDS WILL NOT BE ACCEPTED. NO OTHER METHOD OF BID SUBMITTAL WILL BE ACCEPTED** .

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CALIFORNIA CONTRACTORS STATE LICENSE REQUIREMENTS :
Class A, C-27, C-36, C-8 or C-10.

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https://us02web.zoom.us/meeting/register/oYkf3YVTTLGzyHFZ4qhQ7A

PREVAILING RATES OF WAGES : Prevailing wage requirements apply to public works projects with a value exceeding $1,000.00. The definition of "public works" is found at Labor Code Section 1720, et seq.

The electronic proposals shall be tabulated by the City of Eastvale, Finance Department, and results thereof reported to the City Manager or City Council, whichever is appropriate, for consideration and approval.

It shall be mandatory upon the contractor to whom the contract is awarded, and upon any subcontractor under them, to pay not less than the rates contained in the current general prevailing wage rate(s) and per diem rate(s), established by the Director of the Department of Industrial Relations of the State of California, (as set forth in the Labor Code of the State of California, commencing at Section 1770 et seq.). Said prevailing rates of wages are available on the following website:

http://www.dir.ca.gov/dlsr/DPrewageDetermination.htm

CARB FLEET COMPLIANCE CERTIFICATION : The California Air Resources Board ("CARB") implemented amendments to the In-Use Off-Road Diesel-Fueled Fleets Regulations ("Regulation") which are effective on January 1, 2024 and apply broadly to all self-propelled off road diesel vehicles 25 horsepower or greater and other forms of equipment used in California. A copy of the Regulation is available at https://ww2.arb.ca.gov/sites/default/files/barcu/regact/2022/off-roaddiesel/appa-1.pdf. Bidders are required to comply with all CARB and Regulation requirements, including, without limitation, all applicable sections of the Regulation, as codified in Title 13 of the California Code of Regulations section 2449 et seq. throughout the duration of the Project. Bidders must provide, with their Bid, copies of Bidder's and all listed subcontractors' most recent, valid Certificate of Reported Compliance ("CRC") issued by CARB. Failure to provide valid CRCs as required herein may render the Bid non-responsive.

OBTAINING PLANS AND SPECIFICATIONS : The electronic version of the complete Invitation for Bids documents (including plans and specifications) are available for download from PlanetBids by visiting the City of Eastvale web site at https://www.eastvaleca.gov/business/rfp-postings#!/ , click on "Click Here for Open Project Bid Information", then visit the PlanetBids Vendor Portal, "Bid Opportunities". Contractors must register on the City's PlanetBids portal and download the Bid Documents in order to submit a bid. Bidders must also check the web site periodically for addenda information as failure to download any and all addenda, and acknowledge in the bid submittal, will result in bid disqualification.

The project plan holders list including plan rooms is also available for viewing on the City of Eastvale's PlanetBids Portal at https://

vendors.planetbids.com/portal/43976/bo/bo-search , at the "Prospective Bidders" tab for the project. No refunds will be made for returned plans and specifications and the City of Eastvale shall not be responsible for the completeness of the project documents from other sources.

CITY OF EASTVALE
The Press-Enterprise
Published: 3/28, 3/31/25

Our proposed personnel are local to the community and have been residents for over 25 years. We are excited to serve the City of Eastvale.

CITY OF EASTVALE

CITY OF EASTVALE







REQUEST FOR PROPOSALS FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE 2024 MEDIAN IMPROVEMENT PROJECT PHASE 2

Z&K CONSULTANTS
BUILDING SOLUTIONS

April 1, 2025

Table of Contents

Cover Letter 1

Firm Background 3

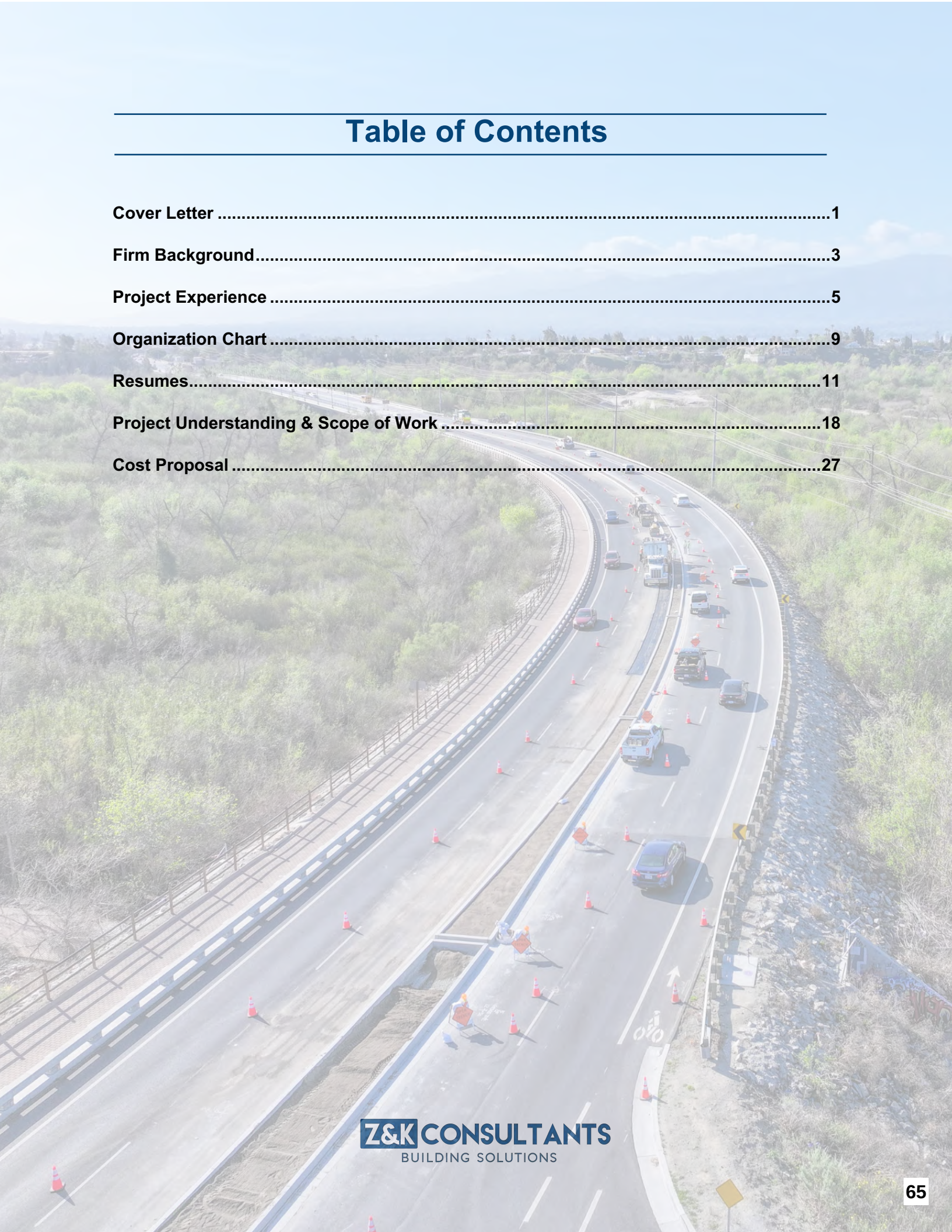
Project Experience 5

Organization Chart 9

Resumes 11

Project Understanding & Scope of Work 18

Cost Proposal 27



Z&K CONSULTANTS
BUILDING SOLUTIONS



COVER LETTER

COVER LETTER

Gabriel Mayorquin, Associate Engineer
City of Eastvale, Public Works Department
12363 Limonite Avenue, Suite 910, Eastvale, CA 91752

April 1, 2025

Subject: Proposal for Construction Management and Inspection Services for the 2024 Median Improvement Project Phase 2

Dear Mr. Mayorquin,

Z&K Consultants Inc. (Z&K) proudly presents our proposal to the City of Eastvale's Request for Proposal for Construction Management and Inspection Services for the 2024 Median Project, CIP#93039. **Z&K is a certified Disadvantaged Business Enterprise (DBE), Women's Business Enterprise (WBE), and Small Business Enterprise (SBE) in Southern California.** Z&K specializes in the provision of Construction Inspection, Project Management, Construction Management, Construction Administration, Pre-Construction Inspection, Staff Augmentation, and other Professional Engineering Consulting Services. The Z&K Team has held numerous similar contracts for local agencies.

We are proposing the same team that supported the City in successfully delivering Phase 1 of the 2024 Median Improvement Project

The Z&K Team has successfully completed over 80 Street Improvement Projects in the past 5 years.

The Z&K Team has been working diligently to understand every aspect of the project. This involvement provides us with a deeper understanding of the challenges and the key elements that the project may be facing and familiarity with the site and stakeholders. This knowledge and preliminary legwork will help us to hit the ground running and help the contractor understand the project better, preventing possible issues. Our Team has the ability, capacity, and skill to perform the contract and effectuate the work.

The Z&K Team offers many unique strengths and advantages for this contract, including:

- Our proposed Senior Construction Inspector, Eddie Davalos, has over 30 years of experience inspecting for Capital Improvement Projects (including interchanges, medians, and streets). Our Senior Construction Manager, Anthony Flores, has managed and successfully delivered over 50 similar projects.
- We are proposing the same team that successfully delivered Phase 1 of the 2024 Median Improvements Project and our team looks forward to continuing to work with the City team
- We have held over **80 similar contracts** within the past 5 years including providing construction management and construction inspection services.
- Key Personnel possess all necessary certificates, licenses, and registrations required for these projects.
- We have a track record of performing excellent services on similar contracts through saving significant time and cost.

Our proposed Senior Construction Manager, Anthony Flores, BSCE, has extensive similar project experience, assisted the City in the successful delivery of Phase 1, and is thoroughly familiar with the Phase 2 of the 2024 Median Improvement Project. He will personally lead the Z&K Team and has a strong team of high-quality individuals to perform the tasks in this RFP. Eddie Davalos is the proposed Senior Construction Inspector and Jimmy Martin, ACI, ICC Cert. is the Alternate Senior Construction Inspector to cover any night work, weekend, work, overtime, or as needed. This Team works efficiently and with great comradery with City staff to achieve the community's goals.

Z&K's keys to success on this project includes our responsiveness, understanding of the City's needs, capability and availability of qualified staff, and our historically successful comprehensive management approach. The management concepts for the overall contract are organized around a core framework of communication, coordination, thorough documentation, and quality control. The Z&K Team has significant local experience to the City and community, unmatched experience to perform Construction Management and Inspection Services, and have highly skilled, multi-disciplined, and technical staff with extensive similar project experience.

I will serve as the project management contact for the full duration of the contract, and I am authorized to bind the firm to the terms of the proposal and negotiate the contract on behalf of the firm. Z&K Consultants, Inc. does not have any exceptions and commits to accept the terms and conditions to the language in the RFP documents. **We are excited about this opportunity to serve the City of Eastvale and are committed to the successful and early completion of the City's Project.**

Sincerely,

Crystal Fraire

Crystal Fraire, PE | President
17130 Van Buren Blvd. | Suite 122 | Riverside, CA 92504
951.310.7470 | cfraire@zandkconsultants.com



FIRM BACKGROUND

FIRM DESCRIPTION

Z&K Consultants, Inc. (Z&K) is a leading provider of construction management and inspection services, offering a comprehensive range of civil engineering solutions. As an expert in street improvement projects, Z&K specializes in construction management, construction inspection, project management, structural engineering, plan review, and staff augmentation. Since our founding in 2009, we have successfully completed a wide array of public works projects, including numerous street improvements, roadway rehabilitation, median, and traffic safety projects for municipalities throughout Southern California.

Z&K Firm Information	
Firm's Name	Z&K Consultants, Inc.
Firm Certifications	DBE, SBE, WBE
Type of Firm	California C Corporation
Year Founded	2009
No. of Employees	55 Employees
Office Locations	Orange, Riverside, San Bernardino, Corona

Z&K has successfully completed over **80 Similar Street Improvement Projects** in the past 5 years, including:

- City of Alhambra
- City of Carson
- City of Chino
- City of Compton
- City of Corona
- City of Costa Mesa
- City of El Segundo
- City of Irwindale
- City of Lake Forest
- City of La Mirada
- City of Manhattan Beach
- City of Moreno Valley
- City of Norwalk
- City of Pomona
- City of Rosemead
- City of San Bernardino
- City of San Marino
- City of South Gate
- City of Torrance

Our mission is to deliver innovative and cost-effective solutions while upholding the highest standards of integrity and professionalism. We consistently exceed client expectations by offering exceptional service and meticulous project execution. As a fully licensed and certified firm, Z&K holds industry certifications such as Certified Construction Manager (CCM), Professional Engineer (PE), Qualified SWPPP Developer (QSD), Qualified SWPPP Practitioner (QSP), ICC Certifications, and Chief Building Official (CBO) certifications. Our team is well-versed in ensuring projects adhere to local, state, and federal guidelines.

With over 15 years of experience in street improvement projects, Z&K has developed a strong reputation for successfully managing the construction and rehabilitation of roadways, intersections, medians, and pedestrian infrastructure. Our team is highly skilled in managing complex scopes of work, including unclassified excavation and fill, demolition, traffic control, ADA ramp construction, pavement rehabilitation, street lighting installations, stormwater management (SWPPP), and utility relocations.

For the Median Improvement Projects at Cantu Galleano Road, Archibald Avenue, and River Road (Project #93039), Z&K's extensive experience will be instrumental in managing tasks involving the significant improvements to medians at three key locations: Cantu Galleano Road (Median No. 1), Archibald Avenue (Median No. 2), and River Road (Median No. 3). We understand that the scope of work includes the removal of existing asphalt or concrete pavement, landscape elements, and curbs and gutters to accommodate the installation of new raised median curbs.

In addition to these structural changes, the project also includes the installation of irrigation and electrical substructures, as well as junction boxes within the new median islands. Following these installations, the medians will be restored with appropriate striping, pavement markings, legends, and raised pavement markers. These improvements aim to enhance both the functionality and aesthetics of the medians in these areas

Z&K's proposed team for street improvement projects includes seasoned professionals with deep expertise in managing public works and infrastructure projects. Our multidisciplinary team offers specialized knowledge in pavement engineering, concrete construction, traffic signal systems, stormwater drainage, and compliance with ADA standards. The Z&K team has consistently delivered high-quality projects on time and within budget, utilizing Construction Management Agency delivery methods that promote collaboration, improve project quality, and maximize value.

Our proven track record in working with municipalities across Southern California includes successfully managing a variety of street improvement projects involving roadway widening, intersection upgrades, traffic signal installations, pedestrian safety enhancements, curb ramp improvements, and landscaping. Our team's ability to oversee all project phases—from planning and design to construction and close-out—ensures compliance with specifications and guarantees timely, cost-effective delivery. Z&K's expertise in street improvements, coupled with our commitment to superior project management, ensures the successful completion of every project.

Our team believes in fostering long-term relationships with our clients by delivering consistent, high-quality results. Our client-centered approach ensures that we remain fully engaged with stakeholders throughout the project's lifecycle, offering proactive communication and adaptable solutions to meet evolving needs. We are committed to sustainability and environmental stewardship, integrating best practices in stormwater management, erosion control, and energy-efficient solutions in all our street improvement projects. By continuously investing in the professional development of our team and leveraging cutting-edge technologies, Z&K remains at the forefront of the construction management and civil engineering industry, ready to tackle the unique challenges of each project with precision and dedication.



PROJECT EXPERIENCE

FIRM EXPERIENCE

In addition to our similar contracts, the Z&K Team has successfully performed Construction Management and Inspection services for projects for numerous public agencies. **The following projects have been completed on time and within budget.**

CITY OF EASTVALE | MEDIAN IMPROVEMENT PROJECT AT CANTU-GALLEANO RANCH ROAD, ARCHIBALD AVENUE, AND RIVER ROAD, PROJECT NO. 93039

The Z&K Team has successfully delivered over **200 Transportation Projects** (Bridges, Streets, Infrastructure, Sidewalks, Medians, and Traffic Signals) in the last 5 years.

The Median Improvement Project at Cantu-Galleano Ranch Road, Archibald Avenue, and River Road (City of Eastvale Project No. 93039) is a comprehensive capital improvement effort aimed at enhancing traffic safety, visual appeal, and infrastructure along three key arterial corridors in the City of Eastvale. The project involves the full demolition and reconstruction of existing medians, including the removal of asphalt and concrete pavement, curb and gutter, and outdated or damaged landscape elements. New raised medians will be constructed with reinforced concrete curbs, and the scope includes the installation of underground irrigation and low-voltage electrical systems to support future landscaping and lighting enhancements. Topsoil will be placed and prepared to receive landscape plantings in accordance with County of Riverside landscaping guidelines. In addition, the project features new striping, thermoplastic pavement markings, and regulatory and guide signage to improve traffic flow and roadway safety. Construction activities will be carried out in full compliance with the City's Public Works Improvement Standards, the Standard Specifications for Public Works Construction (Greenbook), and applicable ADA and stormwater pollution prevention regulations. The project reflects the City's ongoing commitment to roadway beautification, infrastructure reliability, and public safety.

CITY OF EL SEGUNDO | EL SEGUNDO BOULEVARD IMPROVEMENT PROJECT, PW 23-02

The Z&K Team has successfully completed over 80 Street Improvement Projects in the past 5 years.

The Z&K Team is providing Project Management, Construction Management, Construction Inspection, Pre-Construction Inspection, and Contract Administration Services for this project, which involves the following: rehabilitate existing pavement along El Segundo Boulevard between Illinois Street and Isis Avenue; and rehabilitation along Nash Street, between El Segundo Boulevard and Imperial Highway. Several options of pavement rehabilitation were considered, and the recommended option would include cement stabilized base with an asphalt overlay. Install curb ramps on El Segundo Boulevard at Illinois Street, Continental Boulevard, Nash Street, Douglas Street, and Aviation Boulevard intersections. Install curb ramps on Nash Street at Grand Avenue, Mariposa Avenue, Maple Avenue, Atwood Way, a midblock crosswalk, and Imperial Highway intersections. Install approximately 1,020 lineal feet of "cycle track" from PCH to Continental on El Segundo Boulevard, install approximately 27,450 lineal feet of Class II Bike Lanes from Aviation Boulevard to PCH, on Douglas Street between Rosecrans Avenue and Imperial Highway, on Nash Street between El Segundo Boulevard and Imperial Highway, and install suitable shared Class III Bike Route markings ("Sharrows") in the nearby area where applicable. Project included **median improvements.**

CITY OF SAN BERNARDINO | STREET IMPROVEMENT PROGRAM (30+ MAJOR CITY STREETS)

Z&K Consultants, Inc. is providing Project Management, Construction Management and Inspection Services for this long-term, on-call contract with the City of San Bernardino, which includes street resurfacing and pavement rehabilitation for over 30 major streets and multiple major street intersections in the City. The projects include roadway and pavement rehabilitation, concrete improvements, cross gutters, curb and gutters, curb ramps, ADA improvements, storm drain and pipeline relocation, traffic signal improvements, traffic control, full depth removal and replacement of asphalt concrete, cold milling and AC overlay of existing asphalt concrete, slurry seal application PCC sidewalk, **median improvements,** replacement of existing PCC driveways, driveway approaches, curb ramps, retaining curbs, 3' high retaining wall, parkway culverts, cross gutters, asphalt-concrete pavement, removal and replacement of trees, clearing and grubbing, installation and configuration of multiple traffic loop detectors and bicycle traffic loop detectors, installation of city project signs, preservation of existing city survey monuments, adjusting manhole and utility covers to grade, reconfiguration and installation of street lighting, and installation.

I-159/I-139 & ANZA/VISTA MONTANA/PACIFIC COAST HIGHWAY INTERSECTION IMPROVEMENT PROJECT & RESIDENTIAL & ARTERIAL PAVEMENT IMPROVEMENT

Z&K Consultants, Inc. has provided Construction Management and Construction Inspection services for a series of projects for the City of Torrance, including the 2020 Residential & Arterial Pavement Improvement Project and the Anza/Vista Montana/Pacific Coast Highway Intersection Improvements project. These projects consist of street and pavement improvements, as well as traffic signal improvements, to a residential neighborhood and four arterial streets for one project, and intersection improvements and lane upgrades for the other. Improvements include street and pavement rehabilitation, intersection improvement, clearing and grubbing, slurry seal, cold mill and AC overlay, **median improvements,** utility coordination, as well as electrical and lighting improvements, including traffic signal hardware replacement, pedestrian countdown signal hardware installation, replacement and testing of fiber optic communication equipment, boring inspection. The scope also involved drainage improvements, landscaping improvements, AC base course, ARHM pavement, concrete repairs to curb, gutter, sidewalk, driveways and driveway approaches, and replacing markings and striping on concrete and asphalt.

CITY OF TORRANCE | RESIDENTIAL & ARTERIAL PAVEMENT IMPROVEMENT PROJECT, I-159/I-139

Z&K Consultants, Inc. is providing Project Management, Construction Management and Construction Inspection services for this project, which consists of pavement improvements to a residential neighborhood and four arterial streets. Improvements include roadway and pavement rehabilitation, concrete improvements, cross gutters, curb and gutters, curb

ramps, ADA improvements, clearing and grubbing, application of slurry seal, cold mill and AC overlay, removal and disposal of existing pavement, localized pavement repairs, **median improvements,** as well as tree removals and replacements, asphalt berm replacement, AC base course, PCC sidewalk, PCC driveways and driveway approaches, access and ramps, replacing pavement markings and striping on concrete and asphalt, and installation of raised pavement markers and City project signs.

CITY OF CHINO | RAMONA AVE. AND WALNUT AVE. TRAFFIC SIGNAL MODIFICATIONS AND STREET IMPROVEMENTS PROJECT

Z&K Consultants, Inc. has provided Construction Management and Construction Inspection services for a series of projects for the City of Chino Ramona Ave and Walnut Ave Traffic Signal Modifications Project. The project consisted of traffic signal improvements, street and pavement improvements, as well as traffic signal improvements, to a residential neighborhood and four arterial streets for one project, and intersection improvements and lane upgrades for the other. Improvements include street and pavement rehabilitation, **median improvements,** intersection improvement, clearing and grubbing, slurry seal, cold mill and AC overlay, utility coordination, as well as electrical and lighting improvements, including traffic signal hardware replacement, pedestrian countdown signal hardware installation, replacement and testing of fiber optic communication equipment, boring inspection. The scope also involved drainage improvements, landscaping improvements, AC base course, ARHM pavement, concrete repairs to curb, gutter, sidewalk, driveways and driveway approaches, and replacing markings and striping on concrete and asphalt.

CITY OF CHINO | KIMBALL/EL PRADO/CENTRAL TRAFFIC SIGNAL IMPROVEMENT PROJECT

Z&K Consultants, Inc. has provided Construction Management and Construction Inspection services for a series of projects for the City of Chino Kimball/El Prado/Central Traffic Signal Improvement Project. The project consisted of traffic signal improvements, street and pavement improvements, as well as traffic signal improvements, to a residential neighborhood and four arterial streets for one project, and intersection improvements and lane upgrades for the other. Improvements include street and pavement rehabilitation, intersection improvement, clearing and grubbing, slurry seal, cold mill and AC overlay, utility coordination, as well as electrical and lighting improvements, including traffic signal hardware replacement, pedestrian countdown signal hardware installation, replacement and testing of fiber optic communication equipment, boring inspection. The scope also involved drainage improvements, landscaping improvements, AC base course, ARHM pavement, concrete repairs to curb, gutter, sidewalk, driveways and driveway approaches, and replacing markings and striping on concrete and asphalt.

CITY OF CHINO | 11TH ST. TRAFFIC SIGNAL MODIFICAITONS, PAVEMENT RECONSTRUCTION ALLEY, AND INTERSECTION ACCESSIBILITY PROJECT

Z&K Consultants, Inc. has provided Construction Management and Construction Inspection services for a series of projects for the City of Chino 11th Street Pavement Reconstruction Alley and Intersection Accessibility Project. The project consisted of traffic signal improvements, street and pavement improvements, as well as traffic signal improvements, to a residential neighborhood and four arterial streets for one project, and intersection improvements and lane upgradexs for the other. Improvements include street and pavement rehabilitation, intersection improvement, clearing and grubbing, slurry seal, cold mill and AC overlay, utility coordination, as well as electrical and lighting improvements, including traffic signal hardware replacement, pedestrian countdown signal hardware installation, replacement and testing of fiber optic communication equipment, boring inspection. The scope also involved drainage improvements, landscaping improvements, AC base course, ARHM pavement, **median improvements,** concrete repairs to curb, gutter, sidewalk, driveways and driveway approaches, and replacing markings and striping on concrete and asphalt.

CITY OF CHINO | EUCLID AVENUE – STATE ROUTE 83 INTERSECTION IMPROVEMENTS AND TRAFFIC SIGNAL MODIFICATION PROJECT

Z&K Consultants, Inc. has provided Construction Management and Construction Inspection services for a series of projects for the City of Chino Euclid Ave State Route 83 Intersection Improvements and Traffic Signal Modification Project. The project consisted of traffic signal improvements, street and pavement improvements, as well as traffic signal improvements, to a residential neighborhood and four arterial streets for one project, and intersection improvements and lane upgrades for the other. Improvements include street and pavement rehabilitation, intersection improvement, clearing and grubbing, slurry seal, cold mill and AC overlay, utility coordination, as well as electrical and lighting improvements, including traffic signal hardware replacement, pedestrian countdown signal hardware installation, replacement and testing of fiber optic communication equipment, boring inspection. The scope also involved drainage improvements, landscaping improvements, AC base course, ARHM pavement, concrete repairs to curb, gutter, sidewalk, driveways and driveway approaches, and replacing markings and striping on concrete and asphalt.

CITY OF CORONA | BEDFORD WASH BRIDGE AND STREET IMPROVEMENTS

Z&K Consultants provided Construction Management Services as a prime consultant for the Bedford Wash Bridge. The overall site consists of approximately 508 acres located south of Eagle Glen Parkway and Cajalco Road, west of the I-15 Freeway in the City of Corona, Riverside County, California. The single span bridge structure is located roughly in the northeasterly portion of the site. The bridge spans over a newly constructed flood control channel. The project includes abutments, street improvements, a roundabout, CIDH piles, retaining walls, utility relocations, concrete barrier type 842, AC paving, cast-in-place post-tensioned girder, structure approach, drainage, signage, and landscaping. This project included permitting from the Department of Fish and Wildlife, US Army Corps of Engineers, RWQCB 401, and ADL Agreement notification. Project included **median improvements.**

RCTD | HAMNER AVENUE BRIDGE ROADWAY WIDENING

Z&K Consultants (Z&K) provided Construction Management services as a lead subconsultant. The project replaces the existing two-lane Hamner Avenue Bridge with a six-lane bridge, designed to the latest version of the seismic code and scour design criteria. The Z&K Team was heavily involved in both the design and construction of the River Road Bridge Replacement. The profile of the new bridge and approach roadways places the bridge structure entirely above the 100-year water surface elevation (WSE). The new bridge would include three 12-foot lanes and a 4-foot shoulder in each direction (northbound and southbound) separated by a 4-foot curbed median, and a 12-foot wide, barrier-separated multipurpose trail on the east side of the bridge. To the north of the bridge, Hamner Avenue will include three 12-foot lanes and a 4-foot shoulder in each direction along with a 5-foot sidewalk on the east side of the roadway. The project constructs two trail ramps, one at each end of the bridge, as added bid items funded separately, to connect the multi-purpose trail on the bridge to the existing and/or planned trail facilities on the south and north sides of the bridge. Project included **median improvements.**

COUNTY OF RIVERSIDE | RIVER ROAD BRIDGE REPLACEMENT AND ROADWAY WIDENING

Z&K provided Construction Management services as a lead subconsultant which involved the construction of a new bridge, demolition of existing bridge and new approach roadways in, over, and around the Santa Ana River. The new bridge is ~20 feet higher than the existing bridge and provides an all-season crossing. The new bridge is 1200 feet long by 78 feet wide cast-in-place prestressed concrete (CIP-PS) Box Girder superstructure supported by pier walls on driven steel piles. Abutments are supported by 5 feet diameter x90 feet deep cast-in-drilled holes (CIDH) piles. The project also included the relocation of Edison Overhead Transmission & Distribution Powerlines and fiber optic lines for the entire length of the project, construction of 30-inch sewer force main and 3×20-inch water lines, other Time Warner & AT&T Lines. Project included **median improvements.**

CITY OF LAKE FOREST | STREET REHABILITATION PROGRAM (THREE SEPARATE PROJECTS)

The Z&K Team is providing Project Management, Construction Management, Construction Inspection, Pre-Construction Inspection, and Contract Administration Services for these projects, which involves the street resurfacing and the slurry seal. Relevant project features include street resurfacing and rehabilitation, application of slurry seal, grinding and overlay, cold milling, concrete improvements, ARHM pavement, AC base course, aggregate base, **median improvements**, signing, striping, markings and pavement legends, removal and replacement of PCC curb ramps, removal and replacement of PCC sidewalk, bike lane traffic loops, Type E traffic loops, dig-outs, sewer and storm drain manhole adjustments, and water valves adjustments.

CITY OF COSTA MESA | CITYWIDE PARKWAY MAINTENANCE & STREET REHABILITATION PROJECT

Z&K Consultants, Inc. is providing Construction Management, Construction Inspection, and Project Management Services for this citywide street improvement program in the City of Costa Mesa. This project includes street improvements, intersection improvements, ADA ramp improvements, conduit installation, traffic signal improvements, mobilization, curb and gutters, sidewalks, driveway approaches, spandrels, **median improvements,** cross gutters, adjustment of manholes and utility covers to grade, procurement and application of slurry seal Type II, crack sealing, traffic signing, striping and markings, installation of traffic markers and speed humps, and implementation of traffic control.

CITY OF CHINO | SLURRY SEAL PROGRAM (VARIOUS LOCATIONS CITYWIDE)

Z&K Consultants Inc. is providing Project Management, Construction Management, and Inspection oversight services for this Project which includes street rehabilitation and slurry seal of various streets, including, Pipeline Ave from City Limits to City Limits, Chino Ave from City Limits to City Limits and Schaefer Ave from City Limits to City Limits. Scope of work includes pavement improvements, street resurfacing, crack sealing, slurry seal, localized dig-outs, striping removal/install, and traffic loop detectors.

CITY OF CHINO | ALLEY/SANITATION REHABILITATION PROJECT

Z&K Consultants Inc. is providing Project Management, Construction Inspection, and Construction Management for this Project which includes removal of existing alley pavement and base section to construct new AC pavement section and ribbon gutter in multiple alleys in the City of Chino. Scope of work includes new PCC drive and alley approaches, curb and gutter, 4' PCC alley gutter, new AC pavement section and the construction of several block walls.

CITY OF ALHAMBRA | FY 19-20 & 20-21 STREET REHABILITATION PROJECTS

The Z&K Team is performing Project Management, Construction Management, Construction Inspection, and Labor Compliance Services for this project, which consists of the pavement and street rehabilitation of 23 local street segments located south of Mission Road, west of Garfield Avenue, east of Atlantic Boulevard, and north of Valley Boulevard. Improvements include street resurfacing, slurry seal treatment, varying depths of cold mill and overlay, construction staging, full depth removal and reconstruction, **median improvements**, concrete improvements such as removal and replacement of broke and off-grade sidewalk, ADA ramps that need updating, broke and off-grade curb and gutter, PCC sidewalk, installation of loop detectors, adjustment of manhole covers and utility covers to grade, driveway aprons in need of repairs, and concrete cross gutter reconstruction. (Two Separate Projects)

CITY OF IRWINDALE | 2021-2022 RESURFACING PROJECT: RESIDENTIAL RESURFACING PHASE I

Z&K provided Construction/Project Management and Inspection for this project. The project included street resurfacing, traffic control, raised crosswalks, speed humps, cold milling and AC overlay of existing asphalt concrete, construction of new curb and gutter, PCC sidewalk, installation and configuration of multiple traffic loop detectors, installation of city project signs, preservation of existing city survey monuments, adjusting manhole and utility covers to grade, installation of pavement markings and striping. Related work includes mobilization, traffic control, assisting in preparation of NPDES, local utility coordination, construction management.



ORGANIZATION CHART

ORGANIZATIONAL CHART

The key to a successful project is a highly qualified and well-managed team. We offer the City a cohesive, talented team of licensed and certified professionals. Our Professionals are recognized as leaders in the industry and will act as a seamless extension of City Staff. Our Construction Management and Inspection professionals keep these key objectives in mind:

- Quality services and project deliverables
- Time and budget efficiency
- Adherence to quality and assurance standards
- Constant communication
- Application of technical and practical expertise
- All licensing, certifications, training, and year of experience

Project Understanding and Selection of Key Personnel | We understand that the Median Improvement Projects at Cantu Galleano Road, Archibald Avenue, and River Road (Project #93039), involves significant improvements to medians at three key locations: Cantu Galleano Road (Median No. 1), Archibald Avenue (Median No. 2), and River Road (Median No. 3). The scope of work includes the removal of existing asphalt or concrete pavement, landscape elements, and curbs and gutters to accommodate the installation of new raised median curbs. In addition to these structural changes, the project also includes the installation of irrigation and electrical substructures, as well as junction boxes within the new median islands. Following these installations, the medians will be restored with appropriate striping, pavement markings, legends, and raised pavement markers. These improvements aim to enhance both the functionality and aesthetics of the medians in these areas

We are proposing the same team that supported the City in successfully delivering Phase 1 of the 2024 Median Improvement Project

"A" Team | Z&K has carefully selected this "A-Team" and has committed our most qualified staff for the duration of the contract. The project team is committed 100% to this contract and all proposed personnel will be available to perform the requested services as required by the City. Our staff will deploy efforts as the project schedule and construction activities dictate. We will reallocate staff hours, when possible, for cost savings to the City. By using highly qualified multi-disciplined inspectors, we are able to provide a cost of service well under industry standard.



This "A-Team" has worked together in this same capacity on multiple contracts. In addition to their extensive project specific experience, this team has great synergy and works very well together as well as with City Staff. All above key members are local to the area and are excited about the opportunity to improve their community. Our strategic and efficient staffing approach also results in significant cost savings to the City of Eastvale. We are confident that our proposed "A-Team" will provide outstanding customer service and cost savings for the City.



RESUMES

Anthony Flores, BSCE, EIT

Z&K CONSULTANTS
BUILDING SOLUTIONS

Senior Construction Manager



EDUCATION
» Bachelor of Science in Civil Engineering – California State University, Long Beach

TRAINING & REGISTRATION
» Engineer-In-Training (EIT), State of California, #170698
» Caltrans Temporary Pedestrian Facilities Training
» 30-Hr. Cal OSHA
» Defensive Driving Training
» Sexual Harassment Prevention Training

Mr. Flores has experience in project management, construction management, contracting, field investigation, project management, and quality control for numerous capital improvement projects and federally funded projects, involving street improvement, bridge construction, storm drains, median improvements, traffic signals, traffic signs, streetlights, pavement markings, construction projects, and maintenance projects ***and has successfully delivered over 50 street improvement projects***. Mr. Flores has a thorough understanding of Cal-OSHA practices and procedures, ADA and Caltrans ADA requirements, as well as extensive knowledge of Caltrans construction practices, physical characteristics and properties of highway construction materials, and approved methods and equipment used in making physical tests of construction materials. Additionally, Mr. Flores is familiar with Caltrans field and construction office procedures, with experience assisting in inspection to assure compliance with plans and specifications, assisting in preparation of contract change orders, contract estimates, and progress payments, coordinating field testing of materials for compliance with project specifications and the Caltrans Quality Assurance Program, maintaining accurate project records, performing analytical calculations, and monitoring Contractor progress by preparing progress reports as required.

RELEVANT PROJECT EXPERIENCE

Median Improvement Project at Cantu-Galleano Ranch Road, Archibald Avenue, and River Road | *Senior Construction Manager*: The 2024 Median Improvement Project (Project No. 93039) for the City of Eastvale includes the removal and reconstruction of median islands at three key locations: Cantu-Galleano Ranch Road, Archibald Avenue, and River Road. The scope of work involves demolition of existing pavement and landscape features, construction of new raised medians, installation of irrigation and electrical infrastructure, and restoration of striping and pavement markings. Improvements will be completed in accordance with City and County standards, including landscape and ADA compliance requirements, with attention to traffic control and stormwater protection throughout construction.

City of Alhambra: Street Rehabilitation Projects | *Senior Construction Manager*: These street improvement programs for FY 19-20 & 20-21 consist of the pavement and street rehabilitation of 23 local street segments. Improvements included slurry seal treatment, varying depths of cold million and overlay, full depth removal and reconstruction, concrete improvements to ADA curb ramps, curb and gutters, and driveway approaches, intersection improvements, traffic signal hardware installation, fiber optic utility coordination, traffic signal loops, driveway aprons in need of repairs, and concrete cross gutter reconstruction.

City of Norwalk: CDBG Local Streets Rehabilitation Project | *Project Manager*: This project is part of a local street rehabilitation program within Zone 28 of the City of Norwalk and is Community Block Development Grand funded. The project's scope includes repairs and reconstruction of concrete appurtenances, including cross gutters, curb and gutters, upgrades of ADA ramps to be compliant with ADA standards.

City of Chino: On-Call Project & Construction Management | *Senior Construction Manager*

- SD211 – 11th Street/B Street Project
- ST232 – Kimball Ave Street Improvement
- MS202 – ADA Grievance 21-004 Curb Ramps at Olive Place & Walnut Ave
- SN211 – Alley Sanitation Rehab 20-21 Phase 1, II, and III
- ST223 – Madison St & Kellogg Ave Gap Closure Project
- D4215 Prado Inundation Area Remediation - Watertight Sewer Manhole Assembly and Streetlight Connections Retrofit Project
- MS 222 Slurry Seal Program
- MS 202 & ST 221 Chino Avenue Accessibility and Curb Ramp Improvements at 15th,17th and 19th Streets and Norton Avenue PCC Walk and Curb Ramps

- NC231 Schaefer Ave Localized Asphalt Repairs
- ST162 Localized Asphalt Repairs Various Locations
- R7200 Masonry Block Wall at Chino Police Department
- Yorba Ave Street Improvements – From Midblock between Chino Ave to Schaefer Ave
- F Street, G Street, 5th Street - Street Improvements
- City Hall EMT Parking Lot Improvements

City of Lake Forest: Street Resurfacing of Glenn Ranch Road from Portola to El Toro | *Senior Construction Manager*: Mr. Flores is performing construction inspection services for this project, which involves the street resurfacing of Glenn Ranch Road from Portola Parkway to El Toro Road, as well as the slurry seal of and arterial slurry seal of Jeronimo and Muirlands from Los Alisos to Bake. Relevant project features include street resurfacing and rehabilitation, application of slurry seal, grinding and overlay, cold milling, ARHM pavement, AC base course, aggregate base, curb and gutters, ADA ramp construction, intersection improvements, traffic signal hardware installation, fiber optic utility coordination, traffic signal loops, signing striping, markings and pavement legends, dig-outs, sewer and storm drain manholes, and water valves.

City of Compton: Annual Residential Street Rehabilitation Project | *Senior Construction Manager*: This project included street rehabilitation numerous streets, including Caldwell, Myrrh, Grandee, 134th/Elva, Tajuata, Bradfield, Alondra, Parmelee, Stockwell, Bullis, and Palmer (Phases 1 & 2A). Scope of work included pavement improvements, street resurfacing, slurry seal, construction of cold mill, ARHM pavement, AC base course, aggregate base, full depth AC slot pavement, curb and gutters, sidewalks and driveways, cross gutter, alley intersection, driveway approach, curb ramps, signing, striping, markings, and traffic signal loop.

City of Irwindale: 2021-2022 Resurfacing Project, Irwindale, CA | *Senior Construction Manager:* This project involves general street improvements, in addition to street resurfacing, for multiple streets in the City of Irwindale, including Ayon Avenue, Calle del Norte, Pat Miranda Lane, Calle de Paseo, Allen Drive, Progress Lane, Central Street, and Peppertree Lane. The project's scope included roadway widening, sidewalk improvements, curb and gutter reconstruction, addition of travel lanes, addition of bike lanes, reconstruction of ADA-compliant sidewalks and pedestrian ramps, storm drain improvements, sewer main improvements, and utility relocation.

City of Torrance: Residential & Arterial Pavement Improvement Project, Torrance, CA | ***Senior Construction Manager:*** Mr. Flores provided management for improvements including application of slurry seal, cold mill and AC overlay, clearing and grubbing, removal and disposal of existing pavement, localized pavement repairs, as well as tree removals and replacements, asphalt berm replacement, AC base course, concrete repairs to PCC curb, gutter, PCC sidewalk, driveways, access and ramps. Other relevant features include adjustment of storm drains and sewer manholes to grade, reconfiguration of sewer piping, mobilization, traffic control, removal and replacement of existing traffic striping/markings and signage, and irrigation. Mr. Flores's responsibilities included construction management, reviewing traffic control plans, issues management, cost control, labor compliance, dispute resolution, quality control/inspection, public relations, and ensuring site safety.

City of San Marino: Street Rehabilitation Program, San Marino, CA (Phase 1 and Phase 2) | *Senior Construction Manager:* Improvements include cold-milling asphalt concrete pavement and re-paving with HMA and ARHM, clearing and grubbing, localized pavement repairs, replacing impacted traffic striping, markings, pavement legends, loop detectors, curb painting, replacing damaged curb and gutter, curb ramps, cross gutters, sidewalks, driveways and driveway approaches, inspection and replacement of sewer manholes, coordinating with local utilities, preparation and implementation of SWPPP and BMPs, and providing temporary traffic control in conformance with the contract documents and applicable permits. Mr. Flores's responsibilities included construction management, reviewing traffic control plans, issues management, cost control, labor compliance, dispute resolution, quality control/inspection, public relations, and ensuring site safety.

City of Rosemead: Walnut Grove Ave. Resurfacing Project Phase I, Rosemead, CA | ***Senior Construction Manager:*** This project involves street resurfacing and widening of Walnut Grove Ave., from Marshall St. to Grand Ave. in the City of Rosemead. Improvements included roadway widening, intersection improvement, pavement improvements, ADA improvements, sidewalk repairs, traffic signal modification, storm drain improvements, sewer main improvements, and addition of bike lanes. Mr. Flores provided full-time management, attended weekly progress meetings, prepared daily diaries, filled out incident reports, made assessments of exiting pavement conditions, coordinated with and provided direction for materials and geotechnical testing services, ensured successful completion and submission of the as-constructed plans and final punch list, reviewed traffic control plans, and performed regular labor compliance interviews on site.

Eddie Davalos

Senior Construction Inspector



LICENSES & REGISTRATION

- » Citrus College, Covina, CA, Public Works/Earth Work
- » OSHA 30 Hour Construction Safety & Health
- » Sexual Harassment Prevention Training
- » Defensive Driving Training
- » Caltrans Roadway Safety Training
- » Bridge Inspector Training
- » Metro Rail Safety Training

Mr. Davalos has over 25 years of experience in public works inspection, construction management, contracting, quality control, construction inspection, and management of large-scale capital improvement projects, ***and has successfully delivered over 35 street improvement projects***, involving street improvements, intersection improvements, median improvements, ADA ramp improvements, bike lanes and bike trails, conduit installation, traffic signal improvements, asphalt overlay, construction staging, traffic control, clearing and grubbing, SWPPP preparation, manholes and utility covers, loop detectors, PCC sidewalk, speed humps, and pedestrian crossings. Mr. Davalos's expertise extends to his familiarity with Caltrans, Federal Department of Labor and State of California Division of Labor Standards Enforcement, and equal employment opportunity compliance monitoring.

RELEVANT PROJECT EXPERIENCE

Median Improvement Project at Cantu-Galleano Ranch Road, Archibald Avenue, and River Road | *Senior Construction Manager*: The 2024 Median Improvement Project (Project No. 93039) for the City of Eastvale includes the removal and reconstruction of median islands at three key locations: Cantu-Galleano Ranch Road, Archibald Avenue, and River Road. The scope of work involves demolition of existing pavement and landscape features, construction of new raised medians, installation of irrigation and electrical infrastructure, and restoration of striping and pavement markings. Improvements will be completed in accordance with City and County standards, including landscape and ADA compliance requirements, with attention to traffic control and stormwater protection throughout construction.

City of Chino: Ramona Ave. and Walnut Ave. Traffic Signal Modifications and Street Improvements Project | *Senior Construction Inspector*: for a series of projects for the City of Chino Ramona Ave and Walnut Ave Traffic Signal Modifications Project. The project consisted of traffic signal improvements, street and pavement improvements, as well as traffic signal improvements, to a residential neighborhood and four arterial streets for one project, and intersection improvements and lane upgrades for the other. Improvements include street and pavement rehabilitation, intersection improvement, clearing and grubbing, slurry seal, cold mill and AC overlay, utility coordination, as well as electrical and lighting improvements, including traffic signal hardware replacement, pedestrian countdown signal hardware installation, replacement and testing of fiber optic communication equipment, boring inspection.

Kimball/El Prado/Central Traffic Signal Improvement Project | *Senior Construction Inspector*: The project consisted of traffic signal improvements, street and pavement improvements, as well as traffic signal improvements, to a residential neighborhood and four arterial streets for one project, and intersection improvements and lane upgrades for the other. Improvements include street and pavement rehabilitation, intersection improvement, clearing and grubbing, slurry seal, cold mill and AC overlay, utility coordination, as well as electrical and lighting improvements, drainage improvements, landscaping improvements, AC base course, ARHM pavement, concrete repairs to curb, gutter, sidewalk, driveways and driveway approaches, and replacing markings and striping on concrete and asphalt.

City of Chino: 11th St. Traffic Signal Modifications, Pavement Reconstruction Alley, and Intersection Accessibility Project | *Senior Construction Inspector*: The project consisted of traffic signal improvements, street and pavement improvements, as well as traffic signal improvements, to a residential neighborhood and four arterial streets for one project, and intersection improvements and lane upgrades for the other. Improvements include street and pavement rehabilitation, intersection improvement, clearing and grubbing, slurry seal, cold mill and AC overlay, utility coordination, as well as electrical and lighting improvements, including traffic signal hardware replacement, pedestrian countdown signal hardware installation, replacement and testing of fiber optic communication equipment, boring inspection. The scope also involved drainage improvements, landscaping improvements, AC base course, ARHM pavement, concrete repairs to curb, gutter, sidewalk, driveways and driveway approaches, and replacing markings and striping on concrete and asphalt.

City of Compton: Annual Residential Rehabilitation Project (Phases 1 & Phase 2A), Compton, CA | *Senior Construction Inspector:* Scope of work consisted of construction of cold mill, ARHM pavement, AC base course, aggregate base, full depth AC slot pavement, curb and gutters, sidewalks, cross gutter, alley intersection, driveway approach, curb ramps, signing, striping, markings, and pavement legends, speed hump, traffic signal loop, adjust to grade existing sewer manhole, water valve, water meter, and storm drain manhole. Mr. Davalos's responsibilities included construction inspection, reviewing traffic control plans, issues management, cost control, labor compliance, dispute resolution, quality control/inspection, public relations, and ensuring site safety.

City of San Marino: Street Rehabilitation Program, San Marino, CA (Phase 1 and Phase 2) | *Senior Construction Inspector:* Improvements include cold-milling asphalt concrete pavement and re-paving with HMA and ARHM, clearing and grubbing, localized pavement repairs, replacing impacted traffic striping, markings, pavement legends, loop detectors, curb painting, replacing damaged curb and gutter, curb ramps, cross gutters, sidewalks, driveways and driveway approaches, inspection and replacement of sewer manholes, coordinating with local utilities, preparation and implementation of SWPPP and BMPs, and providing temporary traffic control in conformance with the contract documents and applicable permits. Mr. Davalos's responsibilities included construction inspection, reviewing traffic control plans, issues management, cost control, labor compliance, dispute resolution, quality control/inspection, public relations, and ensuring site safety.

City of Alhambra: FY 19-20 & FY 20-21 SB1 Street Rehabilitation Projects, Alhambra, CA (Phase 1 and Phase 2) | ***Senior Construction Inspector:*** This program consists of pavement and street rehabilitation of 23 local street segments located south of mission road, west of Garfield Avenue, east of Atlantic Boulevard, and north of Valley Boulevard. Pavement improvements include intersection improvements, slurry seal treatment, varying depths of cold milling and overlay, and full depth removal and reconstruction. The project also includes concrete improvements such as removal and replacement of broken and off-grade sidewalk, ADA ramps, median installation, sidewalks, and driveway approaches, that need updating, broken and off-grade curb and gutter, driveway aprons, cross gutter, and traffic signing striping, and markings.

City of Rosemead: Walnut Grove Ave. Resurfacing Project Phase I, Rosemead, CA | ***Senior Construction Inspector:*** This project involves street resurfacing and widening of Walnut Grove Ave., from Marshall St. to Grand Ave. in the City of Rosemead. Improvements included roadway widening, intersection improvement, pavement improvements, ADA improvements, sidewalk repairs, traffic signal modification, storm drain improvements, sewer main improvements, and addition of bike lanes. Mr. Davalos provided full-time inspection, attended weekly progress meetings, prepared daily diaries, filled out incident reports, made assessments of exiting pavement conditions, coordinated with and provided direction for materials and geotechnical testing services, ensured successful completion and submission of the as-constructed plans and final punch list, reviewed traffic control plans, and performed regular labor compliance interviews on site.

City of Irwindale: 2021-2022 Resurfacing Project, Irwindale, CA | *Senior Construction Inspector:* This project involves general street improvements, in addition to street resurfacing, for multiple streets in the City of Irwindale, including Ayon Avenue, Calle del Norte, Pat Miranda Lane, Calle de Paseo, Allen Drive, Progress Lane, Central Street, and Peppertree Lane. The project's scope included roadway widening, sidewalk improvements, curb and gutter reconstruction, addition of travel lanes, addition of bike lanes, reconstruction of ADA-compliant sidewalks and pedestrian ramps, storm drain improvements, sewer main improvements, and utility relocation. Mr. Davalos provided full time construction inspection services, coordinated and attended weekly construction progress meetings with city staff, coordinated materials testing services, and documented daily progress through written daily diaries and photos.

City of Torrance: Residential & Arterial Pavement Improvement Project, Torrance, CA | ***Senior Construction Inspector:*** Mr. Davalos provided inspection for improvements including application of slurry seal, cold mill and AC overlay, clearing and grubbing, removal and disposal of existing pavement, localized pavement repairs, as well as tree removals and replacements, asphalt berm replacement, AC base course, concrete repairs to PCC curb, gutter, PCC sidewalk, driveways, access and ramps. Other relevant features include adjustment of storm drains and sewer manholes to grade, reconfiguration of sewer piping, mobilization, traffic control, removal and replacement of existing traffic striping/markings and signage, and irrigation. Mr. Davalos provided full-time inspection, prepared daily diaries, filled our incident reports, provided digital images of progress to the City, reviewed compliance with the SWPPP and installation of BMPs, ensured successful completion and submission of the as-constructed plans and final punch list.

City of Lake Forest: Street Resurfacing of Glenn Ranch Road from Portola to El Toro, Lake Forest, CA | *Senior Construction Inspector:* This street improvement program involves resurfacing of Glenn Ranch Road from Portola to El Toro, as well as pre-construction inspection services for the slurry seal of Zone F and arterial slurry seal of Jeronimo and Muirlands from Los Alisos to Bake.

Jimmy Martin, ACI, ICC Cert.

Z&K CONSULTANTS
BUILDING SOLUTIONS

Senior Construction Inspector (Alt.)



LICENSES & REGISTRATION
» ICC Soils Special Inspector
» ICC Reinforced Concrete Inspector
» Caltrans Various Certifications » Nuclear Gauge Certification
» ACI Field Technician Grade 1 » 30 Cal/OSHA
» Confined Space Training
» Traffic Control Technician and Traffic Control Flagger
» Certified California Journeyman Laborer (AGC)
» Pervious Concrete Technician (NRMCA)
» Carpentry
» Cement Mason
» Fall Protection
» Traffic Control Safety

Mr. Martin has more than 27 years of construction management and inspection experience on major capital improvement projects and is a certified ICC and ACI. Jimmy has been performed senior construction inspection services for various projects including pavement rehabilitations, traffic signal improvements, slurry seal projects, roadway widenings, intersection improvements, new intersections, bridges, interchanges, street improvements, traffic signal modifications, retaining walls, sound walls, MSE walls, sewer pipeline projects, water pipeline projects, water treatment facilities, wastewater treatment facilities, pipeline projects, and lift stations and ***has successfully delivered over 40 street improvement projects***. Jimmy's public works inspection responsibilities include the ability to review improvement plans, inspect public improvements construction, negotiate and administer contracts, and prepare and maintain a variety of reports. Jimmy values safety as a top priority and is acutely aware of security protocol and adherence to regulatory requirements. Jimmy proficiently surveys, inspects and evaluates production environments to determine fulfillment of safety and security standards. Jimmy possesses strong leadership capabilities that consistently lead to project productivity and profitability. His ability to supervise various levels of personnel and increase each team member's performance contribute to the overall success of program goals and client satisfaction. His proven track record of meeting company and agency objectives are direct results of his team-oriented, dependable and professional approach.

RELEVANT PROJECT EXPERIENCE

City of Torrance, Residential/Arterial Pavement Improvements | *Senior Construction Inspector*: This project included street rehabilitation and slurry seal of various streets, including, Cranbrook Ave, Kornblum Ave, Felbar Ave, Van Ness Ave, Madrona Ave, Harpers Wy, Gramercy Pl, Manhattan Pl, Yukon Ave, and Ainsworth Ave. Scope of work included pavement improvements, street resurfacing, crack sealing, slurry seal, localized dig-outs, Hot-mix Asphalt pavement, striping removal, curb and gutter, ADA access ramps, alley intersections, driveway approaches, cross gutters, traffic loop detectors and adjustment of utilities. Scope included preparation of submittal packages, scheduling, project management, meetings, cost control, reviewing RFIs, preparing change order proposals, permits, progress billings, subcontractor coordination, as-built drawings, and final walkthrough/closeout.

City of Torrance, Anza/Vista Montana/Pacific Coast Highway Intersection Improvements | *Senior Construction Inspector*: The Anza/Vista Montana/Pacific Coast Highway Intersection Improvements Project consists of construction of the Pacific Coast Highway/Anza Intersection Improvements with appurtenances as shown on City of Torrance Plan No.'s ST-1019/SD-517/C- 2019-8/TS-2019-2/ST-1019-TC; curb, gutter, sidewalk, catch basins, curb ramps, raised medians, striping, traffic signal replacement; grind and overlay, and AC pavement; and all other incidental work.

City of Chino, Slurry Seal Program (Various Locations Citywide) | *Senior Construction Inspector:* This Project which includes street rehabilitation and slurry seal of various streets, including, Pipeline Ave from City Limits to City Limits, Chino Ave from City Limits to City Limits and Schaefer Ave from City Limits to City Limits. Scope of work includes pavement improvements, street resurfacing, crack sealing, slurry seal, localized dig-outs, striping removal/install, and traffic loop detectors. Z&K provided preparation of submittal packages, scheduling, mark outs, meetings, cost control, reviewing RFIs, preparing change order proposals, permits, progress billings, subcontractor coordination, as-built drawings, and final walkthrough/closeout.

City of Chino, Alley/Sanitation Rehabilitation Project | *Senior Construction Inspector:* This Project which includes removal of existing alley pavement and base section to construct new AC pavement section and ribbon gutter in multiple alleys in the City of Chino. Scope of work includes new PCC drive and alley approaches, curb and gutter, 4' PCC alley gutter, new AC pavement section over compacted crushed miscellaneous base, and the construction of several block walls. Z&K is providing preparation of submittal packages, scheduling, project

management, meetings, cost control, reviewing RFIs, preparing change order proposals, permits, progress billings, subcontractor coordination, as-built drawings, and final walkthrough/closeout.

City of Temecula, Pavement Rehabilitation Program – Winchester Road (Jefferson Avenue to Ynez Road) | *Senior Construction Inspector*: The City of Temecula pavement rehabilitation program. The work for this project generally includes pavement Improvements along Winchester Road from Jefferson Avenue to Ynez Road. Improvements Include, remove and replace existing asphalt pavement, reconstruction of traffic loops, adjust existing manholes and valves for different utilities, and installation of striping and pavement markers.

City of Chino, Various Arterial Streets (e.g., Central Ave, Edison Ave, Riverside Dr, Eucalyptus Ave, Chino Ave, Ramona Ave) | *Senior Construction Inspector:* Completed over 9 linear miles of roadway widening and asphalt pavement rehabilitation. Roadway widening consisted of the addition of vehicle lanes, curb & gutter, sidewalk, and landscape area. Pavement rehabilitation consisted of selective deep lift removals, cold mill existing AC pavement 3" below surface and pave back section (in kind). Removal and replacement of all substandard curbs, gutters, sidewalks, and ADA curb ramps. Replacement of traffic signal loops.

City of Indio, Highway 111 - Young's Lane Median Improvements Project | *Senior Construction Inspector* Demolition of existing AC paving, street structural section, decorative PCC curb, decorative cobble pavers and median landscaping. Complete reconstruction of all improvements, with modified horizontal alignment. Repair/replacement of all existing lighting and automatic irrigation systems. Placement of 60,000 SF of type II Emulsion Asphalt Slurry. Coordinated road closures and traffic detours with local businesses. Installation of new traffic signage and striping. Inspected installation of work area traffic control for compliance with approved plans.

City of Corona, Citywide Sidewalk Improvements | *Senior Construction Inspector:* Assessment and prioritization of 80,000 sf of existing deteriorated or damaged sidewalks, throughout the city. Marked and created photo documentation of locations that required sidewalk replacement. Utilizing GPS mapping software, obtained the exact location of all sidewalk repair locations. Inspected construction activities during sidewalk demolition and replacement. Coordinated with a certified arborist to assure proper root pruning and stabilization of mature trees. Confer with property owners, contractors, project engineers and other City departments regarding scheduling work, gathering data and resolving complaints. Performed inspection of sidewalk demolition and replacement including temporary traffic control, site maintenance, root pruning, and compliance with City and Greenbook Standards.

City of Irwindale, 2021-2022 Resurfacing Project | *Senior Construction Inspector*: This project involved general street improvements, in addition to street resurfacing, for multiple streets in the City of Irwindale, including Ayon Avenue, Calle del Norte, Pat Miranda Lane, Calle de Paseo, Allen Drive, Progress Lane, Central Street, and Peppertree Lane. The project's scope included roadway widening, sidewalk improvements, curb and gutter reconstruction, addition of travel lanes, addition of bike lanes, reconstruction of ADA-compliant sidewalks and pedestrian ramps, storm drain improvements, sewer main improvements, and utility relocation. Martin provided full time construction inspection services, coordinated and attended weekly construction progress meetings with city staff, and coordinated materials testing services.

City of Hawthorne, Prairie Ave Improvement Project Phase II, Hawthorne, CA | *Senior Construction Inspector*: This arterial street improvement project consists of excavation and removal of existing pavement, installation of storm drain, sewer improvements, ADA access ramps, driveways, curb and gutter, traffic signal relocations, signage and striping, adjustment of storm drain and sewer manholes. Mr. Martin provided full-time project management, preparing submittal packages, coordination with subcontractors, scheduling, quantity tracking and monthly billing, cost control, field coordination, meetings, RFIs, change order proposals, T&M tracking, and final project closeout.

City of Commerce, Atlantic Blvd Corridor Improvement Project, Commerce, CA | *Senior Construction Inspector*: This street improvement project provided the beautification of Atlantic Blvd from Washington Blvd to The I5 FWY. This project consisted of the resurfacing of Atlantic Blvd, improving mobility of pedestrians, ADA compliant access ramps, PCC bus pads, bus shelters, PCC medians, landscaping, installation of City monument, adjustments of storm drain manhole frames and sewer manholes, installation of traffic signal upgrades, and traffic loop detector installation.

City of Hawthorne, Local Street Improvement Project, Hawthorne, CA | *Senior Construction Inspector*: This local street improvement project consists of cold mill, excavation, and removal of existing pavement, ARHM pavement improvements, ADA curb ramps, installation of speed humps, curb and gutter, localized pavement reconstruction, traffic signal detectors and bicycle loop detectors, and signage and striping. Mr. Martin provided full-time project management, coordination with City and subcontractors, monthly progress billing, cost control, RFIs, change orders, scheduling, onsite crew management, and project closeout.



PROJECT UNDERSTANDING & SCOPE OF WORK

PROJECT UNDERSTANDING

Z&K Consultants, Inc. fully understands the scope, intent, and importance of Phase Two of the City of Eastvale Median Improvement Project (Project No. 93039). Building on the success of Phase One—where our team provided comprehensive Construction Management and Inspection (CM/CI) services—we are well-positioned to deliver a seamless continuation of work for this next phase. Our familiarity with City staff, local standards, and field conditions will allow us to hit the ground running and ensure a consistent approach to quality, efficiency, and communication.

Phase Two is centered around aesthetic and functional improvements to medians located along Cantu-Galleano Ranch Road, Archibald Avenue, and River Road. The scope includes demolition of existing hardscape and landscape elements, followed by construction and installation of new features such as stamped and colored concrete maintenance bands, reclaimed water irrigation systems, planting of drought-tolerant landscape material, solar-powered monument signs, low-voltage street lighting, and all associated electrical infrastructure.

This phase introduces additional coordination needs and design sensitivity due to the variety of subsurface utilities, roadway interfaces, traffic volumes, and irrigation system complexity. In particular, we understand the importance of maintaining uninterrupted traffic flow along these key corridors during active construction. Our team will work closely with the City and the contractor to review traffic control plans, oversee daily field operations, and ensure that work zones are safe and compliant.

Z&K is well-versed in the County of Riverside landscape specifications and the City's landscape maintenance goals, and we recognize the importance of long-term maintainability and water efficiency. We will pay particular attention to the proper installation of irrigation components—including pressure regulators, drip emitters, valves, and reclaimed water systems—as well as the spacing and health of new plant material to meet WELO standards. In addition, we will verify that electrical elements, such as conduit runs, controller cabinets, solar fixtures, and monument lighting, are installed per plan and in coordination with utility agencies.

Having successfully delivered Phase One, our team is also acutely aware of potential issues that could arise during construction and has already developed internal workflows to address common challenges such as:

- Utility conflicts and missed field mark-outs
- Weather-related impacts to irrigation installation or landscape establishment
- Contractor compliance with specified irrigation schedules, soil amendments, and planting details
- Submittal and RFI processing delays
- Restoration of adjacent hardscape or signage disturbed during median construction

Our approach emphasizes proactive communication, daily field presence, timely documentation, and detailed quantity tracking. We will conduct weekly meetings, maintain robust inspection logs, and collaborate closely with City staff and the contractor to ensure every phase of the project—from demolition to punch list—is executed with precision and transparency.

In summary, Z&K brings not only the technical expertise and local knowledge required for this phase, but also a proven track record with the City of Eastvale and a deep understanding of the project's vision and execution challenges. We are excited to support the City once again and are fully committed to delivering Phase Two on schedule, on budget, and to the highest standard of quality.

SCOPE OF WORK

Our Team's relevant experience allows them to provide overall administration of the construction process based on their unique ability to fully understand the construction process, work proactively to identify problems early, and to mitigate each risk before it affects the project performance goals. Z&K has thoroughly reviewed the RFP; we confirmed our team will provide all scope of work tasks as outlined in the RFP scope of services. The Z&K Team will provide excellent Construction Inspection, services for the City's Project. Z&K acknowledges our ability to meet the contract requirements for the work listed under the scope of services, along with any additional services that the City should require. The Z&K Team, at a minimum, will perform the following:

PRE-CONSTRUCTION PHASE

Preconstruction Conference | Z&K will schedule, coordinate, and conduct a pre-construction conference with the City, affected agencies, and the Contractor, as well as the design engineer, utilities and other agencies. An agenda will be prepared in advance to notify attendees of key items for discussion. At the pre-construction conference, we will discuss special contract and/or concerns, and establish the protocol to be used throughout the project. The meeting will highlight the contractor's responsibility for items such as order of work, permit and environmental agreements, safety and access, progress pay requests, labor compliance, submittals, RFIs, CCOs, quality control, materials certification, schedule updates, and weekly meetings. Z&K will review the baseline schedule and verify that it meets all the required information prior to issuing the Notice to Proceed to the Contractor. Z&K will prepare and promptly distribute meeting minutes to all attendees. Z&K has carefully selected this "A-Team" of and committed our most qualified staff for the duration of the contract to deliver a successful project. All assigned Z&K Inspectors and Construction Managers are committed to provide their services at all times required by the contract. Our proposed personnel have successfully provided construction management and inspection for a variety of projects. The Z&K Inspectors are on site daily to observe construction operations and materials and compare them with the project plans and specifications.

CONSTRUCTION PHASE

Construction Inspection Services | Z&K Inspectors have experience providing inspection services for numerous capital improvement projects, including storm drain and pipeline relocations, street improvements, traffic signal improvements, roadway widenings, striping, traffic control, and utility protection, and are well aware of how important project quality control is to the overall success of a project. Throughout each project, the inspectors will review contract documents, plans, and permits. Inspectors will monitor and enforce construction noticing requirements. The Z&K Inspectors will use their expertise to provide field conflict resolutions. The Inspectors' primary duties will be to inspect and verify all work in place meets the requirements of the contract plans and specifications, traffic control plans, shop drawings, change orders, and O&M manuals as well as maintenance of project documentation. In addition to the construction activities, the project team must also review and enforce the requirements stipulated in the permits issued by regulatory and environmental agencies. Our team has extensive experience with working with the State Department of Fish and Wildlife, Department of Water Resources, and other state and federal agencies that may have input on the project.

Z&K Inspectors have the knowledge, skill, and experience to inspect all the anticipated construction operations that this contract may require. Inspectors will verify that all work in place meets the requirements of the contract plans and specifications, traffic control plans, shop drawings, change orders, and O&M manuals as well as maintenance of project documentation. Z&K will verify that all work conforms with the requirements and identify any issues of non-compliance with the applicable codes. Inspectors will meet with the project design team and City staff to work out any issues and resolve them quickly and efficiently. Z&K proposed staff will complete daily reports, including equipment, crews/personnel, and photos (before, during and after construction). The Construction Manager will review the inspectors' daily reports and provide copies to the City upon project completion.

Z&K will review the contractor's work for compliance with contract and environmental documents. Z&K will perform labor compliance tasks as needed, including verifying certified payroll reports, DBE utilization, subcontractor utilization, and labor interviews. Z&K will review the contractor's submittals for compliance with contract documents. Z&K will review the contractor's RFIs and either provide information from contract documents or route the request to the Engineer for resolution. Z&K will review the contractor's pay requests and recommendations to the City as to the acceptability of the requests.

Schedule Control | The Z&K Team will review and monitor the Contractor's schedule and evaluate work in progress each week. All findings that may require enforcement or corrective actions will be reported to the City for consideration. These weekly work in progress status updates will be reflected in the master project schedule. Z&K will regularly update this schedule to reflect construction progress and provide updates on anticipated closure, detours, etc. The Team will also provide updates to the City on any other pertinent project information affecting the construction schedule. This update will show current conditions and revisions required by actual progress.

Daily Documentation | The Z&K proposed staff will complete and maintain field file bound workbooks including daily, weekly, and monthly reports logging any working day reports, change order documentation, equipment on site, crews/personnel, and photographs (before, during and after construction). A monthly Construction Manager progress report will include an overview of work accomplished during the previous month, an overview of work to be accomplished the following month, an updated schedule (based on the Contractor's schedule of values), a list of problem areas, if any, and proposed corrective actions, and a bar graph comparing the monthly and cumulative invoiced amounts with the total authorized CM budget. These reports will be submitted via email and/or hardcopy.

Utility Coordination | The Z&K Team will provide ongoing coordination with public utilities to resolve any questions or conflicts, and to avoid any potential delays or additional costs to the project. Any conflicts with utilities will be reported to the utility company and Z&K will work to coordinate the relocation or removal of the utility. The resolution will be reported to the City. Our team will ensure that the Contractor is aware of all existing underground utilities by ensuring that Dig Alert tickets are current and up to date prior to excavation. We will keep track of hazardous and non-hazardous and conflicting utilities during our progress meetings. Additionally, we will communicate with utilities early since various utilities may need to be adjusted by the Owner and require utility coordination.

Communication | Z&K will establish coordination and a line of communication to be used among participants throughout the project. Our Construction Manager, Anthony Flores, will serve as the City's representative in charge of project communication and coordination with Z&K, City staff, the design engineer, and the contractor throughout the construction phase. Z&K will document all necessary communications throughout the project and will ensure that all questions and inquiries are fulfilled in a timely manner. The emphasis on project communication continues throughout the project with the weekly construction meetings. At each weekly meeting, all ongoing issues will be reviewed and discussed. All project stakeholders will be invited to the weekly meeting. An agenda of meeting topics will be distributed in advance and include items such as safety, old business, updated progress of the work, request for information (RFIs), submittals, testing and inspection reports, non-conformance notices, contract issues, procedures, environmental monitoring, change orders (COs), look-ahead schedule for upcoming work, pay requests, and so forth. Unresolved issues will be carried over to the next week's meeting until a final resolution is obtained. Z&K will prepare and promptly distribute meeting minutes.

Constructability Review | The Z&K Team is aware that prompt constructability reviews and implementation of value engineering methods allow for cost and schedule savings. Upon notice-to-proceed (NTP), the Z&K Team will conduct a thorough constructability review that will focus on anticipating issues in the field and resolve them through fast and flexible problem solving. This approach will result in timely completion of the work, claims avoidance, and the reduction of public inconvenience. The Z&K Team will maintain a master project schedule to include all completed and scheduled work. Z&K will provide updates on anticipated closure, detours, etc. The Team will also provide updates to the City on construction progress and any other pertinent project information.

Public Outreach | Z&K will assist the City in providing concierge-level services to impacted residents as it relates to their access into and out of their property, noise, dust, and general disruption to the neighborhood. Z&K will form and maintain good relations with residents and businesses in surrounding neighborhood by providing community outreach and a contact person to manage public relations for the duration of the project. At a minimum, the Z&K team will establish and manage a construction 24-hour hotline (toll free number), website, and email address for project stakeholders, property owners, interested parties, and the public to call with construction issues and concerns. All calls and public complaints will be documented and investigated, and a monthly report will be provided to the City.

Permitting Requirements | Throughout the project, the inspectors will review all required federal and state forms, permitting requirements, agency requirements, local regulations, and any other contract documents or plans to ensure the project's compliance. Inspectors will monitor and enforce construction noticing requirements. The Inspectors' primary duties will be to inspect and verify all work in place meets the requirements of the contract plans and specifications, traffic control plans, shop drawings, change orders, and O&M manuals as well as maintenance of project documentation. In addition to the construction activities, the project team must also review and enforce the requirements stipulated in the permits issued by any regulatory and environmental agencies involved in the project. Our team has extensive experience with working with the State Department of Fish and Wildlife, Department of Water Resources, and other state and federal agencies that may have input on the project.

Critical Path Method Schedule | The Team will review the Contractor's critical path method schedule to monitor the project progress, define the critical path tasks, and provide, on a monthly basis, an update of accomplishments and projected project schedule goals for the following month. We will check the schedule for activities with start dates that did not begin during the review period. This proactive approach flags potential delay issues for further discussion. The Z&K Team has extensive experience in dealing with changes from unforeseen conditions, owner-initiated changes, and other types of delays. The Contractor will be required to submit a time impact analysis for any issue with the potential to delay the overall progress of the work. Z&K will mitigate the delay as the first course of action

Weekly Progress Meetings | Z&K will schedule, coordinate, and conduct weekly construction meetings with City representatives, contractors, and other agencies related to the project. At each weekly meeting, all ongoing issues will be reviewed and discussed. All project stakeholders will be invited to the weekly meeting. An agenda of meeting topics will be distributed in advance and include items such as safety, old business, updated progress of the work, request for information (RFIs), submittals, testing and inspection reports, non-conformance notices, contract issues, procedures, environmental monitoring, change orders (COs), look-ahead schedule for upcoming work, pay requests, and so forth. Unresolved issues will be carried over to the next week's meeting until a final resolution is obtained. Z&K will prepare and promptly distribute meeting minutes to all attendees.

Safety Compliance | Z&K Consultants take extreme pride for being a very safety conscious organization implementing a safe environment both in our offices and on our project sites. We monitor the Contractor and their subcontractors for safety compliance for meeting local, state, and federal safety requirements. We also ensure the trades and the Contractor are always safety conscious in everything they do in the Project. Z&K will review the Contractor's compliance with workplace safety and health standards and notify the City of non-compliance. The Z&K Team is knowledgeable with the Caltrans Safety Manual and the Cal/OSHA Construction Safety Orders. The Inspectors will attend the Contractor's Safety Meetings and promote safety throughout the life of our contract. Z&K will review, monitor, document and enforce contractor safety procedures for compliance with all safety laws and regulations. If any safety violations occur, Z&K will take immediate action to correct the issue and report any incidents to the City. All Z&K staff will observe construction safety, public safety and convenience. Z&K Inspection staff is knowledgeable with the Caltrans Safety Manual and the OSHA Construction Safety Orders.

Progress Payments | The Z&K staff bring a detailed understanding of the City processes for administering Contractor progress payments per the City's standards & procedures. We will work closely under the direction of the City and with the contractor to verify that the contractor's payments are processed, provide recommendations, and ensure they are executed promptly by the contract documents and City's procedures. Z&K will reconcile the work done with the pay requests. Z&K will work with the Contractor on required corrections to the pay requests and ensure that they are in the format and forms required by the City. The pay requests will be submitted to the City with a statement that they have been reviewed. Z&K will keep accounts of all pay requests including amounts retained, dates submitted, dates paid, actual payments, changes in contract amounts, and any other pertinent information.

Document Control | Quality assurance includes quality of the constructed work as well as the quality of the Contractor's document processes (such as the Contractor's submittals and RFIs). In Z&K's experience, lack of quality in the paperwork with items such as poor submittals and unanswered RFIs may lead to lack of quality in the constructed product. Deficiencies in submittal quality control by the Contractor often leads to incorrect or inferior equipment and materials being installed. Z&K will be proactive with the Contractor to ensure the quality of their submittals. Likewise, lax procedures for the processing of RFIs may lead to misunderstandings and delays. The Z&K CM will take a proactive approach with the Contractor and the Design Engineer to ensure the quality of the RFI process is maintained. Finally, Z&K regularly performs internal audits of its field operations to ensure the proper implementation of procedures for Z&K's quality assurance program.



Z&K will ensure that the City complies with federal and state reporting requirements. Our team is experienced in complying with both state and federal grant reporting and filing requirements. We pay close attention to these requirements and

deadlines so that project funding remains unaffected and so that file audits are conducted quickly and efficiently. Our team is also experienced in ensuring that project documents show compliance with DBE reporting requirements, DBE goals, and/or good faith effort documented. Z&K is extremely familiar with Federal-Aid implementation and the Caltrans' Local Assistance Procedures. Proper Project documentation is key in audits conducted by the Federal Highway Administration (FHWA) and Caltrans.

Our Inspectors know that a complete record of the project must include a full set of all contract drawings, addenda, specifications, change orders, logs, submittals, and RFI's. Filing will include correspondence with all stakeholders and permit agencies, reports (daily, weekly, monthly) showing all day-to-day operations, the contractor's workforce, and equipment. In addition to the materials on hand, materials testing reports and sampling, copies of all permits, SWPPP plan, all reports, updates, and all other contract documents related to the construction of the project will be documented. Our internal QA/QC process is simple and does not require additional time demands of the City. Routinely, our Construction Manager or Inspectors will conduct independent reviews of the project records for their adherence to the required policies and procedures. Z&K will coordinate preparation of the as-built plans with the Design Engineer.

CLOSE-OUT PHASE

Our Construction Manager will take a proactive approach at processing close-out documentation by preparing a final punch list of items, which typically include guarantees/warranties, subcontractor liens, retention, and final acceptance/certificates of completion, orderly transfer of key records and documents, resolution of outstanding issues, final payment preparation and processing along with final acceptance or record drawings. Z&K will verify the completion of the final punch list when the contractor has certified and demonstrated the work is substantially complete. Upon completion of the project and all items on the final punch-list (including all warranties, guarantees, and operation and maintenance manuals, in addition to subcontractor liens, retention, and final acceptance/certificates of completion), Z&K will provide the City with both hard and electronic copies of project documentation. Z&K will conduct a final inspection and walk-through including City staff, Contractor, maintenance/service personnel, and project architect/design consultant.



Upon completion of the project and following the final inspection and walkthrough, Z&K will provide the City with both hard and electronic copies of project documentation, including a report stating that the installation of all improvements required by the project have been completed in accordance with the plans and specifications. Z&K will calculate the amount of final payment due to the prime Contractor and prepare the proposed final estimate. Z&K will also review and process the release of retention. Z&K will obtain evidence of certification of the release of all liens and stop notices. Z&K will obtain certification of delivery of record drawings to the City and design engineer. Z&K will advise the City when the Notice of Completion (NOC) should be filed. Z&K will also provide the City with necessary data needed for acceptance of the project, such as release of retention, certification of release of all liens and stop notices, certification of delivery of record drawings.

Z&K will conduct a final inspection and walk-through including City staff, Contractor, maintenance/service personnel, and project architect/design consultant, and applicable agencies. Z&K will calculate the amount of final payment due to the prime Contractor and prepare the proposed final estimate. Z&K will also review and process the release of retention. Z&K will obtain evidence of certification of the release of all liens and stop notices. Z&K will obtain certification of delivery of record drawings to the City and design engineer. Z&K will advise the City when the Notice of Completion (NOC) should be filed. Z&K will prepare the final punch list when the contractor has certified and demonstrated the work is substantially complete

MANAGEMENT APPROACH

The team proposed on this project have over 25 years of experience in construction management and construction inspection. We have successfully utilized CM Agency delivery on a host of projects. Through this experience we have developed project management procedures that promote collaboration and teamwork, improve quality and maximize the value of the above project. Z&K's past performance with Cities, Counties, and other agencies show our remarkable ability to control costs, guarantee great quality of work, and meet all project deadlines.

We understand the importance of Schedule Control and are known in the industry for assisting the contractor to cut the project schedule and to yield significant savings for our clients through reduction of overhead construction management and construction costs. The most significant saving is less inconvenience to the traveling public and less City exposure due to shortened construction duration. This will help extend excess project funds into other important projects.

Z&K Consultants, Inc. provides proven professional construction management techniques to ensure the safe construction of a quality project completed on time and within budget. Z&K accomplished this by establishing the systems, policies, and procedures necessary to ensure adequate project controls are in place. The Construction Manager must ensure all parties understand the basic responsibilities and interrelationships of all team member such as the Owner (both project management and operations), the Design Engineer, the Contractor, and the construction management team. Additionally, a good Construction Manager must have the knowledge and experience to effectively understand the interrelationships between the key management components of time, information, cost, and quality. Decision making, including obtaining sufficient information to make reasoned decisions, is the key element leading to a successful project. the project. The Z&K approach is founded on a thorough understanding of each of the management components critical to the project.

TIME MANAGEMENT | Time management uses scheduling to accurately manage and track the restrictive elements of time and resources throughout the project. The key to a successfully implemented and managed schedule is the development of an accurate, detailed, and realistic baseline schedule. Z&K will review the Contractor's baseline schedule to ensure it is accurate and reasonable. Activity durations and logic ties will be examined for accuracy and constructability. The schedule logic and activity durations will also be analyzed to ensure the Contractor does not use float suppression techniques. Schedule float is a valuable resource for the Owner and the Contractor.

Schedule implementation and administration is the next step in proper time management. The Contractor's actual progress will be documented daily. The Z&K Team will review the progress with the Contractor at the weekly meetings. The Contractor's three-week-look-ahead schedule will be compared with the work plan on the record schedule to ensure the Contractor continues to use the record schedule as a management tool. We will check the record schedule for activities with start dates that did not begin during the review period. This proactive approach flags potential delay issues for further discussion.

COST MANAGEMENT | Z&K will take the lead to ensure a cost management system is properly implemented and maintained. Z&K's cost management role will be in two parts. The first is to track the value of the completed work to ensure accurate and detailed monthly progress billing by the contractor. Secondly, Z&K will proactively manage the change order process. The monthly progress billing may be tied to the construction schedule. A cost loaded critical path method (CPM) schedule is a valuable management tool. Each month, the Construction Inspector will review and approve the updated cost loaded CPM. Work activities and material deliveries will be assigned the correct completion percentage by the Contractor. This will be reviewed by the Construction Inspector and discrepancies will be addressed.

If necessary, the Contractor will revise and resubmit the schedule of values. This process ensures the Owner is accurately billed for the completed work monthly. Changes in work and unforeseen conditions will be closely monitored. Any costs for changes will be managed by the Z&K construction management team. An ongoing log of potential change issues will be maintained. These issues will be discussed and updated at each weekly meeting.

FUNDING MANAGEMENT | Z&K will ensure that the City has all necessary information to comply with the funding requirements. Our team is experienced in complying with funding reporting and filing requirements. We pay close attention to these requirements and deadlines so that project funding remains unaffected and so that file audits are conducted quickly and efficiently. Our team is also experienced in ensuring that project documents show compliance with DBE reporting requirements, DBE goals, and/or good faith effort documented. Proper Project documentation is key in any audits.

QUALITY MANAGEMENT | Quality management is an inherent CM responsibility. Z&K is knowledgeable and capable in all aspects of quality management. Quality assurance is the application of systematic methods to verify the effective implementation of quality control procedures. Z&K will manage the quality of the project by taking the quality assurance lead role and implementing the Z&K quality assurance program, which allocates quality control responsibilities to the various project participants to ensure the constructed product conforms to the contract plans and specifications. This includes a detailed inspection plan, inspection procedures, and documentation procedures for all inspection and test reports. Z&K will review the Contractor's quality control procedures to ensure adequacy. Quality control issues will be discussed at each weekly meeting. An ongoing deficiencies/corrective items list will be maintained, reviewed, and updated weekly.

Quality assurance includes quality of the constructed work as well as the quality of the Contractor's document processes (such as the Contractor's submittals and RFIs). In Z&K's experience, lack of quality in the paperwork with items such as poor submittals and unanswered RFIs may lead to lack of quality in the constructed product. Deficiencies in submittal quality control by the Contractor often leads to incorrect or inferior equipment and materials being installed. Z&K will be proactive with the Contractor to ensure the quality of their submittals. Likewise, lax procedures for the processing of RFIs may lead to misunderstandings and delays.
Z&K will take a proactive approach with the Contractor and the Design Engineer to ensure the quality of the RFI process is maintained. Finally, Z&K regularly performs internal audits of its field operations to ensure the proper implementation of procedures for Z&K's quality assurance program.

INFORMATION MANAGEMENT | Proper information flow is crucial to the success of a project. A construction project generates a large amount of information, which must be distributed to all parties on a timely basis. The source of this information will cover the full spectrum including contracts, meeting minutes, drawings and specifications, submittals, requests for information (RFIs), pay requests, invoices, inspection reports, and so forth. Z&K, as CM, will act as the hub for the management of all information flow. Z&K has extensive experience providing document management solutions for its clients. Z&K's approach to information management also includes building a communication framework to continually foster partnering and teamwork relationships for all the project stakeholders. Z&K builds this framework from the start of the project with an all-inclusive kick-off meeting where the lines of communication and project responsibilities will be clearly explained to all the project stakeholders.

The emphasis on project communication continues throughout the project with the weekly construction meetings. At each weekly meeting, all ongoing issues will be reviewed and discussed. All project stakeholders will be invited to the meetings. An agenda of meeting topics will be distributed in advance and include items such as safety, old business, updated progress of the work, RFIs, submittals, testing and inspection reports, non-conformance notices, environmental monitoring, change orders, three-week-look-ahead schedule, pay requests, and so forth. Unresolved issues will be carried over to the next week's meeting until a final resolution is obtained.

CODES & PROCEDURES MANAGEMENT | Z&K has a strong knowledge of the City, County, State, and Federal codes and procedures that are required to deliver a successful project. Z&K will ensure that all codes and procedures are properly followed for the City's Project.

Some of the requirements are as follows:

- Project Construction Documents
- City Standards and Design Manuals
- California Building Code
- California Plumbing Code
- California Mechanical Code
- California Electrical Code
- California Building Energy Efficiency Standards
- Title 24, Part 2, 2.5, 3, 4, 5, 6, 11
- California Fire Code
- California Residential Code
- California Green Building Code
- California Disabled Regulations
- City Codes & Ordinances
- City Grading Code & Manual
- APWA "Greenbook" Standard Specifications for Public Works Construction
- Caltrans Standards, Specifications, and Procedures





- Caltrans Construction Manual
- Caltrans Safety Manual
- OSHA Construction Safety Orders
- 10/30-hr OSHA Training Certification
- Local Assistance Procedures Manual (LAPM)
- State and Federal Building Codes (Site Accessibility)
- County Procedures and Guidelines
- Work Area Traffic Control Handbook (WATCH) Manual
- Manual of Uniform Traffic Control Devices (MUTCD)
- Project Safety Plan (PSP)
- Site Health and Safety Plan
- Activity Hazard Analysis (AHA)

QA/QC PLAN

To ensure the successful execution of Phase Two of the City of Eastvale Median Improvement Project**,** Z&K Consultants, Inc. has developed a comprehensive Quality Assurance/Quality Control (QA/QC) program tailored to the project's focus on landscaping and hardscape improvements. This program encompasses all project phases—pre-bid, construction, and post-construction—and is designed to meet or exceed the City's expectations for quality, compliance, and overall project integrity.

Pre-Bid Phase | During the pre-bid phase, Z&K will review the construction documents to assess constructability, bid ability, and landscape feasibility. Special attention will be given to landscape layout, irrigation infrastructure, material selections, and the interface between hardscape elements and existing improvements. Our team will support the City in refining bid documents, identifying any potential utility conflicts, and reviewing contractor qualifications. Site photos and video documentation will also be completed to establish baseline conditions.

Construction Phase | Z&K will implement our QA/QC protocols through daily inspections, submittal reviews, and documentation of progress. For this landscape-focused phase, we will closely monitor irrigation installation, planting operations, soil preparation, and decorative paving or hardscape work to ensure conformance with the City's standards and County landscaping specifications. Weekly meetings will track progress and resolve issues proactively. We will also verify proper material quantities, oversee change order management, and enforce safety and traffic control measures. Our field staff will document all activities with photo logs, daily reports, and quantity tracking sheets.

Post-Construction Phase | Upon completion, Z&K will perform a thorough final inspection with City staff and generate a punch list for outstanding items. We will verify the accuracy of as-built drawings, particularly for irrigation lines, valve locations, electrical conduits, and planting areas. All final documentation—including photo records, testing reports, and certifications—will be submitted in an organized close-out package. We will also ensure prompt processing of final pay requests and completion certificates.

Commitment to Quality | Z&K's QA/QC program is structured to support the City in delivering a high-quality, visually appealing median improvement project. Our team's proactive communication, thorough documentation, and close coordination with the City will help ensure timely delivery of a successful Phase Two project that enhances the community and aligns with the City's goals for safety, durability, and aesthetics.

A table summarizing the activities, descriptions, and deliverables is provided below for clarity and easy reference.

Pre-Bid Phase		
Activity	**Description**	**Deliverable**
Bidding Phase	Assist the City in finalizing the bid document, evaluate bidder/qualifications, bid opening/Analysis, and award process through City Council Award.	Review and Coordinate with City's PM
Constructability Review/Quantity Takeoff	Review for constructability, bid ability and perform value engineering. Conduct independent quantity take-off for construction cost.	Constructability comments/ Construction cost
Coordinate with Utility Companies	Meet with all utility companies responsible for relocating their lines and equipment.	Meeting agenda / minutes
Photo & Video	Take pre-construction photos and videotape conditions.	Photos & video

Project Schedule/ Long Lead Items	Evaluate Design Engineer's proposed schedule for construction duration and cost.	Construction Schedule
Preconstruction Meeting	Arrange a preconstruction meeting with agencies, contractor, and utility companies and address all concerns.	Meeting agenda and minutes
Construction Phase		
Weekly Progress and Schedule Meeting	Conduct weekly meetings to discuss schedule, change orders, new issues, submittal status, RFI's & safety.	Meeting agenda and minutes
Deficiency Log	Maintain a log of non-compliant work items.	Deficiency Log
Process Submittals	Review and track all submittals for completeness & constructability.	Submittal Approval Log
Track Quantities	Track quantities of completed/force account work for payment.	List of Quantities
Process Requests for Information (RFI)	Answer the Contractor's RFI, ensure that the designer explains design RFI.	RFI Logs
Review Contract Change Orders (CCO)	Review CCO's proposed by the contractor. Recommend needed CCO's. Track cash flow for CCO's.	Logs of potential and issued CCO's
Claims Administration	Perform claims administration, coordination and monitoring claims, response preparation, logging claims, and tracking claims status.	Potential claims and financial impact to the City
Weekly Statement of Working Days	Issue a Weekly Statement of Working Days, showing days remaining, and rainy days.	Weekly Statement of Working Days
Environmental Compliance	Review and enforce requirements stipulated in permits issued by regulatory and environmental agencies. Maintain/update the master ECR for project compliance.	Reports & inspection
Labor Compliance	Monitor for compliance with the applicable labor laws and contract requirements, such as prevailing wage requirements.	Verify Certified Payrolls, Wages, and Interviews
Progress Payments	Review contractor's payment requests, verify completed quantities	Certified Pay Request
Project Documentation	Maintain a project Uniform Filing System.	Electronic files, project files/logs
Project Schedule	Review contractor's baseline, monthly, and "look-ahead" submittals. Notify all parties of deviations from the schedule.	Project Schedules, Correspondence
Permits/Easement Utility relocations	Continuation of pre-construction activities. Assist in coordination and scheduling of utility work.	Permits easements, relocated utilities
SWPPP & Safety	Assist and review, approve and monitor of the Contractor's SWPPP. Review, monitor, document and enforce contractor safety procedures for compliance with laws and regulations.	SWPPP Review, conduct regular safety/tailgate meetings
Disadvantage Business Enterprise	Assure that the contractor is meeting disadvantage business enterprises goals established for the project.	Prepare Exhibit 9f of Caltrans LAPM monthly
Quality Assurance / Inspection	Inspect work to ensure compliance with contract documents. Reject unacceptable work using Deficiency Log. Observe the work of special inspectors when required.	Daily Inspection Reports. NCR & Deficiency Log
Progress Photos	Continue taking pictures to document the contractor's progress and any problems.	Pictures labeled with a log
Community Outreach	Respond to citizens and business owner's concerns.	Minimize complaints
Daily Inspection Reports	Document contractor's daily operations and provides daily diaries.	Daily Reports, field measurement
Traffic Control	Review contractor's traffic control and lane closure request, obtains CT closure approval, establish an agreement/contract with CHP's.	Conduct regular meetings
Post Construction Phase		
Final Inspection	Conduct a final inspection/walk-through including maintenance and service personnel. Issue preliminary and final punch list. Coordinate with City and Caltrans.	Punch lists and Notice of Completion
"As-Built" Drawings	Review Contractor's redline drawings, submit to the designer.	As-built redline drawings
Dispute Resolution	As requested, aids in resolving any outstanding disputes.	Negotiation/ arbitration
Project Files	Deliver all project files including photographs. Complete Final Report and Funding Reimbursement application.	Project files/e-files
Final Inspection	Conduct a final inspection/walk-through including maintenance and service personnel. Issue preliminary and final punch list. Coordinate with City and Caltrans.	Punch lists and Notice of Completion
Final Pay Request, Certificate of Completion	Process the contractor's final payment request, issue a Certificate of Completion, obtain applicable permits and a Project Final Report.	Final Pay Request, Certification of Completion

Z&K Consultants, Inc. proposes to provide the scope of services as set forth in the RFP:

Pre-Construction Phase

Implement Project Management Plan
- Develop Construction Management Procedures Manual (CMPM)

Project Kick-Off Meeting with Department Staff
(Project Manager)

Review Project Documents
- Specifications
- Plans
- Manuals
- Permits
- Documentation Requirements

Prepare Pre-Construction Meeting
- CM Agenda
- Daily Report Form Approval
- Permit Requirements
- Work Requirements
- Work Restrictions
- Liquidated Damages
- Superintendence
- Critical Path Submittals
- CPM Schedule
- Milestones
- Facility Shutdowns
- Safety

Pre-Construction Documentation
- Digital Documentation
- Digital Video

Construction Phase

CM Responsibilities
- Direct Charge of Work

Keep the City Project Manager and Staff, and the City Informed
- Maintain Compliance with Permits
- Maintain Staff Communication
- Administer Project Plan
- Quality Assurance
- Monitor Construction Schedule
- Cost Management
- Project Team Coordination
- Monitor RFIs and RFCs
- Review Change Orders
- Negotiate Change Orders
- Monthly Progress Reports
- Submittal Completeness Review
- Maintain Submittal Log
- Coordinate Training, Start-up and Testing Observation
- Review Traffic Plans
- Assist, Review, and Negotiation for Extra Work Orders

Monitor Project Financial Status

Submittal Partial Payment Request
- City Forms and Format

CM Responsibilities

Keep the City Project Manager and Staff, and City of Eastvale Informed
- Maintain Permit Compliance
- Maintain Staff Communication
- Quality Assurance
- Daily Inspection Reports and Digital Documentation
- Monitor Safety
- Monitor SWPPP
- Coordinate Geotechnical, Materials, & Water Sampling Testing
- Monitor Traffic Plan
- Monitor and Lead Resolution of Day-to-Day Construction and Construction Issues

Confirm Materials & Equipment
- Confirm Installed Materials Against Submittals

Construction Survey
- Monitor Construction Surveying

Consultant Coordination
- Geotechnical & Material Testing
- CM to coordinate Contaminate Soil Testing, Handling, and Disposal
- CM Team to lead and assist with Public Relations and Community Outreach

Review Partial Payment Requests

CM / Inspector Responsibilities

Keep the City Project Manager and Staff, and the City Informed
- Maintain Permit Compliance
- Maintain Staff Communication
- Quality Assurance
- Daily Inspection Reports and Digital Documentation
- Monitor Safety
- Monitor SWPPP
- Coordinate Geotechnical, Materials, & Water Sampling Testing
- Review and Coordinate the Contractor's Bypass, Shutdown, & Start-Up Plans
- Provide Any Other Services as Requested by the City, and Permit Requirements

Confirm Materials & Equipment
- Confirm Installed Materials Against Submittals
- Sample, Test, Impact, and Document All Materials Generated and Produced for the Project

Document Construction Deviations
- Prepare Estimate of Increased/Decreased Quantities

Review Partial Payment Requests

Start-Up and Close-Out Phases

Project Final Job Walk
- Generate Preliminary Punch List

Commissioning
- Staff Training
- Performance Test Period

Record and Submit Record Drawings
- Review and Certify Contractor's Project Record Drawings

O&M Manuals Final Review
- Coordinate Preparation and Verify Completeness of O&M Manuals

Final Payment
- Check for Preliminary Notices
- Check for Liens
- Liquidated Damages
- Potential Claims
- File Final Notice of Completion
- Review and Approve Final Payment

One-Year Warranty Follow-Up (As Required)
- Prepare Warranty Expiration Spreadsheet
- Provide Engineering, Technical Support, and Administrative Services during the Warranty Phase

AGREEMENT FOR SERVICES
BETWEEN
THE CITY OF EASTVALE
AND
Z&K CONSULTANTS

This Agreement for Services ("Agreement") is entered into as of this ____ day of _____, 2025 by and between the City of Eastvale, a municipal corporation ("City") and Z & K Consultants, Inc., a California corporation ("Contractor"). City and Contractor are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by request for proposals the performance of the services defined and described particularly in Section 2 of this Agreement.

B. Contractor, following submission of a proposal for the performance of the services defined and described particularly in Section 2 of this Agreement, was selected by the City to perform those services.

C. The Parties desire to formalize the selection of Contractor for performance of those services defined and described particularly in Section 2 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained here and other consideration, the value and adequacy of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. TERM OF AGREEMENT.

Subject to the provisions of Section 20 "Termination of Agreement" of this Agreement, the Term of this Agreement shall commence on the date first ascribed above and terminate upon completion of the Scope of Services and final payment is rendered to Contractor.

SECTION 2. SCOPE OF SERVICES.

Contractor agrees to perform the services set forth in Exhibit "A" "Scope of Services" (hereinafter, the "Services") and made a part of this Agreement by this reference.

SECTION 3. ADDITIONAL SERVICES.

Contractor shall not be compensated for any work rendered in connection with its performance of this Agreement that are in addition to or outside of the Services unless such additional services are authorized in advance and in writing in accordance with

Section 26 “Administration and Implementation” or Section 28 “Amendment” of this Agreement. If and when such additional work is authorized, such additional work shall be deemed to be part of the Services.

SECTION 4. COMPENSATION AND METHOD OF PAYMENT.

(a) Subject to any limitations set forth in this Agreement, City agrees to pay Contractor the amounts specified in Exhibit “B” “Compensation” and made a part of this Agreement by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed Eighty-Two Thousand Seven Hundred Twenty Dollars ($82,720.00), unless additional compensation is approved in writing in accordance with Section 26 “Administration and Implementation” or Section 28 “Amendment” of this Agreement.

(b) Each month Contractor shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and subcontractor contracts. Subcontractor charges shall be detailed by the following categories: labor, travel, materials, equipment and supplies. If the compensation set forth in subsection (a) and Exhibit “B” include payment of labor on an hourly basis (as opposed to labor and materials being paid as a lump sum), the labor category in each invoice shall include detailed descriptions of task performed and the amount of time incurred for or allocated to that task. City shall independently review each invoice submitted by the Contractor to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Contractor for correction and resubmission.

(c) Except as to any charges for work performed or expenses incurred by Contractor which are disputed by City, City will use its best efforts to cause Contractor to be paid within thirty (30) days of receipt of Contractor’s correct and undisputed invoice.

(d) Payment to Contractor for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Contractor.

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

City may inspect and accept or reject any of Contractor’s work under this Agreement, either during performance or when completed. City shall reject or finally accept Contractor’s work within sixty (60) days after submitted to City. City shall reject work by a timely written explanation, otherwise Contractor’s work shall be deemed to have been accepted. City’s acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as amount to fraud. Acceptance of any of Contractor’s work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, Section 16 “Indemnification” and Section 17 “Insurance.”

SECTION 6. OWNERSHIP OF DOCUMENTS.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Contractor in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Contractor. Upon completion, expiration or termination of this Agreement, Contractor shall turn over to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

If and to the extent that City utilizes for any purpose not related to this Agreement any maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents prepared, developed or discovered by Contractor in the course of providing the Services pursuant to this Agreement, Contractor's guarantees and warranties in Section 9 "Standard of Performance" of this Agreement shall not extend to such use of the maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents.

All final work product developed by Contractor in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Contractor. Upon completion, expiration or termination of this Agreement, Contractor shall turn over to City all such final work product if paid for by the City. This provision specifically excludes Contractors' work notes and drafts, which are owned by Contractor, not City.

SECTION 7. CONTRACTOR'S BOOKS AND RECORDS.

(a) Contractor shall maintain any and all documents and records demonstrating or relating to Contractor's performance of the Services. Contractor shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to the Services, including expenditures and disbursements charged to City pursuant to this Agreement. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by Contractor pursuant to this Agreement. Any and all such documents or records shall be maintained for three (3) years from the date of execution of this Agreement and to the extent required by laws relating to audits of public agencies and their expenditures. In accordance with California Government Code Section 8546.7, if the total compensation in Section 4 exceeds ten thousand dollars ($10,000.00), this Agreement and the Contractor's books and records related to this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

(b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying, at any time during regular business hours, upon request by City or its designated representative. Copies of such documents or records shall be provided directly to the City for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and records shall be made available at Contractor's address indicated for receipt of notices in this Agreement.

(c) Where City has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of Contractor's business, City may, by written request, require that custody of such documents or records be given to the City. Access to such documents and records shall be granted to City, as well as to its successors-in-interest and authorized representatives.

SECTION 8. INDEPENDENT CONTRACTOR.

(a) Contractor is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Contractor shall have no authority to bind City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise.

(b) The personnel performing the Services under this Agreement on behalf of Contractor shall at all times be under Contractor's exclusive direction and control. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Contractor or any of Contractor's personnel. Contractor shall not at any time or in any manner represent that Contractor or any of Contractor's personnel are in any manner officials, officers, or employees of City.

(c) Neither Contractor, nor any of Contractor's personnel shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Contractor expressly waives any claim Contractor, its officers, employees, agents or subcontractors, may have to any such rights. Contractor's indemnity obligations in Section 16 "Indemnification" of this Agreement include the obligation to indemnify the City from and against any liability that may arise related to claims that Contractor, its officers, employees, agents or subcontractors, are entitled to retirement, health care or any other benefits that accrue to City employees. This provision shall survive the expiration or earlier termination of this Agreement.

SECTION 9. STANDARD OF PERFORMANCE.

Contractor represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Contractor shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services. In meeting its obligations under this Agreement, Contractor shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to the Services required of Contractor under this Agreement. In addition

to the general standards of performance set forth this section, additional specific standards of performance and performance criteria may be set forth in Exhibit “A” “Scope of Work” that shall also be applicable to Contractor’s work under this Agreement. Where there is a conflict between a general and a specific standard of performance or performance criteria, the specific standard or criteria shall prevail over the general.

SECTION 10. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.

Contractor shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Contractor shall obtain any and all licenses, permits and authorizations necessary to perform the Services set forth in this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Contractor to comply with this section.

SECTION 11. PREVAILING WAGE LAWS

Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 1600, et seq., ("Prevailing Wage Laws"), the Davis-Bacon Act of 1931 and 23 USC 113, which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. Contractor agrees to fully comply with such Prevailing Wage Laws.

SECTION 12. NONDISCRIMINATION.

Contractor shall not discriminate, in any way, against any person on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status in connection with or related to the performance of this Agreement.

SECTION 13. UNAUTHORIZED ALIENS.

Contractor hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Contractor so employ such unauthorized aliens for the performance of the Services, and should the any liability or sanctions be imposed against City for such use of unauthorized aliens, Contractor hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

SECTION 14. CONFLICTS OF INTEREST.

(a) Contractor covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Contractor’s performance of

the Services. Contractor further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the City Manager. Contractor agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

(b) City understands and acknowledges that Contractor is, as of the date of execution of this Agreement, independently involved in the performance of non-related services for other governmental agencies and private parties. Contractor is unaware of any stated position of City relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.

(c) City understands and acknowledges that Contractor will perform non-related services for other governmental agencies and private Parties following the completion of the Services under this Agreement. Any such future service shall not be considered a conflict of interest for purposes of this section.

SECTION 15. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

(a) All information gained or work product produced by Contractor in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Contractor. Contractor shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.

(b) Contractor, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Contractor gives City notice of such court order or subpoena.

(c) If Contractor, or any officer, employee, agent or subcontractor of Contractor, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Contractor for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Contractor's conduct.

Contractor shall promptly notify City should Contractor, its officers, employees, agents or subcontractors, be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Contractor or be present at any deposition, hearing or similar proceeding. Contractor agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Contractor. However, this right to review any

such response does not imply or mean the right by City to control, direct, or rewrite said response. Contractor shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that is made in confidence to a Federal, State, or local government official or to an attorney solely for the purpose of reporting or investigating a suspected violation of law or for the disclosure of a trade secret that is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal.

SECTION 16. INDEMNIFICATION.

(a) Indemnification for Professional Liability. Where the law establishes a professional standard of care for Contractor's services, to the fullest extent permitted by law, Contractor shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys' fees and costs, court costs, interest, defense costs, and expert witness fees) arise out of, are a consequence of, or are in any way attributable to, in whole or in part, any negligent or wrongful act, error or omission of Contractor, or by any individual or entity for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor, in the performance of professional services under this Agreement.

(b) Indemnification for Other than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Contractor shall indemnify, protect, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys' fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Contractor, or by any individual or entity for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor.

(c) Indemnification from Subcontractors. Contractor agrees to obtain executed indemnity agreements with provisions identical to those set forth in this section from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Contractor in the performance of this Agreement naming the Indemnified Parties as additional indemnitees. In the event Contractor fails to obtain such indemnity obligations from others as required herein, Contractor agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns or heirs of Contractor and shall survive the termination of this Agreement or this section.

(d) City's Negligence. The provisions of this section do not apply to claims occurring as a result of City's sole negligence. The provisions of this section shall not release City from liability arising from gross negligence or willful acts or omissions of City or any and all of its officials, employees and agents.

SECTION 17. INSURANCE.

Contractor agrees to obtain and maintain in full force and effect during the term of this Agreement the insurance policies set forth in Exhibit "C" "Insurance" and made a part of this Agreement. All insurance policies shall be subject to approval by City as to form and content. These requirements are subject to amendment or waiver if so approved in writing by the City Manager. Contractor agrees to provide City with copies of required policies upon request.

SECTION 18. ASSIGNMENT.

The expertise and experience of Contractor are material considerations for this Agreement. City has an interest in the qualifications and capability of the persons and entities who will fulfill the duties and obligations imposed upon Contractor under this Agreement. In recognition of that interest, Contractor shall not assign or transfer this Agreement or any portion of this Agreement or the performance of any of Contractor's duties or obligations under this Agreement without the prior written consent of the City. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this Agreement entitling City to any and all remedies at law or in equity, including termination of this Agreement pursuant to Section 20 "Termination of Agreement." City acknowledges, however, that Contractor, in the performance of its duties pursuant to this Agreement, may utilize subcontractors.

SECTION 19. CONTINUITY OF PERSONNEL.

Contractor shall make every reasonable effort to maintain the stability and continuity of Contractor's staff and subcontractors, if any, assigned to perform the Services. Contractor shall notify City of any changes in Contractor's staff and subcontractors, if any, assigned to perform the Services prior to and during any such performance.

SECTION 20. TERMINATION OF AGREEMENT.

(a) City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Contractor. In the event such notice is given, Contractor shall cease immediately all work in progress.

(b) Contractor may terminate this Agreement for cause at any time upon thirty (30) days written notice of termination to City.

(c) If either Contractor or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Contractor, or City may terminate this Agreement immediately upon written notice.

(d) Upon termination of this Agreement by either Contractor or City, all property belonging exclusively to City which is in Contractor's possession shall be returned to City. Contractor shall furnish to City a final invoice for work performed and expenses incurred by Contractor, prepared as set forth in Section 4 "Compensation and Method of Payment" of this Agreement. This final invoice shall be reviewed and paid in the same manner as set forth in Section 4 "Compensation and Method of Payment" of this Agreement.

SECTION 21. DEFAULT.

In the event that Contractor is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Contractor for any work performed after the date of default. Instead, the City may give notice to Contractor of the default and the reasons for the default. The notice shall include the timeframe in which Contractor may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Contractor is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Contractor does not cure the default, the City may take necessary steps to terminate this Agreement under Section 20 "Termination of Agreement." Any failure on the part of the City to give notice of the Contractor's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

SECTION 22. EXCUSABLE DELAYS.

Contractor shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of Contractor. Such causes include, but are not limited to, acts of God, acts of the public enemy, acts of federal, state or local governments, acts of City, court orders, fires, floods, epidemics, strikes, embargoes, and unusually severe weather. The term and price of this Agreement shall be equitably adjusted for any delays due to such causes.

SECTION 23. COOPERATION BY CITY.

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the Services shall be furnished to Contractor in every reasonable way to facilitate, without undue delay, the Services to be performed under this Agreement.

SECTION 24. NOTICES.

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by certified mail, postage prepaid and return receipt requested, addressed as follows:

To City: City of Eastvale
Attn: Public Works Director
12363 Limonite Ave., Suite 910
Eastvale, CA 91752

To Contractor: Z&K Consultants
Crystal Fraire, President
17130 Van Buren Blvd., Suite 122
Riverside, CA 92504

Notice shall be deemed effective on the date personally delivered or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

SECTION 25. AUTHORITY TO EXECUTE.

Each of the signatories hereto represents and warrants that he or she is competent and authorized to enter into this Agreement on behalf of the Party for whom he or she purports to sign. Each Party hereto agrees to defend, indemnify, and hold harmless the other Parties hereto against all claims, suits, actions, and demands, including necessary expenses of investigation and reasonable attorneys' fees and costs, arising out of claims that its signatory was not competent or so authorized to execute this Agreement.

SECTION 26. ADMINISTRATION AND IMPLEMENTATION.

This Agreement shall be administered and executed by the City Manager or his or her designated representative. The City Manager shall have the authority to issue interpretations and to make amendments to this Agreement, including amendments that commit additional funds, consistent with Section 28 “Amendment” and the City Manager’s contracting authority under the Eastvale Municipal Code.

SECTION 27. BINDING EFFECT.

This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

SECTION 28. AMENDMENT.

No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Contractor and by the City. The City Manager shall have the authority to approve any amendment to this Agreement if it does not exceed the amount that may be approved administratively pursuant to the Eastvale Municipal Code. The Parties agree that the requirement for written modifications cannot be waived and that any attempted waiver shall be void. The City’s City Manager may, but is not required to, make minor amendments not affecting substantive terms without further authorization from the City Council. The City Council hereby authorizes the City Manager to execute any such amendments as required by this Agreement or that do not otherwise reduce City’s rights under this Agreement. All other amendments shall be approved by the City Council.

SECTION 29. WAIVER.

Waiver by any Party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision nor a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work by Contractor shall not constitute a waiver of any of the provisions of this Agreement.

SECTION 30. LAW TO GOVERN; VENUE.

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the Parties, venue in state trial courts shall lie exclusively in the County of Riverside, California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Riverside.

SECTION 31. ATTORNEYS FEES, COSTS AND EXPENSES.

In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing Party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

SECTION 32. ENTIRE AGREEMENT.

This Agreement, including the attached Exhibits "A" through "C", is the entire, complete, final and exclusive expression of the Parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Contractor and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any Party which are not embodied herein shall be valid and binding.

SECTION 33. SEVERABILITY.

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

SECTION 34. CONFLICTING TERMS.

Except as otherwise stated herein, if the terms of this Agreement conflict with the terms of any Exhibit hereto, or with the terms of any document incorporated by reference into this Agreement, the terms of this Agreement shall control.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF EASTVALE

_____
Mark Orme
City Manager

ATTEST:

_____
Marc Donohue
City Clerk

APPROVED AS TO FORM

_____
Erica Vega
City Attorney

Z&K Consultants

_____
Crystal Fraire
President

EXHIBIT "A"
SCOPE OF SERVICES

Contractor will perform all services listed in the section entitled “Project Understanding & Scope of Work” in the proposal submitted by Contractor dated April 1, 2025 in response to the City’s Request for Proposals for Construction Management and Inspection Services for the 2024 Median Improvement Project Phase 2 attached hereto and incorporated as if fully set forth herein.

EXHIBIT "B"
COMPENSATION

Contractor will perform all Services in accordance with the rates and sums listed in Contractor's Cost Proposal dated April 1, 2025 submitted in response to the City's Request for Proposals for Construction Management and Inspection Services for the 2024 Median Improvement Project Phase 2 attached hereto and incorporated as if fully set forth herein.

EXHIBIT "C"
INSURANCE

A. Insurance Requirements. Contractor shall provide and maintain insurance, acceptable to the City, in full force and effect throughout the term of this Agreement, against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Services by Contractor, its agents, representatives or employees. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

Contractor shall provide the following scope and limits of insurance:

1. Minimum Scope of Insurance. Coverage shall be at least as broad as:

(1) Commercial General Liability. Insurance Services Office form Commercial General Liability coverage (Occurrence Form CG 0001).

(2) Automobile. Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, including code 1 "any auto" and endorsement CA 0025, or equivalent forms subject to the written approval of the City.

(3) Workers' Compensation. Workers' Compensation insurance as required by the Labor Code of State of California covering all persons providing Services on behalf of the Contractor and all risks to such persons under this Agreement.

(4) Professional Liability. Professional liability insurance appropriate to the Contractor's profession. This coverage may be written on a "claims made" basis, and must include coverage for contractual liability. The professional liability insurance required by this Agreement must be endorsed to be applicable to claims based upon, arising out of or related to Services performed under this Agreement. The insurance must be maintained for at least three (3) consecutive years following the completion of Contractor's services or the termination of this Agreement. During this additional three (3) year period, Contractor shall annually and upon request of the City submit written evidence of this continuous coverage.

2. Minimum Limits of Insurance. Contractor shall maintain limits of insurance no less than:

(1) Commercial General Liability. $1,000,000 general aggregate for bodily injury, personal injury and property damage.

(2) Automobile. $1,000,000 per accident for bodily injury and property damage. A combined single limit policy with aggregate limits in an amount of

not less than $2,000,000 shall be considered equivalent to the said required minimum limits set forth above.

(3) Workers' Compensation. Workers' Compensation as required by the Labor Code of the State of California of not less than $1,000,000 per occurrence.

(4) Professional Liability. $1,000,000 per occurrence.

B. Other Provisions. Insurance policies required by this Agreement shall contain the following provisions:

1. All Policies. Each insurance policy required by this Agreement shall be endorsed and state the coverage shall not be suspended, voided, cancelled by the insurer or either Party to this Agreement, reduced in coverage or in limits except after 30 days' prior written notice by certified mail, return receipt requested, has been given to City.

2. Commercial General Liability and Automobile Liability Coverages.

(1) City, and its respective elected and appointed officers, officials, and employees and volunteers are to be covered as additional insureds as respects: liability arising out of activities Contractor performs; products and completed operations of Contractor; premises owned, occupied or used by Contractor; or automobiles owned, leased, hired or borrowed by Contractor. The coverage shall contain no special limitations on the scope of protection afforded to City, and their respective elected and appointed officers, officials, or employees.

(2) Contractor’s insurance coverage shall be primary insurance with respect to City, and its respective elected and appointed, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by City, and its respective elected and appointed officers, officials, employees or volunteers, shall apply in excess of, and not contribute with, Contractor’s insurance.

(3) Contractor’s insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(4) Any failure to comply with the reporting or other provisions of the insurance policies, including breaches of warranties, shall not affect coverage provided to City, and its respective elected and appointed officers, officials, employees or volunteers.

3. Workers' Compensation Coverage. Unless the City Manager otherwise agrees in writing, the insurer shall agree to waive all rights of subrogation

against City, and its respective elected and appointed officers, officials, employees and agents for losses arising from work performed by Contractor.

C. Other Requirements. Contractor agrees to deposit with City, at or before the effective date of this Agreement, certificates of insurance necessary to satisfy City that the insurance provisions of this contract have been complied with. The City may require that Contractor furnish City with copies of original endorsements effecting coverage required by this Exhibit "C". The certificates and endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. City reserves the right to inspect complete, certified copies of all required insurance policies, at any time.

1. Contractor shall furnish certificates and endorsements from each subcontractor identical to those Contractor provides.

2. Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City or its respective elected or appointed officers, officials, employees and volunteers, or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims.

3. The procuring of such required policy or policies of insurance shall not be construed to limit Contractor's liability hereunder nor to fulfill the indemnification provisions and requirements of this Agreement.

COST PROPOSAL

October 15, 2024

Gabriel Mayorquin, Associate Engineer
City of Eastvale, Public Works Department
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752

Subject: Request for Proposal for Construction Management and Inspection Services for the 2024 Median Project, CIP#93039

Dear Mr. Mayorquin,

Z&K Consultants Inc. (Z&K) proudly presents our cost proposal for Construction Management and Inspection Services for the 2024 Median Project, CIP#93039. **Our not-to-exceed total lump sum fee for CM/CI Services is $82,720.00.**

Z&K Consultants based our cost proposal on the scope of work provided in the Request for Proposals. **All prevailing wage requirements will be followed by the team.** All team members are in conformance with the State of California Labor compliance requirements. Rates included in our Cost Proposal are fully billable rates. All overhead costs are included. All insurance will be in force at the time of contract execution.

Z&K has carefully selected this **"A-Team"** and committed our most qualified staff for the duration of the contract to deliver a successful project. We understand the importance of meeting budgets and schedules; we have a strategic plan in place to deliver projects with such benchmarks in mind. Our proposed team members are recognized as **experts** in Inspection services and will provide **"turn-key"** Inspection Services for this project.

Z&K Consultants, Inc Hourly Rates:

Senior Construction Manager $168.00
Senior Construction Inspector $152.00

CITY OF EASTVALE | CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE 2024 MEDIAN PROJECT, CIP#93039			
Task/ Classification	**Senior Construction Manager (Hrs)**	**Senior Construction Inspector (Hrs)**	**Total Cost**
Hourly Rate	**$168.00**	**$152.00**	**-**
Task 1: Pre-Construction Meetings	8	8	**$2,560.00**
Task 1.1: Construction	100	400	**$77,600.00**
Task 2: Post Construction	8	8	**$2,560.00**
Total Hours	**116**	**416**	**-**
Total Cost	**$19,488.00**	**$63,232.00**	**$82,720.00**

The fee proposal shall be based on a not-to-exceed fee for a construction period of 50 Working Days. This fee assumes the following:

- 8 hours for pre-construction meetings
- 10 hours a week for the Senior Construction Manager
- 8 hours a day for the Senior Construction Inspector
- 8 hours for project closeout

Overtime rates are billed at 1.5x the regular rate and double time rates are 2x the regular rates, with a 3% increase per annum. Our proposed and fully committed team is fully capable and exceptionally qualified. They have held many leadership roles and supervisory management positions in many local agencies including the private and public sectors. All can multi-task, are multi-disciplined, and have a full understanding of all aspects of the proposed project requirements.

I will serve as the contact person for the full duration on the contract and I am authorized to bind the firm to the terms of the proposal. By signing below, I attest that all information submitted is true and accurate. This proposal shall remain valid for a period of not less than 90 days from the date of submittal. The payment terms shall be net thirty (30) days. **We are excited about this opportunity to serve the City of Eastvale and are committed to the successful completion the City's important project.**

Sincerely,



Crystal Fraire, PE, QSD/P |President, Z&K Consultants Inc.
473 E. Carnegie Drive | Suite 200 | San Bernardino, CA 92400
951.310.7470 | cfraire@zandkconsultants.com

J.C.S.D. STATEMENT

DATE:	4/2/2025		SERVICE ADDRESS:
NAME:	City of Eastvale		Cantu-Galleano
ATTN:	Jimmy Chung, Public Works Director		City of Eastvale
ADDRESS:	12363 Limonite Ave, Suite 910	Requested By:	Nicole Smith
	Eastvale, CA 91752	Finance:	
		Dev. Supervisor:	Seungwon Won
PROJECT:	Cantu-Galleano Irrigation Service	Job Number:	
NO. OF UNITS:	1 - Irrigation Service	Meter Size:	1" Irrigation

		AMOUNT PER UNIT	
WATER CHARGES:			
100.00.4401	WATER FACILITIES FEES	1 @ $40,463	$40,463.00
100.00.4022	WATER MAPPING FEES		
100.00.4605	WATER FRONT FOOTAGE FEES		
SEWER CHARGES:			
200.00.4401	SEWER FACILITIES FEES		
200.00.4109	SEWER MAPPING FEES		
200.00.4106	INLAND EMPIRE BRINELINE SEWER CAPACITY FEES		
DEPOSITS:			
100.2302	ADVANCE DEPOSIT - SEWER ONLY AVAILABILITY - 10		
100.2302	ADVANCE DEPOSIT - PLAN CHECK - 20		$200.00
100.2302	ADVANCE DEPOSIT- INSPECTION SERVICES - 30		$1,500.00
100.2302	ADVANCE DEPOSIT- ADMINISTRATION - 40		$500.00
100.2302	ADVANCE DEPOSIT - ENGINEERING SERVICES - 50		
100.2302	ADVANCE DEPOSIT - RESEARCH & MONITORING - 55		
100.2302	ADVANCE DEPOSIT - LEGAL - 60		
100.2302	ADVANCE DEPOSIT- LMD ANNEXATION - 90		
100.2302	ADVANCE DEPOSIT- MISC. - 95		
MISC. CHARGES:			
100.00.4009	METER FEES	1 @ $369.02	$369.02
100.43.430.5413	METER INSTALLATION FEES		
200.00.4107	INDUSTRIAL WASTE REVIEW		
100.00.4008	FIRE-FLOW FEES		
100.2302	PAST DUE - WATER/SEWER AVAILABILITY - 10		
100.2302	PAST DUE - PLAN CHECK - 20		
100.2302	PAST DUE- INSPECTION SERVICES - 30		
100.2302	PAST DUE- ADMINISTRATION - 40		
100.2302	PAST DUE - ENGINEERING SERVICES - 50		
100.2302	PAST DUE - RESEARCH & MONITORING - 55		
100.2302	PAST DUE - LEGAL - 60		
100.2302	PAST DUE - ANNEXATION - 90		
100.2302	PAST DUE - MISC. - 95		
100.00.4022	FIRE SERVICE FEE		
100.2302	DEPOSITS ON HAND (APPLY)		
		TOTAL	**$43,032.02**

J.C.S.D. STATEMENT

DATE:	4/2/2025		SERVICE ADDRESS:
NAME:	City of Eastvale		River Road
ATTN:	Jimmy Chung, Public Works Director		City of Eastvale
ADDRESS:	12363 Limonite Ave, Suite 910	Requested By:	Nicole Smith
	Eastvale, CA 91752	Finance:	
		Dev. Supervisor:	Seungwon Won
PROJECT:	River Road Irrigation Service	Job Number:	
NO. OF UNITS:	1 - Irrigation Serice	Meter Size:	1" Irrigation

		AMOUNT PER UNIT	
WATER CHARGES:			
100.00.4401	WATER FACILITIES FEES	1 @ $40,463	$40,463.00
100.00.4022	WATER MAPPING FEES		
100.00.4605	WATER FRONT FOOTAGE FEES		
SEWER CHARGES:			
200.00.4401	SEWER FACILITIES FEES		
200.00.4109	SEWER MAPPING FEES		
200.00.4106	INLAND EMPIRE BRINELINE SEWER CAPACITY FEES		
DEPOSITS:			
100.2302	ADVANCE DEPOSIT - SEWER ONLY AVAILABILITY - 10		
100.2302	ADVANCE DEPOSIT - PLAN CHECK - 20		$200.00
100.2302	ADVANCE DEPOSIT- INSPECTION SERVICES - 30		$1,500.00
100.2302	ADVANCE DEPOSIT- ADMINISTRATION - 40		$500.00
100.2302	ADVANCE DEPOSIT - ENGINEERING SERVICES - 50		
100.2302	ADVANCE DEPOSIT - RESEARCH & MONITORING - 55		
100.2302	ADVANCE DEPOSIT - LEGAL - 60		
100.2302	ADVANCE DEPOSIT- LMD ANNEXATION - 90		
100.2302	ADVANCE DEPOSIT- MISC. - 95		
MISC. CHARGES:			
100.00.4009	METER FEES	1 @ $369.02	$369.02
100.43.430.5413	METER INSTALLATION FEES		
200.00.4107	INDUSTRIAL WASTE REVIEW		
100.00.4008	FIRE-FLOW FEES		
100.2302	PAST DUE - WATER/SEWER AVAILABILITY - 10		
100.2302	PAST DUE - PLAN CHECK - 20		
100.2302	PAST DUE- INSPECTION SERVICES - 30		
100.2302	PAST DUE- ADMINISTRATION - 40		
100.2302	PAST DUE - ENGINEERING SERVICES - 50		
100.2302	PAST DUE - RESEARCH & MONITORING - 55		
100.2302	PAST DUE - LEGAL - 60		
100.2302	PAST DUE - ANNEXATION - 90		
100.2302	PAST DUE - MISC. - 95		
100.00.4022	FIRE SERVICE FEE		
100.2302	DEPOSITS ON HAND (APPLY)		
		TOTAL	**$43,032.02**

J.C.S.D. STATEMENT

DATE:	4/2/2025		SERVICE ADDRESS:
NAME:	City of Eastvale		Archibald
ATTN:	Jimmy Chung, Public Works Director		City of Eastvale
ADDRESS:	12363 Limonite Ave, Suite 910	Requested By:	Nicole Smith
	Eastvale, CA 91752	Finance:	
		Dev. Supervisor:	Seungwon Won
PROJECT:	Archibald Irrigation Service	Job Number:	
NO. OF UNITS:	1 - Irrigation Service	Meter Size:	1" Irrigation

		AMOUNT PER UNIT	
WATER CHARGES:			
100.00.4401	WATER FACILITIES FEES	1 @ $40,463	$40,463.00
100.00.4022	WATER MAPPING FEES		
100.00.4605	WATER FRONT FOOTAGE FEES		
SEWER CHARGES:			
200.00.4401	SEWER FACILITIES FEES		
200.00.4109	SEWER MAPPING FEES		
200.00.4106	INLAND EMPIRE BRINELINE SEWER CAPACITY FEES		
DEPOSITS:			
100.2302	ADVANCE DEPOSIT - SEWER ONLY AVAILABILITY - 10		
100.2302	ADVANCE DEPOSIT - PLAN CHECK - 20		$200.00
100.2302	ADVANCE DEPOSIT- INSPECTION SERVICES - 30		$1,500.00
100.2302	ADVANCE DEPOSIT- ADMINISTRATION - 40		$500.00
100.2302	ADVANCE DEPOSIT - ENGINEERING SERVICES - 50		
100.2302	ADVANCE DEPOSIT - RESEARCH & MONITORING - 55		
100.2302	ADVANCE DEPOSIT - LEGAL - 60		
100.2302	ADVANCE DEPOSIT- LMD ANNEXATION - 90		
100.2302	ADVANCE DEPOSIT- MISC. - 95		
MISC. CHARGES:			
100.00.4009	METER FEES	1 @ $369.02	$369.02
100.43.430.5413	METER INSTALLATION FEES		
200.00.4107	INDUSTRIAL WASTE REVIEW		
100.00.4008	FIRE-FLOW FEES		
100.2302	PAST DUE - WATER/SEWER AVAILABILITY - 10		
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100.2302	PAST DUE- ADMINISTRATION - 40		
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100.2302	PAST DUE - RESEARCH & MONITORING - 55		
100.2302	PAST DUE - LEGAL - 60		
100.2302	PAST DUE - ANNEXATION - 90		
100.2302	PAST DUE - MISC. - 95		
100.00.4022	FIRE SERVICE FEE		
100.2302	DEPOSITS ON HAND (APPLY)		
		TOTAL	**$43,032.02**

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING ITS 2024-25 FISCAL YEAR CAPITAL IMPROVEMENT BUDGET FOR THE CITYWIDE MEDIAN IMPROVEMENT PROJECT.

WHEREAS the budget for fiscal year 2024-25 of the City of Eastvale has been adopted by this Council in its original form, and said budget will need to be amended at times to fulfill the goals of the City; and

WHEREAS, the City departments may not exceed their appropriations by character of expense, with character of expense being defined as personnel services, services and supplies, capital outlay, debt service and transfers, without the consent of the City Manager; and

WHEREAS, the City Manager may transfer appropriations between accounts, departments, programs, and funds, as long as those appropriations do not exceed the grand total budget approved by Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EASTVALE DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. AUTHORIZE AN APPROPRIATION IN THE GAS TAX FUND, STREETS ACCOUNT NO. 200-510-6660-93039-0000 IN THE AMOUNT OF $370,000; FOR MEDIAN IMPROVEMENT PROJECT CONSTRUCTION COSTS.

PASSED, APPROVED AND ADOPTED this 14th day of May 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
Government Services Director/City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc A. Donohue, Government Services Director/City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 25-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 14th day of May 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
Government Services Director/City Clerk

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.3
May 14, 2025

Contract Amendment for Professional Consulting Services with Michael Baker International

Prepared By:
David Murray, City Planner

Recommended Action(s)
Staff recommends that:

1. The City Council approve the second amendment to the agreement with Michael Baker International; and
2. Authorize the City Manager to execute the contract amendment.

Summary
A request to amend the professional services agreement with Michael Baker International for professional consulting services including, but not limited to, comprehensive current and advance planning, environmental review, public outreach and other related services as needed. The request also includes increases to the hourly rates for five of the classification titles from 2.5 percent to 3.85 percent for fiscal year 2025/2026.

Background
This is the second amendment (**Attachment 1**) to the contract. The contract had an initial term of one year with four possible additional one-year extensions of time. The first amendment to extend the contract for one year was approved by City Council on June 12, 2024. The City has no obligation to request any services under this Contract. Actual work performed will be determined and approved by the City Manager or designee.

Compensation

The proposed second amendment to the agreement includes increases to the hourly rates for five of the classification titles of 2.5 percent to 3.85 percent for fiscal year 2025/2026. The remaining five classifications will maintain the fiscal year 2024/2025 rates. The classifications experiencing a rate increase include the Associate III, Senior Associate I, Senior Associate II, Senior Associate III, and Technical Director/Principal. Table 1 summarizes the proposed rates in comparison to the previous rates.

Table 1 - Proposed Hourly Billing Rates

Classification	FY 2024/2025 Hourly Billing Rates	Proposed FY 2025/2026 Hourly Billing Rates	% Change
Technical Director/Principal	$260	$270	3.85%
Technical Manager/Project Manager	$220	$220	No change
Senior Associate III	$200	$205	2.5%
Senior Associate II	$180	$185	2.78%
Senior Associate I	$165	$170	3.03%
Associate III	$150	$155	3.33%
Associate II	$140	$140	No change
Associate I	$125	$125	No change
Assistant	$115	$115	No change
Technician/Admin Support	$95	$95	No change

The proposed amendment will not have a significant overall fiscal impact on the City as the Eastvale 2025/2026 budget includes funding for consulting services that takes into consideration the anticipated demand for on-call services based on prior years.

Environmental

The proposed contract amendment is not a project as defined by the California environmental Quality Act (CEQA) and as such, no environmental review is required.

Strategic Plan Action - Priority Level: 3 | Target #: C | Goal #: F

Ensure that City revenues align with expenditures.

Fiscal Impact

The proposed amendment has been anticipated within the proposed 2025-2026 consulting services budget for the Community Development Department and would not have a significant fiscal impact on the overall City budget. General Fund Accounts 100-300-6431 (Planning Contract Services) and 100-300-6433 (Private Land Development Contract Services) have adequate budget to cover the anticipated work.

Prior City Council/Commission Action

On June 28, 2023 the City Council entered into an agreement with Michael Baker International for comprehensive planning services for a one-year term with the ability to renew up to an additional

four one-year terms.

On June 12, 2024 the City Council approved the first one-year extension to the agreement with Michael Baker International.

Attachment(s)

Attachment 1 - Second Amendment - Michael Baker Intl - May 2025.docx
Attachment 2 - Michael Baker Intl Public Service Agreement June 28, 2023.pdf

Second Amendment to Agreement

The Second Amendment to Agreement ("Second Amendment") is entered into this 14th day of May, 2025 by and between the City of Eastvale, a California general law city ("City"), and Michael Baker International, Inc., a Pennsylvania corporation ("Contractor"), as follows:

RECITALS

A. City and Contractor entered into an agreement for on-call planning and related services on or about June 28, 2023 ("Agreement").

B. Exhibit "B" to the Agreement includes a list of professional classifications and their associated hourly billing rates.

C. Contractor has requested that the list of hourly rates be revised.

OPERATIVE PROVISIONS

NOW THEREFORE, in consideration of the promises made and recited herein, the parties do hereby enter into this First Amendment which modifies and amends the Agreement as follows:

1. **AMENDMENT.** Exhibit "B" to the Agreement is amended to read in its entirety as follows:

   "The following schedule of professional classifications and rates will be used for Contractor staff providing services to the City.

Classification	Hourly Billing Rate
Technical Director/Principal	$270
Technical Manager/Project Manager	$220
Senior Associate III	$205
Senior Associate II	$185
Senior Associate I	$170
Associate III	$155
Associate II	$140
Associate I	$125
Assistant	$115
Technician/Admin Support	$95

   Note: Services requested from Contractor's technical specialists, such as biologists, archaeologists, engineers, and architects, will be billed at the rate corresponding to the individual's title (e.g., Associate Biologist I will be billed at $125). Specialty subcontractors may be utilized by Contractor in order to provide requested services to the City, on a case-by-case basis, as approved by the City Manager. Contractor will NOT seek reimbursement for routine travel to and from City Hall and minor incidental expenses such as office supplies and printing of internal documents such as meeting

agendas. Mileage for travel to off-site meetings will be reimbursed at current IRS rates. Reproduction of reports or documents for City use or distribution will be reimbursed at cost."

2. **GENERAL PROVISIONS.**

a. Remainder Unchanged. Except as specifically modified and amended in this Second Amendment, the Agreement remains in full force and effect and binding upon the parties.

b. Integration. This Second Amendment consists of pages 1 through 3 inclusive, which constitute the entire understanding and agreement of the parties and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the transaction discussed in this Second Amendment.

c. Effective Date. This Second Amendment shall not become effective until the date it has been formally approved and executed by the appropriate authorities of the City and Consultant.

d. Applicable Law. The laws of the State of California shall govern the interpretation and enforcement of this Second Amendment.

e. References. All references to the Agreement include all their respective terms and provisions. All defined terms utilized in this Second Amendment have the same meaning as provided in the Agreement, unless expressly stated to the contrary in this First Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment to the Agreement on the date and year first written above.

CITY OF EASTVALE

_____
Mark Orme, City Manager

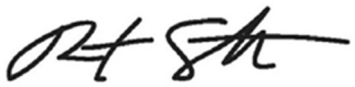
ATTEST

_____
Marc Donahue, City Clerk

APPROVED AS TO FORM

_____
Erica L. Vega, City Attorney

MICHAEL BAKER INTERNATIONAL, INC.



Bob Stark
Associate Vice President

AGREEMENT FOR SERVICES
BETWEEN
CITY OF EATSVALE, CALIFORNIA
AND
MICHAEL BAKER INTERNATIONAL, INC.

This Agreement for Services ("Agreement") is entered into as of this 28th day of June, 2023 by and between the City of Eastvale, a municipal corporation ("City") and Michael Baker International, Inc. a Pennsylvania corporation ("Contractor"). City and Contractor are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by request for proposals the performance of the services defined and described particularly in Section 2 of this Agreement.

B. Contractor, following submission of a proposal for the performance of the services defined and described particularly in Section 2 of this Agreement, was selected by the City to perform those services.

C. The Parties desire to formalize the selection of Contractor for performance of those services defined and described particularly in Section 2 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained here and other consideration, the value and adequacy of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. TERM OF AGREEMENT.

Subject to the provisions of Section 20 "Termination of Agreement" of this Agreement, the Term of this Agreement is for one year commencing on July 1, 2023. The term may be extended by mutual written consent of the Parties up to four times, for one year each time.

SECTION 2. SCOPE OF SERVICES.

Contractor agrees to perform the services set forth in Exhibit "A" "Scope of Services" (hereinafter, the "Services") and made a part of this Agreement by this reference.

SECTION 3. ADDITIONAL SERVICES.

Contractor shall not be compensated for any work rendered in connection with its performance of this Agreement that are in addition to or outside of the Services unless such additional services are authorized in advance and in writing in accordance with

Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. If and when such additional work is authorized, such additional work shall be deemed to be part of the Services.

SECTION 4. COMPENSATION AND METHOD OF PAYMENT.

(a) Subject to any limitations set forth in this Agreement, City agrees to pay Contractor the amounts specified in Exhibit "B" "Compensation" and made a part of this Agreement by this reference. Additional compensation above the amounts in Exhibit "B" must be approved in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement.

(b) Each month Contractor shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and subcontractor contracts. Subcontractor charges shall be detailed by the following categories: labor, travel, materials, equipment and supplies. If the compensation set forth in subsection (a) and Exhibit "B" include payment of labor on an hourly basis (as opposed to labor and materials being paid as a lump sum), the labor category in each invoice shall include detailed descriptions of task performed and the amount of time incurred for or allocated to that task. City shall independently review each invoice submitted by the Contractor to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Contractor for correction and resubmission.

(c) Except as to any charges for work performed or expenses incurred by Contractor which are disputed by City, City will use its best efforts to cause Contractor to be paid within thirty (30) days of receipt of Contractor's correct and undisputed invoice.

(d) Payment to Contractor for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Contractor.

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

City may inspect and accept or reject any of Contractor's work under this Agreement, either during performance or when completed. City shall reject or finally accept Contractor's work within sixty (60) days after submitted to City. City shall reject work by a timely written explanation, otherwise Contractor's work shall be deemed to have been accepted. City's acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as amount to fraud. Acceptance of any of Contractor's work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, Section 16 "Indemnification" and Section 17 "Insurance."

SECTION 6. OWNERSHIP OF DOCUMENTS.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Contractor in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Contractor. Upon completion, expiration or termination of this Agreement, Contractor shall turn over to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

If and to the extent that City utilizes for any purpose not related to this Agreement any maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents prepared, developed or discovered by Contractor in the course of providing the Services pursuant to this Agreement, Contractor's guarantees and warranties in Section 9 "Standard of Performance" of this Agreement shall not extend to such use of the maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents.

All final work product developed by Contractor in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Contractor. Upon completion, expiration or termination of this Agreement, Contractor shall turn over to City all such final work product if paid for by the City. This provision specifically excludes Contractors' work notes and drafts, which are owned by Contractor, not City.

SECTION 7. CONTRACTOR'S BOOKS AND RECORDS.

(a) Contractor shall maintain any and all documents and records demonstrating or relating to Contractor's performance of the Services. Contractor shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to the Services, including expenditures and disbursements charged to City pursuant to this Agreement. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by Contractor pursuant to this Agreement. Any and all such documents or records shall be maintained for three (3) years from the date of execution of this Agreement and to the extent required by laws relating to audits of public agencies and their expenditures. In accordance with California Government Code Section 8546.7, if the total compensation in Section 4 exceeds ten thousand dollars ($10,000.00), this Agreement and the Contractor's books and records related to this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

(b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying, at any time during regular business hours, upon request by City or its designated representative. Copies of such documents or records shall be provided directly to the City for inspection, audit

and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and records shall be made available at Contractor's address indicated for receipt of notices in this Agreement.

(c) Where City has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of Contractor's business, City may, by written request, require that custody of such documents or records be given to the City. Access to such documents and records shall be granted to City, as well as to its successors-in-interest and authorized representatives.

SECTION 8. INDEPENDENT CONTRACTOR.

(a) Contractor is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Contractor shall have no authority to bind City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise.

(b) The personnel performing the Services under this Agreement on behalf of Contractor shall at all times be under Contractor's exclusive direction and control. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Contractor or any of Contractor's personnel. Contractor shall not at any time or in any manner represent that Contractor or any of Contractor's personnel are in any manner officials, officers, or employees of City.

(c) Neither Contractor, nor any of Contractor's personnel shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Contractor expressly waives any claim Contractor, its officers, employees, agents or subcontractors, may have to any such rights. Contractor's indemnity obligations in Section 16 "Indemnification" of this Agreement include the obligation to indemnify the City from and against any liability that may arise related to claims that Contractor, its officers, employees, agents or subcontractors, are entitled to retirement, health care or any other benefits that accrue to City employees. This provision shall survive the expiration or earlier termination of this Agreement.

SECTION 9. STANDARD OF PERFORMANCE.

Contractor represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Contractor shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services. In meeting its obligations under this Agreement, Contractor shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to the Services required of Contractor under this Agreement. In addition to the general standards of performance set forth this section, additional specific standards of performance and performance criteria may be set forth in Exhibit "A" "Scope of Work" that shall also be applicable to Contractor's work under this Agreement. Where there is a conflict between a general and a specific standard of

performance or performance criteria, the specific standard or criteria shall prevail over the general.

SECTION 10. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.

Contractor shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Contractor shall obtain any and all licenses, permits and authorizations necessary to perform the Services set forth in this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Contractor to comply with this section.

SECTION 11. PREVAILING WAGE LAWS

It is the understanding of City and Contractor that California prevailing wage laws do not apply to this Agreement because the Agreement does not involve any of the following services subject to prevailing wage rates pursuant to the California Labor Code or regulations promulgated thereunder: Construction, alteration, demolition, installation, or repair work performed on public buildings, facilities, streets or sewers done under contract and paid for in whole or in part out of public funds. In this context, "construction" includes work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work.

SECTION 12. NONDISCRIMINATION.

Contractor shall not discriminate, in any way, against any person on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status in connection with or related to the performance of this Agreement.

SECTION 13. UNAUTHORIZED ALIENS.

Contractor hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Contractor so employ such unauthorized aliens for the performance of the Services, and should the any liability or sanctions be imposed against City for such use of unauthorized aliens, Contractor hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

SECTION 14. CONFLICTS OF INTEREST.

(a) Contractor covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Contractor's

performance of the Services. Contractor further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the City Manager. Contractor agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

(b) City understands and acknowledges that Contractor is, as of the date of execution of this Agreement, independently involved in the performance of non-related services for other governmental agencies and private parties. Contractor is unaware of any stated position of City relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.

(c) City understands and acknowledges that Contractor will perform non-related services for other governmental agencies and private Parties following the completion of the Services under this Agreement. Any such future service shall not be considered a conflict of interest for purposes of this section.

SECTION 15. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

(a) All information gained or work product produced by Contractor in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Contractor. Contractor shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.

(b) Contractor, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Contractor gives City notice of such court order or subpoena.

(c) If Contractor, or any officer, employee, agent or subcontractor of Contractor, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Contractor for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Contractor's conduct.

Contractor shall promptly notify City should Contractor, its officers, employees, agents or subcontractors, be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Contractor or be present at any deposition, hearing or similar proceeding. Contractor agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Contractor. However, this right

to review any such response does not imply or mean the right by City to control, direct, or rewrite said response. Contractor shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that is made in confidence to a Federal, State, or local government official or to an attorney solely for the purpose of reporting or investigating a suspected violation of law or for the disclosure of a trade secret that is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal.

SECTION 16. INDEMNIFICATION.

(a) Indemnification for Professional Liability. Where the law establishes a professional standard of care for Contractor's services, to the fullest extent permitted by law, Contractor shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys' fees and costs, court costs, interest, defense costs, and expert witness fees) arise out of, are a consequence of, or are in any way attributable to, in whole or in part, any negligent or wrongful act, error or omission of Contractor, or by any individual or entity for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor, in the performance of professional services under this Agreement.

(b) Indemnification for Other than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Contractor shall indemnify, protect, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys' fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Contractor, or by any individual or entity for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor.

(c) Indemnification from Subcontractors. Contractor agrees to obtain executed indemnity agreements with provisions identical to those set forth in this section from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Contractor in the performance of this Agreement naming the Indemnified Parties as additional indemnitees. In the event Contractor fails to obtain such indemnity obligations from others as required herein, Contractor agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns or heirs of Contractor and shall survive the termination of this Agreement or this section.

(d) City's Negligence. The provisions of this section do not apply to claims occurring as a result of City's sole negligence. The provisions of this section shall not

release City from liability arising from gross negligence or willful acts or omissions of City or any and all of its officials, employees and agents.

SECTION 17. INSURANCE.

Contractor agrees to obtain and maintain in full force and effect during the term of this Agreement the insurance policies set forth in Exhibit "C" "Insurance" and made a part of this Agreement. All insurance policies shall be subject to approval by City as to form and content. These requirements are subject to amendment or waiver if so approved in writing by the City Manager. Contractor agrees to provide City with copies of required policies upon request.

SECTION 18. ASSIGNMENT.

The expertise and experience of Contractor are material considerations for this Agreement. City has an interest in the qualifications and capability of the persons and entities who will fulfill the duties and obligations imposed upon Contractor under this Agreement. In recognition of that interest, Contractor shall not assign or transfer this Agreement or any portion of this Agreement or the performance of any of Contractor's duties or obligations under this Agreement without the prior written consent of the City. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this Agreement entitling City to any and all remedies at law or in equity, including termination of this Agreement pursuant to Section 20 "Termination of Agreement." City acknowledges, however, that Contractor, in the performance of its duties pursuant to this Agreement, may utilize subcontractors.

SECTION 19. CONTINUITY OF PERSONNEL.

Contractor shall make every reasonable effort to maintain the stability and continuity of Contractor's staff and subcontractors, if any, assigned to perform the Services. Contractor shall notify City of any changes in Contractor's staff and subcontractors, if any, assigned to perform the Services prior to and during any such performance.

SECTION 20. TERMINATION OF AGREEMENT.

(a) City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Contractor. In the event such notice is given, Contractor shall cease immediately all work in progress.

(b) Contractor may terminate this Agreement for cause at any time upon thirty (30) days written notice of termination to City.

(c) If either Contractor or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Contractor, or City may terminate this Agreement immediately upon written notice.

(d) Upon termination of this Agreement by either Contractor or City, all property belonging exclusively to City which is in Contractor's possession shall be returned to City. Contractor shall furnish to City a final invoice for work performed and

expenses incurred by Contractor, prepared as set forth in Section 4 "Compensation and Method of Payment" of this Agreement. This final invoice shall be reviewed and paid in the same manner as set forth in Section 4 "Compensation and Method of Payment" of this Agreement.

SECTION 21. DEFAULT.

In the event that Contractor is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Contractor for any work performed after the date of default. Instead, the City may give notice to Contractor of the default and the reasons for the default. The notice shall include the timeframe in which Contractor may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Contractor is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Contractor does not cure the default, the City may take necessary steps to terminate this Agreement under Section 20 "Termination of Agreement." Any failure on the part of the City to give notice of the Contractor's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

SECTION 22. EXCUSABLE DELAYS.

Contractor shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of Contractor. Such causes include, but are not limited to, acts of God, acts of the public enemy, acts of federal, state or local governments, acts of City, court orders, fires, floods, epidemics, strikes, embargoes, and unusually severe weather. The term and price of this Agreement shall be equitably adjusted for any delays due to such causes.

SECTION 23. COOPERATION BY CITY.

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the Services shall be furnished to Contractor in every reasonable way to facilitate, without undue delay, the Services to be performed under this Agreement.

SECTION 24. NOTICES.

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by certified mail, postage prepaid and return receipt requested, addressed as follows:

To City:	City of Eastvale Attn: Mark Orme, City Manager 12363 Limonite Ave., Suite 910 Eastvale, CA 91752
To Contractor:	Michael Baker International, Inc. Attn: Bob Stark, Associate Vice President 5050 Avenida Encinas, Suite 260 Carlsbad, CA 92008

Notice shall be deemed effective on the date personally delivered or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

SECTION 25. AUTHORITY TO EXECUTE.

Each of the signatories hereto represents and warrants that he or she is competent and authorized to enter into this Agreement on behalf of the Party for whom he or she purports to sign. Each Party hereto agrees to defend, indemnify, and hold harmless the other Parties hereto against all claims, suits, actions, and demands, including necessary expenses of investigation and reasonable attorneys' fees and costs, arising out of claims that its signatory was not competent or so authorized to execute this Agreement.

SECTION 26. ADMINISTRATION AND IMPLEMENTATION.

This Agreement shall be administered and executed by the City Manager or his or her designated representative. The City Manager shall have the authority to issue interpretations and to make amendments to this Agreement, including amendments that commit additional funds, consistent with Section 28 "Amendment" and the City Manager's contracting authority under the Eastvale Municipal Code.

SECTION 27. BINDING EFFECT.

This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

SECTION 28. AMENDMENT.

No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Contractor and by the City. The City Manager shall have the authority to approve any amendment to this Agreement if it does not exceed the amount that may be approved administratively pursuant to the Eastvale Municipal Code. The Parties agree that the requirement for written modifications cannot be waived and that any attempted waiver shall be void. The City's City Manager may, but is not required to, make minor amendments not affecting substantive terms without further authorization from the City Council. The City Council hereby authorizes the City Manager to execute any such amendments as required by this Agreement or that do not otherwise reduce City's rights under this Agreement. All other amendments shall be

approved by the City Council.

SECTION 29. WAIVER.

Waiver by any Party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision nor a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work by Contractor shall not constitute a waiver of any of the provisions of this Agreement.

SECTION 30. LAW TO GOVERN; VENUE.

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the Parties, venue in state trial courts shall lie exclusively in the County of Riverside, California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Riverside.

SECTION 31. ATTORNEYS FEES, COSTS AND EXPENSES.

In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing Party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

SECTION 32. ENTIRE AGREEMENT.

This Agreement, including the attached Exhibits "A" through "C", is the entire, complete, final and exclusive expression of the Parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Contractor and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any Party which are not embodied herein shall be valid and binding.

SECTION 33. SEVERABILITY.

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

SECTION 34. CONFLICTING TERMS.

Except as otherwise stated herein, if the terms of this Agreement conflict with the terms of any Exhibit hereto, or with the terms of any document incorporated by reference into this Agreement, the terms of this Agreement shall control.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

CITY OF EASTVALE

Mark Orme
City Manager

ATTEST:

Marc Donohue
City Clerk

APPROVED AS TO FORM

Erica Vega
City Attorney

MICHAEL BAKER INTERNATIONAL, INC.

Bob Stark
Associate Vice President

NOTE: **CONTRACTOR'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONTRACTOR'S BUSINESS ENTITY. CORPORATIONS AND LLCS MUST SUBMIT DOCUMENTATION SHOWING THAT THE INDIVIDUAL SIGNING ON ITS BEHALF HAS THE AUTHORITY TO EXECUTE THIS CONTRACT.**

EXHIBIT "A"
SCOPE OF SERVICES

The on-call planning scope of services would include, but are not limited to, the ability to perform the following:

a. Support staff on environmental impact-related matters including, but not limited to, reviewing project applications for compliance with state and federal environmental laws and regulations, providing City staff with recommendations for CEQA/NEPA determinations, and preparing environmental documents (Initial Studies/Mitigated Negative Declarations/Environmental Impact Reports).
b. Provide environmental on-site inspections and field surveys.
c. Provide oversight, management, and preparation of all environmental compliance efforts, environmental contracts, and the implementation of mitigation monitoring programs.
d. As needed, provide biological consulting services to support the preparation of environmental documents.
e. As needed, provide contract management, oversight, and review for environmental documents to be prepared by outside consultants.
f. Provide long-term monitoring and reporting to ensure compliance with mitigation monitoring programs.
g. When required, be present at City Hall and hold regular office hours as agreed upon by staff and Consultant.
h. Attend public hearings, study sessions, and meetings with other agencies, subcommittees, special districts, community groups and members of the development community, as necessary.
i. Develops and maintains good working relationships with other City departments, other jurisdictions, and the public.
j. Analyze projects for compliance with the City's General Plan, Zoning Ordinance, Eastvale Municipal Code, Airport Land Use Compatibility Plan, Subdivision Map Act, Design Guidelines, applicable specific plans, and other policies.
k. Review and process ministerial applications and discretionary entitlements, such as: Plan Reviews, Zoning Clearances, Business Licenses, Administrative Permits, Sign Permits, Conditional Use Permits, Development Plan Reviews, Variances, Change of Zones, Lot Line Adjustments, Tentative Maps, Annexations, General Plan and Zoning Amendments.
l. Compile and analyze data on economic, social, environmental, and physical factors affecting land use.
m. Meet with developers, engineers, property owners, contractors and other individuals to discuss, advise, explain processes and suggest improvements regarding potential projects, pre-applications, development applications, feasibility analysis, conceptual development plans and code interpretation.
n. Write Planning Commission and City Council staff reports, resolutions, ordinances, conditions of approval, memorandums, public notices and agendas, and give oral presentation.

o. Review projects and provide comments within timelines specified by the Permit Streamlining Act and the City (shorter timelines may be required for certain projects).
p. Provide strong emphasis on the project management of multiple projects and competing priorities while maintaining quality, meeting schedules, and staying within budget.
q. Answer public inquiries by telephone, mail, or in person at a public counter regarding property zoning and/or General Plan land uses, application submittal requirements, etc.
r. Facilitate and complete special projects and request, including those made by the city and/or other public agencies (HCD, OPR, SCAG, WRCOG, etc).

EXHIBIT "B"
COMPENSATION

I. Contractor shall use the following rates of pay in the performance of the Services:

Classification	Hourly Billing Rate
Technical Director/Principal	$250
Technical Manager/Project Manager	$215
Senior Associate III	$190
Senior Associate II	$175
Senior Associate I	$160
Associate III	$145
Associate II	$135
Associate I	$120
Assistant	$110
Technician/Admin Support	$90

Note: Contractor will not seek reimbursement for travel to and from City Hall and/or off-site meetings, and minor incidental expenses such as office supplies and printing of internal documents. Reproductions of documents for city use or distribution will be reimbursed at cost to contractor (no mark-up).

EXHIBIT "C"
INSURANCE

A. Insurance Requirements. Contractor shall provide and maintain insurance, acceptable to the City, in full force and effect throughout the term of this Agreement, against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Services by Contractor, its agents, representatives or employees. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

Contractor shall provide the following scope and limits of insurance:

1. Minimum Scope of Insurance. Coverage shall be at least as broad as:

(1) Commercial General Liability. Insurance Services Office form Commercial General Liability coverage (Occurrence Form CG 0001).

(2) Automobile. Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, including code 1 "any auto" and endorsement CA 0025, or equivalent forms subject to the written approval of the City.

(3) Workers' Compensation. Workers' Compensation insurance as required by the Labor Code of State of California covering all persons providing Services on behalf of the Contractor and all risks to such persons under this Agreement.

(4) Professional Liability. Professional liability insurance appropriate to the Contractor's profession. This coverage may be written on a "claims made" basis, and must include coverage for contractual liability. The professional liability insurance required by this Agreement must be endorsed to be applicable to claims based upon, arising out of or related to Services performed under this Agreement. The insurance must be maintained for at least three (3) consecutive years following the completion of Contractor's services or the termination of this Agreement. During this additional three (3) year period, Contractor shall annually and upon request of the City submit written evidence of this continuous coverage.

2. Minimum Limits of Insurance. Contractor shall maintain limits of insurance no less than:

(1) Commercial General Liability. $1,000,000 general aggregate for bodily injury, personal injury and property damage.

(2) Automobile. $1,000,000 per accident for bodily injury and property damage. A combined single limit policy with aggregate limits in an amount of

not less than $2,000,000 shall be considered equivalent to the said required minimum limits set forth above.

(3) Workers' Compensation. Workers' Compensation as required by the Labor Code of the State of California of not less than $1,000,000 per occurrence.

(4) Professional Liability. $1,000,000 per occurrence.

B. Other Provisions. Insurance policies required by this Agreement shall contain the following provisions:

1. All Policies. Each insurance policy required by this Agreement shall be endorsed and state the coverage shall not be suspended, voided, cancelled by the insurer or either Party to this Agreement, reduced in coverage or in limits except after 30 days' prior written notice by certified mail, return receipt requested, has been given to City.

2. Commercial General Liability and Automobile Liability Coverages.

(1) City, and its respective elected and appointed officers, officials, and employees and volunteers are to be covered as additional insureds as respects: liability arising out of activities Contractor performs; products and completed operations of Contractor; premises owned, occupied or used by Contractor; or automobiles owned, leased, hired or borrowed by Contractor. The coverage shall contain no special limitations on the scope of protection afforded to City, and their respective elected and appointed officers, officials, or employees.

(2) Contractor's insurance coverage shall be primary insurance with respect to City, and its respective elected and appointed, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by City, and its respective elected and appointed officers, officials, employees or volunteers, shall apply in excess of, and not contribute with, Contractor's insurance.

(3) Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(4) Any failure to comply with the reporting or other provisions of the insurance policies, including breaches of warranties, shall not affect coverage provided to City, and its respective elected and appointed officers, officials, employees or volunteers.

3. Workers' Compensation Coverage. Unless the City Manager otherwise agrees in writing, the insurer shall agree to waive all rights of subrogation

against City, and its respective elected and appointed officers, officials, employees and agents for losses arising from work performed by Contractor.

C. Other Requirements. Contractor agrees to deposit with City, at or before the effective date of this Agreement, certificates of insurance necessary to satisfy City that the insurance provisions of this contract have been complied with. The City may require that Contractor furnish City with copies of original endorsements effecting coverage required by this Exhibit "C". The certificates and endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. City reserves the right to inspect complete, certified copies of all required insurance policies, at any time.

1. Contractor shall furnish certificates and endorsements from each subcontractor identical to those Contractor provides.

2. Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City or its respective elected or appointed officers, officials, employees and volunteers, or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims.

3. The procuring of such required policy or policies of insurance shall not be construed to limit Contractor's liability hereunder nor to fulfill the indemnification provisions and requirements of this Agreement.

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY) 08/16/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Aon Risk Services Central, Inc. Pittsburgh PA Office EQT Plaza ~ Suite 2700 625 Liberty Avenue Pittsburgh PA 15222-3110 USA	PHONE (A/C. No. Ext): (866) 283-7122	FAX (A/C. No.): (800) 363-0105
	E-MAIL ADDRESS:	

INSURED	INSURER(S) AFFORDING COVERAGE		NAIC #
Michael Baker International, Inc. 9755 Clairmont Mesa Blvd. San Diego CA 92124 USA	INSURER A:	American Guarantee & Liability Ins Co	26247
	INSURER B:	Allied World Surplus Lines Insurance Co	24319
	INSURER C:	Zurich American Ins Co	16535
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** 570094924157 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. **Limits shown are as requested**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	[X] COMMERCIAL GENERAL LIABILITY	Y	Y	GL0419728101	08/30/2022	08/30/2023	EACH OCCURRENCE	$2,000,000
	[ ] CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000
							MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$4,000,000
	[ ] POLICY [X] PRO-JECT [X] LOC						PRODUCTS - COMP/OP AGG	$4,000,000
	[ ] OTHER:						SIR/Deductible	$250,000
C	AUTOMOBILE LIABILITY	Y	Y	BAP4197284-01	08/30/2022	08/30/2023	COMBINED SINGLE LIMIT (Ea accident)	$2,000,000
	[X] ANY AUTO						BODILY INJURY (Per person)	
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	
	[X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	
							Deductible	$100,000
A	[X] UMBRELLA LIAB [X] OCCUR			AUC053258204	08/30/2022	08/30/2023	EACH OCCURRENCE	$10,000,000
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$10,000,000
	[ ] DED [X] RETENTION $10,000							
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			WC419728201 AOS	08/30/2022	08/30/2023	[X] PER STATUTE [ ] OTH-ER	
C	ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] (Mandatory in NH)	N/A		WC419728501 WI	08/30/2022	08/30/2023	E.L. EACH ACCIDENT	$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE-EA EMPLOYEE	$1,000,000
							E.L. DISEASE-POLICY LIMIT	$1,000,000
B	E&O-PL-Primary			03124806 Claims Made SIR applies per policy terms & conditions	08/30/2022	08/30/2023	Per Claim Aggregate SIR/Deductible	$5,000,000 $5,000,000 $200,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Evidence of insurance.

CERTIFICATE HOLDER

Michael Baker International, Inc.
9755 Clairmont Mesa Blvd.
San Diego CA 92124 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services Central, Inc.

Holder Identifier :

Certificate No : 570094924157

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CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.4
May 14, 2025

Approval of Memorandum of Understanding between the City of Eastvale, The Jurupa Community Services District, and the Corona-Norco Family YMCA

Prepared By:

Amanda Argomaniz, Management Assistant

Recommended Action(s)

Staff recommends that the City Council authorize the City Manager to execute a Memorandum of Understanding (MOU) between the City of Eastvale, the Jurupa Community Services District, and the Corona-Norco Family YMCA for the purpose of providing a local recreational swim program.

Summary

The City of Eastvale, in partnership with the Jurupa Community Services District (JCSD) and the Corona-Norco Family YMCA, is proud to announce the development and planned implementation of a recreational swim program for the Eastvale community. This program represents a significant milestone in meeting a long-standing need and desire expressed by Eastvale residents.

Through this new collaboration, the City will work with JCSD Parks & Recreation, who manage Eastvale parks and the Corona-Norco Family YMCA, who operate multiple aquatic facilities, to jointly deliver a seasonal recreational swim program within Eastvale. Each agency brings unique strengths and resources, and through this coordinated effort, the program will be made possible for the first time.

A Memorandum of Understanding (MOU) between the three agencies is proposed to formalize this partnership and outline roles, responsibilities, and program logistics. The City believes this effort will not only fulfill a long-standing community need but also sets a strong precedent for future multi-

agency partnerships that benefit Eastvale residents.

Background

Eastvale residents have consistently identified aquatic and recreational swim programming as a top community priority, especially during the summer months. Previous efforts to offer a coordinated swim program have faced obstacles due to overlapping facility demands and other organizational constraints.

Over the past year, staff from the City of Eastvale, JCSD, and the Corona-Norco Family YMCA have worked collaboratively to identify ways to leverage each agency's strengths and develop a shared solution. These discussions resulted in a proposed recreational swim program that would serve youth, families, and residents of all ages during the upcoming summer season.

Environmental

This item is not a project subject to review under the California Environmental Quality Act.

Strategic Plan Action - Priority Level: 3 | Target #: D | Goal #: D

Include youth and adult groups in inclusionary conversations and programs.

Fiscal Impact

This agreement has no fiscal impact on the General Fund nor the 2024-2025 Community Services budget.

Prior City Council/Commission Action

On June 12, 2024, City Council approved and adopted a budget resolution amending the 2024-25 Fiscal Budget by $671,900 for the continued development and implementation of programming and community events.

Attachment(s)

Attachment 1 - MOU City of Eastvale-JCSD-CNFY

MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF EASTVALE, THE JURUPA COMMUNITY SERVICES DISTRICT, AND THE CORONA-NORCO FAMILY YMCA

This Memorandum of Understanding ("MOU") is entered into on this 24th day of April 2025 by and between the City of Eastvale, a municipal corporation ("City"), the Jurupa Community Services District, a special district ("JCSD"), and the Corona-Norco Family YMCA, a nonprofit organization ("YMCA"), collectively referred to as the "Parties."

RECITALS

WHEREAS, the City of Eastvale and JCSD are committed to promoting recreational and educational opportunities for its residents; and

WHEREAS, the Corona-Norco Family YMCA is a nonprofit organization dedicated to providing programs and services that promote youth development, healthy living, and social responsibility; and

WHEREAS, the Parties desire to collaborate in offering a recreational summer swim program at Eleanor Roosevelt High School in Eastvale, CA ("Facility"); and

WHEREAS, the City's and JCSD's role in this collaboration will be limited to promoting and advertising the program, at their expense, and the YMCA will be responsible for staffing and conducting the program, accepting and processing registrations, and reserving the Facility per the Corona-Norco Unified School District facility use policy, at its expense.

NOW, THEREFORE, the Parties agree as follows:

1. Purpose: The purpose of this MOU is to establish a mutual understanding between the City, JCSD, and the YMCA regarding their respective roles and responsibilities in offering the summer swim program at Eleanor Roosevelt High School.
2. Responsibilities of the City of Eastvale and JCSD are as follows:
    a. Promote and advertise the YMCA's recreational summer swim program through the City's and JCSD's communication channels, including but not limited to social media, newsletters, and agency website.
    b. Ensure that all promotional materials reflect accurate information provided by the YMCA.
3. Responsibilities of the Corona-Norco Family YMCA are as follows:
    a. Staff the summer swim program with qualified personnel.
    b. Manage participant registration and collect any associated fees.
    c. Reserve the Facility and coordinate directly with Eleanor Roosevelt High School (CNUSD) and any relevant agencies regarding usage.
    d. Ensure proper insurance coverage for the program, including liability insurance.

e. Provide the City and JCSD with program details, including schedules, pricing, and safety protocols, for accurate advertising.

4. Terms and Termination

   a. This MOU shall commence on April 24, 2025 and remain in effect until August 1, 2025, unless terminated earlier by mutual agreement of the Parties.

   b. Any Party may terminate its participation in this MOU with thirty (30) days' written notice to the other Parties.

5. Indemnification

   a. The YMCA shall indemnify, defend, and hold harmless the City and JCSD, their officers, employees, and agents from and against any and all claims, liabilities, damages, or costs arising from the YMCA's operation of the summer swim program and from their advertisement and promotion of the summer swim program.

   b. The City and JCSD shall not be liable for any claims arising from the staffing, registration, or facility reservation related to the program.

6. General Provisions

   a. This MOU constitutes the entire understanding between the Parties and may only be amended in writing signed by the Parties.

   b. This MOU shall be governed by the laws of the State of California.

   c. Any notices required under this MOU shall be in writing and delivered to the addresses provided by each Party.

IN WITNESS WHEREOF, the Parties hereto have executed this MOU as of the 24th day of April 2025.

CITY OF EASTVALE

By: _____

Name: _____

Title: _____

Date: _____

JURUPA COMMUNITY SERVICES DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

CORONA-NORCO FAMILY YMCA

By: _____

Name: Audrie Echnoz

Title: Chief Executive Officer

Date: April 24, 2025

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.5
May 14, 2025

Purchase Order with BMW Motorcycle of Riverside for Police Motorcycle Maintenance

Prepared By:
Johnny Terfehr, Community Safety Director

Recommended Action(s)
Staff recommends that the City Council:

1. Authorize an increase of $30,001 to Purchase Order No. EV1765 with BMW Motorcycle of Riverside, resulting in a revised total purchase order amount of $55,000. This purchase order provides for the maintenance, collision repairs, and routine servicing of six BMW police motorcycles for Fiscal Year 2024-25;
2. Authorize the City Manager to execute the purchase order;

Summary
Staff recommends increasing the Purchase Order with BMW Motorcycle of Riverside from $24,999 to $55,000 to accommodate the costs associated with maintenance, collision repairs, and routine service of the City's six BMW police motorcycles for the remainder of Fiscal Year 2024-25.

The city currently operates six units in active use by the City's four motor deputies. Per section 4.06.080(d) of the City's Municipal Code, the City may utilize existing agreements with any federal, state, county or other public agency. Riverside County Sheriff has an agreement with BMW Riverside for the maintenance of their police motorcycles and as a result maintenance and service work for the motorcycles is exempt from the City's bidding requirement.

Background

Since its incorporation in 2010, the City has had an agreement with the Riverside County Sheriff's Department to provide law enforcement services to Eastvale's residents, visitors, and businesses. Pursuant to the agreement, the City is responsible for managing all aspects of motorcycles operations, including maintenance, fuel, licensing, and associated expenses.

To address maintenance and repair requirements for Fiscal Year 2024-25, the City issued a purchase order in the amount of $24,999 to BMW Motorcycle of Riverside. However, due to increased maintenance demands, expenditures have exceeded the original purchase order allocation. Staff is requesting an additional $30,001 to cover maintenance expenses, routine service, and collision repairs through the end of the fiscal year. This adjustment will ensure uninterrupted service and maintain the reliability and operational readiness of the City's police motorcycle fleet.

Environmental

Vehicle maintenance activities are not considered a Project as defined by the California Environmental Quality Act (CEQA) and no environmental review is required.

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A

Not applicable.

Fiscal Impact

The fiscal impact of the purchase order for FY24/25 is $55,000. Funds are budgeted and available in General Fund vehicle maintenance account 100-400-6330 for the maintenance of the City's police motorcycles.

Prior City Council/Commission Action

On January 25, 2023, the City Council approved a purchase order for BMW Motorcycle of Riverside in the amount of $60,000 for the maintenance and regular service of BMW police motorcycles.

On August 23, 2023, the City Council approved a purchase order for BMW Motorcycle of Riverside in the amount of $45,000 for the maintenance and regular service of BMW police motorcycles.

Attachment(s)

Not Applicable.

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.6
May 14, 2025

Resolution Authorizing City Officials to Execute Applications and Documentation for the Purposes of Obtaining Federal Financial Assistance Provided by the Department of Homeland Security and Sub-granted Through the State of California and the County of Riverside

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Prepared By:

Johnny Terfehr, Community Safety Director

Recommended Action(s)

Staff recommends that the City Council adopt a Resolution designating and authorizing certain City Officials to execute applications and related documents in order to secure Federal Financial Assistance provided by the Department of Homeland Security and sub-Granted through the State of California and the County of Riverside.

Summary

To apply for and receive federal financial assistance provided by the Department of Homeland Security and sub-granted through the State of California, the City of Eastvale is required to designate certain City officials who are authorized to execute all pertinent grant applications and related documents. This authority must be renewed every three years or as necessary. This report recommends City Council adopt the attached resolution, which will designate and authorize certain City officials to execute applications and documents for the purpose of obtaining federal financial assistance provided by the Department of Homeland Security and sub-granted through the State of California for the duration of the FY 2026, FY 2027, and FY 2028 grant periods.

Background

To apply for and receive Federal financial assistance provided by the Department of Homeland Security and sub-granted through the State of California, the City of Eastvale is required to designate certain City officials who are authorized to execute all pertinent grant applications and related documents. This authority must be renewed every three years and is in effect only for the grants and grant years specified. The proposed resolution will not rescind the current resolution, as there are grants open and/or being awarded for fiscal grant years 2023-2025 .

Environmental

The request is not a project pursuant to the California Environmental Quality Act (CEQA) and no environmental review is required.

Strategic Plan Action - Priority Level: N/A | Target #: C | Goal #: J

Leverage Grant Funding (Target C, Goal J).

Fiscal Impact

Without a new Resolution, the City would not be eligible to apply for or receive federal financial assistance provided by the Department of Homeland Security and sub-granted through the State of California. Previously, the city has received grants on an annual basis including the State Homeland Security Program (SHSHP) and Emergency Management Program Grant (EMPG). These funding opportunities do not cause a General Fund impact.

Prior City Council/Commission Action

The City Council has historically authorized these resolutions each three years to permit City Officials to execute applications and related documentation for the purpose of obtaining federal financial assistance through the Department of Homeland Security. These grants are sub-granted through the State of California and the County of Riverside.

In previous years, the City Council approved the following resolutions:

- Resolution 15-32 on October 28, 2015
- Resolution 18-02 on January 24, 2018
- Resolution 21-01 on January 27, 2021
- Resolution 23-01 on February 8, 2023

Attachment(s)

Attachment 1 - Resolution 25-XX

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, DESIGNATING AND AUTHORIZING CERTAIN CITY OFFICIALS TO EXECUTE APPLICATIONS AND DOCUMENTS FOR THE PURPOSES OF OBTAINING FINANCIAL ASSISTANCE PROVIDED BY THE FEDERAL DEPARTMENT OF HOMELAND SECURITY AND SUB-GRANTED THROUGH THE STATE OF CALIFORNIA AND THE COUNTY OF RIVERSIDE.

WHEREAS, the California Governor's Office of Emergency Services requires that the Eastvale City Council pass a resolution to designate an authorized agent in order to be eligible to apply for and receive federal financial assistance provided by the federal Department of Homeland Security and sub-granted through the State of California and the County of Riverside Emergency Management Department; and

WHEREAS, the City of Eastvale has a current resolution 23-01 designating an authorized agent for the State Homeland Security Program (SHSP) and Emergency Management Program Grant (EMPG) grants for the duration of fiscal years 2023, 2024, and 2025; and

WHEREAS, the City of Eastvale desires to continue to accept the SHSP and EMPG grants for grant years 2026 through 2028,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Manager, Finance Director, Community Safety Director, or designee are hereby authorized to execute and submit for and on behalf of the City of Eastvale, a local government established under the laws of the State of California, applications and other related documents, including agreements, amendments, extensions, and grant award documents, for the purpose of obtaining federal financial assistance provided by the federal Department of Homeland Security and sub-granted through the State of California.

SECTION 2. That this authorization shall be in effect for the duration of the FY 2026, FY 2027, and FY 2028 grant periods of the State Homeland Security Program (SHSP) and Emergency Management Program Grant (EMPG) grants.

PASSED, APPROVED AND ADOPTED this 14th day of May, 2025.

Michael McMinn,
Mayor

APPROVED AS TO FORM:

Erica Vega
City Attorney

ATTEST:

Marc A. Donohue, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 25-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 14th day of May, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc A. Donohue, MMC
City Clerk

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.7
May 14, 2025

Adoption of Resolutions Approving Quitclaim Deeds for Limonite Gap Closure Project

Prepared By:
Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)
Staff recommends that the City Council:

1. Adopt Resolutions approving Quitclaim Deeds for Limonite Gap Closure Project; and
2. Authorizing the City Manager to execute all necessary documents.

Summary
On September 13, 2023, the City Council adopted a resolution accepting easements for the Limonite Gap Closure Project. These easements included both permanent and temporary easements across properties adjacent to the project area. Specifically, temporary construction and access easements were obtained from the following properties:

- APN 144-010-084 – A temporary construction easement (5,174 square feet) was acquired from TDC Remington Partners LLC, a Delaware limited liability company, located within Parcel 1 of Parcel Map 37635.

- APN 144-010-074 – A temporary construction easement (394 square feet) was acquired from Campus Maintenance Corp, located within Lot D of Parcel Map 35865.

With construction now complete, the City no longer requires the temporary construction easements. As such, the City intends to quitclaim any and all rights it may hold in the temporary

construction and access easements.

Background

On September 13, 2023, the City Council adopted a resolution accepting easements for the Limonite Gap Closure Project. These easements included both permanent and temporary easements across properties adjacent to the project area. Specifically, temporary construction and access easements were obtained from the following properties:

- APN 144-010-084 – A temporary construction easement (5,174 square feet) was acquired from TDC Remington Partners LLC, a Delaware limited liability company, located within Parcel 1 of Parcel Map 37635.

- APN 144-010-074 – A temporary construction easement (394 square feet) was acquired from Campus Maintenance Corp, located within Lot D of Parcel Map 35865.

With construction now complete, the City no longer requires the temporary construction easements. As such, the City intends to quitclaim any and all rights it may hold in the temporary construction and access easements.

Environmental

A Mitigated Negative Declaration for the project was prepared and was adopted by the City Council at the September 9, 2020 City Council Meeting.

Strategic Plan Action - Priority Level: N/A | Target #: E | Goal #: E

Improve connectivity

Fiscal Impact

There is no fiscal impact.

Prior City Council/Commission Action

On June 6, 2016, the City Council approved Parcel Map 35865.
On December 8, 2021, the City Council approved Parcel Map 37635.
On July 26, 2023, the City Council awarded the Construction Contract to Ortiz Enterprises, Inc.
On September 13, 2023, the City Council adopted a resolution accepting easements for the Limonite Gap Closure Project.

Attachment(s)

Attachment 1.1 - Resolution - Transwestern
Attachment 1.2 - Quitclaim Deed - Transwestern
Attachment 1.3 - Exhibit A to 1.2
Attachment 2.1 - Resolution - Campus
Attachment 2.2 - Quitclaim Deed - Campus
Attachment 2.3 - Exhibit A to 2.2

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, QUITCLAIMING THE TEMPORARY CONSTRUCTION AND ACCESS EASEMENT ON PARCEL 1 OF PARCEL MAP NO. 37635 (APN 144-010-084)

WHEREAS, the Temporary Construction and Access Easement was acquired within Parcel 1 of Parcel Map No. 37635 (APN 144-010-084) for construction of the Limonite Gap Closure Project, and it was recorded at the County of Riverside Assessor-County Clerk-Recorder on October 12, 2023 (document number 2023-0301318).

WHEREAS, with construction now complete, the City of Eastvale no longer requires the temporary construction and access easement. As such, the City wishes to quitclaim any and all rights it may hold in the temporary construction and access easement.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the City Council of the City of Eastvale hereby quitclaims all rights it may hold in such easement to the property owner, and authorizes the City Manager to take all actions, including execution of the quitclaim deed, a copy of which is hereby attached and made part of this resolution, necessary to effectuate the quitclaim.

PASSED, APPROVED AND ADOPTED this 14th day of May, 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc A. Donohue, Government Services Director/City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 25-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 14th day of May, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:

City of Eastvale
City Clerk's Office
12363 Limonite Ave., Suite 910
Eastvale, CA 91752

THE AREA ABOVE IS RESERVED FOR RECORDER'S USE

APN(s): 144-010-084

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **CITY OF EASTVALE, a municipal corporation** does hereby quitclaim to **TDC REMINGTON PARTNERS LLC, a Delaware limited liability company**, all rights, title, and interest the City of Eastvale may have in the Temporary Construction Easement and Access Easement located in the City of Eastvale, County of Riverside, and recorded on October 12, 2023, identified as document number 2023-0301318, a true and correct copy of which is attached hereto as **Exhibit A**.

[SIGNATURE PAGE FOLLOWS]

CITY OF EASTVALE
a municipal corporation:

Dated: _____, 2025

By:_____
MARK ORME
City Manager

ATTEST:
MARC DONOHUE
Clerk to the City of Eastvale

By: _____

159

RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:
(Document exempt from recording fees pursuant to Cal. Gov. Code 27383 & 6103)

CITY OF EASTVALE
Attn: City Clerk
12363 Limonite Ave. Suite 910
Eastvale, California 91752

2023-0301318
10/12/2023 03:17 PM Fee: $ 0.00
Page 1 of 34
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

8427

THIS SPACE FOR RECORDER'S USE ONLY

TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:

City of Eastvale
City Clerk's Office
12363 Limonite Ave., Suite 910
Eastvale, CA 91752

THE AREA ABOVE IS RESERVED FOR RECORDER'S USE

APN: 144-010-084

TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT ("AGREEMENT") is entered into as of the October 11 day of October, 2023, by and between TDC REMINGTON PARTNERS LLC, a Delaware limited liability company ("GRANTOR") and the CITY OF EASTVALE, a Municipal Corporation and general law city ("CITY"). GRANTOR and CITY may also be referenced as a "Party" or the "Parties".

RECITALS

A. GRANTOR is the legal owner of real property, including all improvements located thereon, in the City of Eastvale, County of Riverside, State of California, and more particularly known as Parcel 1 of Parcel Map No. 37635 (APN: 144-010-084) ("PROPERTY");

B. CITY is constructing the Limonite Gap Closure Project ("PROJECT"). The PROJECT consists of:

- Constructing a new vehicular bridge and a multi-use trail over Cucamonga Creek Channel.
- Constructing new curb, gutter, and sidewalk on both sides of the bridge connecting to where the current segment of Limonite Avenue ends.
- Constructing new utility infrastructure including a new domestic water line, gas and electric distribution, and fiber option communications.

C. To construct the PROJECT, the City will need a temporary construction easement in and over portions of the PROPERTY as more particularly described and depicted in Exhibit "A" ("TCE"), attached hereto and incorporated herein.

TERMS

NOW, THEREFORE, in consideration of the promises set forth herein and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CITY and GRANTOR agree as follows:

1. Incorporation of Recitals.
Each of the Recitals set forth above is incorporated herein by this reference.

2. Grant of Temporary Construction and Access Easement.
GRANTOR hereby grants to CITY the TCE for the purposes of constructing the PROJECT. The TCE shall include, without limitation, the right and privilege of City and its employees, agents, representatives, contractors, subcontractors, and workmen (collectively "AUTHORIZED PERSONNEL") to: (i) use, control, and occupy the TCE area in order to perform all activities as may be necessary for construction of the PROJECT; (ii) use and temporarily place and operate tools, equipment, machinery, and materials on and within the TCE area; (iii) remove improvements, and trim, cut, or clear away any trees, brush, or other vegetation or flora within the TCE area. Hereinafter, items (i)-(iii) shall be collectively referred to as the "Work."

The TCE term shall be for a period not to exceed 24 months. The Term of the TCE shall commence following written notice provided to GRANTOR by the City or AUTHORIZED PERSONNEL. At the expiration of the TCE term, the City shall restore such property to a condition as near as practicable to the condition that existed immediately prior to City's operations, however, vegetation within the TCE area shall be restored in accordance with the landscape plan attached hereto as Exhibit B. Upon completion of the Work, City will cause all of the equipment, materials, tools, trash, and debris to be removed from the TCE area.

In no event shall the term of the TCE extend beyond 24 months. Upon expiration of the TCE, at the request of GRANTOR, the CITY shall record a quitclaim deed relinquishing the TCE and transferring all interest in the TCE area to GRANTOR.

3. CITY Performed Work.
All Work done under this AGREEMENT shall conform to all applicable building, fire and sanitary laws, ordinances, and regulations relating to such Work, and shall be done in a good and workmanlike manner.

4. Indemnification.
CITY shall indemnify, defend and hold harmless GRANTOR, from and against all claims, causes of action, damages, liabilities, injuries, actions, costs and expenses ("CLAIMS"), caused by the negligence or willful misconduct of the CITY in the exercise of CITY's rights under this AGREEMENT, or Work performed in connection with the PROJECT, excepting only such CLAIMS as may be the result of intentional acts or gross negligence of the GRANTOR. The CITY shall name GRANTOR as an additional insured under its insurance policy. The CITY'S insurance policy shall include: (a) Commercial General Liability (CGL) with limits of no less than $2,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this

project/location or the general aggregate limit shall be twice the required occurrence limit; (b) Automobile Liability with limits of no less than $1,000,000 per accident for bodily injury and property damage; (c) Workers' Compensation as required by the State of California, with statutory limits, and (d) Employer's Liability Insurance with limits of no less than $1,000,000 per accident for bodily injury or disease.

5. No Leases.

GRANTOR warrants there are no oral or written leases on all or any portion of the TCE area, with the exception of that certain Standard Industrial Lease (Net), dated December 14, 2022 by and between Grantor, as landlord, and Dependable Highway Express, Inc., a California corporation, as tenant ("Existing Lease"). In the event the CITY later determines that there is an oral or written lease on all or a portion of the TCE area other than the Existing Lease, GRANTOR shall hold CITY harmless and reimburse CITY for any and all of its losses and expenses occasioned by reason of any lease of the TCE area other than the Existing Lease. Grantor represents and warrants that the terms of Existing Lease will not interfere with the CITY'S use of the TCE as set forth herein.

6. Integrity of Property.

Except as otherwise provided herein or by express written permission granted by CITY, GRANTOR shall not, after the date of execution of this AGREEMENT and the receipt of consideration, alienate, lien, encumber or otherwise transfer the TCE area or any portion thereof or allow the same to occur, cause or allow any physical changes on the TCE area, or enter into a lease or contract with respect to the TCE area or any portion thereof, other than the Existing Lease, which would survive the receipt of consideration and impair CITY'S use of the TCE. At its sole expense, GRANTOR shall maintain the PROPERTY in a condition so as not to interfere with CITY'S TCE.

7. Modification, Waiver.

No modification, waiver, amendment or discharge of this AGREEMENT shall be valid unless the same is in writing and signed by both Parties.

8. Severability.

If any term, provision, covenant or condition of this AGREEMENT is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this AGREEMENT shall be severable and shall not be affected thereby, and each of the remaining terms, provisions, covenants or conditions of this AGREEMENT shall be valid and enforceable to the fullest extent permitted by law.

9. Specific Performance and Other Remedies.

The Parties understand that the interests and rights being conveyed by this AGREEMENT are unique and for that reason, among others, the Parties will be irreparably damaged in the event that this AGREEMENT is not specifically enforced. Accordingly, in the event of any controversy concerning the obligations under this AGREEMENT, such obligation shall be enforceable by a decree of specific performance or by injunction. Such remedies and all other rights and remedies set forth herein shall be cumulative and not exclusive, and shall be in addition to any and all other remedies which the Parties may have hereunder at law or in equity.

10. Successors and Assigns.
This AGREEMENT shall run with the land for a period of 24 months following the commencement of the TCE in accordance with Section 2. All terms of this AGREEMENT shall be binding upon, inure to the benefit of, and be enforceable by the Parties hereto and their respective heirs, legal representatives, successors, and assigns.

11. Waiver.
The waiver by one Party of the performance of any term, provision, covenant or condition shall not invalidate this AGREEMENT, nor shall it be considered as a waiver by such Party of the same condition in the future or a waiver of any other term, provision, covenant or condition. Delay by any Party in pursuing any remedy or in insisting upon full performance for any breach or failure of any term, provision, covenant or condition shall not prevent such Party from later pursuing remedies or insisting upon full performance for the same or any similar breach or failure.

12. Notices.
All notices, requests, demands, and other communications under this AGREEMENT shall be in writing and shall be deemed to have been duly given on the date of delivery if served personally on the Party to whom notice is to be given, or if mailed, five (5) days after mailing by first class mail, registered or certified mail, postage prepaid, and properly addressed as follows. Any Party may change its address for purposes of this section by giving the other Party written notice of the new address in the manner set forth above.

CITY: City of Eastvale
City Clerk's Office
12363 Limonite Ave., Suite 910
Eastvale, CA 91752

GRANTOR: TDC REMINGTON PARTNERS LLC
3501 Jamboree Road, Suite 4400
Newport Beach, CA 92660
Attention: Stephen Batcheller

13. Condition Precedent: Approval of CITY and GRANTOR.
GRANTOR understands that this AGREEMENT is subject to the approval of City Council of the CITY or authorized designee and that this AGREEMENT shall have no force or effect unless and until such approval has been obtained.

14. Authority to Sign.
The Parties and the signatories for each Party represent and warrant that the Parties signatories to this AGREEMENT are authorized to enter into this AGREEMENT and that no other authorizations are required to implement this AGREEMENT on behalf of that Party, other than the City Council as provided in Paragraph 13 above.

15. Counterparts Signature.
This AGREEMENT may be executed in counterparts, each of which shall be an original, but all counterparts shall constitute one AGREEMENT.

16. Entire Agreement.
This AGREEMENT constitutes the entire AGREEMENT between the Parties relating to the subject of this AGREEMENT and supersedes all previous agreements, promises, representations, understandings and negotiations, whether written or oral, among the Parties with respect to the subject matter hereof. The performance of this AGREEMENT constitutes the entire consideration for the conveyance of the TCE.

17. Recording.
This AGREEMENT shall be recorded in the Official Records of Riverside County, State of California. The Parties shall execute all other documents necessary to memorialize or implement the terms and provisions of this AGREEMENT or to memorialize the termination of this AGREEMENT and the TCE. The City shall execute the Certificate of Acceptance attached hereto as Exhibit C.

IN WITNESS WHEREOF, the Parties have executed this AGREEMENT as of the day and year first above written.

CITY:

CITY OF EASTVALE

By: _____
Mark Orme, City Manager

Date: 10/11/23

ATTEST:

By: _____
Marc Donohue, MMC, City Clerk

Date: 10/11/23

APPROVED AS TO FORM:

By: _____
Erica Vega, City Attorney

Date: 10/11/23

GRANTOR:

TDC REMINGTON PARTNERS LLC,
a Delaware limited liability company

By: _____
B. Jeff Knowles, Authorized Signatory

Date: October 6, 2023

CERTIFICATE OF ACKNOWLEDGEMENT

The State of Texas)
County of Harris)

Before me, Stephanie Marie Turley, on this day personally appeared B. Jeff Knowles, known to me (or proved to me on the oath of — or through —) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)

Given under my hand and seal of office this 6 day of October, 2023.

Stephanie Marie Turley
(Notary's Signature)
Notary Public, State of Texas

STEPHANIE MARIE TURLEY
Notary ID #129880538
My Commission Expires
July 9, 2026

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Riverside)

On Oct. 11, 2023, before me, Stephanie Vasquez, Notary Public, personally appeared Erica Vega, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

STEPHANIE VASQUEZ
Notary Public - California
Riverside County
Commission # 2433569
My Comm. Expires Feb 5, 2027

STEPHANIE VASQUEZ
Notary Public - California
Riverside County
Commission # 2433569
My Comm. Expires Feb 5, 2027

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Riverside)

On Oct. 11, 2023, before me, Stephanie Vasquez, Notary Public, personally appeared Mark Orme, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

STEPHANIE VASQUEZ
Notary Public - California
Riverside County
Commission # 2433569
My Comm. Expires Feb 5, 2027

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Riverside)

On October 11, 2023, before me, Whitney Mayo, Notary Public, personally appeared Marc Donohue, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

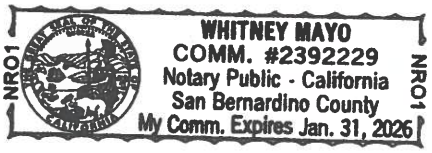


EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT

[To be attached]

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
APN 144-010-084

All that property situate in the City of Eastvale, County of Riverside, State of California, being a portion of Parcel 1 of Parcel Map No. 37635, filed in Book 253 of Parcel Maps, at Pages 38 through 42, inclusive, in the Office of the County Recorder of said County, lying within a portion of Northwest Quarter of Fractional Section 27, Township 2 South, Range 7 West, as shown by Map of Sectionalized Survey of the Jurupa Rancho, recorded in Book 9 of Maps, at Page 33, in the Office of the County Recorder of San Bernardino, California, more particularly described as follows:

BEGINNING at the northeast corner of Lot A of said Parcel Map, also being a point on the westerly line of the land of San Bernardino County Flood Control District property, as described in Grant Deed recorded December 10, 1976, in Book 1976, Page 190445, of Official Records in the Office of the County Recorder of Riverside County, being a point on a non-tangent curve to the left, having a radius of 5,498.39 feet, with a radial bearing of North 81°35'41" West;

Thence along said most northerly line of said Lot "A", South 81°23'00" West 15.49 feet to the northwesterly line of said Lot "A";

Thence leaving said most northerly line and along said northwesterly line South 07°46'33" West, 41.38 feet;

Thence leaving said northwesterly line, South 41°48'18" West, 107.36 feet to the beginning of a non-tangent curve to the left, having a radius of 9,993.86 feet, with a radial bearing of North 47°35'47" West;

Thence southwesterly along said curve through a central angle of 00°39'43", an arc distance of 115.46 feet to the beginning of a reverse curve having a radius of 95.67 feet, with a radial bearing of South 48°15'30" East;

Thence southwesterly along said reverse curve through a central angle of 16°57'25" an arc distance of 28.31 feet;

Thence South 58°41'55" West, 16.08 feet;

Thence North 31°18'05" West, 2.67 feet;

Thence North 58°41'55" East, 11.82 feet to the beginning of a non-tangent curve to the right, having a radius of 10,001.86 feet, with a radial bearing of North 48°26'14" West;

Thence northeasterly along said curve through a central angle of 00°50'27", an arc distance of 146.78 feet to a point of non-tangency;

Thence non-tangent to the previously described curve North 41°48'18" East, 93.91 feet;

Thence North 47°36'44" West, 24.54 feet;

Thence North 42°23'16" East, 32.37 feet to the beginning of a tangent curve to the left, having a radius of 40.00 feet;

Thence northeasterly along said curve through a central angle of 29°37'14", an arc distance of 20.68 feet;

Thence North 12°46'03" East, 91.53 feet;

Thence South 80°37'20" East, 17.87 feet to the common line between the easterly line of said Parcel Map No. 37635 and said westerly line of the land of San Bernardino County Flood Control District Property, being the beginning of a non-tangent curve to the left, having a radius of 5,498.39 feet, with a radial bearing of North 80°34'19" West;

Thence southerly along said easterly line and along said non-tangent curve through a central angle of 01°01'22", an arc distance of 98.14 feet to the **POINT OF BEGINNING (POB);**

Containing 5,174 square feet, more or less.

Basis of bearings: bearings shown hereon are based on a line measured as North 16°26'56" East between continuously, operating reporting stations (CORSs) "CNPP" and "EWPP" (CCS83, Zone 6 Epoch 2010.00) as shown on said Parcel Map No. 37635. Ground distances described or shown are in US Survey Feet, multiply ground distances by a combined factor of 0.9999910120 to obtain grid distances.

This real property description and accompanied Exhibit "B" has been prepared at Mark Thomas by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Byron J. Cazar, LS 9337

PROFESSIONAL LAND SURVEYOR
BYRON J. CAZAR
No. 9337
STATE OF CALIFORNIA

09/18/2023
Date

EXHIBIT "B" PLAT
TEMPORARY CONSTRUCTION EASEMENT
APN: 144-010-084

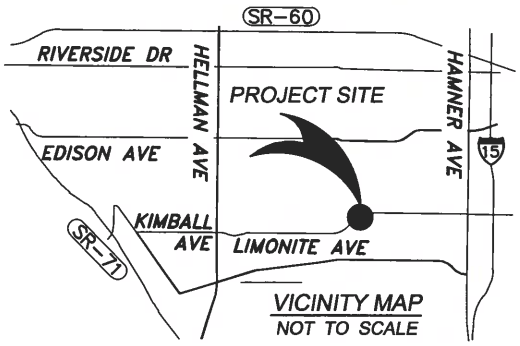
LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
(R)	RADIAL BEARING
O.R.	OFFICIAL RECORDS
PM	PARCEL MAP
PMB	PARCEL MAP BOOK
o	DIMENSION POINT
▨	TEMPORARY CONSTRUCTION EASEMENT

S.B.C.F.C.D.
SAN
BERNARDINO
COUNTY FLOOD
CONTROL
DISTRICT

TDC Remington Partners
PARCEL 1
PM 37635
PMB 253 / 38-42
APN: 144-010-084

TEMPORARY CONSTRUCTION EASEMENT
5,174 S.F.
(SEE SHEET 2)



LICENSED LAND SURVEYOR
BYRON J. CAZAR.
No. 9337
STATE OF CALIFORNIA

0 75 150 300 Feet
SCALE 1" = 150

"LOT E" PER PMB 240/90-95
O.R. 738/334
℄
100'
100'
VARIES
EASTERLY BOUNDARY PM 37635
WEST LINE BK. 1976, PG. 190445
APPROXMATE N./S. CTR 1/4 SECTION LINE
CUCAMONGA CREEK
LIMONITE AVE
PARCEL MAP NO. 35865
PMB 240/90-95
LOT "A"
PM 37635
PMB 253 / 38-42
PARCEL 2
PM 37635
PMB 253 / 38-42
APN: 144-010-085

NW 1/4 FRACTIONAL SEC. 27, T2S, R7W, JURUPA RANCHO

SHEET 3 OF 4

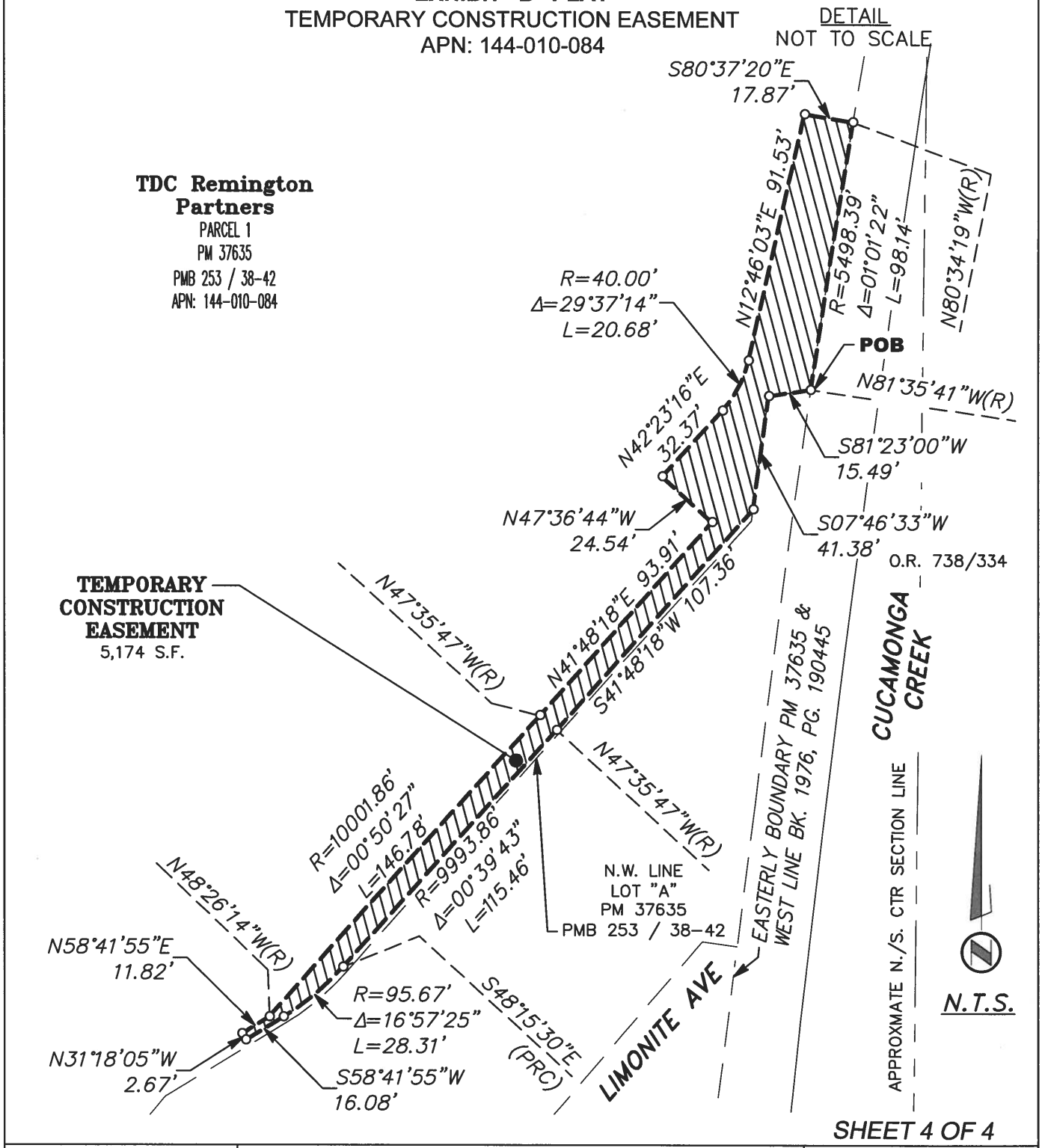
MARK THOMAS

Scale: 1" = 150'
Date Sept., 2023
Drawn By BJC
Checked By KC

Exhibit "B"
Project Parcel LGC-05B
APN 144-10-084
Plat to Accompany Legal Description
In the City of Eastvale
Riverside County, California

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED UPON THE CCS83, ZONE 6, NAD 83 EPOCH 2010.00. BEING NORTH 16°26'56" EAST. GROUND DISTANCES SHOWN ARE IN US SURVEY FEET, MULTIPLY GROUND DISTANCES BY COMBINED FACTOR OF 0.9999910120 TO OBTAIN GRID DISTANCES.

EXHIBIT "B" PLAT
TEMPORARY CONSTRUCTION EASEMENT
APN: 144-010-084



SHEET 4 OF 4

MARK THOMAS

Scale: NOT TO SCALE
Date Sept., 2023
Drawn By BJC
Checked By KC

Exhibit "B"
Project Parcel LGC-05B
APN 144-10-084
Plat to Accompany Legal Description
In the City of Eastvale
Riverside County, California

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED UPON THE CCS83, ZONE 6, NAD 83 EPOCH 2010.00. BEING NORTH 16°26'56" EAST. GROUND DISTANCES SHOWN ARE IN US SURVEY FEET, MULTIPLY GROUND DISTANCES BY COMBINED FACTOR OF 0.9999910120 TO OBTAIN GRID DISTANCES.

EXHIBIT B

LANDSCAPE PLAN

City of Eastvale Landscape Architect Inspection Schedule

1. Pre-Jon Conference: Requires 48 hours' notice to schedule the pre-job conference. Prior to the pre-job meeting, the Soil Fertility Report shall be provided via email to Laurie Levine (EastvaleLaurieLevine@gmail.com)or (951) 970-5667. If it is not approved landscape plans. Landscape Contractor shall provide the Soil Fertility Report,from a certified laboratory including recommendations for organic pre-plant soil amendments, organic pre-plant fertilizer, and organic specifications for long-term maintenance. The recommendations shall follow the fertilizer manufacture's specifications described in the approved landscape plans. The soil analysis must be representative of site soils, and it shall include include the following: soil texture, percentage of organic matter, soil infiltration rate (measured or derived from soil texture/infiltration rates tables), pH, total soluble salts, macro-nutrients, micro-nutrients, recommendations for organic fertilizers and amendments.
2. Required: Tri-C Enterprises-Humate at the manufacture's rate per 1000 square feet.
3. Irrigation Pressure Mainline Observation and Test: Requires 48 hours' notice to schedule inspection. Observation is required prior to backfilling trenches and in accordance with the specification in the approved landscape plans.
4. Irrigation System Layouts: Requires 48 hours' notice to schedule inspection.
5. Irrigation Coverage Test: Requires 48 hours' notice to schedule inspection. Inspection must occur prior to mulch.
6. Plant Material Inspections: Requires 48 hours' notice to schedule inspection.
7. Plant Pit Inspection: Requires 48 hours' notice to schedule inspection.
8. Plant Backfill and Fertilizer Inspections: Requires 48 hours' notice toschedule inspection.
9. Final Inspection of Installation and Commencement of the Required Maintenance Period: Requires 48 hours' notice to schedule inspection. Inspection must take place prior to commencement of the Landscape Maintenance Period. Before the final inspection takes place, Ad-Built Drawings must be submitted to the Owner, and the Project Landscape Architect as follows:

a) All project As-Built Drawings must be submitted and approved by the Project Landscape Architect prior to acceptance and prior to the start of the site inspection period.
b) As-Built Drawings are to be submitted in PDF format, as one set of print copies for site inspections and for records, and as one set of half size prints.
c) As-Built Drawings shall include all of the information identified in the irrigation specifications as well as the measured area of coverage of each control valve in the landscape area. This information shall be used for controller scheduling and water use budgets. Accurate information must be provided.
d) One reduced size (11" x 17") copy and a PDF on disk of the As-Built Drawings and Controller Charts shall be submitted to the City prior to the starts of the final inspection. Controller charts shall be color coded, using a minimum of five colors per valve station and shall be based on the As-Built drawings.

These inspections are for installation conformance to City Standards. In no way does the inspection relieve the Landscape Contractor of any liabilities that may be incurred or the required coordination with the Project Landscape Architect in accordance with the approved landscape plans. Final site maintenance approval will not be granted until the landscape project meets all of the plans standard specifications.

A water audit from an Independent Water Auditor shall be included.

In additions to the organic fertilizer by Tric-C Enterprises and conditioners recommended in the soil fertility test, the contractor shall include Tric-C Enterprises Humate 50 lbs/ 1000 square feet, 4 cubic yards of organic compost per 1000 square feet, and Tric-C Enterprises Myco-parts that touch each plant root ball at the rate specified by the manufacturer.

PROJECT INFORMATION:
Total Landscape Area:
917,990 S.F.
Square Footage within The Right-Of-Way
856,831 S.F.
Square Footage Outside The Right-Of-Way
61,159 S.F.

OWNER INFORMATION:
Scott Heavside
(949) 351-8147
Scott.Heavside@transwestern.com

Inspection

(1) At all times permit the Owner or his authorized agents to visit and observe the work or any part thereof. Maintain proper facilities and provide safe access for such observations to all parts of the work. Where the specifications require work to be tested, it shall not be covered up until tested or approved by the Owner and governing agencies. The Contractor shall be solely responsible for notifying the Owner, Landscape Architect, and required agency (48 hours notice minimum required), where and when such work is in readiness for testing. Should any such work be covered without such test or approval, it shall, if so ordered, be uncovered at the Contractor's expense.

(2) Observations Required by Landscape Architect and City.

a. Prestart Meeting
b. Layout of control equipment and heads
c. Main line pressure test and trench depth check.
d. Lateral trench depth check.
e. Coverage test and prefinal observation.
f. Final observation.

THE RANCH BY TRANSWESTERN
BLDG 1: 14935 LIMONITE AVE.
BLDG 2: 14940 LIMONITE AVE. EASTVALE, CA 92880

Sheet Index

L-T	Cover Sheet
LI-1	Irrigation Plan
LI-2	Irrigation Plan
LI-3	Irrigation Plan
LI-4	Irrigation Plan
LI-5	Irrigation Schedule
LI-6	Irrigation Details
LI-7	Irrigation Details
LP-1	Planting Plan
LP-2	Planting Plan
LP-3	Planting Plan
LP-4	Planting Plan
LP-5	Planting Details
LS-1	Specifications
LS-2	Specifications

CITY OF EASTVALE
PLAN REVIEW

These plans have been reviewed and are found to be in substantial compliance with the applicable codes adopted by ordinance. Approval is recommended for landscape construction pending approval by all applicable City departments and agencies. No changes, modifications, nor alterations shall be permitted without prior authorization from the planning department.

The permittee shall ensure that all plans, specifications and construction conducted hereunder shall comply in all respects to the applicable codes, ordinances, and these approved plans. By commencing construction hereunder, the contractor agrees to release and indemnify the City of Eastvale and its consultant from and against any code violations, errors, omissions, and deviations in the completed work.

The issuance or granting of a permit based on approval of these plans shall not allow nor approve violation of the applicable codes or ordinances. No permit presumed to give authority to violate or cancel the revisions of such codes or ordinance shall be valid.

BY: _____ LLA # 5111 DATE: 10/7/2021

*ALL REVISIONS OF APPROVED PLANS ARE REQUIRED TO BE SUBMITTED TO THE CITY OF EASTVALE.

_____ DATE: 12.15.21 (REVISION)

HUNTER LANDSCAPE
711 S. Fee Ana Street
Placentia, California 92870
Ph: 714.986-2400
Fax: 714.986-2408
Email: TomH@HunterLandscape.net

REGISTERED LANDSCAPE ARCHITECT THOMAS P. HUNTER 1/31/2023 STATE OF CALIFORNIA

Project
THE RANCH BY TRANSWESTERN
BLDG 1: 14935 LIMONITE AVE.
BLDG 2: 14940 LIMONITE AVE.
EASTVALE, CA 92880

Transwestern Development Company
20250 Acacia St. Ste 260
Newport Beach, CA 92660
949.351.5186
Scott Heavside
949.351.8147

Submittals

Date	Description
09.02.20	1st Submittal
09.14.20	Construction Set
09.29.20	2nd Submittal

Revisions

	Date	Remarks
	11.18.19	Site Rev.
	04.03.20	Site Rev.
	06.01.20	Comments
1	09.21.21	Streetscape Add
	12.15.21	Add - Revised Planting

Sheet Title
Cover Sheet

Scale

Date 09/21/2021

Drawn by TH

Job Number 18-063

Sheet No L-T

19-20034 MDR 013

ABBREVIATIONS

AC	ASPHALT CONCRETE	PIP	POURED IN PLACE
CJ	COLD JOINT	R	PROPERTY LINE
℄	CENTERLINE	R or RAD	RADIUS
CONC	CONCRETE	R	REBAR
CONT	CONTINUOUS	RWD	REDWOOD
DIA	DIAMETER	RS	ROUGH SAWN
D.F.	DOUGLAS FIR	SL	SCORELINE
EA	EACH	SHT	SHEET
EJ	EXPANSION JOINT	SPECS	SPECIFICATIONS
EQ	EQUAL	SQ	SQUARE
EXIST.	EXISTING	STD	STANDARD
FRH	FIRE HYDRANT	STRUCT	STRUCTURAL
FS	FINISH SURFACE	S4S	SURFACE FOUR SIDES
FT	FEET	T	TREAD
FTG	FOOTING	THK	THICK
GA	GAUGE	TOC	TOP OF CONCRETE or CURB
GALV	GALVANIZE(D)	TYP	TYPICAL
GB	GRADE	TOW	TOP OF WALL
HP	HIGH POINT	TOF	TOP OF FOOTING
MAX	MAXIMUM	UNO	UNLESS NOTED OTHERWISE
MIN	MINIMUM	VEH	VEHICULAR
NIC	NOT IN CONTRACT	VERT	VERTICAL
NTS	NOT TO SCALE	WWM	WOVEN WIRE MESH
OC	ON CENTER	WI	WROUGHT IRON
PA	PLANTING AREA	d	NAIL PENNY SIZE

General Notes

IRRIGATION

1. FINAL LOCATION OF CONTROLLER TO BE DETERMINED IN THE FIELD WITH APPROVAL OF OWNER AND LANDSCAPE ARCHITECT.
2. REFER TO GENERAL IRRIGATION NOTES ON IRRIGATION PLAN.
3. PROVIDE A WATER AUDIT FROM & CERTIFIED WATER AUDITOR PRIOR TO THE REQUEST FOR A FINAL INSPECTION & PRIOR TO COVERING IRRIGATION TUBING.

PLANTING

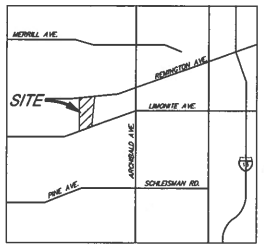
1. ALL BOX TREES ARE TO BE SELECTED BY THE LANDSCAPE ARCHITECT.
2. CONTRACTOR IS TO SPOT ALL PLANT MATERIAL AND HAVE LANDSCAPE ARCHITECT APPROVE THE SPOTTING PRIOR TO THE EXCAVATION OF ANY PLANT PIT. ALLOW 48 HOURS LEAD TIME. ANY TREE, SHRUB, OR VINE THAT IS PLANTED WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE MOVED AT THE CONTRACTOR'S EXPENSE.
3. REMOVE STAKES FROM ALL ESPALIERS AND VINES AND ATTACH TO WALLS, POST, ETC.
4. PRIOR TO PLANTING INSTALLATION, CONTRACTOR SHALL HAVE SOIL TESTED AND SEND RESULTS TO CITY LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS FOR SOIL PREPARATION INFORMATION.
5. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT AND CITY LANDSCAPE ARCHITECT FOR FINAL INSPECTION WHEN INSTALLATION IS COMPLETE, AND FOR A FINAL MAINTENANCE INSPECTION AT THE END OF THE MAINTENANCE PERIOD.

CONSTRUCTION

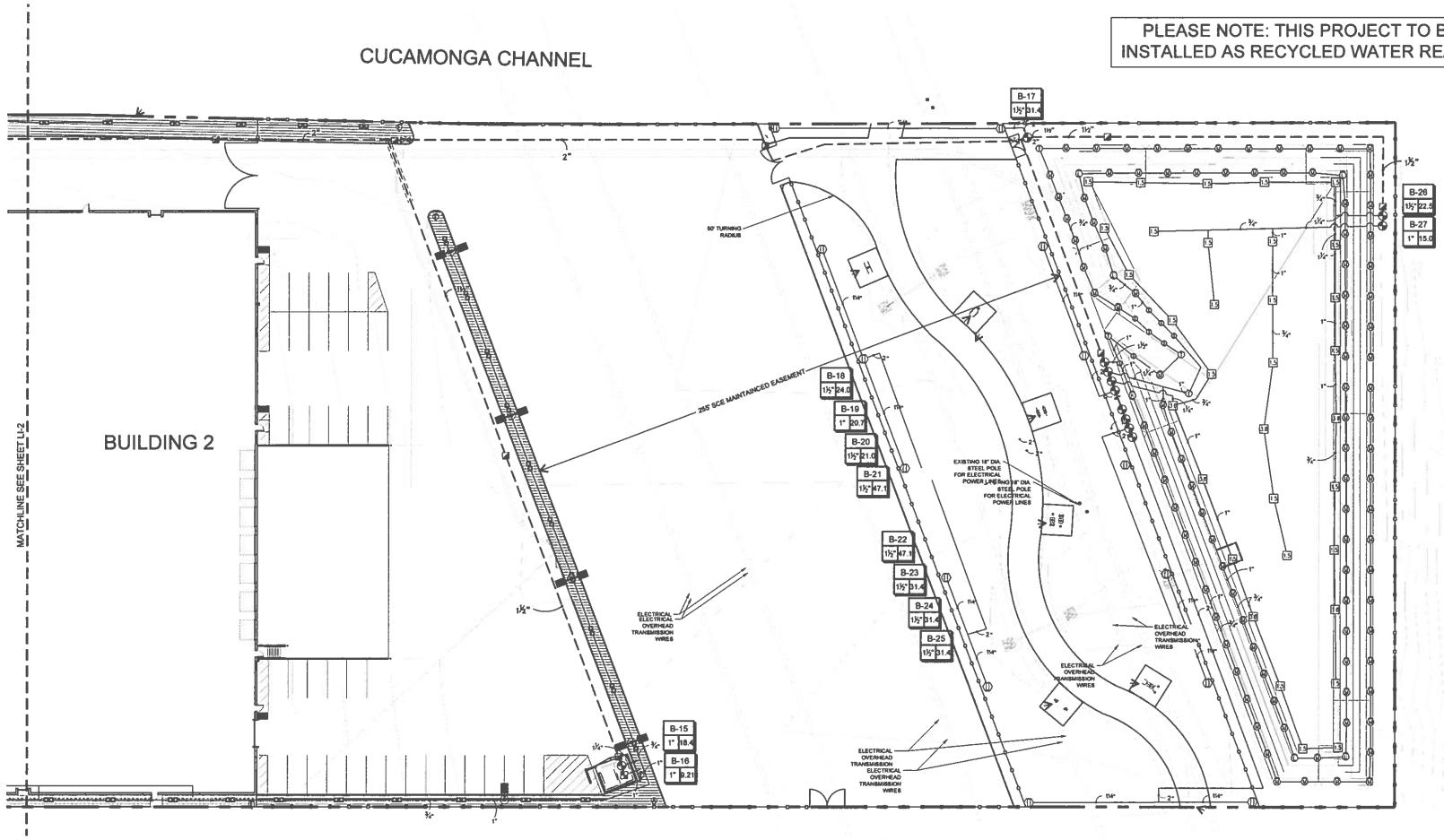
CONTRACTOR SHALL NOTIFY **UNDERGROUND SERVICE ALERT (800) 422-4133** BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS).

CONTRACTOR SHALL NOTIFY THE CITY LANDSCAPE ARCHITECT, LAURIE LEVINE (951) 698-0122 WITH A MINIMUM 48-HOUR NOTICE OF A PRE-LANDSCAPE CONSTRUCTION MEETING REQUIRED PRIOR TO INITIATION OF ANY IRRIGATION OR LANDSCAPE SITE WORK.

Vicinity Map



PLEASE NOTE: THIS PROJECT TO BE INSTALLED AS RECYCLED WATER READY



IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
①	Hunter MP Corner PRS15-12-PRS40-CV-R Shrub Rotator, 12" pop-up with factory installed check valve, pressure regulated to 40 psi, purple body cap, and MP Rotator nozzle. T=Turquoise adj arc 49-105 on PRS40 body.	15	40
⑥ ⑦ ⑧	Hunter MP1000 PRS15-12-PRS40-CV-R Shrub Rotator, 12" pop-up with factory installed check valve, pressure regulated to 40 psi, purple body cap, and MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.	178	40
⑨ ⑩ ⑪	Hunter MP2000 PRS15-12-PRS40-CV-R Shrub Rotator, 12" pop-up with factory installed check valve, pressure regulated to 40 psi, purple body cap, and MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc on PRS40 body.	52	40
⑫ ⑬	Hunter MP8005R PRS15-12-PRS40-CV-R Shrub Rotator, 12" pop-up with factory installed check valve, pressure regulated to 40 psi, purple body cap, and MP Rotator nozzle on PRS40 body, OR = Orange adj arc 90 to 210.	10	40
⑭	Rain Bird 1806-SAM-S-R Series Stream Stream Bubbler 6.0" popup with check valve, rain bird 060 pressure compensating screen, and purple body cap.	488	15

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
⑮	Hunter I-25-06-55-R Turf Rotor, 6" Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve Standard Nozzle with recycled water ID	14	60
⑯	Hunter PSP-12-CV-R Shrub Rotor, 12.0" Pop-Up. Adjustable to Full Circle. With Drain Check Valve and Recycled water ID.	27	45
⑰	Hunter PSP-12-CV-R Shrub Rotor, 12.0" Pop-Up. Adjustable to Full Circle. With Drain Check Valve and Recycled water ID.	6	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⑱	Rain Bird XCZ-100-PRB-R Male Flow Drip Control Kit for Commercial Applications. Purple Cap designates for Reclaimed Water; Non-Potable Use. 1" PESBR Valve and 1" Pressure Regulating 40psi Basket Filter. 0.5gpm to 20gpm.	25
⑲	Rain Bird XCZ-150-LCDR High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB-R Scrubber Globe Valve with single 1-1/2" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-82gpm.	1
⑳	6PH Irrigation 6DFN-R Combination Drip Flush Valve Install 6PH Irrigation 6DFN-R Combination Drip Flush Valve Nozzle with Rain Bird 1812 pop up sprinkler body. This purple nozzle serves as flush valve and also as visual drip indicator. See detail for more information.	49
㉑	Rain Bird ARVCB0 1/2" Air Relief Valve, made of quality rust-proof materials, with a purple 6" drip valve box. Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	17
	Area to Receive Dripline Rain Bird XFD-06-18-NP (18") Mod Water Use/ XFD On-Surface Pressure Compensating Purple Landscape Dripline. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XP insert fittings.	7,084 s.f.
	Area to Receive Dripline Rain Bird XFD-06-18-NP (24) (Low Water Use) XFD On-Surface Pressure Compensating Purple Landscape Dripline. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 24" apart, with emitters offset for triangular pattern. UV Resistant. Specify XP insert fittings.	64,500 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
㉒	Rain Bird PESBR 1", 1-1/2", and 2" Durable Chlorine-Resistant Valve, With Scrubber Mechanism Technology, and Purple Flow Control Handle.	51
㉓	Rain Bird 55-DNP 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Non-Potable Purple Rubber Cover, and 2-Piece Body.	41
㉔	Matco-Norca 514T 1/2"-4" Brass Gate Valve, Full Port, with Solid Wedge. IP5. Purple Wheel Handle. Same size as mainline pipe.	5
㉕	Nibco T-115 Class 125 bronze gate shut off valve with purple wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	8
M3	Rain Bird PESBR 1-1/2" Durable Chlorine-Resistant Valve, With Scrubber Mechanism Technology, and Purple Flow Control Handle.	1
M1	Rain Bird PESBR 2" Durable Chlorine-Resistant Valve, With Scrubber Mechanism Technology, and Purple Flow Control Handle.	1
M2	Rain Bird PESBR 2" Durable Chlorine-Resistant Valve, With Scrubber Mechanism Technology, and Purple Flow Control Handle.	1
⚠	Wilkins 600 XL Pressure Reducing Valve Pressure downstream required is 41.47 PSI	5
BF3	Febco 825Y 1" Reduced Pressure Backflow Preventer	1
BF	Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer	1
BF2	Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer	1

A	Rain Bird ESP12LXMEP-LXMM with (OU ESPLXMSM12 24 Station Commercial Controller. Place Controller in Powder-coated Metal Cabinet outside of electrical room. Include a IQ Communication Cartridge model# IQ256USA and a 1 year IQ service plan. Please use Part Number CO1401 when ordering one year 3G Cellular Service for IQ Cloud. Contractor to Coordinate with Rain Bird 6SP (1-866-6SP-XPRT) and Property Manager on annual Cellular Contract transfer between Landscape Maintenance contractors after contract service is completed. For additional Rain Bird support, contact the local Rain Bird Account Manager, Joshua Seipel at (1-909-645-8468) for additional assistance with NCC device setup coordination.	1
B	Rain Bird ESP12LXMEP-LXMM with (OU ESPLXMSM12 24 Station Commercial Controller. Place Controller in Powder-coated Metal Cabinet outside of electrical room. Include a IQ Communication Cartridge model# IQ256USA and a 1 year IQ service plan. Please use Part Number CO1401 when ordering one year 3G Cellular Service for IQ Cloud. Contractor to Coordinate with Rain Bird 6SP (1-866-6SP-XPRT) and Property Manager on annual Cellular Contract transfer between Landscape Maintenance contractors after contract service is completed. For additional Rain Bird support, contact the local Rain Bird Account Manager, Joshua Seipel at (1-909-645-8468) for additional assistance with NCC device setup coordination.	1
C	Rain Bird ESP12LXMEP-LXMMSS 12 Station Commercial Controller, Stainless Steel Pedestal, Flow Sensing, ESP12LXMEP-LXMMSS-LXMMSSPED. Include a IQ Communication Cartridge model# IQ256USA and a 1 year IQ service plan. Please use Part Number CO1401 when ordering one year 3G Cellular Service for IQ Cloud. Contractor to Coordinate with Rain Bird 6SP (1-866-6SP-XPRT) and Property Manager on annual Cellular Contract transfer between Landscape Maintenance contractors after contract service is completed	1
RS	Rain Bird RSD-BE Rain Sensor, with metal latching bracket, extension wire.	5

SEE SHEET LI-5 FOR COMPLETE IRRIGATION LEGEND

HUNTER LANDSCAPE
711 S. Fee Ana Street
Placentia, California 92870
Ph: 714.986-2400
Fax: 714.986-2408
Email: TomH@Hunterlandscape.net

REGISTERED LANDSCAPE ARCHITECT THOMAS R. HUNTER 1/31/2021 STATE OF CALIFORNIA

Project

THE RANCH BY TRANSWESTERN

BLDG 1: 14935 LIMONITE AVE.
BLDG 2: 14940 LIMONITE AVE.
EASTVALE, CA 92880

Transwestern Development Company
20250 Acacia St. Ste 260
Newport Beach, CA 92660
949.351.5186
Scott Heaviside
949.351.8147

Submittals

Date	Description
09.02.20	1st Submittal
09.14.20	Construction Set
09.29.20	2nd Submittal

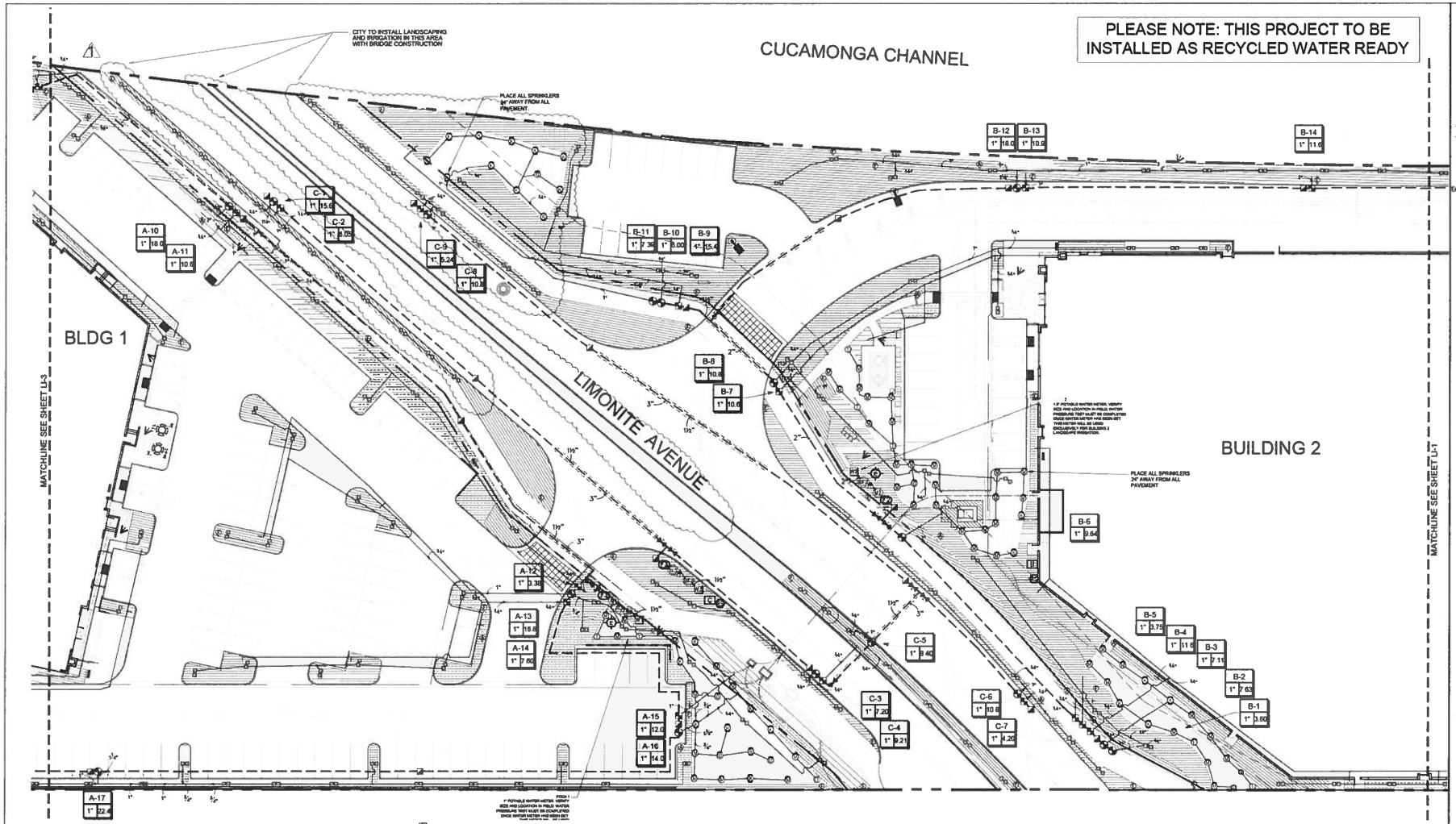
Revisions

	Date	Remarks
	11.18.19	Site Rev.
	04.03.20	Site Rev.
	06.01.20	Comments
1	09.21.21	Streetscape Add

Sheet Title

Irrigation Plan

Scale	1" = 20'
Date	09/21/2021
Drawn by	TH
Job Number	18-063
Sheet No	LI-1



IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
①	Hunter MP Corner PRS5-12-PRS40-CV-R Shrub Rotator, 12' pop-up with factory installed check valve, pressure regulated to 40 psi, purple body cap, and MP Rotator nozzle T+Turquoise adj) arc 45-105 on PRS40 body.	15	40
④ ⑤ ⑥	Hunter MP1000 PRS5-12-PRS40-CV-R Shrub Rotator, 12' pop-up with factory installed check valve, pressure regulated to 40 psi, purple body cap, and MP Rotator nozzle. MP1+(orange adj) arc 90 to 210, 1+Light Blue 210 to 270 arc, 0+Olive 360 arc on PRS40 body	178	40
⑦ ⑧ ⑨	Hunter MP2000 PRS5-12-PRS40-CV-R Shrub Rotator, 12' pop-up with factory installed check valve, pressure regulated to 40 psi, purple body cap, and MP Rotator nozzle. 1+Black adj arc 90-210, 0+Green adj arc 210-270 R+Red 360 arc on PRS40 body.	82	40
⑩ ⑪	Hunter MP800SR PRS5-12-PRS40-CV-R Shrub Rotator, 12' pop-up with factory installed check valve, pressure regulated to 40 psi, purple body cap, and MP Rotator nozzle on PRS40 body, OR 1 Orange adj arc 90 to 210.	10	40
⑫	Rain Bird 1806-SAM-5-R Series Stream Stream Bubbler 6.0" popup with check valve, rain bird 060 pressure compensating screen, and purple body cap	486	15

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
⑬	Hunter I-25-06-55-R Turf Rotor, 6" Pop-Up, Adjustable and Full Circle Stainless Steel Riser, Drain Check Valve, Standard Nozzle with recycled noter ID.	14	60
⑭	Hunter PSP-12-CV-R Shrub Rotor 12.0" Pop-Up, Adjustable to Full Circle, With Drain Check Valve and Recycled noter ID.	27	45
⑮	Hunter PSP- 2-CV-R Shrub Rotor 2.0 Pop-Up, Adjustable to Full Circle, With Drain Check Valve and Recycled noter ID.	6	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⑯	Rain Bird XCZ-100-PRB-R Area Flow Drip Control Kit for Commercial Applications Purple Cap designates for Reclaimed Noter Non-Potable Use PESBR Valve and Pressure Regulating 40ps Basket Filter 0.9gpm to 20gpm.	25
⑰	Rain Bird XCZ-150-LCDR High Flow Control Zone Kit for Large Commercia Drip Zones -1/2 PESB-R Scrubber Globe Valve with single -1/2 Pressure Regulating 40ps Quick-Check Basket Filters Flow range 5-62gpm	
⑱	6PH Irrigation 6DPH-R Combination Drip Flush Valve Insta 6PH irrigation 6DPH-R Combination Drip Flush Valve Nozzle with Rain Bird 1812 pop up sprinkler body This purple nozzle serves as flush valve and also as weep drip indicator See detail for more information	44
⑲	Rain Bird ARVCBO /2 Air Relief Valve made of quality rust-proof materials with a purple & drip valve box. Use with installation below no 1 The valve will allow air to escape the pipe line thus preventing noter hammer or blockage	7
	Area to Receive Dripline Rain Bird XFD-06-18-NP 18) 18oo Noter Use) XFD On-Surface Pressure Compensating Purple Landscape Dripline 0.6 GPH emitters at 18" O.C. Drip ne olders spaced at 18" apart, with emitters offset for triangular pattern UV Resistant Specify XF insert fittings.	7,084 s.f.
	Area to Receive Dripline Rain Bird XFD-06-18-NP 24 (Non Noter Use) XFD On-Surface Pressure Compensating Purple Landscape Dripline 0.6 GPH emitters at 18" O.C. Dripline olders spaced at 24" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	64,500 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⑳	Rain Bird PESBR 1" 1-1/2", and 2" Durable Chlorine-Resistant Valve With Scrubber Mechanism Technology, and Purple Flow Control Handle	31
㉑	Rain Bird 33-DNF 3/4" Brass Quick-Coupling Valve with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Non-Potable Purple Rubber Cover, and 2-Piece Body	4
㉒	Nelco-Norca 3/4T 1/2"-4" Brass Gate Valve Tv Port with Solid Wedge PS, Purple Wheel Handle Same size as main line pipe	5
㉓	Nibco T-113 Class 29 bronze gate shut off valve with purple wheel handle, same size as mainline pipe diameter at valve location. Size Range - 4 - 5"	8
㉔	Rain Bird PESBR -1/2 Durable Chlorine-Resistant Valve With Scrubber Mechanism Technology, and Purple Flow Control Handle	1
㉕	Rain Bird PESBR 2" Durable Chlorine-Resistant Valve With Scrubber Mechanism Technology, and Purple Flow Control Handle	
	Rain Bird PESBR 2" Durable Chlorine-Resistant Valve. With Scrubber Mechanism Technology, and Purple Flow Control Handle	
㉖	Rain Bird 600 XL Pressure Reducing Valve Pressure downstream required is 4.41 PSI	5
㉗	Febco 825Y 1" Reduced Pressure Backflow Preventer	1
㉘	Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer	1

A	Rain Bird ESP-2LXMEF-LXMF with (1) ESP-LXMSM12 24 Station Commercial Controller Place Controller in Powder-coated Metal Cabinet outside of electrical room. Include a 10 Communication Cartridge model# 10586/SA and a year 10 service plan Please see Part Number CC1401 when ordering one year 36 Cellular Service for 10 Cloud Contractor to Coordinate with Rain Bird 65P -866-65P-XPRT) and Property Manager on annual Cellular Contract transfer between Landscape Maintenance contractors after contract service is completed. For additional Rain Bird support, contact the local Rain Bird Account Manager Joshua Salpe at -909-645-8485) for additional assistance with NCC device setup coordination.	1
B	Rain Bird ESP-2LXMEF-LXMM with (1) ESP-LXMSM12 24 Station Commercial Controller Place Controller in Powder-coated Metal Cabinet outside of electrical room. Include a 10 Communication Cartridge model# 10586/SA and a year 10 service plan Please see Part Number CC1401 when ordering one year 36 Cellular Service for 10 Cloud Contractor to Coordinate with Rain Bird 65P -866-65P-XPRT) and Property Manager on annual Cellular Contract transfer between Landscape Maintenance contractors after contract service is completed. For additional Rain Bird support, contact the local Rain Bird Account Manager Joshua Salpe at -909-645-8485) for additional assistance with NCC device setup coordination.	1
C	Rain Bird ESP-2LXMEF-LXMMSS 12 Station Commercial Controller Stainless Steel Pedestal Flow Sensing ESP-2LXMEF-LXMMSS-LXMSMPED Include a 10 Communication Cartridge model# 10586/SA and a 1 year 10 service plan. Please see Part Number CC1401 when ordering one year 36 Cellular Service for 10 Cloud Contractor to Coordinate with Rain Bird 65P (1-866-65P-XPRT) and Property Manager on annual Cellular Contract transfer between Landscape Maintenance contractors after contract service is completed	1

SEE SHEET LI-5 FOR COMPLETE IRRIGATION LEGEND

HUNTER LANDSCAPE
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REGISTERED LANDSCAPE ARCHITECT TOM HUNTER 1/31/2021 STATE OF CALIFORNIA

Project
THE RANCH BY TRANSWESTERN
BLDG 1: 14935 LIMONITE AVE.
BLDG 2: 14940 LIMONITE AVE.
EASTVALE, CA 92880

Transwestern Development Company
20250 Acacia St. Ste 260
Newport Beach, CA 92660
949.351.3166
Scott Heavyside
949.351.8147

Submittals

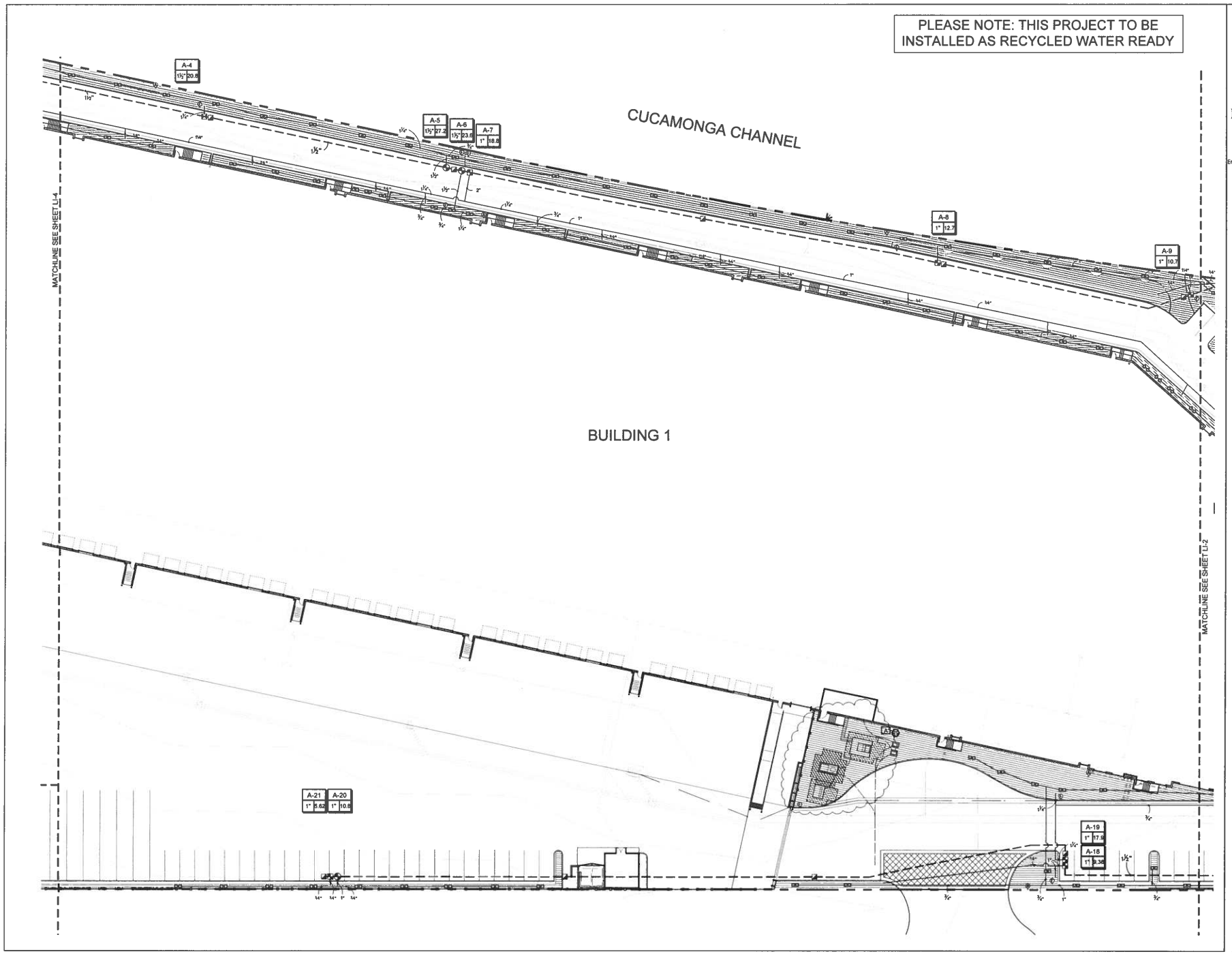
Date	Description
08.12.20	1st Submittal
09.14.20	Construction Set
09.25.20	2nd Submittal

Revisions

	Date	Remarks
	11.15.19	Site Rev.
	04.03.20	Site Rev.
	06.01.20	Comments
1	09.21.21	Streetscape Add

Sheet Title
Irrigation Plan

Scale 1" = 20'
Date 09/21/2021
Drawn by TH
Job Number 18-063
Sheet No LI-2



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Project
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BLDG 2: 14940 LIMONITE AVE.
EASTVALE, CA 92880

Transwestern Development Company
20250 Acacia St. Ste 260
Newport Beach, CA 92660
949.351.5186
Scott Heavside
949.351.8147

Submittals

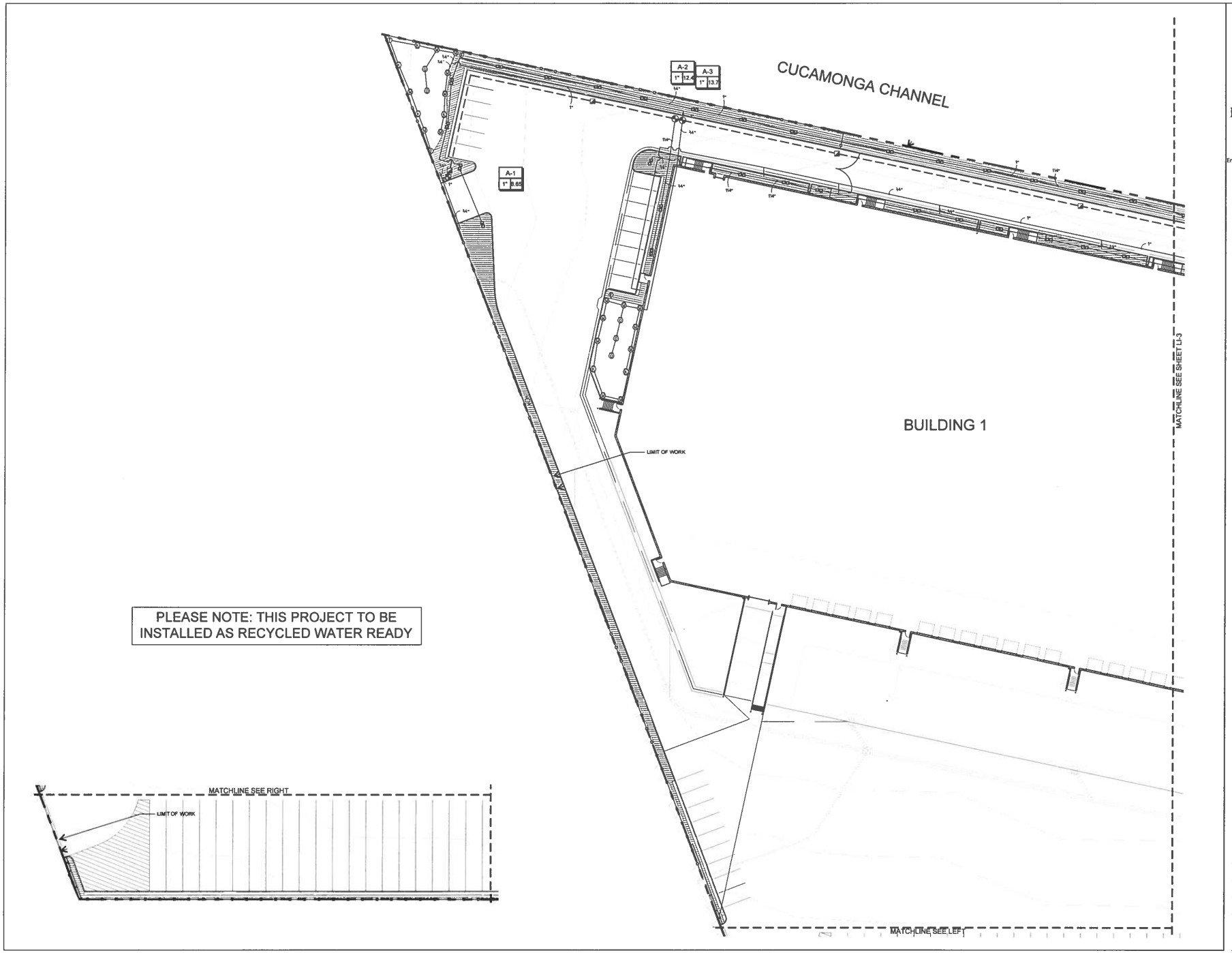
Date	Description
09.02.20	1st Submittal
09.14.20	Construction Set
09.29.20	2nd Submittal

Revisions

	Date	Remarks
	11.18.19	Site Rev.
	04.03.20	Site Rev.
	06.01.20	Comments
1	09.21.21	Streetscape Add

Sheet Title
Irrigation Plan

Scale	1" = 20'
Date	09/21/2021
Drawn by	TH
Job Number	18-063
Sheet No	LI-3



PLEASE NOTE: THIS PROJECT TO BE INSTALLED AS RECYCLED WATER READY

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Submittals

Date	Description
06.02.20	1st Submittal
09.14.20	Construction Set
06.25.20	2nd Submittal

Revisions

	Date	Remarks
	11.18.19	Site Rev.
	04.03.20	Site Rev.
	06.01.20	Comments
1	09.21.21	Streetscape Add

Sheet Title
Irrigation Plan

Scale 1" = 20'
Date 09/21/2021
Drawn by TH
Job Number 18-063
Sheet No LI-4

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
①	Hunter MP Corner PROS-12-PRS40-CV-R Shrub Rotator, 12" pop-up with factory installed check valve, pressure regulated to 40 psi, purple body cap, and MP Rotator nozzle. T=Turquoise adj arc 45-105 on PRS40 body.	13	40
ⓜ Ⓛ ⓞ	Hunter MP1000 PROS-12-PRS40-CV-R Shrub Rotator, 12" pop-up with factory installed check valve, pressure regulated to 40 psi, purple body cap, and MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.	178	40
ⓚ ⓖ ⓡ	Hunter MP2000 PROS-12-PRS40-CV-R Shrub Rotator, 12" pop-up with factory installed check valve, pressure regulated to 40 psi, purple body cap, and MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc on PRS40 body.	32	40
	Hunter MP800SR PROS-12-PRS40-CV-R Shrub Rotator, 12" pop-up with factory installed check valve, pressure regulated to 40 psi, purple body cap, and MP Rotator nozzle on PRS40 body. OR = Orange adj arc 90 to 210.	10	40
	Rain Bird 1806-SAM-5-R Series Stream Stream Bubbler 6.0" popup with check valve, rain bird 060 pressure compensating screen, and purple body cap.	488	15

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter I-25-06-SS-R Turf Rotor, 6" Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle with recycled water ID.	14	60
13	Hunter PGP-12-CV-R Shrub Rotor, 12.0" Pop-Up. Adjustable to Full Circle. With Drain Check Valve and Recycled water ID	27	45
18	Hunter PGP-12-CV-R Shrub Rotor, 12.0" Pop-Up. Adjustable to Full Circle. With Drain Check Valve and Recycled water ID.	6	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRB-R Wide Flow Drip Control Kit for Commercial Applications. Purple Cap designates for Reclaimed Water, Non-Potable Use. 1" PESBR Valve and 1" Pressure Regulating 40psi Basket Filter. 0.3gpm to 20gpm.	23
	Rain Bird XCZ-150-LCDR High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB-R Scrubber Globe Valve with single 1-1/2" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-62gpm.	1
	6PH Irrigation 6DFN-R Combination Drip Flush Valve Install 6PH Irrigation 6DFN-R Combination Drip Flush Valve Nozzle with Rain Bird 1812 pop up sprinkler body. This purple nozzle serves as flush valve and also as visual drip indicator. See detail for more information.	49
	Rain Bird ARV050 1/2" Air Relief Valve, made of quality rust-proof materials, with a purple 6" drip valve box. Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	17
	Area to Receive Dripline Rain Bird XFD-06-18-NP (18) (Mod Water Use) XFD On-Surface Pressure Compensating Purple Landscape Dripline. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	7,084 s.f.
	Area to Receive Dripline Rain Bird XFD-06-18-NP (24) (Low Water Use) XFD On-Surface Pressure Compensating Purple Landscape Dripline. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 24" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	64,500 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESBR 1", 1-1/2", and 2" Durable Chlorine-Resistant Valve. With Scrubber Mechanism Technology, and Purple Flow Control Handle.	51
	Rain Bird 33-DNP 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Non-Potable Purple Rubber Cover, and 2-Piece Body.	41
	Matco-Norca 514T 1/2"-4" Brass Gate Valve, Full Port, with Solid Wedge. IPS. Purple Wheel Handle. Same size as mainline pipe.	5
	Nibco T-113 Class 125 bronze gate shut off valve with purple wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	6
M3	Rain Bird PESBR 1-1/2" Durable Chlorine-Resistant Valve. With Scrubber Mechanism Technology, and Purple Flow Control Handle.	1
M1	Rain Bird PESBR 2" Durable Chlorine-Resistant Valve. With Scrubber Mechanism Technology, and Purple Flow Control Handle.	1
M2	Rain Bird PESBR 2" Durable Chlorine-Resistant Valve. With Scrubber Mechanism Technology, and Purple Flow Control Handle.	1
△	Wilkins 600 XL Pressure Reducing Valve Pressure downstream required is 41.47 PSI	3
BF3	Febco 825Y 1" Reduced Pressure Backflow Preventer	1
BF	Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer	1
BF2	Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer	1
A	Rain Bird ESP12LXMEF-LXMM with (01) ESPLXMSM12 24 Station Commercial Controller. Place Controller in Powder-coated Metal Cabinet outside of electrical room. Include a IQ Communication Cartridge model# IQ3GUSA and a 1 year IQ service plan. Please use Part Number C01401 when ordering one year 3G Cellular Service for IQ Cloud. Contractor to Coordinate with Rain Bird GSP (1-866-GSP-XPRT) and Property Manager on annual Cellular Contract transfer between Landscape Maintenance contractors after contract service is completed. For additional Rain Bird support, contact the local Rain Bird Account Manager, Joshua Seipel at (1-404-643-8465) for additional assistance with NCC device setup coordination.	1
B	Rain Bird ESP12LXMEF-LXMM with (01) ESPLXMSM12 24 Station Commercial Controller. Place Controller in Powder-coated Metal Cabinet outside of electrical room. Include a IQ Communication Cartridge model# IQ3GUSA and a 1 year IQ service plan. Please use Part Number C01401 when ordering one year 3G Cellular Service for IQ Cloud. Contractor to Coordinate with Rain Bird GSP (1-866-GSP-XPRT) and Property Manager on annual Cellular Contract transfer between Landscape Maintenance contractors after contract service is completed. For additional Rain Bird support, contact the local Rain Bird Account Manager, Joshua Seipel at (1-404-643-8465) for additional assistance with NCC device setup coordination.	1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
C	Rain Bird ESP12LXMEF-LXMMSS 12 Station Commercial Controller. Stainless Steel Pedestal. Flow Sensing. ESP12LXMEF-LXMMSS-LXMMSSPED. Include a IQ Communication Cartridge model# IQ3GUSA and a 1 year IQ service plan. Please use Part Number C01401 when ordering one year 3G Cellular Service for IQ Cloud. Contractor to Coordinate with Rain Bird GSP (1-866-GSP-XPRT) and Property Manager on annual Cellular Contract transfer between Landscape Maintenance contractors after contract service is completed	1
RS	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	3
F1	Rain Bird FS-100-P 1" Flow Sensor for use with Rain Bird Maxicom, SiteControl, and ESP-LXD Central Control Systems. Plastic (PVC) Model. Suggested Operating Range of 5.4 GPM to 53.9 GPM. Sensors should be sized for flow rather than pipe size.	1
F2	Rain Bird FS-100-P 1" Flow Sensor for use with Rain Bird Maxicom, SiteControl and ESP-LXD Central Control Systems. Plastic (PVC) Model. Suggested Operating Range of 5.4 GPM to 53.9 GPM. Sensors should be sized for flow rather than pipe size.	1
F3	Rain Bird FS-100-P 1" Flow Sensor for use with Rain Bird Maxicom, SiteControl, and ESP-LXD Central Control Systems. Plastic (PVC) Model. Suggested Operating Range of 5.4 GPM to 53.9 GPM. Sensors should be sized for flow rather than pipe size.	1
E	Le Meur LBF-49 Single swing backflow metal enclosure; 18W x 42L x 30H; Foliage Green Color. Install locks on all backflow enclosures. Install enclosures for irrigation and domestic backflows.	2
W1	Water Meter 1" 1" Potable Water Meter- to be used exclusively for building 1 landscape irrigation.	1
W3	Water Meter 1" 1" Potable Water Meter- to be used exclusively for building 1 landscape irrigation.	1
W2	Water Meter 1-1/2" 1-1/2" Potable Water Meter- to be used exclusively for building 2 landscape irrigation.	1
————	Irrigation Lateral Line: Purple PVC Schedule 40 Purple PVC Schedule 40 Irrigation pipe. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	16,940 l.f.
— — —	Irrigation Mainline: Purple PVC Sch 40 and CL 315 2" and smaller use Purple PVC Schedule 40 irrigation pipe. 2-1/2" and larger use Purple PVC Class 315 irrigation pipe.	5,440 l.f.
=======	Pipe Sleeve: Purple PVC Schedule 40 Sleeve to be 2 times the size of pipe being sleeved.	364.7 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

PLEASE NOTE: THIS PROJECT TO BE INSTALLED AS RECYCLED WATER READY
(All irrigation equipment to be purple when possible)

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	FRICTION LOSS	PSI	PRECIP
A-1		1"	Area for Dripline	8.65	1.51	31.51	0.32 in/h
A-2		1"	Bubbler	12.40	9.67	26.73	3.72 in/h
A-3		1"	Shrub Rotary	13.65	5.21	47.42	0.41 in/h
A-4		1-1/2"	Area for Dripline	20.83	0.18	33.82	0.32 in/h
A-5		1-1/2"	Bubbler	27.20	20.88	34.56	4.42 in/h
A-6		1-1/2"	Bubbler	23.60	13.48	32.27	3.75 in/h
A-7		1"	Area for Dripline	18.78	5.53	55.71	0.32 in/h
A-8		1"	Area for Dripline	12.74	0.44	40.86	0.32 in/h
A-9		1"	Area for Dripline	10.71	2.65	40.74	0.32 in/h
A-10		1"	Bubbler	18.00	2.99	20.67	2.23 in/h
A-11		1"	Area for Dripline	10.57	0.77	38.72	0.43 in/h
A-12		1"	Area for Dripline	3.38	0.07	32.44	0.32 in/h
A-13		1"	Bubbler	15.20	3.86	21.23	3.62 in/h
A-14		1"	Area for Dripline	7.60	3.44	34.16	0.34 in/h
A-15		1"	Area for Dripline	12.02	1.61	41.21	0.43 in/h
A-16		1"	Shrub Rotary	13.98	1.13	43.91	0.4 in/h
A-17		1"	Bubbler	22.40	7.45	26.0	6.13 in/h
A-18		1"	Area for Dripline	9.36	0.33	37.21	0.32 in/h
A-19		1"	Area for Dripline	17.93	1.11	49.68	0.32 in/h
A-20		1"	Bubbler	10.80	1.94	16.94	1.85 in/h
A-21		1"	Area for Dripline	5.62	0.15	30.16	0.32 in/h
B-1	Rain Bird PEB	1"	Bubbler	3.60	0.61	17.17	1.78 in/h
B-2		1"	Shrub Rotary	7.63	1.71	44.6	0.41 in/h
B-3		1"	Area for Dripline	7.11	4.19	34.58	0.4 in/h
B-4		1"	Area for Dripline	11.62	0.92	30.93	0.32 in/h
B-5		1"	Area for Dripline	2.80	0.08	32.03	0.32 in/h
B-6		1"	Shrub Rotary	9.64	2.03	44.43	0.33 in/h
B-7		1"	Area for Dripline	10.57	1.57	34.53	0.36 in/h
B-8		1"	Bubbler	14.40	2.76	20.05	1.84 in/h
B-9		1"	Area for Dripline	15.37	4.33	48.05	0.32 in/h
B-10	Rain Bird PEB	1"	Bubbler	6.00	1.65	18.57	1.92 in/h
B-11		1"	Shrub Rotary	7.39	4.44	44.44	0.37 in/h
B-12		1"	Bubbler	18.00	9.03	26.71	3.06 in/h
B-13		1"	Area for Dripline	10.91	0.24	38.58	0.32 in/h
B-14		1"	Area for Dripline	11.53	0.22	30.22	0.32 in/h
B-15		1"	Bubbler	18.40	9.53	27.25	6.13 in/h
B-16		1"	Area for Dripline	9.21	0.19	36.97	0.32 in/h
B-17		1-1/2"	Turf Rotor	31.40	1.91	65.5	2.02 in/h
B-18		1-1/2"	Shrub Rotary	23.99	10.63	54.41	0.22 in/h
B-19		1"	Shrub Rotary	20.73	9.04	52.14	0.2 in/h
B-20		1-1/2"	Shrub Rotor	21.00	6.02	54.89	0.48 in/h
B-21		1-1/2"	Turf Rotor	47.10	1.21	64.78	1.19 in/h
B-22		1-1/2"	Turf Rotor	47.10	5.8	67.57	1.17 in/h
B-23		1-1/2"	Turf Rotor	31.40	1.93	65.53	1.18 in/h
B-24		1-1/2"	Turf Rotor	31.40	1.5	65.09	1.16 in/h
B-25		1-1/2"	Turf Rotor	31.40	2.94	66.52	2.12 in/h
B-26		1-1/2"	Shrub Rotor	22.50	6.59	55.42	0.43 in/h
B-27		1"	Shrub Rotor	15.00	4.65	52.0	0.18 in/h
C-1		1"	Bubbler	13.60	2.93	20.66	1.76 in/h
C-2		1"	Area for Dripline	6.05	0.19	34.88	0.32 in/h
C-3		1"	Bubbler	7.20	1.41	19.31	1.76 in/h
C-4		1"	Area for Dripline	9.21	0.8	37.54	0.32 in/h
C-5		1"	Bubbler	8.40	1.47	14.38	1.87 in/h
C-6		1"	Bubbler	10.80	2.72	20.6	1.83 in/h
C-7		1"	Area for Dripline	4.20	0.08	33.28	0.32 in/h
C-8		1"	Bubbler	10.80	1.41	19.28	1.68 in/h
C-9		1"	Area for Dripline	5.24	0.12	34.28	0.32 in/h

Watering Schedule

based on State Recommendations

Established Landscape

DRIP VALVES

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum minutes per start time	44	44	44	44	44	44	44	44	44	44	44	44
Start times per week*	2	2	3	4	5	6	6	6	4	4	2	2
Total minutes per week	88	88	132	176	220	264	264	264	176	176	88	88

*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.

BUBBLER VALVES

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum minutes per start time	1	1	1	1	1	1	1	1	1	1	1	1
Start times per week*	2	2	3	4	5	6	6	6	4	4	2	2
Total minutes per week	2	2	3	4	5	6	6	6	4	4	2	2

*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.

ROTOR VALVES

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum minutes per start time	18	18	18	18	18	18	18	18	18	18	18	18
Start times per week*	1	2	2	3	3	4	4	4	3	3	2	2
Total minutes per week	18	36	36	54	54	72	72	72	54	54	36	36

*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.

Establishment Period

DRIP VALVES

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum minutes per start time	44	44	44	44	44	44	44	44	44	44	44	44
Start times per week*	3	3	4	4	6	7	8	7	5	4	3	3
Total minutes per week	132	132	176	176	264	308	352	308	220	176	132	132

*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.

BUBBLER VALVES

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum minutes per start time	1	1	1	1	1	1	1	1	1	1	1	1
Start times per week*	3	3	4	5	6	7	8	7	5	4	3	3
Total minutes per week	3	3	4	5	6	7	8	7	5	4	3	3

*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.

ROTOR VALVES

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum minutes per start time	18	18	18	18	18	18	18	18	18	18	18	18
Start times per week*	2	2	3	4	4	5	5	5	4	3	2	2
Total minutes per week	36	36	54	72	72	90	90	90	72	54	36	36

*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.

CRITICAL ANALYSIS

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P.O.C. NUMBER: 01
Water Source Information: 1" Potable Water Meter- to be used exclusively for building 1 landscape irrigation.

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 37.30 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 115.00 PSI
Elevation Change: 5.00 ft
Service Line Size: 1 1/2"
Length of Service Line: 20.00 ft
Pressure Available: 111.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 27.20 gpm
Flow Available at POC: 37.30 gpm
Residual Flow Available: 10.30 gpm

Critical Station: A-7
Design Pressure: 30.00 psi
Friction Loss: 5.03 psi
Fittings Loss: 0.50 psi
Elevation Loss: 0.00 psi
Loss through Valve: 20.18 psi
Pressure Req. at Critical Station: 55.71 psi
Loss for Fittings: 0.88 psi
Loss for Main Line: 8.82 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 12.27 psi
Loss for Master Valve: 5.10 psi
Loss for Water Meter: 1.46 psi
Critical Station Pressure at POC: 83.34 psi
Pressure Available: 111.00 psi
Residual Pressure Available: 27.66 psi

P.O.C. NUMBER: 02
Water Source Information: 1-1/2" Potable Water Meter to be used exclusively for building 2 landscape irrigation.

FLOW AVAILABLE
Water Meter Size: 1-1/2"
Flow Available: 70.55 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 115.00 PSI
Elevation Change: 5.00 ft
Service Line Size: 2"
Length of Service Line: 20.00 ft
Pressure Available: 112.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 47.10 gpm
Flow Available at POC: 70.55 gpm
Residual Flow Available: 23.45 gpm

Critical Station: B-22
Design Pressure: 60.00 psi
Friction Loss: 3.45 psi
Fittings Loss: 0.35 psi
Elevation Loss: 0.00 psi
Loss through Valve: 3.57 psi
Pressure Req. at Critical Station: 67.37 psi
Loss for Fittings: 1.87 psi
Loss for Main Line: 18.74 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 12.10 psi
Loss for Water Meter: 4.41 psi
Critical Station Pressure at POC: 104.49 psi
Pressure Available: 112.00 psi
Residual Pressure Available: 7.51 psi

P.O.C. NUMBER: 03
Water Source Information: 1" Potable Water Meter- to be used exclusively for building 1 landscape irrigation.

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 37.30 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 115.00 PSI
Elevation Change: 5.00 ft
Service Line Size: 1 1/2"
Length of Service Line: 20 ft
Pressure Available: 112.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 15.60 gpm
Flow Available at POC: 37.30 gpm
Residual Flow Available: 21.90 gpm

Critical Station: C-4
Design Pressure: 30.00 psi
Friction Loss: 0.73 psi
Fittings Loss: 0.07 psi
Elevation Loss: 0.00 psi
Loss through Valve: 6.78 psi
Pressure Req. at Critical Station: 37.58 psi
Loss for Fittings: 0.04 psi
Loss for Main Line: 0.38 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 12.31 psi
Loss for Master Valve: 3.30 psi
Loss for Water Meter: 0.62 psi
Critical Station Pressure at POC: 54.43 psi
Pressure Available: 112.00 psi
Residual Pressure Available: 57.57 psi

WATER EFFICIENT LANDSCAPE WORKSHEET (MWELO)

Building 1

Reference Evapotranspiration Rate (Eto): 55.6

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA)	ETAF x Area	Estimated Annual Water Use (EAWU) Gallons per Year	Estimated Annual Water Use (EAWU) Acre Feet per Year
Regular Landscape Areas								
Low Groundcover & Shrubs	0.1	Drip	0.81	0.12	34,036	4,202	143,548	0.44
Mod Groundcover & Shrubs	0.4	Drip	0.81	0.5	5,572	2,752	94,000	0.29
Low/Mod Groundcover & Shrubs	0.4	Rotary	0.75	0.5	9,810	5,232	178,736	0.55
Low/Mod Trees	0.4	Bubbler	0.75	0.53	298	159	5,429	0.02
				Totals	49,716	12,345		
				Estimated Annual Water Use (EAWU) Total			421,713	1.29
				Maximum Allowed Water Allowance (MAWA)			1,199,677	3.68
Special Landscape Areas								
Hydrozone 1			1	-	-	-	-	0.00
Hydrozone 2			1	-	-	-	-	0.00
Hydrozone 3			1	-	-	-	-	0.00
			Totals	-	-			
					EAWU Total		-	0.00
					Maximum Allowed Water Allowance (MAWA)		-	0.00

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	12,345
Total Area	49,716
Average ETAF	0.248301

All Landscape Areas	
Total ETAF x Area	12,345
Total Area	49,716
Sitewide ETAF	0.248301

Irrigation Efficiency

Drip Irrigation	0.81
Overhead Spray	0.75
Rotors	0.75

WATER EFFICIENT LANDSCAPE WORKSHEET (MWELO)

Building 2

Reference Evapotranspiration Rate (Eto): 55.6

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA)	ETAF x Area	Estimated Annual Water Use (EAWU) Gallons per Year	Estimated Annual Water Use (EAWU) Acre Feet per Year
Regular Landscape Areas								
Low Groundcover & Shrubs	0.1	Drip	0.81	0.12	23,053	2,846	97,227	0.30
Mod Groundcover & Shrubs	0.4	Drip	0.81	0.5	1,511	746	25,491	0.08
Low/Mod Groundcover & Shrubs	0.4	Rotary	0.75	0.5	68,375	36,467	1,245,774	3.82
Low/Mod Trees	0.4	Bubbler	0.75	0.53	144	77	2,624	0.01
				Totals	93,083	40,136		
				Estimated Annual Water Use (EAWU) Total			1,371,115	4.21
				Maximum Allowed Water Allowance (MAWA)			2,246,140	6.89
Special Landscape Areas								
Hydrozone 1			1	-	-	-	-	0.00
Hydrozone 2			1	-	-	-	-	0.00
Hydrozone 3			1	-	-	-	-	0.00
			Totals	-	-			
					EAWU Total		-	0.00
					Maximum Allowed Water Allowance (MAWA)		-	0.00

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	40,136
Total Area	93,083
Average ETAF	0.431182

All Landscape Areas	
Total ETAF x Area	40,136
Total Area	93,083
Sitewide ETAF	0.431182

Irrigation Efficiency

Drip Irrigation	0.81
Overhead Spray	0.75
Rotors	0.75

WATER EFFICIENT LANDSCAPE WORKSHEET (MWELO)

STREETSCAPE

Reference Evapotranspiration Rate (Eto): 55.6

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA)	ETAF x Area	Estimated Annual Water Use (EAWU) Gallons per Year	Estimated Annual Water Use (EAWU) Acre Feet per Year
Regular Landscape Areas								
Low Groundcover & Shrubs	0.1	Drip	0.81	0.12	7,410	915	31,252	0.10
Low/Mod Trees	0.4	Bubbler	0.75	0.53	88	47	1,603	0.00
				Totals	7,498	962		
				Estimated Annual Water Use (EAWU) Total			32,855	0.10
				Maximum Allowed Water Allowance (MAWA)			180,940	0.56
Special Landscape Areas								
Hydrozone 1			1	-	-	-	-	0.00
Hydrozone 2			1	-	-	-	-	0.00
Hydrozone 3			1	-	-	-	-	0.00
			Totals	-	-			
					EAWU Total		-	0.00
					Maximum Allowed Water Allowance (MAWA)		-	0.00

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	962
Total Area	7,498
Average ETAF	0.128267

All Landscape Areas	
Total ETAF x Area	962
Total Area	7,498
Sitewide ETAF	0.128267

Irrigation Efficiency

Drip Irrigation	0.81
Overhead Spray	0.75
Rotors	0.75

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REGISTERED LANDSCAPE ARCHITECT · THOMAS K. HAYES · No. 3661 · 1/31/2021 · STATE OF CALIFORNIA

Project
THE RANCH BY TRANSWESTERN
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BLDG 2: 14940 LIMONITE AVE.
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Transwestern Development Company
20250 Acacia St. Ste 260
Newport Beach, CA 92660
949.351.5186
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Submittals

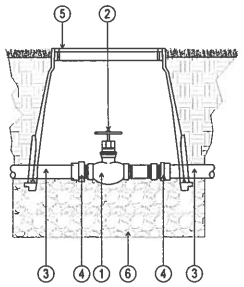
Date	Description
08.02.20	1st Submittal
09.14.20	Construction Set
09.25.20	2nd Submittal

Revisions

	Date	Remarks
	11.18.19	Site Rev.
	04.03.20	Site Rev.
	06.01.20	Comments
△	09.21.21	Streetscape Add

Sheet Title
Irrigation Schedules

Scale: NTS
Date: 09/21/2021
Drawn by: TH
Job Number: 18-063
Sheet No: LI-5

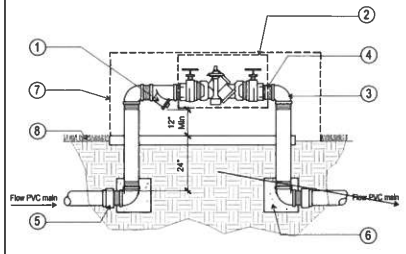


LEGEND:

1. Gate or ball valve
2. Hand wheel
3. Mainline
4. PVC male adaptor
5. 10" Round plastic box and locking cover.
6. 3/4" crushed rock

NOTE:
1. Apply Teflon tape to all threaded pipe connections.
2. Valve Box Lid shall be heat branded for identification.

4 Ball / Gate Valve — Scale: N.T.S

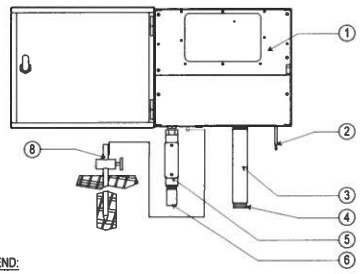


LEGEND:

1. Bronze wye strainer w/ full size blow off valve (80 mesh).
2. Reduced pressure backflow preventer w/ 2 shut off valves.
3. Brass pipes, nipples and fittings, typ.
4. Brass unions line sized both sides.
5. Sch 80 PVC male adaptor brass coupling and brass brass nipple, typ both sides.
6. 12" sq. concrete thrust block.
7. Backflow enclosure V.I.T. SBBC-45CR, on concrete pad.
8. Finish grade.

NOTE:
A. Brass is required on all irrigation reduced pressure.
B. Apply Teflon tape to all threaded pipe connections.

3 Backflow Prevention Device — Scale: N.T.S

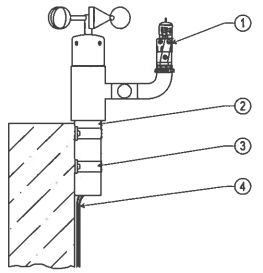


LEGEND:

1. Wall mounted controller with weather proof cabinet and locking cover. (per Irrigation legend)
2. Antenna
3. 1 1/2" PVC Schd 40 conduit for UF direct burial control wires, size as required.
4. Wires to remote control valves
5. Junction Box
6. 1" PVC Schd 40 conduit to power supply.
7. Ground rod 5/8" x 8'

NOTE:
A. Installation to comply with all national and local electrical and building codes.
B. Power required 110VAC @ 1.2 amp or less.
C. Mount controller 4' above finish grade from bottom of controller.
D. Provide on/off switch.
F. Apply Teflon tape to all threaded pipe connections.

2 Wall Mounted Controller — Scale: N.T.S

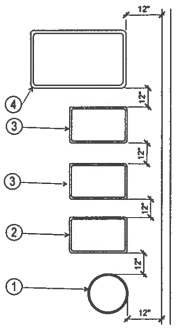


LEGEND:

1. Weather station. Mount 6' above grade.
2. 6' post.
3. Mount to post or with conduit clamps
4. Run lead wires to controller

NOTE:
For most accurate temperature sensing rotate the MWS so that the thermostat portion points south. The MWS is designed to mount on a post of 2" pipe, any combination of pipe and fittings may be used.

1 Mini-Weather Station — Scale: N.T.S

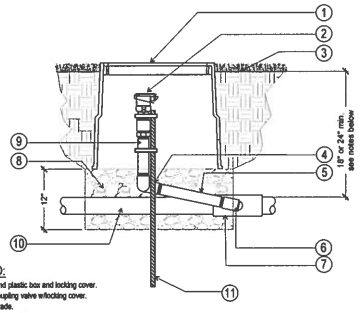


LEGEND:

1. 10" diameter circular valve box.
2. Edge of lawn, walk, fence, curb, etc.
3. 14" X 19" rectangular valve box.
4. 20" X 30" rectangular valve box.

NOTE:
A. Center valve box over valve to facilitate servicing of valve.
B. Set valve boxes 2" maximum above grade in mulch cover or ground areas. Set flush with finish grade in turf areas.
C. Set valve box and valve assembly in ground-cover/shrub area where possible - install in turf only if there is no adjacent ground cover.
D. Set valve boxes parallel to one another and perpendicular to edge.
E. Avoid heavy compaction of soil around valve boxes to prevent their deformation/collapse.
F. Apply Teflon tape to all threaded pipe connections.
G. Valve Box Lid shall be heat branded for identification.

8 Valve Box Layout — Scale: N.T.S

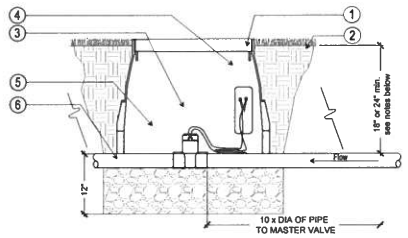


LEGEND:

1. 10" Round plastic box and locking cover.
2. Quick coupling valve w/locking cover.
3. Finish grade.
4. 2 PVC SCH. 80.
5. PVC SCH 80 nipple.
6. PVC SCH. 40 elbow.
7. PVC tee.
8. 1 cu. ft. pea gravel.
9. PVC SCH 80 riser
10. PVC main line.
11. #4 Reber stake (18" deep minimum) with stainless steel screw clamps as shown.

NOTE:
1. Apply Teflon tape to all threaded pipe connections.
2. Valve Box Lid shall be heat branded for identification.

7 Quick Coupler Valve — Scale: N.T.S

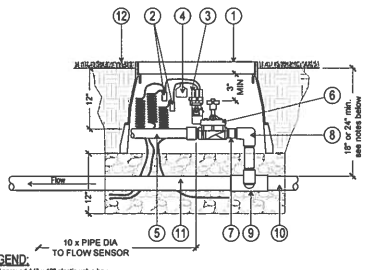


LEGEND:

1. Approved 14" x 19" plastic valve box with locking cover.
2. Finish grade
3. Flow sensor
4. P.E. cable to controller
5. PVC main line
6. 3/4" crushed rock

NOTE:
1. Apply Teflon tape to all threaded pipe connections.
2. Valve Box Lid shall be heat branded for identification.

6 Flow Sensor — Scale: N.T.S

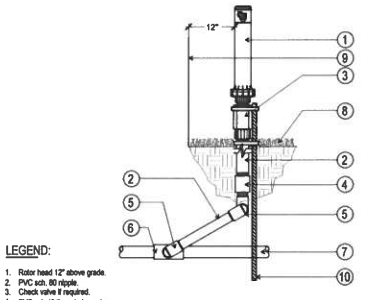


LEGEND:

1. Approved 14" x 19" plastic valve box with locking cover.
2. Silicone filled connectors. Spears DS-400
3. Control wires (minimum 10 wraps on 2" PVC pipe)
4. Valve I.D. tag
5. Lateral line
6. Master or remote control valve
7. Male adapter
8. 90 ell
9. Tee
10. Mainline
11. 3/4" crushed rock
12. Finish grade

NOTE:
1. Pipe cover for CL 315 - 2" dia. and larger shall be 24".
2. Pipe cover for 1-1/2" sch 40 and smaller shall be 18".
3. Apply Teflon tape to all threaded pipe connections.
4. Valve Box Lid shall be heat branded for identification.

5 Master / Remote Control Valve — Scale: N.T.S

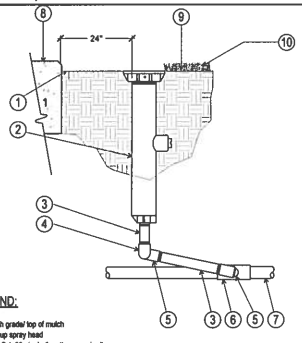


LEGEND:

1. Rotor head 12" above grade.
2. PVC sch. 80 nipple.
3. Check valve if required.
4. PVC sch 40 threaded coupler
5. PVC street ell, sch. 80
6. PVC sch 40 tee or ell.
7. PVC lateral line.
8. Finish Grade
9. Wall.
10. #4 Reber stake (18" deep minimum) with stainless steel screw clamps as shown.

NOTE:
1. Apply Teflon tape to all threaded pipe connections.

12 Rotor on Riser — Scale: N.T.S

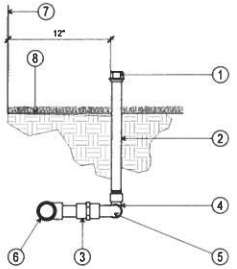


LEGEND:

1. Finish grade/ top of mulch
2. Pop-up spray head
3. PVC Sch 80 nipple (length as required)
4. PVC slip 40 ell
5. PVC sch 40 street ell
6. PVC sch 40 tee or ell
7. PVC lateral pipe.
8. Walk, curb, wall, etc.
9. Finish Grade
10. Shrub or groundcover behind sprayhead per planting plan.

NOTE:
1. Apply Teflon tape to all threaded pipe connections.

11 Pop-up Spray Head — Scale: N.T.S

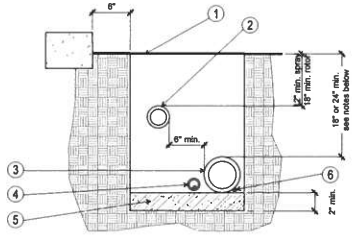


LEGEND:

1. Spray Nozzle
2. PVC sch. 80 riser
3. ADV valve as required, see specs
4. PVC sch. 40 ells
5. PVC sch. 80 ells
6. PVC lateral line
7. Wall or building
8. Finish Grade

NOTES:
A. Install heads 12" above the interior of planting beds.
B. Apply Teflon tape to all threaded pipe connections.

10 Spray Head on Riser — Scale: N.T.S



LEGEND:

1. Finish grade
2. Lateral line
3. Main line or sleeve
4. Sleeve
5. Clean or sand backfill
6. Control wire

NOTES:
1. All plastic piping to be snaked in trenches
2. Bundle & tape wiring at 10' intervals
3. Tie a loose 24" loop in wiring every 100 feet and at changes of direction greater than 30°. Untie all loops after all connections have been made.
4. In stall all control wire on the underside of the main line pipe.
5. See Irrigation specifications for backfill & compaction requirements.
6. Pipe cover for CL 315 - 2" dia. and larger shall be 24".
7. Pipe cover for 1-1/2" sch 40 and smaller shall be 18".
8. Pipe cover for non-pressure lateral lines shall be 12" for spray heads.
9. Pipe cover for non-pressure lateral lines shall be 18" for rotor heads.
10. Common trench with other utilities is prohibited
11. Apply Teflon tape to all threaded pipe connections.

9 Trenching Detail — Scale: N.T.S

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Project

THE RANCH BY TRANSWESTERN

BLDG 1: 14935 LIMONITE AVE.
BLDG 2: 14940 LIMONITE AVE.
EASTVALE, CA 92880

Transwestern Development Company
20250 Acacia St. Ste 260
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949.351.5186
Scott Heaviside
949.351.8147

Submittals

Date	Description
09.02.20	1st Submittal
09.14.20	Construction Set
09.25.20	2nd Submittal

Revisions

	Date	Remarks
1	11.18.19	Site Rev.
	04.03.20	Site Rev.
	06.01.20	Comments

Sheet Title

Irrigation Details

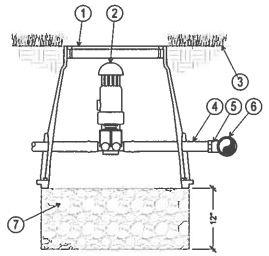
Scale

Date 09/25/20

Drawn by TH

Job Number 18-063

Sheet No LI-6

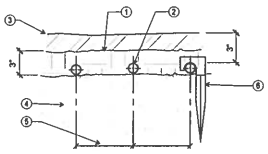


LEGEND:

1. Subterranian emitter box with locking cover.
2. Airvacuum relief valve kit.
3. Finish grade
4. 1/2" blank drip tubing
5. Barb x male thread connector
6. PVC tee connected to PVC header pipe.
7. 12" depth 3/4" washed gravel.

NOTE:
1. Apply Teflon tape to all threaded pipe connections.
2. Valve Box Lid shall be heat branded for identification.

4 Air Relief Valve — Scale: N.T.S

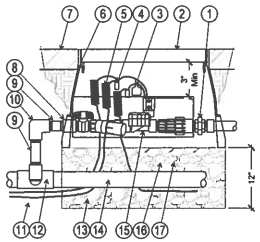


LEGEND:

1. Prepared soil, finished grade
2. Rainbird LD dripline (typ.)
3. 3" Mulch layer per specification.
4. Sub-grade native soil
5. See plans for Dripline lateral layout
6. Tubing stake every 6'(feet) o.c.
7. Bury dripline 3" deep below grade.

NOTE:
1. Apply Teflon tape to all threaded pipe connections.

3 Drip Line Layout — Scale: N.T.S

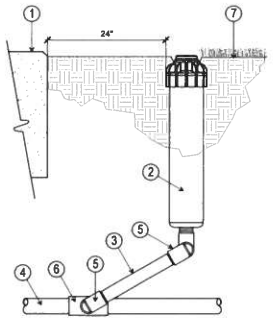


LEGEND:

1. PVC Scs 80 nipple (closed)
2. Valve box with locking cover
3. ID tag
4. Waterproof connection.
5. 30" linear length of wire coil.
6. Finish grade
7. Top of mulch.
8. PVC sch 40 coupling.
9. PVC sch 80 nipple
10. PVC sch 40 ell.
11. PVC sch 80 nipple and PVC sch 40 ell
12. PVC scd 40 tee or ell.
13. 12" minimum depth of 3/4" washed gravel.
14. PVC mainline.
15. Control zone kit
16. PVC scd 80 union for servicing assembly
17. PVC shd 40 male adapter.

NOTE:
1. Apply Teflon tape to all threaded pipe connections.
2. Valve Box Lid shall be heat branded for identification.

2 Drip Remote Control Valve — Scale: N.T.S

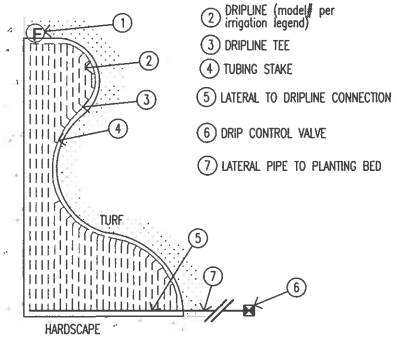


LEGEND:

1. Walk, curb, wall, etc.
2. Pop-up rotor.
3. PVC schedule 80 nipple.
4. Lateral line.
5. PVC Street Elbow Sch. 80.
6. Lateral tee or ell.
7. Finish Grade
8. Shrub or groundcover per planting plans.

NOTE:
1. Apply Teflon tape to all threaded pipe connections.

1 Pop-up Rotor — Scale: N.T.S

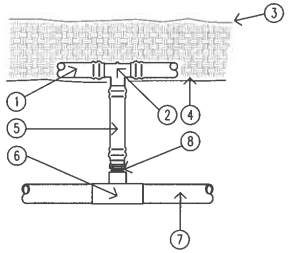


1. FLUSH VALVE
2. DRIPLINE (model# per irrigation legend)
3. DRIPLINE TEE
4. TUBING STAKE
5. LATERAL TO DRIPLINE CONNECTION
6. DRIP CONTROL VALVE
7. LATERAL PIPE TO PLANTING BED

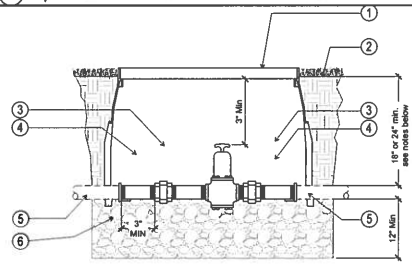
TURF

HARDSCAPE

7 Dripline Layout — Scale: N.T.S



1. DRIPLINE (model# per irrigation legend)
2. TEE 17mm BARBxBARB
3. MULCH
4. FINISHED GRADE
5. BLANK DRIP TUBING
6. 3/4" FPT TEE
7. LATERAL PIPE
8. 075 3/4" MPTxBARB

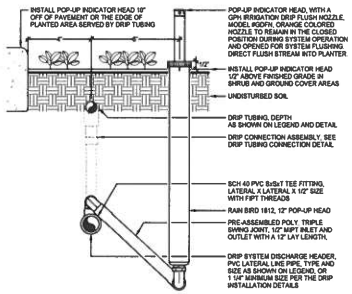


LEGEND:

1. Approved 14" x 19" plastic valve box with locking cover.
2. Finish grade
3. Brass union
4. Brass nipple.
5. PVC main line
6. 3/4" crushed rock
7. Pressure regulator

NOTES:
A. Pressure setting shall be as specified on plans.
B. Valve box shall be of sufficient size to accommodate Pressure Regulator Assembly.
C. Pressure Regulator shall be installed horizontally so adjustment nut, and main cap on Pressure Regulator are accessible.
D. All piping and fittings shall be brass unless noted otherwise.
E. Close nipples shall not be used.
F. Wrap below grade brass piping w/UPC 10 mil. black pipe wrap (as req'd).
G. Apply Teflon tape to all threaded pipe connections.
H. Valve Box Lid shall be heat branded for identification.

6 Pressure regulator — Scale: N.T.S



INSTALL POP-UP INDICATOR HEAD 10" OFF OF PAVEMENT OR THE EDGE OF PLANTED AREA SERVED BY DRIP TUBING

POP-UP INDICATOR HEAD, WITH A GPH IRRIGATION DRIP FLUSH NOZZLE, MODEL #GDFH, ORANGE COLORED NOZZLE TO REMAIN IN THE CLOSED POSITION DURING SYSTEM OPERATION AND OPENED FOR SYSTEM FLUSHING DIRECT FLUSH STREAM INTO PLANTER.

INSTALL POP-UP INDICATOR HEAD 1/2" ABOVE FINISHED GRADE IN SHRUB AND GROUND COVER AREAS

UNDISTURBED SOIL

DRIP TUBING, DEPTH AS SHOWN ON LEGEND AND DETAIL

DRIP CONNECTION ASSEMBLY, SEE DRIP TUBING CONNECTION DETAIL

SCH 40 PVC SxSxT TEE FITTING, LATERAL X LATERAL X 1/2" SIZE WITH FIPT THREADS

RAIN BIRD 1812, 12" POP-UP HEAD

PRE-ASSEMBLED POLY TRIPLE SWING JOINT, 1/2" MIPT INLET AND OUTLET WITH A 12" LAY LENGTH.

DRIP SYSTEM DISCHARGE HEADER, PVC LATERAL LINE PIPE, TYPE AND SIZE AS SHOWN ON LEGEND, OR 1 1/4" MINIMUM SIZE PER THE DRIP INSTALLATION DETAILS

NOTE:
INSTALL INDICATOR HEAD 10" FROM THE EDGE OF PAVING OR THE PLANTER EDGE.
INSTALL ORANGE COLORED INDICATOR NOZZLE ON POP-UP HEAD AND ADJUST TO FULLY CLOSED.
FOR RECYCLED WATER USE A GPH IRRIGATION GDFH-R, PURPLE COLOR CODED FLUSH NOZZLE.
APPLY TEFLON TAPE TO ALL THREADED PIPE CONNECTIONS.

5 Flush Valve Kit / Indicator — Scale: N.T.S

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Project

THE RANCH BY TRANSWESTERN

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BLDG 2: 14940 LIMONITE AVE.
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Transwestern Development Company
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Scott Heaviside
949.351.8147

Submittals

Date	Description
06.02.20	1st Submittal
09.14.20	Construction Set
09.25.20	2nd Submittal

Revisions

	Date	Remarks
1	11.18.19	Site Rev.
	04.03.20	Site Rev.
	06.01.20	Comments

Sheet Title

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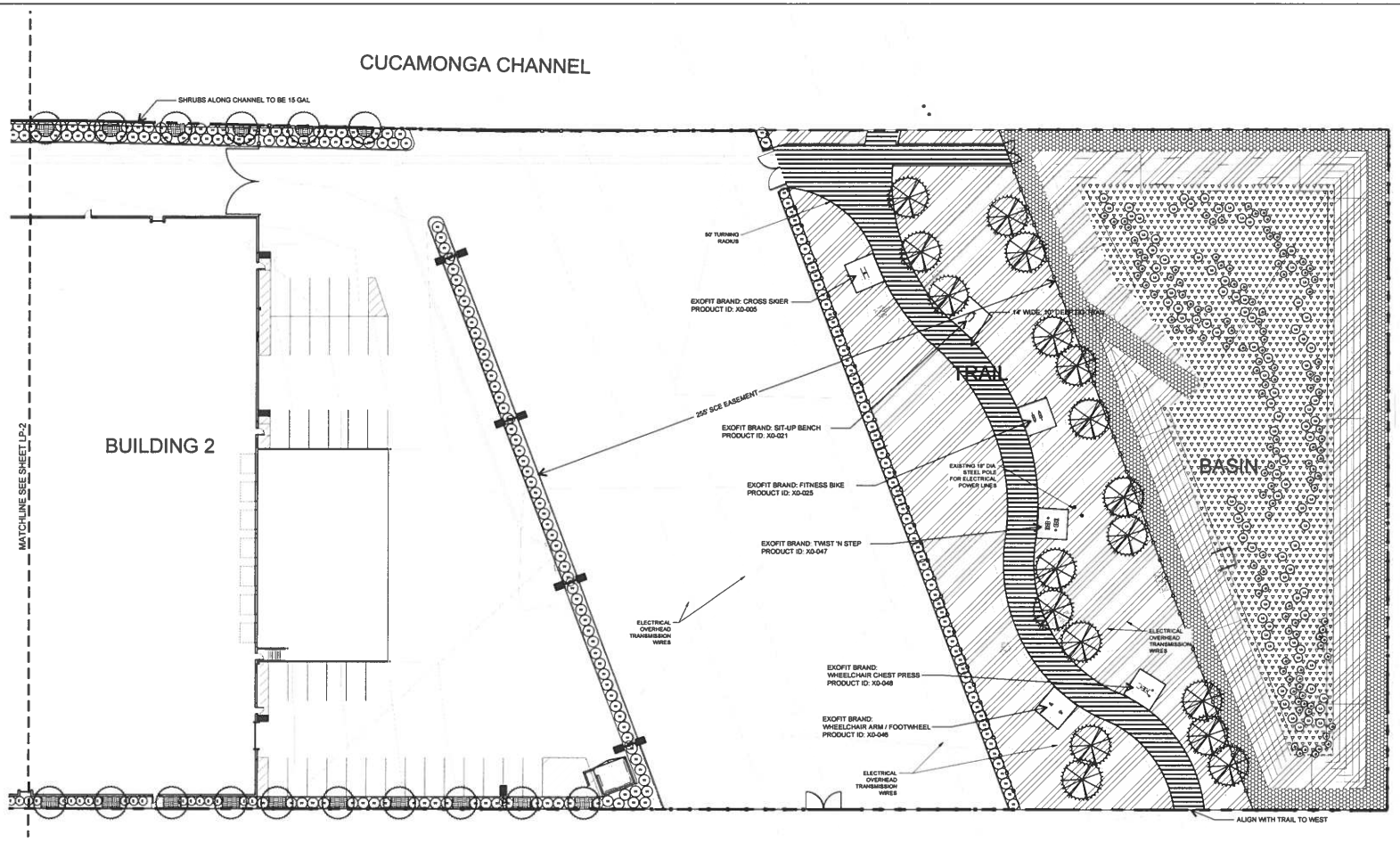
Scale

Date 09/25/20

Drawn by TH

Job Number 18-063

Sheet No. LI-7



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Acacia baileyana 'Purpurea' Purple Leaf Acacia	36" Box	15	L	Multi
	Brachychiton acerifolius Flame Bottle Tree	24" Box	6	M	Standard
	Cupressus sempervirens Italian Cypress	24" Box	13	M	Standard
	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	36" Box	20	M	Standard
	Grevillea Robusta Silk Oak Tree	24" Box	3	M	Multi
	Koelreuteria bipinnata Chinese Flame Tree	24" Box	1	M	Multi
	Olea europaea Olive	48" Box	9	L	Multi
	Pinus elderica Afghan Pine	24" Box	116	L	Standard
	Pistacia chinensis Chinese Pistache	24" Box	8	L	Standard
	Platanus acerifolia 'Columbia' London Plane	24" Box	6	M	Standard Street Tree
	Quercus agrifolia Coast Live Oak	24" Box	8	L	Multi Standard Street Tree
	Rhus lancea African Sumac	24" Box	24	L	Standard
	Cercis 'Hearts of Gold' Hearts of Gold Redbud	24" Box	23	L	Street Tree Slow growth to 10' tall

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Agave americana Century Plant	5 Gal	12	L	
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal	722	M	
	Dietes bicolor Fortnight Lily	5 Gal	78	M	
	Elaeagnus pungens Silverberry	5 Gal	378	L	
	Heteromeles arbutifolia Toyon	5 Gal 15 Gal	88 39	L	@ channel
	Juncus patens California Gray Rush	5 Gal	126	L	
	Ligustrum j. 'Texanum Texas Privet	5 Gal	443	M	
	Lomandra l. 'Breeze' Spiney-headed Mat Rush	5 Gal	93	M	
	Muhlenbergia capillaris Pink Muhly	5 Gal	8	L	
	Rhaphiolepis i. 'Clara' Indian Hawthorn	5 Gal	829	M	
	Westringia fruticosa Coast Rosemary	5 Gal 15 Gal	405 276	L	@ channel

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Achillea 'Paprika' ^ Paprika Yarrow	1 Gal	18" O.C.	L	
	Bougainvillea rosenka Bougainvillea	1 Gal	8' O.C.	L	
	Baccharis p. 'Pigeon Point' Dwarf Coyote Bush	1 Gal	6' O.C.	L	
	Centaurea cymnocarpa Velvet Centaurea	1 Gal	48" O.C.	M	
	Dianella revoluta 'Little Rev' Little Rev Flax Lily	1 Gal	18" O.C.	L	
	Grevillea 'Coastal Gem' ^ Coastal Gem Grevillea	1 Gal	6' O.C.	L	
	Hemerocallis hybridus-Yellow Yellow Day Lily	1 Gal	24" O.C.	M	
	Lantana 'Gold Mound' Yellow Lantana	1 Gal	36" O.C.	L	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	
	Santolina virens 'Lemon Fizz' ^ Prostrate Rosemary	1 Gal	18" O.C.	L	
	5"-8" Arizona River Rock Cobble				

3" layer shredded organic mulch in shrub areas, 1" layer in groundcover areas.

Concrete mow curb, see Planting Detail sheet

Basin Seed Mix

2000 lbs/ac	Wood cellulose fiber	6 lbs/ac	Leymus triticoides 'Rio
600 lbs/ac	7-2-1 Biosol organic fertilizer	4 lbs/ac	Descampsia cespitosa
150 lbs/ac	Stabilizing binder	20 lbs/ac	Festuca rubra 'Molate'
20 lbs/ac	Endo net mycorrhizal inoculum	6 lbs/ac	Hordum brachyantherum
1 lbs/ac	Achillea millefolium	1 lbs/ac	Muhlenbergia rigens
1 lbs/ac	Eschshholzia caespitosa	3 lbs/ac	Muhlenbergia microsperma
1 lbs/ac	Juncus bufonius	3 lbs/ac	Hordum depressum

1 Gal California Native Species

Baccharis centennial.	30%	Plant 8' clear of other plants
Eriogonum fasiculatum	30%	Plant 4' clear of other plants
Mimulus aurantiacus	10%	Plant 4' clear of other plants
Encelia farinosa	30%	Plant 6' clear of other plants

3" layer decomposed granite over filter fabric.

3" layer decomposed granite over filter fabric.

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REGISTERED LANDSCAPE ARCHITECT TOM HUNTER 1/31/2021 STATE OF CALIFORNIA

Project

THE RANCH
BY
TRANSWESTERN

BLDG 1: 14935 LIMONITE AVE.
BLDG 2: 14940 LIMONITE AVE.
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Submittals

Date	Description
09.02.20	1st Submittal
09.14.20	Construction Set
09.29.20	2nd Submittal

Revisions

	Date	Remarks
	11.18.19	Site Rev.
	04.03.20	Site Rev.
	06.01.20	Comments
1	09.21.21	Streetscape Add

Sheet Title

Planting Plan

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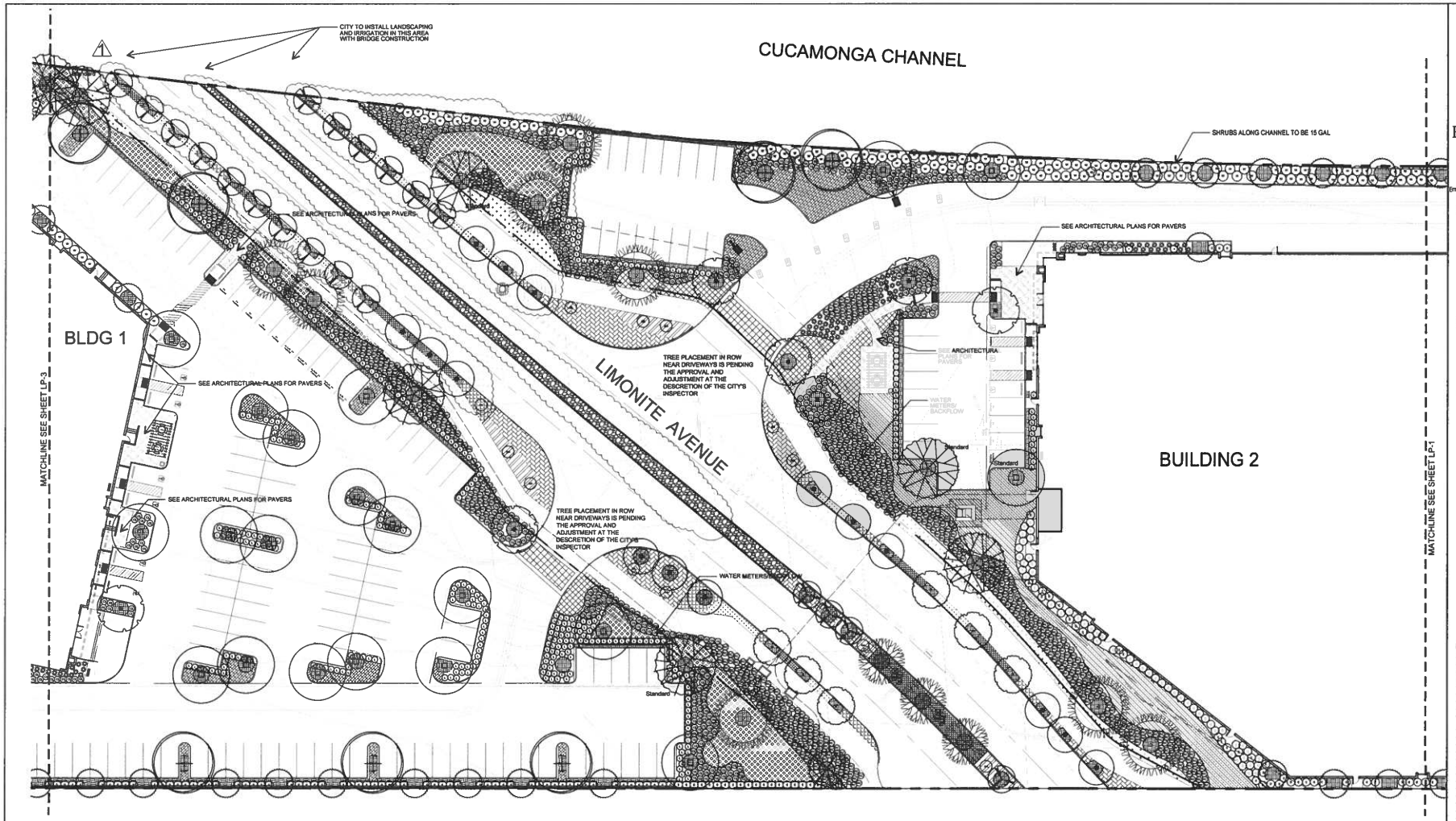
Scale 1" = 20'

Date 09/21/2021

Drawn by TH

Job Number 18-063

Sheet No LP-1



PLANTING LEGEND

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	Lantana 'Gold Mound' Yellow Lantana	1 Gal	36" O.C.	L	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	
	Santolina virens 'Lemon Fizz' ^ Prostrate Rosemary	1 Gal	18" O.C.	L	
	8"-8" Arizona River Rock Cobble				

SCE NOTES
THE MAINTENANCE OF ALL LANDSCAPE, DRAINAGE STRUCTURES, AND SLOPES WITHIN THE SUBJECT SCE RIGHT OF WAY AND RECONSTRUCTED ACCESS ROAD SLOPES SHALL BE MAINTAINED BY THE TRANSWESTERN DEVELOPMENT COMPANY.

ANY IRRIGATION OR LANDSCAPE DAMAGED BY, OR REQUIRED RELOCATION FOR SCE IN THE FUTURE, SHALL BE REPAIRED OR RELOCATED BY TRANSWESTERN COMPANY AT NO COST TO SCE.

NO VALVES OR CONTROLLERS OF ANY TYPE AREA ALLOWED IN THE SUBJECT SCE LAND MANAGEMENT DEPARTMENT IN WRITING, PRIOR TO BEING INSTALLED.

ANY TREES OR PLANTS WITHIN THE RIGHT OF WAY AREA SHALL BE MAINTAINED BY TRANSWESTERN DEVELOPMENT COMPANY AND SHALL NOT EXCEED A MATURE HEIGHT OF 15-FEET. In THE OPINION OF SCE IF SAID TREE BECOMES AN INTERFERENCE THEY WILL HAVE THE RIGHT TO TRIM AND OR REMOVE AT THE SOLE COST OF THE TRANSWESTERN DEVELOPMENT COMPANY.

UTILITIES AND TRASH ENCLOSURES ARE ALL SCREENED.

EXERCISE EQUIPMENT TO BE PURCHASED AND INSTALLED BY GENERAL CONTRACTOR

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Project
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Submittals

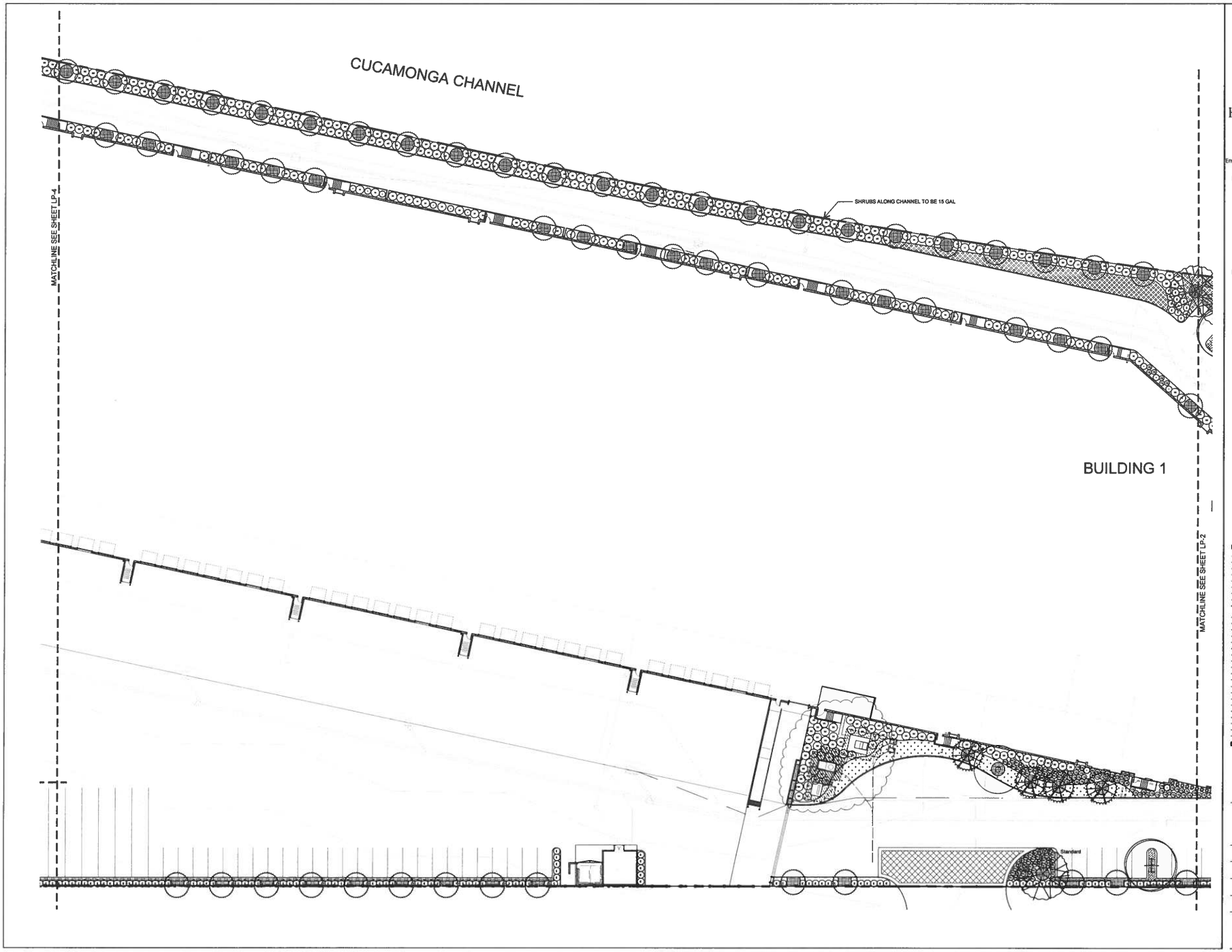
Date	Description
09.02.20	1st Submittal
09.14.20	Construction Set
09.25.20	2nd Submittal

Revisions

	Date	Remarks
	11.18.19	Site Rev.
	04.03.20	Site Rev.
	08.31.20	Comments
A	09.21.21	Streetscape Add

Sheet Title
Planting Plan

Scale 1" = 20'
Date 09/21/2021
Drawn by TH
Job Number 18-063
Sheet No LP-2



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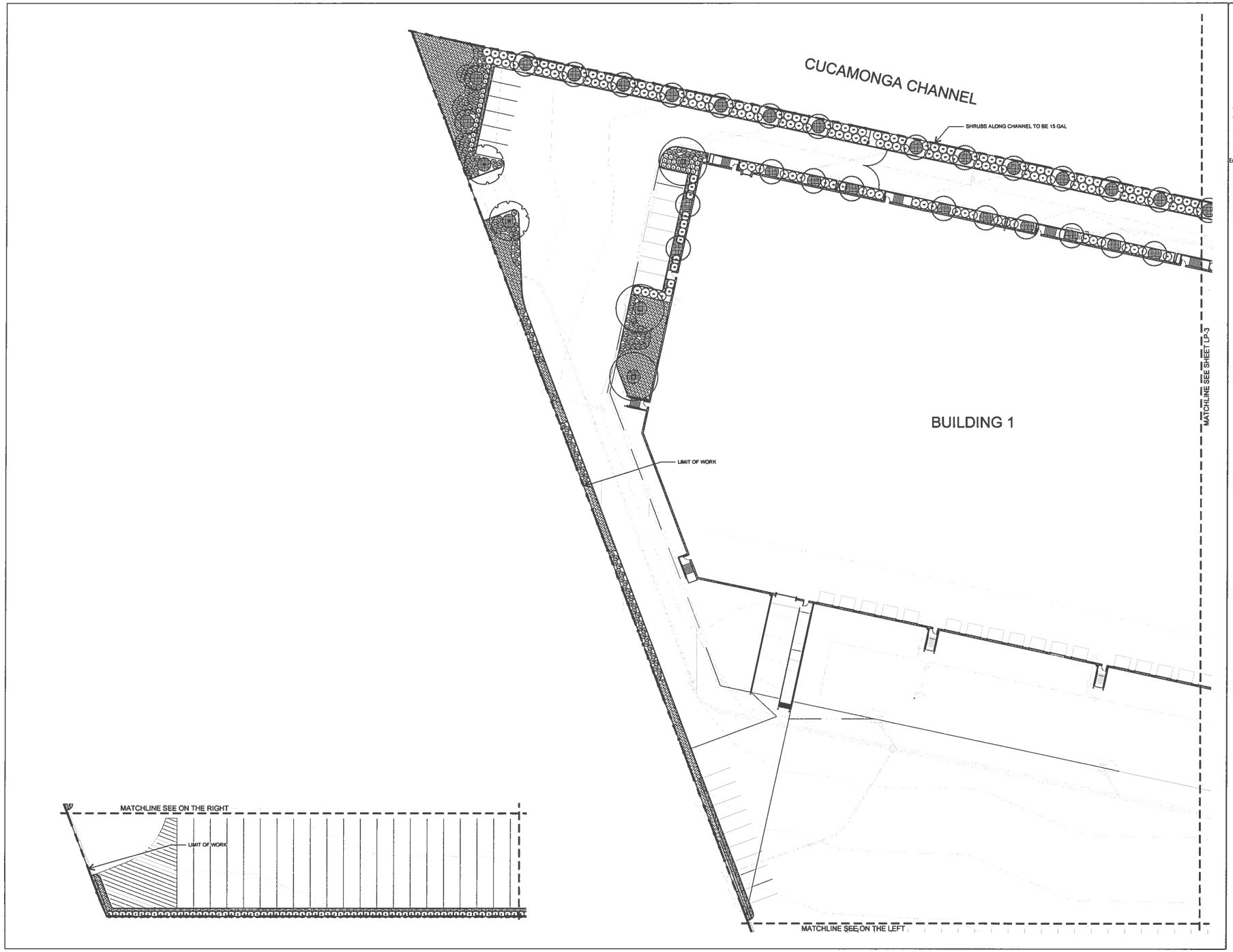
Revisions

	Date	Remarks
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	06.01.20	Comments
1	09.21.21	Streetscape Add

Sheet Title
Planting Plan

N

Scale	1" = 20'
Date	09/21/2021
Drawn by	TH
Job Number	18-063
Sheet No	LP-3



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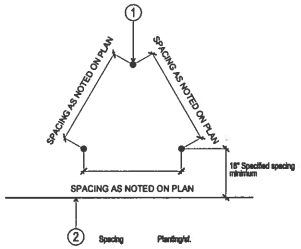
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09.25.20	2nd Submittal

Revisions

	Date	Remarks
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1	09.21.21	Streetscape Add

Sheet Title
Planting Plan

Scale 1" = 20'
Date 09/21/2021
Drawn by TH
Job Number 18-063
Sheet No LP-4

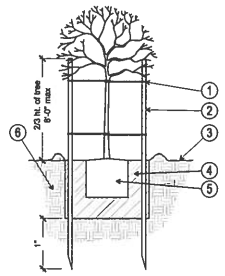


Spacing	Planting/sf.
6" o.c.	4.81
8" o.c.	2.80
9" o.c.	1.78
10" o.c.	1.86
12" o.c.	1.15
15" o.c.	0.74
18" o.c.	0.50
24" o.c.	0.28
30" o.c.	0.18
36" o.c.	0.12
48" o.c.	0.07
60" o.c.	0.04
72" o.c.	0.03

LEGEND:

1. Shrub / Ground Cover
2. Curb, Wall, Pavement, or edge of bed.

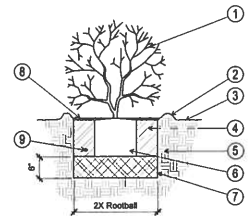
5 Triangular Spacing Diagram Scale: N.T.S



LEGEND:

1. 1/2" I.D. reinforced rubber hose Cinch Tie (V.I.T.)
2. 2" dia. x 10' long lodgepole pine stakes. Place stakes at outer edge of rootball.
3. Finish grade.
4. Plant pit.
5. Rootball.
6. Undisturbed soil.

3 Tree Staking Detail Scale: N.T.S



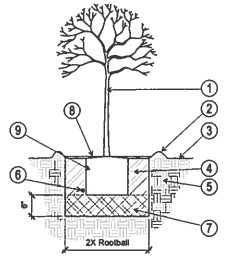
LEGEND:

1. 1 to 15 gal. shrub.
2. 4" deep water basin.
3. Finish grade.
4. Backfill mix, see specifications.
5. Undisturbed soil.
6. Rootball, size varies. Set 1" above grade.
7. 6"-deep compacted backfill below rootball unless stated otherwise in the specs. or e ergonomic report.
8. 3" approved mulch, see specifications.
9. Plant tablets, see specifications.

NOTES:

1. Scarify the sides and bottom of planting pit.
2. Prior to plant placement, fill all backfill pits with water and allow to percolate into subsoil.
3. Plant rootball and backfill mix must be thoroughly watered indirectly after planting.

2 Shrub Planting Detail Scale: N.T.S



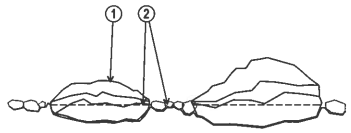
LEGEND:

1. Tree
2. 4" deep temporary water basin.
3. Finish grade.
4. Backfill mix, per specifications.
5. Undisturbed soil.
6. Planting tablets, per specifications.
7. 6"-compacted backfill below rootball unless stated otherwise in the specs. or e ergonomic report.
8. 3" approved mulch per specs.
9. Rootball, size varies. Set 1" above grade. Keep 4" away from trunk.

NOTES:

1. Scarify the sides and bottom of planting pit.
2. Prior to plant placement, fill all backfill pits with water and allow to percolate into subsoil.
3. Plant rootball and backfill mix must be thoroughly watered indirectly after planting.

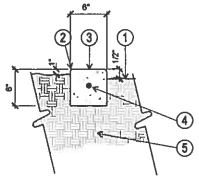
1 Tree Planting Detail Scale: N.T.S



LEGEND:

1. Boulders - size varies. Bury 1/3 in grade.
2. Surrounding grade/gravel.

10 Boulder Detail Scale: N.T.S.



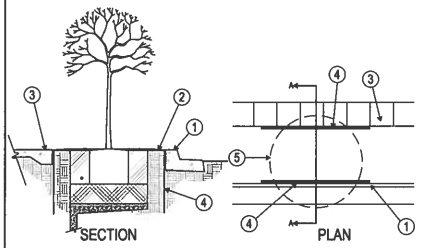
LEGEND:

1. Finished grade, adjacent planting area
2. 1/2" radius, typical.
3. Poured in place concrete curb.
4. #3 rebar continuous.
5. Compacted subgrade per soils engineer's report.

NOTES:

1. Control Joints 10' O.C.

6 Concrete Mow Curb Scale: N.T.S



LEGEND:

1. Concrete curb.
2. Finished grade.
3. Sidewalk.
4. Root barrier.
5. Drip line of tree (defined by the minimum spacing distance in the Root Barrier Notes

NOTES:

A. Position barrier as close to curb or sidewalk as possible. Raised root protectors shall be facing towards the tree.
B. Top of barrier shall be 1" above finished grade.
C. Length of root barrier shall be 10' in each direction of tree trunk.
D. Apply a mastic sealer to joint between concrete surfaces and root control barrier.
E. Root barriers are to be used on trees within 6'-0" of a curb, sidewalk or wall.
F. Installation of panels within soil preparation area will be rejected.
G. Install per manufacturer's recommendations.
H. For planting, see Tree Planting Details this sheet.

12 Root Barrier Detail Scale: N.T.S

HUNTER LANDSCAPE
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Project

THE RANCH
BY
TRANSWESTERN

BLDG 1: 14935 LIMONITE AVE.
BLDG 2: 14940 LIMONITE AVE.
EASTVALE, CA 92880

Transwestern
Development
Company
20250 Acacia St. Ste 260
Newport Beach, CA 92660
949.351.2186
Scott Heaviside
949.351.8147

Submittals

Date	Description
09.02.20	1st Submittal
09.14.20	Construction Set
09.25.20	2nd Submittal

Revisions

	Date	Remarks
1	11.18.19	Site Rev.
	04.03.20	Site Rev.
	06.01.20	Comments

Sheet Title

Planting Details

Scale

Date 09/25/20

Drawn by TH

Job Number 18-063

Sheet No LP-5

LANDSCAPE CONSTRUCTION

1. SCOPE

The scope of this section includes all labor, materials and equipment required to complete work indicated on the drawings. The work shall be performed in accordance with the best standards practiced relating to the various trades and under the continuous supervision of a competent foreman, capable of interpreting the drawings and these specifications. The work included in this section is as follows: Finish Grading for Planting; Soil Preparation; Fertilization; Planting, including Lawn; Maintenance; Inspection and Certifications; Guarantees; Cleanup; Staking; Guying; Espaliering; and Miscellaneous Allowance.

2. APPROVALS

A. All sprinkler work shall be inspected and approved prior to the start of any work.

B. Prior to excavation for planting or placement of stakes, locate all utilities, electric cables, conduits, sprinklers lines, heads, valves and valve control wires, and all utility lines so that proper precautions may be taken not to damage such improvements. In the event of a conflict between such lines and plant locations, promptly notify Landscape Architect (LA) who shall arrange for relocation for one or the other. Failure to follow this procedure places upon Contractor the responsibility for, at his own expense, making any and all repairs for damages resulting from work hereunder.

3. QUANTITIES AND TYPES

Plant materials shall be furnished in the quantities and /or spacing as shown noted for each location, and shall be of the species, kinds, sizes, etc. as symbolized and/or described in the "Plant Materials Legend", as indicated on the drawings. The LA has prepared this list only as a convenience to Contractor and assumes no responsibility for its accuracy. The Landscape Contractor is to verify all sizes and quantities

4. VERIFICATION OF DIMENSIONS AND QUANTITIES

Dimensions are approximate before proceeding with any work. Contractor shall verify all dimensions and quantities and shall immediately inform LA and Owner of any discrepancies between the drawings and/or specifications and actual conditions. No work shall be done in any area where there is such a discrepancy until approval for same has been given by LA and owner.

5. INSPECTION

A. All inspections shall be made by City, LA and Owner. Contractor shall request inspection at least two (2) days in advance of the time inspection is required.

B. Inspection will be required for the following parts of the work.

(1) During finish grading and soil preparation.
(2) Plants, after delivery to site and prior to planting.
(3) When vines, shrubs and trees are spotted for planting. But planting holes are not excavated.
(4) Specimen trees at source before delivery.
(5) Lawn areas prior to planting.
(6) Planting areas prior to planting.
(7) All landscape construction items, prior to the start of the calendar day maintenance period ("final inspection")
(8) At completion of calendar day maintenance period ("Final Maintenance Inspection").
(9) Inspection reports shall be made for each inspection by the LA and one copy shall be submitted to Owner and Contractor.

6. CERTIFICATION

Prior to job acceptance written certifications shall be submitted to the LA for the following:

A. Quantity and Quality for Organic Fertilizer.

B. Quantity and Quality of all Soil Amendments called for by Plans and Specifications

7. MATERIALS

Plant materials indicated on the drawings and herein specified shall conform to the following:

A. Nomenclature - Plant names indicated on the drawings conform to "Standard Plant Names" established by the American Joint Committee on Horticulture. Except for names covered therein, the established custom of the nursery followed.

B. Condition - Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant diseases, insect pests, or their eggs, and shall have healthy, normal root systems, well filling their containers, but not to the point of being root bound. Plants shall not be pruned prior to delivery, except as authorized by the LA or his representative. In no case shall trees be lopped before delivery.

C. Dimensions - The height and spread of all plant material shall be measured with branches in their normal position, and shall be as indicated on the drawings. The caliper of all trees shall be measured 4'-0" above the surface of the ground. Where caliper other dimensions of any plant materials are omitted from the "Plant Legend", it shall be understood that these plant materials shall be normal stock for type listed

D. Inspection - All plant materials must have been previously inspected at the nursery by the County Horticultural Department shall be subject to the inspection and approval of the LA before planting.

E. Plant List - is indicated on drawings.

F. Size of Plants - Shall be as stated on the plan. Container stock (1 - gallon, 5 gallon and 15 - gallon), shall have been grown in containers for at least one (1) year, but not over two years.

G. Substitutions - Substitutions for the indicated plant materials will not be permitted

H. Plants Not Approved - Plants not approved are to be removed from site immediately and replaced with suitable plants The LA and/or Owner reserves the right to reject entire Lots of plant represented by defective samples.

8. FERTILIZERS AND SOIL CONDITIONERS

Samples of all soil amendments, sod and plants shall be submitted for inspection and stored on the site until furnishing of materials is completed. Delivery may begin upon approval of samples or as directed by LA and the Owner.

A. Organic fertilizer shall be processed sewage sludge with a minimum content of 1% Nitrogen and 2% Phosphoric Acid similar to "Nitrohumius". Method of processing shall not destroy normal bacterial content.

B. Nitrogen stabilized sawdust shall be bulk, with the following nitrogen content based on dry weight.

0.5% for redwood Sawdust
0.7% for Fir Sawdust
1.0% for Bark or Pine Bark or Mixture

Salinity - the saturation extract conductivity shall not exceed 3.5 millimhos/cm at 25

C. Organic fertilizer shall be delivered in sacks with manufacturer's label showing weight and analysis attached to each sack.

9. STAKING MATERIALS

A. Tree staking shall be as per plan.

B. Ties for holding trees shall be as per plan.

10. GRADING AND SOIL PREPARATION

A. Contractor is to finish grade to with 1/10th of a foot or 1" below paving where paving exists.

B. Moisture Content - the soils shall not be worked when the moisture content is so great that excessive compaction will occur; and not when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied if necessary to provide ideal moisture content for tilling and for planting.

C. Preliminary Grading - Preliminary grading shall be done in such manner as to anticipate the finish grading. Excess soils is to be replaced by plants and mulch, allowance shall be made so that when finish grading has begun, there shall be no deficiency in the specified depth of mulched planting beds.

D. Weeding - Before and during preliminary and finish grading, all weed and grass shall be dug out by the roots and disposed of off site (except those weeds and grasses not of the perennial type, less then 2-1/2" high and not bearing seeds, which may be turned under). Oats more than 2'1/2" high and not bearing seeds may be turned under. Perennial weeds and grasses to be removed include, but are not limited to, the following: Nut Grass, Puncture Vine, Dallas Grass, Mustard Plant, St. Augustine, Alfalfa, Johnson Grass, Wire Weed, Morning Glory.

E. All planting areas shall be scarified to a depth of 12 inches below grade with the spacing of the ripper teeth no greater than 12 inches on center prior to placing conditioners and fertilizers. All rock and debris more than 2" in diameter shall be removed from the site.

F. Trenches - If irrigation system is installed after grading and fertilizing is completed, the upper portion of the backfill shall be refilled and fertilized to the depth specified for the area required, to conform to the specifications.

11. SOIL CONDITIONERS

A. Turf, Ground Cover and Shrub Area: With the exception of the slopes the areas to be landscaped should be cross-ripped or otherwise tilled to a depth of 9-12 inched. For turf and ground cover planting, the following amendments should be uniform by broadcast and thoroughly incorporated to a depth of 6 inches by means of rototilling or equal; AMT Per 1,000 Square Feet 6 cu. yrds. nitrogen stabilized organic amendment derived form redwood sawdust, fir sawdust or cedar sawdust. Following amending and prior to planting, including trees and shrubs, leaching irrigation should be made in a manner that will pass the minimum of 12 inches of water through the surface soid zone. When the leaching program has been completed, additional samples should be collected for soil fertility analysis only.

B. Slopes

~~100 lbs/acre 16-20-0 ammonium phosphate~~
~~300 lbs/acre urea formaldehyde~~
~~Mulch Silva Fiber Plus, 2,000 lb/acre~~
~~Binding agent (per contractor's accepted procedure)~~

~~[illegible]~~

C. ~~Planting Pits - Tree and Shrub. All areas including slopes. Planting pits shall be excavated twice the diameter and twice the depth of the rootball. Backfill shall then be added as specified.~~

~~(1) A chemically suitable sandy textured import soil meeting the following specifications should be used for backfill to the depth of the rootball. For trees, shrubs and vines (other than cactus, ferns and palms).~~

~~[illegible]~~

D. The prepared soil shall be uniformly blended in an area adjacent to the plant work and shall be accurately proportioned using a suitable measuring container. Excavation soil shall be removed from site. Protect the mix from water until to has been placed in backfill around plants.

12. FINISH GRADING

When preliminary grading, including weeding and fertilizing, has been completed and the soil has dried sufficiently to be readily worked, all lawn and planting areas shall be graded to the elevation indicated on the drawings. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given. Minor adjustments of finish grades shall be made at the direction of the LA, if required

Finish grade shall be a smooth, even and uniform plane without abrupt change of surface. Soil areas adjacent to buildings to allow a natural run-off of water, and surface drainage shall be directed as indicated on the drawings by remodeling surfaces to facilitate the natural "run-off" of water. Low spots and pockets shall be one inch below grade of adjacent pavement of any kind. Grading shall be done when soil is at optimum moisture content for working

13. METHOD OF PLANT AND WORK PROCEDURE

A. No planting shall be done until all operations in conjunction with the installation of the irrigation system have been completed, final grades have been established, the planting areas have been properly graded and prepared as specified, and the work approved by the LA.

B. The relative position of all trees and plants is subject to approval by LA and Owner, and they shall, if necessary, be relocated as directed as part of the contract.

C. All plants shall be removed form their container and set so that, when settled, they bear the same relation to the required grade that they bore to the natural grade before being transplanted. Each plant shall be planted in the center of the pit and backfilled unless otherwise specified, with the prepared soil. No soil in muddy condition shall be used for backfilling. No filling will be permitted around trunks or stems. All broken or frayed roots shall be properly cut off.

D. LA and/or Owner shall supervised the placing and planting of all plants.

E. In the event the underground construction work or obstructions are encountered in the planting operation, alternate locations for plant material will be selected by LA and Owner; operation will be done at no extra cost to Owner. The City LA shall be notified prior to any modifications.

14. PLANTING OF TREES

A. Position plants in plant location as indicated on drawings and secure approval before excavating pits, making necessary adjustments as indicated.

B. All pits for trees shall be dug square with bottoms level, the length of sides equal to 2 1/2 times the diameter of the tree ball. Compacted solid at sides and bottoms shall be loosened by scarifying or other approved method. Pits shall be backfilled with "prepared soil" to the required grade, and the balance of the pit filled with "prepared soil" thoroughly settled by water application.

C. Set plant in center of pit, in a vertical position, so that crown of ball will be level with finish grade after allowing for watering and settling and shall bear the same relationship to the finish grade that it did to the soil surface in the container. Prepare depressed water basin as wide as plant balls at each plant. Water thoroughly, backfilling any voids with additional prepared plant mix.

15. PLANTING VINES SHRUBS AND GROUND COVERS

A. Vines and shrubs shall be planted in pits at least 18" greater than their ball of earth and at least 12" below the bottom of the ball. Compacted soil at bottom of pit shall be loosened and the pit filled with "prepared soil" to the bottom of the ball. When the plant has been properly set, the pit shall be filled to the required grade with "prepared soil" and thoroughly settled by taping and watering. All vines shall be removed from stakes, untied, and securely fastened in an approved manner to the wall, fence or other surface next to which they are planted.

B. Prepare a depressed water basin as wide as plant balls at each plant. Water thoroughly, backfilling any voids with additional prepared planting mix

C. Ground Covers

~~(1) Pits for flat-sized plants to be at least 6"x6"x6". Ground cover areas shall be moistened prior to planting. No flat plants shall be planted in dry soil.~~

~~(2) Set plants in center of pits so that crown of plant will be level with finished grade after settling of soil, then backfill and water.~~

~~(3) Flatted plants shall be well rooted with runners at least 4" but not more than 6" in length.~~

16. ~~TREES AND VINES OCCURRING IN LAWN~~

~~Trees and vines occurring in lawn shall be planted before final preparation of these areas.~~

17. CARE OF PLANTS BEFORE AND DURING PLANTING

Plants shall not be allowed to dry out before or while being planted. Keep moist by means of wet sawdust, peat moss or burlap at all times during planting operations. Do not expose roots to the air except while being placed in the ground. Wilted plants, whether in place or not, will not be accepted and shall be replaced at the Contractor's expense.

18. WATERING BASINS

A. Construct a firmly compacted mound of soil around each tree and plant to form a watering basin at the edge of and following the shape of the planting pit area. Mounds or trees and for vines from -5 gallon or larger containers, shall be at least 4" high. Mounds for all other trees, vines or plants not otherwise specified shall be at least 2" high. Excavated earth if capable of retaining water, may be used. Any settlement within the basins retaining water shall be refilled to the required grade with prepared soil, and additional nitrogen stabilized sawdust worked into the surface as required to restore the mulch condition.

B. At the end of the day maintenance period all watering basins in lawn areas shall be leveled to finish grade and the area shall be sodded with the specified sod.

19. ~~SODDED LAWN~~

~~A. Cultivate all lawn areas to a depth of 8". Rocks and debris larger than 1" in diameter which are brought to the surface by cultivation shall be removed from the site. [illegible]~~

~~B. Areas to be planted in lawn shall be finished smooth to present a neat and uniform grade prior to installation of sod. The lawn bed shall be inspected by the LA to determine suitability for planting prior to sodding. Contractor shall obtain such approval before sodding.~~

~~C. All sodded areas shall be thoroughly watered. Lawns are to be kept continuously moist by watering as often as required.~~

~~Any lawn areas that do not show a prompt catch of grass shall be re-sodded at ten day intervals until an acceptable stand of grass is assured.~~

20. ~~WATERING~~

~~A. Immediately after planting, water shall be applied to each tree by means of a hose. The water shall be applied in a moderate stream in the planting holes until the material about the roots is completely saturated from the bottom of the hole to the top of the ground.~~

~~B. Plants which can not be watered efficiently with the existing water system shall be watered by means of a hose.~~

~~C. Apply water in sufficient quantities, and as often as seasonal conditions require, to keep the ground wet at all times, well below the root system of grass and planting. Care is to be taken in watering slopes so as not to cause erosion damage.~~

~~D. Following the planting of ground cover plants furnished in flats, each plant shall be immediately and thoroughly watered by means of a hose with a slow running stream of water.~~

21. TREE STAKING

A. Stake all non-guyed trees at time of planting by placing stake in the prepared hole and driving it 18" into solid ground. Plant the tree as close to the stake as possible without crowding the roots. Fasten the tree to the upper end of stake in at least two places using "V.I.T. Cinch-Tie" (see drawings)

~~B. Tree 15" box size or larger, shall be immediately guyed after planting with not less than three guys per tree, or as directed by the LA.~~

~~(1) Protect bark of tree by covering wire with green 1/2" diameter rubber hose.~~
~~(2) Guys to be anchored by [illegible]~~
~~(3) Guy wires shall be [illegible]~~
~~(4) Guy lines are to be tightened to firm tension.~~

22. ~~ESPALIER OF VINES~~

~~All trellises and stakes are to be removed form plants and the plants shall be fastened and trained against fences or walls as directed by the LA.~~

23. CERTIFICATES

In addition to any other certificates specified, Contractor shall furnish a certificate with each delivery of bulk material, stating the source, quantity and type of material and that the material conforms to the specification requirements. For bulk delivered organic fertilizer, the certificate shall also state the volume, net weight, percent of Nitrogen and percent of Phosphoric acid. For each fertilizer and soil conditioner, in containers, a similar certificate or invoice shall be furnished stating total quantities by weight and volume for each material. These certificates shall be submitted to the LA and Owner prior to the start of the maintenance period.

24. PROTECTION

Contractor shall carefully and continuously protect all areas included in the Contract, including plant materials, fences, supports, etc., until final acceptance of the work by the LA and Owner.

25. MAINTENANCE

A. Contractor shall maintain a sufficient number of men and adequate equipment to perform the work here in specified. Plant maintenance work shall consist of applying water, weeding, caring for plants, including ground covers, shrubs and trees, edging, aerating and mowing of lawns, fertilizing and control of pests and diseases.

B. Damage to any planted area shall be repaired immediately. Depressions caused by vehicles or foot traffic shall be filled with topsoil, leveled and replanted. Exterminate gophers and moles, and repair damage.

C. The entire project shall be maintained for a period of 60 days commencing from the time all items of work have been completed to the satisfaction of LA and Owner.

D. The project shall be cared for in a neat, clean condition at all times to the satisfaction of Owner and LA

26. ~~LAWN MAINTENANCE~~

~~A. Watering - Water every day once per day for two weeks and thereafter gradually reduce frequency of watering to three times per week. Contractor shall continue to maintain the lawn until final acceptance by the LA and Owner.~~

~~B. Fertilizing - Apply 16-6-8 at the rate of 5 pounds per 1000 square feet three weeks after installation and water immediately thereafter.~~

~~C. Diseases and Pest Control - Two weeks after installation of lawn, apply a granular mercurial fungicide of 1.5% mercurous chloride as per manufacturer's recommendation.~~

~~D. Mowing - The lawn shall be mowed at a height of 1-1/2" with a rotary mower, equipped with rollers, before it reaches 3" in height. Collect grass clipping during mowing operations and remove from the site.~~

27. GROUND COVER AND SHRUB AREA MAINTENANCE

A. Watering - New plants shall be watered once per day for two (2) weeks after installation. Reduce watering to every other day for the next two (2) weeks. Water thereafter three (3) times per week until final acceptance.

B. Fertilize - Fertilize three (3) weeks after planting with 5 pounds 16-6-8 per 1000 square feet; fertilize thereafter every thirty (30) days. Per soil recommended for long term

C. Disease and Pest Control - For control of slugs and sails, apply pelletized tricalcium arsinate 5% by weight and metaldehyde 5% by weight as per manufacturer's recommendations two (2) weeks after installation.

D. Pruning - All shrubs and trees shall be pinch pruned as necessary to encourage new growth and to eliminate rank sucker growth. Old flowers, and dead foliage and limbs shall be removed. No major pruning shall be done without the approval of the LA

E. Weeding - all planting areas including lawn, ground cover and shrub areas shall be kept weed free at all times. Weed shall be dug out by the roots and disposed of off site. Upon completion of the day maintenance period, the Contractor shall fertilize per #26 - lawn Maintenance and #27 Ground Covers and Shrub Area maintenance of these specifications.

28. GUARANTEE AND REPLACEMENTS

A. All shrub and ground cover shall be guaranteed by Contractor as to growth and health for a period of ninety (90) days after completion of the specified maintenance period, and/or final acceptance by the LA. All trees up to 20" box size shall be guaranteed by Contractor to live and grow in an acceptable upright position for a period of six (6) months after completion of the specified maintenance period, and/or final acceptance by the LA.

B. All plants that show signs of failing growth at any time during the life of the Contract, including the maintenance period, or those plants injured of damaged as to render them unsuitable for the purpose intended shall be guaranteed as specified for the original guaranteed materials.

29. CLEAN-UP
Upon completion of the work in this section, Contractor shall remove all rubbish, trash and debris resulting from the operations; remove disused equipment and implements of service; leave entire area involved in a neat and acceptable condition such as to meet the approval of the Landscape Architect (LA).

HYDROSEED

1. GENERAL

A. Equipment must have minimum capacity of 1500 gallons and a positive displacement pump with the ability to agitate and properly mix the specified materials. Pump must be capable of creating 100 pounds psi pressure with sufficient volume to distribute above slurry evenly over 12,000 sq. ft. within a 15 minute period.

B. Vendor furnished label: Vendor agrees to furnish not less then two (2) employees during all hydromulching applications.

C. The vendor shall fully guarantee his work and services and shall be fully insured and be prepared to furnish satisfactory evidence of such insurance upon demand.

D. Slopes are to be hand planted, bottom may be hydro-seeded

2. PLANTING AREA PREPARATION

A. Scarification - Prior to installation of the irrigation system, the surface of all slopes shall be cleaned and grubbed to prepare the slope surface for weeding.

B. Mulch - shall be Silva Fiber Plus (at 2,000 pounds per acre), a green colored, fibrous mulch, no growth or germination inhibiting factors. Silva Fiber Plus is manufactured in such a manner that after addition of seed, fertilizer, water and additives in a special 1500-gallon slurry tank, the fibers and above materials will become uniformly mixed to form a homogeneous slurry; and using the green color to facilitate proper distribution, the slurry shall be hydraulically sprayed onto the ground forming a blotter-like ground cover which after application will allow the absorption and retention of moisture. Suppliers shall be prepared to certify that laboratory and field testing of their product has been accomplished, and that it meets all of the foregoing requirements, based on testing. Weight specifications of these material from suppliers, and for all application, shall refer only to air dry weight of the fiber material. Absolute air dry weight based on the normal standards of the Technical Association of the Pulp Industry for Silva Fiber Plus is considered equivalent to 10% moisture. Each package of Silva Fiber Plus shall be marked by the manufacturer to show the air dry weight content.

C. ~~Seed Mixes For Turf~~

~~Turf Seed Mix: "Rebel"~~
~~[illegible]~~

D. Weed Abatement Program - Upon completion of the irrigation system and after all existing weeds have been removed form the planting areas, the following weed preservation shall be used:

Apply fertilizer mixture by spray per acre as follows:

Tric-C Humate 50 lbs/ 1000 square feet
Tric-C 6-2-4

~~Apply pre-emergent herbicide as recommended by a licensed pest control advisor to be compatible with the seeded plant varieties.~~

Apply mixture per the following time schedule:

Fertilize/water	21 days
Wait	2 days
Spray the pre-emergent per Pest control	
Advisor recommendations	7-10 days
Fertilize/water	14 days
Spray Weed Mixture	7 days
Fertilize/water	14 days
Spray Weed Mixture	7 days
Grub/Clean all areas to prepare for Seeding	2 days
Plant	23 days maximum
TOTAL	100 days maximum

3. PLANTING

A. Trees and Shrubs - Trees and shrubs can be planted after weed germination and during the contact kill of weeds, as specified.

B. Hydroseeding

(1) When all weeds have been eliminated to the satisfaction of the landscape architect and Owner's authorized representative, the hydroseeding operation may begin.

(2) The materials for seeded areas shall be machine mixed before application.

(3) The mixture of stolons or seed and additives are to be applied by a Hydro-Mulching machine. The nozzle height shall be between 6' and 10' above the ground level. Discharged pressure at the nozzle shall be 100 psi.

(4) Spraying shall be done in a sweeping motion allowing the slurry to fall evenly and eventually build up a consistent matting.

(5) Soil moisture: Ares to be planted shall be irrigated to obtain 12 inched of penetration. Spraying shall be done 4 to 7 days prior to planting.

C. Mixture For Planting

(1) Organic fertilizer shall be applied at the following rates: 50 lb/1000 s.f. Tri-C Enterprises Humate & 6-2-4 at monut. or solid recom. ret

(2) Fiber material (Conwed 2000) at the rate of 2,000 lb/acre.

(3) Water with mixture of 3,000 gallons/acre.

(4) Stabilizing binder - 120 lb/acre for slopes, 80 lb/acre for flat areas

D. Watering - Immediately after planting, the slopes and other planting areas shall be watered with a fine spray, care being taken to avoid erosion, and the planted area kept moist until the seed has germinated (or the plants have become established).

E. Cleanup - After completion of the work, all rubbish and surplus material shall be removed from the site, and it shall be left neat and clean.

4. PLANT ESTABLISHMENT

A. Irrigation - The irrigation will be operated to provide an optimum amount of surface moisture for germination of the seeded varieties avoiding all run-off and deep saturation of water.

~~B. Fertilization - The area shall be hydro-fertilized every 60 days after planting with the following combination of materials: 350 lb. acre 16-6-8 (Best Fertilizer Company Crop Maker or equal).~~

C. Pre-Emergent Herbicide - Sixty (60) days after planting, apply a broad spectrum pre-emergent herbicide as recommended by an experience licensed pest control advisor

D. Organic Only

5. MAINTENANCE

A. Maintenance of the project shall be for a period of 60 days.

B. Maintenance shall include all watering, fertilization, mowing, weeding, cultivation, spraying and pruning necessary to keep the plant materials in a healthy growing condition and to keep the planted areas neat and attractive throughout the maintenance period.

C. Protect all planted areas against damage, including erosion and trespassing, by providing and maintaining proper safeguards.

D. During the maintenance period, all planted areas shall be kept well watered and weed free at all times.

E. From the time any planting is done, until the end of the maintenance period, the Contractor shall maintain a sufficient number of men and adequate equipment to perform the work herein specified.

F. The Contractor will be relieved from maintenance work when the final plant establishment and maintenance work had been completed to the satisfaction of the Owner.

G. Damage to planting areas shall be replaced immediately at the Contractor's expense.

H. Depressions caused by vehicles, bicycles, or foot traffic, shall be filled and leveled. Replant damaged areas.

I. Exterminate gophers and moles, ground squirrels, and repair damaged as above.

J. All paved areas will be washed and maintained in a neat and clean condition at all times, as directed by the Owner.

K. Pinch-prune all shrubs and trees to encourage new growth and to eliminate rank sucker growth, remove all old flowers and dead foliage and limbs. Do no major pruning without the approval of the Owner. Remove damaged branches on tree back to point of growth.

L. During the maintenance period, should the appearance of any plant indicate weakness and probability of dying, immediately replace that plant with a new and healthy plant of the same type and size without additional cost to the Owner.

M. At the end of the maintenance period, all plant material shall be in a healthy growing condition.

N. Contractor shall continue the maintenance period past the specified date at no additional cost to the Owner until all deficiencies have been corrected.

In additions to the organic fetilizer by Tric-C Enterprises and conditioners recommended in the soil fertility test, the contractor shall inclclude Tric-C Enterprises Humate 50 lbs/ 1000 square feet, 4 cubic yards of organic compost per 1000 square feet, and Tric-C Enterprises Myco-perks that touch each plant root ball at the rate specified by the manufacturer.

Plant Size	Humate/Pre. H RATES	HumPlus/ 6-2-4 RATES**	Endo 120 RATES	Revival Plus RATES	Myco PAKS RATES	Myco TABS RATES
4"	1/2 Teaspoon	1 TEASPOON	1/2 Teaspoon	1/2 Teaspoon	1/2 pak	1 tab
1 Gallon	1 Teaspoon	2 TEASPOON	1 TEASPOON	2 TEASPONE	1 pak	2 tab
5 Gallon	1 Tablespoon	2 Tablespoon	1 Tablespoon	2 Tablespoon	2-3 paks	8 tab
15 Gallon	1/4 Cup	1/3 Cup	3 Tablespoon	1/3 Cup	6-8 paks	16 tab
24" Box	1/2 Cup	3/4 Cup	1/2 Cup	3/4 Cup	10-12 paks	22 tab
36" Box	1 Cup	1 1/2 Cup	1 Cup	1 1/2 Cup	16-18 paks	28 tab
48" Box	1 1/2 Cup	2 Cup	1 1/2 Cup	2 Cup	20-22 paks	34 tab
60" Box	2 Cup	3 Cup	2 Cup	3 Cup	26 paks	40 tab
72" Box	2 1/2 Cup	3 1/2 Cup	2 1/2 Cup	3 1/2 Cup	32 paks	48 tab
84" Box	3 3/4 Cup	4 Cup	2 3/4 Cup	4 Cup	40 paks	56 tab
96" Box	3 Cup	5 Cup	3 Cup	5 Cup	48 paks	64 tab
120" Box	3 1/2 Cup	6 Cup	3 1/2 Cup	6 Cup	56 paks	76 tab
140" Box	4 Cup	7 Cup	4 Cup	7 Cup	66 paks	86 tab
15' Box	6 Cup	9 Cup	6 Cup	9 Cup	80 paks	98 tab

** HUMPLUS/6-2-4: Rates for BOTH products: some slight variations may occur.
16 tablespoons per 1 cup
48 teaspoons per 1 cup

6-2-4 1lb.=2 1/2 Cups
Humate 1lb.=1 1/8 Cups
Endo 120 Granular 1lb.=2 1/2 Cups
BACKFILL. 5 LBS. PER CUBIC YARD OF MIX OF Humate and ENDO 120

NOTE. 1 TRI-C Humate product and ONLY 1 Mycorthizal Product (e.g one of the above: Endo, Parks, or Tabs)

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Submittals Date	Description
09.02.20	1st Submittal
09.14.20	Construction Set
09.25.20	2nd Submittal

Revisions Date	Remarks
△ 11.18.19	Site Rev.
04.03.20	Site Rev.
06.01.20	Comments

Sheet Title: Specifications
Scale
Date: 09/25/20
Drawn by: TH
Job Number: 18-063
Sheet No: LS-1

IRRIGATION

1. SCOPE

Furnish all materials, tools, equipment and labor required to install a complete operable irrigation system as indicated on the drawings, as specified and as necessary to complete the contract, including, but not limited to, these major items:

A. Irrigation system and related appurtenances.

B. Connections to water and electrical utilities.

C. Excavation and backfill of pipe trenches.

D. Record drawings and guarantees.

E. Permits and licenses.

F. Testing of completed systems.

G. Cleanup

2. QUALITY ASSURANCE

A. Qualifications of Installers - Provide at least one person who shall be present at all times during execution of this portion of the work and who shall be thoroughly familiar with the type of materials being installed and the material manufacturers' recommended methods of installation and who shall direct all work performed under this section. Contractor to install and provide any additional equipment per irrigation equipment manufacturer recommendations.

B. Codes and Standards - In addition to complying with all pertinent codes and regulation, comply with the latest rules of the National Electrical Code and the Electrical Safety Orders of the State of California, Division of Industrial Safety Orders of the State of California, Division of Industrial Safety, for all electrical work and materials.

3. SUBMITTALS

A. Materials List - Within thirty-five (35) calendar days after award of contract, and before any irrigation system materials are delivered to the job site, submit to the Owner a complete list of all irrigation system materials proposed to be furnished and installed.

(1) Show manufacturer's name and catalog number for each item; furnish the manufacturer's recommendations as to method of installation.

(2) Upon approval by the Owner, the manufacturer's recommendations shall become the basis for acceptance or rejection of actual methods of installation used in the work.

(3) Do not permit any irrigation system component to be brought onto the job site until it has been approved by the Owner or his representative.

(4) Approval of any item or alternate item indicates only that it apparently meets the requirements of the drawings on the basis of the information submitted, and does not relieve Contractor of any responsibility.

B. As-Built Drawings

(1) During the course of installation, carefully show in red line on a print of the irrigation system drawings all changes made to the irrigation system during installation.

(2) Dimension from easily identifiable permanent features (buildings, monuments, sidewalks, pavement, etc.) points of connection (water and electrical), wire routing, sprinkler main routing, valve locations and other related equipment as directed by Owner.

(3) Upon completion of the irrigation system installation, carefully transfer the as-built data to reproducibles as specified in the General Conditions and submit one legible copy as described under "As-Builts" below, to the Owner.

C. Submittal of "As-Builts" - Upon completion of the irrigation system installation, and as a condition of it's acceptance, deliver to the Owner the As-Built drawings referred to above. The delivery of the As-Built Drawings shall not relieve the Contractor of the responsibility of furnishing required information that may have been omitted.

4. Product Handling

A. Protection - Use all means necessary to protect irrigation system materials before, during, and after installation and to protect the installed work and materials of all other trades.

B. Replacements - In the event of damage, immediately make all repairs and replacements necessary to the approval of the Owner and at no additional cost to the Owner.

(1) Exercise care in handling, loading, unloading, and storing plastic pipe and fittings under cover until ready to install; transport plastic pipe only on a vehicle with a bed long enough to allow the pipe to lay flat to avoid undue bending and concentrated external load.

(2) Repair all dented or damaged pipe by cutting out the dented or damaged section and rejoining with a coupling.

C. Connection to Utilities

(1) Source of water and power supply: Verify and be familiar with the location, size and detail of stubouts provided as the source of water and electrical supply to the irrigation system, as shown on the plans. Source of supply and point of connection shall be existing stub-outs at approximate locations as shown on plans (unless otherwise noted).

(2) Existing utilities and conditions: Prior to cutting into the soil, locate all cables, conduits, sewer septic tanks, and other utilities as are commonly encountered underground and take proper precautions not to damage or disturb such improvements. If a conflict exists between such obstacles and the proposed work, promptly notify the Owner who will arrange for relocations. Proceed in the same manner if rock layer or any other conditions encountered underground make changes advisable.

a. Where investigation of subsurface conditions has been made by a qualified body in areas in which local materials may be obtained, the Contractor may request the use of such information but will be directly responsible for its verification and accuracy.

D. Inspection

(1) At all times permit the Owner or his authorized agents to visit and observe the work or any part thereof. Maintain proper facilities and provide safe access for such observations to all parts of the work. Where the specifications require work to be tested, it shall not be covered up until tested or approved by the Owner and governing agencies. The Contractor shall be solely responsible for notifying the Owner, Landscape Architect, and required agency (48 hours notice minimum required), where and when such work is in readiness for testing. Should any such work be covered without such test or approval, it shall, if so ordered, be uncovered at the Contractor's expense.

(2) Observations Required by Landscape Architect and City.

a. Prestart Meeting
b. Layout of control equipment and heads.
c. Main line pressure test and trench depth check.
d. Lateral trench depth check.
e. Coverage test and prefinal observation.
f. Final observation.

E. Standard of Installation - Material and workmanship shall be in accordance with local codes and ordinances of legally constituted authorities, except that where provisions of these specifications exceed such requirements, these specifications shall govern.

F. Preservation and Cleaning - Cleanup all work as it progresses. At frequent intervals, and at all times when directed by the Owner, remove and dispose of accumulations of rubbish and debris of all kinds. At the time of completion, the entire site shall be cleared of tools, equipment, rubbish, etc., all of which shall be left in proper, clean condition ready for acceptance.

G. Completion - The work shall be accepted in writing when the entire scope of work has been completed satisfactorily to the Owner. In judging the work, no allowance for deviation from the original plans and specifications will be made unless previously approved by the Owner.

(1) When any item appears on the plan and not in the specifications, or in the specifications and not on the plan, it shall be considered in both.

(2) The Owner or his authorized representative shall have the final authority on all items of the project.

H. Equipment to the Furnished - Irrigation equipment, operating keys and spare parts shall be furnished to the Owner as shown on the plans.

I. Service by the Contractor - The Contractor shall service the system at the Owner's request during the guarantee period and shall be paid for work performed which is not covered by the guarantee. If requested by the Owner, the Contractor shall furnish the Owner with a schedule of service fees.

J. Final Acceptance - Within 10 days of the Contractor's notification that the installation is complete, the Owner and required agencies will observe the installation and, if final acceptance is not given, will prepare a "punch list" which, upon completion by the Contractor, and approved by the Owner, will signify final acceptance by the Owner.
A water exvil shall be provided.

K. Irrigation Guarantee

(1) The entire irrigation system shall be unconditionally guaranteed by the Contractor as to material and workmanship, including setting of backfilled areas below grade for a period of one year following the date of final acceptance of the work.

(2) If, within one year from the date of completion, settlement occurs and adjustments in pipe, valves, and irrigation heads, sod or paving to the proper level of the permanent grades, the Contractor as part of the work under this Contract, shall make all adjustments without extra cost to the Owner, including complete restoration of all damage planting, paving or other improvements.

(3) Should any operational difficulties in connection with the irrigation system develop within the specified guarantee period, which in the opinion of the Owner may be due to inferior material or workmanship, said difficulties shall be immediately repaired at no additional cost to the Owner, including any and all other damage caused by such defects.

L. Permits and Licenses - Unless otherwise stated, secure the required licenses and permits including payments of charges and fees, give required notices to public authorities, and verify permits secured or arrangements made by others affecting the work of this section.

5. MATERIALS

Materials listed in this section encompass the general items encountered. If products listed below are not used for the project being installed, they are to be omitted.

6. PIPE

A. PVC

(1) PVC Pressure Rated Pipe - Type 1220 (PVC Class 200 and 315 and PVC Schedule 40-1120.

a. Type I Grade II pressure rated pipe.
b. Materials shall meet requirements set forth in the ASTM current standards.
c. Outside diameter of pipe shall be the same size as iron pipe.
d. Pipe shall be marked at intervals not to exceed 5 feet with the following information:
Manufacturer's name, nominal pipe size, PVC type and grade (i.e. PVC 1220), S.D.R. rating class, NSF approval and commercial standard designation CS 256-63.
e. PVC pipe shall comply with standards set forth in CS 256-63.
f. PVC Type I shall not be threaded.
g. PVC fittings shall be Schedule 40 or 80, PVC Type II.
h. Solvent shall be #715 Gray NSF approved as manufactured by Industrial Polychemical Service, Gardena, California, or approved equal.
i. Caution shall be utilized in handling Type I pipe due to the possibility of cracking or splitting when dropped or handled carelessly.
j. Where called for on drawings, pipe shall be bell end, conforming to ASTMD-2672. Install concrete thrust blocks as recommended in Johns-Mansville installation guide No. TR-624, where conditions dictate.

(2) PVC High Impact Pipe - Type 2110 (PVC Schedule 40 and 80)

a. Type II Grade I High Impact Pipe.
b. Outside diameter of pipe shall be the same size as iron pipe.
c. Pipe shall be marked at intervals not to exceed 5 feet with the following information:
Manufacturer's name, nominal pipe size, PVC type and grade (i.e. PVC 2110), schedule, NSF approval and commercial standard designation CS 207-60.
d. PVC pipe shall comply with standards set forth in CS 207-60.
e. PVC schedule 40 shall not be threaded.
f. Fittings shall be PVC Schedule 40 or 80, Type II, NSF approved, as required.
g. All threaded PVC pipe shall be Schedule 80, Type 2110.
h. Solvent shall be #175 or #710 Gray, NSF approved as manufactured by Industrial Polychemical Service, Gardena, California, or approved equal.

~~(3) UVR PVC "Brownline" pipe.~~
~~Where called for on grade pipe shall be UVR PVC pipe anchored at 10' intervals with re-bar. All UVR PVC pipe shall be installed per manufacturer's recommendations.~~

(4) When connection is plastic to metal, male adapters shall be used. The male adapter shall be hand tightened, plus one turn with a strap wrench. Joint compound shall be nonhardening sealing compound compatible to plastics. Compound must not lubricate the joint.

~~B. Brass Pipe~~

~~(1) Where indicated on the drawings, brass pipe shall be red brass screwed pipe conforming to Federal Specification WW-P-351.~~

~~(2) Fittings shall be red brass conforming to federal specification WW-P-460.~~

~~C. Galvanized Pipe~~

~~(1) Where indicated on the drawings, galvanized steel pipe shall be ASA Schedule 40, mild steel screwed pipe.~~

~~(2) Fittings shall be medium galvanized screwed beaded malleable iron. Galvanized couplings may be merchant coupling.~~

~~(3) All galvanized pipe and fittings installed below grade shall be painted with two (2) coats of Koppers #50 Bitumastic and wrapped with 20-mil tape.~~

~~(4) All nonmetallic galvanized pipe installed on grade shall be identified with green tape at all connections and continuously along its length.~~

D. Copper Pipe and Fittings - Where indicated on the drawings, copper pipe shall be type "K" sweat soldered pipe.

7. Risers

All sprinkler heads shall have risers as shown in the detail drawings.

8. Valves

A. Gate Valves

(1) Gate valves 3" and smaller shall be 125 lb. SWP bronze gate valve with screw-in bonnet, nonrising stem and solid wedge disc.

(2) Gate valves 3" and smaller shall have threaded ends and shall be equipped with a bronze hand wheel or operating nuts.

(3) Gate valves 3" and smaller shall be similar to those manufactured by Kennedy or approved equal.

(4) All gate valves shall be installed per detailed drawings.

B. Quick Coupling Valves - Quick coupling valves shall be of manufacturer shown on the drawings or approved equal. Each quick coupler shall have a molded vinyl locking cover. Upon completion of the contract and prior to final acceptance, supply the Owner with quick coupler keys and hose ells of the quantity called for on the plans. The quick coupler keys and hose ells shall be of the same manufacturer as the coupling valve. All Quick coupling valves shall be installed per detailed drawings.

C. Remote Control Valves

(1) The electric remote control valves shall be of the type and manufacturer shown on the drawings, or approved equal, and installed per detailed drawings and manufacturer's recommendations.

(2) Valves shall be installed minimum 6" from all fixed objects and 12" apart.

D. Pressure Regulating Valves - Pressure regulating valves shall be of the type and manufacturer shown on the drawings, or approved equal, and installed per detailed drawings and manufacturer's recommendations.

E. Check Valves - Anti-drain valves shall be of heavy duty virgin PVC or brass construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valves shall be field adjustable against drain out from 5 to 40 feet of head. The anti-drain valve, where indicated on the plans, shall have an excess flow feature which will automatically stop the flow of water when it exceeds the GPM preset by the manufacturer. The anti-drain and excess flow valve shall be similar to the Valcon ADV-XS, Rain Bird SM-1 or approved equal. Sprinkler heads having check valves in heads will not require additional check valves. All low head drainage requires check valves

9. VALVE BOXES

All valves, including pressure regulating valves, remote control valves and gate valves shall be installed in suitable valve boxes as shown in details. (RCV boxes shall have locking covers).

10. CONTROLS

A. Automatic Controller - Automatic controllers shall be of the type and manufacturer shown on the drawings or approved equal and installed per manufacturer's recommendations and detailed drawings.

B. Low Voltage Control Wire - All wiring to be used for connecting the automatic controller to the electric solenoid actuated remote control valve shall be Type UF-600v,7-strand or solid copper, PVC insulation, single conductor, UL approved underground feeder cable. Each pilot or "hot" wire shall be black with the common wire being white. Field splices between the controller and electric valves are not permitted. Control wire shall be of the gauge indicated on the detailed drawings.

C. Communication Cable - Communication cable from the central computer to the field control units shall be Toro P-718-D A1 cable.

D. 110 Volt Wire to Controller - 110 volt wire shall be per local code as to type and quality. Install in conduit 24" below grade.

11. BACKFLOW PREVENTION UNITS

Backflow prevention units shall be of size and type as indicated on the drawings. All backflow prevention units shall be installed in accordance with detailed drawings and the requirements set forth by local codes and/or the County Health department.

12. IRRIGATION HEADS

A. Sprinkler heads shall be of the types and sizes with the diameter (or radius) of throw, pressure, discharge and other designations necessary to determine the types and sizes as indicated on the plans. They shall be constructed of bronze, brass, stainless steel and/or high impact plastic.

B. All heads of a particular type of function in the system shall be of the same manufacturer and shall be marked with the manufacturer's name and identification in such a position that they can be identified without being removed from the system.

13. OTHER MATERIALS

All other materials not specifically described but required for a complete and proper irrigation system installation, shall be new, first quality of their respective kinds, and subject to the approval of the Owner.

14. EXECUTION

A. Inspection

(1) Prior to all work of this section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.

(2) Verify that the irrigation system will be installed in strict accordance with all pertinent codes and regulations, the original design, the reference standard and the manufacturer's recommendations.

(3) Verify all field conditions including property lines, rights of way, tract boundaries, easements and any other legal or physical element as required for the successful completion of the project.

B. Discrepancies

(1) In the event of discrepancy, immediately notify the Contractor or his authorized representative.

(2) Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved.

15. FIELD MEASUREMENTS

Make all necessary measurements in the field to ensure precise fit of items in accordance with the original design.

16. TRENCHING AND BACKFILLING

A. Trenching

(1) Excavation shall be open vertical construction sufficiently wide to provide free working space around the work installed and to provide ample space for backfilling and compacting.

(2) Trenches for pipe shall be cut to required grade lines, and trench bottom shall be compacted to provide an accurate grade and uniform bearing for the full length of the pipe run.

(3) When two pipes are to be placed in the same trench, maintain a six-inch space between pipes as a minimum. No pipe shall be installed directly over another.

B. Backfilling

(1) Backfill material shall be approved soil. Unsuitable material, including clods and rocks over 2 1/2" in size, shall be removed from the premises and disposed of legally at no cost to the Owner.

(2) All Backfilling shall be done carefully and shall be properly compacted.

(3) Depth of trenches shall be sufficient to provide a minimum cover above the top of the pipe as follows:

a. 14" over non-pressure rotor pop-up lines (minimum).
b. 12" over non-pressure lateral lines (minimum).
c. 18" over 24 volt conduit and non-potable irrigation main line 3" and smaller (minimum).
d. 24" cover over pipe serving potable water to a backflow preventer and 120V conduit (minimum).
e. 30" cover over pipe crossing under paving (minimum).
f. Surplus earth remaining after backfilling shall be disposed of on the premises as directed by the Owner.

17. INSTALLATION OF PIPE

A. General

(1) The irrigation piping layout is schematic. Contractor can make minor adjustments to the system as required to avoid physical elements or conform to other site conditions. In all cases there should be no conflicts between the irrigation system, planting, and structural elements. The Contractor is responsible for maintaining coverage as indicated, prior approval of any such adjustment from the Owner and for recording of any such change.

(2) Prior to installation, pressure, meter size, size of service to meter, at each point of connection. Make final connections allowing for possible minor deviations from locations shown on plans due to site conditions. Any deviation from design criteria shall be brought to the attention of the Owner. Continuation of work shall be at Contractor's risk and expense.

(3) Verify the static pressure, meter size, size of service to meter, at each point of connection. Make final connections allowing for possible minor deviations from locations shown on plans due to site conditions. Any deviation from design criteria shall be brought to the attention of the Owner. Continuations of work shall be at Contractor's risk and expense.

B. Under Existing Pavement

(1) Pipe required under existing pavement shall be installed by jacking, boring or hydraulic driving except that no hydraulic driving will be permitted under asphaltic concrete pavement.

(2) Where cutting or breaking of existing pavement is necessary, secure permission from the Owner before cutting or breaking the pavement and then make all necessary repairs and replacements to the approval of the Owner and at no additional cost to the Owner.

C. Inspection of Pipe and Fittings - Carefully inspect all pipe and fittings before installation, removing all dirt, scale, and burrs and reaming as required; install all pipe with all markings up for visual inspection and verification.

D. PVC Pipe

(1) PVC pipe shall be installed in a manner which will provide for expansion and contraction as recommended by the pipe manufacturer. Routing is diagrammatic and shall be installed in such a manner as to conform with the details per the drawings.

(2) In joining, use only the specified or manufacturer's recommended solvent and make all joints in strict accordance with the manufacturer's recommended methods; give solvent welds at least 15 minutes set up time before moving or handling and 24 hours curing time before filling with water.

18. INSTALLATION OF EQUIPMENT

A. Automatic Controller Location and Installation

(1) Automatic controller(s) shall be installed at the location(s) shown on the drawings.

(2) The controller location is essentially diagrammatic and shall be specifically located by the Owner or his representative.

(3) All local and applicable codes shall take precedence in the furnishing and/or connecting of 110V electrical service to the controller.

(4) Adequate coverage (18" minimum) of the 24V service wire leading from the controller shall be installed from the bottom of the controller to trenches.

(5) Controllers shall be installed within vandal-resistant enclosures as called for on the drawings.

B. Control Wires

(1) All electrical equipment and wiring shall comply with local and State Codes and be installed by those skilled and in the trade. Unless the governing code specifies otherwise, low voltage control wire may be installed by the Irrigation Contractor.

(2) Connecting and splicing of wire at the valves shall be made using DBY direct burial splices as manufactured by Raychem Corporation.

C. Communication Cable

(1) Communication cable shall be installed from the field control unit to the area called for on the plans.

(2) Install cable in PVC conduit and stub in valve box as indicated on the plans. Ends of cable shall be sealed with an approved water tight connectors as specified. (See Section 18-B-2 above.)

(3) Field splices are not permitted, except where tying in to cable which has been stubbed out by others. Splices shall be made using a Paige Splice Kit No. P7162D-1 and in accordance with the manufacturer's recommendations.

(4) Install all communication cable in approved PVC electrical conduit.

D. Electrical Work - All electrical work shall be installed per code requirements.

E. Quick Coupling Valves - Quick coupling valves shall be set approximately 12" from walks, curbs, header boards, or paved areas where applicable per detail drawings.

F. Valves

(1) All valves shall be installed as shown in the details and in accordance with manufacturer's recommendations.

(2) All automatic valves shall be sized as shown on plans. Gate Valves shall be line size.

(3) Install each control valve in a separate valve box with a minimum of 12" between valves and 6" from any walk or structure.

G. Valve Boxes

(1) Valve boxes installed near walks, curbs, header boards and paving shall abut those items and the top surfaces shall be flush with items listed above.

(2) All valve boxes shall be installed as shown in the details in accordance with manufacturer's recommendations.

19. TESTING AND INSPECTION

A. General

(1) Furnish all necessary testing equipment and personnel.

(2) Correct all leaks and retest until acceptance by the Owner.

B. Covering up Uninspected Work - Do not allow or cause any of the work of this section to be covered up or enclosed until it has been inspected, tested and approved by the Owner and authorized agencies. (See Section 4-D-2)

C. Flushing - Before backfilling the main line, and with all control valves in place but before lateral pipes are connected, completely flush and test the main line and repair all leaks; flush out each section of lateral pipe before irrigation heads are attached.

D. Testing

(1) Make all necessary provisions for thoroughly bleeding the line of air and debris.

(2) Before testing, fill the line with water for a period of at least 24 hours.

(3) Prior to installation of control valves, test all live water lines for leaks at a pressure of 150 PSI for a period of (3) hours, with all couplings exposed and with all pipe sections center loaded.

(4) Adjust remote control valves so that the most remote sprinkler heads operate at the pressure recommended by the head manufacturer. Adjust remote control valves so a uniform distribution of water is applied by the sprinkler heads to the planting area for each individual valve system.

E. Final Inspection

(1) Thoroughly clean, adjust and balance all systems.

(2) Demonstrate the entire system to the Owner, his authorized agent and/or governing agencies to show that all remote control valves are properly balanced, all heads are properly adjusted for radius and arc of coverage, and that the installed system is workable, clean and efficient.

20. OPERATIONAL AND MATERIALS MANUALS

A. Operational and Product Manuals - Prepare and deliver to the Owner, prior to approved final inspection, all required and necessary descriptive material in complete detail and sufficient quantity, operation and product manual. The manual shall describe the material installed and shall be in sufficient detail to permit operating personnel to understand, operate and maintain all equipment. Spare parts lists and related manufacturer information shall be included for each equipment item installed.

B. Each complete, bound manual shall include the following information:

(1) Index sheet stating Contractor's address and telephone number.

(2) Duration of guarantee period.

(3) List of equipment with names and addresses of local manufacturer representatives.

(4) Complete operating and maintenance instructions on all major equipment.

C. In addition to the above manuals, provide the maintenance personnel with instructions for major equipment and show written evidence to the Owner, at the conclusion of the project, that this service has been rendered.

D. INSPECTION

(1) At all times permit the Owner or his authorized agents to visit and observe the work or any part thereof. Maintain proper facilities and provide safe access for such observations to all parts of the work. Where the specifications require work to be tested, it shall not be covered up until tested or approved by the Owner and governing agencies. The Contractor shall be solely responsible for notifying the Owner and required agency (48 hours notice minimum required), where and when such work is in readiness for testing. Should any such work be covered without such test or approval, it shall, if so ordered, be uncovered at the Contractor's expense.

(2) Observation Required by Landscape Architect.

a. Prestart meeting
b. Layout of control equipment and heads
c. Main line pressure test and trench depth check.
d. Lateral trench depth check
e. Coverage test and prefinal observation
f. Final observation

E. Standard of Installation - Material and workmanship shall be in accordance with local codes and ordinances of legally constituted authorities, except that where provisions of these specifications exceed such requirements, these specifications shall govern.

F. Preservation and Cleaning - Cleanup all work as it progresses. At frequent intervals, and at all times when directed by the Owner, remove and dispose of accumulations of rubbish and debris of all kinds. At the time of completion, the entire site shall be cleared of tools, equipment, rubbish, etc., all of which shall be left in proper, clean condition ready for acceptance.

G. Completion - The work shall be accepted in writing when the entire scope of work has been completed satisfactorily to the Owner. In judging the work, no allowance for deviation from the original plans and specifications will be made unless previously approved by the Owner.

H. Equipment - Irrigation equipment, operating keys and spare parts shall be furnished to the Owner as shown on the plans.

I. Service by the Contractor - The contractor shall service the system as the Owner's request during the guarantee period and shall be paid for work performed which is not covered by the guarantee. If requested by the Owner, the Contractor shall furnish the Owner with a schedule of services and fees.

J. Final acceptance - Within 10 days of the Contractor's notification that the installation is complete, the Owner and required agencies will observe the installation and, if final acceptance is not given, will prepare a "punch list" which, upon completion by the Contractor, and approved by the Owner, will signify final acceptance by the Owner.

HUNTER LANDSCAPE
711 S. Fee Ana Street
Placentia,California 92870
Ph: 714.986-2400
Fax: 714.986-2408
Email: TomH@HunterLandscape.net

Project
THE RANCH
BY
TRANSWESTERN
BLDG 1: 14935 LIMONITE AVE.
BLDG 2: 14940 LIMONITE AVE.
EASTVALE, CA 92880

Transwestern
Development
Company
20250 Acacia St. Ste 260
Newport Beach, CA 92660
949.351.5186
Scott Heavside
949.351.8147

Submittals

Date	Description
09.02.20	1st Submittal
09.14.20	Construction Set
09.25.20	2nd Submittal

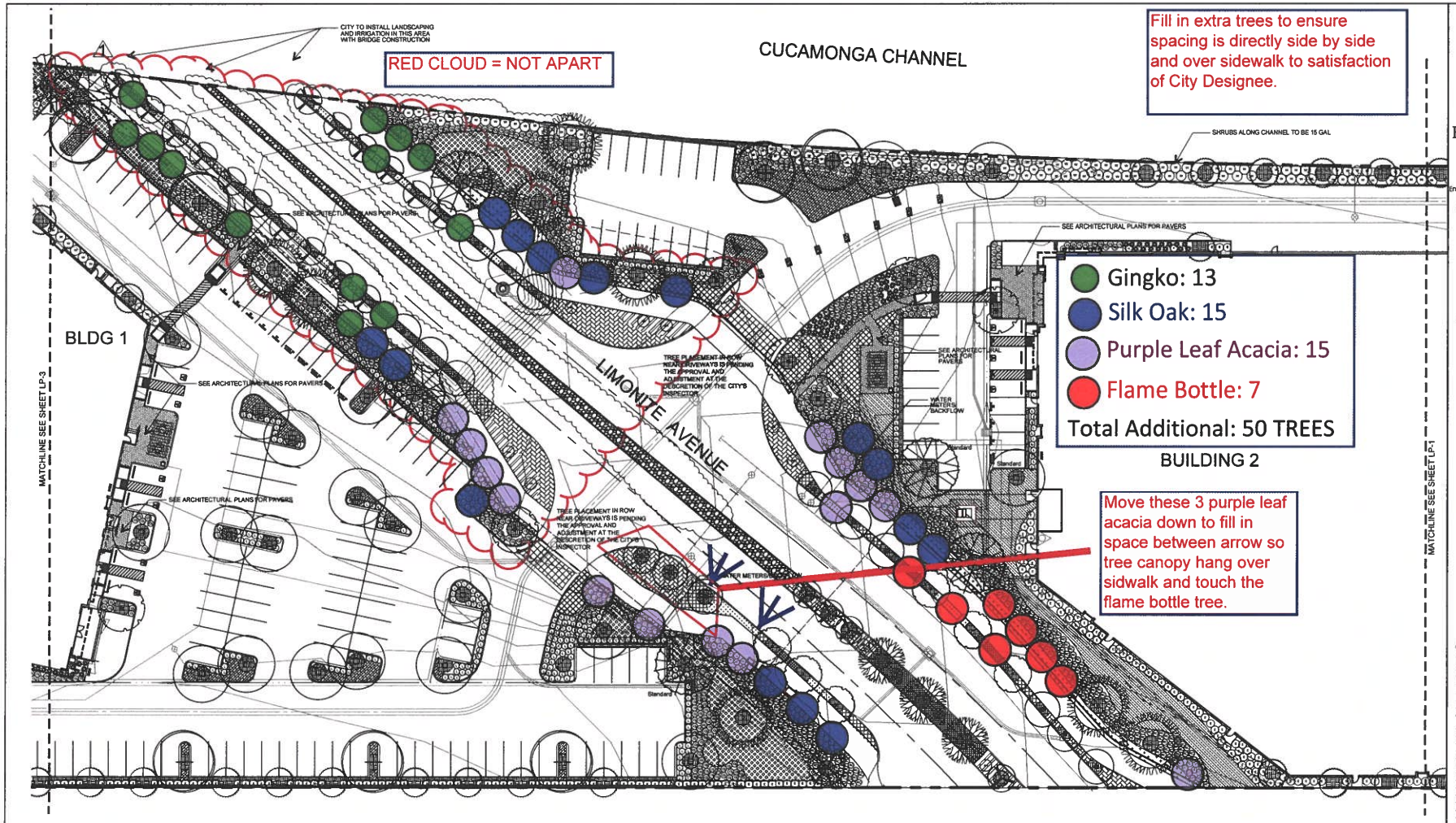
Revisions

	Date	Remarks
△	11.18.19	Site Rev.
	04.03.20	Site Rev.
	06.01.20	Comments

Sheet Title: Specifications

Scale:
Date: 09/25/20
Drawn by: TH
Job Number: 18-063
Sheet No: LS-2

REVISED SHEET LP-2 (PLANTING PLAN) 12.15.21



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Acacia baileyana 'Purpurea' Purple Leaf Acacia	36" Box	15	L	Multi
	Brachychiton acerifolius Flame Bottle Tree	24" Box	6	M	Standard
	Cupressus sempervirens Italian Cypress	24" Box	13	M	Standard
	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	36" Box	20	M	Standard
	Grevillea Robusta Silk Oak Tree	24" Box	3	M	Multi
	Koelreuteria bipinnata Chinese Flame Tree	24" Box	1	M	Multi
	Olea europeaa Olive	48" Box	9	L	Multi
	Pinus elderica Afghan Pine	24" Box	116	L	Standard
	Pistacia chinensis Chinese Pistache	24" Box	8	L	Standard
	Platanus acerifolia 'Columbia' London Plane	24" Box	8	M	Standard Street Tree
	Quercus agrifolia Coast Live Oak	24" Box	6	L	Multi Standard Street Tree
	Rhus lancea African Sumac	24" Box	24	L	Standard
	Cercis 'Hearts of Gold' Hearts of Gold Redbud	24" Box	23	L	Street Tree Slow growth to 10' tall

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Agave americana Century Plant	5 Gal	12	L	
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal	722	M	
	Dietes bicolor Fortnight Lily	5 Gal	76	M	
	Elaeagnus pungens Silverberry	5 Gal	378	L	
	Heteromeles arbutifolia Toyon	5 Gal 15 Gal	88 39	L	@ channel
	Juncus patens California Gray Rush	5 Gal	126	L	
	Ligustrum j. Texanum Texas Privet	5 Gal	443	M	
	Lomandra l. 'Breeze' Spiney-headed Mat Rush	5 Gal	93	M	
	Muhlenbergia capillaris Pink Muhly	5 Gal	8	L	
	Rhaphiolepis i. 'Clara' Indian Hawthorn	5 Gal	829	M	
	Westringia fruticosa Coast Rosemary	5 Gal 15 Gal	405 276	L	@ channel

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Achillea 'Paprika' Paprika Yarrow	1 Gal	18" O.C.	L	
	Bougainvillea rosenka Bougainvillea	1 Gal	8' O.C.	L	
	Baccharis p. 'Pigeon Point' Dwarf Coyote Bush	1 Gal	6' O.C.	L	
	Centaurea gymnocarpa Velvet Centaurea	1 Gal	48" O.C.	M	
	Dianella revoluta 'Little Rev' Little Rev Flax Lily	1 Gal	18" O.C.	L	
	Grevillea 'Coastal Gem' Coastal Gem Grevillea	1 Gal	6' O.C.	L	
	Hemerocallis hybridus-Yellow Yellow Day Lily	1 Gal	24" O.C.	M	
	Lantana 'Gold Mound' Yellow Lantana	1 Gal	36" O.C.	L	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	
	Santolina virens 'Lemon Fizz' Prostrate Rosemary	1 Gal	18" O.C.	L	
	8"-8" Arizona River Rock Cobble				

ICE NOTES
THE MAINTENANCE OF ALL LANDSCAPE, DRAINAGE STRUCTURES, AND SLOPES WITHIN THE SUBJECT SCE RIGHT OF WAY AND RECONSTRUCTED ACCESS ROAD SLOPES SHALL BE MAINTAINED BY THE TRANSWESTERN DEVELOPMENT COMPANY.

ANY IRRIGATION OR LANDSCAPE DAMAGED BY, OR REQUIRED RELOCATION FOR SCE IN THE FUTURE, SHALL BE REPAIRED OR RELOCATED BY TRANSWESTERN COMPANY AT NO COST TO SCE.

NO VALVES OR CONTROLLERS OF ANY TYPE AREA ALLOWED IN THE SUBJECT SCE LAND MANAGEMENT DEPARTMENT IN WRITING, PRIOR TO BEING INSTALLED.

ANY TREES OR PLANTS WITHIN THE RIGHT OF WAY AREA SHALL BE MAINTAINED BY TRANSWESTERN DEVELOPMENT COMPANY AND SHALL NOT EXCEED A MATURE HEIGHT OF 15-FEET. IN THE OPINION OF SCE IF SAID TREE BECOMES AN INTERFERENCE THEY WILL HAVE THE RIGHT TO TRIM AND OR REMOVE AT THE SOLE COST OF THE TRANSWESTERN DEVELOPMENT COMPANY.

UTILITIES AND TRASH ENCLOSURES ARE ALL SCREENED.

EXERCISE EQUIPMENT TO BE PURCHASED AND INSTALLED BY GENERAL CONTRACTOR

HUNTER LANDSCAPE
711 S. Fee Ana Street
Placentia, California 92870
Ph: 714.986-2400
Fax: 714.986-2408
Email: TomH@HunterLandscape.net

Project
THE RANCH BY TRANSWESTERN
BLDG 1: 14935 LIMONITE AVE.
BLDG 2: 14940 LIMONITE AVE.
EASTVALE, CA 92880

Transwestern Development Company
20250 Acacia St. Ste 260
Newport Beach, CA 92660
949.351.5186
Scott Heavyside
949.351.8147

Submittals	
Date	Description
09.02.20	1st Submittal
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09.25.20	2nd Submittal

Revisions	
Date	Remarks
11.18.19	Site Rev.
04.03.20	Site Rev.
04.01.20	Comments
09.21.21	Streetscape Add

Sheet Title
Planting Plan

Scale 1" = 20'
Date 09/21/2021
Drawn by TH
Job Number 18-063
Sheet No LP-2


LIMONITE AVENUE

EXHIBIT C

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT, from TDC REMINGTON PARTNERS LLC, a Delaware limited liability company (**"Grantor"**) to the CITY OF EASTVALE (**"City"**), is hereby accepted by the undersigned officer or agent on behalf of the City pursuant to authority conferred by Resolution No. 23-13, dated September 13, 2023, and the Grantee consents to recordation thereof by its duly authorized officer.

Date: Oct. 12, 2023

"Grantee"

CITY OF EASTVALE

Mark Orme

Mark Orme, City Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of Riverside)

On Oct. 12, 2023, before me, Stephanie Vasquez,
(Name of Notary)

notary public, personally appeared Mark Orme
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Notary Signature)

STEPHANIE VASQUEZ
Notary Public - California
Riverside County
Commission # 2433569
My Comm. Expires Feb 5, 2027

4873-7221-3886 v1

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, QUITCLAIMING THE TEMPORARY CONSTRUCTION AND ACCESS EASEMENT ON LOT D OF PARCEL MAP NO. 35865 (APN 144-010-074)

WHEREAS, the Temporary Construction and Access Easement was acquired within Lot D of Parcel Map No. 35865 (APN 144-010-074) for construction of the Limonite Gap Closure Project, and it was recorded at the County of Riverside Assessor-County Clerk-Recorder on December 11, 2023 (document number 2023-0367115).

WHEREAS, with construction now complete, the City of Eastvale no longer requires the temporary construction and access easement. As such, the City wishes to quitclaim any and all rights it may hold in the temporary construction and access easement.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the City Council of the City of Eastvale hereby quitclaims all rights it may hold in such easement to the property owner, and authorizes the City Manager to take all actions, including execution of the quitclaim deed, a copy of which is hereby attached and made part of this resolution, necessary to effectuate the quitclaim.

PASSED, APPROVED AND ADOPTED this 14th day of May, 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc A. Donohue, Government Services Director/City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 25-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 14th day of May, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:

City of Eastvale
City Clerk's Office
12363 Limonite Ave., Suite 910
Eastvale, CA 91752

THE AREA ABOVE IS RESERVED FOR RECORDER'S USE

APN(s): 144-010-074

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **CITY OF EASTVALE, a municipal corporation** does hereby quitclaim to **CAMPUS MAINTENANCE C ORP**, all rights, title, and interest the City of Eastvale may have in the Temporary Construction Easement and Access Easement located in the City of Eastvale, County of Riverside, and recorded on December 11, 2023, identified as document number 2023-0367115, a true and correct copy of which is attached hereto as **Exhibit A**.

[SIGNATURE PAGE FOLLOWS]

CITY OF EASTVALE
a municipal corporation:

Dated: _____, 2025

By:_____
MARK ORME
City Manager

ATTEST:
MARC DONOHUE
Clerk to the City of Eastvale

By: _____

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:

City of Eastvale
City Clerk's Office
12363 Limonite Ave., Suite 910
Eastvale, CA 91752

2023-0367115
12/11/2023 08:53 AM Fee: $ 0.00
Page 1 of 46
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

411

THE AREA ABOVE IS RESERVED FOR RECORDER'S USE

APN: 144-010-074

TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT ("AGREEMENT") is entered into as of the 16TH day of November, 2023, by and between CAMPUS MAINTENANCE CORP ("GRANTOR") and the CITY OF EASTVALE, a Municipal Corporation and general law city ("CITY"). GRANTOR and CITY may also be referenced as a "Party" or the "Parties".

RECITALS

A. GRANTOR is the legal owner of real property, including all improvements located thereon, in the City of Eastvale, County of Riverside, State of California, and more particularly known as Parcel D (APN: 144-010-074) ("PROPERTY");

B. CITY is constructing the Limonite Gap Closure Project ("PROJECT"). The PROJECT consists of:

- Constructing a new vehicular bridge and a multi-use trail over Cucamonga Creek Channel.
- Constructing new curb, gutter, and sidewalk on both sides of the bridge connecting to where the current segment of Limonite Avenue ends.
- Constructing new utility infrastructure including a new domestic water line, gas and electric distribution, and fiber optic communications.

C. To construct the PROJECT, the City will need a temporary construction easement in and over portions of the PROPERTY as more particularly described and depicted in Exhibit "A" ("TCE"), attached hereto and incorporated herein.

TERMS

NOW, THEREFORE, in consideration of the promises set forth herein and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CITY and GRANTOR agree as follows:

1. **Incorporation of Recitals.**
Each of the Recitals set forth above is incorporated herein by this reference.

2. **Grant of Temporary Construction and Access Easement.**
GRANTOR hereby grants to CITY the TCE for the purposes of constructing the PROJECT. The TCE shall include, without limitation, the right and privilege of City and its employees, agents, representatives, contractors, subcontractors, and workmen (collectively "AUTHORIZED PERSONNEL") to: (i) use, control, and occupy the TCE area in order to perform all activities as may be necessary for construction of the PROJECT; (ii) use and temporarily place and operate tools, equipment, machinery, and materials on and within the TCE area; (iii) remove improvements, and trim, cut, or clear away any trees, brush, or other vegetation or flora within the TCE area. Hereinafter, items (i)-(iii) shall be collectively referred to as the "Work."

The TCE term shall be for a period not to exceed 24 months. The Term of the TCE shall commence following written notice provided to GRANTOR by the City or AUTHORIZED PERSONNEL. At the expiration of the TCE term, the City shall restore such property to a condition as near as practicable to the condition that existed immediately prior to City's operations, however, vegetation within the TCE area shall be restored in accordance with the landscape plan attached hereto as Exhibit B. Upon completion of the Work, City will cause all of the equipment, materials, tools, trash, and debris to be removed from the TCE area.

In no event shall the term of the TCE extend beyond 24 months. Upon expiration of the TCE, at the request of GRANTOR, the CITY shall record a quitclaim deed relinquishing the TCE and transferring all interest in the TCE area to GRANTOR.

3. **CITY Performed Work.**
All Work done under this AGREEMENT shall conform to all applicable building, fire and sanitary laws, ordinances, and regulations relating to such Work, and shall be done in a good and workmanlike manner.

4. **Indemnification.**
CITY shall indemnify, defend and hold harmless GRANTOR, from and against all claims, causes of action, damages, liabilities, injuries, actions, costs and expenses ("CLAIMS"), caused by the negligence or willful misconduct of the CITY in the exercise of CITY's rights under this AGREEMENT, or Work performed in connection with the PROJECT, excepting only such CLAIMS as may be the result of intentional acts or gross negligence of the GRANTOR. The CITY shall name GRANTOR as an additional insured under its insurance policy. The CITY'S insurance policy shall include: (a) Commercial General Liability (CGL) with limits of no less than $2,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit; (b) Automobile Liability with limits of no less than $1,000,000 per accident for bodily injury and property damage; (c) Workers' Compensation as required by the State of California, with statutory limits, and (d) Employer's Liability Insurance with limits of no less than $1,000,000 per accident for bodily injury or disease.

5. No Leases.
GRANTOR warrants there are no oral or written leases on all or any portion of the TCE area. In the event the CITY later determines that there is an oral or written lease on all or a portion of the TCE area other than the Existing Lease, GRANTOR shall hold CITY harmless and reimburse CITY for any and all of its losses and expenses occasioned by reason of any lease of the TCE area.

6. Integrity of Property.
Except as otherwise provided herein or by express written permission granted by CITY, GRANTOR shall not, after the date of execution of this AGREEMENT and the receipt of consideration, alienate, lien, encumber or otherwise transfer the TCE area or any portion thereof or allow the same to occur, cause or allow any physical changes on the TCE area, or enter into a lease or contract with respect to the TCE area or any portion thereof which would survive the receipt of consideration and impair CITY'S use of the TCE. At its sole expense, GRANTOR shall maintain the PROPERTY in a condition so as not to interfere with CITY'S TCE.

7. Modification, Waiver.
No modification, waiver, amendment or discharge of this AGREEMENT shall be valid unless the same is in writing and signed by both Parties.

8. Severability.
If any term, provision, covenant or condition of this AGREEMENT is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this AGREEMENT shall be severable and shall not be affected thereby, and each of the remaining terms, provisions, covenants or conditions of this AGREEMENT shall be valid and enforceable to the fullest extent permitted by law.

9. Specific Performance and Other Remedies.
The Parties understand that the interests and rights being conveyed by this AGREEMENT are unique and for that reason, among others, the Parties will be irreparably damaged in the event that this AGREEMENT is not specifically enforced. Accordingly, in the event of any controversy concerning the obligations under this AGREEMENT, such obligation shall be enforceable by a decree of specific performance or by injunction. Such remedies and all other rights and remedies set forth herein shall be cumulative and not exclusive, and shall be in addition to any and all other remedies which the Parties may have hereunder at law or in equity.

10. Successors and Assigns.
This AGREEMENT shall run with the land for a period of 24 months following the commencement of the TCE in accordance with Section 2. All terms of this AGREEMENT shall be binding upon, inure to the benefit of, and be enforceable by the Parties hereto and their respective heirs, legal representatives, successors, and assigns.

11. Waiver.
The waiver by one Party of the performance of any term, provision, covenant or condition shall not invalidate this AGREEMENT, nor shall it be considered as a waiver by such Party of the same condition in the future or a waiver of any other term, provision, covenant

or condition. Delay by any Party in pursuing any remedy or in insisting upon full performance for any breach or failure of any term, provision, covenant or condition shall not prevent such Party from later pursuing remedies or insisting upon full performance for the same or any similar breach or failure.

12. Notices.

All notices, requests, demands, and other communications under this AGREEMENT shall be in writing and shall be deemed to have been duly given on the date of delivery if served personally on the Party to whom notice is to be given, or if mailed, five (5) days after mailing by first class mail, registered or certified mail, postage prepaid, and properly addressed as follows. Any Party may change its address for purposes of this section by giving the other Party written notice of the new address in the manner set forth above.

CITY: City of Eastvale
City Clerk's Office
12363 Limonite Ave., Suite 910
Eastvale, CA 91752

GRANTOR: Campus Maintenance Corp
PO BOX 9988
San Diego, CA 92169
Attention: Grant Ross

13. Condition Precedent: Approval of CITY and GRANTOR.

GRANTOR understands that this AGREEMENT is subject to the approval of City Council of the CITY or authorized designee and that this AGREEMENT shall have no force or effect unless and until such approval has been obtained.

14. Authority to Sign.

The Parties and the signatories for each Party represent and warrant that the Parties signatories to this AGREEMENT are authorized to enter into this AGREEMENT and that no other authorizations are required to implement this AGREEMENT on behalf of that Party, other than the City Council as provided in Paragraph 13 above.

15. Counterparts Signature.

This AGREEMENT may be executed in counterparts, each of which shall be an original, but all counterparts shall constitute one AGREEMENT.

16. Entire Agreement.

This AGREEMENT constitutes the entire AGREEMENT between the Parties relating to the subject of this AGREEMENT and supersedes all previous agreements, promises, representations, understandings and negotiations, whether written or oral, among the Parties with respect to the subject matter hereof. The performance of this AGREEMENT constitutes the entire consideration for the conveyance of the TCE.

17. Recording.

This AGREEMENT shall be recorded in the Official Records of Riverside County, State of California. The Parties shall execute all other documents necessary to memorialize or

implement the terms and provisions of this AGREEMENT or to memorialize the termination of this AGREEMENT and the TCE. The City shall execute the Certificate of Acceptance attached hereto as Exhibit C.

IN WITNESS WHEREOF, the Parties have executed this AGREEMENT as of the day and year first above written.

CITY:

CITY OF EASTVALE

By: Mark Orme
Mark Orme, City Manager

Date: 11/16/23

ATTEST:

By: MMA
Marc Donohue, MMC, City Clerk

Date: 11/16/23

APPROVED AS TO FORM:

By: _____
Erica Vega, City Attorney

Date: _____

GRANTOR:

CAMPUS MAINTENANCE CORP

By: _____
Craig Stevens, Authorized Signatory

Date: 11.16.23

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, 2023, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:_____ (Seal)

implement the terms and provisions of this AGREEMENT or to memorialize the termination of this AGREEMENT and the TCE. The City shall execute the Certificate of Acceptance attached hereto as Exhibit C.

IN WITNESS WHEREOF, the Parties have executed this AGREEMENT as of the day and year first above written.

CITY:

CITY OF EASTVALE

By: Mark Orme
Mark Orme, City Manager

Date: 11/16/23

ATTEST:

By:
Marc Donohue, MMC, City Clerk

Date: 11/16/23

APPROVED AS TO FORM:

By: Erica Vega
Erica Vega, City Attorney

Date: 12/1/2023

GRANTOR:

CAMPUS MAINTENANCE CORP

By:
Craig Stevens, Authorized Signatory

Date: 11.16.23

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Riverside)

On Nov. 16, 2023 before me, Whitney Mayo, Notary Public,
(here insert name and title of the officer)

personally appeared Craig Stevens

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WHITNEY MAYO
COMM. #2392229
Notary Public - California
San Bernardino County
My Comm. Expires Jan. 31, 2026

WITNESS my hand and official seal.

Signature Whitney Mayo

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Temporary Access Construction + Easement Agreement, containing 14 pages, and dated 11/16/2023.

The signer(s) capacity or authority is/are as:

- [x] Individual(s)
- [ ] Attorney-in-Fact
- [ ] Corporate Officer(s) _____ Title(s)
- [ ] Guardian/Conservator
- [ ] Partner - Limited/General
- [ ] Trustee(s)
- [ ] Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

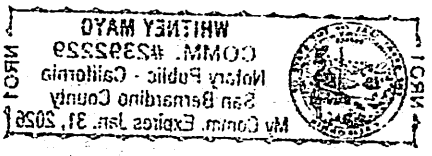
Notarial event is detailed in notary journal on:
Page # 95 Entry # 3

Notary contact: 909 210 7478

Other

- [ ] Additional Signer(s)
- [ ] Signer(s) Thumbprint(s)
- [ ] _____

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WHITNEY MAYO
COMM. #2392229
Notary Public - California
San Bernardino County
My Comm. Expires Jan. 31, 2026

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside }

On Nov. 14, 2023 before me, Stephanie Vasquez, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Mark Orme
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

STEPHANIE VASQUEZ
Notary Public - California
Riverside County
Commission # 2433569
My Comm. Expires Feb 5, 2027

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Temporary Construction and access Easement Agreement

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

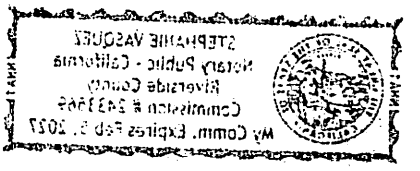

STEPHANIE VASQUEZ
Notary Public - California
Riverside County
Commission # 2423565
My Comm. Expires Feb 5, 2027

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT

[To be attached]

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
APN: 144-010-074

All that property situate in the City of Eastvale, County of Riverside, State of California, being a portion of Lot "D" of Parcel Map No. 35865, filed in Book 240 of Parcel Maps, at Pages 90 through 95, inclusive, in the Office of the County Recorder of said County, lying within a portion of Northeast Quarter of Fractional Section 27, Township 2 South, Range 7 West, as shown by the Map of Sectionalized Survey of the Jurupa Rancho, recorded in Book 9 of Maps, at Page 33, in the Office of the County Recorder of San Bernardino, California, more particularly described as follows:

BEGINNING at the most northwesterly corner of said Lot "D", on the westerly line of said Parcel Map No. 35865, also being the easterly line of the San Bernardino County Flood Control District channel (Cucamonga Creek), as described in Final Order of Condemnation No. 37262, recorded April 6, 1946 in Book 738, Page 334, of Official Records, in the Office of the County Recorder of said County;

Thence along the northwesterly line of said Lot "D" North 36°12'53" East, 31.65 feet;

Thence leaving said northwesterly line South 33°28'09" West, 7.94 feet;

Thence South 13°06'39" West, 26.75 feet to the beginning of a tangent curve to the right, having a radius of 114.25 feet;

Thence through a central angle of 17°30'14", an arc distance of 34.90 feet;

Thence non-tangent to the previously described curve South 08°45'41" West, 35.30 feet;

Thence South 13°18'05" West, 6.17 feet to a point on the westerly line of said lot "D", also being a point on the easterly line of said Cucamonga Creek and the beginning of a non-tangent curve to the right, having a radius of 8,900 feet, with a radial bearing of North 82°07'03" West;

Thence northerly along said common line and said non-tangent curve, through a central angle of 00°31'20", an arc distance of 81.12 feet to the **POINT OF BEGINNING (POB)**.

Containing 397 square feet, more or less.

Basis of Bearings: Bearings shown hereon are based on a line measured as North 16°26'56" East between continuously, operating reporting stations (CORS) "CNPP" and "EWPP" (CCS83, zone 6 Epoch 2010.00) as shown on said Parcel Map No. 35865. Ground distances described or shown are in US Survey Feet, multiply ground distances by combined factor of 0.9999910120 to obtain grid distances.

EXHIBIT "A"

TEMPORARY CONSTRUCTION EASEMENT

APN: 144-010-074

This real property description and accompanied Exhibit "B" has been prepared at Mark Thomas, Inc., by me, or under my direction, in conformance with the professional land surveyors' act.

BYRON J. CAZAR, LS. 9337



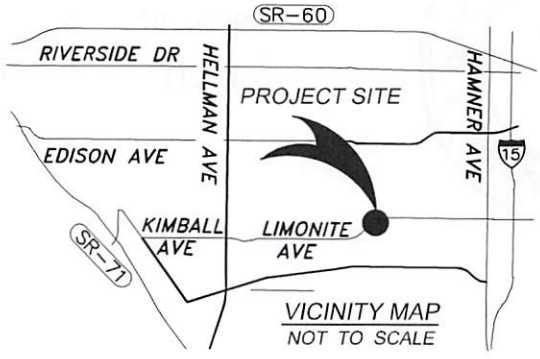
09/18/2023

DATE

EXHIBIT "B" PLAT
TEMPORARY CONSTRUCTION EASEMENT
APN: 144-010-074

LEGEND

POB	POINT OF BEGINNING
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS
○	DIMENSION POINT
▨	PERMANENT ACCESS EASEMENT (PAE)
(1)	RECORD DATA PER PARCEL MAP NO.35865, FILED IN BOOK 240 OF PARCEL MAPS, AT PAGES 90 THROUGH 95, INCLUSIVE



S.B.C.F.C.D.
SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT

S.B.C.F.C.D. R/W PER BOOK 1976, PAGE 190445, REC. 12/10/1976, O.R.

"LOT A" PER PMB 253/38-42

LICENSED LAND SURVEYOR
BYRON J. CAZAR
No. 9337
STATE OF CALIFORNIA

0 75 150 300 Feet

SCALE 1" = 150

100' 100'

LIMONITE AVE
(LOT "E" PER (1))

WESTERLY LINE (1)

CUCAMONGA CREEK
BK. 738, PG 334, O.R.

℄

PARCEL MAP No. 35865
PMB 240/90-95

POB
MOST NORTHWESTERLY CORNER OF LOT "D" (1)

TEMPORARY CONSTRUCTION EASEMENT
397 S.F.
(SEE SHEET 2)

"LOT D" PER (1)

E'LY LINE OF RANCHO CUCAMONGA CREEK PER BK 738, PG 334, O.R.

NE 1/4 FRACTIONAL SEC. 27, T2S, R7W, JURUPA RANCHO *SHEET 3 OF 4*

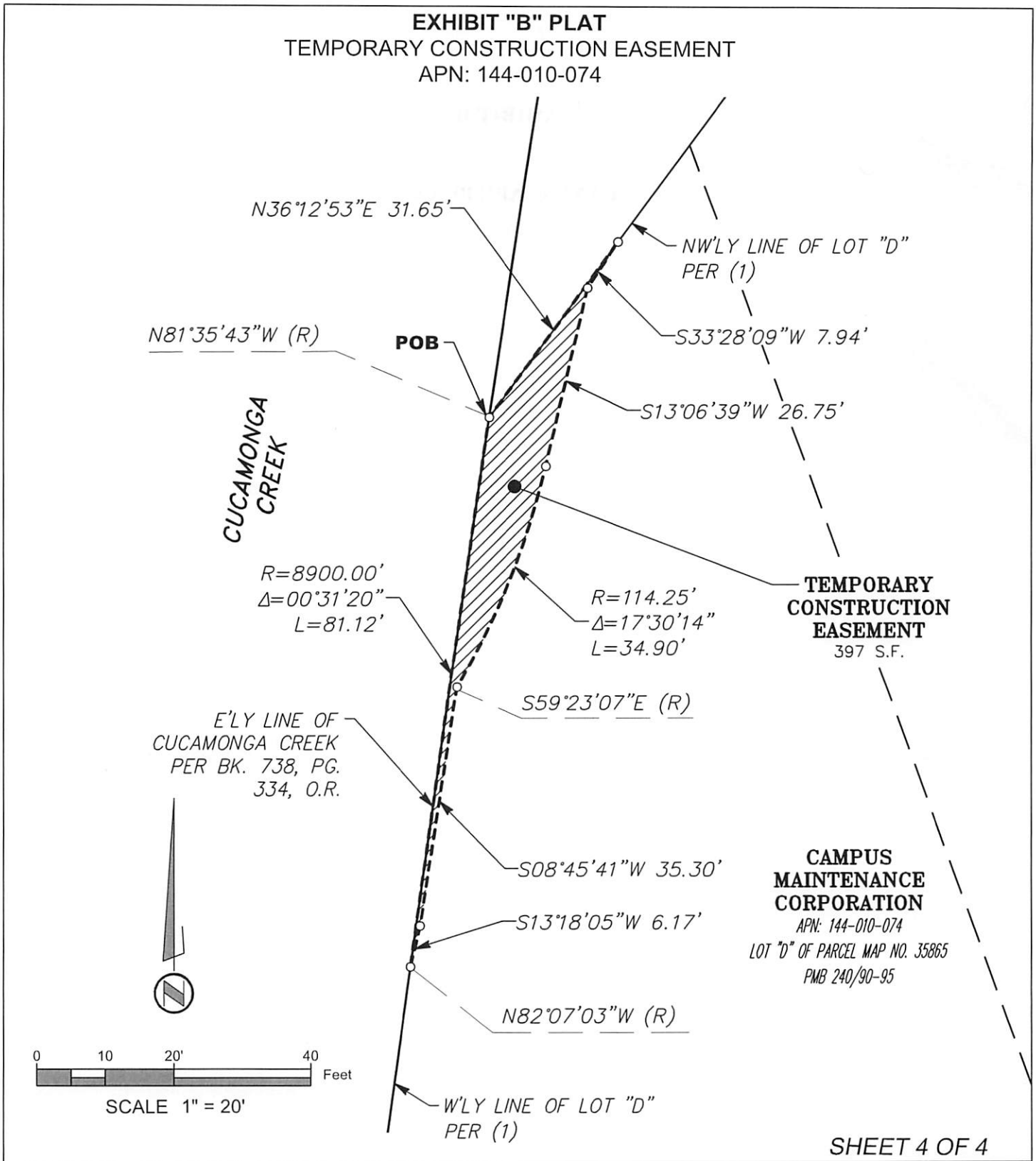
MARK THOMAS

Scale: 1" = 150'
Date Sept., 2023
Drawn By BJC
Checked By KC

Exhibit "B"
Project Parcel LGC-04
APN 144-10-074
Plat to Accompany Legal Description
In the City of Eastvale
Riverside County, California

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED UPON THE CCS83, ZONE 6, NAD 83 EPOCH 2010.00. BEING NORTH 16°26'56" EAST. GRID DISTANCES SHOWN ARE IN US SURVEY FEET, MULTIPLY GROUND DISTANCES BY COMBINED FACTOR OF 0.9999910120 TO OBTAIN GRID DISTANCES.

EXHIBIT "B" PLAT
TEMPORARY CONSTRUCTION EASEMENT
APN: 144-010-074



SHEET 4 OF 4

MARK THOMAS

Scale: 1" = 20'
Date Sept., 2023
Drawn By BJC
Checked By KC

Exhibit "B"
Project Parcel LGC-04
APN 144-10-074
Plat to Accompany Legal Description
In the City of Eastvale
Riverside County, California

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED UPON THE CCS83, ZONE 6, NAD 83 EPOCH 2010.00. BEING NORTH 16°26'56" EAST. GRID DISTANCES SHOWN ARE IN US SURVEY FEET, MULTIPLY GROUND DISTANCES BY COMBINED FACTOR OF 0.9999910120 TO OBTAIN GRID DISTANCES.

EXHIBIT B

LANDSCAPE PLAN

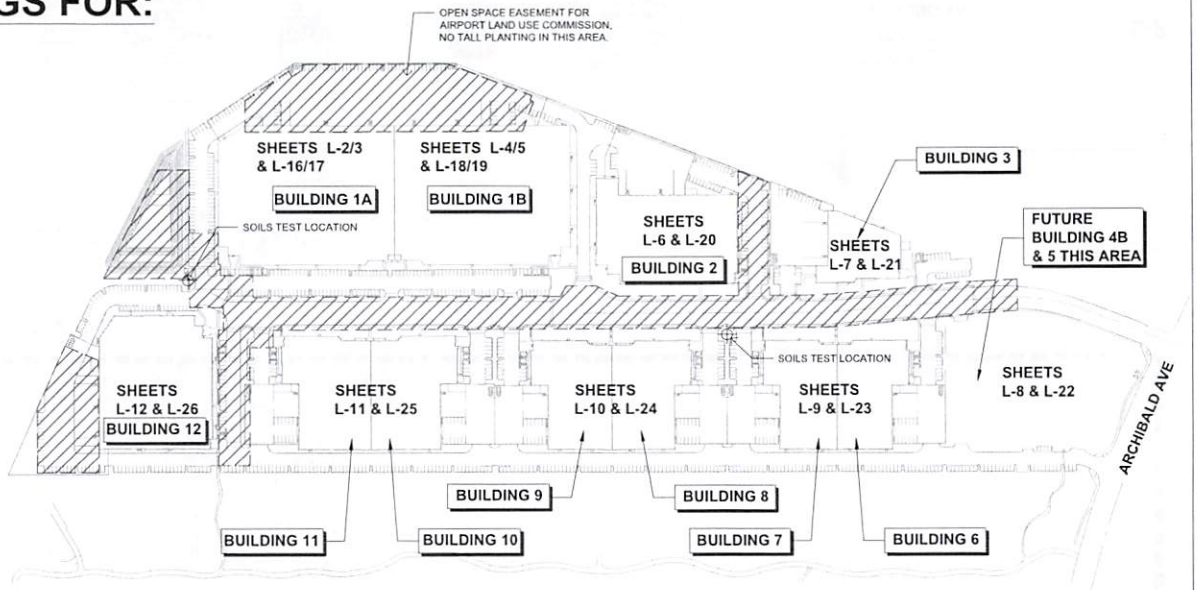
LANDSCAPE ARCHITECTURAL DRAWINGS FOR:

THE CAMPUS

EASTVALE CALIFORNIA

PREPARED FOR:

CAMPUS EASTVALE PROPERTY OWNER, LLC C/O
ORBIS REAL EASTATE PARTNERS
280 NEWPORT CENTER DRIVE, SUITE 240
NEWPORT BEACH, CA 92660
TEL: 213-534-3212
CONTACT: DAVE PARKER



KEY MAP
NTS
NORTH

GENERAL NOTES

1. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IN ORDER TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO STARTING ANY WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED PERMITS ASSOCIATED WITH THIS PROJECT RELATING TO HARDSCAPE, IRRIGATION & PLANTING INSTALLATIONS.
3. ALL LANDSCAPE & HARDSCAPE IMPROVEMENTS SHALL BE APPROVED BY THE CITY OF EASTVALE'S LANDSCAPE PLANNING DIVISION PRIOR TO ANY CONSTRUCTION.
4. THE PLANT MATERIAL SUPPLIER/ OR LANDSCAPE CONTRACTOR SHALL PROVIDE GUARANTEED EVIDENCE TO LAND. ARCH. THAT ALL PLANT MATERIAL IS CONSISTENT WITH THE APPROVED PLANT LEGEND CONSIDERING GENUS, SPECIES, CULTIVARS, AND SIZE SPECIFIED. ALL PLANT MATERIAL NOT CONSISTENT WITH THE PLANT LEGEND MAY BE REJECTED.
5. ALL REVISIONS AND CHANGE ORDERS TO THE APPROVED LAND. ARCH. PLANS AND SPECIFICATIONS ARE SUBJECT TO THE REVIEW AND APPROVAL BY THE LAND. ARCH. & PROPERTY OWNER BEFORE WORK MAY CONTINUE.
6. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO DAYS BEFORE THE START OF CONSTRUCTION AT 811 DIG-ALERT.
7. REFER TO SITE CONSTRUCTION PLANS, IRRIGATION & PLANTING PLANS FOR SPECIFIC NOTES PERTAINING TO THESE TASKS.
8. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF EASTVALE'S STANDARDS RELATING TO EROSION CONTROL, PORTABLE TOILETS, ETC.
9. ALL IRRIGATION IMPROVEMENTS SHALL COMPLY WITH THE CA. STATE WATER ORDINANCE 1881 & THE CITY'S IRRIGATION STANDARDS AND GUIDELINES FOR WATER EFFICIENT LANDSCAPES.
10. SOIL TEST SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT WITH PROOF OF AMENDMENTS USED AND QUANTITIES AS DIRECTED BY THE SOIL REPORT. PROVIDE AT MIN. (2) LOCATIONS FOR (2) SOILS TESTS. SEE LOCATIONS ON KEY MAP, THIS SHEET.

LANDSCAPE ARCHITECT INSPECTION SCHEDULE FOR COMMERCIAL PROJECTS

CONTRACTOR IS RESPONSIBLE FOR NOTIFYING LAURIE LEVINE (951-698-0122 OR 951-970-5667), THE CITY LANDSCAPE INSPECTOR, IN ADVANCE FOR THE FOLLOWING IRRIGATION AND PLANTING INSPECTION, ACCORDING TO THE TIME INDICATED.

1. PRE-JOB CONFERENCE: REQUIRES 7 CALENDAR DAYS' NOTICE TO SCHEDULE THE PRE-JOB CONFERENCE. PRIOR TO THE PRE-JOB MEETING, THE SOIL FERTILITY REPORT SHALL BE PROVIDED VIA EMAIL (LLEVINE@EASTVALECA.GOV). LANDSCAPE CONTRACTOR SHALL PROVIDE THE SOIL FERTILITY REPORT, FROM A CERTIFIED LABORATORY INCLUDING RECOMMENDATIONS FOR ORGANIC PRE-PLANT SOIL AMENDMENTS, ORGANIC PRE-PLANT FERTILIZER, AND ORGANIC SPECIFICATIONS FOR LONG-TERM MAINTENANCE. THE RECOMMENDATIONS SHALL FOLLOW THE FERTILIZER MANUFACTURER'S ANALYSIS MUST BE REPRESENTATIVE OF SITE SOIL, AND IT SHALL INCLUDE THE FOLLOWING: SOIL TEXTURE, PERCENTAGE OF ORGANIC MATTER, SOIL INFILTRATION RATE(MEASURED OR DERIVED FROM SOIL TEXTURE/INFILTRATION RATE TABLES), PH, TOTAL SOLUBLE SALTS, MACRO NUTRIENTS, MICRO NUTRIENTS, RECOMMENDATIONS FOR ORGANIC FERTILIZERS AND AMENDMENTS.
2. IRRIGATION PRESSURE MAIN LINE INSTALLATION AND TESTING: REQUIRES 48 HOURS' NOTICE TO SCHEDULE INSPECTION. INSPECTION MUST TAKE PLACE PRIOR TO BACKFILLING TRENCHES.
3. IRRIGATION SYSTEM LAYOUTS: REQUIRES 48 HOURS' NOTICE TO SCHEDULE INSPECTION.
4. IRRIGATION COVERAGE TEST: REQUIRES 48 HOURS' NOTICE TO SCHEDULE INSPECTION. INSPECTION MUST OCCUR PRIOR TO TOP MULCH.
5. PLANT MATERIAL INSPECTIONS: REQUIRE 48 HOURS' NOTICE TO SCHEDULE INSPECTION.
6. PLANT PIT INSPECTIONS: REQUIRES 48 HOURS' NOTICE TO SCHEDULE INSPECTION.
7. PLANT BACKFILL AND FERTILIZER INSPECTIONS: REQUIRES 48 HOURS' NOTICE TO SCHEDULE INSPECTION.
8. FINAL INSPECTION OF INSTALLATION: REQUIRES 48 HOURS' NOTICE TO SCHEDULE INSPECTION. INSPECTION MUST TAKE PLACE PRIOR TO COMMENCEMENT OF WORK.

SHEET INDEX

L-1	COVER SHEET
L-2 THRU L-12	IRRIGATION PLAN
L-13 THRU L-15	WATER MANAGEMENT INFORMATION
L-16 THRU L-26	PLANTING PLAN
L-27	PLANTING LEGEND
L-28	IRRIGATION & PLANTING DETAILS
L-29	IRRIGATION SPECIFICATIONS
L-30	PLANTING SPECIFICATIONS

DEVELOPER
BOATMAN DEVELOPMENT COMPANY
3151 AIRWAY AVENUE, UNIT U-2
COSTA MESA, CA 92626
TEL: 714-206-1571
CONTACT: BRAD BOATMAN

SURVEYOR
KARN ENGINEERING
129 WEST FIG STREET
FALLBROOK, CA 92028
TEL: 619-847-5424
CONTACT: SCOTT HARRY

GEOTECH
GECON WEST, INC.
41571 CORNING PLACE, SUITE 101
MURRIETA, CA 92562
TEL: 951-348-8358
CONTACT: CHET ROBINSON

ARCHITECT
GAA ARCHITECTS
8811 RESEARCH DRIVE, SUITE 200
IRVINE, CA 92618
TEL: 949-474-1775
CONTACT: CRAIG WILLIAMSON

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
401 B STREET, SUITE 600
SAN DIEGO, CA 92101
TEL: 619-744-0164

CITY OF EASTVALE
LANDSCAPE PLAN REVIEW

THESE PLANS HAVE BEEN REVIEWED AND AR FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE APPLICABLE CODES ADOPTED BY ORDINANCES RELATED TO LANDSCAPE DESIGN. APPROVAL IS RECOMMENDED FOR LANDSCAPE CONSTRUCTION PENDING APPROVAL BY ALL APPLICABLE CITY DEPARTMENTS AND AGENCIES. NO CHANGES, MODIFICATIONS, NOR ALTERATIONS SHALL BE PERMITTED WITHOUT PRIOR AUTHORIZATION FROM THE PLANNING DIVISION.

THE PERMITTEE SHALL ENSURE THAT ALL PLANS, SPECIFICATIONS AND CONSTRUCTION CONDUCTED HEREUNDER SHALL COMPLY IN ALL RESPECTS TO THE APPLICABLE CODES, ORDINANCES, AND THESE APPROVED PLANS. BY COMMENCING CONSTRUCTION, THE CONTRACTOR AGREES TO RELEASE AND INDEMNIFY THE CITY OF WILDOMAR AND ITS CONSULTANTS FROM AND AGAINST ANY CODE VIOLATIONS, ERRORS, OMISSIONS, AND DEVIATIONS IN THE COMPLETED WORK.

THE ISSUANCE OR GRANTING OF A PERMIT BASED ON APPROVAL OF THESE PLANS SHALL NOT ALLOW NOR APPROVE ANY VIOLATION OF THE APPLICABLE CODES OR ORDINANCES. NO PERMIT PRESUMED TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF SUCH CODES OR ORDINANCES SHALL BE VALID.

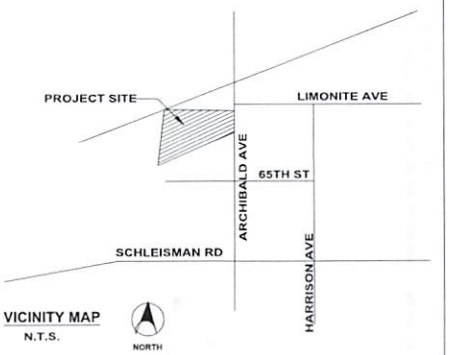
PLAN REVIEW BY: [signature] DATE: 06-23-2017
*ALL REVISIONS OF APPROVED PLANS ARE REQUIRED TO BE RESUBMITTED TO THE CITY OF EASTVALE.

VEHICULAR USE AREA REQUIREMENTS

REQUIRED
50+ SPACES REQUIRES 50% MINIMUM SHADE COVER (99,909 SF PARKING X .50 = 49,955 SF SHADE)

PROVIDED
49,608 SF OF SHADE (49,608 / 99,909 SF = 50%)

NOTE:
AREAS SPECIFICALLY DELINEATED AND IDENTIFIED AS AIRPORT LAND USE ZONES MAY BE CONSIDERED EXEMPT FROM THESE REQUIREMENTS. SEE PLANTING PLAN FOR DESIGNATED AREAS.
TREES SHALL BE PLANTED AND MAINTAINED THROUGHOUT THE PARKING LOT AREA TO ENSURE THAT WITHIN 15 YEARS, THE PERCENTAGE OF THE PARKING AREA THAT IS SHADED IS NO LESS THAN THE MINIMUM AMOUNT REQUIRED (50%)



VICINITY MAP
N.T.S.
NORTH

LANDSCAPE SUMMARY
TOTAL LANDSCAPE SQUARE FOOTAGE : APPROX. 712,194 SQ FT.
APPROX. 15,211 SQ. FT. OF VERY LOW WATER USE (D.G. POCKETS)
APPROX. 195,770 SQ. FT. OF LOW WATER USE (GROUND COVERS)
APPROX. 41,400 SQ. FT. OF LOW/ MODERATE WATER USE (DETENTION BASIN)
APPROX. 459,813 SQ. FT. OF HYDROSEED-MIX TURF AREAS.

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS, BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

MARK	BY	DATE	REVISIONS	APPR	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — ENGINEER — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — No. 5422 — 6/22/2017 — DATE — STATE OF CALIFORNIA

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC. — 2972 VIA RANCHEROS WAY — FALLBROOK, CA 92028 — PH: 760-842-4583

CALPAK Landscape Inc

BENCHMARK:
RIVERSIDE COUNTY BM NO. M L. 31-1-64 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST AND SUMNER AVE, 94.3 FEET ELY AND 22.8 FEET SLY OF THE CENTERLINE INT. OF SUMNER AVE AND ORANGE ST. TOP OF CURB 15 FEET ELY OF THE S.E. ECA, A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "BM, 31-1 RESET" ELEV. 657.64 FT
DATUM: NGVD 29

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
COVER SHEET

SHEET NO. L-1 OF 30 SHEETS

FOR | JOB | CITY FILE NO. 13-0759

DATE SIGNED

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

PUBLIC WORKS

IRRIGATION LEGEND (FUTURE RECYCLED WATER)

SYMBOL	DESCRIPTION	DETAIL REF
— —	LATERAL LINE SCH 40 PVC PIPE (PURPLE COLOR)	
═══	LASCO SCH 40 PVC SLEEVE PRIOR TO PAVING SLEEVE TO BE TWICE THE SIZE OF LATERAL LINE. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
═══	LATERAL LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
▬ ▬	NEW PRESSURE SUPPLY LINE 2" AND LARGER USE CLASS 315 PVC 1 ½" AND SMALLER USE SCHEDULE 40. (PURPLE COLOR) NOTE: DRAWINGS ARE DIAGRAMMATIC. INSTALL MAINLINE IN PLANTING AREA.	
▬▬	PRESSURE SUPPLY LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. SLEEVE TO BE TWICE THE SIZE OF THE MAINLINE PIPE. PER PLAN. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
	REMOTE CONTROL VALVE BY RAINBIRD E-PES-B. LOCATE IN VALVE BOX. REFER TO DETAIL 'A' SHEET L-28. (PURPLE VALVE BOX & LID)	A/L-28
	DRIP IRRIGATION VALVE IN VALVE BOX. RAINBIRD XCZ-PRB-100-COM 1" X 2 @ 1" WITH 100-PESB FILTER AND 1" PR QUICK-CHECK BASKET FILTER (1). REFER TO DETAIL 'E' SHEET L-28. (PURPLE VALVE BOX & LID)	E/L-28
	QUICK COUPLER VALVE BY RAINBIRD 5NP-33. LOCATE IN LOCKING VALVE BOX. REFER TO DETAIL 'B' SHEET L-28. (PURPLE VALVE BOX)	B/L-28
	BALL VALVE BY NIBCO (LINE SIZE)	
W.1	POINT OF CONNECTION AT NEW 1 1/2" METER REFER TO "IRRIGATION P.O.C. DIAGRAM" VERIFY EXACT LOCATION IN FIELD NOTE: ALL IRRIGATION METERS SHALL BE CONNECTED TO RECYCLED WATER IN THE FUTURE.	
	FEBCO 825YA (1" SIZE) REDUCED PRESSURE BACK FLOW UNIT INSTALLED IN PROTECTIVE STEEL CAGE BY STRONG BOX SBBC-30-SS. REFER TO DETAIL 'I' SHEET L-28. (INSTALL IN PURPLE CAGE)	I/L-28
MV	1" SIZE NORMALLY OPEN MASTER VALVE BY RAINBIRD 150-PESB. NOTE: CONTRACTOR SHALL INSTALL REQUIRED RELAY FROM CONTROLLER. REFER TO INSTALLATION DETAIL 'C' ON SHEET L-13. (LOCATE IN PURPLE VALVE BOX.)	C/L-13
FS	RAINBIRD FLOW SENSORS PRIMARY P.O.C.: FS1500 1 ½" PVC INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO INSTALLATION DETAIL 'C' ON SHEET L-13. (INSTALL IN PURPLE VALVE BOX.)	C/L-13
⚠	CONTROLLER WALL MOUNTED RAINBIRD SMART LXME CONTROLLER. LOCATED ON EXTERIOR WALL OF ELECTRICAL ROOM. 120 V. ELEC. REQ. INSTALL WITH IQ COMMUNICATION MODULE ALONG WITH FLOW SENSOR & MASTER VALVE. REFER TO DETAIL 'F' SHEET L-28	F/L-28
	REPRESENTS SUB-SURFACE DRIP IRRIGATION ZONE BY: RAINBIRD XFS-09-18-500 DRIPLINE WITH 12" ROW SPACING. REFER TO GENERAL INSTALLATION DIAGRAM SHEET L-28 (WITH PURPLE STRIPE TUBING.)	G/L-28
	POLYETHYLENE BLANK TUBING RAINBIRD XT-700 WITH XB-10-PC EMITTERS (1 GPH) INSTALL PER MANUF. SPECIFICATIONS REFER. TO DETAIL 'M' SHEET L-28. INSTALL (2) EMITTERS PER EACH SHRUB (1, 5, & 15 GAL SIZES). (PURPLE STRIPE TUBING)	M/L-28

BUILDING NUMBER — STA.# AT CONTROLLER — SYSTEM FLOW — VALVE SIZE

(10.3 — 14 — 1")

IRRIGATION HEADS

SYMBOL	MANUF.	TYPE	MODEL	GPM	RAD.	PSI	REMARKS	DETAIL
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3000-180°	1.58	27'	30	12" POP-UP	N/L-28
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3500-90°	1.12	34'	30	12" POP-UP	N/L-28
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3500-180°	2.24	34'	30	12" POP-UP	N/L-28
	RAINBIRD	TREE BUBBLER	SQB NOTE: INSTALL (2) BUBBLERS ALONG EACH SIDE OF TREE ROOT BALL	.5		30	FIX RISER	H/L-28
	RAINBIRD	PALM BUBBLER	1404 PRESSURE COMPENSATING BUBBLER NOTE: INSTALL (2) BUBBLERS ALONG EACH SIDE OF PALM ROOT BALL WITHIN PERFORATED PVC PIPE.	.5		30	FIX RISER	H/L-28

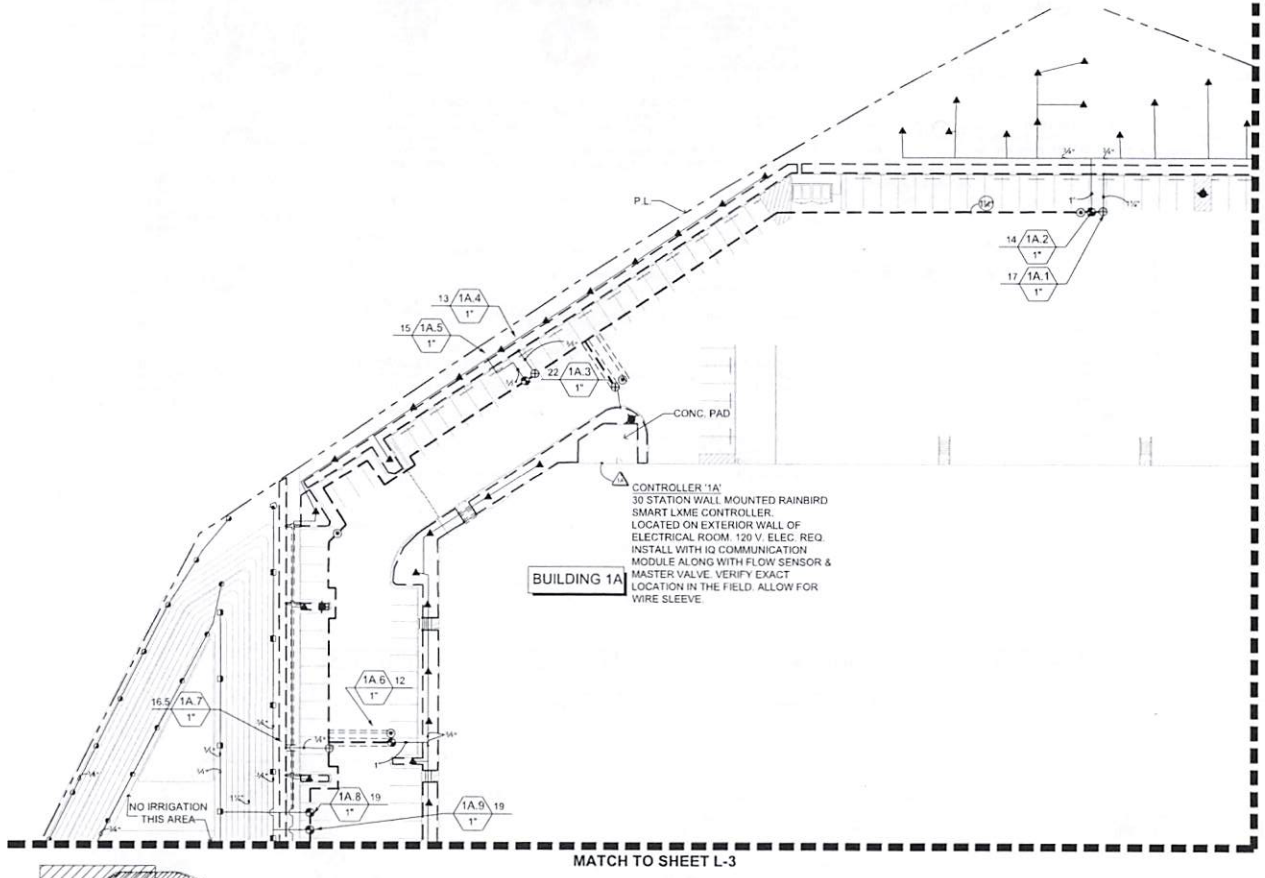
INSTALL WITH PURPLE CAPS, ALL HEADS

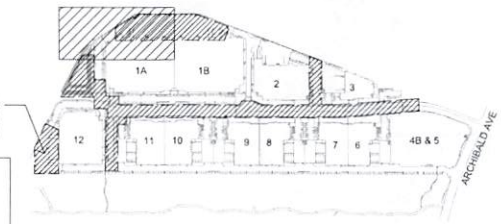
- REFER TO SHEET L-13 FOR IRRIGATION NOTES & PRESSURE LOSS CALCS.
- **NOTE: ALL IRRIGATION COMPONENTS SHALL BE INSTALLED WITH "PURPLE" COLOR FOR FUTURE RECYCLED WATER. INSTALL PER CITY OF EASTVALE'S RECYCLED WATER DESIGN GUIDELINES.**

OPEN SPACE EASEMENT FOR AIRPORT LAND USE COMMISSION. NO TALL PLANTING IN THIS AREA.

NOTE:
MAIN LINES AND LATERAL LINES ARE DRAWN DIAGRAMMATICALLY, PLACE IN PLANTER AREA.

NOTE:
REFER TO SHEET L-4 FOR IRRIGATION GENERAL NOTES





SHEET INDEX
N.T.S.

NORTH

0' 30' 60' 90' 120'
SCALE: 1" = 30'-0"

DIGALERT — DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — ENGINEER — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — No. 2976 — RENEWAL 6/22/2017 — DATE — STATE OF CALIFORNIA

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC. — 2363 VIA RANCHEROS WAY — FALLBROOK, CA 92028 — PH: 760-842-4781

CALPAK Landscape Inc

BENCHMARK:
RIVERSIDE COUNTY BM NO. M-L 31-144 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMNER AVE. 64.1 FEET ELY AND 22.8 FEET SLY OF THE CENTERLINE INT. OF SUMNER AVE AND ORANGE ST. TOP OF CURB 15 FEET ELY OF THE S.E. ECR. A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M L 31 1 RESET" ELEV. 607.964 FT. DATUM: NGVD 29

SCALE: AS SHOWN

FOR

CITY OF EASTVALE
THE CAMPUS
BUILDING 1A IRRIGATION PLAN

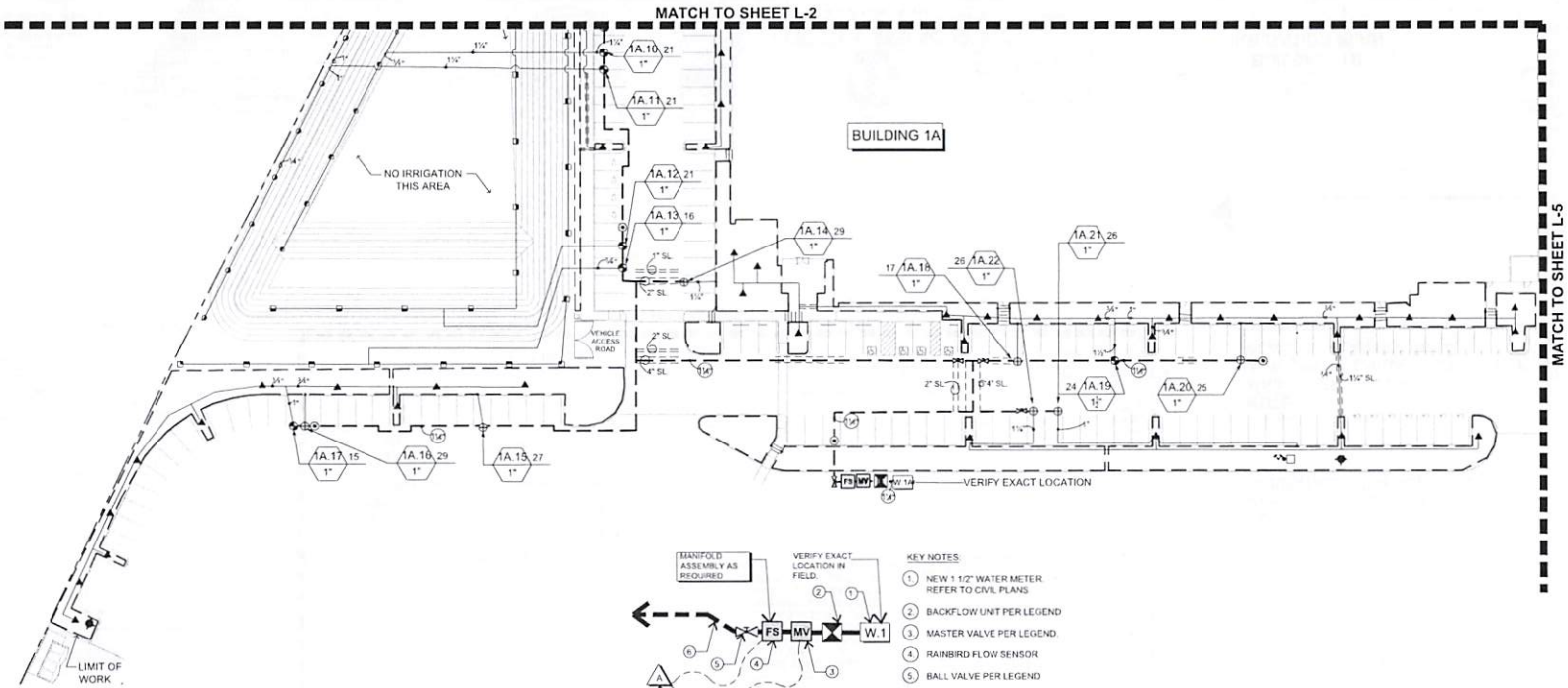
SHEET NO. **L-2** OF 30 SHEETS

W.O.

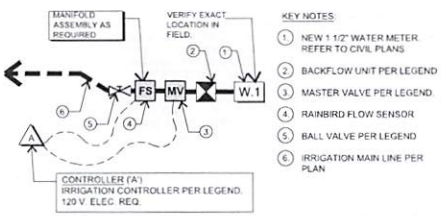
CITY FILE NO. 12-0750

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

PUBLIC WORKS — DATE SIGNED



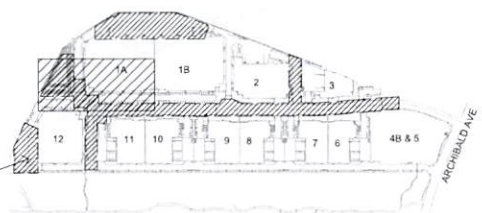
NOTE:
MAIN LINES AND LATERAL LINES ARE DRAWN DIAGRAMMATICALLY, PLACE IN PLANTER AREA.



IRRIGATION POINT OF CONNECTION DIAGRAM
N.T.S.

GENERAL IRRIGATION NOTES:

1. CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING ANY CONSTRUCTION.
2. THE DESIGN IS DIAGRAMMATIC ONLY. ALL PIPING, VALVES, BACK FLOW PREVENTOR, WIRING, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTER AREAS WHEREVER POSSIBLE.
3. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THESE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF FIXTURES, UTILITIES, SIGNS, POSTS, POLES, WALLS AND PAVING. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS (IF ANY) FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND UNDER PAVING, ETC.
5. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
6. ALL LATERAL, MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE OUTSIDE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING REFER TO PLAN.
7. ALL SLEEVES UNDER ROADWAYS SHALL BE SCHEDULE 40 (NEW). EXISTING SLEEVES SHALL REMAIN IN PLACE, IF EXTENSIONS ARE REQUIRED THE PIPE SHALL BE SCH. 40. LATERAL LINE SLEEVE UNDER PAVING SHALL BE SCHEDULE 40. ALL SLEEVES SHALL BE P.V.C. OR AS NOTED ON PLANS.
8. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZE MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
9. THE CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
10. ADV (ANTI-DRAIN VALVE) UNITS MAY NOT BE REQUIRED ON ALL HEADS. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL VERIFY WITH THE ON SITE GRADES. IF THERE IS AN ELEVATION DIFFERENCE OF 24" OR MORE BETWEEN THE HIGHEST HEAD AND THE LOWEST HEAD ON A SYSTEM, THE ADV'S SHALL BE INSTALLED.
11. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
12. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE, ELIMINATING OVER-SPRAY ONTO WALKS, STREETS, WALLS, ETC.
13. THE IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC. CONTROL VALVES SHALL BE INSTALLED PER DETAILS.
14. ALL SLEEVES SHALL EXTEND BEYOND THE EDGE OF PAVING OR BACK OF CURB TO 3'.
15. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF STATIC WATER PRESSURE IS LESS THAN 65 PSI.
16. THE CONTRACTOR SHALL GUARANTEE ALL WORK & WORKMANSHIP FOR (1) FULL YEAR FROM ACCEPTANCE.
17. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE 100% COVERAGE.
18. ALL SUB-TERRAINEAN DRIP TUBING SHALL BE BURIED WITH MULCH (NOT VISIBLE). INSTALL ALL DRIP TUBING PER MANUFACTURER'S SPECIFICATIONS.



OPEN SPACE EASEMENT FOR AIRPORT LAND USE COMMISSION. NO TALL PLANTING IN THIS AREA.

SHEET INDEX
N.T.S.

NORTH

0' 30' 60' 90' 120'
SCALE: 1" = 30'-0"

DATE SIGNED

PUBLIC WORKS

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

DIGALERT
DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

MARK	BY	DATE	REVISIONS	APPR	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		
	ENGINEER				

SEAL ENGINEER
REGISTERED LANDSCAPE ARCHITECT
No. 2774
6/22/2017
DATE
STATE OF CALIFORNIA

SPLA
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
2483 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH: 760-842-6093

CALPAK Landscape Inc

BENCHMARK:
RIVERSIDE COUNTY BM NO. M L. 31-164 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMNER AVE. 84.1 FEET ELY AND 22.8 FEET SLY OF THE CENTERLINE INT. OF SUMNER AVE AND ORANGE ST. TOP OF CURB 11 FEET ELY OF THE S.E. ECR. A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M L. 31-1 RESET" ELEV. 457.964 FT.
DATUM: NGVD 29

CITY OF EASTVALE
THE CAMPUS
BUILDING 1A IRRIGATION PLAN

SHEET NO. **L-3** OF 33 SHEETS

SCALE: AS SHOWN

FOR

W.O.

CITY FILE NO. 12-0750

IRRIGATION LEGEND (FUTURE RECYCLED WATER)

SYMBOL	DESCRIPTION	DETAIL REF.
— —	LATERAL LINE SCH 40 PVC PIPE (PURPLE COLOR)	
═══	LASCO SCH 40 PVC SLEEVE PRIOR TO PAVING SLEEVE TO BE TWICE THE SIZE OF LATERAL LINE. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
═══	LATERAL LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
▬ ▬	NEW PRESSURE SUPPLY LINE 2" AND LARGER USE CLASS 315 PVC 1 ½" AND SMALLER USE SCHEDULE 40. (PURPLE COLOR) NOTE: DRAWINGS ARE DIAGRAMMATIC, INSTALL MAINLINE IN PLANTING AREA.	
▬▬	PRESSURE SUPPLY LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. SLEEVE TO BE TWICE THE SIZE OF THE CONCRETE PIPE. KER PLAN. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
	REMOTE CONTROL VALVE BY RAINBIRD 2 PES-B. LOCATE IN VALVE BOX. REFER TO DETAIL 'A' SHEET L-28. (PURPLE VALVE BOX & LID)	A/L-28
	DRIP IRRIGATION VALVE IN VALVE BOX. RAINBIRD XCZ-PRB-100-COM 1" X 2 @ 1" WITH 100-PESB FILTER AND 1" PR QUICK-CHECK BASKET FILTER (1). REFER TO DETAIL 'E' SHEET L-28. (PURPLE VALVE BOX & LID)	E/L-28
	QUICK COUPLER VALVE BY RAINBIRD 5NP-33. LOCATE IN LOCKING VALVE BOX. REFER TO DETAIL 'B' SHEET L-28. (PURPLE VALVE BOX)	B/L-28
	BALL VALVE BY NIBCO (LINE SIZE)	
W.1	POINT OF CONNECTION AT NEW 1 1/2" METER REFER TO 'IRRIGATION P.O.C. DIAGRAM' VERIFY EXACT LOCATION IN FIELD NOTE: ALL IRRIGATION METERS SHALL BE CONNECTED TO RECYCLED WATER IN THE FUTURE.	
	FEBCO #825YA (1" SIZE) REDUCED PRESSURE BACK FLOW UNIT INSTALLED IN PROTECTIVE STEEL CAGE BY STRONG BOX SBBC-30-SS. REFER TO DETAIL 'I' SHEET L-28. (INSTALL IN PURPLE CAGE)	I/L-28
MV	1" SIZE NORMALLY OPEN MASTER VALVE BY RAINBIRD 150-PESB NOTE: CONTRACTOR SHALL INSTALL REQUIRED RELAY FROM CONTROLLER. REFER TO INSTALLATION DETAIL 'C' ON SHEET L-13. (LOCATE IN PURPLE VALVE BOX.)	C/L-13
FS	RAINBIRD FLOW SENSORS PRIMARY P.O.C.: FS150P 1 ½" PVC INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO INSTALLATION DETAIL 'C' ON SHEET L-13. (INSTALL IN PURPLE VALVE BOX.)	C/L-13
⚠	CONTROLLER WALL MOUNTED RAINBIRD SMART LXME CONTROLLER LOCATED ON EXTERIOR WALL OF ELECTRICAL ROOM. 120 V. ELEC. REQ. INSTALL WITH IQ COMMUNICATION MODULE ALONG WITH FLOW SENSOR & MASTER VALVE. REFER TO DETAIL 'F' SHEET L-28	F/L-28
	REPRESENTS SUB-SURFACE DRIP IRRIGATION ZONE BY RAINBIRD XFS-09-18-500 DRIPLINE WITH 12" ROW SPACING. REFER TO GENERAL INSTALLATION DIAGRAM SHEET L-28 (WITH PURPLE STRIPE TUBING.)	G/L-28
	POLYETHYLENE BLANK TUBING RAINBIRD XT-700 WITH X8 10-PC EMITTERS (1 GPH) INSTALL PER MANUF. SPECIFICATIONS REFER. TO DETAIL 'M' SHEET L-28. INSTALL (2) EMITTERS PER EACH SHRUB (1, 5, & 15 GAL SIZES). (PURPLE STRIPE TUBING)	M/L-28

BUILDING NUMBER — STA.# AT CONTROLLER — SYSTEM FLOW — VALVE SIZE

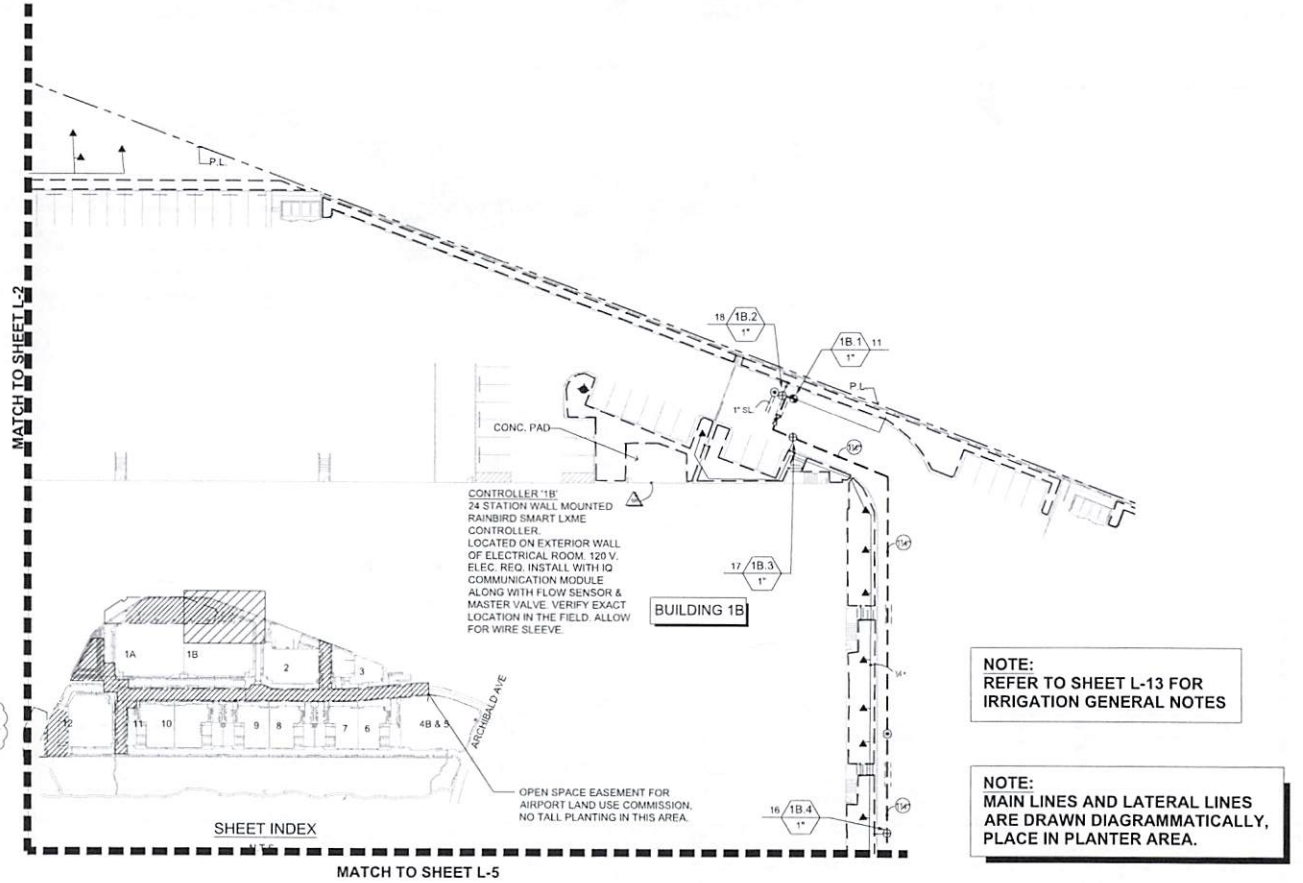
IRRIGATION HEADS

SYMBOL	MANUF.	TYPE	MODEL	GPM	RAD.	PSI	REMARKS	DETAIL
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3000-180°	1.58	27'	30	12" POP-UP	N/L-28
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3500-90°	1.12	34'	30	12" POP-UP	N/L-28
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3500-180°	2.24	34'	30	12" POP-UP	N/L-28
	RAINBIRD	TREE BUBBLER	5QB NOTE: INSTALL (2) BUBBLERS ALONG EACH SIDE OF TREE ROOT BALL	.5		30	FIX RISER	H/L-28
	RAINBIRD	PALM BUBBLER	1404 PRESSURE COMPENSATING BUBBLER NOTE: INSTALL (2) BUBBLERS ALONG EACH SIDE OF PALM ROOT BALL WITHIN PERFORATED PVC PIPE.	.5		30	FIX RISER	H/L-28

INSTALL WITH PURPLE CAPS ALL HEADS

- REFER TO SHEET L-13 FOR IRRIGATION NOTES & PRESSURE LOSS CALCS.

- NOTE: ALL IRRIGATION COMPONENTS SHALL BE INSTALLED WITH "PURPLE" COLOR FOR FUTURE RECYCLED WATER. INSTALL PER CITY OF EASTVALE'S RECYCLED WATER DESIGN GUIDELINES.



NOTE:
REFER TO SHEET L-13 FOR IRRIGATION GENERAL NOTES

NOTE:
MAIN LINES AND LATERAL LINES ARE DRAWN DIAGRAMMATICALLY, PLACE IN PLANTER AREA.

NORTH

0' 30' 60' 90' 120'
SCALE: 1" = 30'-0"

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES
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			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — No. 2776 — SIGNATURE — 6/22/2017 — DATE — STATE OF CALIFORNIA

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC. — 2363 VIA RANCHEROS WAY — FALLBROOK, CA 92028 — PH: 760-842-8781

CALPAK Landscape Inc

BENCHMARK
RIVERSIDE COUNTY BM NO. M.L. 31-164 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMNER AVE. 94.7 FEET ELY AND 22.8 FEET SLY OF THE CENTERLINE INT. OF SUMNER AVE. AND ORANGE ST. TOP OF CURB 10 FEET ELY OF THE S.E. ECR. A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M.L. 31-1 RESET" ELEV. 627.994 FT.
DATUM: NGVD 29

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
BUILDING 1B IRRIGATION PLAN

SHEET NO. L-4 OF 10 SHEETS

FOR | W.O. | CITY FILE NO. 13-0756

IRRIGATION LEGEND (FUTURE RECYCLED WATER)

SYMBOL	DESCRIPTION	DETAIL REF
— —	LATERAL LINE SCH 40 PVC PIPE (PURPLE COLOR)	
═══	LASCO SCH 40 PVC SLEEVE PRIOR TO PAVING SLEEVE TO BE TWICE THE SIZE OF LATERAL LINE. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
═══	LATERAL LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
▬ ▬	NEW PRESSURE SUPPLY LINE 2" AND LARGER USE CLASS 315 PVC 1 ½" AND SMALLER USE SCHEDULE 40. (PURPLE COLOR) NOTE: DRAWINGS ARE DIAGRAMMATIC. INSTALL MAINLINE IN PLANTING AREA.	
▬▬	PRESSURE SUPPLY LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. SLEEVE TO BE TWICE THE SIZE OF THE MAINLINE PIPE. REFER TO PLAN. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
	REMOTE CONTROL VALVE BY RAINBIRD # PEB-B. LOCATE IN VALVE BOX. REFER TO DETAIL 'A' SHEET L-28. (PURPLE VALVE BOX & LID)	A/L-28
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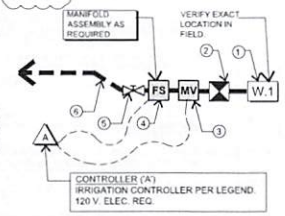
(10.3 / 14 / 1")

IRRIGATION HEADS

SYMBOL	MANUF.	TYPE	MODEL	GPM	RAD.	PSI	REMARKS	DETAIL
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- REFER TO SHEET L-13 FOR IRRIGATION NOTES & PRESSURE LOSS CALCS.
- **NOTE: ALL IRRIGATION COMPONENTS SHALL BE INSTALLED WITH "PURPLE" COLOR FOR FUTURE RECYCLED WATER. INSTALL PER CITY OF EASTVALE'S RECYCLED WATER DESIGN GUIDELINES.**

INSTALL WITH PURPLE CAPS. ALL HEADS

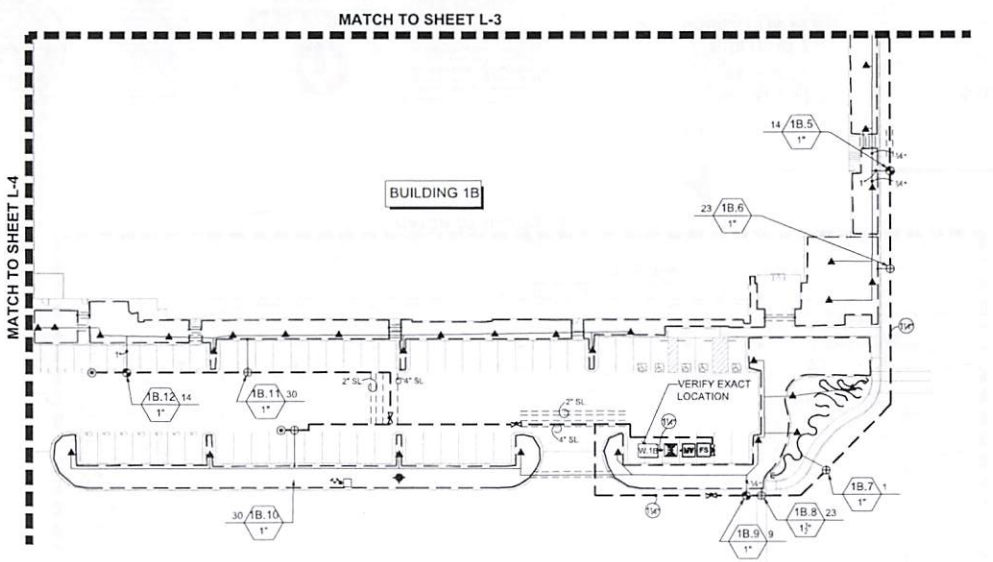


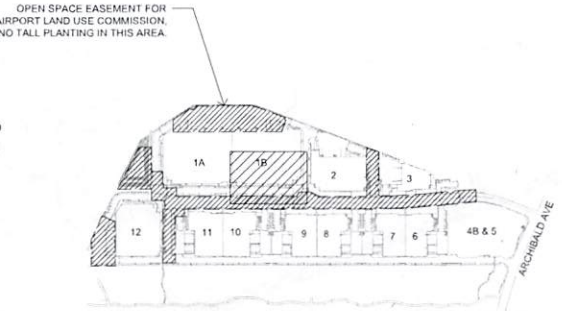
IRRIGATION POINT OF CONNECTION DIAGRAM

N.T.S.

KEY NOTES

1. NEW 1 1/2" WATER METER. REFER TO CIVIL PLANS.
2. BACKFLOW UNIT PER LEGEND.
3. MASTER VALVE PER LEGEND.
4. RAINBIRD FLOW SENSOR
5. BALL VALVE PER LEGEND
6. IRRIGATION MAIN LINE PER PLAN





SHEET INDEX

N.T.S.

NOTE:
REFER TO SHEET L-13 FOR IRRIGATION GENERAL NOTES

NOTE:
MAIN LINES AND LATERAL LINES ARE DRAWN DIAGRAMMATICALLY, PLACE IN PLANTER AREA.

NORTH

0' 30' 60' 90' 120'
SCALE: 1" = 30'-0"

PUBLIC WORKS — DATE SIGNED — ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

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			CITY CORRECTIONS 6-14-17		
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SEAL — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — 5/22/2017 — DATE — STATE OF CALIFORNIA

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC — 2365 VIA RANCHEROS WAY FALLBROOK, CA 92028 PH: 760-842-8093

CALPAK Landscape Inc

BENCHMARK
RIVERSIDE COUNTY BM NO. M-L 31-1-44 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMNER AVE. 64.3 FEET ELY AND 22.8 FEET SLY OF THE CENTERLINE INT. OF SUMNER AVE. AND ORANGE ST. TOP OF CURB 12 FEET ELY OF THE S.E. ECR. A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M L 31-1 RESET" ELEV. 627.964 FT DATUM: NGVD 29

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
BUILDING 1B IRRIGATION PLAN

FOR — JOB — CITY FILE NO. 12-0710

SHEET NO. **L-5** OF 33 SHEETS

IRRIGATION LEGEND (FUTURE RECYCLED WATER)

SYMBOL	DESCRIPTION	DETAIL REF.
— —	LATERAL LINE SCH 40 PVC PIPE (PURPLE COLOR)	
═══	LASCO SCH 40 PVC SLEEVE PRIOR TO PAVING SLEEVE TO BE TWICE THE SIZE OF LATERAL LINE. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
═══	LATERAL LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
— —	NEW PRESSURE SUPPLY LINE 2" AND LARGER USE CLASS 315 PVC 1 ½" AND SMALLER USE SCHEDULE 40. (PURPLE COLOR) NOTE: DRAWINGS ARE DIAGRAMMATIC. INSTALL MAINLINE IN PLANTING AREA	
═══	PRESSURE SUPPLY LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. SLEEVE TO BE TWICE THE SIZE OF THE MAINLINE PIPE. PER PLAN. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
	REMOTE CONTROL VALVE BY RAINBIRD # PES-B. LOCATE IN VALVE BOX. REFER TO DETAIL 'A' SHEET L-28. (PURPLE VALVE BOX & LID)	A/L-28
	DRIP IRRIGATION VALVE IN VALVE BOX. RAINBIRD XCZ-PRB-100-COM 1 " X 2 @ 1" WITH 100-PESB FILTER AND 4" PR QUICK-CHECK BASKET FILTER (1). REFER TO DETAIL 'E' SHEET L-28. (PURPLE VALVE BOX & LID)	E/L-28
	QUICK COUPLER VALVE BY RAINBIRD #44-33. LOCATE IN LOCKING VALVE BOX. REFER TO DETAIL 'B' SHEET L-28. (PURPLE VALVE BOX)	B/L-28
	BALL VALVE BY NIBCO (LINE SIZE)	
W.1	POINT OF CONNECTION AT NEW 1 1/2" METER REFER TO "IRRIGATION P.O.C. DIAGRAM" VERIFY EXACT LOCATION IN FIELD. NOTE: ALL IRRIGATION METERS SHALL BE CONNECTED TO RECYCLED WATER IN THE FUTURE.	
	FEBCO #825YA (1½" SIZE) REDUCED PRESSURE BACK FLOW UNIT INSTALLED IN PROTECTIVE STEEL CAGE BY STRONG BOX SBBC-30-SS. REFER TO DETAIL 'I' SHEET L-28. (INSTALL IN PURPLE CAGE)	I/L-28
MV	1" SIZE NORMALLY OPEN MASTER VALVE BY RAINBIRD 150-PESB NOTE: CONTRACTOR SHALL INSTALL REQUIRED RELAY FROM CONTROLLER. REFER TO INSTALLATION DETAIL 'C' ON SHEET L-13. (LOCATE IN PURPLE VALVE BOX.)	G/L-13
FS	RAINBIRD FLOW SENSORS PRIMARY P.O.C. FS150P 1 ½" PVC INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO INSTALLATION DETAIL 'C' ON SHEET L-13. (INSTALL IN PURPLE VALVE BOX.)	C/L-13
⚠	CONTROLLER WALL MOUNTED RAINBIRD SMART LXME CONTROLLER. LOCATED ON EXTERIOR WALL OF ELECTRICAL ROOM. 120 V. ELEC. REQ. INSTALL WITH IQ COMMUNICATION MODULE ALONG WITH FLOW SENSOR & MASTER VALVE. REFER TO DETAIL 'F' SHEET L-28	F/L-28
	REPRESENTS SUB-SURFACE DRIP IRRIGATION ZONE BY RAINBIRD XFS-09-18-500 DRIPLINE WITH HD ROW SPACING. REFER TO GENERAL INSTALLATION DIAGRAM SHEET L-28.	G/L-28
	POLYETHYLENE BLANK TUBING RAINBIRD XT-700 WITH XB 10-PC EMITTERS (1 GPH) INSTALL PER MANUF. SPECIFICATIONS REFER. TO DETAIL 'M' SHEET L-28. INSTALL (2) EMITTERS PER EACH SHRUB (1, 5, & 15 GAL SIZES). (PURPLE STRIPE TUBING)	M/L-28

BUILDING NUMBER — STA.# AT CONTROLLER (10.3) — 14 SYSTEM FLOW — 1" VALVE SIZE

IRRIGATION HEADS

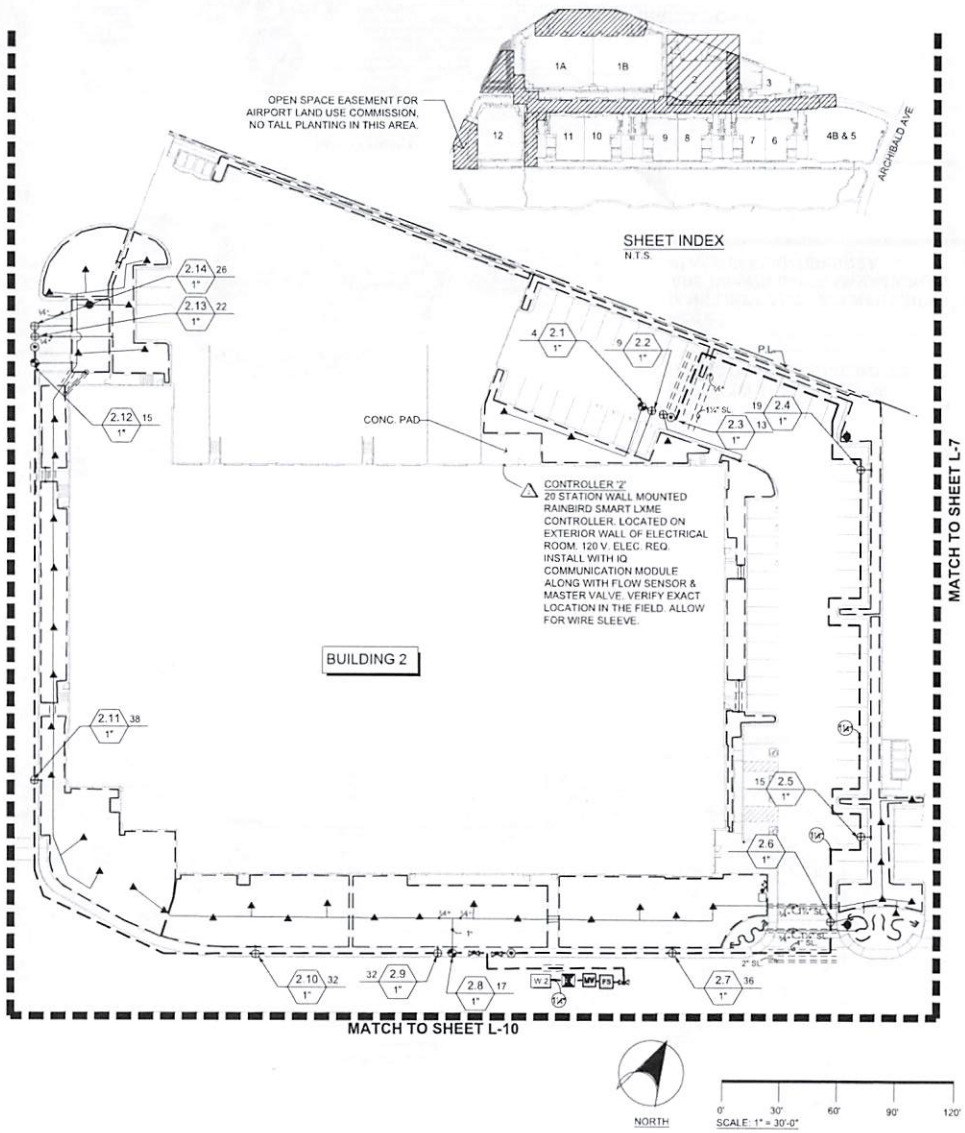
SYMBOL	MANUF.	TYPE	MODEL	GPM	RAD	PSI	REMARKS	DETAIL
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3000-180°	1.58	27'	30	12" POP-UP	N/L-28
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3500-90°	1.12	34'	30	12" POP-UP	N/L-28
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3500-180°	2.24	34'	30	12" POP-UP	N/L-28
	RAINBIRD	TREE BUBBLER	5QB NOTE: INSTALL (2) BUBBLERS ALONG EACH SIDE OF TREE ROOT BALL	.5		30	FIX RISER	H/L-28
	RAINBIRD	PALM BUBBLER	1404 PRESSURE COMPENSATING BUBBLER NOTE: INSTALL (2) BUBBLERS ALONG EACH SIDE OF PALM ROOT BALL WITHIN PERFORATED PVC PIPE.	.5		30	FIX RISER	H/L-28

INSTALL WITH PURPLE CAPS, ALL HEADS

- REFER TO SHEET L-13 FOR IRRIGATION NOTES & PRESSURE LOSS CALCS.
- NOTE: ALL IRRIGATION COMPONENTS SHALL BE INSTALLED WITH "PURPLE" COLOR FOR FUTURE RECYCLED WATER. INSTALL PER CITY OF EASTVALE'S RECYCLED WATER DESIGN GUIDELINES.

NOTE:
REFER TO SHEET L-13 FOR IRRIGATION GENERAL NOTES

NOTE:
MAIN LINES AND LATERAL LINES ARE DRAWN DIAGRAMMATICALLY, PLACE IN PLANTER AREA.



DIGALERT — DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

MARK	BY	DATE	REVISIONS	APPR	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — No. 2776 — RENEWAL 5/22/2017 — DATE — STATE OF CALIFORNIA

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC. — 2983 VIA RANCHEROS WAY, FALLBROOK, CA 92028, PH: 760-842-4991

CALPAK Landscape Inc

BENCHMARK:
RIVERSIDE COUNTY BM NO. M L. 31-144 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMNER AVE. 94.1 FEET ELY AND 22.8 FEET SLY OF THE CENTERLINE INT. OF SUMNER AVE. AND ORANGE ST. TOP OF CURB 1½ FEET ELY OF THE S.E. ECR. A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M L. 31-1 RESET ELEV. 607.964 FT.
DATUM: NGVD 29

SCALE: AS SHOWN

FOR — W.O. — CITY FILE NO. 12-0750

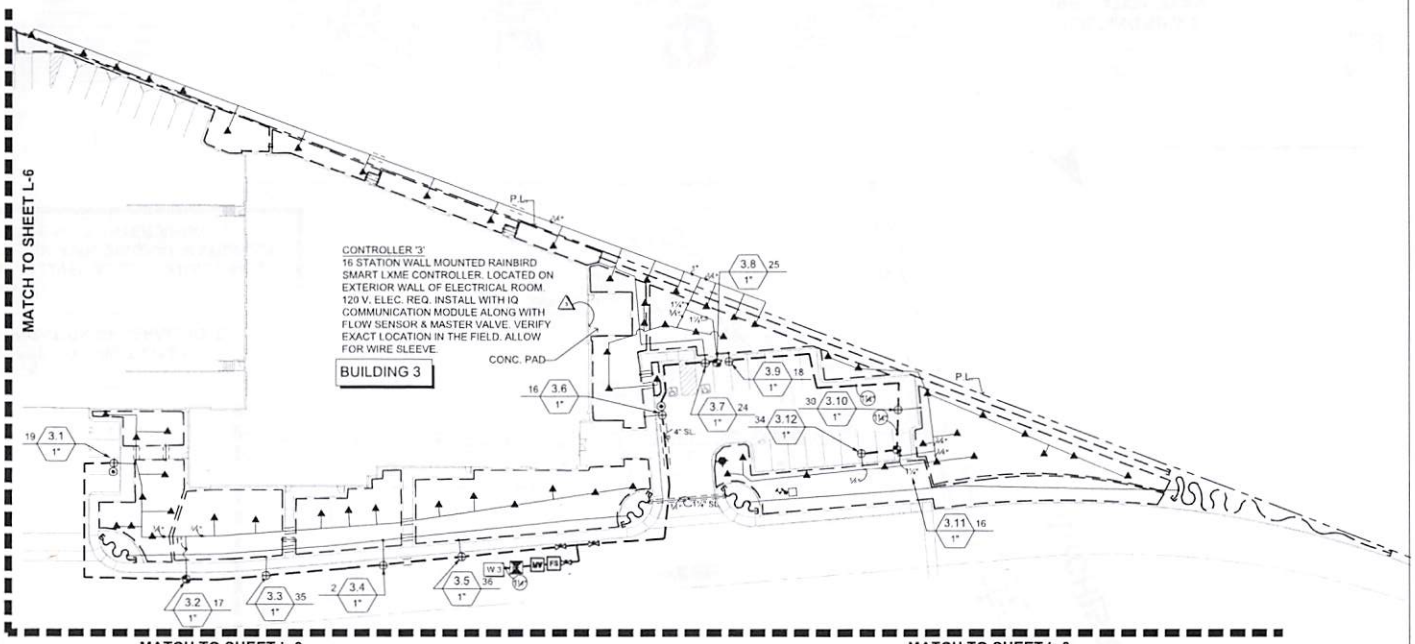
CITY OF EASTVALE
THE CAMPUS
BUILDING 2
IRRIGATION PLAN

SHEET NO. **L-6** OF 30 SHEETS

PUBLIC WORKS — DATE SIGNED — ACCEPTED AS TO COMPLIANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

IRRIGATION LEGEND (FUTURE RECYCLED WATER)

SYMBOL	DESCRIPTION	DETAIL REF.
— —	LATERAL LINE SCH 40 PVC PIPE (PURPLE COLOR)	
═══	LASCO SCH 40 PVC SLEEVE PRIOR TO PAVING. SLEEVE TO BE TWICE THE SIZE OF LATERAL LINE. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
═══	LATERAL LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
▬ ▬	NEW PRESSURE SUPPLY LINE 2" AND LARGER USE CLASS 315 PVC 1 ½" AND SMALLER USE SCHEDULE 40. (PURPLE COLOR) NOTE: DRAWING IS ARE DIAGRAMMATIC, INSTALL MAINLINE IN PLANTING AREA.	
▬▬	PRESSURE SUPPLY LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. SLEEVE TO BE TWICE THE SIZE OF THE MAINLINE PIPE. PER PLAN. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
	REMOTE CONTROL VALVE BY RAINBIRD 2 PES-B. LOCATE IN VALVE BOX. REFER TO DETAIL 'A' SHEET L-28. (PURPLE VALVE BOX & LID)	A/L-28
⊕	DRIP IRRIGATION VALVE IN VALVE BOX. RAINBIRD XCZ-PRB-100-COM 1 " X 2 @ 1" WITH 100 PESB FILTER AND 4" PR QUICK CHECK BASKET FILTER (1). REFER TO DETAIL 'E' SHEET L-28. (PURPLE VALVE BOX & LID)	E/L-28
⊙	QUICK COUPLER VALVE BY RAINBIRD 5NP-33. LOCATE IN LOCKING VALVE BOX. REFER TO DETAIL 'B' SHEET L-28. (PURPLE VALVE BOX)	B/L-28
BALL	BALL VALVE BY NIBCO (LINE SIZE)	
W.1	POINT OF CONNECTION AT NEW 1 1/2" METER REFER TO "IRRIGATION P.O.C. DIAGRAM" VERIFY EXACT LOCATION IN FIELD. NOTE: ALL IRRIGATION METERS SHALL BE CONNECTED TO RECYCLED WATER IN THE FUTURE.	
	FEBCO #825YA (1" SIZE) REDUCED PRESSURE BACK FLOW UNIT INSTALLED IN PROTECTIVE STEEL CAGE BY STRONG BOX SBBC-30-SS. REFER TO DETAIL 'I' SHEET L-28 (INSTALL IN PURPLE CAGE.)	I/L-28
MV	1" SIZE NORMALLY OPEN MASTER VALVE BY RAINBIRD 150-PESB. NOTE: CONTRACTOR SHALL INSTALL REQUIRED RELAY FROM CONTROLLER. REFER TO INSTALLATION DETAIL 'C' ON SHEET L-13. (LOCATE IN PURPLE VALVE BOX.)	C/L-13
FS	RAINBIRD FLOW SENSORS PRIMARY P.O.C.: FS150P 1 ½" PVC INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO INSTALLATION DETAIL 'C' ON SHEET L-13. (INSTALL IN PURPLE VALVE BOX.)	C/L-13
⚠	CONTROLLER WALL MOUNTED RAINBIRD SMART LXME CONTROLLER. LOCATED ON EXTERIOR WALL OF ELECTRICAL ROOM. 120 V. ELEC. REQ. INSTALL WITH IQ COMMUNICATION MODULE ALONG WITH FLOW SENSOR & MASTER VALVE. REFER TO DETAIL 'F' SHEET L-28	F/L-28
	REPRESENTS SUB-SURFACE DRIP IRRIGATION ZONE BY: RAINBIRD XFS-09-18-500 DRIPLINE 18"/H, 12" ROW SPACING. REFER TO GENERAL INSTALLATION DIAGRAM SHEET L-28. (WITH PURPLE STRIPE TUBING.)	G/L-28
	POLYETHYLENE BLANK TUBING RAINBIRD XT-700 WITH XB 10-PC EMITTERS (1 GPH) INSTALL PER MANUF. SPECIFICATIONS REFER. TO DETAIL 'M' SHEET L-28. INSTALL (2) EMITTERS PER EACH SHRUB (1, 5, & 15 GAL SIZES). (PURPLE STRIPE TUBING)	M/L-28



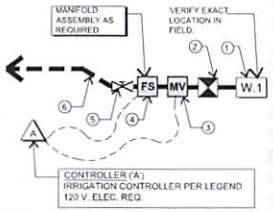
BUILDING NUMBER — STA.# AT CONTROLLER — SYSTEM FLOW — VALVE SIZE

IRRIGATION HEADS

SYMBOL	MANUF.	TYPE	MODEL	GPM	RAD.	PSI	REMARKS	DETAIL
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3000-180°	1.58	27'	30	12" POP-UP	N/L-28
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3500 90°	1.12	34'	30	12" POP-UP	N/L-28
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3500-180°	2.24	34'	30	12" POP-UP	N/L-28
▲	RAINBIRD	TREE BUBBLER	5QB NOTE: INSTALL (2) BUBBLERS ALONG EACH SIDE OF TREE ROOT BALL	5		30	FIX RISER	H/L-28
▲	RAINBIRD	PALM BUBBLER	1404 PRESSURE COMPENSATING BUBBLER NOTE: INSTALL (2) BUBBLERS ALONG EACH SIDE OF PALM ROOT BALL WITHIN PERFORATED PVC PIPE.	5		30	FIX RISER	H/L-28

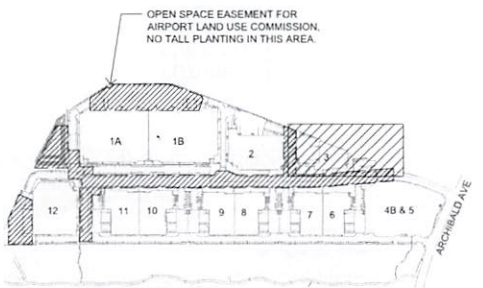
INSTALL WITH PURPLE CAPS ALL HEADS.

- REFER TO SHEET L-13 FOR IRRIGATION NOTES & PRESSURE LOSS CALCS.
- NOTE: ALL IRRIGATION COMPONENTS SHALL BE INSTALLED WITH "PURPLE" COLOR FOR FUTURE RECYCLED WATER. INSTALL PER CITY OF EASTVALE'S RECYCLED WATER DESIGN GUIDELINES.



KEY NOTES:
1. NEW 1 1/2" WATER METER REFER TO CIVIL PLANS.
2. BACKFLOW UNIT PER LEGEND
3. MASTER VALVE PER LEGEND.
4. RAINBIRD FLOW SENSOR
5. BALL VALVE PER LEGEND
6. IRRIGATION MAIN LINE PER PLAN

IRRIGATION POINT OF CONNECTION DIAGRAM
N.T.S.



SHEET INDEX
N.T.S.

NOTE:
REFER TO SHEET L-13 FOR IRRIGATION GENERAL NOTES

NOTE:
MAIN LINES AND LATERAL LINES ARE DRAWN DIAGRAMMATICALLY, PLACE IN PLANTER AREA.

NORTH

SCALE: 1" = 30'-0"

DIGALERT — DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — No. 2776 — SIGNATURE — 5/22/2017 — DATE — STATE OF CALIFORNIA

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC — 2883 VIA RANCHEROS WAY FALLBROOK, CA 92028 PH. 760-842-6981

CALPAK Landscape Inc

BENCHMARK: RIVERSIDE COUNTY BM NO. M-L, 31-1-44 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMNER AVE. 84.3 FEET ELY AND 22.8 FEET ELY OF THE CENTERLINE INT. OF SUMNER AVE. AND ORANGE ST. TOP OF CURB 10 FEET ELY OF THE S.E. ECR. A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M L 31-1 RESET" ELEV. 607.964 FT. DATUM: NGVD 29

CITY OF EASTVALE
THE CAMPUS
BUILDING 3
IRRIGATION PLAN

SCALE: AS SHOWN

FOR:

R.O.

CITY FILE NO. 12-2750

SHEET NO. **L-7** OF 30 SHEETS

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

PUBLIC WORKS — DATE SIGNED

IRRIGATION LEGEND (FUTURE RECYCLED WATER)

SYMBOL	DESCRIPTION	DETAIL REF.
— —	LATERAL LINE SCH 40 PVC PIPE (PURPLE COLOR)	
═══	LASCO SCH 40 PVC SLEEVE PRIOR TO PAVING SLEEVE TO BE TWICE THE SIZE OF LATERAL LINE. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
═══	LATERAL LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
— —	NEW PRESSURE SUPPLY LINE 2" AND LARGER USE CLASS 315 PVC 1 ½" AND SMALLER USE SCHEDULE 40. (PURPLE COLOR) NOTE: DRAWINGS ARE DIAGRAMMATIC. INSTALL MAINLINE IN PLANTING AREA.	
═══	PRESSURE SUPPLY LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. SLEEVE TO BE TWICE THE SIZE OF THE MAINLINE PIPE. PER PLAN. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
	REMOTE CONTROL VALVE BY RAINBIRD 2" PES-B. LOCATE IN VALVE BOX. REFER TO DETAIL 'A' SHEET L-28. (PURPLE VALVE BOX & LID)	A/L-28
	DRIP IRRIGATION VALVE IN VALVE BOX. RAINBIRD XCZ-PRB-100 COM 1 " X 2 @ 1" WITH 100 PRSB FILTER AND 1" PR QUICK CHECK BASKET FILTER (1). REFER TO DETAIL 'E' SHEET L-28. (PURPLE VALVE BOX & LID)	E/L-28
	QUICK COUPLER VALVE BY RAINBIRD 5NP-33. LOCATE IN LOCKING VALVE BOX. REFER TO DETAIL 'B' SHEET L-28. (PURPLE VALVE BOX)	B/L-28
	BALL VALVE BY NIBCO (LINE SIZE)	
W.1	POINT OF CONNECTION AT NEW 1 1/2" METER. (REFER TO 'IRRIGATION P.O.C. DIAGRAM'. VERIFY EXACT LOCATION IN FIELD. NOTE: ALL IRRIGATION METERS SHALL BE CONNECTED TO RECYCLED WATER IN THE FUTURE.	
	FEBCO #825YA (1" SIZE) REDUCED PRESSURE BACK FLOW UNIT INSTALLED IN ORGITECTIVE STEEL CAGE BY STRONG BOX SBBC-30-SS. REFER TO DETAIL 'I' SHEET L-28. (INSTALL IN PURPLE CAGE)	I/L-28
MV	1" SIZE NORMALLY OPEN MASTER VALVE BY RAINBIRD 150-PESB. NOTE: CONTRACTOR SHALL INSTALL REQUIRED RELAY FROM CONTROLLER. REFER TO INSTALLATION DETAIL 'C' ON SHEET L-13. (LOCATE IN PURPLE VALVE BOX.)	C/L-13
FS	RAINBIRD FLOW SENSORS PRIMARY P.O.C.: FS150P 1 ½" PVC INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO INSTALLATION DETAIL 'C' ON SHEET L-11. (INSTALL IN PURPLE VALVE BOX.)	C/L-13
⚠	CONTROLLER WALL MOUNTED RAINBIRD SMART LXME CONTROLLER. LOCATED ON EXTERIOR WALL OF ELECTRICAL ROOM. 120 V. ELEC. REQ. INSTALL WITH IQ COMMUNICATION MODULE ALONG WITH FLOW SENSOR & MASTER VALVE. REFER TO DETAIL 'F' SHEET L-28	F/L-28
	REPRESENTS SUB-SURFACE DRIP IRRIGATION ZONE BY: RAINBIRD XFS-09-18-500 DRIPLINE WITH 12" ROW SPACING. REFER TO GENERAL INSTALLATION DIAGRAM SHEET L-28. (WITH PURPLE STRIPE TUBING.)	G/L-28
	POLYETHYLENE BLANK TUBING RAINBIRD XT-700 WITH XB 10-PC EMITTERS (1 GPH) INSTALL PER MANUF. SPECIFICATIONS REFER. TO DETAIL 'M' SHEET L-28. INSTALL (2) EMITTERS PER EACH SHRUB (1, 5, & 15 GAL SIZES). (PURPLE STRIPE TUBING)	M/L-28

BUILDING NUMBER — STA.# AT CONTROLLER — SYSTEM FLOW — VALVE SIZE

MATCH TO SHEET L-7

MATCH TO SHEET L-9

MANIFOLD ASSEMBLY AS REQUIRED

VERIFY EXACT LOCATION IN FIELD

CONTROLLER ('A') IRRIGATION CONTROLLER PER LEGEND. 120 V. ELEC. REQ.

IRRIGATION POINT OF CONNECTION DIAGRAM
N.T.S.

KEY NOTES:
1. NEW 1 1/2" WATER METER. REFER TO CIVIL PLANS
2. BACKFLOW UNIT PER LEGEND
3. MASTER VALVE PER LEGEND.
4. RAINBIRD FLOW SENSOR
5. BALL VALVE PER LEGEND
6. IRRIGATION MAIN LINE PER PLAN

FUTURE BUILDING 4B & 5

TYPICAL STREET FRONTAGE IRRIGATION SYSTEMS

ARCHIBALD AVE

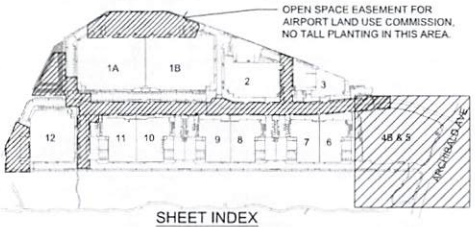
END OF IRRIGATION SYSTEM

NON-IRRIGATED AREA

NOTE: ADJUST FINAL DRIP SYSTEM TO REFLECT EDGE VERIFY IN FIELD.

NOTE:
REFER TO SHEET L-13 FOR IRRIGATION GENERAL NOTES

NOTE:
MAIN LINES AND LATERAL LINES ARE DRAWN DIAGRAMMATICALLY, PLACE IN PLANTER AREA.



SHEET INDEX
N.T.S.

NORTH

SCALE: 1" = 30'-0"

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MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — No. 2776 — EXPIRATION DATE 5/22/2017 — STATE OF CALIFORNIA

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC. — 2973 VIA RANCHEROS WAY, FALLBROOK, CA 92028 — PH: 760-842-8781

CALPAK Landscape Inc

BENCHMARK: RIVERSIDE COUNTY BM NO. M.L. 31-1-64 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMNER AVE., 84.0 FEET ELY AND 22.0 FEET SLY OF THE CENTERLINE INT. OF SUMNER AVE. AND ORANGE ST. TOP OF CURB 13 FEET ELY OF THE S.E. ECR. A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M L 31-1 RESET" ELEV. 657.994 FT. DATUM: NGVD 29

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
BUILDING 4B & 5 IRRIGATION PLAN

SHEET NO. **L-8** OF 30 SHEETS

FOR — BID — CITY FILE NO. 12-0750

DATE SIGNED

PUBLIC WORKS

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

IRRIGATION LEGEND (FUTURE RECYCLED WATER)

SYMBOL	DESCRIPTION	DETAIL REF.
— —	LATERAL LINE SCH 40 PVC PIPE (PURPLE COLOR)	
═══	LASCO SCH 40 PVC SLEEVE PRIOR TO PAVING SLEEVE TO BE TWICE THE SIZE OF LATERAL LINE. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
═══	LATERAL LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
— —	NEW PRESSURE SUPPLY LINE 2" AND LARGER USE CLASS 315 PVC 1 ½" AND SMALLER USE SCHEDULE 40. (PURPLE COLOR) NOTE: DRAWINGS ARE DIAGRAMMATIC. INSTALL MAINLINE IN PLANTING AREA.	
═══	PRESSURE SUPPLY LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. SLEEVE TO BE TWICE THE SIZE OF THE MAINLINE PIPE PER PLAN. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
	REMOTE CONTROL VALVE BY RAINBIRD # PES-B. LOCATE IN VALVE BOX. REFER TO DETAIL 'A' SHEET L-28. (PURPLE VALVE BOX & LID)	A/L-28
	DRIP IRRIGATION VALVE IN VALVE BOX. RAINBIRD XCZ-PRB-100-COM 1 " X 2 @ 1" WITH 100 PESB FILTER AND 1" PR QUICK-CHECK BASKET FILTER (1). REFER TO DETAIL 'E' SHEET L-28. (PURPLE VALVE BOX & LID)	E/L-28
	QUICK COUPLER VALVE BY RAINBIRD #NP-33. LOCATE IN LOCKING VALVE BOX. REFER TO DETAIL 'B' SHEET L-28. (PURPLE VALVE BOX)	B/L-28
	BALL VALVE BY NIBCO (LINE SIZE)	
W.1	POINT OF CONNECTION AT NEW 1 1/2" METER REFER TO "IRRIGATION P.O.C. DIAGRAM" VERIFY EXACT LOCATION IN FIELD. NOTE: ALL IRRIGATION METERS SHALL BE CONNECTED TO RECYCLED WATER IN THE FUTURE.	
	FEBCO #825YA (1" SIZE) REDUCED PRESSURE BACK FLOW UNIT INSTALLED IN PROTECTIVE STEEL CAGE BY STRONG BOX SBBC-30-SS. REFER TO DETAIL 'I' SHEET L-28. (INSTALL IN PURPLE CAGE.)	I/L-28
MV	1" SIZE NORMALLY OPEN MASTER VALVE BY RAINBIRD 150-PESB. NOTE: CONTRACTOR SHALL INSTALL REQUIRED RELAY FROM CONTROLLER. REFER TO INSTALLATION DETAIL 'C' ON SHEET L-13. ((LOCATE IN PURPLE VALVE BOX.))	C/L-13
FS	RAINBIRD FLOW SENSORS PRIMARY P.O.C.: FS150P-1" PVC INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO INSTALLATION DETAIL 'C' ON SHEET L-11. (INSTALL IN PURPLE VALVE BOX.)	C/L-13
△	CONTROLLER WALL MOUNTED RAINBIRD SMART LXME CONTROLLER. LOCATED ON EXTERIOR WALL OF ELECTRICAL ROOM. 120 V. ELEC. REQ. INSTALL WITH IQ COMMUNICATION MODULE ALONG WITH FLOW SENSOR & MASTER VALVE. REFER TO DETAIL 'F' SHEET L-28	F/L-28
	REPRESENTS SUB-SURFACE DRIP IRRIGATION ZONE BY RAINBIRD XFS-09-18-500 DRIPLINE WITH 12" ROW SPACING. REFER TO GENERAL INSTALLATION DIAGRAM SHEET L-28. (WITH PURPLE STRIPE TUBING.)	G/L-28
	POLYETHYLENE BLANK TUBING RAINBIRD XT-700 WITH XB 10-PC EMITTERS (1 GPH) INSTALL PER MANUF. SPECIFICATIONS REFER TO DETAIL 'M' SHEET L-28. INSTALL (2) EMITTERS PER EACH SHRUB (1, 5, & 15 GAL SIZES). (PURPLE STRIPE TUBING)	M/L-28

BUILDING NUMBER — STA.# AT CONTROLLER — SYSTEM FLOW — VALVE SIZE

IRRIGATION HEADS

SYMBOL	MANUF.	TYPE	MODEL	GPM	RAD.	PSI	REMARKS	DETAIL
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3000-180°	1.58	27'	30	12" POP-UP	N/L-28
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3500-90°	1.12	34'	30	12" POP-UP	N/L-28
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3500-180°	2.24	34'	30	12" POP-UP	N/L-28
▲	RAINBIRD	TREE BUBBLER	5QB NOTE: INSTALL (2) BUBBLERS ALONG EACH SIDE OF TREE ROOT BALL	.5		30	FIX RISER	H/L-28
▲	RAINBIRD	PALM BUBBLER	1404 PRESSURE COMPENSATING BUBBLER NOTE: INSTALL (2) BUBBLERS ALONG EACH SIDE OF PALM ROOT BALL WITHIN PERFORATED PVC PIPE.	.5		30	FIX RISER	H/L-28

INSTALL WITH PURPLE CAPS ALL HEADS.

NOTE:
MAIN LINES AND LATERAL LINES ARE DRAWN DIAGRAMMATICALLY, PLACE IN PLANTER AREA.

NOTE:
REFER TO SHEET L-13 FOR IRRIGATION GENERAL NOTES

- **REFER TO SHEET L-13 FOR IRRIGATION NOTES & PRESSURE LOSS CALCS.**
- **NOTE: ALL IRRIGATION COMPONENTS SHALL BE INSTALLED WITH "PURPLE" COLOR FOR FUTURE RECYCLED WATER. INSTALL PER CITY OF EASTVALE'S RECYCLED WATER DESIGN GUIDELINES.**

OPEN SPACE EASEMENT FOR AIRPORT LAND USE COMMISSION. NO TALL PLANTING IN THIS AREA.

NORTH

SCALE: 1" = 30'-0"

0' 30' 60' 90' 120'

MATCH TO SHEET L-7

MATCH TO SHEET L-10

MATCH TO SHEET L-8

CONTROLLER '7'
16 STATION WALL MOUNTED RAINBIRD SMART LXME CONTROLLER. LOCATED ON EXTERIOR WALL OF ELECTRICAL ROOM. 120 V. ELEC. REQ. INSTALL WITH IQ COMMUNICATION MODULE ALONG WITH FLOW SENSOR & MASTER VALVE. VERIFY EXACT LOCATION IN THE FIELD. ALLOW FOR WIRE SLEEVE.

CONTROLLER '6'
16 STATION WALL MOUNTED RAINBIRD SMART LXME CONTROLLER. LOCATED ON EXTERIOR WALL OF ELECTRICAL ROOM. 120 V. ELEC. REQ. INSTALL WITH IQ COMMUNICATION MODULE ALONG WITH FLOW SENSOR & MASTER VALVE. VERIFY EXACT LOCATION IN THE FIELD. ALLOW FOR WIRE SLEEVE.

BUILDING 7

BUILDING 6

LIMIT OF WORK AT P.L.

CONC. PAD

END OF IRRIGATION SYSTEM

NON-IRRIGATED AREA

MANIFOLD ASSEMBLY AS REQUIRED

VERIFY EXACT LOCATION IN FIELD.

CONTROLLER ('A')
IRRIGATION CONTROLLER PER LEGEND.
120 V. ELEC. REQ.

KEY NOTES:

1. NEW 1 1/2" WATER METER. REFER TO CIVIL PLANS.
2. BACKFLOW UNIT PER LEGEND
3. MASTER VALVE PER LEGEND.
4. RAINBIRD FLOW SENSOR
5. BALL VALVE PER LEGEND
6. IRRIGATION MAIN LINE PER PLAN

P.L.

SHEET INDEX
N.T.S.

IRRIGATION POINT OF CONNECTION DIAGRAM
N.T.S.

DIG ALERT — DIAL BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGN NO THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — NO. 2776 — EXP. 11-30-17 — 6/23/2017 — DATE — STATE OF CALIFORNIA

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC — 2383 VIA RANCHEROS WAY — FALLBROOK, CA 92028 — PH: 760-842-8781

CALPAK Landscape Inc

BENCHMARK:
RIVERSIDE COUNTY BM NO M L 31-144 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST AND SUMNER AVE, 94.3 FEET ELY AND 22.8 FEET ELY OF THE CENTERLINE INT OF SUMNER AVE AND ORANGE ST. TOP OF CURB 10 FEET ELY OF THE S.E. SCR. A 2" ALUMINUM DISK @ TOP OF CURB STAMPED "ML 31-1 RESET" ELEV. 657.064 FT. DATUM: NGVD 29.

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
BUILDING 6 & 7 IRRIGATION PLAN

FOR:

W.O.

CITY FILE NO. 12-1759

SHEET NO. **L-9** OF 30 SHEETS

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

DATE SIGNED

PUBLIC WORKS

IRRIGATION LEGEND (FUTURE RECYCLED WATER)

SYMBOL	DESCRIPTION	DETAIL REF
— —	LATERAL LINE SCH 40 PVC PIPE (PURPLE COLOR)	
═══	LASCO SCH 40 PVC SLEEVE PRIOR TO PAVING. SLEEVE TO BE TWICE THE SIZE OF THE LATERAL LINE. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
═══	LATERAL LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
— —	NEW PRESSURE SUPPLY LINE 2" AND LARGER USE CLASS 315 PVC 1½" AND SMALLER USE SCHEDULE 40. (PURPLE COLOR) NOTE: DRAWINGS ARE DIAGRAMMATIC. INSTALL MAINLINE IN PLANTING AREA.	
═══	PRESSURE SUPPLY LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. SLEEVE TO BE TWICE THE SIZE OF THE MAINLINE PIPE. PER PLAN. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
	REMOTE CONTROL VALVE BY RAINBIRD # PES-B. LOCATE IN VALVE BOX. REFER TO DETAIL 'A' SHEET L-28. (PURPLE VALVE BOX & LID)	A/L-28
	DRIP IRRIGATION VALVE IN VALVE BOX. RAINBIRD XCZ-PRB-100 GOM 1 " X 2 @ 1" WITH 100 PESB FILTER AND 4" PR QUICK-CHECK BASKET FILTER (1) . REFER TO DETAIL 'E' SHEET L-28. (PURPLE VALVE BOX & LID)	E/L-28
	QUICK COUPLER VALVE BY RAINBIRD 5NP-33. LOCATE IN LOCKING VALVE BOX. REFER TO DETAIL 'B' SHEET L-28. (PURPLE VALVE BOX)	B/L-28
	BALL VALVE BY NIBCO (LINE SIZE)	
W.1	POINT OF CONNECTION AT NEW 1 1/2" METER. REFER TO 'IRRIGATION P.O.C. DIAGRAM'. VERIFY EXACT LOCATION IN FIELD. NOTE: ALL IRRIGATION METERS SHALL BE CONNECTED TO RECYCLED WATER IN THE FUTURE.	
	FEBCO #825YA (1" SIZE) REDUCED PRESSURE BACK FLOW UNIT INSTALLED IN PROTECTIVE STEEL CAGE BY STRONG BOX SBBC-30-SS. REFER TO DETAIL 'I' SHEET L-28. (INSTALL IN PURPLE CAGE)	I/L-28
MV	1" SIZE NORMALLY OPEN MASTER VALVE BY RAINBIRD 150-PESB. NOTE: CONTRACTOR SHALL INSTALL REQUIRED RELAY FROM CONTROLLER. REFER TO INSTALLATION DETAIL 'C' ON SHEET L-13. (LOCATE IN PURPLE VALVE BOX.)	C/L-13
FS	RAINBIRD FLOW SENSORS PRIMARY P.O.C.: FS150P 1½" PVC. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO INSTALLATION DETAIL 'C' ON SHEET L-13. (INSTALL IN PURPLE VALVE BOX.)	C/L-13
⚠	CONTROLLER. WALL MOUNTED RAINBIRD SMART LXME CONTROLLER. LOCATED ON EXTERIOR WALL OF ELECTRICAL ROOM. 120 V. ELEC. REQ. INSTALL WITH IQ COMMUNICATION MODULE ALONG WITH FLOW SENSOR & MASTER VALVE. REFER TO DETAIL 'F' SHEET L-28	F/L-28
	REPRESENTS SUB-SURFACE DRIP IRRIGATION ZONE BY RAINBIRD XFS-09-18-500 DRIPLINE WITH 12" ROW SPACING. REFER TO GENERAL INSTALLATION DIAGRAM SHEET L-28. (WITH PURPLE STRIPE TUBING.)	G/L-28
	POLYETHYLENE BLANK TUBING RAINBIRD XT-700 WITH XB 10-PC EMITTERS (1 GPH) INSTALL PER MANUF. SPECIFICATIONS REFER. TO DETAIL 'M' SHEET L-28. INSTALL (2) EMITTERS PER EACH SHRUB (1, 5, & 15 GAL SIZES). (PURPLE STRIPE TUBING)	M/L-28

BUILDING NUMBER — STA.# AT CONTROLLER — SYSTEM FLOW — VALVE SIZE

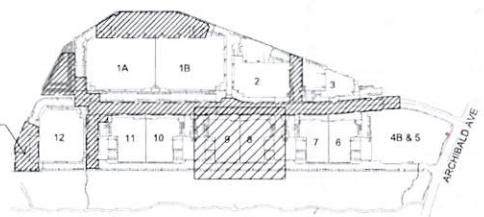
10.3 — 14 — 1"

IRRIGATION HEADS

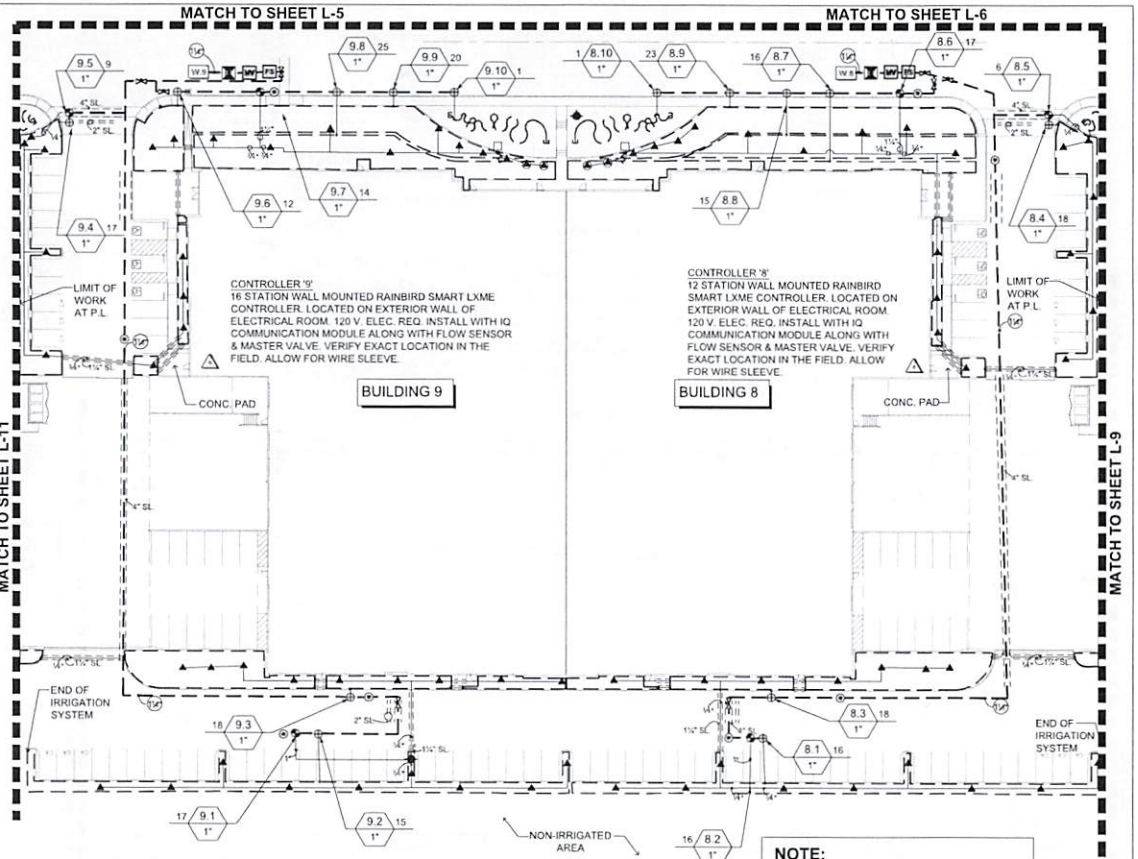
SYMBOL	MANUF.	TYPE	MODEL	GPM	RAD.	PSI	REMARKS	DETAIL
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3000-180°	1.58	27'	30	12" POP-UP	N/L-28
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3500-90°	1.12	34'	30	12" POP-UP	N/L-28
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3500-180°	2.24	34'	30	12" POP-UP	N/L-28
▲	RAINBIRD	TREE BUBBLER	5QB	5		30	FIX RISER	H/L-28
			NOTE: INSTALL (2) BUBBLERS ALONG EACH SIDE OF TREE ROOT BALL					
	RAINBIRD	PALM BUBBLER	1404 PRESSURE COMPENSATING BUBBLER	5		30	FIX RISER	H/L-28
			NOTE: INSTALL (2) BUBBLERS ALONG EACH SIDE OF PALM ROOT BALL WITHIN PERFORATED PVC PIPE.					

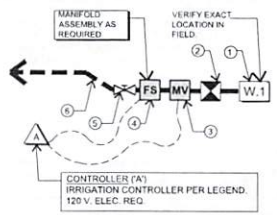
INSTALL WITH PURPLE CAPS. ALL HEADS.

- **REFER TO SHEET L-13 FOR IRRIGATION NOTES & PRESSURE LOSS CALCS.**
- **NOTE: ALL IRRIGATION COMPONENTS SHALL BE INSTALLED WITH "PURPLE" COLOR FOR FUTURE RECYCLED WATER. INSTALL PER CITY OF EASTVALE'S RECYCLED WATER DESIGN GUIDELINES.**



SHEET INDEX





IRRIGATION POINT OF CONNECTION DIAGRAM
N.T.S.

KEY NOTES:

1. NEW 1 1/2" WATER METER. REFER TO CIVIL PLANS.
2. BACKFLOW UNIT PER LEGEND
3. MASTER VALVE PER LEGEND.
4. RAINBIRD FLOW SENSOR
5. BALL VALVE PER LEGEND
6. IRRIGATION MAIN LINE PER PLAN

NOTE:
REFER TO SHEET L-13 FOR IRRIGATION GENERAL NOTES

NOTE:
MAIN LINES AND LATERAL LINES ARE DRAWN DIAGRAMMATICALLY, PLACE IN PLANTER AREA.

NORTH

SCALE: 1" = 30'-0"

0' 30' 60' 90' 120'

N.T.S.

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MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — No. 2776 — EXPIRATION DATE 6/22/2017 — STATE OF CALIFORNIA

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC. 2383 VIA RANCHEROS WAY FALLBROOK, CA 92028 PH: 760-842-4997

CALPAK Landscape Inc

BENCHMARK: RIVERSIDE COUNTY BM NO. M-L, 31-1-64 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST AND SUMNER AVE, 84.5 FEET ELY AND 22.8 FEET SLY OF THE CENTERLINE INT. OF SUMNER AVE AND ORANGE ST. TOP OF CURB 13 FEET ELY OF THE S.E. SCR. & T. ALUMINUM DISK @ TOP OF CURB STAMPED "M L 31-1 RESET" ELEV. 607.964 FT. DATUM: NGVD 29

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
BUILDING 8 & 9 IRRIGATION PLAN

SHEET NO. **L-10** OF 30 SHEETS

FOR: — R/O — CITY FILE NO. 12-0750

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES — PUBLIC WORKS — DATE SIGNED

IRRIGATION LEGEND (FUTURE RECYCLED WATER)

SYMBOL	DESCRIPTION	DETAIL REF
— —	LATERAL LINE SCH 40 PVC PIPE (PURPLE COLOR)	
═══	LASCO SCH 40 PVC SLEEVE PRIOR TO PAVING SLEEVE TO BE TWICE THE SIZE OF LATERAL LINE. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
═══	LATERAL LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
— —	NEW PRESSURE SUPPLY LINE 2" AND LARGER USE CLASS 315 PVC 1 ½" AND SMALLER USE SCHEDULE 40. (PURPLE COLOR) NOTE: DRAWINGS ARE DIAGRAMMATIC. INSTALL MAINLINE IN PLANTING AREA.	
═══	PRESSURE SUPPLY LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. SLEEVE TO BE TWICE THE SIZE OF THE MAINLINE PIPE. PER PLAN. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
	REMOTE CONTROL VALVE BY RAINBIRD PES-B. LOCATE IN VALVE BOX. REFER TO DETAIL 'A' SHEET L-28. (PURPLE VALVE BOX & LID)	A/L-28
	DRIP IRRIGATION VALVE IN VALVE BOX. RAINBIRD XCZ-PRB-100-COM 1 " X 2 @ 1" WITH 100 PESB FILTER AND 4" PR QUICK-CHECK BASKET FILTER (1). REFER TO DETAIL 'E' SHEET L-28. (PURPLE VALVE BOX & LID)	E/L-28
	QUICK COUPLER VALVE BY RAINBIRD 33DP-33. LOCATE IN LOCKING VALVE BOX. REFER TO DETAIL 'B' SHEET L-28. (PURPLE VALVE BOX)	B/L-28
	BALL VALVE BY NIBCO (LINE SIZE)	
W.1	POINT OF CONNECTION AT NEW 1 1/2" METER REFER TO IRRIGATION P.O.C. DIAGRAM. VERIFY EXACT LOCATION IN FIELD. NOTE: ALL IRRIGATION METERS SHALL BE CONNECTED TO RECYCLED WATER IN THE FUTURE.	
	FEBCO #825YA (1" SIZE) REDUCED PRESSURE BACK FLOW UNIT INSTALLED IN PROTECTIVE STEEL CAGE BY STRONG BOX SBBC-30-SS. REFER TO DETAIL 'I' SHEET L-28. (INSTALL IN PURPLE CAGE)	I/L-28
MV	1" SIZE NORMALLY OPEN MASTER VALVE BY RAINBIRD 150-PESB. NOTE: CONTRACTOR SHALL INSTALL REQUIRED RELAY FROM CONTROLLER. REFER TO INSTALLATION DETAIL 'C' ON SHEET L-13. (LOCATE IN PURPLE VALVE BOX.)	C/L-13
FS	RAINBIRD FLOW SENSORS PRIMARY P.O.C.: FS150M-1 ½" PVC INSTALL PER MANUFACTURERS SPECIFICATIONS. REFER TO INSTALLATION DETAIL 'C' ON SHEET L-11. (INSTALL IN PURPLE VALVE BOX.)	C/L-13
	CONTROLLER WALL MOUNTED RAINBIRD SMART LXME CONTROLLER. LOCATED ON EXTERIOR WALL OF ELECTRICAL ROOM. 120 V. ELEC. REQ. INSTALL WITH IQ COMMUNICATION MODULE ALONG WITH FLOW SENSOR & MASTER VALVE. REFER TO DETAIL 'F' SHEET L-28.	F/L-28
	REPRESENTS SUB-SURFACE DRIP IRRIGATION ZONE BY RAINBIRD XFS-09-18-500 DRIPLINE WITH 12" ROW SPACING. REFER TO GENERAL INSTALLATION DIAGRAM SHEET L-28. (WITH PURPLE STRIPE TUBING.)	G/L-28
	POLYETHYLENE BLANK TUBING RAINBIRD XT-700 WITH XB 10-PC EMITTERS (1 GPH) INSTALL PER MANUF. SPECIFICATIONS REFER. TO DETAIL 'M' SHEET L-28. INSTALL (2) EMITTERS PER EACH SHRUB (1, 5, & 15 GAL SIZES) (PURPLE STRIPE TUBING)	M/L-28

BUILDING NUMBER — STA.# AT CONTROLLER — SYSTEM FLOW — VALVE SIZE

MATCH TO SHEET L-3

MATCH TO SHEET L-5

MATCH TO SHEET L-12

MATCH TO SHEET L-10

CONTROLLER '11'
12 STATION WALL MOUNTED RAINBIRD SMART LXME CONTROLLER. LOCATED ON EXTERIOR WALL OF ELECTRICAL ROOM. 120 V. ELEC. REQ. INSTALL WITH IQ COMMUNICATION MODULE ALONG WITH FLOW SENSOR & MASTER VALVE. VERIFY EXACT LOCATION IN THE FIELD. ALLOW FOR WIRE SLEEVE.

CONTROLLER '10'
12 STATION WALL MOUNTED RAINBIRD SMART LXME CONTROLLER. LOCATED ON EXTERIOR WALL OF ELECTRICAL ROOM. 120 V. ELEC. REQ. INSTALL WITH IQ COMMUNICATION MODULE ALONG WITH FLOW SENSOR & MASTER VALVE. VERIFY EXACT LOCATION IN THE FIELD. ALLOW FOR WIRE SLEEVE.

BUILDING 11

BUILDING 10

CONC. PAD

LIMIT OF WORK AT P.L.

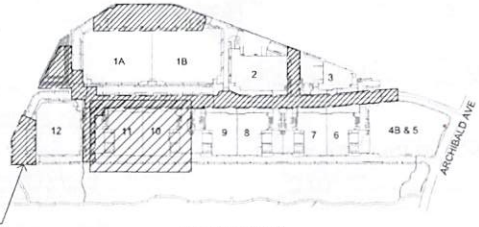
END OF IRRIGATION SYSTEM

NON-IRRIGATED AREA

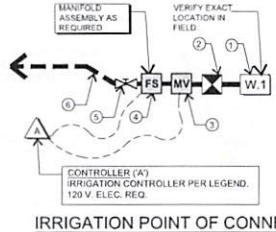
NOTE:
REFER TO SHEET L-13 FOR IRRIGATION GENERAL NOTES

NOTE:
MAIN LINES AND LATERAL LINES ARE DRAWN DIAGRAMMATICALLY, PLACE IN PLANTER AREA.

OPEN SPACE EASEMENT FOR AIRPORT LAND USE COMMISSION. NO TALL PLANTING IN THIS AREA.



SHEET INDEX
N.T.S.



KEY NOTES:
1. NEW 1 1/2" WATER METER. REFER TO CIVIL PLANS.
2. BACKFLOW UNIT PER LEGEND
3. MASTER VALVE PER LEGEND
4. RAINBIRD FLOW SENSOR
5. BALL VALVE PER LEGEND
6. IRRIGATION MAIN LINE PER PLAN

IRRIGATION POINT OF CONNECTION DIAGRAM
N.T.S.

NORTH

SCALE: 1" = 30'-0"

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MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — ENGINEER — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — No. 2776 — EXPIRATION DATE: 08-31-18 — 5/22/2017 — DATE — STATE OF CALIFORNIA

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC — 2983 VIA RANCHEROS WAY — FALLBROOK, CA 92028 — PH. 760-842-8910

CALPAK Landscape Inc

BENCHMARK:
RIVERSIDE COUNTY BM NO. M-L 31-1-64 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMMER AVE. 84.3 FEET ELY AND 22.8 FEET SLY OF THE CENTERLINE INT. OF SUMMER AVE AND ORANGE ST. TOP OF CURB 10 FEET ELY OF THE S.E. SCR. A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M-L 31-1 RESET" ELEV. 497.964 FT. DATUM: NGVD 29

SCALE: AS SHOWN

FOR:

W.O.

CITY FILE NO. 12-2758

CITY OF EASTVALE
THE CAMPUS
BUILDING 10 & 11
IRRIGATION PLAN

SHEET NO. **L-11** OF 30 SHEETS

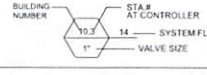
ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

PUBLIC WORKS

DATE SIGNED

IRRIGATION LEGEND (FUTURE RECYCLED WATER)

SYMBOL	DESCRIPTION	DETAIL REF.
— —	LATERAL LINE SCH 40 PVC PIPE (PURPLE COLOR)	
═══	LASCO SCH 40 PVC SLEEVE PRIOR TO PAVING. SLEEVE TO BE TWICE THE SIZE OF LATERAL LINE. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
═══	LATERAL LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
— —	NEW PRESSURE SUPPLY LINE 2" AND LARGER USE CLASS 315 PVC 1 ½" AND SMALLER USE SCHEDULE 40. (PURPLE COLOR) NOTE: DRAWINGS ARE DIAGRAMMATIC, INSTALL MAINLINE IN PLANTING AREA.	
— —	PRESSURE SUPPLY LINE INSTALLED IN SCH 40 PVC SLEEVE PRIOR TO PAVING. SLEEVE TO BE TWICE THE SIZE OF THE MAINLINE PIPE. PER PLAN. REFER TO DETAIL 'D' SHEET L-28 FOR ADDITIONAL NOTES. (PURPLE COLOR)	D/L-28
	REMOTE CONTROL VALVE BY RAINBIRD 2 PES-B. LOCATE IN VALVE BOX. REFER TO DETAIL 'A' SHEET L-28. (PURPLE VALVE BOX & LID)	A/L-28
	DRIP IRRIGATION VALVE IN VALVE BOX. RAINBIRD XCZ-PRB-100-COM 1 " X 2 @ 1" WITH 100 PESB FILTER AND 1" PR QUICK-CHECK BASKET FILTER (1). REFER TO DETAIL 'E' SHEET L-28. (PURPLE VALVE BOX & LID)	E/L-28
	QUICK COUPLER VALVE BY RAINBIRD 3NP-33. LOCATE IN LOCKING VALVE BOX. REFER TO DETAIL 'B' SHEET L-28. (PURPLE VALVE BOX)	B/L-28
	BALL VALVE BY NIBCO (LINE SIZE)	
W.1	POINT OF CONNECTION AT NEW 1 1/2" METER REFER TO "IRRIGATION P.O.C. DIAGRAM" VERIFY EXACT LOCATION IN FIELD. NOTE: ALL IRRIGATION METERS SHALL BE CONNECTED TO RECYCLED WATER IN THE FUTURE.	
	FEBCO #825YA (1") SIZE) REDUCED PRESSURE BACK FLOW UNIT INSTALLED IN PROTECTIVE STEEL CAGE BY STRONG BOX SBBC-30-SS. REFER TO DETAIL 'I' SHEET L-28. (INSTALL IN PURPLE CAGE)	I/L-28
MV	1" SIZE NORMALLY OPEN MASTER VALVE BY RAINBIRD 150-PESB. NOTE: CONTRACTOR SHALL INSTALL REQUIRED RELAY FROM CONTROLLER. REFER TO INSTALLATION DETAIL 'C' ON SHEET L-13. (LOCATE IN PURPLE VALVE BOX)	C/L-13
FS	RAINBIRD FLOW SENSORS PRIMARY P.O.C.: FS150P-1 1/2" PVC INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO INSTALLATION DETAIL 'C' ON SHEET L-13. (INSTALL IN PURPLE VALVE BOX.)	C/L-13
⚠	CONTROLLER WALL MOUNTED RAINBIRD SMART LXME CONTROLLER. LOCATED ON EXTERIOR WALL OF ELECTRICAL ROOM. 120 V. ELEC. REQ. INSTALL WITH IQ COMMUNICATION MODULE ALONG WITH FLOW SENSOR & MASTER VALVE. REFER TO DETAIL 'F' SHEET L-28	F/L-28
	REPRESENTS SUB-SURFACE DRIP IRRIGATION ZONE BY RAINBIRD XFS-09-18-500 DRIPLINE WITH 12" ROW SPACING. REFER TO GENERAL INSTALLATION DIAGRAM SHEET L-28. (WITH PURPLE STRIPE TUBING.)	G/L-28
	POLYETHYLENE BLANK TUBING RAINBIRD XT-700 WITH XB 10-PC EMITTERS (1 GPH) INSTALL PER MANUF. SPECIFICATIONS REFER TO DETAIL 'M' SHEET L-28. INSTALL (2) EMITTERS PER EACH SHRUB (1, 5, & 15 GAL SIZES). (PURPLE STRIPE TUBING)	M/L-28



NOTE:
REFER TO SHEET L-13 FOR IRRIGATION GENERAL NOTES

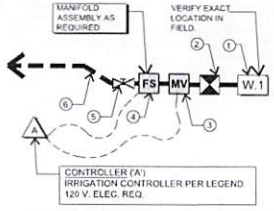
NOTE:
MAIN LINES AND LATERAL LINES ARE DRAWN DIAGRAMMATICALLY, PLACE IN PLANTER AREA.

IRRIGATION HEADS

SYMBOL	MANUF.	TYPE	MODEL	GPM	RAD.	PSI	REMARKS	DETAIL
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3000-180°	1.58	27'	30	12" POP-UP	N/L-28
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3500-90°	1.12	34'	30	12" POP-UP	N/L-28
	HUNTER	MP ROTOR	PROS-12-PRS40-CV-MP3500-180°	2.24	34'	30	12" POP-UP	N/L-28
▲	RAINBIRD	TREE BUBBLER	5QB	.5		30	FIX RISER	H/L-28
			NOTE: INSTALL (2) BUBBLERS ALONG EACH SIDE OF TREE ROOT BALL.					
▲	RAINBIRD	PALM BUBBLER	1404 PRESSURE COMPENSATING BUBBLER	.5		30	FIX RISER	H/L-28
			NOTE: INSTALL (2) BUBBLERS ALONG EACH SIDE OF PALM ROOT BALL WITHIN PERFORATED PVC PIPE.					

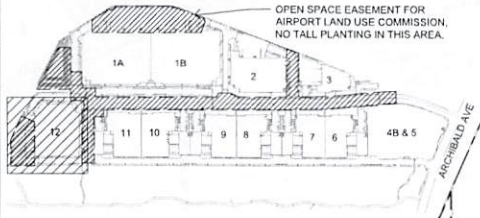
INSTALL WITH 4" POP-UP HEADS

- **REFER TO SHEET L-13 FOR IRRIGATION NOTES & PRESSURE LOSS CALCS.**
- **NOTE: ALL IRRIGATION COMPONENTS SHALL BE INSTALLED WITH "PURPLE" COLOR FOR FUTURE RECYCLED WATER. INSTALL PER CITY OF EASTVALE'S RECYCLED WATER DESIGN GUIDELINES.**

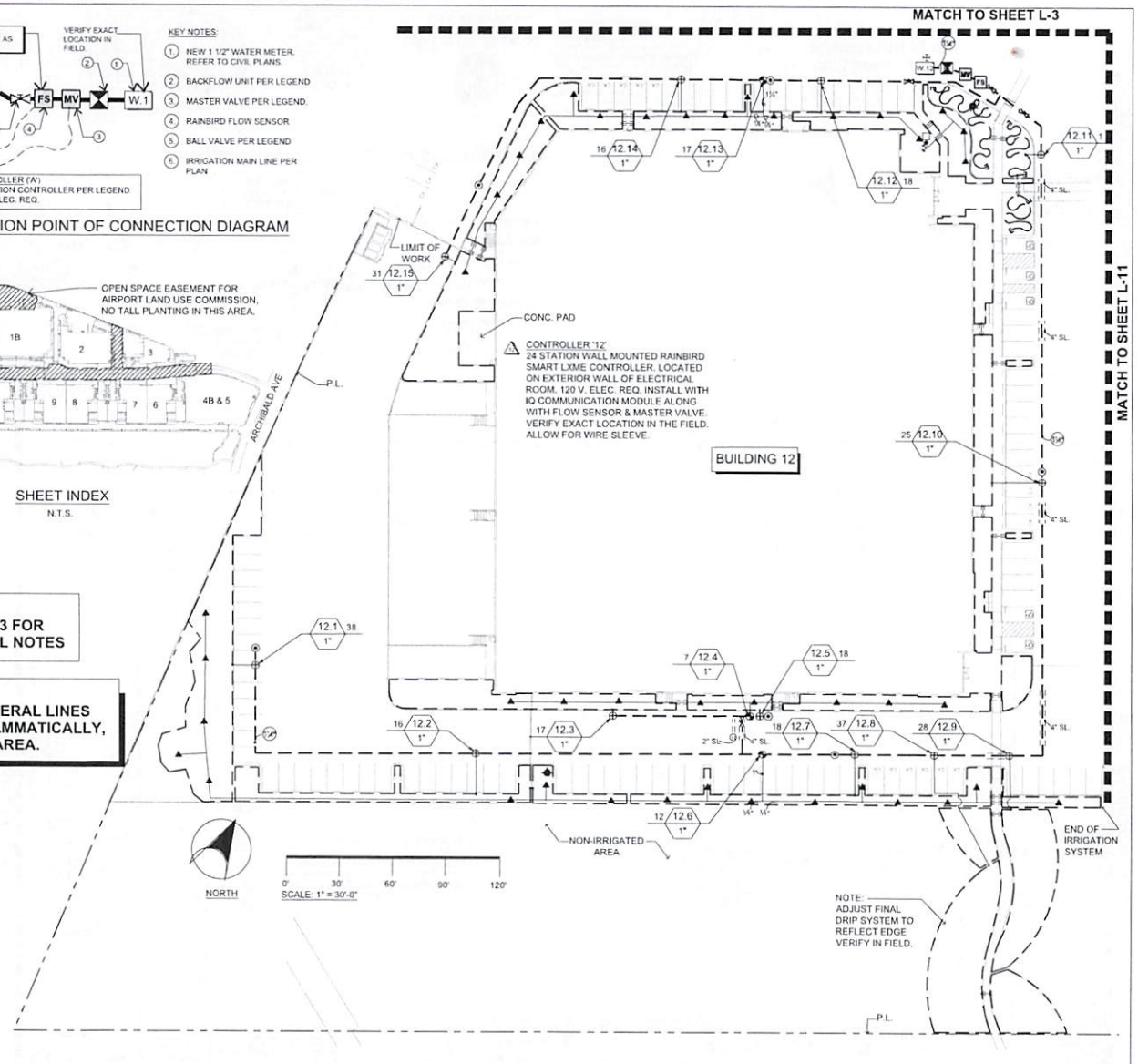


KEY NOTES:
1. NEW 1 1/2" WATER METER. REFER TO CIVIL PLANS.
2. BACKFLOW UNIT PER LEGEND
3. MASTER VALVE PER LEGEND.
4. RAINBIRD FLOW SENSOR
5. BALL VALVE PER LEGEND
6. IRRIGATION MAIN LINE PER PLAN

IRRIGATION POINT OF CONNECTION DIAGRAM
N.T.S.



SHEET INDEX
N.T.S.



DIGALERT — DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — No. 2576 — SIGNATURE — 6/22/2017 — DATE — EXP. 11-30-17 — STATE OF CALIFORNIA

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC. — 2953 VIA RANCHEROS WAY, FALLBROOK, CA 92028 — PH: 760-842-4093

CALPAK Landscape Inc

BENCHMARK
RIVERSIDE COUNTY BM NO. M L. 31-1-64 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMNER AVE. 84.2 FEET ELY AND 22.8 FEET SLY OF THE CENTERLINE INT. OF SUMNER AVE. AND ORANGE ST. TOP OF CURB 13 FEET ELY OF THE S.E. ECR. A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M L. 31-1 RESET" ELEV. 607.964 FT. DATUM: NGVD 29

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
BUILDING 12 IRRIGATION PLAN

FOR — P.O. — CITY FILE NO. 12-0706

SHEET NO. **L-12** OF 30 SHEETS

DATE SIGNED

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

PUBLIC WORKS

WATER CONSERVATION STATEMENT

1. THE IRRIGATION SYSTEM WAS DESIGNED UTILIZING "STATE OF THE ART" IRRIGATION EQUIPMENT SUCH AS MULTIPLE START TIMES FOR CONTROLLERS, ET BASED MASTER CONTROLLERS, "RAIN SHUT OFF" DEVICE @ CONTROLLERS, PRESSURE AND REGULATING VALVE & LOW FLOW IRRIGATION BUBBLER & ROTOR HEADS UTILIZING DRIP SYSTEMS WHERE APPROPRIATE.
2. THIS LANDSCAPE DESIGN GROUPS PLANTS WITH SIMILAR WATER NEEDS TOGETHER INTO DISTINCT HYDROZONES OF VERY LOW, LOW & MEDIUM WATER USE AREAS. MINIMUM HIGH WATER USE PLANT MATERIALS SUCH AS LAWN OR SEASONAL COLOR BEDS WILL BE USED IN THIS PROJECT. THE LOWER HYDROZONES WHICH ARE MADE UP OF DROUGHT TOLERANT PLANT SPECIES COMPRISES 85% OF THE TOTAL LANDSCAPE AREA. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO GROUP SIMILAR HYDROZONES WITHIN THE SAME IRRIGATION VALVE. IN ADDITION A MINIMUM OF 3" LAYER WOOD FIBER MULCH IS USED OVER THE ENTIRE SHRUB AREAS TO RETAIN SOIL MOISTURE.

WATER USE CALCULATIONS

PROJECT: THE CAMPUS
PROJECT LOCATION: EASTVALE, CA (RIVERSIDE COUNTY)
LANDSCAPE ARCHITECT: SCOTT PETERSON, A.S.L.A.
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = 12,289,506 GAL./YEAR
ESTIMATED APPLIED WATER USE (EWU) = 2,640,265 GAL./YEAR

NOTE:
WATER USE CALCULATIONS SHALL COMPLY WITH THE CITY OF EASTVALE IRRIGATION GUIDELINES AND CALIFORNIA ORDINANCE AB 1881.

AB 1881 WATER USE CALCULATIONS

- TOTAL LANDSCAPE SQUARE FOOTAGE : APPROX. 712,194 SQ.FT.
- APPROX. 15,211 SQ. FT. OF VERY LOW WATER USE — KC = .2 (D.G. DRIP)
- APPROX. 193,820 SQ. FT. OF LOW WATER USE — KC = .3 (DRIP/ BUBBLER)
- APPROX. 41,400 SQ. FT. OF LOW/ MODERATE WATER USE — KC = .35 (ROTORS)
- APPROX. 459,813 SQ. FT. OF NON-IRRAGATED LANDSCAPE
- ETO FOR THE EASTVALE AREA: 49.7 INCHES/YEAR

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = 12,289,506 GAL/YEAR
(49.7) X (.56) X (712,194) X (.62) = 12,344,739

ESTIMATED TOTAL WATER USE (EWU) = 2,640,265 GAL./YEAR — REFLECTS A 79% REDUCTION OF BASE LINE ALLOWANCE

HYDROZONE #1 LOW WATER USE (D.G. DRIP) = 15,211 SQ. FT.

(49.7) X (.2) X (15,211) X (.62) / .90 IRRIGATION EFFICIENCY = 104,158 GAL./YEAR

HYDROZONE #2 LOW WATER USE (DRIP & BUBBLER) = 195,770 SQ. FT.

(49.7) X (.3) X (195,770) X (.62) / .90 IRRIGATION EFFICIENCY = 1,990,790 GAL./YEAR

HYDROZONE #3 LOW/ MEDIUM WATER USE (ROTORS) = 41,400 SQ. FT.

(49.7) X (.35) X (41,400) X (.62) / .85 IRRIGATION EFFICIENCY = 525,288 GAL./YEAR

HYDROZONE #4 NO WATER USE (NON-IRRIGATED HYDROSEED MIX) = 459,813 SQ. FT.

TOTAL ESTIMATED WATER USE = 2,640,265 GAL./YEAR

PRESSURE LOSS CHART
CONTROLLER #1
VALVE & 7 APPROX. FLOW= 14 GPM

Lateral Line		2	PSI
Mainline	1.130 @ 2"	3	PSI
Fittings		2.5	PSI
Valve		3.1	PSI
Master Valve : Flow Sensor/ BFU		14	PSI
1 1/2" Water Meter		0.5	PSI
Elevation Change		2	PSI
Head Pressure Req.		20	PSI
Minimum Req. Pressure		47.1	PSI

STATIC PRESSURE = 65 PSI
RESIDUAL PRESSURE = 18 PSI

NOTE: CONTRACTOR SHALL VERIFY EXACT STATIC PRESSURE. NOTIFY LAND. ARCH. IF STATIC PRESSURE IS LESS THAN 65 PSI.

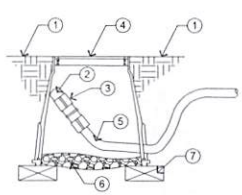
IRRIGATION NOTES

1. CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING ANY CONSTRUCTION.
2. THE DESIGN IS DIAGRAMMATIC ONLY. ALL PIPING, VALVES, BACK FLOW PREVENTOR, WIRING, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTER AREAS WHEREVER POSSIBLE.
3. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THESE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF FIXTURES, UTILITIES, SIGNS, POSTS, POLES, WALLS AND PAVING. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS (IF ANY) FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND UNDER PAVING, ETC.
5. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
6. ALL LATERAL, MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE OUTSIDE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING REFER TO PLAN.
7. ALL SLEEVES UNDER ROADWAYS SHALL BE SCHEDULE 40 (NEW). EXISTING SLEEVES SHALL REMAIN IN PLACE. IF EXTENSIONS ARE REQUIRED THE PIPE SHALL BE SCH. 40. LATERAL LINE SLEEVE UNDER PAVING SHALL BE SCHEDULE 40. ALL SLEEVES SHALL BE P.V.C. OR AS NOTED ON PLANS.
8. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZE MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
9. THE CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
10. ADV (ANTI-DRAIN VALVE) UNITS MAY NOT BE REQUIRED ON ALL HEADS. PRIOR TO INSTALLATION. THE CONTRACTOR SHALL VERIFY WITH THE ON SITE GRADES. IF THERE IS AN ELEVATION DIFFERENCE OF 24" OR MORE BETWEEN THE HIGHEST HEAD AND THE LOWEST HEAD ON A SYSTEM. THE ADV'S SHALL BE INSTALLED.
11. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
12. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE, ELIMINATING OVER-SPRAY ONTO WALKS, STREETS, WALLS, ETC.
13. THE IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC. CONTROL VALVES SHALL BE INSTALLED PER DETAILS.
14. ALL SLEEVES SHALL EXTEND BEYOND THE EDGE OF PAVING OR BACK OF CURB TO 3'.
15. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF STATIC WATER PRESSURE IS LESS THAN 65 PSI.
16. THE CONTRACTOR SHALL GUARANTEE ALL WORK & WORKMANSHIP FOR (1) FULL YEAR FROM ACCEPTANCE.
17. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE 100% COVERAGE.
18. ALL SUB-TERRAINEAN DRIP TUBING SHALL BE BURIED WITH MULCH (NOT VISIBLE). INSTALL ALL DRIP TUBING PER MANUFACTURER'S SPECIFICATIONS.
19. PER CITY OF EASTVALE CODE 14.24.090.20, DEDICATED LANDSCAPE WATER METERS OR SUBMETERS SHALL BE REQUIRED FOR ALL PROJECTS GREATER THAN 2,500 SF.

PLANTING NOTES

1. THE PLANTING PLAN IS DIAGRAMMATIC. PLANT LOCATIONS ARE APPROXIMATE PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. NOTIFY THE OWNER'S REPRESENTATIVE OF DISCREPANCIES PRIOR TO STARTING WORK.
2. PLANT QUANTITIES GIVEN IN THE LEGEND ARE APPROXIMATE AND FOR THE CONVENIENCE OF THE OWNER ONLY.
3. PRIOR TO PLANTING, CONSTRUCTION ADJACENT TO PLANTING AREAS SHALL BE COMPLETE AND IRRIGATION SYSTEMS INSTALLED AND OPERATIONAL.
4. PLANT MATERIAL IN OR NEAR PAVING AND WALLS MAY REQUIRE INSTALLATION PRIOR TO CONSTRUCTION. COORDINATE THIS WORK THROUGH THE GENERAL CONTRACTOR.
5. IN ADDITION TO THE SOILS AMENDMENTS AS PRESCRIBED PER THE SOILS TESTING, THE SOIL AMENDMENT "TRI-C HUMATE", SHALL BE TOP DRESSED / INCORPORATED INTO THE SOIL AT A RATE OF: 10 LBS./1,000 SF, AND "TRI-C HUMATE" SHALL BE INCORPORATED PER THE MANUFACTURES RECOMMENDATIONS. PRODUCTS ARE AVAILABLE FROM TRI-C ENTERPRISES OR APPROVED EQUAL.
6. TAKE SOIL SAMPLES AND SUBMIT WRITTEN REPORT TO THE LANDSCAPE ARCHITECT PRIOR TO THE START OF SOIL PREPARATION PER THE SPECIFICATIONS. PRIOR TO AMENDING, THE SURFACE SOIL IN AREAS TO BE LANDSCAPED SHOULD BE RIPPED OR TILLED TO A MINIMUM 9" DEPTH TO ALLEVIATE COMPACTION UNIFORMLY BROADCAST AND BLEND THE REQUIRED AMENDMENTS AS PER THE SOILS LAB TEST & REPORT. CONTRACTOR SHALL ALLOW FOR THE FOLLOWING (FOR BIDDING PURPOSES ONLY):
MATERIALS
NITROGEN FORTIFIED ORGANIC AMENDMENT 4 CU. YARDS PER 1000 SQ. FT.
COMPOST OR REDWOOD OR FIR SAWDUST
FERTILIZER — 8 LBS. AMMONIUM SULFATE; 8 LBS. POTASSIUM SULFATE

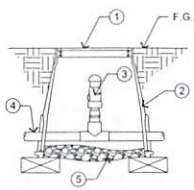
THE ABOVE SOIL PREPARATION SHALL BE INCLUDED WITHIN THE CONTRACTORS INITIAL BID. ADDED SOIL AMENDMENTS SHALL BE AS PRESCRIBED BY THE SOILS LAB TEST / REPORT, AND THAT THE ORGANIC AMENDMENT AND FERTILIZER ON THE PLAN ARE FOR BIDDING PURPOSES ONLY.
7. THREE WEEKS PRIOR TO DELIVERY TO SITE, SUBMIT PHOTOS OF NURSERY STOCK TREES TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
8. INSTALL TREES AT STALL LINES IN PLANTING AREAS WHERE TREES MAY INTERFERE WITH PARKED CARS.
9. KEEP SHRUBS AND TREES A MINIMUM OF 3'-0" (OR AS INDICATED ON PLAN) FROM BACK OF PARKING CURBS TO ALLOW FOR CAR OVERHANG.
10. LANDSCAPE CONTRACTOR SHALL PERFORM A PERCOLATION CHECK FOR ALL TREE PLANTING PITS WHICH APPEAR TO HAVE A POTENTIAL DRAINAGE PROBLEM. THE TREE PLANTING PITS SHALL BE FILLED WITH WATER AND RE-CHECKED AFTER A 24-HOUR PERIOD. IF THERE IS NO SIGNIFICANT CHANGE IN THE WATER LEVEL, IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE FOR ADEQUATE DRAINAGE PRIOR TO PLANTING. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY UPON COMPLETION OF THE PERCOLATION TESTS IN ORDER TO DISCUSS APPROPRIATE DRAINAGE DETAILS.
11. REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
12. LANDSCAPE CONTRACTOR SHALL REPAIR EXISTING LANDSCAPE AREAS (IF ANY) WHICH ARE DAMAGED DURING CONSTRUCTION PHASE. ALL DAMAGED MATERIAL SHALL BE REPLACED WITH MATCHING MATERIAL OF SIMILAR SIZE AND CALIBER.
13. CONTRACTOR SHALL APPLY A 3" LAYER OF MULCH WITHIN PLANTING AREAS. SAMPLES OF MULCH WILL BE REQUIRED PRIOR TO APPLICATION.
NOTE: MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
14. ANY TREE THAT IS LOCATED 5' OR LESS FROM CONC. CURB, WALKWAY, BUILDING, OR ANY LANDSCAPE AREA SHALL BE INSTALLED WITH DEEP ROOT BARRIER PANELS, TYP.



FLUSH-VALVE KEY NOTES:
1. FINISH GRADE
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7X8 LID
5. SUB-SURFACE DRIPLINE: RAIN BIRD XF DRIPLINE POTABLE: XFS DRIPLINE. ALLOW FOR 12-24" OF BLANK TUBING IN FLUSH VALVE BOX FOR FLUSHING INTO ADJACENT LANDSCAPE AREA.
6. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
7. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

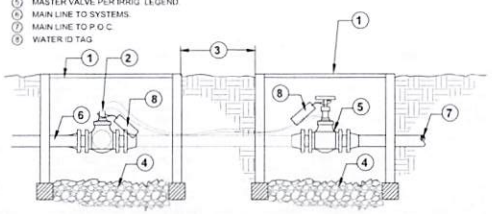
A FLUSH VALVE DETAIL N.T.S



AIR RELIEF VALVE KEY NOTES:
1. EMITTER BOX LID.
2. EMITTER BOX. RAINBIRD SEB.7X8
3. ½" AIR RELIEF VALVE ARV050
4. TYP. DRIP TUBING
5. CRUSHED GRAVEL

B AIR RELIEF VALVE DETAIL N.T.S

FLOW SENSOR KEY NOTES:
1. LOCKABLE VALVE BOX. HEAT BRANDED WITH COMPONENET NAME. PROVIDE WATER ID TAG ON ALL VALVES
2. FLOW SENSOR PER LEGEND. CONNECT WIRES PER MANUF SPECS.
3. DISTANCE PER MANUFACTURER'S SPECS.
4. GRAVEL
5. MASTER VALVE PER IRRIG. LEGEND.
6. MAIN LINE TO SYSTEMS.
7. MAIN LINE TO P.O.C.
8. WATER ID TAG.



C FLOW SENSOR/ MASTER VALVE INSTALLATION NTS

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES
PUBLIC WORKS — DATE SIGNED

DIGALERT — DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 — TWO WORKING DAYS, BEFORE YOU DIG — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — REGISTERED LANDSCAPE ARCHITECT SCOTT PETERSON NO. 5422 — SIGNATURE — 5/22/2017 DATE — STATE OF CALIFORNIA — ENGINEER

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC. — 2483 VIA RANCHEROS WAY, FALLBROOK, CA 92028, PH. 760-842-9593

CALPAK Landscape Inc

BENCHMARK:
RIVERSIDE COUNTY BM NO. M-L, 31-1-64 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST AND SUMMER AVE, 84.5 FEET ELY AND 22.8 FEET SLY OF THE CENTERLINE INT. OF SUMMER AVE AND ORANGE ST. TOP OF CURB 11 FEET ELY OF THE S.E. ECA, A 2" ALUMINUM DISK @ TOP OF CURB STAMPED "M-L, 31-1 RESET" ELEV. 657.064 FT.
DATUM: NGVD 29.

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
WATER MANAGEMENT SHEET

SHEET NO. L-13 OF 33 SHEETS

FOR: — W.O. — CITY FILE NO. 12-2750

SYSTEM TYPE
(1) DRIP
(2) BUBBLER
(3) ROTOR
(X) = 'GERMINATION PERIOD'

IRRIGATION MAINTENANCE SCHEDULE (BUILDING 1A)

STATION NUMBERS CONTROLLER A	SYSTEM TYPE	DEC - FEB TIME(MIN.)	DEC - FEB DAYS/WK	MAR. - MAY TIME(MIN.)	MAR. - MAY DAYS/WK	JUN. - AUG. TIME(MIN.)	JUN. - AUG. DAYS/WK	SEP. - NOV DAYS/WK
STA. 1A-1	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 1A-2	(2)	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 1A-3	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 1A-4	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 1A-5	(2)	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 1A-6	(2)	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 1A-7	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 1A-8	(3)	12 (15)	3 (4)	14 (15)	4 (5)	15 (17)	6 (6)	12 (15) 5 (5)
STA. 1A-9	(3)	12 (15)	3 (4)	14 (15)	4 (5)	15 (17)	6 (6)	12 (15) 5 (5)
STA. 1A-10	(3)	12 (15)	3 (4)	14 (15)	4 (5)	15 (17)	6 (6)	12 (15) 5 (5)
STA. 1A-11	(3)	12 (15)	3 (4)	14 (15)	4 (5)	15 (17)	6 (6)	12 (15) 5 (5)
STA. 1A-12	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 1A-13	(3)	12 (15)	3 (4)	14 (15)	4 (5)	15 (17)	6 (6)	12 (15) 5 (5)
STA. 1A-14	(3)	12 (15)	3 (4)	14 (15)	4 (5)	15 (17)	6 (6)	12 (15) 5 (5)
STA. 1A-15	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 1A-16	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 1A-17	(2)	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 1A-18	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 1A-19	(2)	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 1A-20	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 1A-21	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 1A-22	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)

IRRIGATION MAINTENANCE SCHEDULE (BUILDING 1B)

STATION NUMBERS CONTROLLER A	SYSTEM TYPE	DEC - FEB TIME(MIN.)	DEC - FEB DAYS/WK	MAR. - MAY TIME(MIN.)	MAR. - MAY DAYS/WK	JUN. - AUG. TIME(MIN.)	JUN. - AUG. DAYS/WK	SEP. - NOV DAYS/WK
STA. 1B-1	(2)	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 1B-2	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 1B-3	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 1B-4	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 1B-5	(2)	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 1B-6	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 1B-7	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 1B-8	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 1B-9	(2)	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 1B-10	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 1B-11	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 1B-12	(2)	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)

IRRIGATION MAINTENANCE SCHEDULE (SIDEWALK)

STATION NUMBERS CONTROLLER A	SYSTEM TYPE	DEC - FEB TIME(MIN.)	DEC - FEB DAYS/WK	MAR. - MAY TIME(MIN.)	MAR. - MAY DAYS/WK	JUN. - AUG. TIME(MIN.)	JUN. - AUG. DAYS/WK	SEP. - NOV DAYS/WK
STA. S-1	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. S-2	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. S-3	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. S-4	(2)	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)

IRRIGATION MAINTENANCE SCHEDULE (BUILDING 2)

STATION NUMBERS CONTROLLER A	SYSTEM TYPE	DEC - FEB TIME(MIN.)	DEC - FEB DAYS/WK	MAR. - MAY TIME(MIN.)	MAR. - MAY DAYS/WK	JUN. - AUG. TIME(MIN.)	JUN. - AUG. DAYS/WK	SEP. - NOV DAYS/WK
STA. 2-1	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 2-2	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 2-3	(2)	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 2-4	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 2-5	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 2-6	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 2-7	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 2-8	(2)	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 2-9	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 2-10	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 2-11	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 2-12	(2)	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 2-13	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 2-14	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)

(X) = 'GERMINATION PERIOD'

IRRIGATION MAINTENANCE SCHEDULE (BUILDING 3)

STATION NUMBERS CONTROLLER A	SYSTEM TYPE	DEC - FEB TIME(MIN.)	DEC - FEB DAYS/WK	MAR. - MAY TIME(MIN.)	MAR. - MAY DAYS/WK	JUN. - AUG. TIME(MIN.)	JUN. - AUG. DAYS/WK	SEP. - NOV DAYS/WK
STA. 3-1	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 3-2	(2)	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 3-3	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 3-4	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 3-5	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 3-6	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 3-7	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 3-8	(2)	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 3-9	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 3-10	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 3-11	(2)	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 3-12	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)

IRRIGATION MAINTENANCE SCHEDULE (BUILDING 4B & 5)

STATION NUMBERS	SYSTEM TYPE	DEC - FEB TIME(MIN.)	DEC - FEB DAYS/WK	MAR. - MAY TIME(MIN.)	MAR. - MAY DAYS/WK	JUN. - AUG. TIME(MIN.)	JUN. - AUG. DAYS/WK	SEP. - NOV DAYS/WK
STA. 4B-1	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 4B-2	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 4B-3	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 5-1	(2)	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 5-2	(1)	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)

DATE SIGNED

PUBLIC WORKS

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

DIGALERT
DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

MARK	BY	DATE	REVISIONS	APPR	DATE
			CITY CORRECTIONS 8-8-17		
			CITY CORRECTIONS 8-14-17		

ENGINEER

SEAL ENGINEER
REGISTERED LANDSCAPE ARCHITECT SCOTT PETERSON No. 2776 SIGNATURE 5/22/2017 DATE EXP. 11-30-17 STATE OF CALIFORNIA

SPLA
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
2262 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH: 760-842-4993

CALPAK Landscape Inc

BENCHMARK:
RIVERSIDE COUNTY BM NO. M-L 31-1-64 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMNER AVE., 84.1 FEET ELY AND 22.8 FEET SLY OF THE CENTERLINE INT. OF SUMNER AVE. AND ORANGE ST. TOP OF CURB 15 FEET ELY OF THE S.E. ECA, A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M-L 31-1 RESET" ELEV. 607.984 FT.
DATUM: NGVD 29

SCALE: AS SHOWN

FOR:

R/O

CITY FILE NO. 12-3750

CITY OF EASTVALE
THE CAMPUS
WATER MANAGEMENT SHEET

SHEET NO. L-14
OF 30 SHEETS

IRRIGATION MAINTENANCE SCHEDULE (BUILDING 6)

STATION NUMBERS	SYSTEM TYPE	DEC - FEB TIME(MIN.)	DEC - FEB DAYS/WK	MAR. - MAY TIME(MIN.)	MAR. - MAY DAYS/WK	JUN. - AUG. TIME(MIN.)	JUN. - AUG. DAYS/WK	SEP. - NOV DAYS/WK
STA. 6-1	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 6-2	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 6-3	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 6-4	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 6-5	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 6-6	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 6-7	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 6-8	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 6-9	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 6-10	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)

IRRIGATION MAINTENANCE SCHEDULE (BUILDING 7)

STATION NUMBERS CONTROLLER A	SYSTEM TYPE	DEC - FEB TIME(MIN.)	DEC - FEB DAYS/WK	MAR. - MAY TIME(MIN.)	MAR. - MAY DAYS/WK	JUN. - AUG. TIME(MIN.)	JUN. - AUG. DAYS/WK	SEP. - NOV DAYS/WK
STA. 7-1	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 7-2	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 7-3	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 7-4	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 7-5	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 7-6	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 7-7	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 7-8	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 7-9	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 7-10	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)

IRRIGATION MAINTENANCE SCHEDULE (BUILDING 8)

STATION NUMBERS CONTROLLER A	SYSTEM TYPE	DEC - FEB TIME(MIN.)	DEC - FEB DAYS/WK	MAR. - MAY TIME(MIN.)	MAR. - MAY DAYS/WK	JUN. - AUG. TIME(MIN.)	JUN. - AUG. DAYS/WK	SEP. - NOV DAYS/WK
STA. 8-1	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 8-2	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 8-3	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 8-4	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 8-5	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 8-6	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 8-7	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 8-8	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 8-9	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 8-10	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)

IRRIGATION MAINTENANCE SCHEDULE (BUILDING 9)

STATION NUMBERS CONTROLLER A	SYSTEM TYPE	DEC - FEB TIME(MIN.)	DEC - FEB DAYS/WK	MAR. - MAY TIME(MIN.)	MAR. - MAY DAYS/WK	JUN. - AUG. TIME(MIN.)	JUN. - AUG. DAYS/WK	SEP. - NOV DAYS/WK
STA. 9-1	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 9-2	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 9-3	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 9-4	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 9-5	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 9-6	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 9-7	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 9-8	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 9-9	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 9-10	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)

IRRIGATION MAINTENANCE SCHEDULE (BUILDING 10)

STATION NUMBERS CONTROLLER A	SYSTEM TYPE	DEC - FEB TIME(MIN.)	DEC - FEB DAYS/WK	MAR. - MAY TIME(MIN.)	MAR. - MAY DAYS/WK	JUN. - AUG. TIME(MIN.)	JUN. - AUG. DAYS/WK	SEP. - NOV DAYS/WK
STA. 10-1	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 10-2	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 10-3	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 10-4	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 10-5	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 10-6	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 10-7	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 10-8	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 10-9	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 10-10	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)

(X) = 'GERMINATION PERIOD'

IRRIGATION MAINTENANCE SCHEDULE (BUILDING 11)

STATION NUMBERS CONTROLLER A	SYSTEM TYPE	DEC - FEB TIME(MIN.)	DEC - FEB DAYS/WK	MAR. - MAY TIME(MIN.)	MAR. - MAY DAYS/WK	JUN. - AUG. TIME(MIN.)	JUN. - AUG. DAYS/WK	SEP. - NOV DAYS/WK
STA. 11-1	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 11-2	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 11-3	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 11-4	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 11-5	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 11-6	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 11-7	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 11-8	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 11-9	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 11-10	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)

IRRIGATION MAINTENANCE SCHEDULE (BUILDING 12)

STATION NUMBERS CONTROLLER A	SYSTEM TYPE	DEC - FEB TIME(MIN.)	DEC - FEB DAYS/WK	MAR. - MAY TIME(MIN.)	MAR. - MAY DAYS/WK	JUN. - AUG. TIME(MIN.)	JUN. - AUG. DAYS/WK	SEP. - NOV DAYS/WK
STA. 12-1	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 12-2	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 12-3	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 12-4	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 12-5	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 12-6	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 12-7	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 12-8	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 12-9	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 12-10	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 12-11	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 12-12	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 12-13	2	8 (11)	3 (4)	9 (13)	5 (5)	11 (17)	6 (6)	10 (15) 5 (5)
STA. 12-14	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)
STA. 12-15	1	14 (22)	3 (4)	16 (26)	4 (5)	18 (29)	6 (6)	16 (27) 5 (5)

SYSTEM TYPE
1. DRIP
2. BUBBLER
3. ROTOR
(X) = 'GERMINATION PERIOD'

THE IRRIGATION SCHEDULE SHOWN IS FOR USE AS A GUIDE ONLY. THE CONTRACTOR SHALL FINE TUNE THE WATERING SCHEDULE FOR EACH VALVE STATION SO AS NOT TO ALLOW EXCESS SURFACE RUNOFF AND PROVIDE ADEQUATE SOIL SATURATION.

NOTE: THE IRRIGATION SCHEDULE SHALL BE SET FOR 'GERMINATION PERIOD' FOR THE FIRST 3 MONTHS AFTER THE LANDSCAPE HAS BEEN PLANTED. AFTER 3 MONTHS THE IRRIGATION SCHEDULE SHALL BE SET FOR TYP. 'MAINTENANCE SCHEDULE', PER STATION.

IRRIGATION MAINTENANCE SCHEDULE

A REGULAR SCHEDULE SATISFYING THE FOLLOWING CONDITIONS SHALL INCLUDE THE FOLLOWING:

1. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT, RESETTING THE AUTOMATIC CONTROLLER, REPLENISHING MULCH, FERTILIZING, PRUNING AND WEEDING IN ALL LANDSCAPED AREAS.
2. WHENEVER POSSIBLE, REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR EQUIVALENTS.

PUBLIC WORKS — DATE SIGNED — ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

DIGALERT — DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		
	ENGINEER				

SEAL — ENGINEER — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — No. 5677 — 6/22/2017 DATE — STATE OF CALIFORNIA

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC. — 2953 VIA RANCHEROS WAY — FALLBROOK, CA 92028 — PH. 760-842-9797

CALPAK Landscape Inc

BENCHMARK
RIVERSIDE COUNTY BM NO. M L. 31-1-64 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMNER AVE., 84.1 FEET ELY AND 22.8 FEET SLY OF THE CENTERLINE INT. OF SUMNER AVE AND ORANGE ST. TOP OF CURB 13 FEET ELY OF THE S.E. ECR, A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M L. 31-1 RESET" ELEV. 497.964 FT. DATUM: NGVD 29.

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
WATER MANAGEMENT SHEET

SHEET NO. L-15 OF 30 SHEETS

FOR: | W.O. | CITY FILE NO. 12.0759

TREES

SYMBOL	TREE NAME	QTY.	WUCOLS
	ARBUTUS X 'MARINA', MARINA STRAWBERRY TREE 48" BOX SIZE. DOUBLE STAKE. MULTI-TRUNK.	3	L
	CERCIS OCCIDENTALIS, WESTERN REDBUD 24" BOX SIZE. DOUBLE STAKE. STANDARD TRUNK.	26	L
	CHITALPA TASHKENTENSIS, CHITALPA 24" BOX SIZE. DOUBLE STAKE.	82	L
	COTINUS COGGYGRIA 'ROYAL PURPLE', ROYAL PURPLE SMOKE TREE 15 GAL. SIZE. DOUBLE STAKE.	34	L
	JUNIPERUS VIRGINIANA 'SKYROCKET', SKYROCKET JUNIPER 24" BOX SIZE.	54	M
	TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE. DOUBLE STAKE.	92	M
	MAGNOLIA GRANDIFLORA 'ST. MARY', SOUTHERN MAGNOLIA 24" BOX SIZE. DOUBLE STAKE.	37	L
	OLEA EUROPAEA 'WILSONII', OLIVE TREE 24" BOX SIZE. MULTI-TRUNK. DOUBLE STAKE.	19	L
	PARKNSONIA X 'DESERT MUSEUM', DESERT MUSEUM PALO VERDE 24" BOX SIZE. DOUBLE STAKE. MULTI-TRUNK.	26	L
	QUERCUS VIRGINIANA, SOUTHERN LIVE OAK 24" BOX SIZE. DOUBLE STAKE.	84	L
	KOELREUTERIA PANICULATA, GOLDEN RAIN TREE 36" BOX SIZE. DOUBLE STAKE. MULTI-TRUNK.	7	M
	MAGNOLIA GRANDIFLORA, SOUTHERN MAGNOLIA 24" BOX SIZE. DOUBLE STAKE.	8	L
	SCHINUS MOLLE, CALIFORNIA PEPPER TREE 24" BOX SIZE. DOUBLE STAKE.	16	L
	MELALEUCA QUINQUENERVIA, PAPERBARK TREE 15 GAL. SIZE. DOUBLE STAKE.	9	L
	WASHINGTONIA ROBUSTA, MEXICAN FAN PALM 16' B.T.H. MINIMUM.	12	L
	PRUNUS CERSAIFERA 'KRAUTER VESUVIUS', KRAUTER VESUVIUS PURPLE LEAF PLUM 24" BOX SIZE. L.B.	25	L
	PISTACHIA CHINENSIS, CHINESE PISTACHE 24" BOX SIZE. DOUBLE STAKE.	25	L

	DECOMPOSED GRANITE 3" DEPTH, CALIFORNIA ¾" DESERT GOLD FROM SOUTHWEST BOULDER AND STONE. REFER TO DETAIL 'A' ON SHEET L-27.	L
	REGULAR GRANITE COBBLESTONE AT BASIN BOTTOM. 4-8" IN SIZE AND 8" DEEP.	
	NON-IRRIGATED HYDROSEED MIX. REFER TO SEED MIX ON SHEET L-27.	

GROUND COVER AND SHRUB MASSES

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 24" O.C.	L
	LANTANA X 'NEW GOLD', NEW GOLD LANTANA (DWARF) 1 GAL. SIZE @ 36" O.C.	L
	SENECIO MANDRALISCAEA, BLUE CHALK STICKS 1 GAL. SIZE @ 24" O.C.	L
	CAREX TUMUILCOLA, BERKELEY SEDGE 1 GAL. SIZE @ 24" O.C.	L
	MYOPORUM PARVIFOLIUM 'PUTA CREEK', PUTAH CREEK MYOPORUM 1 GAL. SIZE @ 36" O.C.	L
	COTONEASTER DAMMERI, BEARBERRY COTONEASTER 1 GAL. SIZE @ 36" O.C.	L
	LEYMUS CONDENSATUS 'CANYON PRINCE', NATIVE BLUE RYE 1 GAL. SIZE @ 24" O.C.	L
	DIANELLA REVOLUTA 'VARIEGATED', VARIEGATED FLAX LILY 1 GAL. SIZE @ 24" O.C.	L
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 24" O.C.	L
	SALVIA LEUCANTHA, MEXICAN BUSH SAGE 1 GAL. SIZE @ 36" O.C.	L
	CEANOTHUS MARITIMUS 'VALLEY VIOLET', MARITIME CEANOTHUS 5 GAL. SIZE @ 36" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 36" O.C.	L
	HESPERALOE PARVIFLORA, RED YUCCA 1 GAL. SIZE @ 24" O.C.	L

REFER TO SHEET L-27 FOR COMPLETE PLANTING LEGEND.

GENERAL NOTES:

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

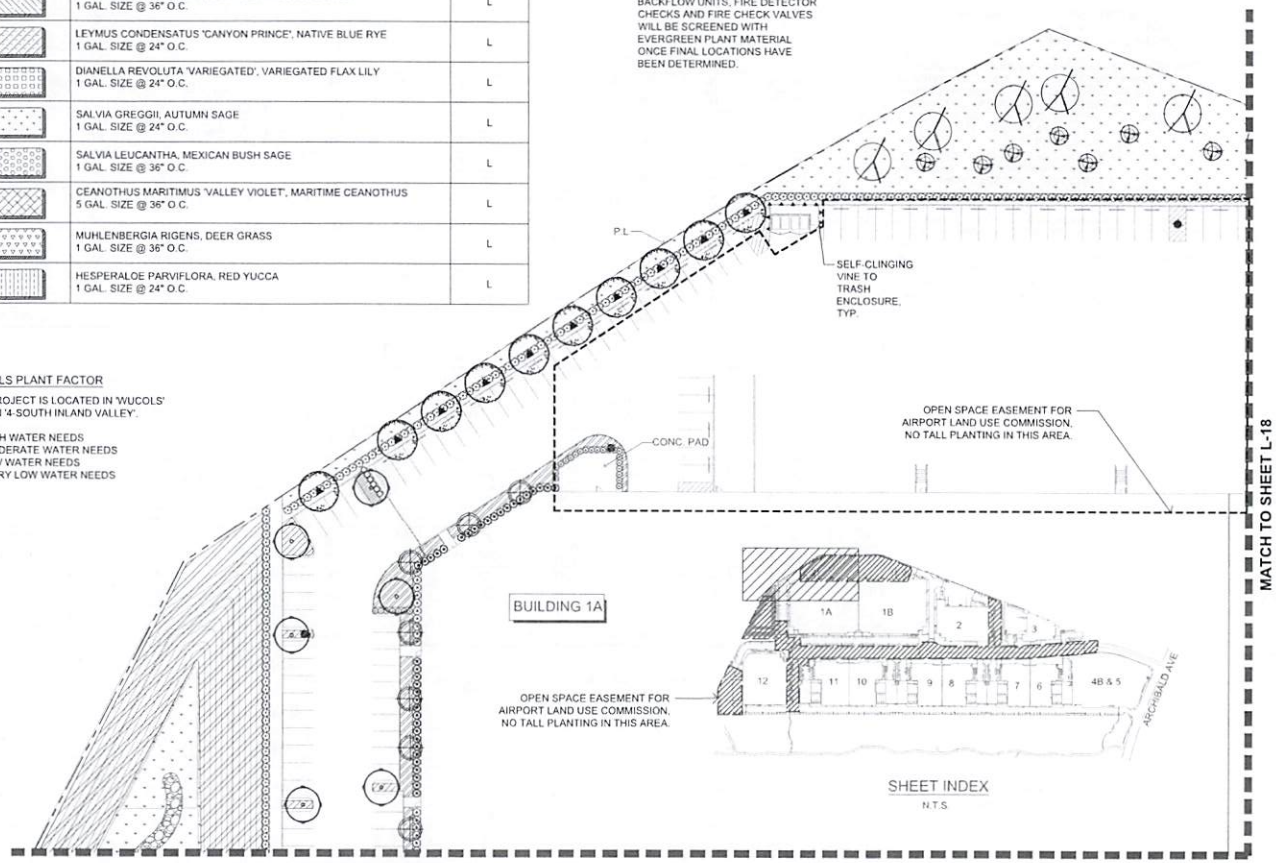
NORTH

0' 30' 60' 90' 120'
SCALE: 1" = 30'-0"

WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL= VERY LOW WATER NEEDS



DIGALERT
DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		
	ENGINEER				

SEAL ENGINEER
REGISTERED LANDSCAPE ARCHITECT
SCOTT PETERSON
6/22/2017
DATE
STATE OF CALIFORNIA

SPLA
SCOTT PETERSON LANDSCAPE ARCHITECT INC.
2853 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH. 760-842-4061

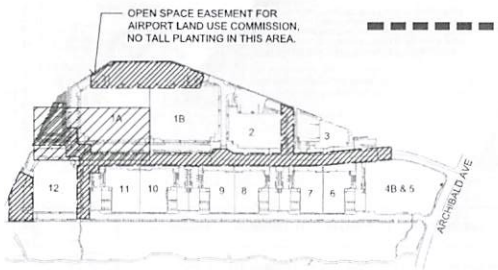
CALPAK Landscape Inc

BENCHMARK
RIVERSIDE COUNTY BM NO. M L 31-14 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMNER AVE., 84.5 FEET ELY AND 22.0 FEET SLY OF THE CENTERLINE INT. OF SUMNER AVE. AND ORANGE ST. TOP OF CURB 11 FEET ELY OF THE S.E. ECR. A 3" ALUMINUM DISK @ TOP OF CURB STAMPED TKI, 31-1 RESET ELEV. 607.964 FT. DATUM: NGVD 29.

CITY OF EASTVALE
THE CAMPUS
BUILDING 1A PLANTING PLAN
SCALE: AS SHOWN
FOR
W.O.
C.T.:
FILE NO. 12-0750

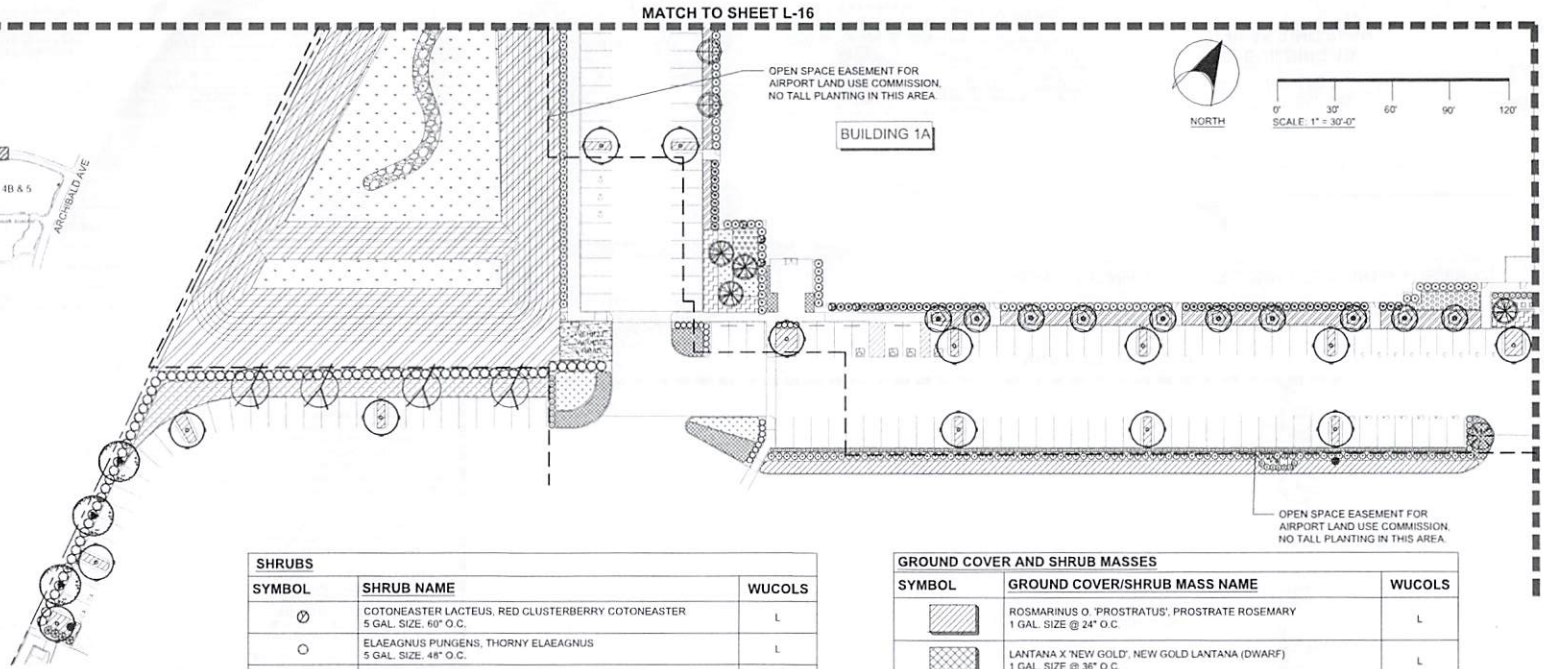
SHEET NO.
L-16
OF 30 SHEETS

DATE SIGNED
PUBLIC WORKS
ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES



SHEET INDEX

N.T.S.



GENERAL NOTES:

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
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WUCOLS PLANT FACTOR

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H = HIGH WATER NEEDS
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L = LOW WATER NEEDS
VL= VERY LOW WATER NEEDS

	DECOMPOSED GRANITE 3" DEPTH, CALIFORNIA ¾" DESERT GOLD FROM SOUTHWEST BOULDER AND STONE. REFER TO DETAIL 'A' ON SHEET L-27.	L
	REGULAR GRANITE COBBLESTONE AT BASIN BOTTOM. 4-8" IN SIZE AND 8" DEEP.	
	NON-IRRIGATED HYDROSEED MIX. REFER TO SEED MIX ON SHEET L-27.	

SHRUBS

SYMBOL	SHRUB NAME	WUCOLS
	COTONEASTER LACTEUS, RED CLUSTERBERRY COTONEASTER 5 GAL. SIZE, 60" O.C.	L
	ELAEAGNUS PUNGENS, THORNY ELAEAGNUS 5 GAL. SIZE, 48" O.C.	L
	DIETES BICOLOR, FORTNIGHT LILY 5 GAL. SIZE, 36" O.C.	L
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE, 60" O.C.	L
	WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE, 36" O.C.	L
	CALLISTEMON 'LITTLE JOHN', DWARF BOTTLE BRUSH 5 GAL. SIZE, 48" O.C.	L
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE, 48" O.C.	L
	RHAPHIOLEPIS 'PINK LADY', INDIAN HAWTHORN 5 GAL. SIZE, 48" O.C.	L
	FICUS PUMILA, CREEPING FIG 1 GAL. SIZE, 36" O.C. TRAIN TO WALL.	L

ACCENT SUCCULENTS

SYMBOL	ACCENT SUCCULENT NAME	WUCOLS
	AGAVE VILMORINIANA, OCTOPUS AGAVE 15 GAL. SIZE. PLACEMENT PER PLAN	L
	AGAVE X 'BLUE GLOW, BLUE GLOW AGAVE 5 GAL. SIZE. PLACEMENT PER PLAN	L
	HESPERALOE PARVIFLORA, RED YUCCA 5 GAL. SIZE. PLACEMENT PER PLAN	L
	ECHINOCACTUS GRUSONII, GOLDEN BARREL CACTUS 5 GAL. SIZE. PLACEMENT PER PLAN	L

REFER TO SHEET L-27 FOR COMPLETE PLANTING LEGEND.

GROUND COVER AND SHRUB MASSES

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 24" O.C.	L
	LANTANA X 'NEW GOLD', NEW GOLD LANTANA (DWARF) 1 GAL. SIZE @ 36" O.C.	L
	SENECIO MANDRALISCAEA, BLUE CHALK STICKS 1 GAL. SIZE @ 24" O.C.	L
	CAREX TUMUILCOLA, BERKELEY SEDGE 1 GAL. SIZE @ 24" O.C.	L
	MYOPORUM PARVIFOLIUM 'PUTA CREEK', PUTAH CREEK MYOPORUM 1 GAL. SIZE @ 36" O.C.	L
	COTONEASTER DAMMERI, BEARBERRY COTONEASTER 1 GAL. SIZE @ 36" O.C.	L
	LEYMUS CONDENSATUS 'CANYON PRINCE', NATIVE BLUE RYE 1 GAL. SIZE @ 24" O.C.	L
	DIANELLA REVOLUTA 'VARIEGATED', VARIEGATED FLAX LILY 1 GAL. SIZE @ 24" O.C.	L
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 24" O.C.	L
	SALVIA LEUCANTHA, MEXICAN BUSH SAGE 1 GAL. SIZE @ 36" O.C.	L
	CEANOTHUS MARITIMUS 'VALLEY VIOLET', MARITIME CEANOTHUS 5 GAL. SIZE @ 36" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 36" O.C.	L
	HESPERALOE PARVIFLORA, RED YUCCA 1 GAL. SIZE @ 24" O.C.	L

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MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — 6/22/2017 — STATE OF CALIFORNIA

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC. — 2365 VIA RANCHEROS WAY FALLBROOK, CA 92028 PH. 760-842-4551

CALPAK Landscape Inc

BENCHMARK:
RIVERSIDE COUNTY BM NO. 811, 3.1 MI AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMMER AVE. 84.1 FEET ELY AND 22.5 FEET ELY OF THE CENTERLINE INT OF SUMMER AVE. AND ORANGE ST. TOP OF CURB 10 FEET ELY OF THE S.E. ECR. A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "811, 3.1 I RESET ELEV. 497.094 FT. DATUM: NGVD 29.

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
BUILDING 1A PLANTING PLAN

FOR:

R/O:

CITY FILE NO. 12-0759

SHEET NO. **L-17** OF 30 SHEETS

DATE SIGNED

PUBLIC WORKS

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

TREES

SYMBOL	TREE NAME	QTY.	WUCOLS
	ARBUTUS X 'MARINA', MARINA STRAWBERRY TREE 48" BOX SIZE. DOUBLE STAKE. MULTI-TRUNK.	3	L
	CERCIS OCCIDENTALIS, WESTERN REDBUD 24" BOX SIZE. DOUBLE STAKE. STANDARD TRUNK.	26	L
	CHITALPA TASHKENTENSIS, CHITALPA 24" BOX SIZE. DOUBLE STAKE.	82	L
	COTINUS COGGYGRIA 'ROYAL PURPLE', ROYAL PURPLE SMOKE TREE 15 GAL. SIZE. DOUBLE STAKE.	34	L
	JUNIPERUS VIRGINIANA 'SKYROCKET', SKYROCKET JUNIPER 24" BOX SIZE.	54	M
	TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE. DOUBLE STAKE.	92	M
	MAGNOLIA GRANDIFLORA 'ST. MARY', SOUTHERN MAGNOLIA 24" BOX SIZE. DOUBLE STAKE.	37	L
	OLEA EUROPAEA 'WILSONII', OLIVE TREE 24" BOX SIZE. MULTI-TRUNK. DOUBLE STAKE.	19	L
	PARKNSONIA X 'DESERT MUSEUM', DESERT MUSEUM PALO VERDE 24" BOX SIZE. DOUBLE STAKE. MULTI-TRUNK.	26	L
	QUERCUS VIRGINIANA, SOUTHERN LIVE OAK 24" BOX SIZE. DOUBLE STAKE.	84	L
	KOELREUTERIA PANICULATA, GOLDEN RAIN TREE 36" BOX SIZE. DOUBLE STAKE. MULTI-TRUNK.	7	M
	MAGNOLIA GRANDIFLORA, SOUTHERN MAGNOLIA 24" BOX SIZE. DOUBLE STAKE.	8	L
	SCHINUS MOLLE, CALIFORNIA PEPPER TREE 24" BOX SIZE. DOUBLE STAKE.	16	L
	MELALEUCA QUINQUENERVIA, PAPERBARK TREE 15 GAL. SIZE. DOUBLE STAKE.	9	L
	WASHINGTONIA ROBUSTA, MEXICAN FAN PALM 16' B.T.H. MINIMUM.	12	L
	PRUNUS CERSAIFERA 'KRAUTER VESUVIUS', KRAUTER VESUVIUS PURPLE LEAF PLUM 24" BOX SIZE. L.B.	25	L
	PISTACHIA CHINENSIS, CHINESE PISTACHE 24" BOX SIZE. DOUBLE STAKE.	25	L

	DECOMPOSED GRANITE 3" DEPTH, CALIFORNIA ¾" DESERT GOLD FROM SOUTHWEST BOULDER AND STONE. REFER TO DETAIL 'A' ON SHEET L-27.	L
	REGULAR GRANITE COBBLESTONE AT BASIN BOTTOM. 4-8" IN SIZE AND 8" DEEP.	
	NON-IRRIGATED HYDROSEED MIX. REFER TO SEED MIX ON SHEET L-27.	

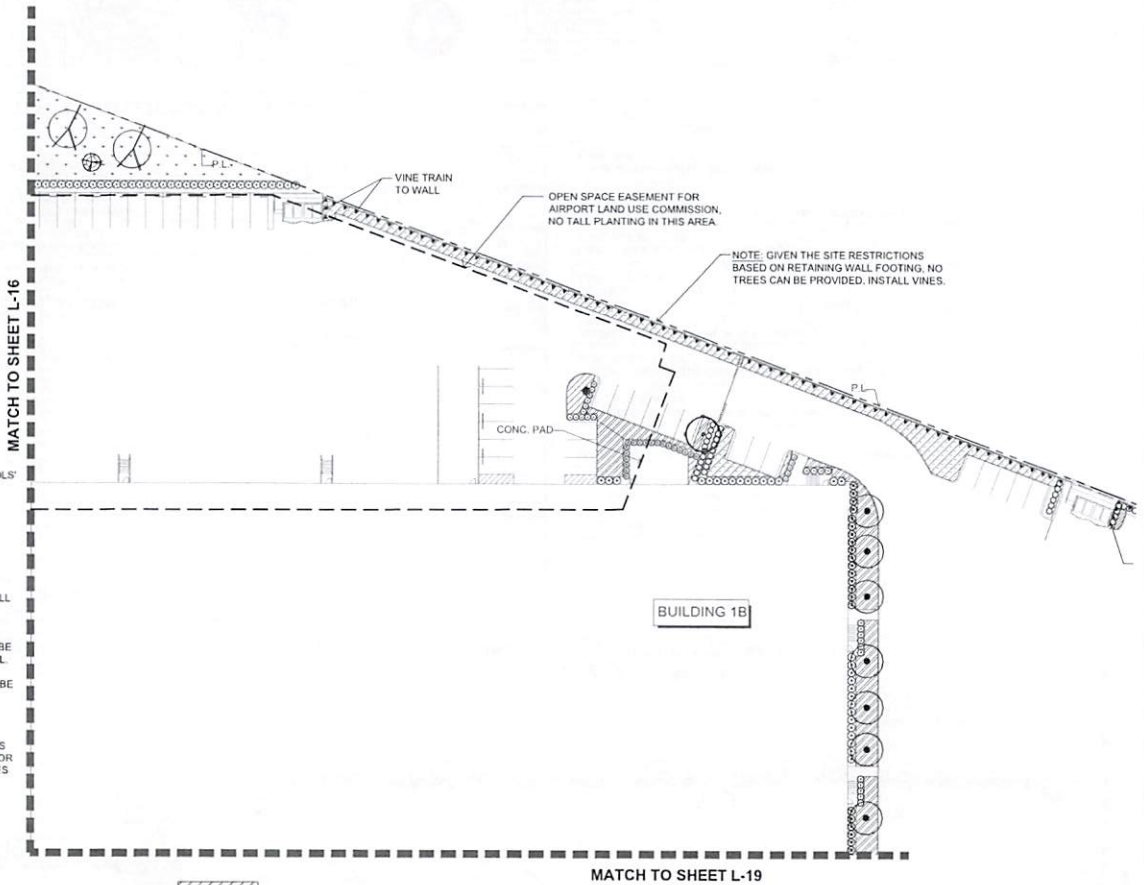
WUCOLS PLANT FACTOR

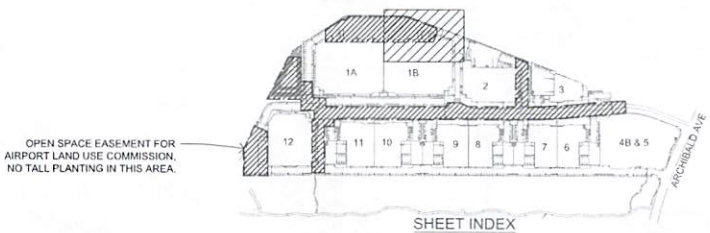
THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
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GENERAL NOTES:

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.





REFER TO SHEET L-27 FOR COMPLETE PLANTING LEGEND.

NORTH

SCALE: 1" = 30'-0"

0' 30' 60' 90' 120'

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MARK	BY	DATE	REVISIONS	APPR	DATE
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			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — No. 5422 — 5/22/2017 — DATE — STATE OF CALIFORNIA

SCOTT PETERSON LANDSCAPE ARCHITECT INC
2883 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH: 760-842-4091

CALPAK Landscape Inc

BENCHMARK:
RIVERSIDE COUNTY BM NO. M.L. 31-1-64 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST AND SUMNER AVE, 84.3 FEET ELY AND 22.8 FEET SLY OF THE CENTERLINE INT. OF SUMNER AVE AND ORANGE ST. TOP OF CURB 13 FEET ELY OF THE S.E. ECR, A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M.L. 31-1 RESET" ELEV. 657.064 FT.
DATUM: NGVD 29

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
BUILDING 1B
PLAN TING PLAN

SHEET NO. **L-18** OF 30 SHEETS

FOR:

D.D.

CITY FILE NO. 12-0750

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

DATE SIGNED

PUBLIC WORKS

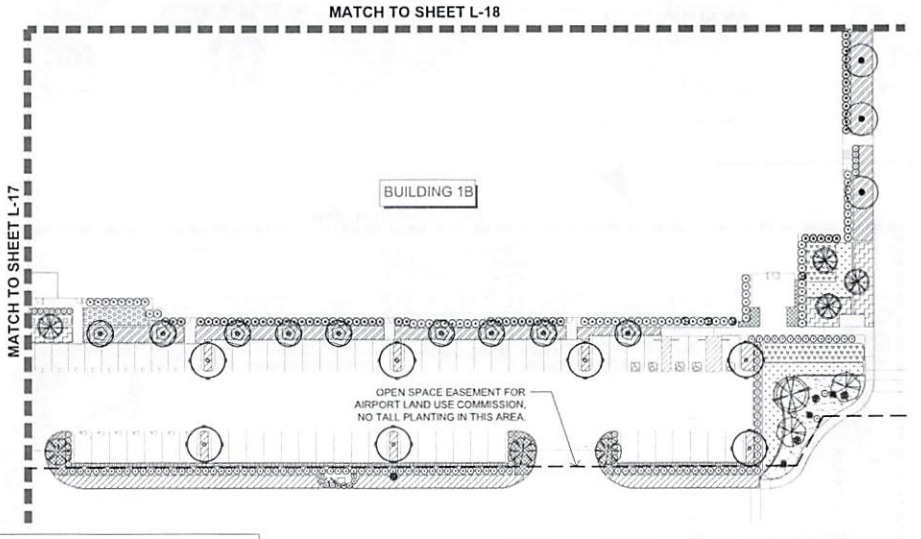
TREES

SYMBOL	TREE NAME	QTY.	WUCOLS
	ARBUTUS X 'MARINA', MARINA STRAWBERRY TREE 48" BOX SIZE. DOUBLE STAKE. MULTI-TRUNK.	3	L
	CERCIS OCCIDENTALIS, WESTERN REDBUD 24" BOX SIZE. DOUBLE STAKE. STANDARD TRUNK.	26	L
	CHITALPA TASHKENTENSIS, CHITALPA 24" BOX SIZE. DOUBLE STAKE.	82	L
	COTINUS COGGYGRIA 'ROYAL PURPLE', ROYAL PURPLE SMOKE TREE 15 GAL. SIZE. DOUBLE STAKE.	34	L
	JUNIPERUS VIRGINIANA 'SKYROCKET', SKYROCKET JUNIPER 24" BOX SIZE.	54	M
	TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE. DOUBLE STAKE.	92	M
	MAGNOLIA GRANDIFLORA 'ST. MARY', SOUTHERN MAGNOLIA 24" BOX SIZE. DOUBLE STAKE.	37	L
	OLEA EUROPAEA 'WILSONII', OLIVE TREE 24" BOX SIZE. MULTI-TRUNK. DOUBLE STAKE.	19	L
	PARKINSONIA X 'DESERT MUSEUM', DESERT MUSEUM PALO VERDE 24" BOX SIZE. DOUBLE STAKE. MULTI-TRUNK.	26	L
	QUERCUS VIRGINIANA, SOUTHERN LIVE OAK 24" BOX SIZE. DOUBLE STAKE.	84	L
	KOELREUTERIA PANICULATA, GOLDEN RAIN TREE 36" BOX SIZE. DOUBLE STAKE. MULTI-TRUNK.	7	M
	MAGNOLIA GRANDIFLORA, SOUTHERN MAGNOLIA 24" BOX SIZE. DOUBLE STAKE.	8	L
	SCHINUS MOLLE, CALIFORNIA PEPPER TREE 24" BOX SIZE. DOUBLE STAKE.	16	L
	MELALEUCA QUINQUENERVIA, PAPERBARK TREE 15 GAL. SIZE. DOUBLE STAKE.	9	L
	WASHINGTONIA ROBUSTA, MEXICAN FAN PALM 16' B.T.H. MINIMUM.	12	L
	PRUNUS CERSAIFERA 'KRAUTER VESUVIUS', KRAUTER VESUVIUS PURPLE LEAF PLUM 24" BOX SIZE. L.B.	25	L
	PISTACHIA CHINENSIS, CHINESE PISTACHE 24" BOX SIZE. DOUBLE STAKE.	25	L

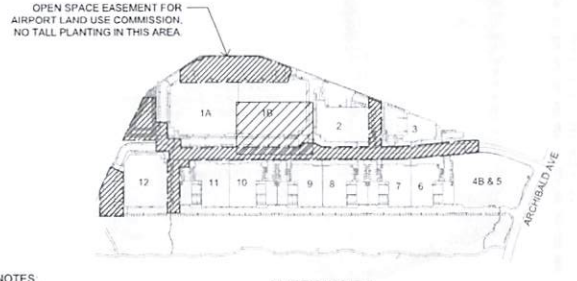
	DECOMPOSED GRANITE 3" DEPTH, CALIFORNIA ¾" DESERT GOLD FROM SOUTHWEST BOULDER AND STONE. REFER TO DETAIL 'A' ON SHEET L-27.	L
	REGULAR GRANITE COBBLESTONE AT BASIN BOTTOM. 4-8" IN SIZE AND 8" DEEP.	
	NON-IRRIGATED HYDROSEED MIX. REFER TO SEED MIX ON SHEET L-27.	

GROUND COVER AND SHRUB MASSES

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 24" O.C.	L
	LANTANA X 'NEW GOLD', NEW GOLD LANTANA (DWARF) 1 GAL. SIZE @ 36" O.C.	L
	SENECIO MANDRALISCAEA, BLUE CHALK STICKS 1 GAL. SIZE @ 24" O.C.	L
	CAREX TUMUILCOLA, BERKELEY SEDGE 1 GAL. SIZE @ 24" O.C.	L
	MYOPORUM PARVIFOLIUM 'PUTA CREEK', PUTAH CREEK MYOPORUM 1 GAL. SIZE @ 36" O.C.	L
	COTONEASTER DAMMERI, BEARBERRY COTONEASTER 1 GAL. SIZE @ 36" O.C.	L
	LEYMUS CONDENSATUS 'CANYON PRINCE', NATIVE BLUE RYE 1 GAL. SIZE @ 24" O.C.	L
	DIANELLA REVOLUTA 'VARIEGATED', VARIEGATED FLAX LILY 1 GAL. SIZE @ 24" O.C.	L
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 24" O.C.	L
	SALVIA LEUCANTHA, MEXICAN BUSH SAGE 1 GAL. SIZE @ 36" O.C.	L
	CEANOTHUS MARITIMUS 'VALLEY VIOLET', MARITIME CEANOTHUS 5 GAL. SIZE @ 36" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 36" O.C.	L
	HESPERALOE PARVIFLORA, RED YUCCA 1 GAL. SIZE @ 24" O.C.	L



REFER TO SHEET L-27 FOR COMPLETE PLANTING LEGEND.



SHEET INDEX
N.T.S.

GENERAL NOTES:

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL= VERY LOW WATER NEEDS

NORTH

0' 30' 60' 90' 120'
SCALE: 1" = 30'-0"

PUBLIC WORKS
DATE SIGNED
ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

DIGALERT
DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE P. AND FOR APPROVAL BY THE CITY.

MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		
			ENGINEER		

SEAL ENGINEER
REGISTERED LANDSCAPE ARCHITECT SCOTT PETERSON
6/22/2017
DATE
EXP. 11-30-17
STATE OF CALIFORNIA

SPLA
SCOTT PETERSON LANDSCAPE ARCHITECT, INC
2383 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH. 760-842-8783

CALPAK Landscape Inc

BENCHMARK
RIVERSIDE COUNTY BM NO. M.L. 31-144 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMNER AVE., 84.1 FEET ELY AND 20.0 FEET SLY OF THE CENTERLINE INT. OF SUMNER AVE. AND ORANGE ST. TOP OF CURB 11 FEET ELY OF THE S.E. ECR, A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M.L. 31-1 RESET" ELEV. 697.944 FT. DATUM: NGVD 29

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
BUILDING 1B PLANTING PLAN

SHEET NO. **L-19** OF 33 SHEETS

FOR
R/D
CITY FILE NO. 13-0756

TREES

SYMBOL	TREE NAME	QTY.	WUCOLS
	ARBUTUS X 'MARINA', MARINA STRAWBERRY TREE 48" BOX SIZE. DOUBLE STAKE. MULTI-TRUNK.	3	L
	CERCIS OCCIDENTALIS, WESTERN REDBUD 24" BOX SIZE. DOUBLE STAKE. STANDARD TRUNK.	26	L
	CHITALPA TASHKENTENSIS, CHITALPA 24" BOX SIZE. DOUBLE STAKE.	82	L
	COTINUS COGGYGRIA 'ROYAL PURPLE', ROYAL PURPLE SMOKE TREE. 15 GAL. SIZE. DOUBLE STAKE.	34	L
	JUNIPERUS VIRGINIANA 'SKYROCKET', SKYROCKET JUNIPER 24" BOX SIZE.	54	M
	TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE. DOUBLE STAKE.	92	M
	MAGNOLIA GRANDIFLORA 'ST. MARY', SOUTHERN MAGNOLIA 24" BOX SIZE. DOUBLE STAKE.	37	L
	OLEA EUROPAEA 'WILSONII', OLIVE TREE 24" BOX SIZE. MULTI-TRUNK. DOUBLE STAKE.	19	L
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	QUERCUS VIRGINIANA, SOUTHERN LIVE OAK 24" BOX SIZE. DOUBLE STAKE.	84	L
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	MAGNOLIA GRANDIFLORA, SOUTHERN MAGNOLIA 24" BOX SIZE. DOUBLE STAKE.	8	L
	SCHINUS MOLLE, CALIFORNIA PEPPER TREE 24" BOX SIZE. DOUBLE STAKE.	16	L
	MELALEUCA QUINQUENERVIA, PAPERBARK TREE 15 GAL. SIZE. DOUBLE STAKE.	9	L
	WASHINGTONIA ROBUSTA, MEXICAN FAN PALM 16' B.T.H. MINIMUM.	12	L
	PRUNUS CERSAIFERA 'KRAUTER VESUVIUS', KRAUTER VESUVIUS PURPLE LEAF PLUM 24" BOX SIZE. L.B.	25	L
	PISTACHIA CHINENSIS, CHINESE PISTACHE 24" BOX SIZE. DOUBLE STAKE.	25	L

	DECOMPOSED GRANITE 3" DEPTH, CALIFORNIA ¾" DESERT GOLD FROM SOUTHWEST BOULDER AND STONE. REFER TO DETAIL 'A' ON SHEET L-27.	L
	REGULAR GRANITE COBBLESTONE AT BASIN BOTTOM. 4-8" IN SIZE AND 8" DEEP.	
	NON-IRRIGATED HYDROSEED MIX. REFER TO SEED MIX ON SHEET L-27.	

REFER TO SHEET L-27 FOR COMPLETE PLANTING LEGEND.

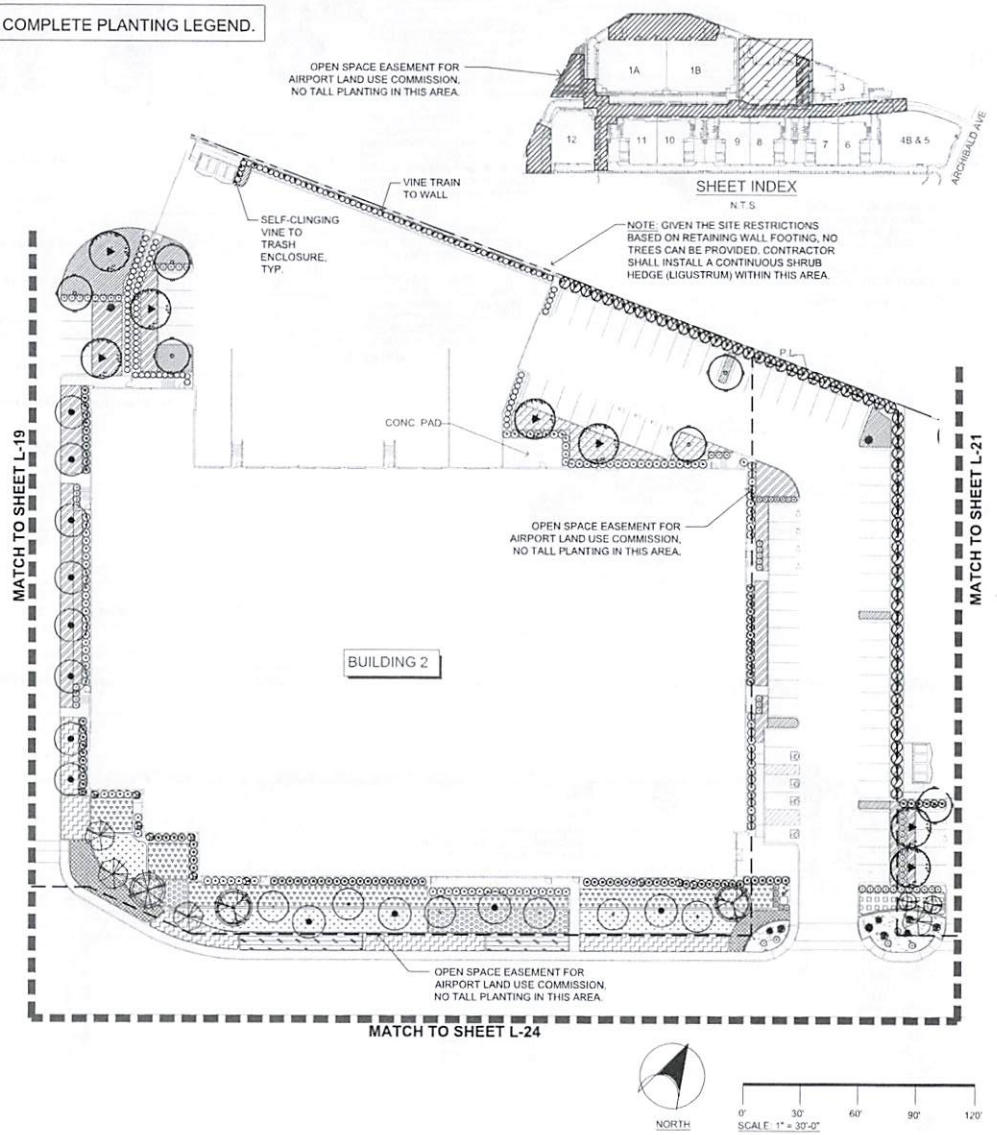
GENERAL NOTES:

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
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WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL= VERY LOW WATER NEEDS



DATE DONE:

PUBLIC WORKS

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

DIGALERT — DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL: REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — No. 3776 — SIGNATURE — 6/22/2017 — DATE — STATE OF CALIFORNIA

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC. — 2972 VIA RANCHEROS WAY — FALLBROOK, CA 92028 — PH. 760-842-0781

CALPAK Landscape Inc

BENCHMARK
RIVERSIDE COUNTY BM NO. M.L. 31-1-64 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMNER AVE. 840 FEET ELY AND 20.0 FEET S'LY OF THE CENTERLINE INT. OF SUMNER AVE AND ORANGE ST. TOP OF CURB 1.3 FEET ELY OF THE S.E. ECA, A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M.L. 31-1 RESET" ELEV. 637.364 FT.
DATUM: NGVD 29

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
BUILDING 2 PLANTING PLAN

FOR

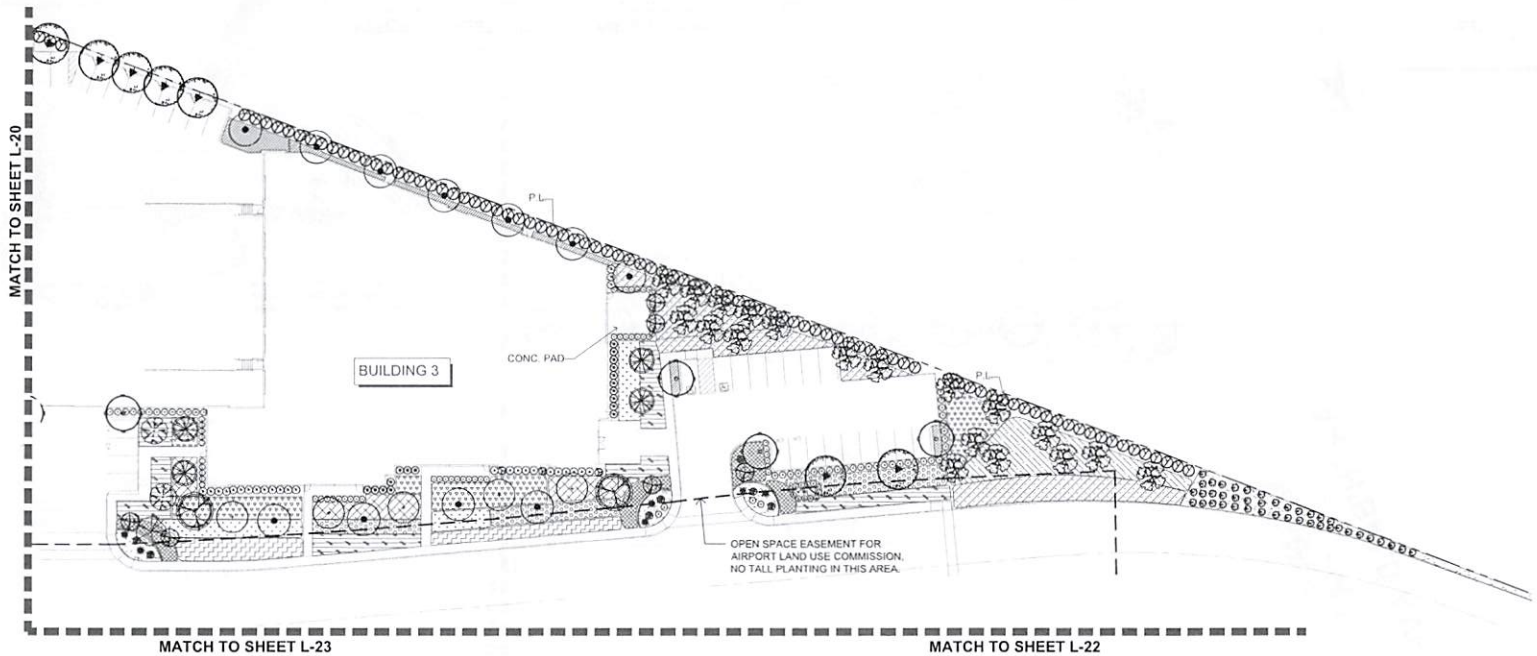
W.O.

CITY FILE NO. 13-0250

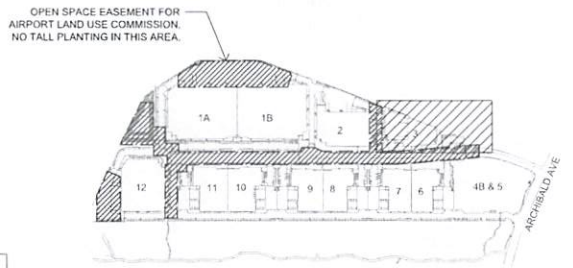
SHEET NO. **L-20** OF 30 SHEETS

GENERAL NOTES:

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
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	DECOMPOSED GRANITE 3" DEPTH. CALIFORNIA ¾" DESERT GOLD FROM SOUTHWEST BOULDER AND STONE. REFER TO DETAIL 'A' ON SHEET L-27.	L
	REGULAR GRANITE COBBLESTONE AT BASIN BOTTOM. 4-8" IN SIZE AND 8" DEEP.	
	NON-IRRIGATED HYDROSEED MIX. REFER TO SEED MIX ON SHEET L-27.	



SHEET INDEX
N.T.S.

NORTH

0' 30' 60' 90' 120'
SCALE: 1" = 30'-0"

REFER TO SHEET L-27 FOR COMPLETE PLANTING LEGEND.

DATE SIGNED

PUBLIC WORKS

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

DIGALERT
DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — No. 5722 — 5/22/2017 DATE — STATE OF CALIFORNIA — ENGINEER

SPLA
SCOTT PETERSON LANDSCAPE ARCHITECTS, INC
2383 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH: 760-842-4993

CALPAK Landscape Inc

BENCHMARK:
RIVERSIDE COUNTY BM NO. M-L 31-1-44 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMNER AVE, IN 1 FEET ELY AND 22.8 FEET ELY OF THE CENTERLINE INT. OF SUMNER AVE AND ORANGE ST. TOP OF CURB 11 FEET ELY OF THE S.E. ECR, A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M L 31-1 RESET" ELEV. 607.964 FT.
DATUM: NGVD 29

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
BUILDING 3
PLANTING PLAN

FOR

JOB

CITY FILE NO. 12-0750

SHEET NO.
L-21
OF 30 SHEETS

GROUND COVER AND SHRUB MASSES

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 24" O.C.	L
	LANTANA X 'NEW GOLD', NEW GOLD LANTANA (DWARF) 1 GAL. SIZE @ 36" O.C.	L
	SENECIO MANDRALISCAEA, BLUE CHALK STICKS 1 GAL. SIZE @ 24" O.C.	L
	CAREX TUMUILCOLA, BERKELEY SEDGE 1 GAL. SIZE @ 24" O.C.	L
	MYOPORUM PARVIFOLIUM 'PUTA CREEK', PUTAH CREEK MYOPORUM 1 GAL. SIZE @ 36" O.C.	L
	COTONEASTER DAMMERI, BEARBERRY COTONEASTER 1 GAL. SIZE @ 36" O.C.	L
	LEYMUS CONDENSATUS 'CANYON PRINCE', NATIVE BLUE RYE 1 GAL. SIZE @ 24" O.C.	L
	DIANELLA REVOLUTA 'VARIEGATED', VARIEGATED FLAX LILY 1 GAL. SIZE @ 24" O.C.	L
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 24" O.C.	L
	SALVIA LEUCANTHA, MEXICAN BUSH SAGE 1 GAL. SIZE @ 36" O.C.	L
	CEANOTHUS MARITIMUS 'VALLEY VIOLET', MARITIME CEANOTHUS 5 GAL. SIZE @ 36" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 36" O.C.	L
	HESPERALOE PARVIFLORA, RED YUCCA 1 GAL. SIZE @ 24" O.C	L
	DECOMPOSED GRANITE 3" DEPTH, CALIFORNIA ¾" DESERT GOLD FROM SOUTHWEST BOULDER AND STONE. REFER TO DETAIL 'A' ON SHEET L-27.	L
	REGULAR GRANITE COBBLESTONE AT BASIN BOTTOM. 4-8" IN SIZE AND 8" DEEP.	
	NON-IRRIGATED HYDROSEED MIX. REFER TO SEED MIX ON SHEET L-27.	

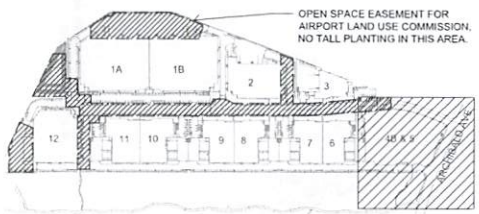
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WUCOLS PLANT FACTOR

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H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL= VERY LOW WATER NEEDS



SHEET INDEX
N.T.S.



REFER TO SHEET L-27 FOR COMPLETE PLANTING LEGEND.

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MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — No. 5776 — EXPIRATION DATE 8/22/2017 — STATE OF CALIFORNIA

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC. — 2953 VIA RANCHEROS WAY, FALLBROOK, CA 92028 — PH: 760-842-8781

CALPAK Landscape Inc

BENCHMARK
RIVERSIDE COUNTY BM NO. M-L, 31-1-64 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMNER AVE. 84.0 FEET ELY AND 22.0 FEET S'LY OF THE CENTERLINE INT. OF SUMNER AVE. AND ORANGE ST. TOP OF CURB 12 FEET ELY OF THE S.E. STR. A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "NO. 31-1 RESET" ELEV. 1637.964 FT.
DATUM: NGVD 29

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
BUILDING 4B & 5 PLANTING PLAN

SHEET NO. **L-22** OF 30 SHEETS

FOR

CITY FILE NO. 12-0750

DATE SIGNED

PUBLIC WORKS

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

GROUND COVER AND SHRUB MASSES		
SYMBOL	**GROUND COVER/SHRUB MASS NAME**	**WUCOLS**
	ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 24" O.C.	L
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	LEYMUS CONDENSATUS 'CANYON PRINCE', NATIVE BLUE RYE 1 GAL. SIZE @ 24" O.C.	L
	DIANELLA REVOLUTA 'VARIEGATED', VARIEGATED FLAX LILY 1 GAL. SIZE @ 24" O.C.	L
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 24" O.C.	L
	SALVIA LEUCANTHA, MEXICAN BUSH SAGE 1 GAL. SIZE @ 36" O.C.	L
	CEANOTHUS MARITIMUS 'VALLEY VIOLET', MARITIME CEANOTHUS 5 GAL. SIZE @ 36" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 36" O.C.	L
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	DECOMPOSED GRANITE 3" DEPTH, CALIFORNIA ¾" DESERT GOLD FROM SOUTHWEST BOULDER AND STONE. REFER TO DETAIL 'A' ON SHEET L-27.	L
	REGULAR GRANITE COBBLESTONE AT BASIN BOTTOM. 4-8" IN SIZE AND 8" DEEP.	
	NON-IRRIGATED HYDROSEED MIX. REFER TO SEED MIX ON SHEET L-27.	

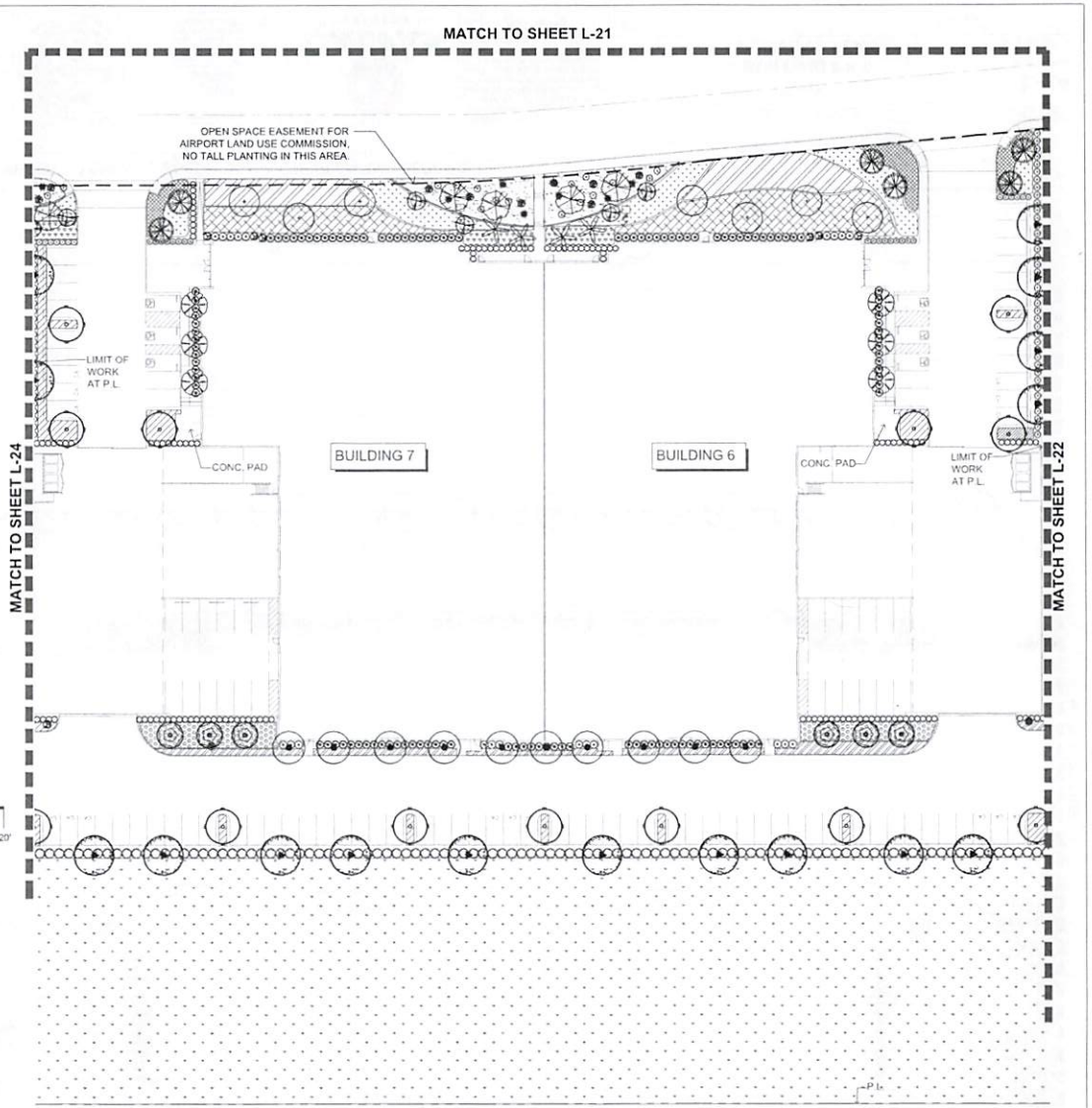
GENERAL NOTES:

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.

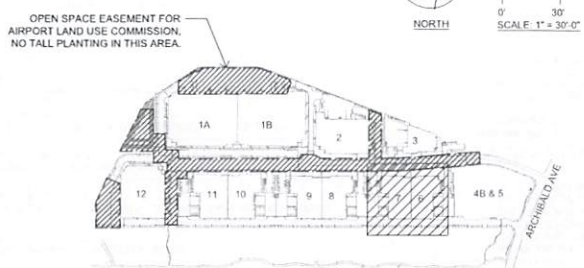
H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL= VERY LOW WATER NEEDS



NORTH

SCALE: 1" = 30'-0"

0' 30' 60' 90' 120'



SHEET INDEX
N.T.S.

REFER TO SHEET L-27 FOR COMPLETE PLANTING LEGEND.

DIGALERT — DIAL BEFORE YOU DIG. TOLL FREE 1-800-227-2600. A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT. TWO WORKING DAYS BEFORE YOU DIG.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

MARK	BY	DATE	REVISIONS	APPR	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — No. 2734 — 6/22/2017 — STATE OF CALIFORNIA

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC. — 2953 VIA RANCHEROS WAY, FALLBROOK, CA 92028 — PH: 760-842-8181

CALPAK Landscape Inc

BENCHMARK
RIVERSIDE COUNTY BM NO. M L 31-1-44 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST AND SUMNER AVE, 84.3 FEET ELY AND 22.0 FEET SLY OF THE CENTERLINE INT. OF SUMNER AVE AND ORANGE ST. TOP OF CURB 11 FEET ELY OF THE S.E. SCR. A 3" ALUMINUM DISK @ TOP OF CURB. STAMPED "BM. 31-1 RESET ELEV. 807.94 FT. DATUM: NGVD 29.

CITY OF EASTVALE
THE CAMPUS
BUILDING 6 & 7 PLANTING PLAN

SHEET NO. **L-23** OF 35 SHEETS

SCALE: AS SHOWN | FOR: | W.O. | CITY FILE NO. 12-2750

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

PUBLIC WORKS — DATE SIGNED

GROUND COVER AND SHRUB MASSES

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 24" O.C.	L
	LANTANA X 'NEW GOLD', NEW GOLD LANTANA (DWARF) 1 GAL. SIZE @ 36" O.C.	L
	SENECIO MANDRALISCAEA, BLUE CHALK STICKS 1 GAL. SIZE @ 24" O.C.	L
	CAREX TUMUILCOLA, BERKELEY SEDGE 1 GAL. SIZE @ 24" O.C.	L
	MYOPORUM PARVIFOLIUM 'PUTA CREEK', PUTAH CREEK MYOPORUM 1 GAL. SIZE @ 36" O.C.	L
	COTONEASTER DAMMERI, BEARBERRY COTONEASTER 1 GAL. SIZE @ 36" O.C.	L
	LEYMUS CONDENSATUS 'CANYON PRINCE', NATIVE BLUE RYE 1 GAL. SIZE @ 24" O.C.	L
	DIANELLA REVOLUTA 'VARIEGATED', VARIEGATED FLAX LILY 1 GAL. SIZE @ 24" O.C.	L
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 24" O.C.	L
	SALVIA LEUCANTHA, MEXICAN BUSH SAGE 1 GAL. SIZE @ 36" O.C.	L
	CEANOTHUS MARITIMUS 'VALLEY VIOLET', MARITIME CEANOTHUS 5 GAL. SIZE @ 36" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 36" O.C.	L
	HESPERALOE PARVIFLORA, RED YUCCA 1 GAL. SIZE @ 24" O.C.	L

	DECOMPOSED GRANITE 3" DEPTH, CALIFORNIA ¾" DESERT GOLD FROM SOUTHWEST BOULDER AND STONE. REFER TO DETAIL 'A' ON SHEET L-27.	L
	REGULAR GRANITE COBBLESTONE AT BASIN BOTTOM. 4-8" IN SIZE AND 8" DEEP.	
	NON-IRRIGATED HYDROSEED MIX. REFER TO SEED MIX ON SHEET L-27.	

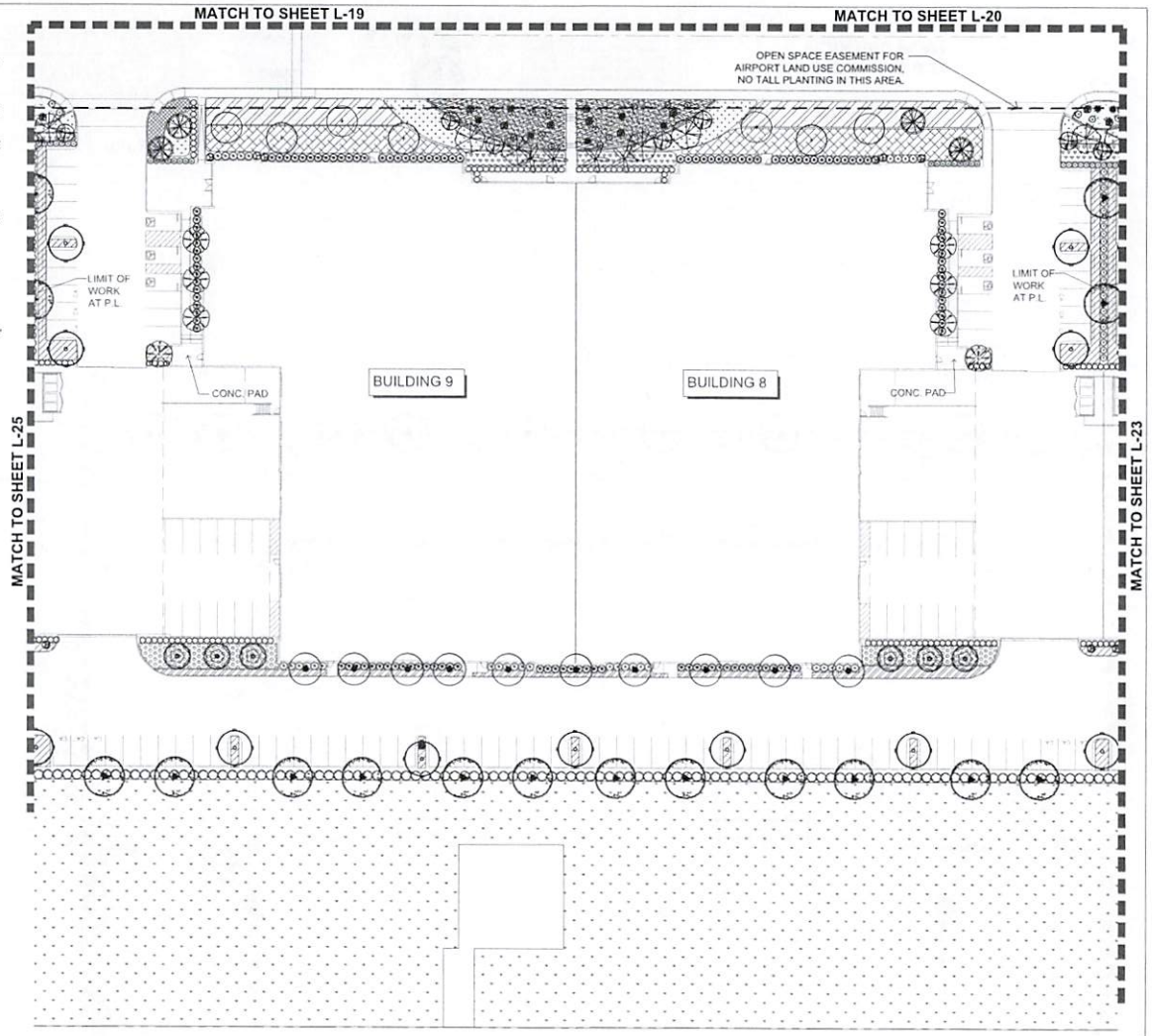
GENERAL NOTES:

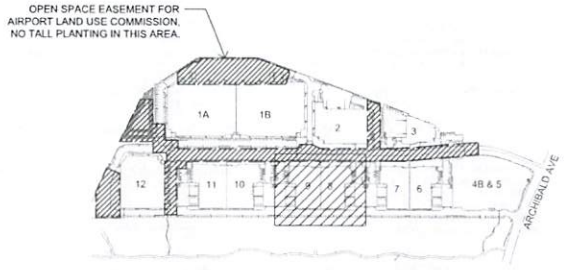
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- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL= VERY LOW WATER NEEDS





SHEET INDEX

N.T.S.

REFER TO SHEET L-27 FOR COMPLETE PLANTING LEGEND.

NORTH

0' 30' 60' 90' 120'
SCALE: 1" = 30'-0"

DIGALERT
DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — No. 6 — SIGNATURE — 5/22/2017 — DATE — STATE OF CALIFORNIA

SPLA
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
2853 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH. 760-842-4993

CALPAK Landscape Inc

BENCHMARK:
RIVERSIDE COUNTY BM NO. M-L, 31-144 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMMER AVE. 84.3 FEET ELY AND 22.8 FEET ELY OF THE CENTERLINE INT. OF SUMMER AVE. AND ORANGE ST. TOP OF CURB 11 FEET ELY OF THE S.E. ECR, A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M-L, 31-1 RESET" ELEV. 497.964 FT.
DATUM: NGVD 29

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
BUILDING 8 & 9 PLANTING PLAN

SHEET NO. **L-24** OF 30 SHEETS

FOR — P.O. — CITY FILE NO. 13-0755

DATE SIGNED

PUBLIC WORKS

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

GROUND COVER AND SHRUB MASSES		
SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 24" O.C.	L
	LANTANA X 'NEW GOLD', NEW GOLD LANTANA (DWARF) 1 GAL. SIZE @ 36" O.C.	L
	SENECIO MANDRALISCAEA, BLUE CHALK STICKS 1 GAL. SIZE @ 24" O.C.	L
	CAREX TUMUILCOLA, BERKELEY SEDGE 1 GAL. SIZE @ 24" O.C.	L
	MYOPORUM PARVIFOLIUM 'PUTA CREEK', PUTAH CREEK MYOPORUM 1 GAL. SIZE @ 38" O.C.	L
	COTONEASTER DAMMERI, BEARBERRY COTONEASTER 1 GAL. SIZE @ 36" O.C.	L
	LEYMUS CONDENSATUS 'CANYON PRINCE', NATIVE BLUE RYE 1 GAL. SIZE @ 24" O.C.	L
	DIANELLA REVOLUTA 'VARIEGATED', VARIEGATED FLAX LILY 1 GAL. SIZE @ 24" O.C.	L
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 24" O.C.	L
	SALVIA LEUCANTHA, MEXICAN BUSH SAGE 1 GAL. SIZE @ 36" O.C.	L
	CEANOTHUS MARITIMUS 'VALLEY VIOLET', MARITIME CEANOTHUS 5 GAL. SIZE @ 36" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 36" O.C.	L
	HESPERALOE PARVIFLORA, RED YUCCA 1 GAL. SIZE @ 24" O.C.	L
	DECOMPOSED GRANITE 3" DEPTH, CALIFORNIA ¾" DESERT GOLD FROM SOUTHWEST BOULDER AND STONE. REFER TO DETAIL 'A' ON SHEET L-27.	L
	REGULAR GRANITE COBBLESTONE AT BASIN BOTTOM. 4-8" IN SIZE AND 8" DEEP.	
	NON-IRRIGATED HYDROSEED MIX. REFER TO SEED MIX ON SHEET L-27.	

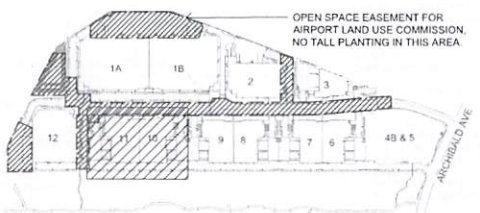
WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL = VERY LOW WATER NEEDS

GENERAL NOTES:

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
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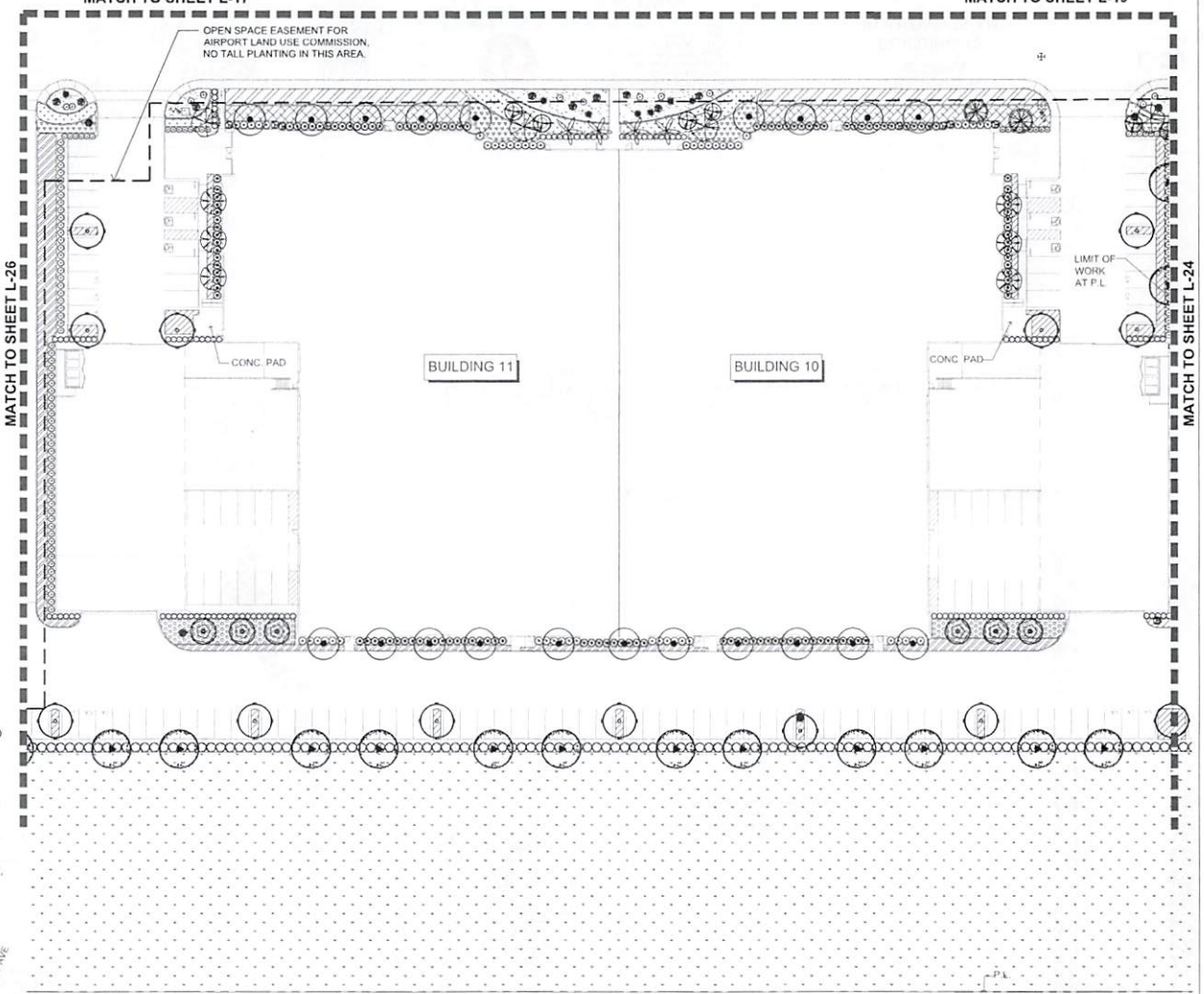
SHEET INDEX
N.T.S.

MATCH TO SHEET L-17

MATCH TO SHEET L-19

MATCH TO SHEET L-26

MATCH TO SHEET L-24



REFER TO SHEET L-27 FOR COMPLETE PLANTING LEGEND.

NORTH

SCALE: 1" = 30'-0"

0' 30' 60' 90' 120'

DIGALERT
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MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — 5/22/2017 — DATE — STATE OF CALIFORNIA

SPLA
SCOTT PETERSON LANDSCAPE ARCHITECT, INC
2483 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH. 760-842-8793

CALPAK Landscape Inc

BENCHMARK:
RIVERSIDE COUNTY BM NO. M L 31-1-94 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMNER AVE. IN 3 FEET ELY AND 22.9 FEET SLY OF THE CENTERLINE INT. OF SUMNER AVE. AND ORANGE ST. TOP OF CURB 11 FEET ELY OF THE S.E. SCR. & T. ALUMINUM DISK @ TOP OF CURB STAMPED "D.L. 31-1 RESET" ELEV. 607.994 FT.
DATUM: NGVD 29

CITY OF EASTVALE
THE CAMPUS
BUILDING 10 & 11
PLANTING PLAN

SCALE: AS SHOWN

FOR:

W.O.

CITY FILE NO. 12-0750

SHEET NO. **L-25** OF 30 SHEETS

DATE SIGNED

PUBLIC WORKS

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

GROUND COVER AND SHRUB MASSES		
SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 24" O.C.	L
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	SENECIO MANDRALISCAEA, BLUE CHALK STICKS 1 GAL. SIZE @ 24" O.C.	L
	CAREX TUMUILCOLA, BERKELEY SEDGE 1 GAL. SIZE @ 24" O.C.	L
	MYOPORUM PARVIFOLIUM 'PUTA CREEK', PUTAH CREEK MYOPORUM 1 GAL. SIZE @ 36" O.C.	L
	COTONEASTER DAMMERI, BEARBERRY COTONEASTER 1 GAL. SIZE @ 36" O.C.	L
	LEYMUS CONDENSATUS 'CANYON PRINCE', NATIVE BLUE RYE 1 GAL. SIZE @ 24" O.C.	L
	DIANELLA REVOLUTA 'VARIEGATED', VARIEGATED FLAX LILY 1 GAL. SIZE @ 24" O.C.	L
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	SALVIA LEUCANTHA, MEXICAN BUSH SAGE 1 GAL. SIZE @ 36" O.C.	L
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	DECOMPOSED GRANITE 3" DEPTH, CALIFORNIA ¾" DESERT GOLD FROM SOUTHWEST BOULDER AND STONE. REFER TO DETAIL 'A' ON SHEET L-27.	L
	REGULAR GRANITE COBBLESTONE AT BASIN BOTTOM. 4-8" IN SIZE AND 8" DEEP.	
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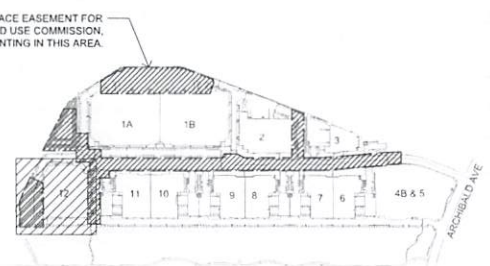
WUCOLS PLANT FACTOR

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H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL= VERY LOW WATER NEEDS

NORTH

0' 30' 60' 90' 120'
SCALE: 1" = 30'-0"



SHEET INDEX
N.T.S.

MATCH TO SHEET L-17

MATCH TO SHEET L-25

OPEN SPACE EASEMENT FOR AIRPORT LAND USE COMMISSION, NO TALL PLANTING IN THIS AREA.

LIMIT OF WORK

CONC. PAD

P.L.

OPEN SPACE EASEMENT FOR AIRPORT LAND USE COMMISSION, NO TALL PLANTING IN THIS AREA.

BUILDING 12

P.L.

REFER TO SHEET L-27 FOR COMPLETE PLANTING LEGEND.

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MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		
	ENGINEER				

SEAL ENGINEER
REGISTERED LANDSCAPE ARCHITECT
SCOTT PETERSON
No. 5422
5/22/2017
DATE
STATE OF CALIFORNIA

SPLA
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
2953 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH: 760-842-4991

CALPAK Landscape Inc

BENCHMARK
RIVERSIDE COUNTY BM NO. 91 L 31-1 64 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST AND SUMNER AVE. 84.1 FEET ELY AND 22.8 FEET SLY OF THE CENTERLINE INT. OF SUMNER AVE AND ORANGE ST. TOP OF CURB 11 FEET ELY OF THE S.E. ECK. A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "91 L 31-1 RESET" ELEV. 657.994 FT.
DATUM: NGVD 29

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
BUILDING 12
PLANTING PLAN

SHEET NO. **L-26** OF 33 SHEETS

FOR
W.O.
CITY FILE NO. 12-0719

PUBLIC WORKS
ACCEPTED AS TO COMPLIANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES
DATE SIGNED

TREES

SYMBOL	TREE NAME	QTY.	WUCOLS
	ARBUTUS X 'MARINA', MARINA STRAWBERRY TREE 48" BOX SIZE. DOUBLE STAKE. MULTI-TRUNK.	3	L
	CERCIS OCCIDENTALIS, WESTERN REDBUD 24" BOX SIZE. DOUBLE STAKE. STANDARD TRUNK.	26	L
	CHITALPA TASHKENTENSIS, CHITALPA 24" BOX SIZE. DOUBLE STAKE.	82	L
	COTINUS COGGYGRIA 'ROYAL PURPLE', ROYAL PURPLE SMOKE TREE 15 GAL. SIZE. DOUBLE STAKE.	34	L
	JUNIPERUS VIRGINIANA 'SKYROCKET', SKYROCKET JUNIPER 24" BOX SIZE.	54	M
	TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE. DOUBLE STAKE.	92	M
	MAGNOLIA GRANDIFLORA 'ST. MARY', SOUTHERN MAGNOLIA 24" BOX SIZE. DOUBLE STAKE.	37	L
	OLEA EUROPAEA 'WILSONII', OLIVE TREE 24" BOX SIZE. MULTI-TRUNK. DOUBLE STAKE.	19	L
	PARKNSONIA X 'DESERT MUSEUM', DESERT MUSEUM PALO VERDE 24" BOX SIZE. DOUBLE STAKE. MULTI-TRUNK.	26	L
	QUERCUS VIRGINIANA, SOUTHERN LIVE OAK 24" BOX SIZE. DOUBLE STAKE.	84	L
	KOELREUTERIA PANICULATA, GOLDEN RAIN TREE 36" BOX SIZE. DOUBLE STAKE. MULTI-TRUNK.	7	M
	MAGNOLIA GRANDIFLORA, SOUTHERN MAGNOLIA 24" BOX SIZE. DOUBLE STAKE.	8	L
	SCHINUS MOLLE, CALIFORNIA PEPPER TREE 24" BOX SIZE. DOUBLE STAKE.	16	L
	MELALEUCA QUINQUENERVIA, PAPERBARK TREE 15 GAL. SIZE. DOUBLE STAKE.	9	L
	WASHINGTONIA ROBUSTA, MEXICAN FAN PALM 16' B.T.H. MINIMUM.	12	L
	PRUNUS CERSAIFERA 'KRAUTER VESUVIUS', KRAUTER VESUVIUS PURPLE LEAF PLUM 24" BOX SIZE. L.B.	25	L
	PISTACHIA CHINENSIS, CHINESE PISTACHE 24" BOX SIZE. DOUBLE STAKE.	25	L

ACCENT SUCCULENTS

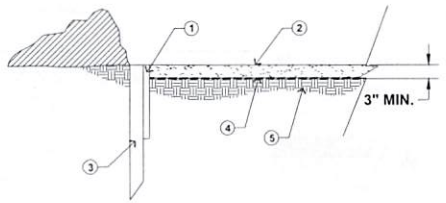
SYMBOL	ACCENT SUCCULENT NAME	WUCOLS
	AGAVE VILMORINIANA, OCTOPUS AGAVE 15 GAL. SIZE. PLACEMENT PER PLAN	L
	AGAVE X 'BLUE GLOW', BLUE GLOW AGAVE 5 GAL. SIZE. PLACEMENT PER PLAN	L
	HESPERALOE PARVIFLORA, RED YUCCA 5 GAL. SIZE. PLACEMENT PER PLAN	L
	ECHINOCACTUS GRUSONII, GOLDEN BARREL CACTUS 5 GAL. SIZE. PLACEMENT PER PLAN	L

SHRUBS

SYMBOL	SHRUB NAME	WUCOLS
	COTONEASTER LACTEUS, RED CLUSTERBERRY COTONEASTER 5 GAL. SIZE. 60" O.C.	L
	ELAEAGNUS PUNGENS, THORNY ELAEAGNUS 5 GAL. SIZE. 48" O.C.	L
	DIETES BICOLOR, FORTNIGHT LILY 5 GAL. SIZE. 36" O.C.	L
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE. 60" O.C.	L
	WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE. 36" O.C.	L
	CALLISTEMON 'LITTLE JOHN', DWARF BOTTLE BRUSH 5 GAL. SIZE. 48" O.C.	L
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE. 48" O.C.	L
	RHAPHIOLEPIS 'PINK LADY', INDIAN HAWTHORN 5 GAL. SIZE. 48" O.C.	L
	FICUS PUMILA, CREEPING FIG 1 GAL. SIZE. 36" O.C. TRAIN TO WALL.	L

GROUND COVER AND SHRUB MASSES

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 24" O.C.	L
	LANTANA X 'NEW GOLD', NEW GOLD LANTANA (DWARF) 1 GAL. SIZE @ 36" O.C.	L
	SENECIO MANDRALISCAEA, BLUE CHALK STICKS 1 GAL. SIZE @ 24" O.C.	L
	CAREX TUMUILCOLA, BERKELEY SEDGE 1 GAL. SIZE @ 24" O.C.	L
	MYOPORUM PARVIFOLIUM 'PUTA CREEK', PUTAH CREEK MYOPORUM 1 GAL. SIZE @ 36" O.C.	L
	COTONEASTER DAMMERI, BEARBERRY COTONEASTER 1 GAL. SIZE @ 36" O.C.	L
	LEYMUS CONDENSATUS 'CANYON PRINCE', NATIVE BLUE RYE 1 GAL. SIZE @ 24" O.C.	L
	DIANELLA REVOLUTA 'VARIEGATED', VARIEGATED FLAX LILY 1 GAL. SIZE @ 24" O.C.	L
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 24" O.C.	L
	SALVIA LEUCANTHA, MEXICAN BUSH SAGE 1 GAL. SIZE @ 36" O.C.	L
	CEANOTHUS MARITIMUS "VALLEY VIOLET', MARITIME CEANOTHUS 5 GAL. SIZE @ 36" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 36" O.C.	L
	HESPERALOE PARVIFLORA, RED YUCCA 1 GAL. SIZE @ 24" O.C.	L
	DECOMPOSED GRANITE 3" DEPTH, CALIFORNIA ¾" DESERT GOLD FROM SOUTHWEST BOULDER AND STONE. REFER TO DETAIL "A" ON SHEET L-27.	L
	REGULAR GRANITE COBBLESTONE AT BASIN BOTTOM. 4-8" IN SIZE AND 8" DEEP.	
	DETENTION BASIN BOTTOM SHALL RECEIVE A HYDROSEED MIX CONSISTING OF THE FOLLOWING: • ACHILLEA MILLEFOLIUM 1.0 LBS/ ACRE • ESCHSCHOLZIA CAESPITOSA 1.0 LBS/ ACRE • JUNCUS BUFONIUS 1.0 LBS/ ACRE • LEYMUS TRITICODIDESRIO 6.0 LBS/ ACRE • DESCHAMSIA DESPITOSA 4.0 LBS/ ACRE • FESTUCA RUBRA 'MOLATE' 10.0 LBS/ ACRE • HORDEUM BRACHYANTHERUM 6.0 LBS/ ACRE • MUHLENBERGIA RIGENS 1.0 LBS/ ACRE • MUHLENBERGIA MICROSPERMA 3.0 LBS/ ACRE • HORDEUM DEPRESSUM 3.0 LBS/ ACRE	M



KEY NOTES:

1. MEANDER TREX BENDER BOARD.
2. 3" DECORATIVE ROLLED D.G. PER LEGEND.
3. 2" X 2" STAKE AS REQUIRED.
4. FILTER FABRIC.
5. COMPACTED SUB-GRADE.

A D.G. & BENDER BOARD
NTS

DIGALERT — DIAL BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		
	ENGINEER				

SEAL — ENGINEER — REGISTERED LANDSCAPE ARCHITECT — SCOTT PETERSON — No. 5022 — 5/22/2017 — DATE — STATE OF CALIFORNIA

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC. — 2493 VIA RANCHEROS WAY — FALLBROOK, CA 92028 — PH: 760-842-8763

CALPAK Landscape Inc

BENCHMARK: RIVERSIDE COUNTY BM NO. M-L, 31-1-64 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMNER AVE, IN 5 FEET ELY AND 22.8 FEET ELY OF THE CENTERLINE INT. OF SUMNER AVE AND ORANGE ST. TOP OF CURB 10 FEET ELY OF THE S.E. ECR. A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M L 31-1 RESET ELEV. 697.994 FT. DATUM: NGVD 29

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
PLANTING LEGEND

SHEET NO. L-27 OF 30 SHEETS

FOR | W.O | CITY FILE NO. 12-0750

DATE SIGNED

PUBLIC WORKS

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

A REMOTE CONTROL VALVE

1. PLASTIC VALVE BOX & LOCKING COVER. REFER TO SPECIFICATIONS FOR TYPE.
2. TO SPRINKLER: ANGLE PIPE TO SPECIFIED DEPTH W/ 45 ELLS.
3. SCHEDULE 40 PVC MALE ADAPTOR
4. WIRE SPLICES SHALL BE SCOTCH LOC PEN TITES OR APPROVED EQUAL W/ EXPANSION LOOPS INSTALLED.
5. FINISH GRADE.
6. PIG TAIL EXPANSION LOOP (MIN. 24-INCHES LONG.)
7. ELECTRIC VALVE.
8. 2" X 4" X 8" CONC. BLOCKS.
9. 6-INCH THICK OF ¾" WASHED CRUSHED AGGREGATE.
10. CONTROL & COMMON WIRES.
11. PRESSURE SUPPLY LINE.
12. ¾" IN LAWN AREAS, 1-INCH IN PLANTING BEDS.

NOTES:
A. VALVE BOX SHALL BE STENCILED 'ECV' W/ 6" HIGH BY 1" LETTERS. THE PAINT SHALL BE GREEN, OIL BASED ENAMEL AND HAND PAINTED.
B. PLACE AGGREGATE PRIOR TO INSTALLATION OF BOX. COVER VALVE BOX PIPE OPENINGS TO PREVENT SOIL ENTRY.
C. INSTALL VALVE A MIN. OF 18" FROM STRUCTURES OR HARDSCAPING.
D. INSTALL VALVE IN PLANT BEDS WHERE EVER POSSIBLE, NEXT TO SIDEWALKS.
E. PLACE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
F. ADJACENT VALVES SHALL BE NO CLOSER THAN 48" APART.

B QUICK COUPLER VALVE

1. RAINBIRD OR APPROVED EQUAL QUICKCOUPLING VALVE SHALL BE 2-INCHES BELOW VALVE BOX COVER.
2. APPROVED VALVE BOX 10-INCH LOCKING CARSON OR EQUAL STENCILED WITH 6" HIGH X 1" WIDE "Q" ON LID AND ADJACENT CURB TOP AND FACE WITH FEDERAL SAFETY GREEN ENAMEL.
3. FINISHED GRADE.
4. STAINLESS STEEL CLAMPS OR STEEL CLAMPS (COMMERCIAL QUALITY GALVANIZED OR CADMIUM PLATED) - TWO REQUIRED.
5. PRESSURE LINE FITTING LENGTH AS REQUIRED SCH. 80 PVC RISER.
6. ¾" DIA. SCHEDULE 40 GALVANIZED STEEL PIPE STAKE.
7. P.V.C. NIPPLE (12" LONG).
8. P.V.C. STREET ELL.
9. PEA GRAVEL, 2 CUBIC FEET.
10. PRESSURE SUPPLY LINE, 18" BELOW FINISHED GRADE.

NOTES:
A. ALL PIPE AND FITTINGS SHALL BE SCHEDULE 80 PVC UNLESS OTHERWISE SPECIFIED.
B. QUICK COUPLER VALVE BOX IN LAWN AREAS SHALL BE SET AT GRADE.
C. QUICK COUPLE VALVE BOX IN SHRUB AREAS SHALL BE SET AT 4" ABOVE GRADE.
D. PIPE SIZE FROM MAIN LINE SHALL MATCH QUICK COUPLER INLET DIAMETER.
E. SIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC COUPLING.
F. SCHEDULE 80 PLASTIC PIPE SHALL BE USED ABOVE FINISHED GRADE.

ELEVATION
BELOW GRADE PIPING INSTALLATION

C PIPE TRENCHING

1. FINISH GRADE.
2. CLEAN COMPACTED BACKFILL.
3. NON-PRESSURE LATERAL LINE.
4. PRESSURE SUPPLY LINE: SNAKE PIPE IN TRENCH.
5. CONTROL WIRES: BUNDLE AND TAPE AT 15' O.C. AND INSTALL IN LOW PRESSURE SUPPLY LINE.

PURPLE IF RECYCLED WATER ONLY

NOTES
PISTAL AND LOOP CONTROL WIRE AT ALL 90 DEGREE CHANGES IN DIRECTION

D IRRIGATION SLEEVING

1. HARDSCAPE SURFACE.
2. CLEAN BACKFILL AS REQUIRED. TO BE SET IN 6-INCHES LIFTS.
3. LATERAL LINE WITH SLEEVE.
4. PRESSURE MAIN LINE WITH SLEEVE.
5. CONTROL WIRES & COMPUTER HARDWARE WIRE SLEEVE.

NOTES:
A. ALL SLEEVES TO BE PVC, SCH. 40 AND TWICE THE DIAMETER OF THE WORKING PIPE.
B. ALL SLEEVES TO RUN A MIN. OF 12" BEYOND HARDSCAPE EDGES.
C. SLEEVE SHALL BE IDENTIFIED WITH MARKING TAPE INSTALLED 12" FROM THE SURFACE INDENTIFYING TYPE OF LINE WITH APWA STANDARD "CAUTION WATER LINE BURIED BELOW" IN BLUE OR "CAUTION RECYCLED WATER LINE BURIED BELOW" IN PURPLE.
D. CLEAN BACKFILL MAY BE SUBSTITUTED FOR SAND UNDER WALKS AND DRIVES.

E DRIP VALVE ASSEMBLY

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. DRIP REMOTE CONTROL VALVE: RAIN BIRD 150-PESB (INCLUDED IN XCZ-PRB-150-COM KIT)
4. ID TAG
5. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
6. 36-INCH LINEAR LENGTH OF WIRE, COILED
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-150-COM KIT)
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-150-COM KIT)
15. PVC SCH 40 TEE (INCLUDED IN XCZ-PRB-150-COM KIT)
16. PVC SCH 40 ELL (INCLUDED IN XCZ-PRB-150-COM KIT)
17. PVC SCH 40 FEMALE ADAPTOR
18. LATERAL PIPE

SIDE VIEW

F WALL MOUNTED IRR. CONTROLLER

1. WALL MOUNT IRRIGATION CONTROLLER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2. 120 V. AC POWER SUPPLY CONDUIT (NON SWITCHED POWER)
3. JUNCTION BOX.
4. 2½" PVC CONDUIT FOR CONTROL WIRES
5. SWEEP ELL
6. DIRECT BURIAL WIRES TO VALVES
7. FINISH GRADE
8. 8 X 18 INCH BUILDING SLAB
9. BUILDING WALL
10. LOCATE IN PROTECTIVE STAINLESS STEEL WALL MOUNTED ENCLOSURE BY "STRONG BOX" OR APPROVED EQUAL

G SUB-SURFACE DRIP IRRIGATION DIAGRAM

DRIP KEY NOTES
1. IRRIGATION MAIN LINE
2. DRIP VALVE ASSEMBLY (IN VALVE BOX)
3. PVC, POLYETHYLENE TUBING, OR DRIPLINE HEADER
4. COMPRESSION FITTINGS
5. XF SERIES DRIPLINE LATERALS (INLINE EMITTERS)
6. FLUSH VALVE
7. AIR RELIEF VALVE KIT IN VALVE BOX

EDGE OF PAVING — 6" (TO FIRST DRIPLINE)
18" O.C. (PREFERRED)
DRIPLINE LATERAL RUN LENGTH
PLAN VIEW

SANDY SOIL — 12" O.C., 12" O.C.
LOAM SOIL — 18" O.C., 18" O.C.
CLAY SOIL — 24" O.C., 24" O.C.

H BUBBLER AT TREE (FIXED RISER)

FIXED RISER BUBBLER HEADS
TREE TRUNK
ROOT BALL
2" MAX.

1. WALKWAY, CURB OR HEADER
2. SHRUB BUBBLER NOZZLE PER LEGEND
3. INSTALL NO HIGHER THAN 2" ABOVE FINISHED GRADE.
4. FINISHED GRADE
5. TRIPLE SWING JOINT REQUIRED.
6. LATERAL LINE (TEE OR ELL)

I BACKFLOW DEVICE

1. PRESSURE REGULATOR
2. BACKFLOW PREVENTOR ASSEMBLY
3. BRASS NIPPLE-TYPICAL (4) PLACES
4. BRASS 90 DEGREE ELL-TYPICAL (2) PLACES
5. BRASS NIPPLE
6. BRASS WYE STRAINER W/ 30 MESH MONEL SCREEN
7. 4-INCHES THICK, 36-INCHES LONG, 32 INCHES WIDE CONCRETE PAD SLOPE PAD TO DRAIN 2% MIN. 2,500PSI MIN.
8. FINISH GRADE
9. 95% COMPACTION REQUIRED
10. BRASS NIPPLE-TYPICAL (2) PLACES
11. SCH 80 PVC COUPLING (TYP.)
12. SCH 40 PVC MALE ADAPTORS TYPICAL (2) PLACES
13. PRESSURE SUPPLY LINE
14. SCH 40 PVC 90 DEGREE ELL (2) PLACES
15. RHASS UNION
16. LINE FROM WATER SOURCE
17. INSTALL PROTECTIVE STEEL CAGE PER PLAN

NOTE:
A. ALL PIPE FITTINGS SHALL BE BRASS UNLESS OTHERWISE NOTED.
B. THE BACKFLOW PREVENTOR DEVICES AND INSTALLATIONS OF HEALTH SERVICES & WATER AGENCY
C. COAT ALL EXPOSED THREADS W/ AN APPROVED RUST INHIBITING SEALANT.
D. PLASTIC PIPE SHALL NOT BE USED ABOVE FINISH GRADE.
E. EQUIPMENT TO BE INSTALLED A MINIMUM OF 24" FROM ANY STRUCTURES OR HARDSCAPE.
F. RADIUS ALL EXPOSED CONCRETE EDGES.
G. WHEN UNIT IS NEAT TO A STRUCTURE (I.E. WALL, BUILDING, ETC.) MOUNT TEST CLOCKS ON OPEN OR NON-STRUCTURE SIDE.

J SHRUB PLANTING

1. ROOT BALL - DO NOT COMPACT ROOT BALL SOIL. ALLOW ROOT BALL TO SETTLE TO FINISHED GRADE.
2. FINISHED GRADE
3. ROCK MULCH.
4. 3-INCH BERM TIGHTLY COMPACTED IN PLACE TO FORM WATERING BASIN.
5. NATIVE SOIL
6. GROW POWER PLANT TABS PER MANUFACTURERS RECOMMENDATIONS.
7. PREPARED SOIL MIX. PLANT PIT TO BE 1.2 X TIMES THE WIDTH OF THE ROOT BALL.
8. SHRUB TRUNK

K TREE PLANTING

NOTE
STAKE PLACEMENT SHALL NOT DAMAGE TRUNK OR BRANCHES OR PIERCE ROOTBALL. TIE STAKES INTO TREE AT CANOPY

NOTE
STAKE PLACEMENT SHALL NOT PIERCE ROOTBALL

ROOTBALL DEPTH

2 1/2X ROOTBALL DIAMETER

1. TOP OF ROOTBALL IS TO BE PLACED AT 2" ABOVE FINISH GRADE. THE FINISH GRADE IS TO BE LEVEL WITH TOP OF CONC. CURB OR SIDEWALK.
2. CREATE 3" HIGH WATERING BASIN BERM. ALLOW FOR 48" DIAMETER OF 1" THICK SHREDDED BARK MULCH WITHIN WATERING BASIN BERM.
3. RUBBER OR VINYL CINCH TIE OR APPROVED EQUAL SCREWED W/ GALV. SCREWS STAKE WITH HOOP NAIL, NO HOSE AND WIRE. PLACE TIE 6" ABOVE TOP FLEA POINT ON TREE TRUNK. (2 LOCATIONS)
4. 2-INCH LODGEPOLE PINE TREE STAKE TREATED W/ COPPER NAPTHANATE. 2-INCHES IN DIAMETER BY 8-FEET LENGTH FOR 15 GAL. TREE, AND BY 10' LENGTH FOR 24-INCHES BOX TREE. STAKES ARE TO BE INSTALLED IN A "V" CONFIGURATION. SEE DIAGRAM TO RIGHT.
5. NATIVE SOIL BACKFILL
6. BACKFILL MIX
7. APPLY A 3-2" LAYER OF SHREDDED BARK MULCH WITHIN WATERING BASIN.

L PALM HEIGHT DIAGRAM

NURSERY OVERALL HEIGHT
NURSERY TRUNK HEIGHT
BROWN TRUNK HEIGHT
SKINNED TRUNK
BRANCH TRUNK HEIGHT
BOTTOM OF 1st VIABLE PETIOLE
F.G.
BOTTOM OF 1st VIABLE PETIOLE

M POLY PIPE WITH EMITTER

1. DIFFUSER BUG CAP: RAINBIRD DBC 025 INSTALL ADJACENT TO ROOTBALL "UPHILL SIDE"
2. 1/4-INCH TUBING STAKE: RAIN BIRD TS-025
3. 1/4-INCH VINYL DISTRIBUTION TUBING: RAIN BIRD DT-025
4. TOP OF D.G.
5. SINGLE-OUTLET EMITTER RAIN BIRD XERI-BUG EMITTERS XB-10
6. DRIP TUBING PER LEGEND.
7. FINISH GRADE

NOTE
1. USE RAIN BIRD BUG GUN MODEL EMA-BG TO INSERT EMITTER DIRECTLY INTO XERI-TUBE OR RAIN TUBE TUBING.

N POP-UP ROTOR

1. CURB, SIDEWALK, ETC.
2. FINISH GRADE
3. POP-UP ROTOR HEAD WITH ANTI DRAIN VALVE SET TOP OF HEAD ½" ABOVE GRADE.
4. SCH 80 PVC NIPPLE MIN. 2" LONG
5. SCH 80 PVC TXT ELL
6. PVC "TX" MARLEX STREET ELL
7. SCH 80 PVC NIPPLE MIN. 10" LONG
8. SCH 80 PVC TXT MARLEX STREET ELL
9. SCH 80 PVC SXSXT TEE
10. LATERAL LINE PIPE AND FITTING

24" MIN
12"
18" MIN

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MARK	BY	DATE	REVISIONS	APPR	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — ENGINEER — RICHARD L. ANDSAGE, JR. — No. 2776 — REGISTERED PROFESSIONAL ENGINEER — 6/22/2017 — DATE — STATE OF CALIFORNIA

SPLA — SCOTT PETERSON LANDSCAPE ARCHITECT, INC. — 2383 VIA RANCHEROS WAY, FALLBROOK, CA 92028 — PH. 760-842-4393

CALPAK Landscape Inc

BENCHMARK:
RIVERSIDE COUNTY BM NO. M-L 31-144 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST. AND SUMNER AVE. 84.3 FEET ELY AND 22.8 FEET SLY OF THE CENTERLINE INT. OF SUMNER AVE. AND ORANGE ST. TOP OF CURB 15 FEET ELY OF THE S.E. ECR. A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M-L 31-1 RESET" ELEV. 607.964 FT. DATUM: NGVD 29.

SCALE: AS SHOWN

FOR:

BID

CITY FILE NO. 12-0709

CITY OF EASTVALE
THE CAMPUS
IRRIGATION & PLANTING DETAILS

SHEET NO. **L-28** OF 31 SHEETS

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES
PUBLIC WORKS
DATE SIGNED

IRRIGATION SPECIFICATIONS

I. SCOPE OF WORK
A. The Contractor shall provide all labor, tools, machinery, and processes necessary to install a complete irrigation system as shown on the plans and/or specified herein. When completed the irrigation system shall be a 100 % coverage system in a total functioning manner.

II. GENERAL REQUIREMENTS
A. VERIFICATION OF DIMENSION
a. All scaled dimensions are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions. Spacing of irrigation heads, location of valves and vacuum breakers, and proposed P.O.C. shall be as indicated on the drawings. Any deviation from the plans must have the approval of the Owner's Representative or the Landscape Architect.

B. VERIFICATION OF FINISH GRADE
a. The Contractor shall inspect the site and check all finish grades within the work area in order to insure the proper soil coverage (as specified) of irrigation system pipes.

C. WATER SUPPLY
a. The Contractor shall verify and be familiar with the source of water supply to the irrigation system as indicated on the drawings and verify available water pressure. If pressure is less than what has been designed with, the Contractor is to notify the Owner's Representative or the Landscape Architect.

D. PERMITS AND FEES
a. The Contractor shall apply and pay for all necessary permits and fees required in the pursuit of his work as required by the governing codes.

E. CARE OF EXISTING BUILDINGS AND SITE
a. The Contractor shall be held responsible for the care and preservation of all existing buildings and structures on the property and adjacent premises and contiguous property. Any part of them injured, damaged or disturbed because of his work shall be repaired, replaced or cleaned by him at his expense.

F. REVIEW OF DRAWINGS
a. It is the Contractor's responsibility to review irrigation drawings and note any areas he believes additional heads or valves are required prior to submitting a bid. If no changes are submitted, the Contractor is responsible for full coverage of the irrigation system and providing additional equipment as necessary at the Contractor's expense.

G. GOVERNING REGULATION
a. All local, municipal and state laws, rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications, and their provisions shall be carried out by the irrigation contractor.

H. DIAGRAMMATIC DESIGN
a. This design is diagrammatic. All pipe, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas where possible. Never install backflow preventers in lawn areas, always in shrub areas.

I. INSTALLATION
a. All irrigation materials shall be installed in accordance with the techniques and specifications set forth by each respective manufacturer. All pertinent descriptive literature issued by these manufacturers becomes part of these specifications after having been approved by the Owner's authorized representative. Such installation practices shall be followed only if the directions of the irrigation drawings and specifications do not thoroughly and completely order the methods or techniques to be followed. Install all equipment and materials as shown in details.

J. SITE PROBLEMS
a. The irrigation contractor shall not willfully install the sprinkler system as indicated on drawings when it is obvious in the field that there are unknown obstructions, grade differences, and/or discrepancies in the area dimensions until such conditions are brought to the attention of the Landscape Architect.

III. MATERIALS
Irrigation materials and equipment shall be of type, size and location as noted and indicated on the drawings. Unless permission to change is granted from the Landscape Architect or Owner's Representative, materials are to be new and in perfect condition. No deviations from the specifications shall be allowed. The decision of the Landscape Architect shall be final in the determination of the quality of materials.

A. PIPE TRENCHING
1. The Contractor shall verify exact locations of all existing subsurface utilities (mechanical and electrical) prior to excavation. Any A.C. paving concrete work, etc. destroyed or damaged by any work under the contract shall be repaired or replaced at the Contractor's expense.
2. Trenches for pipe shall be cut to required grade line at a true gradient to provide uniform support for the full length of pipe.
3. Depth of trenches shall be sufficient to provide a minimum cover above the top of the pipe as noted on the drawings.

B. JOINING PIPE
1. The Contractor is responsible to be familiar with the methods of assembling, joining, and installing the various type of pipe to be used. He will adhere in strict accordance with the manufacturer's recommended procedures.
2. No PVC pipe shall be threaded and all transition from PVC to metal piping shall be by PVC male thread adaptor fitting.

C. BACKFLOW PREVENTER
1. The backflow prevention device specified herein shall be verified with Local Plumbing and Health Codes. In the event of any conflict on the device or installation methods the Landscape Architect shall be notified PRIOR TO BID OPENING.

D. TESTS
1. All main lines and lateral lines which have glued joists under paving in the system shall be capped and pressure tested at 125 psi.
2. Pressure shall be sustained in the lines for not less than two (2) hours. If leaks develop the joints shall be replaced and the test repeated until the entire system is watertight.
3. Tests shall be observed and approved by Owner's representative prior to backfill.
4. When the irrigation system is completed (and before planting is begun) the Contractor in the presence of the Owner's representative shall test the coverage of water afforded the lawn and planting areas as complete and adequate. The Contractor shall furnish all materials and perform all work required to correct any inadequacies of coverage disclosed.
5. The Contractor shall inform the Owner's representative of any deviation from the plan required by wind, planting, soil or site condition that bear on present coverage.

E. IRRIGATION HEAD INSTALLATION
1. Shrubbery or groundcover spray heads adjacent to curbs or walks shall be installed 6" away from the curb or walk and the nozzle shall be 6" above finished grade. Pop-up shrub heads are to be set flush with grade.
2. Shrubbery spray heads adjacent to buildings, fences, or similar structures shall be installed 6" away from the structure and the nozzle shall be 6" above finished grade. Shrubbery spray heads not near paving or structures shall be set 6" above finish grade, or as stated on drawings.
3. All irrigation heads are to have swing joints as detailed.
4. Install all irrigation heads per details.

F. IRRIGATION HEAD ADJUSTMENTS
1. The irrigation contractor shall flush and adjust all irrigation heads for optimum performance and to prevent overspray onto walks and buildings as much as possible. This shall include selecting the best degree of arc to fit existing site situations.

G. CLOSING IN UNINSPECTED WORK
1. The Contractor shall not allow or cause any of his work to be covered or enclosed until it has been inspected, tested and approved by an authorized representative of the Owner. Should any of his work be enclosed or covered before such inspection and test he shall uncover the work at his own expense and after it has been inspected, tested, and approved shall make all repairs with like materials necessary to restore all his work and that of other Contractors to its original condition.

H. BACKFILLING
1. Backfill shall not be placed until the installed sprinkler system has been inspected and approved by the Owner's representative.
2. Trenches shall be backfilled with a minimum of 4" of fine, granular materials to protect the pipe from the clods or rocks, the remaining excavated dirt can be used as backfill. The Contractor shall not place detrimental subsoil in the top 6" of backfill.
3. If settlement occurs and adjustments in pipes, valves, sprinkler heads or sod are necessary to bring the system to proper working order, the Contractor shall as a part of the work under this contract make all the necessary adjustments without extra cost to the Owner.

I. AUTOMATIC CONTROLLER AND VALVES
1. A 120 volt electrical power outlet to the controller shall be provided by others. The irrigation Contractor shall be responsible for making the hook-up from the outlet to the controller.
2. All wire from the controller to electric control valves shall be solid copper U.F. +14=600 volt direct burial. Use white wire for common, blue for lawn systems, black for shrub systems and red for moisture sensor control wire install in common trench with main line pipe where possible. Provide minimum 18" cover.
3. Wire connections shall be made with "Scotch-Lok" wire connector sealing packs #3576 or equal.
4. There shall be a control wire from each control valve running to the controller and each control valve shall be connected to the common ground.
5. All electrical work shall comply with applicable codes.
6. Install all valves per details.

J. MOISTURE SENSOR INSTALLATION (IF APPLICABLE)
1. All installations and wiring is to be done by the Contractor in compliance with installation and Operating Instruction enclosed with the moisture sensors.

V. RECORD DRAWINGS (AS BUILTS)
1. The landscape contractor shall request in writing from the landscape architect the documents necessary to proceed with the preparation of the as-built.
2. The Contractor shall dimension from two (2) permanent points of reference, building corners, sidewalk, or road intersections, etc., the locations of the following items:

(1) Connection to existing water lines.
(2) Connection to existing electrical power.
(3) Gate valves.
(4) Routing of sprinkler pressure lines (dimension max. 100' along routing).
(5) Sprinkler control valves.
(6) Routing of control wiring.
(7) Quick coupling valves.
(8) Other related equipment as directed by the Architect.

3. On or before the date of the final inspection, the Contractor shall deliver the corrected and completed sepias to the Architect. Delivery of the sepias will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints.

A. CONTROLLER CHARTS
1. Do not prepare charts until record drawings have been approved by the Landscape Architect and/or Owner.
2. Provide one controller chart for each controller supplied.
3. The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.
4. The chart is to be a reduced drawing of the actual as-built system. However in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.
5. The chart shall be a reduced copy of irrigation as-built and the area of coverage for each station shall be clearly identified on each sheet.
6. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 10 mils thick.
7. These charts shall be completed and approved prior to final inspection of the irrigation system.

B. OPERATION AND MAINTENANCE MANUALS
1. Provide one individually bound manual detailing operation and maintenance requirements for irrigation systems. Assemble material in vinyl covered 3-ring binders. Provide the following in each manual:

a. Catalog and parts sheets on every material and equipment installed under this Contract.
b. The Contractor shall submit a statement or guarantee and its duration.
c. Complete operating and maintenance instructions on all major equipment. Equipment list (provide the following for each item):

a. Manufacturer's name.
b. Make and model number.
c. Name and address of local manufacturer's representative.
d. Spare parts list in detail.
e. Detailed operating and maintenance instructions for major equipment.

d. In addition the above-mentioned maintenance manuals, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Architect as rendered.
e. Index sheet, stating irrigation contractor's name, address, telephone number and name of person to contact.

C. EQUIPMENT TO BE FURNISHED
Supply as a part of this Contract the following tools:
1. Two sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.
2. Two five-foot valve keys for operation of gate valves.
3. Two keys for each automatic controller.
4. Six Quick coupler keys and matching hose swivels for each type of quick coupling valve installed.

The above-mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received material must be shown to the Architect.

VI. CLEAN-UP
A. SCOPE AND FREQUENCY
After all installation operations have been completed remove all trash, excess soil and rubbish from the property. All scars, ruts or other marks in the area caused by this work shall be repaired and the ground left in a neat and orderly condition, throughout the site. The Contractor shall pick up all trash resulting from this work no less than each Friday before leaving the site, once a week and/or the last working day each week. All trash shall be removed completely from the site.

VII. GUARANTEE
A. The guarantee for the sprinkler irrigation shall be made in accordance with the form shown below. A copy of the guarantee form shall be included in the operations and maintenance manual. The guarantee form shall be re-typed onto the Contractor's letterhead and contain the following information:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM
We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect expected. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time, as determined by the Owner, after receipt of written notice. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs made at our expense and we will pay the costs and charges therefore upon demand.

PROJECT:
LOCATION:
SIGNED:

Contractor
ADDRESS:
PHONE: DATE OF ACCEPTANCE:

B. INSTRUCTION
After the system has been completed and the connections made the Contractor shall instruct the Owner or his representative in the operations and maintenance of the system.

C. TEMPORARY REPAIRS
The Owner reserves the right to make temporary repairs as necessary to keep the irrigation system equipment in operating condition. The exercise of this right by the Owner shall not relieve the Contractor of his responsibility under the terms of the guarantee as herein specified.

PUBLIC WORKS
DATE SIGNED
ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

MARK	BY	DATE	REVISIONS	APPR.	DATE
			CITY CORRECTIONS 6-5-17		
			CITY CORRECTIONS 6-14-17		

ENGINEER

SEAL — ENGINEER
REGISTERED LANDSCAPE ARCHITECT
SCOTT PETERSON
NO. 2876
SIGNATURE
6/22/2017
DATE
STATE OF CALIFORNIA

SPLA
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
2893 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH: 760-842-8393

CALPAK Landscape Inc

BENCHMARK:
RIVERSIDE COUNTY BM NO. M.L. 31-1-64 AT THE N.E. COR OF THE "T" INT. OF ORANGE ST AND SUMNER AVE. 84.3 FEET E'LY AND 22.8 FEET S'LY OF THE CENTERLINE INT. OF SUMNER AVE AND ORANGE ST. TOP OF CURB 13 FEET E'LY OF THE S.E. ECR. A 3" ALUMINUM DISK @ TOP OF CURB STAMPED "M.L. 31-1 RESET" ELEV. 607.964 FT DATUM: NGVD 29

SCALE: AS SHOWN

CITY OF EASTVALE
THE CAMPUS
IRRIGATION SPECIFICATIONS

FOR: | W.O. | CITY FILE NO. 12-0750

SHEET NO. L-29
OF 30 SHEETS

PLANTING SPECIFICATIONS

I. SCOPE OF WORK

A. Furnish all labor, materials, and equipment necessary to provide and install plant material as shown on the drawings or as specified herein.

B. Work included in this section--(items included but not limited to.)

a. Grade, including mounding, molding and shaping surface of all planting areas as indicated including the removal of existing vegetation unless otherwise specified.
b. Prepare and till soil in planting areas including furnishing all soil amendments as specified.
c. Furnish and plant all plant materials as indicated by the drawings and specifications.
d. Perform all pruning as required.
e. Stake and tie all plant material as specified.
f. Provide for the maintenance of the planting until acceptance of the job by the Landscape Architect.
g. Dispose of all debris and surplus materials.
h. Clean-up
i. Guarantees
j. Maintenance

II. VERIFICATION OF SITE CONDITIONS:

A. EXCAVATION

a. The Contractor shall verify exact location of all existing sub-surface utilities (mechanical and electrical) prior to excavation. Any utilities, a.c. paving, concrete work, etc., destroyed or damaged by any work under this contract shall be repaired or replaced at the Contractor's expense.

B. SUB-SURFACE DRAINAGE OR SOIL CONDITIONS

a. Should sub-surface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material, the Contractor shall notify the Landscape Architect in writing, stating the condition and submitting a proposal covering cost of correction. If the Contractor fails to notify the Landscape Architect of such conditions, he shall be responsible for plant material under the guarantee clause of the specifications.

C. DIMENSIONS

a. All scaled dimensions are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Landscape Architect of any discrepancy between the information on the drawings and actual conditions, refraining from doing any work in said areas until given approval to do so by the Landscape Architect.

III. MATERIALS

A. SOIL AMENDMENTS

a. All soil amendment types and quantities shall be per soils report.

B. TOP SOIL

a. Topsoil shall consist of fertile, friable natural loam, of uniform quality, free from subsoil, hard clods, stiff clay, hard pan, sods, partially disintegrated debris, or any other undesirable materials.
b. Topsoil shall not contain obnoxious weeds, such as morning glory, sorrel, oxalis, spurge, annual poa, nut grass or Bermuda grass.

C. PLANT MATERIALS

a. Plant names used in the plant list conform to "Standardized Plant Names" by American Joint Committee of Horticultural Nomenclature except in the cases not covered therein. In these instances the established custom of the nursery trade is followed.
b. Plants shall be sound, healthy, vigorous, free from disease, insect pests or their eggs and shall have healthy, normal root systems, well filling their containers, but not to the point of being root bound.
c. Plants shall not be pruned prior to delivery except as authorized by the Landscape Architect. In no case shall trees be topped before delivery.
d. All plant material shall be subject to approval of size, health, quality, character, etc., by the Landscape Architect.
e. The height and spread of all plant material shall be measured with branches in their normal position.
f. The caliper of the trees shall be measured 4' above the surface of the ground.
g. Where caliper or other dimensions of any plant materials are omitted from the plant list, it shall be understood that these plant materials shall be normal stock for type listed.
h. Plant material shall be symmetrical, typical for variety and species, and shall conform to measurements specified in the plant list.
i. Plant material larger than those specified may be supplied if complying in all other respects and at no additional cost to the Owner, upon approval of the Landscape Architect.
j. All plant materials must have been previously inspected at the nursery by the County Horticultural Department, and shall be subject to acceptance as to quality by the Landscape Architect.
k. Substitutions will be permitted only as indicated, or if proof is submitted that any plant specified is not available, a proposal will be considered for the use of the nearest equivalent size or variety with an equitable adjustment of the contract price.
l. Quantities shown on the call outs on the planting plan are for convenience of the Contractor only. Quantities drawn on the plan (whether by circles or dots) are the final authority and shall be furnished and installed as drawn.

D. SEED MATERIALS

a. Seed shall be clean, fresh, new crop seed and shall be the mixture as noted on the Planting Plan.
b. Seed shall be mixed by the dealer and furnished with the dealer's guaranteed statement of composition and percentage of purity which shall be furnished to the Landscape Architect.

E. STAKES

a. All stakes shall be as per details.

IV. OBSTRUCTIONS BELOW GROUND

A. CONTRACTOR'S RESPONSIBILITY

a. The Contractor is responsible for verifying the locations of all utility lines and & other underground obstructions so that proper precautions may be taken not to disturb or damage such improvements. In the event of a conflict between such lines and plant locations, the Contractor shall properly notify the Landscape Architect who shall arrange for the relocation of one or the other.

Failing to follow this practice, the Contractor shall at his own expense make any and all repairs for damages resulting from his work.

V. FINISH GRADING

A. TILLING

a. Till all planting areas as herein specified.

B. UNIFORM GRADE

a. After tilling, all areas shall be brought to uniform grade by floating or hand raking.

C. GRADE RELATIONSHIPS

a. Finish grade of planting areas after application of soil amendment shall be 1" below top of concrete walks and curb grades and 6" below finish floor of building or as noted by spot elevations.

D. SLOPE FROM BUILDING

a. Soil areas adjacent to buildings shall slope from the building at 2 minimum for 10 feet, and shall continue to slope at a minimum of 1 until water drains to street or storm system.

E. ROCKS OR CLODS

a. No rock or clod over 3/4" in diameter shall be on top of prepared planting bed.

VI. WEED CONTROL

A. KILLING WEEDS

a. The Contractor shall germinate and destroy existing weed seeds before preparing areas for planting. Sufficient water shall be applied to cause weed seed to sprout. Young weeds shall then be destroyed and removed before they have an opportunity to set seed.

VII. SOIL PREPARATION

A. SOILS REPORT

a. Before starting soil preparation the Contractor shall submit a soil report to the Owner and Landscape Architect. If no soil report is submitted it will be assumed that amendments were not added and the Landscape Contractor will be requested to give a credit for soil preparation.

B. COMPACTED AREAS

a. Soil areas that are compacted to more than 92 % during site preparation shall be ripped to a minimum of 12" prior to beginning soil preparation. These areas shall be defined by the Landscape Architect and be billed as an extra if the unit price is quoted in the bid.

C. METHOD OF MIXING

a. If the slope is under 2 1/2 to 1 the soil preparation materials should be broadcast uniformly over all landscape areas and worked to a depth of 6" by a rototiller or other acceptable mechanical means to obtain a uniform blend to the soil. If the slope is greater than 2 1/2 to 1 the amendments shall be hydraulically applied for areas over 1000 sq. ft. and raked in for small areas.

D. EXTRANEOUS MATERIAL

a. In addition to the work specified above the Contractor shall remove all extraneous material that is exposed on the surface, and grade to facilitate run-off of surface water.

E. DELIVERY SLIPS

a. Supply delivery slips from the supplier for the soil amendments to the site, bulk loads from the Contractors' yard will not be accepted. Supply empty bags for fertilizer to the Superintendent of the job.

VIII. SHRUB AND TREE PLANTING

[illegible]

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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CITY CORRECTIONS 6-5-17
CITY CORRECTIONS 6-14-17

CITY OF EASTVALE
THE CAMPUS
PLANTING SPECIFICATIONS
SHEET NO. L-30
SCALE: AS SHOWN

EXHIBIT C

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT, from CAMPUS MAINTENANCE CORP (**"Grantor"**) to the CITY OF EASTVALE (**"City"**), is hereby accepted by the undersigned officer or agent on behalf of the City pursuant to authority conferred by Resolution No. 23-43, dated Sept. 13, 2023, and the Grantee consents to recordation thereof by its duly authorized officer.

Date: 12/4, 23

"Grantee"

CITY OF EASTVALE

Mark Orme

Mark Orme, City Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of Riverside)

On 12/4/23, before me, ~~Notary~~ Stephanie Vasquez,
(Name of Notary)

notary public, personally appeared Mark Orme
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Notary Signature)

STEPHANIE VASQUEZ
Notary Public - California
Riverside County
Commission # 2433569
My Comm. Expires Feb 5, 2027

4873-7221-3886 v1

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.8
May 14, 2025

Approval of Tract Map 38595, Accepting Offers of Dedication, and Approval of the related Improvement Agreement and Improvement Securities for Public Improvements Located on Northwest Corner of Limonite and Hamner Avenues

Prepared By:
Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)
Staff recommends that the City Council:

1. Adopt the Resolution approving the final map for Tract No. 38595; and
2. Approve a Subdivision Improvement Agreement for related public improvements and authorize the City Manager and the City Clerk to sign said agreement; and
3. Accept security in the form of bonds for completion of the related public improvements; and
4. Direct the City Clerk to record the Subdivision Improvement Agreement.

Summary
The developer, The New Home Company Southern California, LLC has submitted a Subdivision Improvement Agreement and securities to guarantee construction of the off-site public improvements in the following amounts:

Faithful Performance Bond No. ES00020437	$2,449,500
Labor and Material Bond No. ES00020437	$1,224,750
Survey Monument Bond No. ES00020437	$56,500

The developer has submitted the final map for Tract Map 38595 for consideration of approval. Staff has determined that the final map is in substantial conformity with the approved Tentative Tract Map and conditions.

The agreement and bonds are on file in the City Clerk's Office.

Background

On February 19, 2025, the Planning Commission approved Tentative Tract Map 38595 to subdivide 39.15 acres of undeveloped property into 36 buildable lots and 8 lettered lots for condominium, multi-family residential, commercial, open space, and public right-of-way purposes.

Environmental

Project was consistent with the Addendum to the Certified Program Environmental Impact Report prepared for the Leal Master Plan, and all impacts were adequately analyzed pursuant to applicable legal standards in the previously adopted Certified Program Environmental Impact Report and subsequent addenda, in accordance with State CEQA Guidelines Section 15162.

Strategic Plan Action - Priority Level: 2 | Target #: B | Goal #: C

Developing Branding and Identity for Eastvale.

Fiscal Impact

Approval of Tract Map 38595, agreement and securities will not impact the City's operating budget.

Prior City Council/Commission Action

On February 19, 2025, Planning Commission approved Tentative Tract Map 38595.

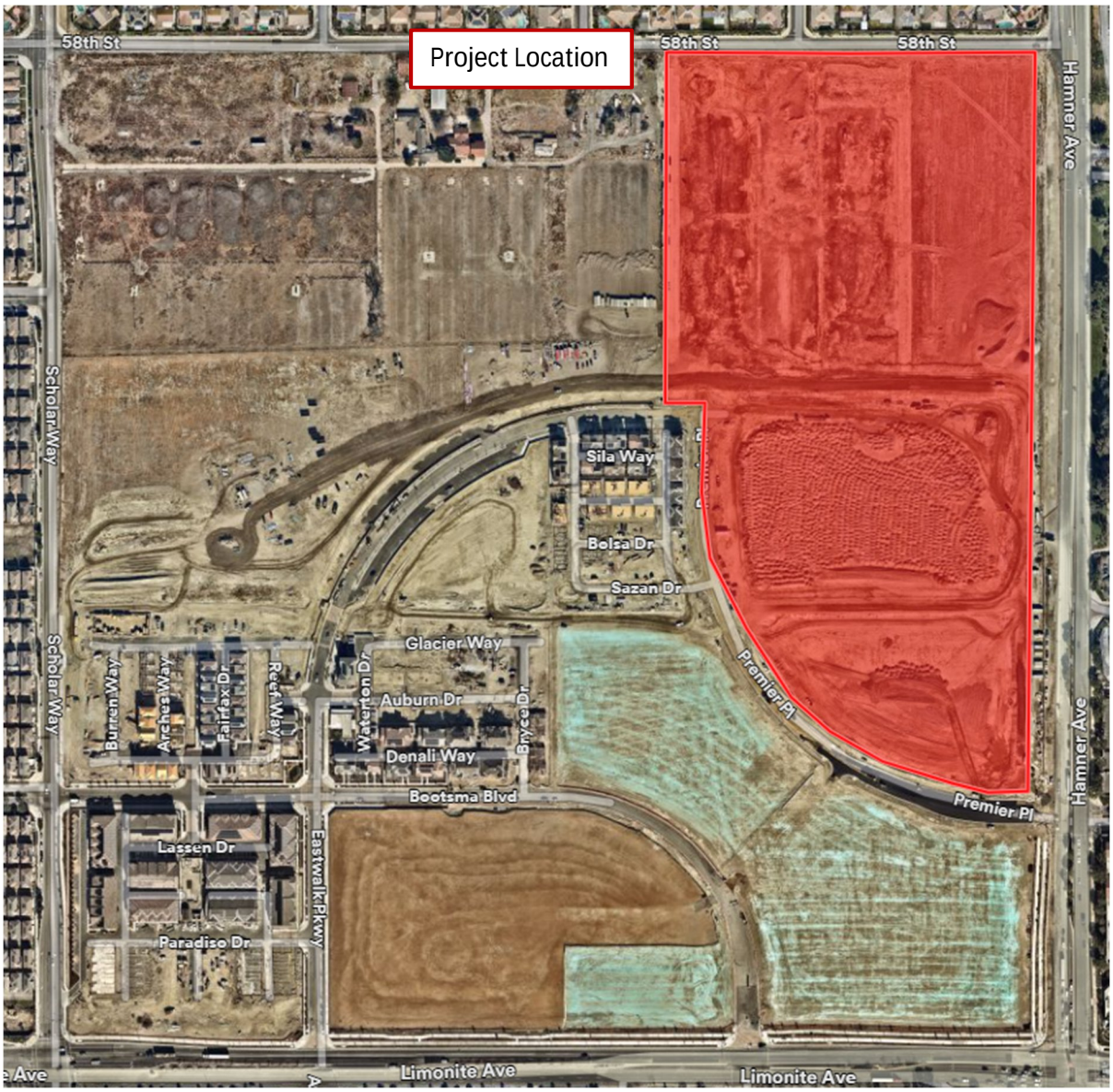
Attachment(s)

Attachment 1 - Vicinity Map
Attachment 2 - Resolution
Attachment 3 - Subdivision Improvement Agreement
Attachment 4 - Tract Map 38595

Vicinity Map

NOT TO SCALE

Tract Map No. 38595



N

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING THE FINAL MAP FOR TRACT NO. 38595, AND AN ASSOCIATED SUBDIVISION IMPROVEMENT AGREEMENT, AND ACCEPTING OFFERS OF DEDICATION

WHEREAS, the Tentative Map for Tract No. 38595 was approved by the Planning Commission on February 19, 2025; and

WHEREAS, the Subdividers submitted a Final Map to the City's Engineering Department and reviewed for compliance with the requirements of the Subdivision Map Act, the City's Subdivision Ordinance, and the conditions of approval for the Tentative Map; and

WHEREAS, the Subdividers have requested the City approve a Subdivision Improvement Agreement in compliance with Government Code section 66462 for the construction of the remaining public improvements required as conditions of approval for the Tentative Map, and have provided security for the Subdivision Improvement Agreement in compliance with Government Code section 66499.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the City Council of the City of Eastvale pursuant to Government Code Section 66458, hereby approves the Final Map for Tract No. 38595, a copy of which is attached hereto and incorporated herein by reference, and authorizes the City Clerk to sign the Final Map and cause it to be recorded.

BE IT FURTHER RESOLVED, that the City Council of the City of Eastvale hereby accepts the offers of dedication of Lots "A" and "B" (Public Parks), Lots "D" and "G" (Premier Place), Lot "E" (58th Street), Lot "F" (Hamner Avenue), and Lot "H" (Civita Parkway) in fee for public purposes and/or as part of the City maintained road system, subject to improvements in accordance with City standards. The City accepts the off er of dedication for public utility purposes along with the right of ingress and egree for emergency vehicles and personnel over the "private streets." The City accepts the offers of dedication for public access, maintenance of drainage facilities (shown as drainage easements), and public parks, all as shown on the final map.

BE IT FURTHER RESOLVED, that the City Council of the City of Eastvale hereby approves the Subdivision Improvement Agreement for Tract No. 38595 with The New Home Company Southern California LLC, a Delaware limited liability company, a copy of which is attached hereto and incorporated by reference, accepts the bonds provided as security for the completion of the improvements, and authorizes the City Manager to sign said agreement on behalf of the City Council and cause it to be recorded.

PASSED, APPROVED AND ADOPTED this 14th day of May, 2025.

Michael McMinn
Mayor

APPROVED AS TO FORM:

Erica Vega
City Attorney

ATTEST:

Marc A. Donohue, MMC
City Clerk/Communications Director

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc A. Donohue, City Clerk/Communications Director of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 25-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 14th day of May 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc A. Donohue, MMC
City Clerk/Communications Director

RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:
(Document exempt from recording fees
pursuant to Cal. Gov. Code § 27383 & 6103)

CITY OF EASTVALE
Attn: City Clerk
12363 Limonite Ave. Suite 910
Eastvale, California 91752

THIS SPACE FOR RECORDER'S USE ONLY

SUBDIVISION IMPROVEMENT AGREEMENT

FINAL TRACT MAP No. 38595

By and Between

THE CITY OF EASTVALE,
a municipal corporation

and

THE NEW HOME COMPANY SOUTHERN CALIFORNIA LLC,

a Delaware limited liability company

DATED MAR 3 1 2025

SUBDIVISION IMPROVEMENT AGREEMENT

FINAL TRACT MAP No. 38595

This Subdivision Improvement Agreement ("Agreement") is entered into as of this ___day of March 31, 2025 by and between the City of Eastvale, a municipal corporation ("City") and The New Home Company Southern California LLC, a Delaware limited liability company ("Developer"). City and Developer are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. Arroyo Cap IV-2, LLC, a Delaware limited liability company ("Arroyo") and Developer are the owners of real property located within the City, a legal description of which is attached hereto as Attachment "A" ("Property"). Arroyo and/or Developer have submitted to City an application for approval of a final tract map for the Property. The tract map is identified in City records as Tract Map No. 38595. Arroyo has executed the consent to record this Agreement which is attached hereto as Attachment "D".

B. Arroyo and/or Developer have not completed all of the work or made all of the Public Improvements required by the Subdivision Map Act (Government Code sections 66410 et seq.), ("Map Act") the Eastvale Municipal Code, the conditions of approval for Tract Map No. 38595, or other ordinances, resolutions, or policies of City requiring construction of improvements in conjunction with the subdivision of land.

C. Pursuant to the Eastvale Municipal Code and the applicable provisions of the Map Act, Developer and City enter into this Agreement for the timely construction and completion of the Public Improvements and the furnishing of the security therefore, acceptable to the City Engineer and City Attorney, for Tract Map No. 38595.

D. City has authority to enter into this Subdivision Improvement Agreement pursuant to Government Code Sections 66499 – 66499.10, and as amended.

E. Pursuant to the Government Code, Developer's execution of this Agreement and the provision of the security are made in consideration of City's approval of the final map for Tract Map No. 38595.

DEFINED TERMS

"*Developer*" shall mean The New Home Company Southern California LLC, a Delaware limited liability company. The term "Developer" shall also include all assignees, to the extent permitted under this Agreement, of the rights and obligations of Developer under this Agreement, and any successor-in-interest to Developer having a legal and/or equitable interest in the Property.

"*Estimated Costs*" shall mean the City Engineer's approximation of the actual cost to construct the Public Improvements.

"***Litigation Expenses***" shall mean all costs and expenses, to the extent reasonable in amount, actually and necessarily incurred by a party in good faith in the prosecution of an action or proceeding, including, but not limited to, court costs, filing, recording, and service fees, copying costs, exhibit production costs, special media rental costs, attorneys' fees, fees for investigators, witness fees (both lay and expert), travel expenses, deposition and transcript costs and any other cost or expense, the award of which a court of competent jurisdiction may determine to be just and reasonable.

"***Map Act***" shall mean the Subdivision Map Act, Government Code Sections 66410 et seq., and as amended.

"***Tract Map No 38595.***" shall mean the tract map prepared and approved by the City for Tract Map No. 38595.

"***Property***" shall mean all of the real property contained within the boundaries of Tract Map No. 38595 located in the City of Eastvale, California, as is more particularly described in the legal description and tract diagram attached hereto and incorporated hereby by reference at Attachment "A".

"***Public Improvements***" shall mean and refer to the improvements identified in Attachment "B" that are located within existing or proposed public right-of-way required to be constructed by the City or other public entity as conditions of approval of Tentative Tract Map No. 38595 and as shown in detail on the plans, and specifications which have been approved by the City and incorporated into Tract Map No. 38595. The Parties agree that the Public Improvements to be completed by Developer are more specifically described in the diagram or plan attached hereto and incorporated herein by reference as Attachment "B. Notwithstanding Attachment "B", Developer shall remain obligated to construct and complete all of the Public Improvements required as conditions of approval for Tentative Tract Map No. 38595.

"***Required Insurance***" shall mean the insurance required to be maintained by Developer under Section 17.

"***Security***" shall mean surety bonds in the amounts and under the terms of Section 12 or other security approved by City Engineer or City Attorney.

"***Warranty***" shall mean the one-year period following completion of the Public Improvements by Developer and the acceptance of the Public Improvements by the City in which Developer warrants and guarantees all Public Improvements.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the Recitals, mutual promises and covenants made by the parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the parties agree as follows:

1. **EFFECTIVENESS.** This Agreement shall not be effective unless and until all four (4) of the following conditions are satisfied in the order provided:

1.1 **Security.** Developer provides City with the Security of the type and in the amounts required by this Agreement;

1.2 **Tract Map and Agreement Approval**. The City Council of the City of Eastvale ("City Council") approves the final map for Tract Map No. 38595 and this Agreement;

1.3 **Record Agreement**. Developer and City execute the Agreement and City records this Agreement in the Recorder's Office of the County of Riverside; and

Upon the final completion and acceptance by City of the required Public Improvements under this Agreement, City will execute and record a Release of Agreement.

2. **PUBLIC IMPROVEMENTS.** Developer shall construct or have constructed at its sole cost, expense, and liability the Public Improvements, as defined herein, within the time and in the manner required under this Agreement and to the reasonable satisfaction of the City Engineer. Construction of the Public Improvements shall include any transitions and/or other incidental work shown on the approved plans and specifications and deemed necessary for drainage or public safety. The Developer shall be responsible for the replacement, relocation, or removal of any component of any irrigation water or sewer system in conflict with the construction or installation of the Public Improvements. Such replacement, relocation, or removal shall be performed to the complete satisfaction of the City Engineer, in his/her reasonable discretion and the owner of such water or sewer system. Developer further promises and agrees to provide all equipment, tools, materials, labor, tests, design work, and engineering services necessary or required by City to fully and adequately complete the Public Improvements.

2.1 **Prior Partial Construction of Public Improvements.** Where construction of any Public Improvements has been partially completed prior to this Agreement, Developer agrees to complete such Public Improvements or assure their completion in accordance with this Agreement.

2.2 **Permits; Notices; Utility Statements.** Prior to commencing any work, Developer shall, at its sole cost and expense obtain all necessary permits and approvals and give all necessary and incidental notices required for the lawful construction of the Public Improvements and performance of Developer's obligations under this Agreement. Developer shall conduct the work in full compliance with the regulations, rules, and other requirements contained in any permit or approval issued to Developer. Prior to commencing any work, Developer shall file a written statement with the Assistant City Clerk and the City Engineer, signed by Developer and each utility which will provide utility service to the Property, attesting that Developer has made all deposits legally required by the utility for the extension and provision of utility service to the Property.

2.3 **Pre-approval of Plans and Specifications**. Developer is prohibited from commencing work on any Public Improvement until all plans and specifications for such Public Improvement have been submitted to and approved by the City Engineer, or his or her designee. Approval of plans and specifications by the City Engineer shall not relieve Developer from ensuring that all Public Improvements conform to all other requirements and standards set forth in this Agreement.

2.4 **Quality of Work; Compliance With Laws and Codes**. The construction plans and specifications for the Public Improvements shall be prepared in accordance with all applicable federal, state and local laws, ordinances, regulations, codes, standards, and other requirements. The Public Improvements shall be completed in accordance with all approved maps, plans, specifications, standard drawings, and special amendments thereto on file with City, as well as all applicable federal, state, and local laws, ordinances, regulations, codes, standards, and other requirements applicable.

2.5 **Standard of Performance**. Developer and its contractors, if any, shall perform all work required to construct the Public Improvements under this Agreement in a skillful and workmanlike manner, and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Developer represents and maintains that it or its contractors shall be skilled in the professional calling necessary to perform the work. Developer warrants that all of its employees and contractors shall have sufficient skill and experience to perform the work assigned to them, and that they shall have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the work, and that such licenses, permits, qualifications and approvals shall be maintained throughout the term of this Agreement.

2.6 **Alterations to Improvements**. All work shall be done and improvements made and completed as shown on approved plans and specifications, and any subsequent alterations thereto. If during the course of construction and installation of the Public Improvements it is determined that the City requires alterations in the Public Improvements for public safety, Developer shall undertake such design and construction changes as may be reasonably required for public safety. Any and all alterations in the plans and specifications and the Public Improvements to be completed may be accomplished without giving prior notice thereof to Developer's surety for this Agreement.

2.7 **Other Obligations Referenced in Conditions of Tentative Map Approval**. In addition to the foregoing, Developer and/or Arroyo shall satisfy all of the conditions of approval on the tentative map for the Property.

3. **MAINTENANCE OF PUBLIC IMPROVEMENTS AND LANDSCAPING.** City shall not be responsible or liable for the maintenance or care of the Public Improvements until City formally approves and accepts them in accordance with its policies and procedures, except to the extent related to or caused by the negligent acts, errors or omissions or willful misconduct of City, its elected officials, officers, employees, agents or volunteers. City shall exercise no control over the Public Improvements until approved and accepted. Any use by any person of the Public Improvements, or any portion thereof, shall be at the sole and exclusive risk of the Developer at all times prior to City's acceptance of the applicable Public Improvements. Developer shall maintain Public Improvements in a state of good repair until such Public Improvement is completed by Developer and approved and accepted by City, and until the applicable security is released as set forth in Section 12.2 of this Agreement. Maintenance shall include, but shall not be limited to, repair of pavement, curbs, gutters, sidewalks, signals, parkways, water mains, and sewers; maintaining all landscaping in a vigorous and thriving condition reasonably acceptable to City; removal of debris from sewers and storm drains; and sweeping, repairing, and maintaining in good and safe condition all streets and street improvements. It shall be Developer's responsibility to initiate all maintenance work, but if it shall fail to do so, it shall promptly perform such

maintenance work when notified to do so by City. If Developer fails to properly prosecute its maintenance obligation under this section, City may do all work necessary for such maintenance and the cost thereof shall be the responsibility of Developer and its surety under this Agreement. City shall not be responsible or liable for any damages or injury of any nature in any way related to or caused by the Public Improvements or their condition prior to acceptance, except to the extent related to or caused by the negligent acts, errors or omissions or willful misconduct of City, its elected officials, officers, employees, agents or volunteers.

4. **CONSTRUCTION SCHEDULE**. Unless extended pursuant to this Section 4.1 of this Agreement, Developer shall fully and adequately complete or have completed the Public Improvements within two years (24 months) following approval of the final map for Tract Map No. 38595.

4.1 **Extensions**. City may, in its reasonable discretion, provide Developer with additional time within which to complete the Public Improvements. It is understood that by providing the Security required under Section 12.0 et seq. of this Agreement, Developer and its surety consent in advance to any extension of time as may be given by City to Developer and waive any and all right to notice of such extension(s). In addition, as consideration for granting such extension to Developer, City reserves the right to review the provisions of this Agreement, including, but not limited to, the construction standards, the cost estimates established by City, and the sufficiency of the improvement security provided by Developer, and to require adjustments thereto when warranted according to City's reasonable discretion.

5. **GRADING**. Developer agrees that any and all grading done or to be done in conjunction with construction of the Public Improvements or development by Developer of Tract Map No. 38595 shall conform to all federal, state, and applicable local laws, ordinances, regulations, and other requirements, including City's grading regulations. All grading, landscaping, and construction activities shall be performed in a manner to control erosion and prevent flooding problems. The City Engineer shall have the authority, in his/her reasonable discretion, to require erosion plans to prescribe reasonable controls on the method, manner, and time of grading, landscaping, and construction activities to prevent nuisances to surrounding properties, provided that such controls are consistent with applicable local laws, ordinances, regulations and mitigation measures. Plans shall include without limitation temporary drainage and erosion control requirements, dust control procedures, restrictions on truck and other construction traffic routes, noise abatement procedures, storage of materials and equipment, removal of garbage, trash, and refuse, securing the job site to prevent injury, and similar matters, as consistent with applicable local laws, ordinances, regulations and mitigation measures. In order to prevent damage to the Public Improvements by improper drainage or other hazards, the grading to be done in conjunction with construction of the Public Improvements shall be completed in accordance with the time schedule for completion of the Public Improvements established by this Agreement, and prior to City's approval and acceptance of the Public Improvements and release of the Security as set forth in Section 12.0 et seq. of this Agreement.

6. **UTILITIES**. Developer shall provide utility services, including water, sewer, power, gas, and telephone service to serve each tract, lot, or unit of land within Tract Map No. 38595 in accordance with all applicable federal, state, and local laws, rules, and regulations, including, but not limited to, the regulations, schedules and fees of the utilities or agencies providing such services. Except for commercial or industrial properties, Developer shall also

provide cable television facilities to serve each tract, lot, or unit of land in accordance with all applicable federal, state, and local laws, rules, and regulations, including, but not limited to, the requirements of the cable company possessing a valid franchise with City to provide such service within City's jurisdictional limits. All utilities shall be installed underground.

7. **FEES AND CHARGES.** Developer shall, at its sole cost and expense, pay all fees, charges, and taxes arising out of construction of the Public Improvements, including, but not limited to, all plan check, design review, engineering, inspection, and other service fees, and any applicable impact or connection fees established by City ordinance, resolution, regulation, or policy, or as established by City relative to Tract Map No. 38595, or as required by other governmental agencies having jurisdiction over Tract Map No. 38595.

8. **CITY INSPECTION OF PUBLIC IMPROVEMENTS.** Developer shall, at its sole cost and expense, and at all times during construction of the Public Improvements, maintain reasonable and safe facilities and provide safe access for inspection by City of the Public Improvements and areas where construction of the Public Improvements is occurring or will occur. If the City inspector requests it in his/her reasonable discretion, the Developer at any time before acceptance of the Public Improvements shall remove or uncover such portions of the finished work as may be directed which have not previously been inspected. After examination, the Developer shall restore said portions of the work to the standards required hereunder. Inspection or supervision by the City shall not be considered as direct control of the individual workmen on the job site. City's inspector shall have the authority to stop any and all work not in accordance with the requirements contained or referenced in this Agreement. The inspection of the work by City shall not relieve Developer or the contractor of any obligations to fulfill this Agreement as herein provided and unsuitable materials or work may be rejected prior to City acceptance notwithstanding that such materials or work may have been previously overlooked.

9. **ADMINISTRATIVE COSTS.** If Developer fails to construct and install all or any part of the Public Improvements within the time required by this Agreement, or if Developer fails to comply with any other obligation contained herein, following notice and an opportunity to cure as set forth in Section 16, Developer and its surety shall be jointly and severally liable to City for all reasonable administrative expenses, fees, and costs, including reasonable attorney's fees and costs, actually and necessarily incurred in good faith in obtaining compliance with this Agreement or in processing any legal action or for any other remedies permitted by law provided that City is the prevailing party.

10. **ACCEPTANCE OF IMPROVEMENTS; AS-BUILT OR RECORD DRAWINGS.** The City Council may, in its reasonable discretion, accept fully completed portions of the Public Improvements prior to such time as all of the Public Improvements are complete, which shall not release or modify Developer's obligation to complete the remainder of the Public Improvements within the time required by this Agreement.

10.1 **Developer's Notice of Completion**. Upon the total or partial acceptance of the Public Improvements by City, Developer shall file with the Recorder's Office of the County of Riverside a notice of completion in content substantially similar to that required under California Civil Code section 3093, at which time the accepted Public Improvements shall become the sole and exclusive property of City without payment therefore. Any security furnished by the Developer in connection with the construction of the Public Improvements which are accepted by

the City either in total or partially shall be release in whole or in part pursuant to Government Code Section 66499.7, as amended and Section 12.2 of this Agreement.

10.2 **City Acceptance of Public Improvements**. Issuance by City of occupancy permits for any buildings or structures located on the Property shall not be construed in any manner to constitute City's acceptance or approval of any Public Improvements; provided, however that City shall provide partial release of security as set forth in Section 12.2 of this Agreement.

10.3 **Developer's Obligation to Provide As-Built or Record Drawings.** Notwithstanding the foregoing, City may not accept any Public Improvements unless and until Developer provides one (1) set of "as-built" or record drawings or plans to the City Engineer for all such Public Improvements. The drawings shall be certified and shall reflect the condition of the Public Improvements as constructed, with all changes incorporated therein.

11. **WARRANTY AND GUARANTEE**. Developer hereby warrants and guarantees all Public Improvements against any defective work or labor done, or defective materials furnished in the performance of this Agreement, for a period of one (1) year following completion of the applicable Public Improvement(s) and acceptance by City ("Warranty Period"). During the Warranty Period, Developer shall repair, replace, or reconstruct any defective or otherwise unsatisfactory portion of the Public Improvements, in accordance with the applicable ordinances, resolutions, regulations, codes, standards, or other requirements of City, and to the reasonable approval of the City Engineer. All repairs, replacements, or reconstruction during the Warranty Period shall be at the sole cost and expense of Developer and its surety. Nothing herein shall relieve Developer from any other liability it may have under federal, state, or local law to repair, replace, or reconstruct any Public Improvement following expiration of the Warranty Period or any extension thereof. Developer's warranty obligation under this section shall survive the expiration or termination of this Agreement.

12. **SECURITY; SURETY BONDS**. Prior to City's approval and execution of this Agreement, Developer shall provide City with surety bonds or other security in the amounts and under the terms set forth below. The amount of the Security shall be based on the City Engineer's Estimated Costs. If City determines at any time prior to Developer's completion of the Public Improvements under Section 4 [Construction Schedule], in its reasonable discretion, that the Estimated Costs have materially changed, Developer shall adjust the Security in the amount requested by City. Developer's compliance with this provision (Section 12.0 et seq.) shall in no way limit or modify Developer's indemnification obligation provided in Section 16.0 of this Agreement.

12.1 **Performance Bond or Other Security**. To guarantee the faithful performance of the Public Improvements and all the provisions of this Agreement and to protect City if Developer is in default as set forth in Section 16 of this Agreement, Developer shall provide City a faithful performance bond or other security in the amount of Two Million, Four Hundred Forty-Nine Thousand, Five Hundred Dollars ($2,449,500.00), which sum shall be one hundred percent (100%) of the Estimated Costs. To secure Developer's obligations during the Warranty Period as set forth in Section 11 above, upon City's acceptance of the applicable Public Improvements, at Owner's discretion either (i) City shall release the performance bond or other security and Developer shall provide City a bond or other security in an amount which shall be not

more than ten percent (10%) of the Estimated Costs for such Public Improvements, or (ii) the performance bond or other security shall be reduced to such amount and held for a period of one (1) year following said acceptance.

12.2 **Partial Release**. The City Council may, in its reasonable discretion, and upon recommendation of the City Engineer, partially release a portion or portions of the Security provided under this section as the Public Improvements are accepted by City, provided that Developer is not in default on any provision of this Agreement or condition of approval for Tract Map No. 38595, and the total remaining Security is not less than twenty-five percent (25%) of the Estimated Costs. Except as otherwise set forth in this Section 12.2, the process for partial release of the Security shall be in accordance with Government Code Section 66499.7, as amended, or as otherwise provided under applicable City ordinances. All Security provided under this section shall be released upon City's acceptance of the Public Improvements (except to secure Developer's obligations during the Warranty Period in accordance with Section 12.1 above), provided that Developer is not in default on any provision of this Agreement or condition of approval for Tract Map No. 38595.

12.3 **Labor & Material Bond or Other Security**. To secure payment to the contractors, subcontractors, laborers, material men, and other persons furnishing labor, materials, or equipment for performance of the Public Improvements and this Agreement, Developer shall provide City a labor and materials bond or other security in the amount of One Million, Two Hundred Twenty-Four Thousand, Seven Hundred Fifty Dollars ($1,224,750.00), which sum shall be fifty percent (50%) of the Estimated Costs. The amount of such Security may be reduced to the total of all stop notice or mechanic's lien claims that have been recorded and notice given in writing to the City Council, plus an amount equal to twenty percent (20%) of such claims for reimbursement of City's anticipated administrative and legal expenses arising out of such claims. If no claims have been recorded, the Security shall be released in full in accordance with Government Code Section 66499.7, as amended.

12.4 **Additional Requirements**. The surety for any surety bonds provided as Security shall have a current A.M. Best's rating of no less than A:VIII, be a bank or insurance company licensed to transact surety business in California, and shall be satisfactory to City in its reasonable discretion. As part of the obligation secured by the Security and in addition to the face amount of the Security, the Developer or its surety shall secure the costs and reasonable expenses and fees, including reasonable attorney's fees and costs, incurred by City in enforcing the obligations of this Agreement. The Developer and its surety stipulate and agree that no change, extension of time, alteration, or addition to the terms of this Agreement, the Public Improvements, or the plans and specifications for the Public Improvements shall in any way affect its obligation on the Security.

12.5 **Form of Security**. The evidence of the Security shall be provided on the forms set forth in Attachment "C", unless other forms are deemed acceptable by the City Engineer and the City Attorney, and when such forms are completed to the satisfaction of City, the forms and evidence of the Security shall be attached hereto as Attachment "C" and incorporated herein by this reference.

12.6 **Developer's Liability**. While no action of Developer shall be required in order for City to realize on its security under any Security instrument, Developer agrees to

cooperate with City to facilitate City's realization under any Security instrument, and to take no action to prevent City from such realization under any Security instrument other than commencing to cure an alleged default or violation. Notwithstanding the giving of any Security instrument or the subsequent expiration of any Security instrument or any failure by any surety or financial institution to perform its obligations with respect thereto, Developer shall be responsible for performance under this Agreement and for payment of the cost of the labor and materials for the improvements required to be constructed or installed hereby and shall, within ten (10) days after written demand therefore, deliver to City such substitute Security as City shall require satisfying the requirements in this Section 12 if existing Security expires.

12.7 **Survey Monument Bond or Other Security**. Prior to City's execution of this Agreement, to guarantee payment to the engineer of record or surveyor for the setting of all subdivision boundaries, lot corners, and street centerline monuments for Tract Map No. 38595 in compliance with the applicable provisions of City's Municipal and/or Development Code ("Subdivision Monuments"), Developer shall provide City a Survey Monument Bond or other security in the amount of Fifty-Six Thousand, Five Hundred Dollars ($56,500.00), which sum shall be one hundred percent (100%) of the costs of setting the Subdivision Monuments as determined by the Engineer of Record or Surveyor. Said Bond or other security may be released by written request of the Engineer of Record or Surveyor after all required Subdivision Monuments have been set, accepted by the City Engineer in his/her reasonable discretion, City has received written acknowledgment of payment in full from the engineer of record or surveyor who set the Subdivision Monuments, and provided Developer is not in default of any provision of this Agreement or condition of approval for Tract Map No. 38595.

13. **SIGNS AND ADVERTISING**. Developer understands and agrees to City's applicable ordinances, regulations, and requirements governing signs and advertising structures, including the summary removal by City, without notice to Developer, of all such signs or other advertising structures erected, placed, or situated in violation of those City ordinances, regulations, or other requirements. Removal shall be at the expense of Developer and its surety. Developer and its surety shall indemnify and hold City free and harmless from any claim or demand arising out of or incident to unlawful signs, advertising structures, or their removal.

14. **INDEMNIFICATION**. Developer shall defend, indemnify, and hold harmless City, its elected officials, officers, employees, and agents from any and all actual or alleged claims, demands, causes of action, liability, loss, damage, or injury, to property or persons, including wrongful death, whether imposed by a court of law or by administrative action of any federal, state, or local governmental body or agency (other than City), arising out of or incident to any acts, omissions, negligence, or willful misconduct of Developer, its personnel, employees, agents, or contractors in connection with or arising out of construction or maintenance of the Public Improvements, or performance of this Agreement. This indemnification includes, without limitation, the payment of all penalties, fines, judgments, awards, decrees, reasonable attorneys' fees, and related costs or expenses, and the reimbursement of City, its elected officials, officers, employees, and/or agents for all reasonable legal expenses and costs incurred by each of them. This indemnification excludes only such portion of any claim, demand, cause of action, liability, loss, damage, penalty, fine, or injury, to property or persons, including wrongful death, which is caused by the negligence or willful misconduct of City, its elected officials, officers, employees, or agents as determined by a court or administrative body of competent jurisdiction. Developer's obligation to indemnify City shall survive the expiration or termination of this Agreement, or any

Warranty Period described herein, and shall not be restricted to insurance proceeds, if any, received by City, its elected officials, officers, employees, or agents.

15. **INSURANCE.**

15.1 **Types; Amounts**. Developer shall procure and maintain, and shall require its contractors to procure and maintain, during construction of any Public Improvement pursuant to this Agreement, insurance of the types and in the amounts described below. If any of the Required Insurance contains a general aggregate limit, such insurance shall apply separately to this Agreement or be no less than two times the specified occurrence limit.

15.1.1 **General Liability**. Developer shall procure and maintain occurrence version general liability insurance, or equivalent form, with a combined single limit of not less than $3,000,000 per occurrence and $6,000,000 in aggregate for bodily injury, personal injury, and property damage. Developer's contractors shall procure and maintain occurrence version general liability insurance, or equivalent form, with a combined single limit of not less than $1,000,000 per occurrence and $2,000,000 in aggregate for bodily injury, personal injury, and property damage.

15.1.2 **Business Automobile Liability.** Developer and its contractors shall procure and maintain business automobile liability insurance, or equivalent form, with a combined single limit of not less than $1,000,000 per occurrence. Such insurance shall include coverage for the ownership, operation, maintenance, use, loading, or unloading of any vehicle owned, leased, hired, or borrowed by the insured or for which the insured is responsible.

15.1.3 **Workers' Compensation.** Developer and its contractors shall procure and maintain workers' compensation insurance with limits as required by the Labor Code of the State of California and employers' liability insurance with limits of not less than $1,000,000 per occurrence, at all times during which insured retains employees.

15.1.4 **Professional Liability.** For any consultant or other professional who will engineer or design the Public Improvements, liability insurance for errors and omissions with limits not less than $1,000,000 per occurrence, shall be procured and maintained for a period of five (5) years following completion of the Public Improvements. Such insurance shall be endorsed to include contractual liability.

15.2 **Deductibles**. Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either: (a) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City, its elected officials, officers, employees, agents, and volunteers; or (b) Developer and its contractors shall provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigation costs, claims, and administrative and defense expenses.

15.3 **Additional Insured; Separation of Insureds**. The Required Insurance shall name City, its elected officials, officers, employees, agents, and volunteers as additional insureds with respect to work performed by or on behalf of Developer or its contractors, including materials, parts, or equipment furnished in connection therewith. The Required Insurance shall contain standard separation of insured provisions and shall contain no special limitations on the scope of its protection to City, its elected officials, officers, employees, agents, and volunteers.

15.4 **Primary Insurance; Waiver of Subrogation**. The Required Insurance shall be primary with respect to any insurance or self-insurance programs covering City, its elected officials, officers, employees, agents, and volunteers. All policies for the Required Insurance shall provide that the insurance company waives all right of recovery by way of subrogation against City in connection with any damage or harm covered by such policy.

15.5 **Certificates; Verification**. Developer and its contractors shall furnish City with original certificates of insurance **and** endorsements effecting coverage for the Required Insurance. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements must be received and approved by City before work pursuant to this Agreement can begin. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

15.6 **Term; Cancellation Notice**. Developer and its contractors shall maintain the Required Insurance for the term of this Agreement and shall replace any certificate, policy, or endorsement which will expire prior to that date. All policies shall be endorsed to provide that the Required Insurance shall not be suspended, voided, reduced, canceled, or allowed to expire except on 30 days' prior written notice to City.

15.7 **Insurer Rating**. Unless approved in writing by City, all Required Insurance shall placed with insurers licensed to do business in the State of California and with a current A.M. Best rating of at least A-:VII.

16. **DEFAULT; NOTICE; REMEDIES.**

16.1 **Notice**. If Developer neglects, refuses, or fails to fulfill or timely complete any obligation, term, or condition of this Agreement, or if City determines there is a violation of any federal, state, or local law, ordinance, regulation, code, standard, or other requirement, City may at any time thereafter declare Developer to be in default or violation of this Agreement and make written demand upon Developer or its surety, or both, to immediately remedy the default or violation. Developer shall commence the work required to remedy the default or violation within ten (10) days of the written demand from the City. If the default or violation constitutes an immediate threat to the public health, safety, or welfare, City may provide the demand verbally, and Developer shall commence the required work within twenty-four (24) hours thereof. Should Developer fail to commence the required work within 10 days, or 24 hours, as applicable under this Section 16.1, Developer and its surety shall be liable to City for all costs to remedy the default or violation and associated administrative costs expenses as provided for in Section 9.0 of this Agreement.

16.2 **Failure to Remedy; City Action**. If the work required to remedy the noticed default or violation is not diligently prosecuted to a substantial completion acceptable to City within a reasonable time designated by the City, in its reasonable discretion, City may complete all remaining work, arrange for the completion of all remaining work, and/or conduct such remedial activity as in its reasonable discretion it believes is required to remedy the default or violation. All such work or remedial activity shall be at the sole and absolute cost and expense of Developer and its surety, without the necessity of giving any further notice to Developer or surety. City's right to take such actions shall in no way be limited by the fact that Developer or its surety may have constructed any, or none of the required or agreed upon Public Improvements at the time

of City's demand for performance. In the event City elects to complete or arrange for completion of the remaining work and improvements, City may require all work by Developer or its surety to cease in order to allow adequate coordination by City.

16.3 **Other Remedies**. No action by City pursuant to this Section 16 of this Agreement shall prohibit City from exercising any other right or pursuing any other legal or equitable remedy available under this Agreement or any federal, state, or local law. City may exercise its rights and remedies independently, cumulatively, or in any manner authorized under law or in equity. City may institute an action for damages, injunctive relief, or specific performance, provided, however, that in no event shall a party be liable for any speculative, consequential or punitive damages, and in no event shall any partner, officer, director, member, manager, shareholder, employee, affiliate, representative or agent of Developer or any general partner or member or manager of Developer or any of their members, managers, officers, directors, shareholders, employees, representatives, agents or affiliates be personally liable for any default or violation of this Agreement or for any amount which may become due under the terms of this Agreement.

17. GENERAL PROVISIONS.

17.1 **Authority to Enter Agreement**. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority make this Agreement and bind each respective Party.

17.2 **Cooperation; Further Acts**. The Parties shall fully cooperate with one another and shall take any additional acts or sign any additional documents as may be necessary, appropriate, or convenient to attain the purposes of this Agreement.

17.3 **Construction; References; Captions**. It being agreed the Parties or their agents have participated in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days, or period for performance shall be deemed calendar days and not work days. All references to Developer include all personnel, employees, agents, and subcontractors of Developer, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

17.4 **Notices**. All notices, demands, invoices, and written communications shall be in writing and delivered to the following addresses or such other addresses as the Parties may designate by written notice:

CITY:

City of Eastvale
Attn: City Engineer
12363 Limonite Ave. Suite 910
Eastvale, California 91752

DEVELOPER:

The New Home Company Southern California
Attn: Michael Battaglia, Division President
15231 Laguna Canyon Rd., Suite 250
Irvine, CA 92618

With a copy to:

Arroyo CAP IV-2, LLC
c/o Arroyo Capital
Attn: Jeffrey B. Broulette
18575 Jamboree Road, Suite 350
Irvine, CA 92612

Depending upon the method of transmittal, notice shall be deemed received as follows: by facsimile or electronic mail, as of the date and time sent provided the original is contemporaneously deposited with United States Postal Service and delivered by regular mail; by messenger, as of the date delivered; and by U.S. Mail first class postage prepaid, as of 72 hours after deposit in the U.S. Mail.

17.5 **Amendment; Modification**. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

17.6 **Waiver**. City's failure to insist upon strict compliance with any provision of this Agreement or to exercise any right or privilege provided herein, or City's waiver of any breach of this Agreement, shall not relieve Developer of any of its obligations under this Agreement, whether of the same or similar type. The foregoing shall be true whether City's actions are intentional or unintentional.

17.7 **Assignment or Transfer of Agreement**. Developer shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without prior written consent of City which shall not be unreasonably withheld, conditioned or delayed, provided, however, that Developer shall have the right to assign this Agreement to an entity that is wholly owned and controlled by it or by its parent company or to Arroyo. Any attempt to do so in violation of this section shall be null and void, and any assignee, hypothecate, or transferee shall acquire no right or interest by reason of such attempted assignment, hypothecation, or transfer. An authorized or approved assignment, hypothecation, or transfer shall release and discharge Developer from any duty or responsibility under this Agreement, and Developer's bonds and Security shall be replaced with bonds or Security from the authorized or approved assignee or transferee.

17.8 **Binding Effect**. Each and all of the covenants and conditions shall be binding on and shall inure to the benefit of the Parties, and their successors, heirs, personal representatives, or assigns. This section shall not be construed as an authorization for any Party to assign any right or obligation.

17.9 **No Third-Party Beneficiaries**. There are no intended third-party beneficiaries of any right or obligation assumed by the Parties.

17.10 **Invalidity; Severability**. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

17.11 **Consent to Jurisdiction and Venue**. This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any legal action or proceeding brought to interpret or enforce this Agreement, or which in any way arises out of the Parties' activities undertaken pursuant to this Agreement, shall be filed and prosecuted in the appropriate California State Court in the County of Riverside, California. Each Party waives the benefit of any provision of state or federal law providing for a change of venue to any other court or jurisdiction including, without limitation, a change of venue based on the fact that a governmental entity is a party to the action or proceeding, or that a federal right or question is involved or alleged to be involved in the action or proceeding. Without limiting the generality of the foregoing waiver, Developer expressly waives any right to have venue transferred pursuant to California Code of Civil Procedure Section 394.

17.12 **Attorneys' Fees and Costs**. If any arbitration, lawsuit, or other legal action or proceeding is brought by one Party against the other Party in connection with this Agreement or the Property, the prevailing party, whether by final judgment or arbitration award, shall be entitled to and recover from the other party all Litigation Expenses. Any judgment, order, or award entered in such legal action or proceeding shall contain a specific provision providing for the recovery of Litigation Expenses.

17.13 **Relationship Between The Parties**. The Parties hereby mutually agree that neither this Agreement, any map related to Tract Map No. 38594, nor any other related entitlement, permit, or approval issued by City for the Property shall operate to create the relationship of partnership, joint venture, or agency between City and Developer. Developer's contractors and subcontractors are exclusively and solely under the control and dominion of Developer. Nothing herein shall be deemed to make Developer or its contractors an agent or contractor of City.

17.14 **Counterparts**. This Agreement may be executed in counterpart originals, which taken together, shall constitute one and the same instrument.

17.15 **Effective Date of Agreement**. This Agreement shall not become effective until the date it has been formally approved by the City and executed by the appropriate authorities of City and Developer.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

CITY OF EASTVALE,
a Municipal Corporation
of the State of California

By: _____
Mark Orme
City Manager

ATTEST:

_____
Marc Donohue
City Clerk

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

DEVELOPER

The New Home Company Southern California LLC,
A Delaware limited liability company

By: _____

Michael C. Battaglia
President, Southern California
Name: _____

Its: _____

INSTRUCTIONS: **If the Developer is a corporation, the Agreement must be executed in the corporate name and signed by the President or a Vice-President and the Secretary or Assistant Secretary and the corporation seal affixed. If the Developer is a partnership, it must be signed by all partners. If the Developer is an individual doing business under a fictitious name, it must be signed by all persons having an interest in the business, and the fictitious name must be signed also. The Agreement must be notarized by the Developer.**

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On March 31, 2025 before me, Jennifer Carlsson, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Michael Battaglia
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JENNIFER CARLSSON Comm. #2511716-Mfr. #NNA1 Notary Public CALIFORNIA Orange County My Comm. Exp. Feb 6, 2029

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF

On _____, ____ before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF

On _____, ____ before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

ATTACHMENT "A"

LEGAL DESCRIPTION OF PROPERTY

TRACT MAP NO. 38595

LEGAL DESCRIPTION

BEING A SUBDIVISION OF PARCEL "B", OF LOT LINE ADJUSTMENT NO. 2022-001, RECORDED AUGUST 24, 2022, AS INSTRUMENT NO. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDED, CALIFORNIA, LYING WITHIN SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

ATTACHMENT "B"

LIST OF PUBLIC IMPROVEMENTS

TRACT MAP NO. 38595

Those public improvements listed in the approved Construction Cost Worksheets for Tract Map No. 38595 (named Hamner Avenue), (58th Street), and (Civita Parkway and Premier Place) dated January 22, 2025, which is incorporated herein by reference.

ATTACHMENT "C"

SURETY BONDS OR OTHER SECURITY

TRACT MAP NO. 38595

As evidence of understanding the provisions contained in this Agreement, and of the Developer's intent to comply with same, the Developer has submitted the below described security in the amounts required by this Agreement, and has affixed the appropriate signatures thereto:

PERFORMANCE BOND OR OTHER SECURITY PRINCIPAL AMOUNT: $ 2,449,500.00

Surety: _____

Attorney-in-fact: _____

Address: _____

_____

_____

MATERIAL AND LABOR BOND OR OTHER SECURITY PRINCIPAL AMOUNT: $ 1,224,750.00

Surety: _____

Attorney-in-fact: _____

Address: _____

_____

_____

SURVEY MONUMENT BOND OR OTHER SECURITY PRINCIPAL AMOUNT: $ 56,500.00

Surety: _____

Attorney-in-fact: _____

Address: _____

_____

_____

BOND NO. ES00020437
INITIAL PREMIUM: $11,023.00/1 yr.
SUBJECT TO RENEWAL

CITY OF EASTVALE

PROJECT NO. TRACT NO. 38595 SUBDIVISION IMPROVEMENT BOND

(Faithful Performance)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS the City of Eastvale, California ("City") and The New Home Company Southern* ("Principal"), have executed an agreement for work consisting of, but not limited to, the furnishing all labor, materials, tools, equipment, services, and incidentals for all grading, roads, paving, curbs and gutters, pathways, storm drains, sanitary sewers, utilities, drainage facilities, traffic controls, landscaping, street lights, survey monuments and all other required facilities for Tract Map No. 38595 ("Public Improvements");

*California LLC, a Delaware limited liability company

WHEREAS, the Public Improvements to be performed by Principal are more particularly set forth in that certain Subdivision Improvement Agreement dated _____, 2025 ("Improvement Agreement");

WHEREAS, the Improvement Agreement is hereby referred to and incorporated herein by reference; and

WHEREAS, Principal is required by the Improvement Agreement to provide a good and sufficient bond for performance of the Improvement Agreement, and to guarantee and warranty the Public Improvements constructed thereunder.

NOW, THEREFORE, Principal and Everest Reinsurance Company ("Surety"), a corporation organized and existing under the laws of the State of Delaware, and duly authorized to transact surety business under the laws of the State of California, are held and firmly bound unto City in the sum of Two Million, Four Hundred Forty-Nine Thousand, Five Hundred Dollars ($2,449,500.00) said sum being not less than one hundred percent (100%) of the total cost of the Public Improvements as set forth in the Improvement Agreement, we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such, that if Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, agreements, guarantees, and warranties in the Improvement Agreement and any alteration thereof made as therein provided, to be kept and performed at the time and in the manner therein specified and in all respects according to their intent and meaning, and to indemnify and save harmless City, its officers, employees, and agents,

as stipulated in the Improvement Agreement, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby, and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Improvement Agreement, or to any plans, profiles, and specifications related thereto, or to the Public Improvements to be constructed thereunder, shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition.

This bond is executed and filed to comply with Section 66499 et seq. of the Government Code of California as security for performance of the Improvement Agreement and security for the one-year guarantee and warranty of the Public Improvements.

IN WITNESS WHEREOF, the seal and signature of the Principal is hereto affixed, and the corporate seal and the name of the Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact at Orange, CA, this 3rd day of March, 2025.

The New Home Company Southern California LLC, a Delaware limited liability company	Everest Reinsurance Company
Principal	Surety
By: _____	By: Cheryl L. Thomas
Its: Managing Member	Attorney-In-Fact
Michael Battaglia	Cheryl L. Thomas
(print name)	(print name)

INSTRUCTIONS

1. **The above bond must be executed by both the Principal and the Surety.**
2. **If the Principal is a corporation, the bond must be executed in the corporate name and signed by the President or a Vice-President and the Secretary or Assistant Secretary, and the corporate seal affixed. If the Principal is a partnership, it must be signed by all partners. If the Principal is an Individual doing business under a fictitious name, it must be signed by all persons having an interest in the business and the fictitious name must be signed also. The bond must be notarized by both the Principal and the Surety.**
3. **The bond, after approval, must be filed with the Assistant City Clerk of the City of Eastvale.**

ALL- PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On March 3, 2025 before me, Susan E. Morales, Notary Public
(Here insert name and title of the officer),

personally appeared Cheryl L. Thomas,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan E. Morales
Notary Public Signature (Notary Public Seal)

ETC1 SUSAN E. MORALES COMM. #2444309 NOTARY PUBLIC- CALIFORNIA ORANGE COUNTY MY COMM. Expires April 14, 2027 ETC1

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bond #ES00020437
(Title or description of attached document)

Everest Reinsurance Company
(Title or description of attached document continued)

Number of Pages ____ Document Date 3/3/25

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  _____
  (Title)
- ☐ Partner(s)
- ☑ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknolwedgents from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Everest Reinsurance Company
461 5th Avenue – 4th Floor
New York, N.Y. 10017

EVEREST

SURETY BOND SEAL ADDENDUM
EVEREST REINSURANCE COMPANY

Due to logistical issues associated with the use of traditional seals during the COVID-19 pandemic, Everest Reinsurance Company ("Everest") has authorized its Attorney-in-Fact to affix Everest's corporate seal to any bond executed on behalf of Everest by any such Attorney-in-Fact by attaching this Addendum to said bond.

To the extent this addendum is attached to a bond that is executed on behalf of Everest by its Attorney-in-Fact, Everest hereby agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal was physically affixed to the face of the bond.

Dated this 7th day of April 2020.

EVEREST REINSURANCE COMPANY

By: _____
Anthony Romano – Vice President & Global Head of Surety

Everest Reinsurance Company CORPORATE SEAL 1973 DELAWARE

everest™

POWER OF ATTORNEY
EVEREST REINSURANCE COMPANY and EVEREST NATIONAL INSURANCE COMPANY

KNOW ALL PERSONS BY THESE PRESENTS: That Everest Reinsurance Company and Everest National Insurance Company, corporations of the State of Delaware ("Company") having their principal offices located at Warren Corporate Center, 100 Everest Way, Warren, New Jersey, 07059, do hereby nominate, constitute, and appoint:

Shane Wolf, Cathy S. Kennedy, Beata A. Sensi, Cheryl L. Thomas, Todd M. Rohm, Wrenetta Walker

its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed UNLIMITED, reserving for itself the full power of substitution and revocation.

Such bonds and undertakings, when duly executed by the aforesaid Attorney(s)-in-fact shall be binding upon the Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of Company ("Board") on April 21, 2016:

***RESOLVED**, that the President, any Executive Vice President, and any Senior Vice President are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest to the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.*

***RESOLVED, FURTHER**, that the President, any Executive Vice President, and any Senior Vice President are hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.*

***RESOLVED, FURTHER**, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.*

IN WITNESS WHEREOF, Everest Reinsurance Company and Everest National Insurance Company have caused their corporate seals to be affixed hereto, and these presents to be signed by their duly authorized officers this 10th day of October 2023.

Everest Reinsurance Company and Everest National Insurance Company

By: Anthony Romano, Senior Vice President

On this **22nd of March 2023**, before me personally came Anthony Romano, known to me, who, being duly sworn, did execute the above instrument; that he knows the seal of said Company; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto; and that he executed said instrument by like order.

LINDA ROBINS
Notary Public, State of New York
No 01R06239736
Qualified in Queens County
Term Expires April 25, 2027

Linda Robins, Notary Public

I, Sylvia Semerdjian, Assistant Secretary of Everest Reinsurance Company and Everest National Insurance Company do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporation as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATION, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, this 3rd day of March 2025.

By: Sylvia Semerdjian, Assistant Secretary

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On March 4, 2025 before me, Jennifer Carlsson, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Michael Battaglia
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JENNIFER CARLSSON Comm. #2511716-Mfr. #NNA1 Notary Public THE GREAT SEAL OF THE STATE OF CALIFORNIA CALIFORNIA Orange County My Comm. Exp. Feb 6, 2029

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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BOND NO. ES00020437
INITIAL PREMIUM: included with the Performance Bond
SUBJECT TO RENEWAL

CITY OF EASTVALE

PROJECT NO. TRACT NO. 38595 SUBDIVISION IMPROVEMENT BOND

(Labor and Materials)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS the City of Eastvale California ("City") and The New Home Company Southern California LLC, a Delaware limited liability company ("Principal"), have executed an agreement for work consisting of, but not limited to, the furnishing all labor, materials, tools, equipment, services, and incidentals for all grading, roads, paving, curbs and gutters, pathways, storm drains, sanitary sewers, utilities, drainage facilities, traffic controls, landscaping, street lights, survey monuments, and all other required facilities for Tract Map No. 38595 ("Public Improvements");

WHEREAS, the Public Improvements to be performed by Principal are more particularly set forth in that certain Subdivision Improvement Agreement dated _____, 2025 ("Improvement Agreement");

WHEREAS, the Improvement Agreement is hereby referred to and incorporated herein by reference; and

WHEREAS, Principal is required to furnish a bond in connection with the Improvement Agreement providing that if Principal or any of its subcontractors shall fail to pay for any materials, provisions, or other supplies, or terms used in, upon, for, or about the performance of the Public Improvements, or for any work or labor done thereon of any kind, or for amounts due under the provisions of Title 15 (commencing with section 3082) of Part 4 of Division 3 of the California Civil Code, with respect to such work or labor, that the Surety on this bond will pay the same together with a reasonable attorney's fee in case suit is brought on the bond.

NOW, THEREFORE, Principal and Everest Reinsurance Company ("Surety"), a corporation organized and existing under the laws of the State of Delaware, and duly authorized to transact business under the laws of the State of California, are held and firmly bound unto City and to any and all material men, persons, companies or corporations furnishing materials, provisions, and other supplies used in, upon, for or about the performance of the Public Improvements, and all persons, companies or corporations renting or hiring teams, or implements or machinery, for or contributing to the Public Improvements to be done, and all persons performing work or labor upon the same and all persons supplying both work and materials as aforesaid excepting the Principal, the sum of One Million, Two Hundred Twenty-Four Thousand, Seven Hundred Fifty Dollars ($1,224,750.00), said sum being not less than 50% of the total cost of the Public Improvements under the terms of the Improvement Agreement, we bind ourselves, our heirs, executors and administrators, successors and assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the Principal, his or its subcontractors, heirs, executors, administrators, successors, or assigns, shall fail to pay for any materials, provisions, or other supplies or machinery used in, upon, for or about the performance of the Public Improvements, or for work or labor thereon of any kind, or fail to pay any of the persons named in California Civil Code Section 3181, or amounts due under the Unemployment Insurance Code with respect to work or labor performed by any such claimant, or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the contractor and his subcontractors pursuant to Section 13020 of the Unemployment Insurance Code with respect to such work and labor, and all other applicable laws of the State of California and rules and regulations of its agencies, then said Surety will pay the same in or to an amount not exceeding the sum specified herein.

As part of the obligation secured hereby, and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

This bond is executed and filed to comply with Section 66499 et seq. of the California Government Code as security for payment to contractors, subcontractors, and persons furnishing labor, materials, or equipment for construction of the Public Improvements or performance of the Improvement Agreement. It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the California Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Improvement Agreement, or to any plans, profiles, and specifications related thereto, or to the Public Improvements to be constructed thereunder, shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition.

IN WITNESS WHEREOF, the seal and signature of the Principal is hereto affixed, and the corporate seal and the name of the Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact at Orange, CA, this 3rd day of March, 2025.

The New Home Company Southern California LLC, a Delaware limited liability company	Everest Reinsurance Company
Principal	Surety
By: _____	By: Cheryl L. Thomas
Its: Managing Member	Attorney-In-Fact
Michael Battaglia	Cheryl L. Thomas
(print name)	(print name)

INSTRUCTIONS

1. **The above bond must be executed by both the Principal and the Surety.**
2. **If the Principal is a corporation, the bond must be executed in the corporate name and signed by the President or a Vice-President and the Secretary or Assistant Secretary, and the corporate seal affixed. If the Principal is a partnership, it must be signed by all partners. If the Principal is an Individual doing business under a fictitious name, it must be signed by all persons having an interest in the business and the fictitious name must be signed also. The bond must be notarized by both the Principal and the Surety.**
3. **The bond, after approval, must be filed with the Assistant City Clerk of the City of Eastvale.**

ALL- PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On March 3, 2025 before me, Susan E. Morales, Notary Public
(Here insert name and title of the officer),

personally appeared Cheryl L. Thomas,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan E. Morales
Notary Public Signature (Notary Public Seal)

ETC1 SUSAN E. MORALES COMM. #2444309 NOTARY PUBLIC- CALIFORNIA ORANGE COUNTY MY COMM. Expires April 14, 2027 ETC1

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bond #ES00020437
(Title or description of attached document)

Everest Reinsurance Company
(Title or description of attached document continued)

Number of Pages ____ Document Date 3/3/25

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  _____ (Title)
- ☐ Partner(s)
- ☑ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknolwedgents from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Everest Reinsurance Company
461 5th Avenue – 4th Floor
New York, N.Y. 10017

EVEREST.

SURETY BOND SEAL ADDENDUM
EVEREST REINSURANCE COMPANY

Due to logistical issues associated with the use of traditional seals during the COVID-19 pandemic, Everest Reinsurance Company ("Everest") has authorized its Attorney-in-Fact to affix Everest's corporate seal to any bond executed on behalf of Everest by any such Attorney-in-Fact by attaching this Addendum to said bond.

To the extent this addendum is attached to a bond that is executed on behalf of Everest by its Attorney-in-Fact, Everest hereby agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal was physically affixed to the face of the bond.

Dated this 7th day of April 2020.

EVEREST REINSURANCE COMPANY

By: _____
Anthony Romano – Vice President & Global Head of Surety

Everest Reinsurance Company
CORPORATE SEAL
1973
DELAWARE

everest™

POWER OF ATTORNEY
EVEREST REINSURANCE COMPANY and EVEREST NATIONAL INSURANCE COMPANY

KNOW ALL PERSONS BY THESE PRESENTS: That Everest Reinsurance Company and Everest National Insurance Company, corporations of the State of Delaware ("Company") having their principal offices located at Warren Corporate Center, 100 Everest Way, Warren, New Jersey, 07059, do hereby nominate, constitute, and appoint:

Shane Wolf, Cathy S. Kennedy, Beata A. Sensi, Cheryl L. Thomas, Todd M. Rohm, Wrenetta Walker

its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed UNLIMITED, reserving for itself the full power of substitution and revocation.

Such bonds and undertakings, when duly executed by the aforesaid Attorney(s)-in-fact shall be binding upon the Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of Company ("Board") on April 21, 2016:

***RESOLVED**, that the President, any Executive Vice President, and any Senior Vice President are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest to the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.*

***RESOLVED, FURTHER**, that the President, any Executive Vice President, and any Senior Vice President are hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.*

***RESOLVED, FURTHER**, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.*

IN WITNESS WHEREOF, Everest Reinsurance Company and Everest National Insurance Company have caused their corporate seals to be affixed hereto, and these presents to be signed by their duly authorized officers this 10th day of October 2023.

Everest Reinsurance Company and Everest National Insurance Company

By: Anthony Romano, Senior Vice President

On this **22nd of March 2023**, before me personally came Anthony Romano, known to me, who, being duly sworn, did execute the above instrument; that he knows the seal of said Company; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto; and that he executed said instrument by like order.

LINDA ROBINS
Notary Public, State of New York
No 01R06239736
Qualified in Queens County
Term Expires April 25, 2027

Linda Robins, Notary Public

I, Sylvia Semerdjian, Assistant Secretary of Everest Reinsurance Company and Everest National Insurance Company do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporation as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATION, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, this 3rd day of March 2025.

By: Sylvia Semerdjian, Assistant Secretary

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On March 4, 2025 *Date* before me, Jennifer Carlsson, Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Michael Battaglia *Name(s) of Signer(s)*,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JENNIFER CARLSSON Comm. #2511716-Mfr. #NNA1 Notary Public CALIFORNIA Orange County My Comm. Exp. Feb 6, 2029

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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BOND NO. ES00020437
INITIAL PREMIUM: included with the Performance Bond
SUBJECT TO RENEWAL

CITY OF EASTVALE

PROJECT NO. TRACT NO. 38595 SUBDIVISION IMPROVEMENT BOND

(Survey Monument)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS the City of Eastvale, California ("City") and The New Home Company Southern*("Principal"), have executed an agreement for work consisting of, but not limited to, the furnishing all labor, materials, tools, equipment, services, and incidentals for all grading, roads, paving, curbs and gutters, pathways, storm drains, sanitary sewers, utilities, drainage facilities, traffic controls, landscaping, street lights, survey monuments and all other required facilities for Tract Map No. 38595 ("Public Improvements");

*California LLC, a Delaware limited liability company

WHEREAS, the Public Improvements to be performed by Principal are more particularly set forth in that certain Subdivision Improvement Agreement dated _____, 2025 ("Improvement Agreement");

WHEREAS, the Improvement Agreement is hereby referred to and incorporated herein by reference; and

WHEREAS, Principal is required by the Improvement Agreement to provide a good and sufficient bond for performance of the Improvement Agreement, and to guarantee and warranty the Public Improvements constructed thereunder.

NOW, THEREFORE, Principal and Everest Reinsurance Company ("Surety"), a corporation organized and existing under the laws of the State of Delaware, and duly authorized to transact surety business under the laws of the State of California, are held and firmly bound unto City in the sum of Fifty Six Thousand Five Hundred Dollars ($56,500.00), said sum shall not be less than one hundred percent (100%) of the costs of setting the Subdivision Monuments as determined by the Engineer of Record or Surveyor as set forth in the Improvement Agreement, we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such, that if Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, agreements, guarantees, and warranties in the Improvement Agreement and any alteration thereof made as therein provided, to be kept and performed at the time and in the manner therein specified and in all respects according to their intent and meaning, and to indemnify and save harmless City, its officers, employees, and agents,

as stipulated in the Improvement Agreement, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby, and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Improvement Agreement, or to any plans, profiles, and specifications related thereto, or to the Public Improvements to be constructed thereunder, shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition.

This bond is executed and filed to comply with Section 66499 et seq. of the Government Code of California as security for performance of the Improvement Agreement and security for the one-year guarantee and warranty of the Public Improvements.

IN WITNESS WHEREOF, the seal and signature of the Principal is hereto affixed, and the corporate seal and the name of the Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact at Orange, CA, this 3rd day of March, 2025.

The New Home Company Southern California LLC, a Delaware limited liability company	Everest Reinsurance Company
Principal	Surety
By: _____	By: Cheryl L. Thomas
Its: Managing Member	Attorney-In-Fact
Michael Buttaglia	Cheryl L. Thomas
(print name)	(print name)

INSTRUCTIONS

1. **The above bond must be executed by both the Principal and the Surety.**
2. **If the Principal is a corporation, the bond must be executed in the corporate name and signed by the President or a Vice-President and the Secretary or Assistant Secretary, and the corporate seal affixed. If the Principal is a partnership, it must be signed by all partners. If the Principal is an Individual doing business under a fictitious name, it must be signed by all persons having an interest in the business and the fictitious name must be signed also. The bond must be notarized by both the Principal and the Surety.**
3. **The bond, after approval, must be filed with the Assistant City Clerk of the City of Eastvale.**

ALL- PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On March 3, 2025 before me, Susan E. Morales, Notary Public
(Here insert name and title of the officer),

personally appeared Cheryl L. Thomas,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan E. Morales
Notary Public Signature (Notary Public Seal)

ETC1 SUSAN E. MORALES COMM. #2444309 NOTARY PUBLIC- CALIFORNIA ORANGE COUNTY MY COMM. Expires April 14, 2027 ETC1

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bond #ES00020437
(Title or description of attached document)

Everest Reinsurance Company
(Title or description of attached document continued)

Number of Pages ____ Document Date 3/3/25

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  _____
  (Title)
- ☐ Partner(s)
- ☑ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknolwedgents from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Everest Reinsurance Company
461 5th Avenue – 4th Floor
New York, N.Y. 10017

EVEREST

SURETY BOND SEAL ADDENDUM
EVEREST REINSURANCE COMPANY

Due to logistical issues associated with the use of traditional seals during the COVID-19 pandemic, Everest Reinsurance Company ("Everest") has authorized its Attorney-in-Fact to affix Everest's corporate seal to any bond executed on behalf of Everest by any such Attorney-in-Fact by attaching this Addendum to said bond.

To the extent this addendum is attached to a bond that is executed on behalf of Everest by its Attorney-in-Fact, Everest hereby agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal was physically affixed to the face of the bond.

Dated this 7th day of April 2020.

EVEREST REINSURANCE COMPANY

By: _____
Anthony Romano – Vice President & Global Head of Surety

Everest Reinsurance Company
CORPORATE SEAL
1973
DELAWARE

everest™

POWER OF ATTORNEY
EVEREST REINSURANCE COMPANY and EVEREST NATIONAL INSURANCE COMPANY

KNOW ALL PERSONS BY THESE PRESENTS: That Everest Reinsurance Company and Everest National Insurance Company, corporations of the State of Delaware ("Company") having their principal offices located at Warren Corporate Center, 100 Everest Way, Warren, New Jersey, 07059, do hereby nominate, constitute, and appoint:

Shane Wolf, Cathy S. Kennedy, Beata A. Sensi, Cheryl L. Thomas, Todd M. Rohm, Wrenetta Walker

its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed UNLIMITED, reserving for itself the full power of substitution and revocation.

Such bonds and undertakings, when duly executed by the aforesaid Attorney(s)-in-fact shall be binding upon the Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of Company ("Board") on April 21, 2016:

***RESOLVED**, that the President, any Executive Vice President, and any Senior Vice President are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest to the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.*

***RESOLVED, FURTHER**, that the President, any Executive Vice President, and any Senior Vice President are hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.*

***RESOLVED, FURTHER**, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.*

IN WITNESS WHEREOF, Everest Reinsurance Company and Everest National Insurance Company have caused their corporate seals to be affixed hereto, and these presents to be signed by their duly authorized officers this 10th day of October 2023.

Everest Reinsurance Company and Everest National Insurance Company

By: Anthony Romano, Senior Vice President

On this **22nd of March 2023**, before me personally came Anthony Romano, known to me, who, being duly sworn, did execute the above instrument; that he knows the seal of said Company; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto; and that he executed said instrument by like order.

LINDA ROBINS
Notary Public, State of New York
No 01R06239736
Qualified in Queens County
Term Expires April 25, 2027

Linda Robins, Notary Public

I, Sylvia Semerdjian, Assistant Secretary of Everest Reinsurance Company and Everest National Insurance Company do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporation as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATION, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, this 3rd day of March 2025.

By: Sylvia Semerdjian, Assistant Secretary

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On March 4, 2025 before me, Jennifer Carlsson, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Michael Battaglia
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JENNIFER CARLSSON Comm. #2511716-Mfr. #NNA1 Notary Public CALIFORNIA Orange County My Comm. Exp. Feb 6, 2029

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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ATTACHMENT "D"

Property Owner Consent

Arroyo Cap IV-2, LLC, a Delaware Limited Liability Company, being the owner of the real property described in Attachment "A" to this Subdivision Improvement Agreement by and between the City of Eastvale, a California municipal corporation and The New Home Company Southern California LLC, a Delaware limited liability company (the "Agreement"), does hereby consent to and expressly authorizes the recordation of said Agreement in the Official Records of the County of Riverside.

Arroyo Cap IV-2, LLC,
a Delaware Limited Liability Company

By: 

By: Leigh Austin
Executive Vice President

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38595

BEING A SUBDIVISION OF PARCEL "B", OF LOT LINE ADJUSTMENT No. 2022–001, RECORDED AUGUST 24, 2022, AS INSTRUMENT No. 2022–0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 24, T.2S., R.7W., OF THE SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA
HUNSAKER AND ASSOCIATES, INC. – DECEMBER 2024

FOR CONDOMINUM PURPOSES

RECORDER'S STATEMENT

FILED THIS_____DAY OF_____, 2025,

AT_____.M. IN BOOK_____OF MAPS,

AT PAGES_____–_____, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF EASTVALE.

NO. _____

FEE _____

PETER ALDANA, ASSESSOR–COUNTY CLERK–RECORDER

BY: _____, DEPUTY

SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: LOTS "D" AND "G" (PREMIER PLACE), LOT "E" (58th STREET), LOT "F" (HAMNER AVENUE), AND LOT "H" (CIVITA PARKWAY).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
PUBLIC ACCESS PURPOSES, AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
PUBLIC UTILITY PURPOSES, OVER "PRIVATE STREETS", AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
DRAINAGE EASEMENTS WITHIN LOTS 30, 35, AND 36, AS SHOWN HEREON. THE DEDICATION IS FOR THE MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AND PERSONNEL, AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
LOT "C" AS SHOWN HEREON. THE DEDICATION IS FOR PUBLIC PARK PURPOSES IN FAVOR OF THE CITY OF EASTVALE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:
LOTS "A", AND "B" AS SHOWN HEREON.

WE HEREBY RETAIN THE EASEMENTS INDICATED AS "PRIVATE STREET" FOR RECIPROCAL ACCESS AND DRAINAGE PURPOSES, AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

ARROYO CAP IV–2, LLC, a Delaware limited liability company

BY: ARROYO Capital IV, LLC,
a Delaware limited liability company
its sole member

_____
Name:
Title:

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____)

ON_____, BEFORE ME, _____,
(insert name and title of the officer)

PERSONALLY APPEARED_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____
PRINT NAME: _____
MY COMMISSION EXPIRES ON _____
MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.
MY COMMISSION NUMBER IS _____

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 23, 1967 AS INST. No. 93222, OF OFFICIAL RECORDS.

AN EASEMENT FOR STREET, UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF EASTVALE SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, RECORDED APRIL 25, 2000 AS INST. No. 2000–152879, OF OFFICIAL RECORDS.

AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED DECEMBER 19, 2000 AS INST. No. 2000–503786, OF OFFICIAL RECORDS. TO BE QUITCLAIMED BY SEPARATE DOCUMENT.

AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF EASTVALE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, RECORDED JANUARY 15, 2002 AS INST. No. 2002–025215, OF OFFICIAL RECORDS.

AN EASEMENT TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, AND UTILIZE A SEWER PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY, RECORDED APRIL 5, 2012 AS INST. No. 2012–0156067, OF OFFICIAL RECORDS.

AN EASEMENT TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, AND UTILIZE A WATER PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF CHINO BASIN DESALTER AUTHORITY, RECORDED JULY 3, 2012 AS INST. No. 2012–0310822, OF OFFICIAL RECORDS.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ARROYO CAP IV–2, LLC, A DELAWARE LIMITED LIABILITY COMPANY. IN DECEMBER 2024. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: APRIL 30, 2025

ROBERT N. BEUSCHLEIN, L.S. 7874

LICENSED LAND SURVEYOR — ROBERT N. BEUSCHLEIN — No. 7874 — STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED IN THE TENTATIVE MAP OF TRACT NO. 38595 AS FILED, AMENDED AND APPROVED BY THE CITY OF EASTVALE ON FEBRUARY 19, 2025, THE EXPIRATION DATE BEING FEBRUARY 19, 2028.

DATE: _____, 2025

BY: _____
JIMMY M. CHUNG, CITY ENGINEER
RCE 81346, EXP 09/30/2025
CITY OF EASTVALE

REGISTERED PROFESSIONAL ENGINEER — JIMMY M. CHUNG — RCE 81346 — CIVIL — STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: _____, 2025

BY: _____
GARY D. NEAL, CITY SURVEYOR
LS 4619, EXP. 09/30/2026

PROFESSIONAL LAND SURVEYOR — GARY D. NEAL — No. 4619 — STATE OF CALIFORNIA

CITY COUNCIL STATEMENT

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF EASTVALE AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 202_____, AND THAT THEREUPON SAID COUNCIL DID, BY ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

WE HEREBY ACCEPT THE OFFER OF DEDICATION OF LOTS "A", "B", (PUBLIC PARKS), LOTS "D", AND "G" (PREMIER PLACE), LOT "E" (58th STREET), LOT "F" (HAMNER AVENUE), AND LOT "H" (CIVITA PARKWAY) IN FEE FOR PUBLIC PURPOSES AND/OR AS PART OF THE CITY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH CITY STANDARDS. THE OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND PERSONNEL OVER THE "PRIVATE STREETS" IS HEREBY ACCEPTED.

WE HEREBY ACCEPT THE OFFER OF DEDICATION FOR THE FOLLOWING:

1. PUBLIC ACCESS, AS SHOWN HEREON.
2. MAINTENANCE OF DRAINAGE FACILITIES, SHOWN AS DRAINAGE EASEMENTS HEREON.
3. PUBLIC PARKS, AS SHOWN HEREON.

_____ DATE: _____
MARC DONOHUE, M.M.C.
CITY CLERK OF THE CITY OF EASTVALE

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE _____.

DATE: _____, 2025

MATTHEW JENNINGS, COUNTY TAX COLLECTOR,

BY: _____, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF $_____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: _____, 2025

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38595

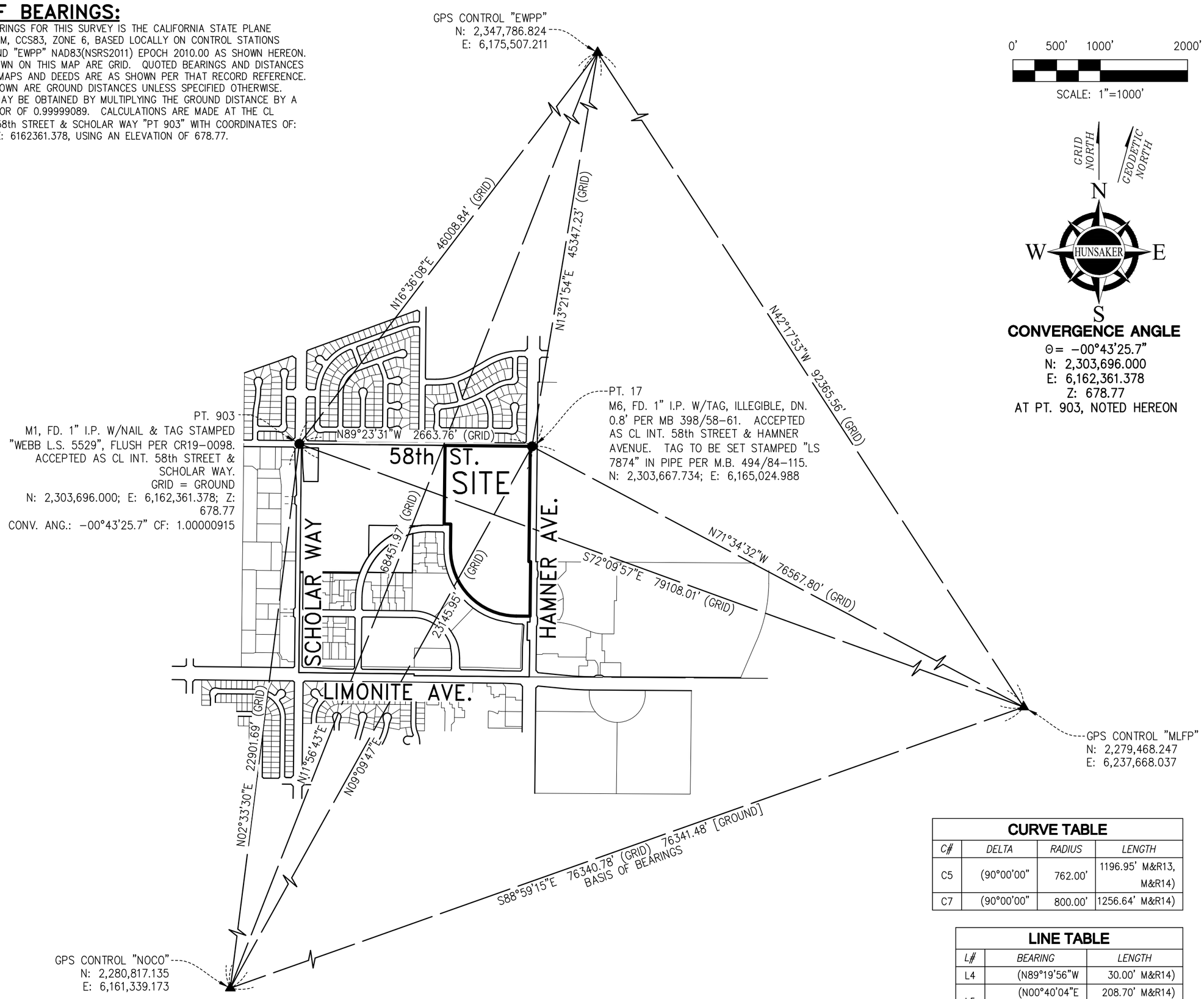
BEING A SUBDIVISION OF PARCEL "B", OF LOT LINE ADJUSTMENT No. 2022–001, RECORDED AUGUST 24, 2022, AS INSTRUMENT No. 2022–0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 24, T.2S., R.7W., OF THE SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES, INC. – DECEMBER 2024

FOR CONDOMINUM PURPOSES

BASIS OF BEARINGS:

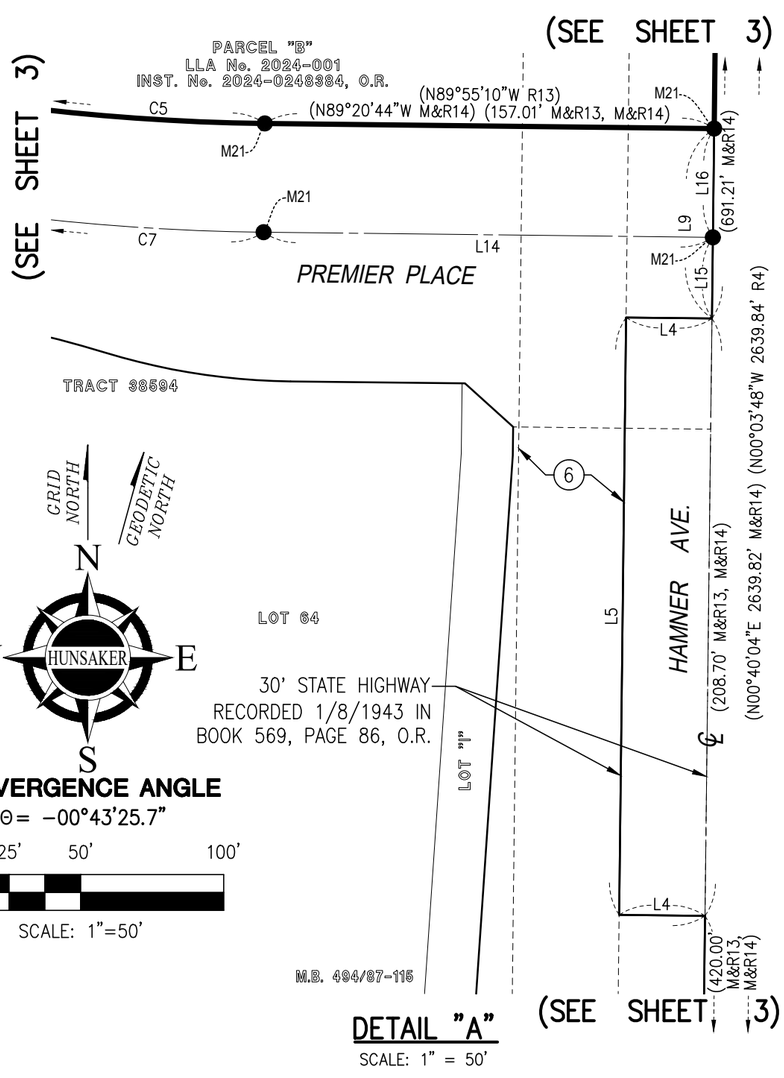
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "NOCO", "MLFP" AND "EWPP" NAD83(NSRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS AND DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99999089. CALCULATIONS ARE MADE AT THE CL INTERSECTION OF 58th STREET & SCHOLAR WAY "PT 903" WITH COORDINATES OF: N: 2303696.000, E: 6162361.378, USING AN ELEVATION OF 678.77.



VICINITY MAP AND GPS TIES

CURVE TABLE			
C#	DELTA	RADIUS	LENGTH
C5	(90°00'00"	762.00'	1196.95' M&R13, M&R14)
C7	(90°00'00"	800.00'	1256.64' M&R14)

LINE TABLE		
L#	BEARING	LENGTH
L4	(N89°19'56"W	30.00' M&R14)
L5	(N00°40'04"E	208.70' M&R14)
	(N00°04'02"W	208.70' R13)
L9	(N00°40'04"E M&R14)	(66.34' M&R13,
	(N00°04'02"W R13)	M&R14)
L14	(N89°20'44"W	157.00' M&R14)
L15	(N00°40'04"E	28.34' M&R14)
L16	(N00°40'04"E	38.00' M&R14)



DETAIL "A"
SCALE: 1" = 50'

LEGEND:

●	INDICATES FOUND MONUMENT AS NOTED.
▲	INDICATES GPS CONTROL STATION AS NOTED.
———	BOUNDARY LINE
— — — —	RIGHT OF WAY LINE
——— · ———	CENTERLINE
----------	EASEMENT LINE
– – – – – – – –	ADJACENT LOT LINE
(M&R#)	INDICATES MEASURED & RECORD AS NOTED.
(R1)	INDICATES RECORD DATA PER TRACT No. 28933–1, M.B. 300/47–52.
(R2)	INDICATES RECORD DATA PER TRACT No. 28910–3, M.B. 324/57–59.
(R3)	INDICATES RECORD DATA PER TRACT No. 28910, M.B. 324/60–62.
(R4)	INDICATES RECORD DATA PER PARCEL MAP No. 30810, P.M.B. 205/1–4.
(R5)	INDICATES RECORD DATA PER TRACT No. 28933, M.B. 350/27–29.
(R6)	INDICATES RECORD DATA PER TRACT No. 28943, M.B. 426/17–21.
(R7)	INDICATES RECORD DATA PER PARCEL MAP No. 36400, P.M.B. 234/75–79.
(R8)	INDICATES RECORD DATA PER TRACT No. 32821–1, M.B. 440/46–49.
(R9)	INDICATES RECORD DATA PER TRACT No. 32821, M.B. 449/87–89.
(R10)	INDICATES RECORD DATA PER TRACT No. 30466–1, M.B. 398/58–61.
(R11)	INDICATES RECORD DATA PER TRACT No. 29334–1, M.B. 375/82–86.
(R12)	INDICATES RECORD DATA PER TRACT No. 31252–1, M.B. 434/42–49.
(R13)	INDICATES DATA PER LLA No. 2022–001, REC. 08/24/2022 AS INST. No. 2022–0370918, O.R.
(R14)	INDICATES RECORD DATA PER TRACT No. 38594, M.B. 494/87–115, CERTIFICATE OF CORRECTION, REC. 03/27/2025 AS DOC. No. 2025–0091412, O.R., CERTIFICATE OF CORRECTION, REC. 04/02/2025 AS DOC. No. 2025–0098469, O.R. AND CERTIFICATE OF CORRECTION, REC. ____/____/2025 AS DOC. No. 2025–_____, O.R.
(R15)	INDICATES DATA PER CERTIFICATE OF CORRECTION, REC. 04/02/2025 AS DOC. No. 2025–0098469, O.R.
(#)	INDICATES EXISTING EASEMENT PLOTTED (SEE EASEMENT NOTES ON SHEET 5 FOR DESCRIPTION)
⟨#⟩	INDICATES DEDICATED OR RETAINED EASEMENT OFFERED PER THIS MAP.

NOTES:

SEE SHEET 2 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
SEE SHEET 3 FOR BOUNDARY CONTROL SHEET, MONUMENT NOTES AND DETAILS "B", & "C".
SEE SHEET 4 FOR SHEET INDEX MAP, SURVEYORS NOTES AND EASEMENT NOTES.
SEE SHEETS 5 THROUGH 9 FOR LOTS AND EASEMENT DELINEATIONS.
SEE SHEET 10 FOR DETAILS "D" THROUGH "J", INCLUSIVE.
SEE SHEET 11 FOR DETAILS "K" AND "L".

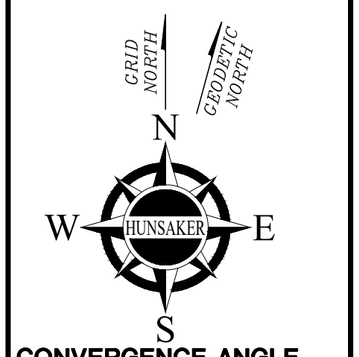
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38595

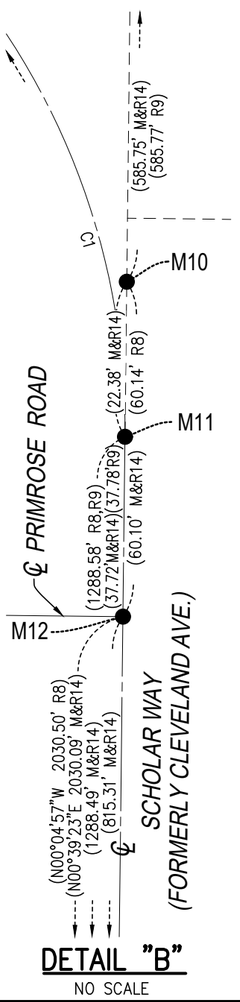
BEING A SUBDIVISION OF PARCEL "B", OF LOT LINE ADJUSTMENT No. 2022–001, RECORDED AUGUST 24, 2022, AS INSTRUMENT No. 2022–0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 24, T.2S., R.7W., OF THE SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES, INC. – DECEMBER 2024

FOR CONDOMINUM PURPOSES



CONVERGENCE ANGLE
Θ= –00°43'25.7"



DETAIL "B"
NO SCALE

0' 150' 300' 600'

SCALE: 1"=300'

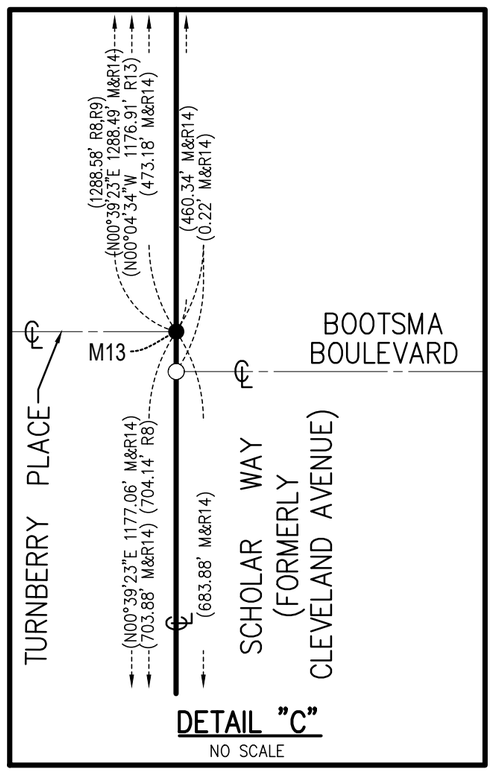
CONVERGENCE ANGLE
Θ= –00°43'25.7"

GROSS BOUNDARY AREA
39.134 ACRES

BOUNDARY CONTROL SHEET

LINE TABLE		
L#	BEARING	LENGTH
L1	(N89°22'26"W	24.00' M&R14)
	(N89°54'26"E	24.00' R9)
L2	(N00°39'23"E	72.00' M&R14)
	(N00°04'57"W	72.00' R9)
L3	(N89°22'29"W	20.00' M&R14)
L5	(N00°40'04"E	208.70' M&R14)
	(N00°04'02"W	208.70' R13)
L6	(N00°34'54"E	17.44' M&R14)
	(N00°05'19"W	17.40'R4,R7)
L7	(N84°19'00"W	66.42' M&R14)
	(N85°03'13"W	65.98' R7)
L8	(N00°39'43"E	20.00' M&R14)
L10	(N89°19'56"W	208.70' M&R14)
	(N89°55'58"E	208.70' R13)
L11	(N84°19'00"W	423.94' M&R14)
	(N85°03'13"W	425.17' R4)
L12	(N89°20'44"W M&R14)	(154.17'M&R13,
	(N89°55'10"W R13)	M&R14)
L13	(N00°39'16"E M&R14)	(282.86' M&R13,
	(N00°04'50"E R13)	M&R14)
L14	(N89°20'44"W	157.00' M&R14)
L15	(N00°39'16"E	229.86' M&R14)

CURVE TABLE			
C#	DELTA	RADIUS	LENGTH
C1	(05°07'35"	3000.00'	268.42' M&R9, M&R14)
C2	(05°02'27"	3000.00'	263.94' M&R7, M&R14)
C3	(69°46'53"	838.00'	1020.61' M&R13, M&R14)
C4	(00°55'59"	838.00'	13.65' M&R14)
C5	(90°00'00"	762.00'	1196.95' M&R13) M&R14)
C6	(70°42'52"	838.00'	1034.26' M&R14)
C7	(90°00'00"	800.00'	1256.64' M&R14)



DETAIL "C"
NO SCALE

NOTES:

SEE SHEET 2 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
SEE SHEET 3 FOR BOUNDARY CONTROL SHEET, MONUMENT NOTES AND DETAILS "B", & "C".
SEE SHEET 4 FOR SHEET INDEX MAP, SURVEYORS NOTES AND EASEMENT NOTES.
SEE SHEETS 5 THROUGH 9 FOR LOTS AND EASEMENT DELINEATIONS.
SEE SHEET 10 FOR DETAILS "D" THROUGH "J", INCLUSIVE.
SEE SHEET 11 FOR DETAILS "K" AND "L".

MONUMENT NOTES:

M1 PT. 903 FD. 1" I.P. W/NAIL & TAG STAMPED "WEBB LS 5529", FLUSH PER CR19–0098. ACCEPTED AS CL INT. 58th STREET & SCHOLAR WAY.
GRID = GROUND N: 2,303,696.000; E: 6,162,361.378; Z: 678.77
CONV. ANG.: –00°43'25.7" CF: 1.00000915

M2 FD. 1" I.P. W/NAIL & TAG STAMPED "LS 5529", FLUSH PER CR19–0098. ACCEPTED AS CENTER SECTION 24.

M3 FD. 1" I.P., NO TAG, DN. 0.1' PER RIV. CO. TB 142/28. ACCEPTED AS CL INT. 58th STREET & WESTCHESTER WAY. A TAG STAMPED "LS 7874" TO BE SET IN PIPE PER TRACT 38594, M.B. 494/87–115.

M4 FD. 1" I.P. W/PLASTIC PLUG, ILLEGIBLE, DN. 0.2' PER RIV. CO. TB 142/31. ACCEPTED AS CL INT. 58th STREET & JAMESTOWN STREET. A TAG STAMPED "LS 7874" TO BE SET IN PIPE PER TRACT 38594, M.B. 494/87–115.

M5 FD. 1" I.P. W/TAG STAMPED "RCE 16454", FLUSH PER RIV. CO. TB 119/80. ACCEPTED AS CL INT. 58th STREET & JUMPING FROG WAY.

M6 PT. 17 FD. 1" I.P. W/TAG ILLEGIBLE, DN. 0.8' PER M.B. 398/58–61. ACCEPTED AS CL INT. 58th STREET & HAMNER AVENUE. A TAG STAMPED "LS 7874" TO BE SET IN PIPE PER TRACT 38594, M.B. 494/87–115.
N: 2,303,667.734; E: 6,165,024.988

M7 FD. 1" I.P. W/PLASTIC PLUG, ILLEGIBLE, FLUSH PER RIV. CO. TB 145/78. ACCEPTED AS CL INT. HAMNER AVENUE & AMBERHILL AVENUE. A TAG STAMPED "LS 7874" TO BE SET IN PIPE PER TRACT 38594, M.B. 494/87–115.

M8 FD. 1" I.P. W/TAG STAMPED "LS 5529", DN. 0.1' PER CR19–0097. ACCEPTED AS CL E.C. SCHOLAR WAY.

M9 FD. 1" I.P. W/NAIL & TAG STAMPED "LS 5529", FLUSH PER CR19–0096. MONUMENT LIES N70°41'49"E 0.12' FROM P.R.C.

M10 FD. 1" I.P. W/NAIL & TAG STAMPED "LS 5529", FLUSH PER CR19–0095 & M.B. 440/46–49. ACCEPTED AS CL INT. SCHOLAR WAY & TRACT BNDY.

M11 FD. 1" I.P. W/NAIL & TAG STAMPED "LS 5529", FLUSH PER CR19–0095.

M12 FD. 1" I.P. W/NAIL & TAG STAMPED "LS 5529", FLUSH PER CR19–0094. ACCEPTED AS CL INT. SCHOLAR WAY & PRIMROSE ROAD.

M13 FD. 1" I.P. W/NAIL & TAG STAMPED "LS 5529", FLUSH PER CR19–0093. ACCEPTED AS CL INT. SCHOLAR WAY & TURNBERRY PLACE.

M14 FD. 1" I.P. W/TAG, ILLEGIBLE, FLUSH (EASTERLY MONUMENT) PER CR19–0436. ACCEPTED AS BEING THE CL INT. LIMONITE AVENUE & MULAN STREET, (NORTH) PER M.B. 434/42–49. A TAG STAMPED "LS 7874" TO BE SET IN PIPE PER TRACT 38594, M.B. 494/87–115.

M15 SEARCHED, FD. NOTHING. EST. BY INTERSECTION FROM NORTH AND EAST MONUMENTS. A 1" I.P. W/TAG STAMPED "LS 7874", FLUSH IN AC PVMT TO BE SET PER TRACT 38594, M.B. 494/87–115.

M16 FD. 1" I.P. W/TAG STAMPED "LS 5529", FLUSH PER M.B. 382/75–78.

M17 FD. 1" I.P. W/TAG STAMPED "WEBB LS 5529", FLUSH PER M.B. 426/17–21. ACCEPTED AS CL INT. LIMONITE AVENUE & ANJOU STREET.

M18 FD. COPPERWELD STAMPED "RIV. CO. TRANSPORTATION", FLUSH PER P.M.B. 234/75–79.

M19 FD. COPPERWELD STAMPED "RIV. CO. TRANSPORTATION", FLUSH PER CR19–0434 & P.M.B. 234/75–79.

M20 FD. 1" I.P. W/PLASTIC PLUG STAMPED "LS 5529", FLUSH PER P.M.B. 205/1–4. ACCEPTED AS CONSTRUCTION CL B.C. LIMONITE AVENUE.

M21 A 1" I.P. W/TAG STAMPED "L.S. 7874", FLUSH, TO BE SET PER TRACT 38594, M.B. 494/87–115.

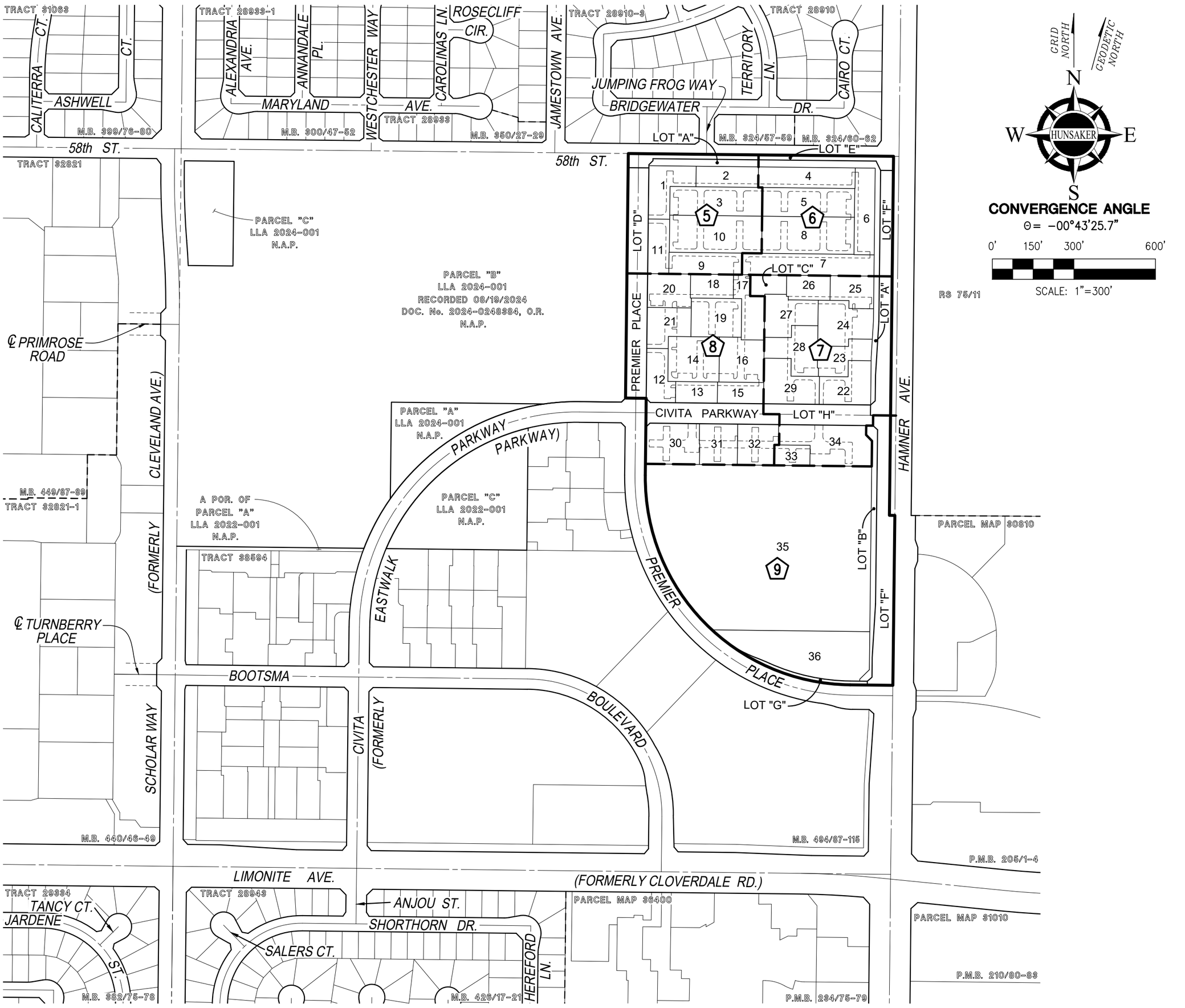
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38595

BEING A SUBDIVISION OF PARCEL "B", OF LOT LINE ADJUSTMENT No. 2022–001, RECORDED AUGUST 24, 2022, AS INSTRUMENT No. 2022–0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 24, T.2S., R.7W., OF THE SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES, INC. – DECEMBER 2024

FOR CONDOMINUM PURPOSES



SHEET INDEX MAP

SURVEYOR'S NOTES:

▲ INDICATES GPS CONTROL STATION AS NOTED.

● INDICATES FOUND MONUMENT AS NOTED.

SFN INDICATES SEARCH, FOUND NOTHING, SET NOTHING.

M# INDICATES MONUMENT NUMBER. (SEE MONUMENT NOTES ON SHEET 3)

○ INDICATES SET 1" I.P. W/BRASS TAG STAMPED "LS 7874", FLUSH

SET 1" I.P. W/BRASS TAG STAMPED "LS 7874", FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES AND ANGLE POINTS IN SUBDIVISION BOUNDARY.

SET LEAD & W/BRASS TAG STAMPED "LS 7874", IN TOP OF CURB ON SIDE LOT LINE PROJECTED.

SET LEAD & W/BRASS TAG STAMPED "LS 7874", IN TOP OF CURB FOR B.C.'s, E.C.'s, P.C.C.'s, P.R.C.'s AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.

ALL MONUMENTS SHOWN AS "SET" IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THIS MAP.

ALL MONUMENTS ARE SET AND TAGGED PER RIVERSIDE COUNTY ORDINANCE 461.21

ANY FOUND BOUNDARY CONTROL MONUMENTS DESTROYED DURING CONSTRUCTION OF THIS MAP WILL BE RESET AND TAGGED LS 7874.

TRACT CL TIE SHEETS WILL BE PRESENTED TO THE CITY FOR INSPECTION AND APPROVAL AFTER THE STREETS HAVE BEEN CONSTRUCTED AND WITHIN 90 DAYS AFTER THE STREET IMPROVEMENTS HAVE BEEN APPROVED BY THE CITY.

GROSS AREA: 39.13 ACRES

DRAINAGE EASEMENT – NO BUILDING, OBSTRUCTIONS, OR ENCROACHMENTS BY LANDFILLS ARE ALLOWED.

C.C.R.'s PER DOC. No. 2024–0272117, RECORDED SEPTEMBER 10, 2024, O.R.

(#) INDICATES SHEET NUMBER

NUMBERED LOTS = 36
LETTERED LOTS = A THROUGH H

EASEMENT NOTES:

(#) PLOTTED EXISTING EASEMENT AS NOTED.

⟨#⟩ PLOTTED EASEMENTS OFFERED FOR DEDICATED, OR RETAINED PER THIS MAP AS NOTED.

(1) AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 23, 1967 AS INST. No. 93222, OF OFFICIAL RECORDS.

(2) AN EASEMENT FOR STREET, UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF EASTVALE SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, RECORDED APRIL 25, 2000 AS INST. No. 2000–152879, OF OFFICIAL RECORDS.

(3) AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED DECEMBER 19, 2000 AS INST. No. 2000–503786, OF OFFICIAL RECORDS. TO BE QUITCLAIMED BY SEPARATE DOCUMENT.

(4) AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF EASTVALE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, RECORDED JANUARY 15, 2002 AS INST. No. 2002–025215, OF OFFICIAL RECORDS.

(5) AN EASEMENT TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, AND UTILIZE A SEWER PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY, RECORDED APRIL 5, 2012 AS INST. No. 2012–0156067, OF OFFICIAL RECORDS.

(6) AN EASEMENT TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR, ALTER, OPERATE, MAINTAIN, INSPECT, AND UTILIZE A WATER PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF CHINO BASIN DESALTER AUTHORITY, RECORDED JULY 3, 2012 AS INST. No. 2012–0310822, OF OFFICIAL RECORDS.

⟨7⟩ AN EASEMENT FOR PUBLIC ACCESS PURPOSES, AS DEDICATED AND SHOWN HEREON.

⟨8⟩ AN EASEMENT OVER THE PRIVATE STREETS FOR RECIPROCAL ACCESS AND DRAINAGE PURPOSES, RETAINED HEREON.

⟨9⟩ AN EASEMENT FOR PUBLIC UTILITY PURPOSES, AS DEDICATED AND SHOWN HEREON.

⟨10⟩ AN EASEMENT FOR PUBLIC DRAINAGE PURPOSES IN FAVOR OF THE CITY OF EASTVALE AS DEDICATED AND SHOWN HEREON.

⟨11⟩ AN EASEMENT FOR THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES, IN FAVOR OF THE CITY OF EASTVALE AS DEDICATED AND SHOWN HEREON.

⟨12⟩ AN EASEMENT FOR PUBLIC PARK PURPOSES OVER LOT "C" IN FAVOR OF THE CITY OF EASTVALE AS DEDICATED AND SHOWN HEREON.

NOTES:

SEE SHEET 2 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
SEE SHEET 3 FOR BOUNDARY CONTROL SHEET, MONUMENT NOTES AND DETAILS "B", & "C".
SEE SHEET 4 FOR SHEET INDEX MAP, SURVEYORS NOTES AND EASEMENT NOTES.
SEE SHEETS 5 THROUGH 9 FOR LOTS AND EASEMENT DELINEATIONS.
SEE SHEET 10 FOR DETAILS "D" THROUGH "J", INCLUSIVE.
SEE SHEET 11 FOR DETAILS "K" AND "L".

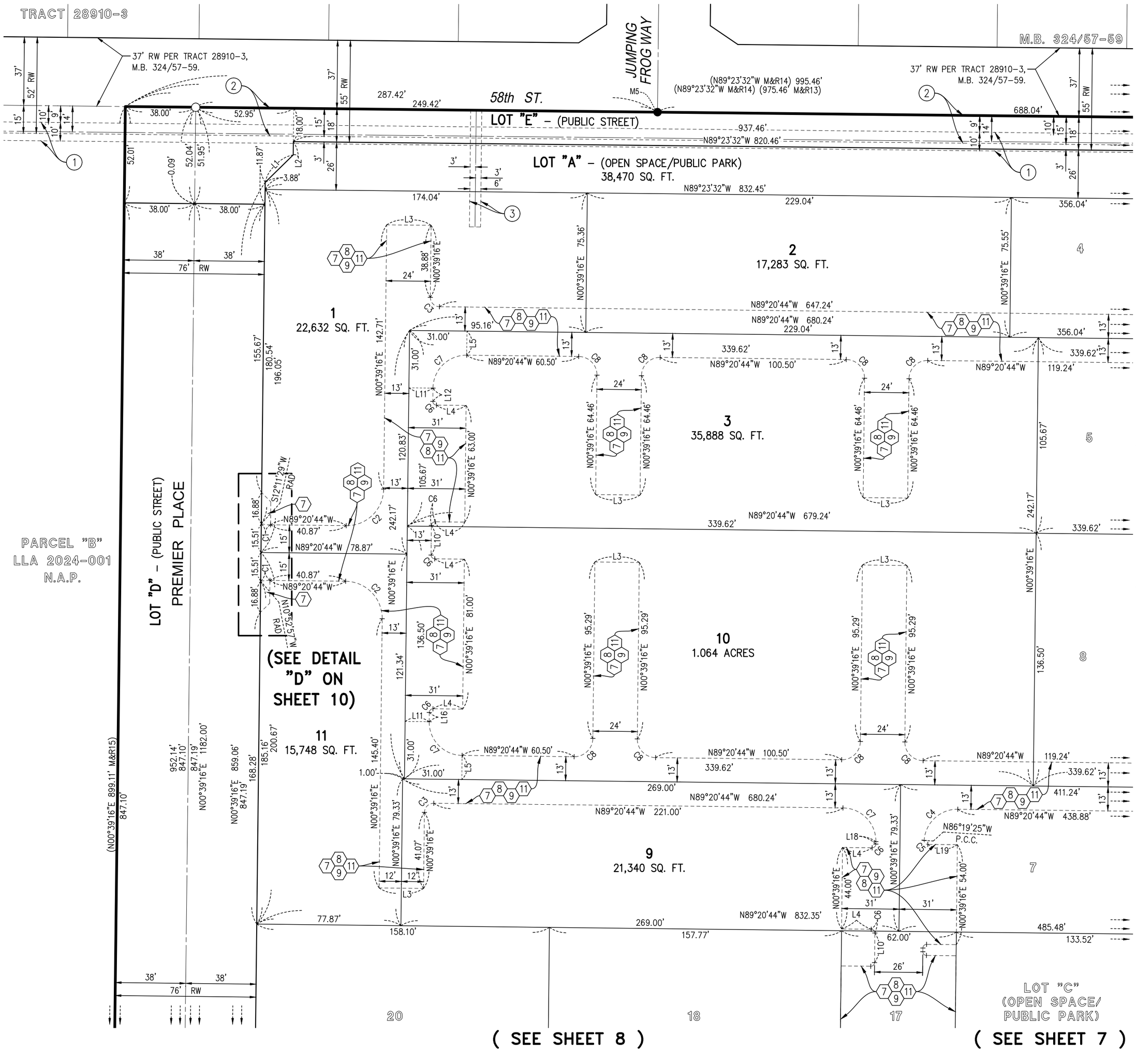
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38595

BEING A SUBDIVISION OF PARCEL "B", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022, AS INSTRUMENT No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 24, T.2S., R.7W., OF THE SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES, INC. – DECEMBER 2024

FOR CONDOMINUM PURPOSES



GRID NORTH

GEODETIC NORTH

N

W HUNSAKER E

S

CONVERGENCE ANGLE

Θ = −00°43'25.7"

0' 20' 40' 80'

SCALE: 1"=40'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C1	11°32'13"	25.00'	5.03'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	5.00'	7.85'
C4	86°58'41"	18.00'	27.33'
C5	93°01'19"	2.00'	3.25'
C6	90°00'00"	2.00'	3.14'
C7	90°00'00"	18.00'	28.27'
C8	90°00'00"	10.00'	15.71'

LINE DATA

L#	BEARING	LENGTH
L1	N45°38'58"E	21.17'
L2	N00°36'28"E	7.16'
L3	N89°20'44"W	24.00'
L4	N89°20'44"W	16.00'
L5	N00°39'16"E	13.00'
L10	N00°39'16"E	16.00'
L11	N89°20'44"W	13.00'
L12	N00°39'16"E	7.17'
L16	N00°39'16"E	5.00'
L18	N00°39'16"E	1.34'
L19	N89°20'44"W	15.98'

NOTES:

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SEE SHEETS 5 THROUGH 9 FOR LOTS AND EASEMENT DELINEATIONS.
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SEE SHEET 11 FOR DETAILS "K" AND "L".

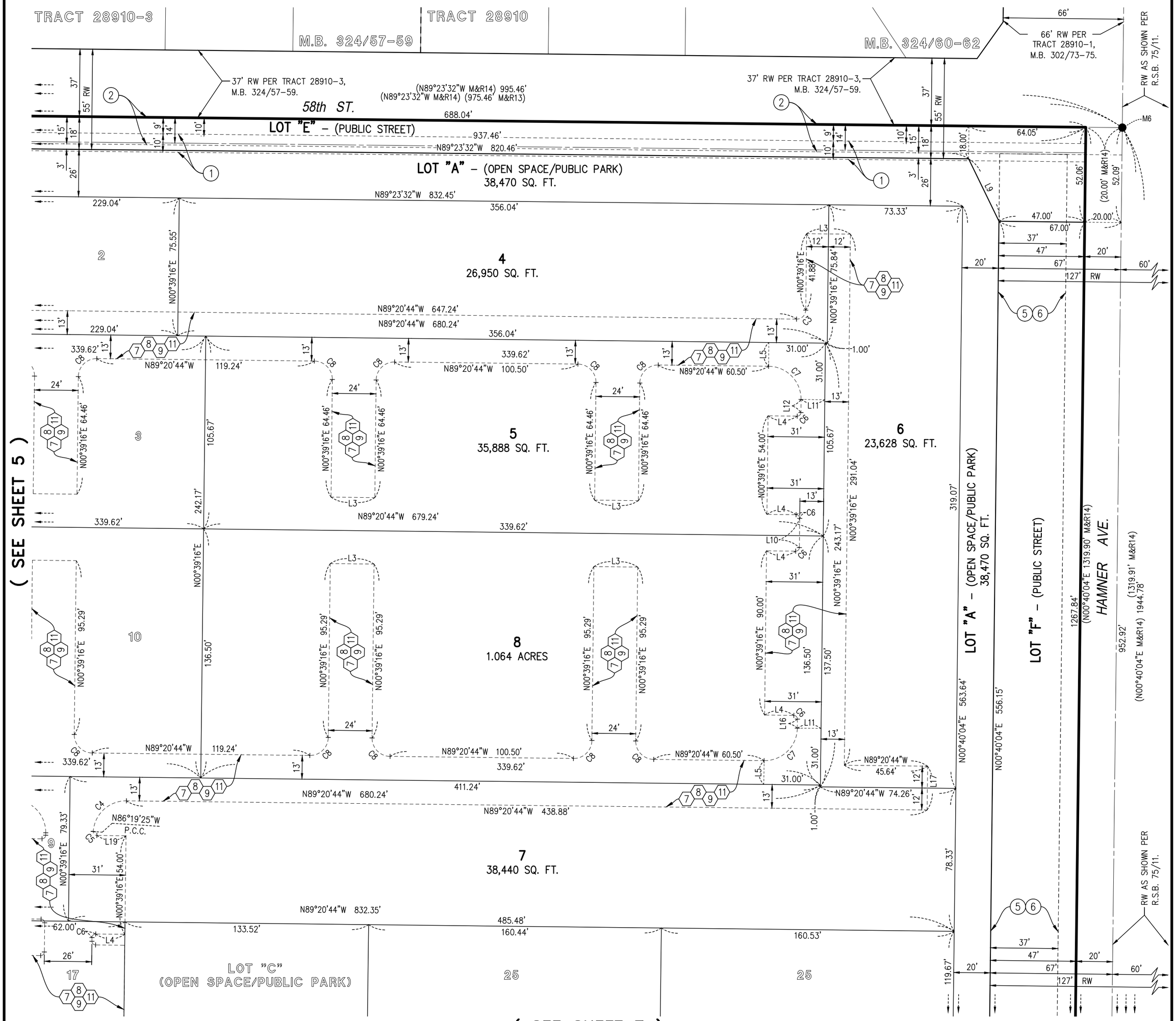
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38595

BEING A SUBDIVISION OF PARCEL "B", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022, AS INSTRUMENT No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 24, T.2S., R.7W., OF THE SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES, INC. – DECEMBER 2024

FOR CONDOMINUM PURPOSES



CURVE DATA

C#	DELTA	RADIUS	LENGTH
C3	90°00'00"	5.00'	7.85'
C4	86°58'41"	18.00'	27.33'
C5	93°01'19"	2.00'	3.25'
C6	90°00'00"	2.00'	3.14'
C7	90°00'00"	18.00'	28.27'
C8	90°00'00"	10.00'	15.71'

LINE DATA

L#	BEARING	LENGTH
L3	N89°20'44"W	24.00'
L4	N89°20'44"W	16.00'
L5	N00°39'16"E	13.00'
L9	N25°56'28"W	38.03'
L10	N00°39'16"E	16.00'
L11	N89°20'44"W	13.00'
L12	N00°39'16"E	7.17'
L16	N00°39'16"E	5.00'
L17	N00°39'16"E	24.00'
L19	N89°20'44"W	15.98'
L26	N00°39'16"E	2.00'

GRID NORTH

GEODETIC NORTH

N

W HUNSAKER E

S

CONVERGENCE ANGLE

Θ = -00°43'25.7"

0' 20' 40' 80'

SCALE: 1"=40'

NOTES:

SEE SHEET 2 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
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IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38595

BEING A SUBDIVISION OF PARCEL "B", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022, AS INSTRUMENT No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 24, T.2S., R.7W., OF THE SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

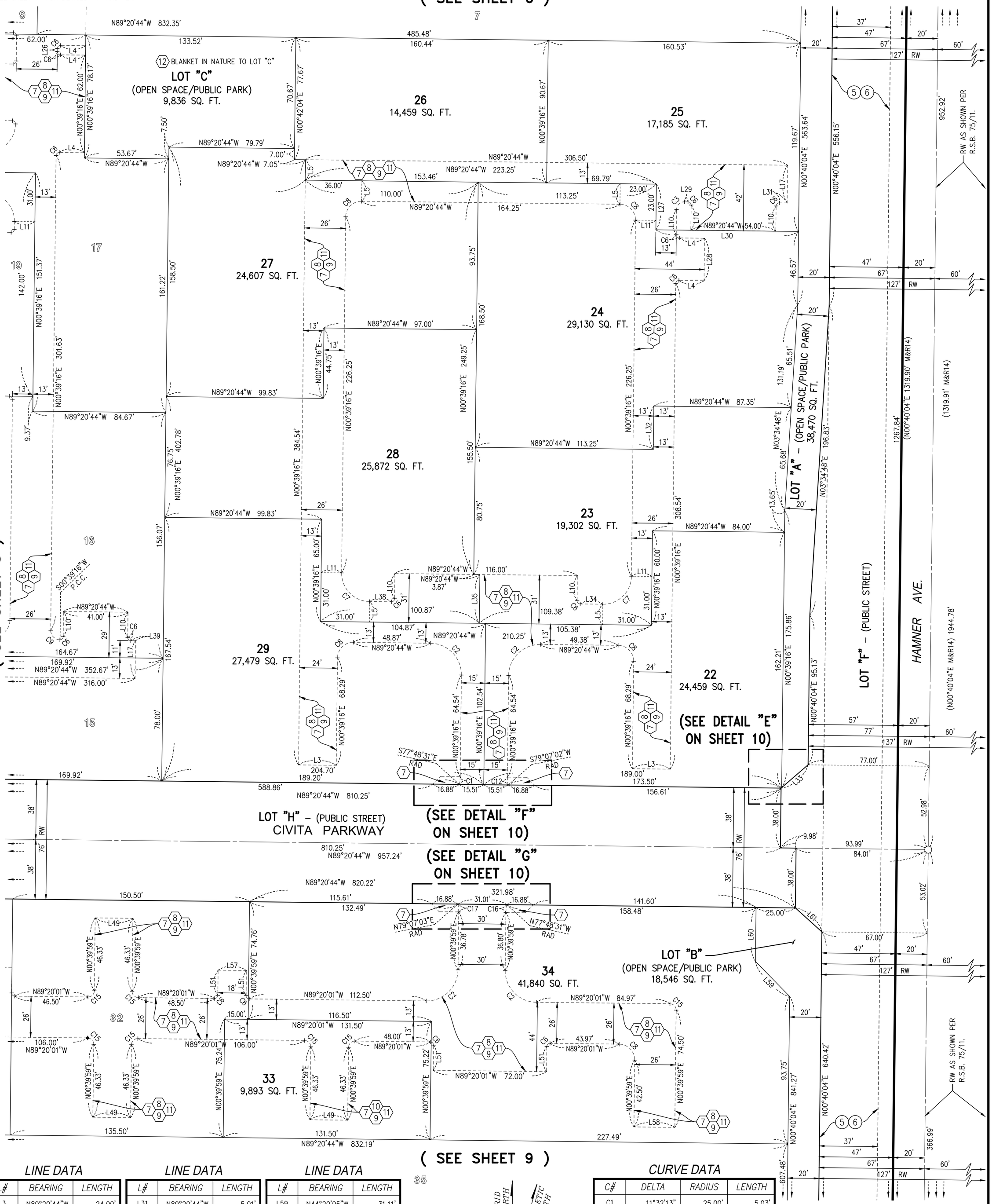
HUNSAKER AND ASSOCIATES, INC. – DECEMBER 2024

FOR CONDOMINUM PURPOSES

NOTES:

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SEE SHEET 11 FOR DETAILS "K" AND "L".

(SEE SHEET 6)



LINE DATA

L#	BEARING	LENGTH
L3	N89°20'44"W	24.00'
L4	N89°20'44"W	16.00'
L5	N00°39'16"E	13.00'
L10	N00°39'16"E	16.00'
L11	N89°20'44"W	13.00'
L17	N00°39'16"E	24.00'
L27	N00°39'16"E	29.00'
L28	N00°39'16"E	27.00'
L29	N89°20'44"W	2.24'
L30	N89°20'44"W	90.71'

LINE DATA

L#	BEARING	LENGTH
L31	N89°20'44"W	5.01'
L32	N00°39'16"E	27.50'
L33	N49°14'18"E	22.67'
L34	N89°20'44"W	14.38'
L35	N00°39'16"E	31.00'
L38	N89°20'44"W	13.87'
L49	N89°20'01"W	24.00'
L51	N00°39'59"E	16.00'
L57	N89°20'01"W	18.00'
L58	N89°20'01"W	26.00'

LINE DATA

L#	BEARING	LENGTH
L59	N44°20'05"W	31.11'
L60	N00°39'16"E	34.25'
L61	N47°54'52"W	22.67'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C1	11°32'13"	25.00'	5.03'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	5.00'	7.85'
C6	90°00'00"	2.00'	3.14'
C7	90°00'00"	18.00'	28.27'
C8	90°00'00"	10.00'	15.71'
C12	11°32'14"	25.00'	5.03'
C15	90°00'00"	4.00'	6.28'
C16	11°31'30"	25.00'	5.03'
C17	11°32'56"	25.00'	5.04'

GRID NORTH / GEODETIC NORTH

HUNSAKER

SCALE: 1"=40'

CONVERGENCE ANGLE
Θ = -00°43'25.7"

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38595

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HUNSAKER AND ASSOCIATES, INC. – DECEMBER 2024

FOR CONDOMINUM PURPOSES

NOTES:

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(SEE SHEET 5)

(SEE SHEET 6)

(SEE SHEET 7)

(SEE SHEET 9)

(SEE DETAIL "H" ON SHEET 10)

(SEE DETAIL "I" ON SHEET 10)

LLA 2024-001

PREMIER PLACE

LOT "D" – (PUBLIC STREET)

PARCEL "B"

(PUBLIC STREET) CIVITA PARKWAY

(FORMERLY EASTWALK PARKWAY)

LOT "H" – (PUBLIC STREET) CIVITA PARKWAY

LOT "C" (OPEN SPACE/ PUBLIC PARK)

TRACT 38594 M.B. 494/87-115

76' RW PER TRACT 38594, M.B. 494/87-115.

11 20,788 SQ. FT.
12 17,811 SQ. FT.
13 11,993 SQ. FT.
14 31,103 SQ. FT.
15 13,254 SQ. FT.
16 26,449 SQ. FT.
17 18,802 SQ. FT.
18 13,882 SQ. FT.
19 26,270 SQ. FT.
20 19,788 SQ. FT.
21 20,653 SQ. FT.
30 29,583 SQ. FT.
31 20,962 SQ. FT.
32 21,446 SQ. FT.

0' 20' 40' 80'
SCALE: 1"=40'

GRID NORTH
GEODETIC NORTH

CONVERGENCE ANGLE
Θ= -00°43'25.7"

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C1	11°32'13"	25.00'	5.03'
C2	90°00'00"	20.00'	31.42'
C6	90°00'00"	2.00'	3.14'
C7	90°00'00"	18.00'	28.27'
C8	90°00'00"	10.00'	15.71'
C9	90°00'00"	6.00'	9.42'

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C10	90°00'00"	8.00'	12.57'
C11	90°00'00"	15.00'	23.56'
C13	11°33'03"	25.00'	5.04'
C14	90°00'00"	17.00'	26.70'
C15	90°00'00"	4.00'	6.28'
C18	11°31'37"	25.00'	5.03'

LINE DATA

L#	BEARING	LENGTH
L3	N89°20'44"W	24.00'
L4	N89°20'44"W	16.00'
L5	N00°39'16"E	13.00'
L10	N00°39'16"E	16.00'
L11	N89°20'44"W	13.00'
L16	N00°39'16"E	5.00'
L17	N00°39'16"E	24.00'
L20	N00°39'16"E	18.00'
L21	N89°20'44"W	5.00'
L22	N00°39'16"E	11.00'
L23	N89°20'44"W	4.00'

LINE DATA

L#	BEARING	LENGTH
L24	N00°39'16"E	3.00'
L25	N00°39'16"E	36.00'
L26	N00°39'16"E	2.00'
L39	N89°20'44"W	3.00'
L40	N89°20'44"W	1.00'
L41	N89°20'44"W	6.00'
L42	N89°20'44"W	18.00'
L43	N00°39'16"E	4.00'
L44	N89°20'44"W	8.00'
L45	N00°39'16"E	5.44'
L46	N44°20'44"W	21.21'

LINE DATA

L#	BEARING	LENGTH
L47	N89°20'44"W	76.00'
L48	N45°39'16"E	21.21'
L49	N89°20'01"W	24.00'
L50	N00°39'59"E	26.00'
L51	N00°39'59"E	16.00'
L52	N00°39'59"E	39.70'
L56	N89°20'01"W	9.00'
L57	N89°20'01"W	18.00'
L71	N89°21'03"W	16.00'

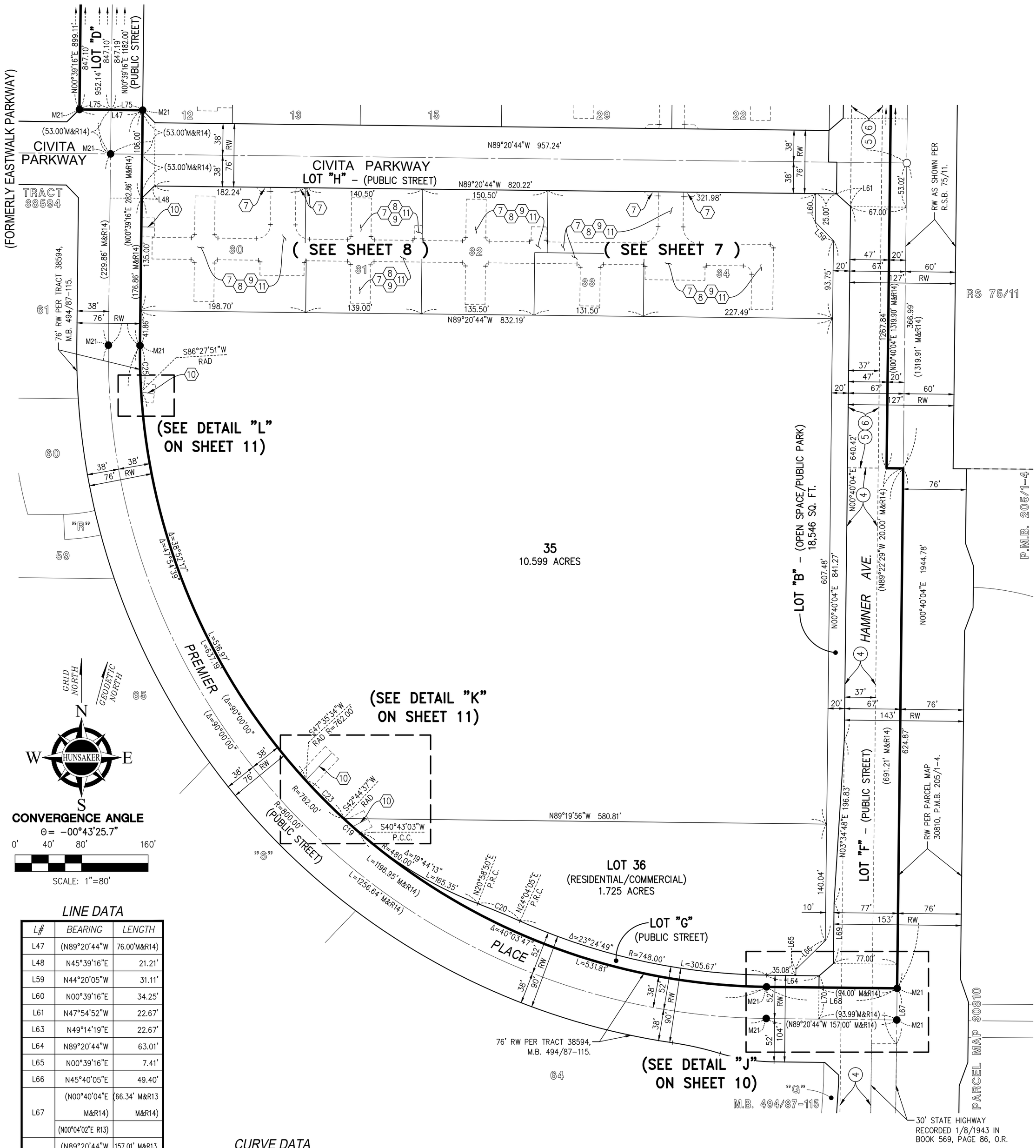
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38595

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HUNSAKER AND ASSOCIATES, INC. – DECEMBER 2024

FOR CONDOMINUM PURPOSES



LINE DATA

L#	BEARING	LENGTH
L47	(N89°20'44"W	76.00'M&R14)
L48	N45°39'16"E	21.21'
L59	N44°20'05"W	31.11'
L60	N00°39'16"E	34.25'
L61	N47°54'52"W	22.67'
L63	N49°14'19"E	22.67'
L64	N89°20'44"W	63.01'
L65	N00°39'16"E	7.41'
L66	N45°40'05"E	49.40'
L67	(N00°40'04"E M&R14)	(66.34' M&R13 M&R14)
	(N00°04'02"E R13)	
L68	(N89°20'44"W	157.01' M&R13, M&R14)
	(N89°55'10"W R13)	
L69	N00°40'04"E	72.87'
L70	N00°39'16"E	52.00'
L75	(N89°20'44"W	28.00'M&R14)

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C19	02°01'34"	762.00'	26.95'
C20	03°05'16"	1020.00'	54.97'
C23	04°40'57"	762.00'	64.49'
C25	04°11'25"	762.00'	55.73'

NOTES:

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IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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HUNSAKER AND ASSOCIATES, INC. – DECEMBER 2024

FOR CONDOMINUM PURPOSES

CURVE DATA

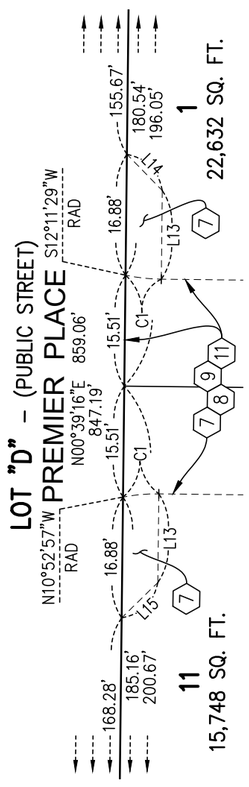
C#	DELTA	RADIUS	LENGTH
C1	11°32'13"	25.00'	5.03'
C12	11°32'14"	25.00'	5.03'
C13	11°33'03"	25.00'	5.04'
C16	11°31'30"	25.00'	5.03'
C17	11°32'56"	25.00'	5.04'
C18	11°31'37"	25.00'	5.03'

LINE DATA

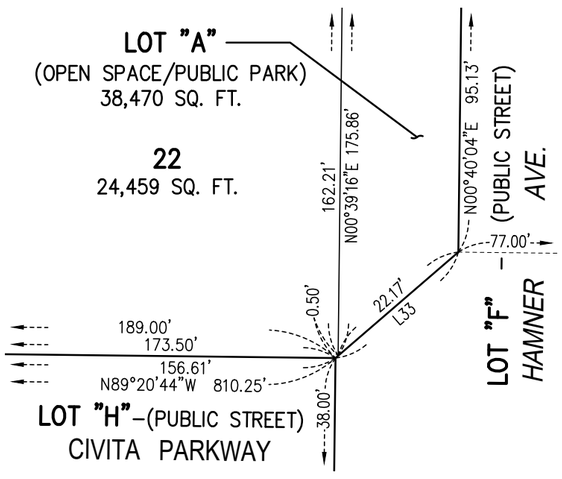
L#	BEARING	LENGTH
L13	N00°39'16"E	12.39'
L14	N44°20'44"W	7.07'
L15	N45°39'16"E	7.07'
L33	N49°14'18"E	22.67'
L36	N89°20'44"W	12.39'
L37	N45°39'06"E	7.07'
L53	N89°20'01"W	12.39'
L54	N44°20'23"W	7.08'
L55	N45°39'37"E	7.07'
L62	N00°39'16"E	14.00'
L63	N49°14'19"E	22.67'

LINE DATA

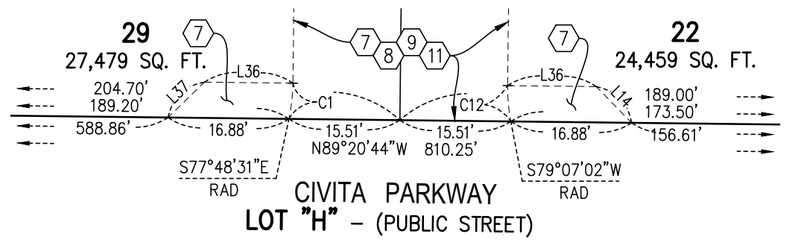
L#	BEARING	LENGTH
L64	N89°20'44"W	63.01'
L65	N00°39'16"E	7.41'
L66	N45°40'05"E	49.40'
L67	(N00°40'04"E M&R14) (N00°04'02"E R13)	(66.34' M&R13 M&R14)
L68	(N89°20'44"W M&R14) (N89°55'10"W R13)	157.01' M&R13, M&R14)
L69	N00°40'04"E	72.87'
L70	N00°39'16"E	52.00'



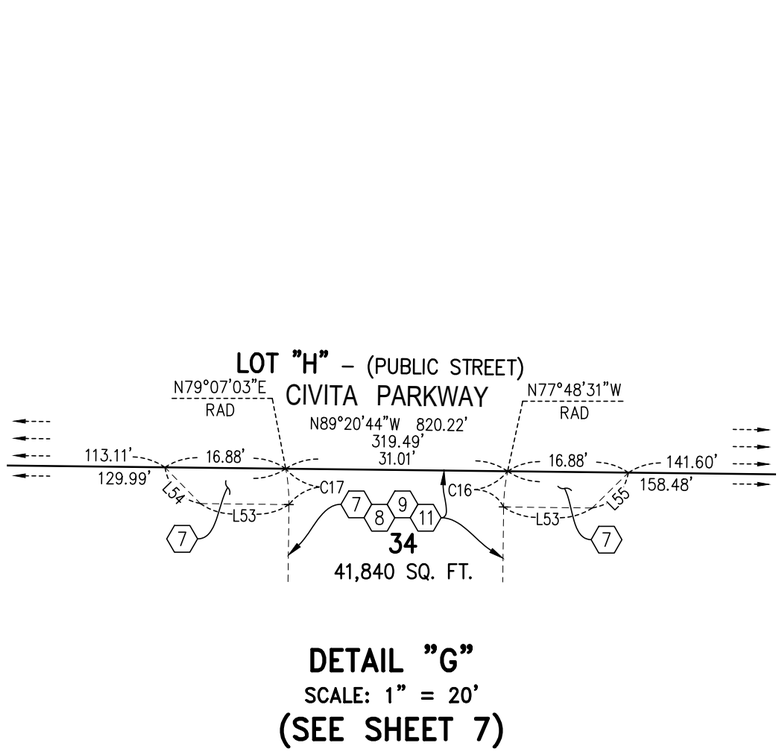
DETAIL "D"
SCALE: 1" = 20'
(SEE SHEET 5)



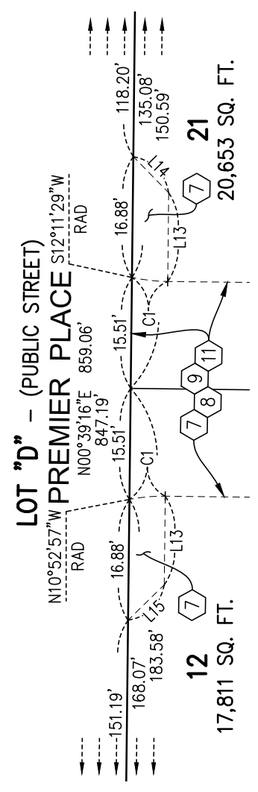
DETAIL "E"
SCALE: 1" = 20'
(SEE SHEET 7)



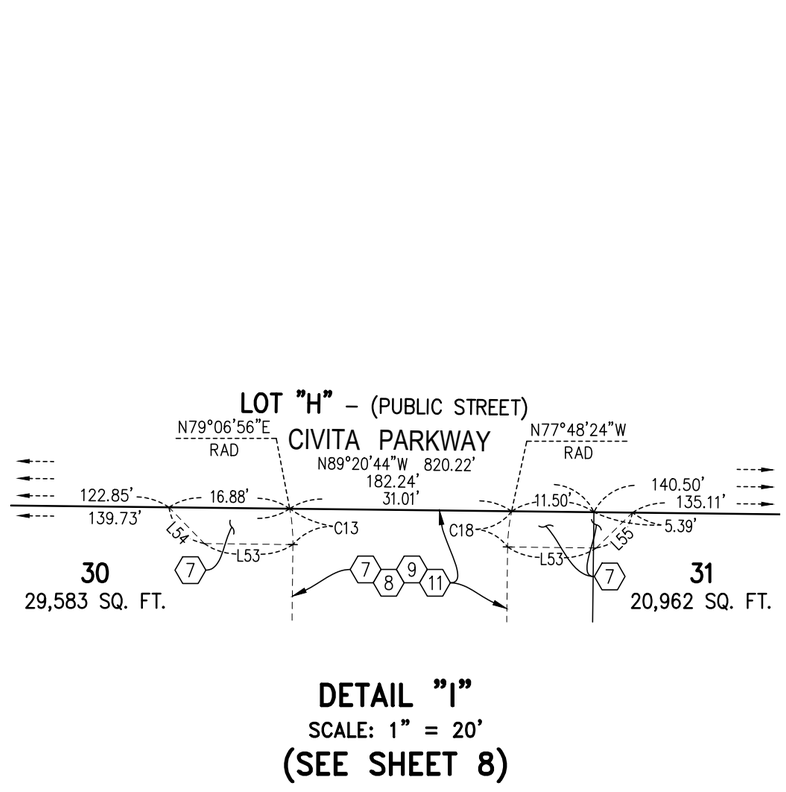
DETAIL "F"
SCALE: 1" = 20'
(SEE SHEET 7)



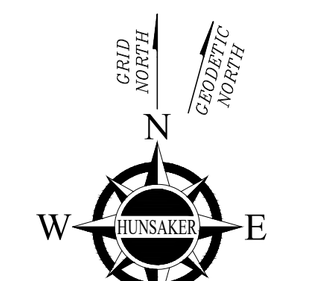
DETAIL "G"
SCALE: 1" = 20'
(SEE SHEET 7)



DETAIL "H"
SCALE: 1" = 20'
(SEE SHEET 8)



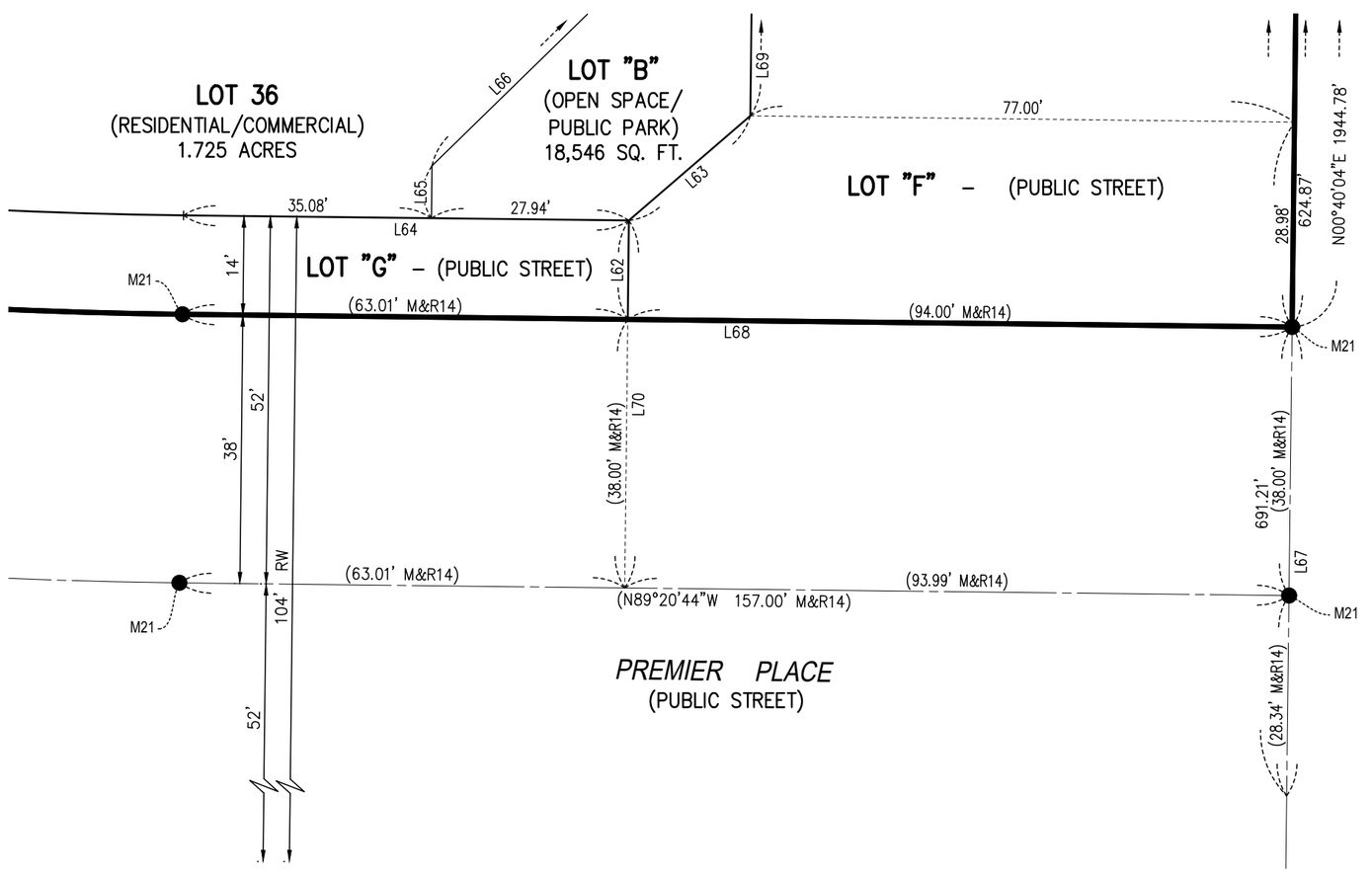
DETAIL "I"
SCALE: 1" = 20'
(SEE SHEET 8)



CONVERGENCE ANGLE
Θ = −00°43'25.7"

0' 10' 20' 40'

SCALE: 1"=20'



DETAIL "J"
SCALE: 1" = 20'
(SEE SHEET 9)

NOTES:

SEE SHEET 2 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
SEE SHEET 3 FOR BOUNDARY CONTROL SHEET, MONUMENT NOTES AND DETAILS "B", & "C".
SEE SHEET 4 FOR SHEET INDEX MAP, SURVEYORS NOTES AND EASEMENT NOTES.
SEE SHEETS 5 THROUGH 9 FOR LOTS AND EASEMENT DELINEATIONS.
SEE SHEET 10 FOR DETAILS "D" THROUGH "J", INCLUSIVE.
SEE SHEET 11 FOR DETAILS "K" AND "L".

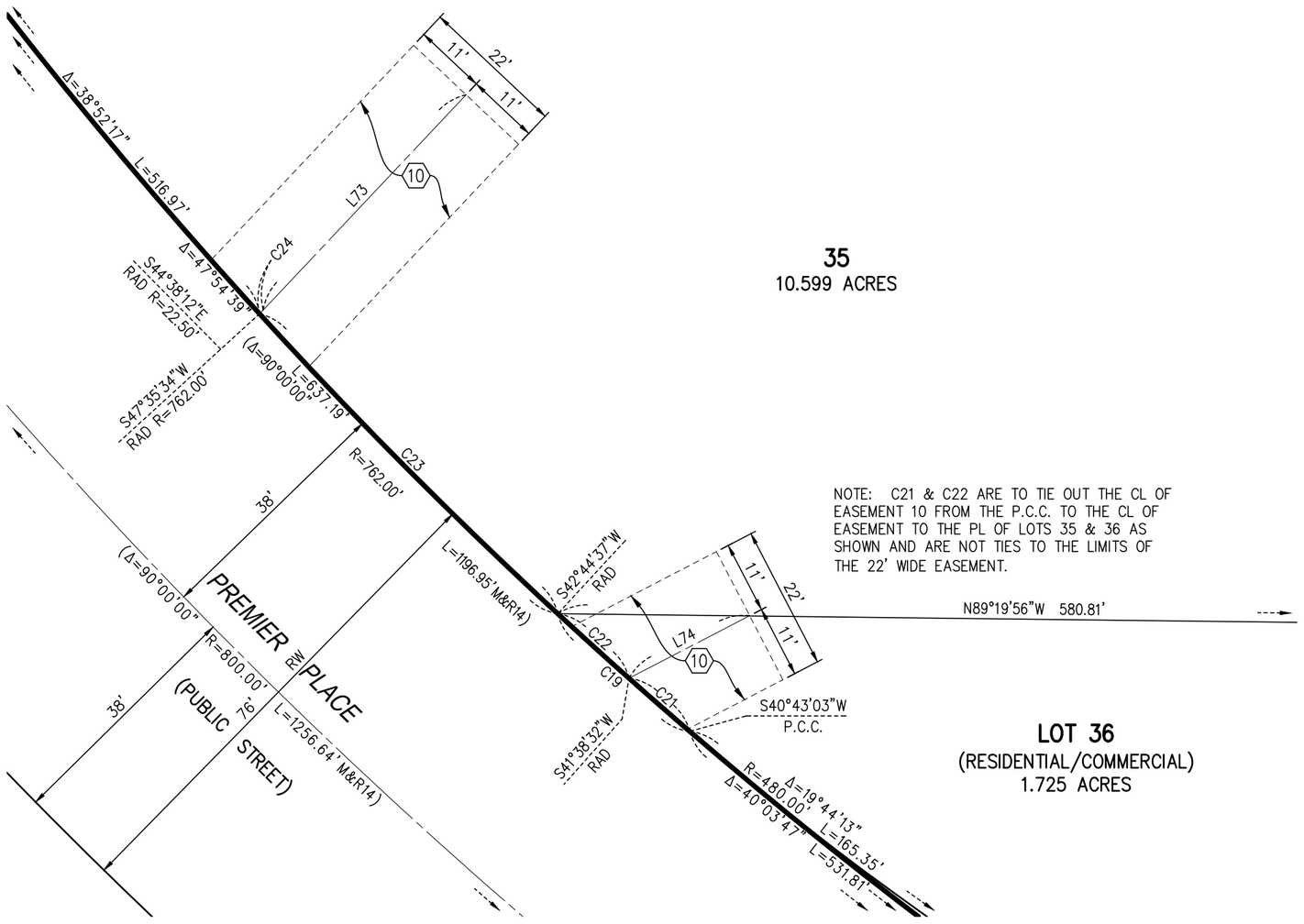
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 38595

BEING A SUBDIVISION OF PARCEL "B", OF LOT LINE ADJUSTMENT No. 2022-001, RECORDED AUGUST 24, 2022, AS INSTRUMENT No. 2022-0370918, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 24, T.2S., R.7W., OF THE SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

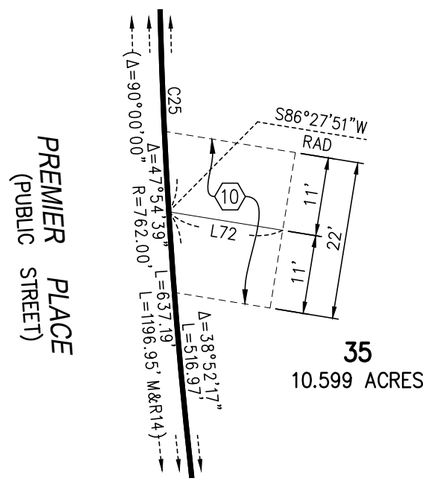
HUNSAKER AND ASSOCIATES, INC. – DECEMBER 2024

FOR CONDOMINUM PURPOSES



NOTE: C21 & C22 ARE TO TIE OUT THE CL OF EASEMENT 10 FROM THE P.C.C. TO THE CL OF EASEMENT TO THE PL OF LOTS 35 & 36 AS SHOWN AND ARE NOT TIES TO THE LIMITS OF THE 22' WIDE EASEMENT.

DETAIL "K"
SCALE: 1" = 20'
(SEE SHEET 9)



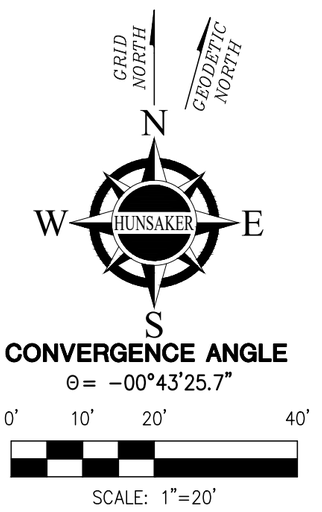
DETAIL "L"
SCALE: 1" = 20'
(SEE SHEET 9)

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C19	02°01'34"	762.00'	26.95'
C21	00°55'29"	762.00'	12.30'
C22	01°06'05"	762.00'	14.65'
C23	04°40'57"	762.00'	64.49'
C24	02°03'34"	22.50'	0.81'
C25	04°11'25"	762.00'	55.73'

LINE DATA

L#	BEARING	LENGTH
L72	N80°46'24"W	16.13'
L73	N43°18'14"E	45.08'
L74	N62°34'32"E	20.72'



CONVERGENCE ANGLE
Θ= -00°43'25.7"

SCALE: 1"=20'

NOTES:

SEE SHEET 2 FOR VICINITY MAP AND GPS TIES, BASIS OF BEARINGS, LEGEND, AND DETAIL "A".
SEE SHEET 3 FOR BOUNDARY CONTROL SHEET, MONUMENT NOTES AND DETAILS "B", & "C".
SEE SHEET 4 FOR SHEET INDEX MAP, SURVEYORS NOTES AND EASEMENT NOTES.
SEE SHEETS 5 THROUGH 9 FOR LOTS AND EASEMENT DELINEATIONS.
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SEE SHEET 11 FOR DETAILS "K" AND "L".

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.9
May 14, 2025

Approval of Professional Services Agreement with Onward Engineering for the Schleisman Road Mobility, Safety and Connectivity Project No. 25-102EG.

Prepared By:

Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)

Staff recommends that the City Council:

1. Approve the Professional Services Agreement with Onward Engineering in the amount of $722,079.00 for the Schleisman Road Mobility, Safety and Connectivity Project No. 25-102EG; and
2. Authorize the City Manager to execute all necessary documents.

Summary

The City has several arterial streets that have more roadway capacity and right-of-way width than is needed to carry existing and future traffic volumes. This overabundance of vehicular level of service is at the expense of active transportation infrastructure to move and connect people between neighborhoods, parks, schools, and retail destinations. The Schleisman Road Mobility, Safety and Connectivity Project will mitigate the imbalance through the design and construction of about 1 mile of multi-use trail along Schleisman Road between Hamner Avenue and Sumner Avenue.

Background

The City of Eastvale has solicited proposals from consultants for professional design services in transportation, roadway/pathway, and environmental. The City was particularly interested in firms

that can demonstrate that they have successfully completed a project that is creative and unique that aligns with the City's need. A request for proposal (RFP) was advertised on the City's website and PlanetBids on February 4, 2025. On March 11, 2025, the City received two (2) responses to the RFP. The evaluation team of City staff reviewed the proposals and ranked each based on the qualifications of the firm, understanding and approach/work plan, demonstrated technical ability, past performance, and cost.

In the evaluation process, Onward Engineering was determined to be the best firm available for this project. Onward Engineering has extensive experience in providing professional design services in transportation, roadway/pathway and environmental. They have provided similar services to a variety of other jurisdictions and public agencies including the cities of Corona, Costa Mesa, El Monte, Long Beach, Jurupa Valley and Chino Hills. Onward Engineering possesses the necessary background and qualifications the City is seeking for this project.

Staff recommends that the City Council approve the Professional Services Agreement with Onward Engineering in the amount of $722,079.00 for the Schleisman Road Mobility, Safety and Connectivity Project No. 25-102EG.

Environmental

Pursuant to Section 15378 of the CEQA Guidelines, the item is not considered a project, thus, no environmental review is required.

Strategic Plan Action - Priority Level: 2 | Target #: E | Goal #: N/A

Improve traffic mobility and management throughout the city's major corridors and around the schools.

Fiscal Impact

The total fiscal impact for the contract is $722,079.00 and there is sufficient budget in account 210-510-6660-93027.

Prior City Council/Commission Action

February 26, 2020, City Council approved the On-Call Professional Services Consultants which included Conceptual Design & Planning Company.
January 26, 2022, City Council was presented with approval of Task Order A-6 with CDPC for the Schleisman Trail Concept Development and decided to move the item to future City Council date.
March 9, 2022, City Council approved Task Order A-6 in the Amount of $114,000.00 with Conceptual Design & Planning Company for Schleisman Road Multi-use Trail Landscape Conceptual Plan Services.

Attachment(s)

Attachment 1 - Agreement for Services

AGREEMENT FOR SERVICES
BETWEEN CITY OF EASTVALE AND
ONWARD ENGINEERING

This Agreement for Services ("Agreement") is entered into as of this ____ day of _____, 2025 by and between the City of Eastvale, a municipal corporation ("City") and Onward Engineering, a California corporation ("Contractor"). City and Contractor are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by request for proposal, the performance of the services defined and described particularly in Section 2 of this Agreement.

B. Contractor, following submission of a proposal for the performance of the services defined and described particularly in Section 2 of this Agreement, was selected by the City to perform those services.

C. The Parties desire to formalize the selection of Contractor for performance of those services defined and described particularly in Section 2 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained here and other consideration, the value and adequacy of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. TERM OF AGREEMENT.

Subject to the provisions of Section 20 "Termination of Agreement" of this Agreement, the Term of this Agreement is for five (5) years commencing on the date first ascribed above.

SECTION 2. SCOPE OF SERVICES.

Contractor agrees to perform the services set forth in Exhibit "A" "Scope of Services" (hereinafter, the "Services") and made a part of this Agreement by this reference. The Services shall be completed pursuant to the schedule specified in Exhibit "A." Should the Services not be completed pursuant to that schedule, Contractor shall be deemed to be in default of this Agreement. The City, in its sole discretion, may choose not to enforce the default provisions in Section 21 of this Agreement, and may instead allow Contractor to continue performing the Services.

SECTION 3. ADDITIONAL SERVICES.

Contractor shall not be compensated for any work rendered in connection with its

performance of this Agreement that are in addition to or outside of the Services unless such additional services are authorized in advance and in writing in accordance with Section 26 “Administration and Implementation” or Section 28 “Amendment” of this Agreement. If and when such additional work is authorized, such additional work shall be deemed to be part of the Services.

SECTION 4. COMPENSATION AND METHOD OF PAYMENT.

(a) Subject to any limitations set forth in this Agreement, City agrees to pay Contractor the amounts specified in Exhibit “B” “Compensation” and made a part of this Agreement by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed Seven Hundred Twenty-Two Thousand Seventy-Nine Dollars ($722,079.00), unless additional compensation is approved in writing in accordance with Section 26 “Administration and Implementation” or Section 28 “Amendment” of this Agreement.

(b) Each month Contractor shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and subcontractor contracts. Subcontractor charges shall be detailed by the following categories: labor, travel, materials, equipment and supplies. If the compensation set forth in subsection (a) and Exhibit “B” include payment of labor on an hourly basis (as opposed to labor and materials being paid as a lump sum), the labor category in each invoice shall include detailed descriptions of task performed and the amount of time incurred for or allocated to that task. City shall independently review each invoice submitted by the Contractor to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Contractor for correction and resubmission.

(c) Except as to any charges for work performed or expenses incurred by Contractor which are disputed by City, City will use its best efforts to cause Contractor to be paid within thirty (30) days of receipt of Contractor’s correct and undisputed invoice.

(d) Payment to Contractor for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Contractor.

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

City may inspect and accept or reject any of Contractor’s work under this Agreement, either during performance or when completed. City shall reject or finally accept Contractor’s work within sixty (60) days after submitted to City. City shall reject work by a timely written explanation, otherwise Contractor’s work shall be deemed to have been accepted. City’s acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as amount to fraud. Acceptance of any of Contractor’s work by City shall not constitute a waiver of any of the provisions of this

Agreement including, but not limited to, Section 16 “Indemnification” and Section 17 “Insurance.”

SECTION 6. OWNERSHIP OF DOCUMENTS.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Contractor in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Contractor. Upon completion, expiration or termination of this Agreement, Contractor shall turn over to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

If and to the extent that City utilizes for any purpose not related to this Agreement any maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents prepared, developed or discovered by Contractor in the course of providing the Services pursuant to this Agreement, Contractor’s guarantees and warranties in Section 9 “Standard of Performance” of this Agreement shall not extend to such use of the maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents.

All final work product developed by Contractor in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Contractor. Upon completion, expiration or termination of this Agreement, Contractor shall turn over to City all such final work product if paid for by the City. This provision specifically excludes Contractors’ work notes and drafts, which are owned by Contractor, not City.

SECTION 7. CONTRACTOR'S BOOKS AND RECORDS.

(a) Contractor shall maintain any and all documents and records demonstrating or relating to Contractor’s performance of the Services. Contractor shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to the Services, including expenditures and disbursements charged to City pursuant to this Agreement. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by Contractor pursuant to this Agreement. Any and all such documents or records shall be maintained for three (3) years from the date of execution of this Agreement and to the extent required by laws relating to audits of public agencies and their expenditures. In accordance with California Government Code Section 8546.7, if the total compensation in Section 4 exceeds ten thousand dollars ($10,000.00), this Agreement and the Contractor's books and records related to this Agreement shall be subject to the examination and audit of the State Auditor, at the

request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

(b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying, at any time during regular business hours, upon request by City or its designated representative. Copies of such documents or records shall be provided directly to the City for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and records shall be made available at Contractor's address indicated for receipt of notices in this Agreement.

(c) Where City has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of Contractor's business, City may, by written request, require that custody of such documents or records be given to the City. Access to such documents and records shall be granted to City, as well as to its successors-in-interest and authorized representatives.

SECTION 8. INDEPENDENT CONTRACTOR.

(a) Contractor is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Contractor shall have no authority to bind City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise.

(b) The personnel performing the Services under this Agreement on behalf of Contractor shall at all times be under Contractor's exclusive direction and control. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Contractor or any of Contractor's personnel. Contractor shall not at any time or in any manner represent that Contractor or any of Contractor's personnel are in any manner officials, officers, or employees of City.

(c) Neither Contractor, nor any of Contractor's personnel shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Contractor expressly waives any claim Contractor, its officers, employees, agents or subcontractors, may have to any such rights. Contractor's indemnity obligations in Section 16 "Indemnification" of this Agreement include the obligation to indemnify the City from and against any liability that may arise related to claims that Contractor, its officers, employees, agents or subcontractors, are entitled to retirement, health care or any other benefits that accrue to City employees. This provision shall survive the expiration or earlier termination of this Agreement.

SECTION 9. STANDARD OF PERFORMANCE.

Contractor represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Contractor shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services. In meeting its obligations under this Agreement, Contractor shall employ, at a minimum,

generally accepted standards and practices utilized by persons engaged in providing services similar to the Services required of Contractor under this Agreement. In addition to the general standards of performance set forth this section, additional specific standards of performance and performance criteria may be set forth in Exhibit “A” “Scope of Work” that shall also be applicable to Contractor’s work under this Agreement. Where there is a conflict between a general and a specific standard of performance or performance criteria, the specific standard or criteria shall prevail over the general.

SECTION 10. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.

Contractor shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Contractor shall obtain any and all licenses, permits and authorizations necessary to perform the Services set forth in this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Contractor to comply with this section.

SECTION 11. PREVAILING WAGE LAWS

Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 1600, et seq., ("Prevailing Wage Laws"), the Davis-Bacon Act of 1931 and 23 USC 113, which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. Contractor agrees to fully comply with such Prevailing Wage Laws.

SECTION 12. NONDISCRIMINATION.

Contractor shall not discriminate, in any way, against any person on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status in connection with or related to the performance of this Agreement.

SECTION 13. UNAUTHORIZED ALIENS.

Contractor hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Contractor so employ such unauthorized aliens for the performance of the Services, and should the any liability or sanctions be imposed against City for such use of unauthorized aliens, Contractor hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

SECTION 14. CONFLICTS OF INTEREST.

(a) Contractor covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Contractor's performance of the Services. Contractor further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the City Manager. Contractor agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

(b) City understands and acknowledges that Contractor is, as of the date of execution of this Agreement, independently involved in the performance of non-related services for other governmental agencies and private parties. Contractor is unaware of any stated position of City relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.

(c) City understands and acknowledges that Contractor will perform non-related services for other governmental agencies and private Parties following the completion of the Services under this Agreement. Any such future service shall not be considered a conflict of interest for purposes of this section.

SECTION 15. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

(a) All information gained or work product produced by Contractor in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Contractor. Contractor shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.

(b) Contractor, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Contractor gives City notice of such court order or subpoena.

(c) If Contractor, or any officer, employee, agent or subcontractor of Contractor, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Contractor for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Contractor's conduct.

Contractor shall promptly notify City should Contractor, its officers, employees, agents or subcontractors, be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent

Contractor or be present at any deposition, hearing or similar proceeding. Contractor agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Contractor. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response. Contractor shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that is made in confidence to a Federal, State, or local government official or to an attorney solely for the purpose of reporting or investigating a suspected violation of law or for the disclosure of a trade secret that is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal.

SECTION 16. INDEMNIFICATION.

(a) Indemnification for Design Professional Liability. Where the Services to be provided by Contractor under this Agreement are provided by a design professional services, as "design professional" is defined under Civil Code Section 2782.8, Contractor shall indemnify, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys' fees and costs, court costs, interest, defense costs, and expert witness fees) arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the negligence, recklessness, or willful misconduct of Contractor, or by any individual or entity for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor, in the performance of professional services under this Agreement. If it is finally adjudicated that liability is caused by the comparative active negligence or willful misconduct of the City, then Contractor's indemnification and defense obligations shall be reduced in proportion to the established comparative liability of the City and shall not exceed the Contractor's proportionate percentage of fault. However, notwithstanding the previous sentence, in the event one or more defendants is unable to pay its share of defense costs due to bankruptcy or dissolution of the business, Contractor shall meet and confer with other parties regarding unpaid defense costs.

(b) Indemnification for Other Liability. Other than in the performance of Services by a design professional, and to the full extent permitted by law, Contractor shall indemnify, protect, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys' fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Contractor, or by any individual or entity for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor.

(c) Indemnification from Subcontractors. Contractor agrees to obtain executed indemnity agreements with provisions identical to those set forth in this section from each

and every subcontractor or any other person or entity involved by, for, with or on behalf of Contractor in the performance of this Agreement naming the Indemnified Parties as additional indemnitees. In the event Contractor fails to obtain such indemnity obligations from others as required herein, Contractor agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns or heirs of Contractor and shall survive the termination of this Agreement or this section.

(d) City's Negligence. The provisions of this section do not apply to claims occurring as a result of City's sole negligence. The provisions of this section shall not release City from liability arising from gross negligence or willful acts or omissions of City or any and all of its officials, employees and agents.

SECTION 17. INSURANCE.

Contractor agrees to obtain and maintain in full force and effect during the term of this Agreement the insurance policies set forth in Exhibit "C" "Insurance" and made a part of this Agreement. All insurance policies shall be subject to approval by City as to form and content. These requirements are subject to amendment or waiver if so approved in writing by the City Manager. Contractor agrees to provide City with copies of required policies upon request.

SECTION 18. ASSIGNMENT.

The expertise and experience of Contractor are material considerations for this Agreement. City has an interest in the qualifications and capability of the persons and entities who will fulfill the duties and obligations imposed upon Contractor under this Agreement. In recognition of that interest, Contractor shall not assign or transfer this Agreement or any portion of this Agreement or the performance of any of Contractor's duties or obligations under this Agreement without the prior written consent of the City. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this Agreement entitling City to any and all remedies at law or in equity, including termination of this Agreement pursuant to Section 20 "Termination of Agreement." City acknowledges, however, that Contractor, in the performance of its duties pursuant to this Agreement, may utilize subcontractors.

SECTION 19. CONTINUITY OF PERSONNEL.

Contractor shall make every reasonable effort to maintain the stability and continuity of Contractor's staff and subcontractors, if any, assigned to perform the Services. Contractor shall notify City of any changes in Contractor's staff and subcontractors, if any, assigned to perform the Services prior to and during any such performance.

SECTION 20. TERMINATION OF AGREEMENT.

(a) City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Contractor. In the event such notice is given, Contractor shall cease immediately all work in progress.

(b) Contractor may terminate this Agreement for cause at any time upon thirty (30) days written notice of termination to City.

(c) If either Contractor or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Contractor, or City may terminate this Agreement immediately upon written notice.

(d) Upon termination of this Agreement by either Contractor or City, all property belonging exclusively to City which is in Contractor's possession shall be returned to City. Contractor shall furnish to City a final invoice for work performed and expenses incurred by Contractor, prepared as set forth in Section 4 "Compensation and Method of Payment" of this Agreement. This final invoice shall be reviewed and paid in the same manner as set forth in Section 4 "Compensation and Method of Payment" of this Agreement.

SECTION 21. DEFAULT.

In the event that Contractor is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Contractor for any work performed after the date of default. Instead, the City may give notice to Contractor of the default and the reasons for the default. The notice shall include the timeframe in which Contractor may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Contractor is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Contractor does not cure the default, the City may take necessary steps to terminate this Agreement under Section 20 "Termination of Agreement." Any failure on the part of the City to give notice of the Contractor's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

SECTION 22. EXCUSABLE DELAYS.

Contractor shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of Contractor. Such causes include, but are not limited to, acts of God, acts of the public enemy, acts of federal, state or local governments, acts of City, court orders, fires, floods, epidemics, strikes, embargoes, and unusually severe weather. The term and price of this Agreement shall be equitably adjusted for any delays due to such causes.

SECTION 23. COOPERATION BY CITY.

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the Services shall be furnished to Contractor in every reasonable way to facilitate, without undue delay,

the Services to be performed under this Agreement.

SECTION 24. NOTICES.

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by certified mail, postage prepaid and return receipt requested, addressed as follows:

To City: City of Eastvale
Attn: Mark Orme, City Manager
12363 Limonite Ave., Suite 910
Eastvale, CA 91752

To Contractor: Onward Engineering
Attn: Muhammad Ataya, VP & Operations Manager
300 S. Harbor Blvd., Suite 814
Anaheim, CA 92805

Notice shall be deemed effective on the date personally delivered or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

SECTION 25. AUTHORITY TO EXECUTE.

Each of the signatories hereto represents and warrants that he or she is competent and authorized to enter into this Agreement on behalf of the Party for whom he or she purports to sign. Each Party hereto agrees to defend, indemnify, and hold harmless the other Parties hereto against all claims, suits, actions, and demands, including necessary expenses of investigation and reasonable attorneys' fees and costs, arising out of claims that its signatory was not competent or so authorized to execute this Agreement.

SECTION 26. ADMINISTRATION AND IMPLEMENTATION.

This Agreement shall be administered and executed by the City Manager or his or her designated representative. The City Manager shall have the authority to issue interpretations and to make amendments to this Agreement, including amendments that commit additional funds, consistent with Section 28 “Amendment” and the City Manager’s contracting authority under the Eastvale Municipal Code.

SECTION 27. BINDING EFFECT.

This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

SECTION 28. AMENDMENT.

No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Contractor and by the City. The City Manager shall have the

authority to approve any amendment to this Agreement if it does not exceed the amount that may be approved administratively pursuant to the Eastvale Municipal Code. The Parties agree that the requirement for written modifications cannot be waived and that any attempted waiver shall be void. The City's City Manager may, but is not required to, make minor amendments not affecting substantive terms without further authorization from the City Council. The City Council hereby authorizes the City Manager to execute any such amendments as required by this Agreement or that do not otherwise reduce City's rights under this Agreement. All other amendments shall be approved by the City Council.

SECTION 29. WAIVER.

Waiver by any Party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision nor a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work by Contractor shall not constitute a waiver of any of the provisions of this Agreement.

SECTION 30. LAW TO GOVERN; VENUE.

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the Parties, venue in state trial courts shall lie exclusively in the County of Riverside, California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Riverside.

SECTION 31. ATTORNEYS FEES, COSTS AND EXPENSES.

In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing Party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

SECTION 32. ENTIRE AGREEMENT.

This Agreement, including the attached Exhibits "A" through "C", is the entire, complete, final and exclusive expression of the Parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Contractor and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any Party which are not embodied herein shall be valid and binding.

SECTION 33. SEVERABILITY.

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

SECTION 34. CONFLICTING TERMS.

Except as otherwise stated herein, if the terms of this Agreement conflict with the terms of any Exhibit hereto, or with the terms of any document incorporated by reference into this Agreement, the terms of this Agreement shall control.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF EASTVALE

_____
Mark Orme
City Manager

ATTEST:

_____
Marc Donohue
City Clerk

APPROVED AS TO FORM

_____
Erica Vega
City Attorney

ONWARD ENGINEERING, INC.

_____
Name: _____
Title: _____

EXHIBIT "A"
SCOPE OF SERVICES

Contractor will perform all services listed in the proposal submitted by Contractor for the City's Schleisman Road Mobility, Safety and Connectivity Project No. 25-102EG attached hereto and incorporated as if fully set forth herein.

ONWARD ENGINEERING
300 S. Harbor Blvd., Suite 814
Anaheim, CA 92805
(714) 533.3050 | www.oe-eng.com

REQUEST FOR PROPOSAL

CITY OF

EASTVALE

Public Works, Engineering Division



Attn: Jimmy Chung, City Engineer

SCHLEISMAN ROAD MOBILITY, SAFETY AND CONNECTIVITY PROJECT

City of Eastvale, Public Works, Engineering Division
12363 Limonite Avenue, Suite 910, Eastvale, CA 91752

A. COVER LETTER

Onward Engineering
300 S. Harbor Blvd., Suite 814
Anaheim, CA 92805
(714) 533.3050 I www.oe-eng.com

Jimmy Chung, City Engineer
City of Eastvale, Public Works, Engineering Division
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

April 17th, 2025

SUBJECT: SCHLEISMAN ROAD MOBILITY, SAFETY AND CONNECTIVITY PROJECT NO. 25-102EG

Onward Engineering is pleased to submit our proposal for the Schleisman Road Mobility, Safety, and Connectivity Project, a key initiative that will enhance **multimodal access, pedestrian and cyclist safety, and overall connectivity** in Eastvale. With 1.1 **miles of Class I multi-use trails, ADA-compliant curb ramps, intersection improvements, and upgraded signal infrastructure**, this project will provide a safer, more accessible corridor that aligns with Eastvale's commitment to active transportation and Complete Streets.

Fully Invested: We've Already Walked the Site

At Onward Engineering, we don't just respond to RFPs—we take the time to **understand the project, visit the site, and proactively assess challenges before work begin**s. As soon as this opportunity was announced, we visited **Schleisman Road to evaluate the corridor firsthand, reviewing potential right-of-way constraints, intersection layouts, and multimodal connectivity gaps**.

What we saw reaffirmed our excitement about this project—it's not just a design opportunity, but a chance to **deliver a meaningful mobility improvement for the City of Eastvale**. We took this RFP as an opportunity to **hit the ground running**, ensuring that when selected, we can **immediately move into preliminary design with a deep understanding of existing conditions**.

Proven Experience in Active Transportation, Roadway Widening & Multimodal Design

Our team has extensive experience delivering **Class I multi-use paths, pedestrian safety enhancements, and bike-friendly infrastructure** across **Long Beach, Bellflower, and Corona**. We have successfully integrated **ADA-compliant designs, stormwater management solutions, and traffic signal upgrades** into multimodal corridors that prioritize safety and accessibility. Additionally, our team has led **major roadway widening projects in Apple Valley, Chino Hills, Costa Mesa, Torrance, and Redondo Beach**, giving us deep expertise in **right-of-way constraints, intersection modifications, and Caltrans coordination**. This combination of **active transportation and roadway design experience** ensures that we can **seamlessly integrate pedestrian and cyclist mobility with vehicular safety improvements** along Schleisman Road.

A Public-Sector-Oriented Team Focused on Quality & Efficiency

This project requires a team that **understands municipal priorities, funding constraints, and community expectations**. Our key personnel bring a **strong public sector background**, ensuring that our approach is **both technically sound and tailored to City needs**:

- **Justin Smeets, PE, PLS – Project Manager**

Justin brings **20 years of experience in civil and municipal engineering, land development, and construction management**. He is licensed as a Civil Engineer, Land Surveyor, and SWPPP Developer, with deep knowledge of AutoCAD Civil 3D and Caltrans LAPM. Justin has successfully delivered federally funded projects from funding applications through audited construction closeout.

- **Majdi Ataya, PE – QA/QC Manager**

A **former Deputy Director and City Engineer for La Habra**, Majdi brings **41 years of public sector experience**, specializing in **roadway widening, multimodal transportation, and pavement rehabilitation**. His extensive QA/QC oversight on **Class I pathways, street rehabilitation, and intersection improvement projects** across **Torrance, Costa Mesa, Chino Hills, and Redondo Beach** ensures **high-quality, constructible designs**.

- **Ryan Dennis, P.Eng. – Lead Project Engineer**

Ryan's **17 years of experience** includes leading **both Class I trail projects and major roadway improvements in Costa Mesa, Long Beach, and San Bernardino**. His expertise in **Civil 3D, ADA compliance, and traffic engineering** ensures a design that is both **functional and forward-thinking**.

In-House Surveying for Faster, More Accurate Data Collection

Unlike many firms that rely on third-party surveyors, Onward Engineering has a **dedicated in-house surveying team**, giving the City significant advantages in **field data collection, topographic mapping, and right-of-way verification**:

☑ **Minimizing project delays** by performing surveys on demand

☑ **Ensuring precise mapping for design accuracy**

☑ **Allowing seamless integration of field data into our design process**

Agile Project Management for Transparent Coordination

To **keep the project on track and fully transparent**, we use **ClickUp for real-time project tracking**, giving the City full visibility into:

📌 **Schedule progress & milestone tracking**

📌 **Resource allocation & workload management**

📌 **Submittals & approvals workflow**

We appreciate the opportunity to partner with the **City of Eastvale** on this critical mobility and safety project. Please feel free to contact me at **(714) 533-3050** or via email at **mataya@oe-eng.com** with any questions. We look forward to working together to **deliver a well-connected, safe, and efficient Schleisman Road corridor**.

We acknowledge receipt of Addendum #1.

Thank you,



Majdi Ataya, PE
President, Onward Engineering

TABLE OF CONTENTS

SECTION A - Cover Page
A1- Cover Page

SECTION B - Approach and Understanding
01- Project Understanding
02- Project Approach

SECTION C - Project Work Plan and Schedule
06- Scope of Work
12- Project Controls
14- Schedule

SECTION D - Company Background and Experience
15- Brief firm profile
15- Company's financial condition
15- Company's Experience
19- Project Team
20- Quality Assurance and Quality Control
21- Public Outreach

SECTION E - Statements
23- Statements

SECTION F - Cost Proposal
!- Separate Sealed Envelope

SECTION G - Client References
24- References

SECTION H - Appendices
A4- Resumes

SECTION I - Certifications (Attachments)
A8- Attachments A, B, C & D



Onward Engineering | Design Smarter, Build Better.

B. APPROACH AND UNDERSTANDING

PROJECT UNDERSTANDING

The City of Eastvale is seeking Professional Design Consultant Services for the **Schleisman Road Mobility, Safety, and Connectivity Project** which includes widening and enhancing the street with Class I multi-use trails and pathways along approximately **5,700** linear feet (**1.1 miles**) of Schleisman Road between Sumner Avenue and Hamner Avenue. All engineering design work will be coordinated with the City's contracted Landscape Architect, Conceptual Design & Planning Company (CDPC). The design plans will be divided into **4 quadrants** if funding requires per the RFP.

DESIGN COMPONENTS

- Class I trail and pathway construction.
- Median modifications.
- ADA ramp construction.
- Traffic signal modifications.
- Landscaping and irrigation.
- Signing and striping modifications.
- Pavement rehabilitation.
- Storm runoff management system modifications.
- ADA driveway construction.
- Street light installations.
- Utility appurtenance adjustments/relocations.

TENTATIVE MILESTONES

1. Notice to Proceed – May 1, 2025
2. Design Completion – January 8, 2026

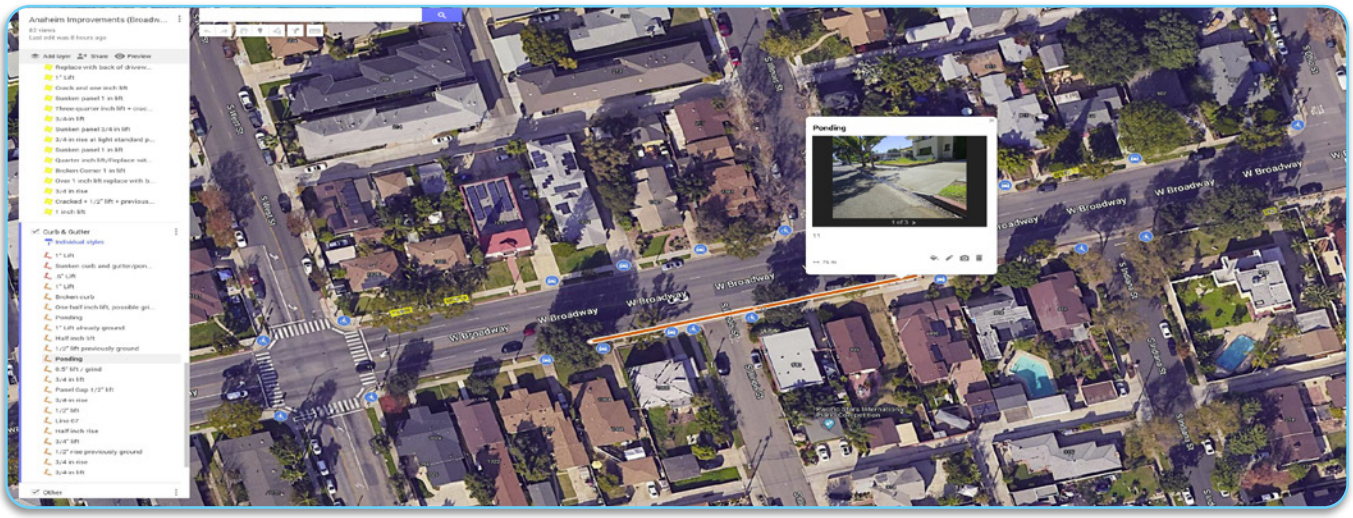
PROJECT WORKFLOW

1. **RECORDS RESEARCH -** Review available as-built records from the City, as well as other data available from third-party sources to assist in the preparation of the engineering design and construction plans.
2. **UTILITY RESEARCH -** Identify all existing above ground and underground utilities and verify pertinent utility data (i.e. location, size, depth, type, etc.). Notify all utility owners of planned construction and modify, relocate, or protect in place all utilities.
3. **GEOTECHNICAL INVESTIGATION -** Conduct a geotechnical investigation to verify the existing structural sections and subgrade soil conditions and provide recommendations for pavement reconstruction and Class I trail and pathway construction.
4. **TRAFFIC COUNTS -** Conduct pre and post-construction bicycle and pedestrian counts.
5. **CEQA ENVIRONMENTAL ASSESSMENT -** Complete all CEQA environmental studies required for project to proceed to construction.
6. **ENVIRONMENTAL INITIAL SITE ASSESSMENT -** Complete a Phase I ESA to determine requirements for hazardous materials testing and abatement.
7. **TOPOGRAPHIC SURVEY -** Conduct a topographic survey to document existing site features and elevations to facilitate the development of the base map and vertical profiles.
8. **SITE EVALUATION -** Conduct a site evaluation to document the condition of existing infrastructure and verify utility appurtenance locations. Identify design constraints based on site conditions.
9. **PRELIMINARY DESIGN -** Develop a preliminary design and construction cost estimate.
10. **PUBLIC OUTREACH -** Conduct community and stakeholder outreach meetings.
9. **UTILITY POTHOLING (OPTIONAL) -** Conduct utility potholing to ensure there are no conflicts between the proposed site enhancements and existing underground utilities.
11. **PLANS, SPECIFICATIONS, ESTIMATES (PS&E) -** Develop PS&Es for the street improvements that include the previously described design components.
12. **PS&E QA/QC -** Check plans, specifications, and estimates for accuracy and adherence to applicable state and federal standards.
13. **BID AND CONSTRUCTION SUPPORT -** Provide the necessary support to the City to execute the bid and construction phases of the project.

PROJECT APPROACH

SITE EVALUATION

A review of available documentation and a detailed visual inspection of the site will be undertaken. The inspection will include visual observations, photographs, and field measurements (i.e. design conflict, dimensions, etc.). All findings of the site evaluation will be geo-referenced on aerial photographs in a GIS map. Each design conflict will have dimensions, street level photographs, or any other pertinent information linked to the map. If requested, **OE** will provide the City with a link to the site evaluation data, which will also be transferred to the construction plan sheets.



DRONE MAPPING

The site assessment will be enhanced with the collection of high-resolution aerial photographs of the streets using our drone. Our team has four remote pilots licensed by the FAA to fly drones for commercial use. The aerial photographs assist us in developing the base maps and plans by accurately recording site surface features, pavement conditions, and street striping configurations, as well as providing us with highly detailed reference data that cannot be achieved through traditional site evaluation methods. Additionally, the images collected are at a higher resolution than images provided by other sources and are ideal for use in the preparation of exhibits. The image below, collected for a previous project, demonstrates the level of detailed information that can be collected using drone technology. The aerial photos collected are merged into a composite image in post-processing to create complete street segments with very high levels of detail.







PAVEMENT



The pavement on Schleisman Road is in fair condition with isolated sections of block or longitudinal cracking. The relocation of the center median and construction of new eastbound lanes beyond the edge of the existing pavement will require the construction of new pavement where absent and at a minimum milling and overlay of the existing pavement to maintain **2%** to **4%** crossfalls between the new curb and gutter profiles. The final determination of the construction methods used for the pavement will be based on the following data sources:

- Site evaluation findings.
- Proposed curb, gutter, and median vertical profiles.
- Geotechnical investigation results and recommendations.
- Cost-Benefit Analysis.
- Discussions with the City.

In addition to traditional pavement construction methods, **OE** can assess the potential benefits of incorporating alternative treatments into the design at the City's request. The cost of incorporating these treatments varies; however, they typically result in upfront cost savings in labor and material costs or long-term savings by providing a street with service life comparable to one that has been reconstructed at a reduced price. The following is a brief description of some methods that could be considered.

RECLAIMED ASPHALT PAVEMENT (RAP)

Options for recycling the material milled from the streets can be evaluated if there is sufficient surface area to be rehabilitated for it to be economically viable. There are several methods that utilize RAP including hot recycling, hot in-place recycling, cold in-place recycling, cold central plant recycling, and full depth reclamation. The determination of which methods may be feasible for the project will depend on street geometry and structural section, project logistics, and available construction budgets.

Studies have historically demonstrated that the inclusion of RAP in the pavement design results in a pavement of similar or better quality than pavement constructed using conventional methods. Depending on the RAP method utilized, cost savings can be realized by reducing the amount of new asphalt cement or binder used, transportation costs, and disposal costs. Cold-mix methods can also result in reduced disruptions to traffic flow due to reduced curing times.

Utilizing RAP methods also demonstrates Environmental Stewardship by recycling non-renewable resources, reducing waste to landfills, minimizing air emissions, and conserving energy.

FIBER REINFORCED ASPHALT

Fiber additives can be incorporated into full depth pavement layers, overlays, and slurry seals to improve the tensile strength, crack resistance, and service life of the pavement. Fiber reinforced asphalt has been utilized on projects by a growing number of Cities throughout Southern California. Cost savings can be realized by extending the pavement life and by reducing the required pavement thicknesses, as compared to conventional asphalt mixes.

ASPHALT RUBBER CAPE SEAL (ARCS)

Asphalt rubber cape seal can be utilized in lieu of conventional cape seal or grind and overlay in some cases. While conventional cape seals can last 6 to 8 years on streets with 1/8" to 1/4 alligator cracks, ARCS can increase the pavement service life up to 15 years on roads with 3/8" to 1/2" alligator cracks. Additionally, ARCS is approximately 3-4 times less expensive than a 2" overlay.

EXISTING CURB, GUTTER AND SIDEWALK



Existing curb, gutter, and sidewalk that will be preserved and incorporated into the conceptual design will be assessed for damage and pedestrian hazards. At a minimum, curb and gutter should be reconstructed where drainage is affected, and sidewalk should be replaced where not in compliance with ADA requirements (i.e. heaved sidewalk panels, minimum path widths). Additional reconstruction to replace sections where minor cracking or breakage has occurred could also be undertaken to improve aesthetics and prevent further degradation that could affect ADA compliance, drainage, or public safety in the future.

NEW CURB, GUTTER, TRAILS, AND SIDEWALK

The construction of the new curb, gutter, sidewalk, and trail alignments will follow these design principles:

- Base trail/sidewalk alignments on the conceptual layout prepared by CDPC.
- Modify trail/sidewalk alignments as necessary to minimize impacts on existing utility appurtenances and private parcels.
- Grade the parkways to encourage excess stormwater run-off that cannot be managed through percolation in the green spaces to flow to the street gutters.
- Construct the trails/sidewalks with maximum cross-slopes of **2%** and minimum widths of **4** feet to achieve ADA compliance.
- Construct retaining walls or curbs where grading the landscape to the edges of the trails/sidewalks is not feasible.
- Construct curb and gutter with minimum slopes of **0.5%** to prevent ponding.



TRAFFIC SIGNALS



Traffic signals will be modified at the following intersections:

- Schleisman Road/Sumner Avenue
- Schleisman Road/Quarter House Drive
- Schleisman Road/Scholar Way
- Schleisman Road/Hamner Avenue

Traffic signal designs will be based off the following analyses:

- Pre-Construction Traffic Counts.
- Level of Service Analysis.
- Left Turn Operations Assessment.
- Queuing Analysis.

If requested by the City, a signal warrant analysis will be undertaken to determine if traffic signals are warranted at the Schleisman Road/Dairy Street intersection.

CURB RAMPS





Approximately **14** curb ramps within the project limits may need to be reconstructed to accommodate the new street cross section and achieve ADA compliance. The ramps will be designed as 3-dimensional surfaces in Civil

3D to ensure that the ADA slope and dimension requirements are adhered to. Custom curb ramp details prepared for the construction plans will include horizontal geometrics and design elevations.

If a ramp cannot be designed to achieve complete ADA compliance due to limiting site factors such as intersecting street and sidewalk grades, the ramp will be designed to be as compliant as possible, and a Curb Ramp Memo signed by a Professional Engineer would be prepared.

DRIVEWAYS





Approximately 2 Driveways within the project limits may need to be reconstructed to accommodate the new street cross section and achieve ADA compliance. The driveways will be designed as 3-dimensional surfaces in Civil 3D to ensure that the ADA slope and dimension requirements are adhered to. Custom driveway details prepared for the construction plans will include horizontal geometrics and design elevations.

STORMWATER MANAGEMENT





The stormwater management system currently consists of curb opening catch basins and parkway drains/infiltration basins located throughout the project limits. Since the conceptual design proposes to decrease the lane widths and increase the green space which will manage some stormwater runoff through percolation, expansion of the stormwater management system is not anticipated. However, relocation of existing stormwater management features will require reconstruction to accommodate the widening of the parkway. Based on the preliminary field observations, it is anticipated that those improvements may include:

- Adjusting curb opening catch basin inlet locations and elevations.
- Reconstructing parkway drains/infiltration basins.

DESIGN CONFLICTS





OE will begin identifying all the design conflicts to determine which items need to be relocated or removed, or where modifications to the design is the preferred approach. Third party utility owners such as SCE require long lead times if relocation of their utilities is required. Impacted utility owners will be engaged early in the design process to coordinate the relocation of utility appurtenances when the responsibility to relocate falls on the utility owner.

COST SAVING MEASURES

The following cost-saving measures can be incorporated into the scope of work unless directed otherwise by the City.

DRONE MAPPING

Drone mapping will be utilized to document existing site conditions and enhance base map accuracy, thus reducing the amount of topographic survey and site evaluation documentation required.

PAVEMENT ENGINEERING

OE will assess the feasibility of utilizing alternative paving methods to reduce construction costs, reduce maintenance costs, and/or extend the service life of the pavement.

LESSONS LEARNED

The following is a description of some lessons learned on other projects of similar scope that can be applied to this project to improve efficiency.

RECURRENT PROJECT MEETINGS It is recommended that progress meetings be conducted every two weeks or twice monthly between the City PM, the OE PM and our design team.. These approximately 30-minute meetings conducted via video conference or telephone allow the Consultant to give the City a brief update on the progress of the project and to discuss new design approaches and challenges. This continuous engagement assists in keeping the project on track to meet milestones and reduces the amount of time the City needs to spend reviewing the PS&E as many of their comments and concerns will have already been addressed.

BASE MAP ACCURACY To ensure that the base maps are accurate and complete, the site evaluation will be conducted once the drone mapping, topographic survey data, and utility as-built information has been incorporated into the base maps to verify that utility appurtenance locations and ownership are portrayed correctly.

ESTABLISHING REPAIR METRICS Prior to the site evaluation, measurable repair values (i.e. minimum crack widths, minimum sidewalk panel fault heights, etc.) should be established with input from the City to ensure that the recommendations for repairs meet the City's requirements.

ADHERENCE TO BUDGET Significant changes to the design can be costly and delay milestones, particularly on larger scale projects. Therefore, the budget will be strictly adhered to throughout the design phase and all construction items will be quantified as accurately as possible early in the design process to prevent scope creep.

THIRD PARTY COMMUNICATION Early and continuous communication with third parties will be critical to minimize delays to the project schedule. OE will identify key personnel within organizations and provide complete design plans as early as feasible to minimize review cycles.

C. PROJECT WORK PLAN AND SCHEDULE

SCOPE OF WORK

The following is our scope of work for design engineering services integrated with the site-specific tasks outlined in the City's Request for Proposal, to which no exceptions are taken.

PHASE 1

1 | MEETINGS

- **Meeting Minutes and Agenda** (digital copies) - **Project Schedule Updates** (digital copies)

OE will coordinate and lead the following meetings:

- Kick-Off Meeting.
- Bi-Weekly Progress Meetings (13 total).
- 30%, 65%, and 90%, Plan Check Meetings (3 total).

2 | RESEARCH AND REVIEW AVAILABLE DATA

- **Copies of Existing Records** (digital copies)

The **OE** team will compile and review all available records and documents from the City and other third-party sources including:

- As-Built Plans/Atlas Maps (i.e. sewer, storm, water, traffic signals, utilities).
- Survey Data (i.e. topography, aerial photographs, centerlines, monuments, property boundaries).
- Geotechnical Investigation Reports.
- Environmental Assessment Reports.

3 | UTILITY RESEARCH AND NOTIFICATION

- **Utility contact matrix** (digital copy) - **First, second, and final utility notices** (digital copies)
- **Utility owner correspondence and records** (digital copies)

The utility research and notification will consist of the following tasks:

- Compile a contact information list of potential utility owners utilizing City and DigAlert records.
- Prepare the first utility notice following kick-off meeting to inform utility owners of the upcoming project and request information pertaining to their utilities such as verification of the sizes, depths, and locations of their underground lines, facilities, and substructures within the project vicinity.
- Prepare the second utility notice following completion of 65% plans to provide utility owners with the plans and prompt them to identify any revisions they require to the information related to their utilities. Additionally, identify any utilities that require relocation.
- Prepare the final utility notice following completion of the 100% plans to provide utility owners with the final plans, provide additional details regarding the upcoming construction activities, and provide final notice that utilities must be relocated immediately if not already completed.
- Create a utility contact matrix to summarize utility owner contact information and track receipt of as-built information.

4 | GEOTECHNICAL INVESTIGATION

- **Geotechnical Investigation Report** (digital copy)

A pavement and subsurface evaluation will be conducted by Group Delta based on the primary tasks outlined in the RFP. The geotechnical assessment will be conducted at 12 locations along the edges and center of the proposed street cross section. The general scope of work is as follows:

- Mark borehole locations.
- Obtain a no-fee encroachment permit from the City.
- Call USA to mark utilities.
- Provide traffic control in accordance with the MUTCD.
- Drill 12 exploratory boreholes in the pavement within the City right-of-way to depths of approximately 5 feet below grade.
- Convert 2 boreholes to temporary in-hole percolation tests conducted in general accordance with Riverside County guidelines.
- Backfill boreholes with soil cuttings and gravel. Finish surface with cold mix asphalt.
- Conduct laboratory testing including but not limited to:
    - Moisture content.
    - Grain size analysis.
    - Modified proctor.
    - Corrosivity tests.
    - R-value.
- Prepare a Geotechnical Investigation Report with a summary of pavement and soil conditions, percolation test results, as well as design recommendations for pavement and trail construction.

Allowances have not been included for capping boreholes with hot-mix asphalt, or utilizing specialized drilling rigs to drill through macadam pavement or gravel/cobbles. These items can be included in the geotechnical scope of work for an additional cost.

5 | PRE-CONSTRUCTION TRAFFIC COUNTS

- **Pre-Construction Traffic Count Summary** (digital copy)

Pre-construction bicycle and pedestrian counts will be conducted by STC Traffic, Inc. The traffic counts will be collected along Schleisman Road as well as 5 other key locations as yet to be determined by the City. Counts will be taken 12 months prior to construction on a regular school day.

6 | CEQA CATEGORICAL EXEMPTION

- **Notice of Exemption Form** (digital copy)

ECORP will prepare the Notice of Exemption Form and file it at the Riverside County Clerk's Office and the State Clearinghouse.

7 | INITIAL SITE ASSESSMENT

- **Initial Site Assessment Report** (digital copy)

The Initial Site Assessment will be conducted by Group Delta. The scope of work will include:

- Review of information provided by the City.
- Site reconnaissance to look for indicators of potential hazardous materials.
- Environmental database search and outreach to agencies (i.e. Regional Water Quality Control Board, Department of Toxic Substance Control, Department of Health Services, etc.)
- Review selected historical records and mapping including aerial photos and map.
- Complete the Caltrans User Questionnaire.
- Prepare report of findings and recommendations for additional intrusive investigation of potential hazardous materials.

PHASE 2

8 | DRONE MAPPING

- **Aerial Photographs** (digital copies)

Aerial photographs will be taken within the project limits to document site features, utility appurtenance locations, and striping configurations.

9 | TOPOGRAPHIC SURVEY

- **Survey Data Files** (digital copies) - **Autocad Survey Base Map** (digital copy)

A topographic survey will be conducted by **OE** and will include the following tasks:

- Establish horizontal control referencing the California Coordinate System of 1983 (CCS83) and vertical control referencing the North American Vertical Datum 1988.
- Survey centerline monuments and ties to establish centerline and right-of-way alignments.
- Survey street cross sections at 50-foot intervals. The standard cross-sectional data will consist of Right-of-Way, Back of Walk, Top of Curb, Flow Line, Gutter Lip, and Crown for both sides of the street.
- Survey visible utility appurtenances within the street right-of-way.
- Plot survey data in Autocad at 1"=20' scale.

10 | BASE MAPS

- **Right-of-Way, Street, and Utility AutoCAD Base Maps** (digital copies)

The following base maps will be prepared in AutoCAD:

- Centerline and ROW (utilizing gis maps, tract maps).
- Existing street layout (utilizing aerial photographs, field observations).
- Existing utilities layout (utilizing atlas maps, and as-built plans).

11 | SITE EVALUATION

- **Site Evaluation Notes and Photographs** (digital copies)

OE will conduct a site evaluation during the preliminary design phase to gather the following information:

- Verify records drawings and data.
- Evaluate existing site conditions.
- Identify proposed improvements.
- Collect street level photographs of design conflicts and areas of interest.

12 | 30% PLANS AND ESTIMATE

- **30% Plans and Estimate** (digital copy)

Preliminary conceptual design plans and construction cost estimates will be prepared that include the existing site features, underground utilities, proposed street improvements, preliminary traffic signal and communications design, preliminary street lighting design, and right-of-way impacts. The plans will be submitted to the City for review and a plan check meeting will be coordinated to discuss any changes required to the design prior to commencing with the 65% PS&E.

13 | PRE-CONSTRUCTION TRAFFIC IMPACT STUDY

- **Scoping Memo** (digital copy) - **Pre-Construction Traffic Impact Study** (digital copy)

STC Traffic, Inc. will conduct a Pre-Construction Traffic Impact Study to validate the concept plan utilizing the pre-construction traffic counts. The study will include the following analyses:

- Scenarios (Existing Conditions, Opening Year Conditions, Opening Year + Project Conditions).
- LOS Analysis.
- Left Turn Operations Assessment.
- Queuing Analysis.

14 | PHOTOMETRIC ANALYSIS

- **Photometric Exhibits** (digital copies)

STC Traffic, Inc. will conduct a photometric analysis of the existing lighting system using Agi32, following City standards and Illuminating Engineering Society guidelines. STC will an analysis of up to two alternatives to meet illuminance requirements with streetlights only and one to meet roadway illuminance requirements with streetlights and trail lighting illuminance requirements with pedestrian-scale lighting.

15 | PUBLIC OUTREACH

- **Notices and Exhibits** (digital and hard copies)

OE will provide the following public outreach services:

- Prepare all meeting materials and notices with Spanish and Mandarin Chinese translations.
- Prepare a Community Outreach and Engagement Plan.
- Attend 1 Stakeholder Meeting.
- Attend 2 General Community Meetings.

PHASE 3

16 | 65% PS&E

- **30% Submittal Review Comments/Responses and Red-lined Plans** (digital copies) - **65% Plans** (digital copy)
- **65% Specifications** (digital copy) - **65% Cost Estimate** (digital copy) - **QA/QC Summary Report** (digital copy).

PLANS

The plans will be drafted using the City's standard title block, notes, and formatting, as well as conventional line styles. The plan sheets will be segregated into 4 quadrants separated by Scholar Way and the centerline of Schleisman Road. All plans will be developed using the latest AutoCAD Civil 3D software at the following scales unless instructed otherwise by the City:

Sheet Type	Horizontal Scale	Vertical Scale
Title Sheet	N/A	N/A
Typical Sections	NTS	NTS
Ramp Details	1" = 5'	N/A
Driveway Details	1" = 5'	N/A
Street Improvement Plans and Profiles	1" = 20'	1" = 4'
Utility Relocation Plans	1" = 40'	N/A
Traffic Signal Modifications Plans	1" = 20'	N/A
Street Lighting Plans	1" = 40'	N/A
Storm Drain Improvement Plans	1" = 40'	N/A
Signing and Striping Plans	1" = 20'	N/A

Designs will adhere to the latest editions of the governing standards for each design component which may include the following:

- Americans with Disabilities Act – Standards for Accessible Design.
- Caltrans – California Manual on Uniform Traffic Devices.
- Caltrans – Standard Plans.
- City of Eastvale Standard Plans.
- Riverside County Transportation Department Standards.
- Standard Plans for Public Works Construction.

SPECIFICATIONS

Development of the Specifications will include the following tasks:

- Acquire boilerplate templates from the City.
- Update template text to include project specific information.
- Update Project Bid Schedule to match cost estimate bid items and quantities.
- Check General Provisions and Special Provisions section numbering, and titles for consistency with the referenced edition of the Standard Specifications for Public Works Construction (Greenbook) or Caltrans Standard Specifications, where applicable.
- Add pay clauses to Special Provisions that match the Project Bid Schedule.
- Add any additional provisions requested by the City or deemed necessary due to the project design and construction.

COST ESTIMATE

Development of the Cost Estimate will include the following tasks:

- Review cost templates provided by the City to verify typical bid items and descriptions.
- Compile quantities based on measurements from plan sheets and the site evaluation spreadsheet.
- Develop unit rate construction costs from recently awarded projects based on data from the following sources:
  - PlanetBids.
  - Bid summaries from recent OE projects.
  - Bid summaries from recent City projects.
  - Caltrans Construction Cost Database.

SUBMITTAL

Electronic copies of the plans, specifications, and cost estimate will be submitted to the City for review and feedback. A QA/QC summary report will also be provided with the submittal. OE will coordinate a Plan Check Meeting with the City following completion of their review.

17 | 90% PS&E

- 65% Submittal Review Comments/Responses and Red-lined Plans (digital copies) - 90% Plans (digital copy)
- 90% Specifications (digital copy) - 90% Cost Estimate (digital copy) - QA/QC Summary Report (digital copy)

The 90% PS&E will be prepared and submitted following the same processes described in the 65% submittal task.

18 | 100% PS&E

- 90% and 100% Submittal Review Comments/Responses and Red-lined Plans (digital copies) - QA/QC Summary Report (digital copy)
- 100% Plans (digital copy – signed and stamped) - 100% Specifications (digital copy) - 100% Cost Estimate (digital copy)
- Complete PS&E Package (digital copies – USB thumb drive) - AutoCAD and PDF design files (digital copies – USB thumb drive)

The 100% Final PS&E will be prepared and submitted following the same processes described in the 65% submittal task.

PHASE 4

19 | BID AND CONSTRUCTION SUPPORT

- Responses to design inquiries (digital copies) - As-built plans (digital copies)
- Autocad and PDF design files (digital copies – USB thumb drive)

OE will provide the following ongoing support services during the bid and construction phases:

BID PHASE

- Attend pre-bid meeting.
- Prepare contract addenda (2 addenda).
- Prepare responses to Requests for Information (4 RFIs).

CONSTRUCTION PHASE

- Attend pre-construction meeting.
- Respond to RFIs (8 RFIs).
- Prepare as-built plans.
- Conduct field inspections as requested (4 total).
- Review submittals (12 submittals).

Revisions to the PS&E package or providing additional administrative support can be done at the City's request on a time and material basis using the hourly rates in our fee proposal. Additionally, we can provide full-service construction management and inspection services upon City request.

20 | POST-CONSTRUCTION TRAFFIC COUNTS

- **Traffic Count Summary** (digital copy)

Post-construction bicycle and pedestrian counts will be conducted by STC Traffic, Inc. The traffic counts will be collected along Schleisman Road as well as 5 other key locations as yet to be determined by the City. Counts will be taken 6-12 months following construction at a similar time of the year as the pre-construction counts on a regular school day.

21 | POST-CONSTRUCTION TRAFFIC IMPACT STUDY

- **Post-Construction Traffic Impact Study** (digital copy)

STC Traffic, Inc. will provide an addendum to the Traffic/Transportation Analyses for CEQA Compliance to determine the level of service impact at least 6 months post-construction. Level of service and queuing analyses will be repeated for a post-construction year scenario enabling validation of the opening year scenario results from the traffic study.

OPTIONAL TASKS

22 | UTILITY POTHOLING (20 POTHOLES)

- **Utility Potholing Report** (digital copy)

Utility potholing will be conducted by C Below, Inc. The number of potholes required cannot be determined conclusively until utility as-builts have been overlaid on the preliminary design; therefore, we assumed 20 potholes. The general scope of work would be as follows:

- Mark borehole locations.
- Obtain a no-fee encroachment permit from the City.
- Call USA to mark utilities.
- Provide traffic control in accordance with the MUTCD.
- Advance potholes within the proposed locations to depths of 15 feet below grade.
- Backfill potholes and finish surface with cold patch asphalt.
- Prepare a Utility Pothole Report with a summary of pothole locations, utility diameters and depths, and soil stratigraphy logs.

23 | LIMITED PHASE II ENVIRONMENTAL SITE INVESTIGATION

- **Phase II Environmental Site Investigation Report** (digital copy)

An intrusive Phase II Environmental Site Investigation may be required depending on the recommendations of the ISA. Since the scope of field testing cannot be determined until completion of the ISA, a preliminary scope of 5 shallow hand auger borings to maximum depths of 3 feet below grade has been provided.

PROJECT CONTROLS

Effective project controls are essential for managing and delivering successful projects. At OE, our project controls framework encompasses a range of activities and processes designed to ensure that projects are completed on time, within budget, and to the required quality standards. Below are the key components of our project controls approach.

DESIGN KICK-OFF MEETING & PROJECT MEETINGS

The kickoff meeting is a critical first step in setting the stage for a successful project. During this meeting, we:

- Establish project goals and objectives as well as any technical requirements.
- Define roles and responsibilities.
- Review the project schedule and milestones.
- Discuss potential risks and mitigation strategies.
- Set expectations for communication and collaboration.

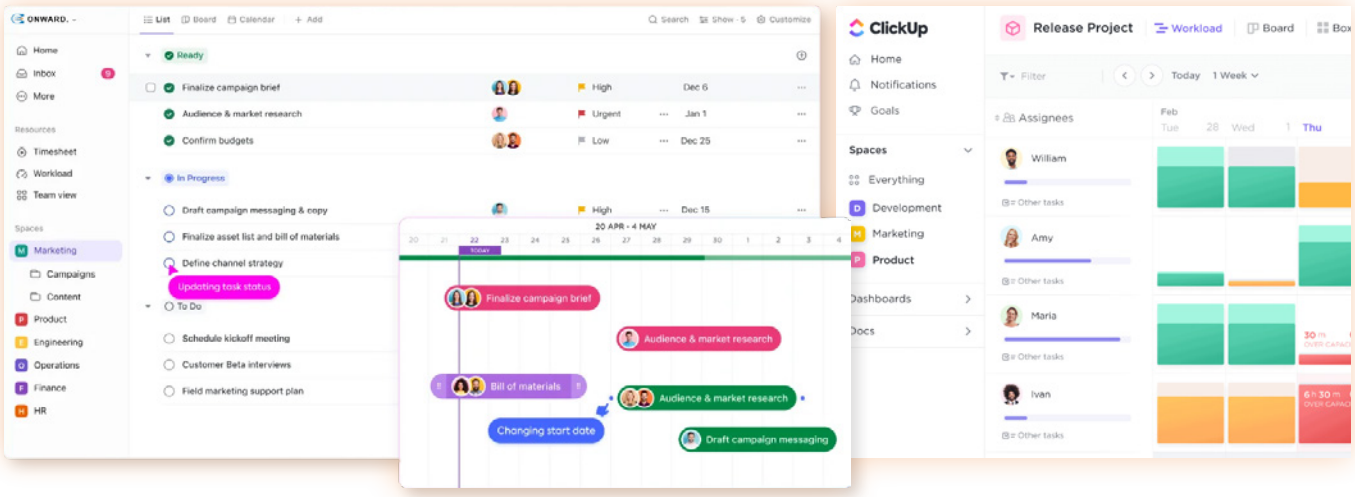
Regular project meetings are held to monitor progress, address any issues, and keep all stakeholders informed. These meetings facilitate open communication, ensuring that everyone is aligned and working towards the same goals.

SCHEDULE CONTROL

Monitoring the project schedule is vital to identify any delays early and take corrective actions. Our approach includes:

- Regularly updating the project schedule.
- Identifying the root causes of any slippage.
- Comparing planned progress with actual progress.
- Implementing corrective measures to get the project back on track.

We hold two internal meetings weekly: one for status updates and the other for resource allocation. These meetings help us stay aligned, address any emerging issues promptly, and ensure that resources are used effectively to keep the project on track.



EARNED VALUE & PLANNED VALUE REPORTING

To support this process, we prepare Earned Value (EV) Reports and Planned Value (PV) Reports on a monthly basis. These reports help us:

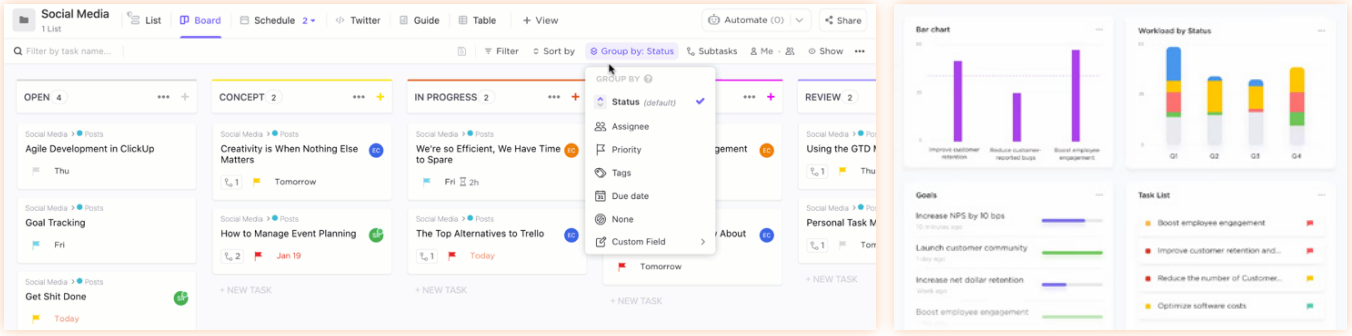
- Assess the "Health of Schedule" by comparing the value of work planned (PV) to the value of work actually completed (EV).
- Proactively identify schedule variances and areas that may require corrective action.
- Provide transparency and insight into project progress for all stakeholders.

By proactively tracking schedule slippage and using EV and PV reports, we minimize delays and keep the project moving forward.

AGILE PROJECT MANAGEMENT

We also use ClickUp to monitor and track workload and resources. ClickUp enables us to manage tasks, allocate resources efficiently, and monitor project progress in real-time. Various views within ClickUp help us manage different phases of the project, such as utility notifications and research. It also supports views like Task List, Gantt Chart, and Kanban Boards. This tool supports our Agile Project Management (PM) practices by allowing us to:

- Break down projects into manageable tasks, sub-tasks and checklists.
- Adjust priorities dynamically based on project needs.
- Facilitate collaboration and communication among team members.



STATUS UPDATE REPORTS

OE provides comprehensive status update reports to keep all stakeholders informed about the project's progress. These reports include:

- A summary of completed tasks and milestones.
- An overview of upcoming activities.
- Identification of any issues or risks.
- Recommendations for corrective actions.
- Updated project timelines and forecasts.
- Access to ClickUp for real-time collaboration with the City.
- Inclusion of Earned Value (EV) and Planned Value (PV) reports for transparent progress tracking.

These reports ensure transparency and enable informed decision-making.

DOCUMENT CONTROL

Proper document control is essential for maintaining project integrity and ensuring that all project documents are accurate and accessible. Our document control practices include:

- Utilizing Box Enterprise as our document management system.
- Operating on a HIPAA-certified, enterprise-grade, cloud filing system.
- Mapping all of the City's standards, folder structures, templates, and document formats for implementation.
- Storing all documents on our cloud-based Box Enterprise account.
- Allowing secure, remote access and review of our entire filing system by City staff.
- Ensuring compliance with project requirements and Caltrans' LAPM filing requirements.
- Enabling City staff to select passwords for access to view, upload, or download any project files (e.g., PS&E, schedules, utility logs, field observations, daily reports, photo diaries) without changing the City's existing IT framework.
- Providing flexible access to project files from anywhere and on any device, and enabling access to select files for other collaborators.

Effective document control helps prevent misunderstandings and ensures that everyone is working with the latest information.

COST CONTROL

One of our core corporate philosophies is honesty and transparency, and costs and budgeting are no exception. Our cost control measures include:

- Using advanced financial software to prepare invoices and reports.
- Allowing the City to request billing statements at any time during the billing cycle.
- Providing real-time reports of hours and expenses, enabling the City to easily compare proposed resources to resources used and/or remaining.
- Ensuring the budget is reliable and accurate, and falls within the City's allotted budget.
- Demonstrating flexibility in reducing project costs or staying within the budget.

SCHEDULE



ID	TASKS	DAYS	BEGIN	END
PHASE 1		**31**	**5/1/25**	**6/12/25**
1	Kick-Off Meeting	1	5/1/25	5/1/25
2	Research and Review Available Data	2	5/2/25	5/5/25
3	Utility Research & Notification (1st Notice)	2	5/2/25	5/5/25
4	Geotechnical Investigation	30	5/2/25	6/26/25
5	Pre-Construction Traffic Counts	5	5/2/25	5/8/25
6	CEQA Categorical Exemption	5	5/2/25	5/8/25
7	Phase I ESA	25	5/2/25	6/5/25
PHASE 2		**69**	**5/2/25**	**8/6/25**
8	Drone Mapping	2	5/2/25	5/5/25
9	Topographic Survey	15	5/2/25	5/22/25
10	Base Maps	5	5/19/25	5/23/25
11	Site Evaluation	2	5/26/25	5/27/25
12	30% Plans and Estimate	16	5/28/25	6/18/25
13	Submit 30% Plans and Estimate to City	1	6/19/25	6/19/25
14	City Review of 30% Plans and Estimate	15	6/19/25	7/9/25
15	Pre-Construction Traffic Impact Study	20	7/10/25	8/6/25
16	Photometric Analysis	10	7/10/25	7/23/25
PHASE 3		**117**	**7/10/25**	**12/19/25**
17	65% Plans and Estimate	40	7/10/25	9/3/25
18	Utility Research & Notification (2nd Notice)	2	9/4/25	9/5/25
19	Submit 65% Plans and Estimate to City	1	9/4/25	9/4/25
20	City Review of 65% Plans and Estimate	15	9/4/25	9/24/25
21	90% PS&E	30	9/25/25	11/5/25
22	Submit 90% PS&E to City	1	11/6/25	11/6/25
23	City Review of 90% PS&E	15	11/6/25	11/26/25
24	100% PS&E	15	11/27/25	1/7/26
25	Submit 100% PS&E to City	1	1/8/26	1/8/26
26	Utility Research & Notification (Final Notice)	1	1/9/26	1/9/26
PHASE 4			**TBD**	**TBD**
27	Bid and Construction Support		TBD	TBD
28	Post-Construction Traffic Counts		TBD	TBD
29	Post-Construction Traffic Impact Study		TBD	TBD

D. COMPANY BACKGROUND AND EXPERIENCE

BRIEF FIRM PROFILE

LEGAL NAME & ADDRESS

Onward Engineering
300 S. Harbor Blvd.
Suite 814, Anaheim, CA 92805
(714) 533.3050 | mataya@oe-eng.com

FIRM DETAILS

California Secretary of State business entity number: C2640309



PROFESSIONAL SERVICES

DESIGN Engineering
PROJECT Management
CONSTRUCTION Management
STAFF Augmentation
PLAN Check
CONSTRUCTION Inspection
SURVEYING

FIRM HISTORY

Incorporated Year **2004** as a "**C**" Corporation in the state of CA. **21** Years in business **34** Employees

MISSION STATEMENT

At Onward Engineering (OE), our mission is to set a new standard of excellence in consulting services for our clients, ultimately enhancing the quality of life in the communities we serve.

COMPANY'S FINANCIAL CONDITION

Onward Engineering holds a stable financial history, and does not hold any financial interests in, nor is it controlling or owned and controled by, any other person or organization. The firm has the financial stability and depth of resources to ensure the successful completion of its assignments on this project. Onward Engineering does not have any conditions – including bankruptcy, planned office closures, pending claims or litigations, or impending mergers-that would impede its ability to perform on this project.

COMPANY'S EXPERIENCE

APPLE VALLEY — STODDARD WELLS ROAD WIDENING PROJECT

OE provided the Town of Apple Valley with Engineering and Design services for the Stoddard Wells Road Widening Project. The project consisted of widening the roadway and shoulders of the section of Stoddard Wells Road between Interstate 15 and Johnson Road with a total length of approximately 8,450 linear feet (1.6 miles). The existing road was approximately 22 feet wide with one lane of traffic in either direction and unimproved dirt shoulders. The Town asked that the roadway be widened to 26 feet with 12-foot wide shoulders added to both sides of the road. The shoulders were reinforced with the addition of recycled asphalt pavement.

- Reference: Kenneth Bailey, City Engineer - (760) 240-7000 x 7119 - kbailey@applevalley.org - 14955 Dale Evans Pkwy., Apple Valley, CA. 92307
- Date of the project: 2020
- Status of the project: Completed
- Contract Amount: $145,322
- Project Team: QA/QC Manager: Majdi Ataya - Project Manager: Justin Smeets - Project Engineers: Ryan Dennis, Dayton Lowe.

BELLFLOWER — BELLFLOWER BOULEVARD COMPLETE STREETS PROJECT - HSIP FUNDED

OE provided the City of Bellflower with Design Engineering services for the HSIP – Bellflower Boulevard Complete Streets Project. The project consists of enhancing approximately 2,200 linear feet (0.42 miles) of Bellflower Boulevard from Artesia Boulevard to the South City Limit, approximately 330 feet south of Rose Street. Bellflower Boulevard is an arterial street with two lanes of traffic and curbside parking in both directions, a dual left turn lane, and traffic signals at high volume intersections. The project was partially funded by Cycle 9 of the Highway Safety Improvement Program (HSIP). The project has an estimated cost of $1,162,100. The street enhancements included adding Class III Bike Lanes, reducing the lane widths, adding raised medians with landscaping and irrigation, upgrading and adding high visibility crosswalks, rapid flashing beacons, and pedestrian countdown heads at the

intersections, bulb-outs, and road resurfacing.

• Reference: Philip Wang, PE, City Engineer (now in Whittier) - (562) 567-9500 - pwang@cityofwhittier.org - 13230 Penn Street, Whittier, CA. 90602 • Date of the project: 2020 • Status of the project: Completed • Contract Amount: $135K
• Project Team: QA/QC Manager: Majdi Ataya - Project Manager: Justin Smeets - Project Engineers: Ryan Dennis, Dayton Lowe, Eric Urso, Jason To, David Loria, Henry Lu & Leonard Phung.

CORONA — SIDEWALK GAP CLOSURE AT EAST CHASE DRIVE AND SMITH AVENUE

OE provided engineering design services for the City of Corona on the Sidewalk Gap Closure Project located at East Chase Drive and Smith Avenue. The purpose of the project was to construct approximately 1,400 linear feet (0.27 miles) of ADA accessible sidewalk along the following streets: (1) Chase Drive between Gilbert Avenue and Thacker Drive; (2) Thacker Drive from Mid-block to Chase Drive; and (3) Smith Avenue between SR-91 freeway and Pleasant View Avenue. The project was funded by the Agreement for Funding Under SB 821 Bicycle and Pedestrian Facilities Program, Agreement No. 22-62-058-00, entered into between the City and the Riverside County Transportation Commission (RCTC) and was subject to all Federal and State requirements. OE's design work included closing sidewalk gaps and designing ADA compliant curb ramps and driveways to improve accessibility, safety, and mobility for pedestrians.

• Reference: Gerardo Sanabria, Associate Engineer - (951) 736-2266 - gerardo.sanabria@coronaca.gov - 400 S. Vicentia Avenue Corona, CA. 92882 • Date of the project: 2023 - 2024 • Status of the project: Completed • Contract Amount: $119,948.00
• Project Team: QA/QC Manager: Majdi Ataya - Project Manager: Chino Consunji - Project Engineers: Ryan Dennis, Dayton Lowe, Eric Urso, Jason To, David Loria, Henry Lu & Leonard Phung.

LONG BEACH — EAST 2ND STREET BIKE LANE IMPROVEMENTS PROJECT

OE provided Design Engineering services to the City of Long Beach for the East 2nd Street Bike Lane Improvements Project from the Pacific Coast Highway to the east city limits. Phase 1 of this project included designing Class 2 bike lanes in both directions along E. 2nd Street. Phase 2, which was combined with Phase 1, included incorporating a pavement grind/overlay with localized removal and replacements of the entire pavement section into the design. Phase 3 included the preparation of conceptual median landscaping plans and a conceptual Class 1 bike lane with right-of-way takes. The project was completed on time and within budget.

• Reference: Derry Mac Mahon, City Engineer - (310) 525-0681 - dmacmahon@koacorp.com - 333 W. Ocean Boulevard, Long Beach, CA. 90802 • Date of the project: 2023 • Status of the project: Completed • Contract Amount: $99,730
• Project Team: QA/QC Manager: Majdi Ataya - Project Manager: Justin Smeets - Project Engineers: Ryan Dennis, Dayton Lowe, Eric Urso, Jason To, David Loria, Henry Lu & Leonard Phung.

EL MONTE — ARDEN DR. ZONE 3 STREET & BIKE LANE IMPROVEMENTS PROJECT (CIP 053/058)

OE provided engineering surveying and design services for the City of El Monte on the Arden Drive Zone 3 Street and Bike Lane Improvements Project. The work called for the preparation of PS&E to rehabilitate pavement on Zone 3 streets and Arden Drive, as well as construct ADA ramps, repair damaged curb and reconstruct cross gutters where drainage was affected. The pavement was treated with slurry seal, cape seal, milling and overlays. Failed pavement sections were treated with a deeper grind and a grindable fibrous interlayer to prevent reflective cracking in lieu of full depth reconstruction. Sidewalk was replaced in areas that did not meet ADA compliance, such as heaved sidewalk panels and minimum path widths. Damage due to tree root infiltration of 126 trees was also noted, requiring OE to assign a licensed arborist. Further enhancements were included in the design per the San Gabriel Valley Regional Bicycle Master Plan to include a Class II bike lane along Arden Drive and Class III bike lanes along Hickson Street, Esto Avenue, Marsen Street, Ranger Avenue, and Arden Way. OE subsequently updated the City's Master Bike Plan with recommendations. OE also conducted public outreach activities to address concerns from local businesses, residents and stakeholders affected by the construction.

• Reference: John Rico, Associate Engineer - (626) 580-2058 - jrico@elmonteca.gov - 11333 Valley Boulevard, El Monte, CA 91731-3293
• Date of the project: 2022 - 2023 • Status of the project: Ongoing • Contract Amount: $329,000
• Project Team: QA/QC Manager: Majdi Ataya - Project Manager: Chino Consunji - Project Engineers: Ryan Dennis, Dayton Lowe, Eric Urso, Jason To, David Loria, Henry Lu & Leonard Phung.

COSTA MESA — NEWPORT BOULEVARD WIDENING IMPROVEMENTS PROJECT

OE provided the City of Costa Mesa with Design Engineering services on the Newport Boulevard Widening Improvements Project. The project consisted of widening a portion 77 Fair Drive of southbound Newport Boulevard to accommodate a fourth through lane and improve its Level of Service from the current "F" rating (ranging from 1.10 to 1.30). The section of roadway that was enhanced extended approximately 2,700 linear feet southwest from 19th Street to the Superior Avenue turn-off located northeast of 17th Street. The project is located within Caltrans jurisdiction and required traffic signal modifications, utility and street light relocations, and right-of way acquisitions to accommodate the additional through lane and right-turn pockets.

• Reference: Jennifer Rosales, Project Manager - (714) 754-5180 - jennifer.rosales@costamesaca.gov - 77 Fair Drive, Costa Mesa, CA 92626 • Date of the project: 2019 • Status of the project: Completed • Contract Amount: $457,000
• Project Team: QA/QC Manager: Majdi Ataya - Project Manager: Chino Consunji - Project Engineers: Ryan Dennis, Dayton Lowe, Eric Urso, Jason To, David Loria, Henry Lu & Leonard Phung.

TORRANCE — PCH AT VISTA MONTANA/ANZA AVE. INTERSECTION IMPROVEMENT

OE provided project management and design engineering services to the City of Torrance on the Pacific Coast Highway (PCH) at Vista Montana/Anza Avenue Intersection Improvement Project. The proposed project limits include the high-profile intersection of PCH and Vista Montana/Anza Avenue and the immediately adjacent north/south and east/west areas (500 feet in each direction). The City of Lomita is east of the project area, Redondo Beach is north of the intersection, Palos Verdes Peninsula sits to the south, and the Pacific Ocean to the west. Multi-agency coordination was essential to ensuring success on the project. The purpose of the project was to increase the operational capabilities of the intersection. This was accomplished by eliminating the split phase signal operation and converting to an eight-phase operating signal. With the eight-phase operation, PCH (east/west) movements remained the same. Southbound Anza went from 4 travel lanes (a dedicated left turn lane, a left/through lane, a dedicated through lane, and a dedicated right turn lane) to 5 travel lanes (dual left turn lanes, dual through lanes and a dedicated right-turn lane). Northbound Vista Montana will have 4 travel lanes; dual left turn lanes, one through lane and through/right turn lane.

- Reference: Bill Kamimura, Project Engineer - (310) 781-6900 - bkamimura@torranceca.gov - 20500 Madrona, Ave., Torrance, CA 90503
- Date of the project: 2016 • Status of the project: Completed • Contract Amount: $298K
- Project Team: QA/QC Manager: Majdi Ataya - Project Manager: Justin Smeets - Project Engineers: Ryan Dennis, Dayton Lowe, Eric Urso, Jason To, David Loria, Henry Lu & Leonard Phung.

MANHATTAN BEACH — MANHATTAN BEACH BOULEVARD AND SEPULVEDA BOULEVARD WIDENING

OE provided design engineering services to the City of Manhattan Beach on the Manhattan Beach Boulevard and Sepulveda Boulevard Widening project. The proposed project limits include the intersection of Manhattan Beach Boulevard and Sepulveda Boulevard to accommodate dual left turn lanes in the northbound to westbound, eastbound to southbound, and westbound to northbound directions. The City of Lawndale is east of the project area, the City of Redondo Beach is south of the intersection, El Segundo sits to the north, and the Pacific Ocean to the west. Commercial businesses can be found throughout the project limits. The purpose of the project was to increase the operational capabilities of the intersection. This was accomplished by adding dual left turn lanes to the westbound, northbound and eastbound lanes. Northbound and southbound Sepulveda will have five travel lanes; two left turn lanes, and three through lanes. Eastbound and Westbound Manhattan Beach Boulevard will have five travel lanes; two left turn lanes, two through lanes and one dedicated right turn lane.

- Reference: Prem Kumar, City Engineer - (310) 802-5300 - pkumar@citymb.info - 3621 Bell Avenue, Manhattan Beach, CA. 90266
- Date of the project: 2018 • Status of the project: Completed • Contract Amount: $196K
- Project Team: QA/QC Manager: Majdi Ataya - Project Manager: Justin Smeets - Project Engineers: Ryan Dennis, Dayton Lowe, Eric Urso, Jason To, David Loria, Henry Lu & Leonard Phung.

REDONDO BEACH — INGLEWOOD AVENUE AT MANHATTAN BEACH BOULEVARD STREET WIDENING

OE provided full design engineering services for the Inglewood Avenue at Manhattan Beach Boulevard Southbound Right-Hand Turn Lane Improvements Project. In addition to design engineering services, OE had assembled a team that completed environmental analyses and right-of-way appraisal and acquisition services. The proposed project limits included the intersection of Inglewood Avenue and Manhattan Beach Boulevard. The southbound lanes of Inglewood Avenue, north of Manhattan Beach Boulevard, consisted of one left turn lane, two through lanes, and a right turn lane which operate at LOS E in the AM and LOS F in the PM. The purpose of the project was to increase the operational capabilities of the intersection. This was accomplished by adding a dedicated right-turn lane on southbound Inglewood Avenue to increase the through traffic to three lanes.

- Reference: Didar Khandker, PE, MSCE, Associate Civil Engineer - (310) 318-0661 x2456 - didar.khandker@redondo.org - 415 Diamond Street, Redondo Beach, CA 90277 • Date of the project: 2018 - 2019 • Status of the project: Completed • Contract Amount: $288K
- Project Team: QA/QC Manager: Majdi Ataya - Project Manager: Justin Smeets - Project Engineers: Ryan Dennis, Dayton Lowe, Eric Urso, Jason To, David Loria, Henry Lu & Leonard Phung.

LONG BEACH — SPRING ST. AT BELLFLOWER & LAKEWOOD BLVD. INTERSECTION IMPROVEMENTS

OE provided the City of Long Beach with design engineering services for two intersection widening projects along Spring Street. The first project is along Spring Street at Bellflower Boulevard and the other is along Spring Street at Lakewood Boulevard. The goal of the project was to implement congestion management and reduction strategies at these intersections to improve capacity and movement for future volumes. The project included design work for raised medians, traffic signal modifications, turn pocket extensions, utility relocation and utility adjustments. The existing conditions at the intersection of Spring Street and Bellflower Boulevard included a single left turn lane in each direction, three through lanes in each direction, and dedicated right turn pockets for all intersection legs except for the west leg. The intent at this intersection was to extend the left turn pockets for the north, east and south legs. The project also extended the southbound right turn pocket. The existing conditions at the intersection of Spring Street and Lakewood Boulevard include Dual left turn pockets in all directions, three through lanes in all directions and dual right turn lanes from southbound Lakewood Boulevard to westbound Spring Street. The future capacity required an increase in pocket lengths for the left turn pockets in each direction on Spring Street along with an increased length of the dual right turn pockets on southbound Lakewood Boulevard.

• Reference: Alvin Papa, City Engineer - (562) 570-6386 - alvin.papa@longbeach.gov - 333 W Ocean Boulevard, Long Beach, CA 90802
• Date of the project: 2018 - 2019 • Status of the project: Completed • Contract Amount: $95K
• Project Team: QA/QC Manager: Majdi Ataya - Project Manager: Justin Smeets - Project Engineers: Ryan Dennis, Dayton Lowe, Eric Urso, Jason To, David Loria, Henry Lu & Leonard Phung.

JURUPA VALLEY — MIRA LOMA AGATE & GRANITE HILL AREA SAFE ROUTES TO SCHOOL (CIP 23108/23109/23110)

OE provided professional design engineering services to the City of Jurupa Valley for 3 Safe Routes to Schools (SRTS) projects, which included the Mira Loma Area SRTS Sidewalk Gap Closure Project at 15,680 ft long; the Granite Hill Area SRTS Sidewalk Gap Closure Project at 10,370 ft; and the Agate Street Complete Streets Project at 2,350 ft long, totaling approximately 28,400 linear feet (or 5.4 miles) of safety and sidewalk improvements. Design components included pavement repairs; curb, gutter and sidewalk; signing and striping; ADA curb ramp and driveway construction; pedestrian safety improvements; and storm drain improvements which required curb opening catch basin inlet elevtion adjustments and relocation and alignment with the new gutters, culvert abandonment and surface runoff rediverting, followed by developing a Water Quality Management Plan for the City. Additionally, utility appurtenances, adjustments and relocations were extensive, involving trees, street signs, manholes, fire hydrants, fences, mailboxes, pipeline risers, vaults, utility cabinets and poles, gas and water meters, curbs, driveways, and safety bollards, with third party utility owners such as SCE requiring long lead times for relocations. Impacted utility owners were engaged early in the design process for coordination when the responsibility to relocate fell on the utility owner. OE also performed a Topographic Survey.

• Reference: Paul Toor, PE, Director of Public Works/City Engineer - (951) 332-6464 - ptoor@jurupavalley.org - 8930 Limonite Avenue, Jurupa Valley, CA 92509 • Date of the project: 2024 • Status of the project: Completed • Contract Amount: $406k
• Project Team: QA/QC Manager: Majdi Ataya - Project Manager: Chino Consunji - Project Engineers: Ryan Dennis, Dayton Lowe, Eric Urso, Jason To, David Loria, Henry Lu & Leonard Phung.

CHINO HILLS — LOS SERRANOS WIDENING AND SIDEWALK IMPROVEMENT PROJECT

OE provided full Design Engineering services for the Los Serranos Infrastructure - ATP Project. The proposed project limits included the widening of ten rural residential streets in the Los Serranos area of Chino Hills. The project limits are located just west of the 71-freeway towards the east end of the City of Chino Hills. The project locations are surrounded by single family residential homes. The project is funded through the Active Transportation Program Project. Currently the Los Serranos area is very rural. The project limits include very minimal curb, gutter, and sidewalk. The ATP grant proposed provided funding for curb, gutter, and sidewalk on one side of each of the ten streets. The design included widening one side of the street on ten street segments within the City of Chino Hills.

• Reference: Tad Garrety - (909) 364-2722 - tgarrety@chinohills.org - 4000 City Center Drive, Chino Hills, CA 91709
• Date of the project: 2017 • Status of the project: Completed • Contract Amount: $105K
• Project Team: QA/QC Manager: Majdi Ataya - Project Manager: Justin Smeets - Project Engineers: Ryan Dennis, Dayton Lowe, Eric Urso, Jason To, David Loria, Henry Lu & Leonard Phung.

ANAHEIM — BROADWAY AND MANCHESTER AVENUE REHABILITATION PROJECTS

OE provided full design engineering services to the City of Anaheim for the Broadway from Euclid Street to Harbor Boulevard and Manchester Avenue from South City Limit to Anaheim Boulevard Street Rehabilitation Projects. The project included rehabilitating approximately 7,000 linear feet (1.3 miles) of Broadway and 7,000 linear feet (1.3 miles) of Manchester Avenue. The project also included designing **27 curb ramps** that were non-compliant and 76 driveways.

• Reference: Megan Hajimomen, Associate Civil Engineer - (714) 765-5100 x5818 - mhajimomen@anaheim.net - 7200 S. Anaheim Blvd, Suite 276Anaheim, CA 92805 • Date of the project: 2024 • Status of the project: Completed • Contract Amount: $301K
• Project Team: QA/QC Manager: Majdi Ataya - Project Manager: Chino Consunji - Project Engineers: Ryan Dennis, Dayton Lowe, Eric Urso, Jason To, David Loria, Henry Lu & Leonard Phung.

LONG BEACH — CITYWIDE ADA CURB RAMPS & PATH OF TRAVEL PEDESTRIAN ACCESSIBILITY IMPROVEMENT

OE is providing Surveying and Design Engineering services to the City of Long Beach involving Citywide ADA Curb Ramps and Path of Travel Pedestrian Accessibility Improvements. The objective of the project is to design and construct at least 20,000 new ADA compliant curb ramps over the next 20 years in accordance with current State and Federal accessibility codes and standards. The project is to complete 1,000 of those ramps deemed most critical for accessibility. OE's team utilizes AutoCAD Civil 3D on 3D surfaces for the designs in compliance with the Long Beach Standard Plan No. 122 in order to satisfy the maximum allowable slopes dictated in the most current version of Caltrans Standard Plan A88A, and has had to consider other accessibility standards due to occasional unavailability of a suitable ramp case and type. The project work entails the preparation of detailed individual curb ramp construction plans with the inclusion of horizontal geometrics, design elevations and dimensions, and utility appurtenance adjustments and relocations, along with concrete infrastructure such as curb, gutter, cross-gutters, and sidewalk. The necessary reconstruction is incorporated in order to accommodate the new curb ramps, meet accessibility requirements, and maintain drainage.

• Reference: Keith Hoey, PE, Senior Civil Engineer - (562) 570-6586 - keith.hoey@longbeach.gov - 411 West Ocean Boulevard, 5th Floor, Long Beach, CA. 90802 • Date of the project: 2020 - 2023 • Status of the project: Ongoing • Contract Amount: $1.6 million
• Project Team: QA/QC Manager: Majdi Ataya - Project Manager: Justin Smeets - Project Engineers: Ryan Dennis, Dayton Lowe, Eric Urso, Jason To, David Loria, Henry Lu & Leonard Phung.

PROJECT TEAM

QA/QC MANAGER

MAJDI ATAYA - PE



BS: Civil Engineering, CSULB, 1981
MPA: Full Coursework, CSULB, 1993
PE: Professional Engineer **#39392**
CITY OF LA HABRA:
(former) Deputy Director of Public Works
(former) City Engineer
CERTIFICATE: Caltrans Resident Engineer's Academy 18, 22, 2024



PROJECT MANAGER

JUSTIN SMEETS - PE, PLS, QSD



BS: Civil Engineering, CSUF, 2007
PE: Professional Engineer **#78314**
PLS: Professional Land Surveyor **#9293**
QSD: Qualified SWPPP Developer **#00852**
OCTA: (prior) **CERTIFIED**:
Pavement Condition Analysis

LEAD PROJECT ENGINEER

RYAN DENNIS - P. ENG.



BS: Civil Engineering,
-University of Calgary, 2005
MINOR: Environmental Engineering,
-University of Calgary, 2005
P. ENG.: Professional Engineer (Canada)
TECH: AutoCAD & Civil 3D

DESIGN ENGINEER/PROJECT ENGINEER TEAM

DAYTON LOWE



OCTA: (prior) **CERTIFIED**:
Pavement Assessment,
Rehabilitation & Recommendations
COURSES: Construction Management, Technology, & Civil Engineering, - Broward College
TECH: AutoCAD & Civil 3D

ERIC URSO - LSIT



BS: Civil Engineering; The Citadel
-The Military College of South Carolina
MS: Geographic Information Science
-Cal State Long Beach
LSIT: Licensed Surveyor in Training
TECH: Survey CAD: AutoCAD/Civil 3D

JASON TO



BS: Civil Engineering, CSUF, Fullerton
EXPERIENCE: Surveying/Soil Mechanics/ Reinforced Concrete & Structural Steel Design
TECH: AutoDesk/AutoCAD & ArcGIS/RAM

DAVID LORIA



AS: Computer Animation,
-Brooks College, Long Beach
CERTIFIED: AutoCAD Certified Professional
TECH: Civil 3D, Revit, 3D Max, Recap, Scan Master point cloud processing software

HENRY LU



BS: University of Transport,
-Ho Chi Minh, Vietnam
DESIGN: Roadway/Drainage/Slope Stability/Utility
TECH: AutoCAD/Civil3D

OE SURVEY TEAM LED BY LICENSED LS

SUB-CONSULTANTS

ECORP, INC. Environmental Consultants

JESUS OLMOS Environmental Scientist
(909) 307-0046
folmos@ecorpconsulting.com
215 North 5th Street, Redlands, CA 92374

GROUP DELTA CONSULTANTS, INC.

MICHAEL GIVENS, PhD, PE, GE, PG
Associate Engineer / Regional Manager
(949) 295-2348 | michaelg@groupdelta.com
32 Mauchly, Suite B, Irvine, CA 92618

STC TRAFFIC, INC.

CHRISTIAN J. LAMBARTH, PE, TE, PTOE
(313) 671-9113 | info@stctraffic.com
5973 Avenida Encinas, Suite 218
Carlsbad, CA 92008

C BELOW IMAGING POTHOLING

CHRIS LOERA Chief Operating Officer
(310) 713-7711 | info@cbelow.com
14280 Euclid Avenue, Chino, CA 91710

DESIGN ENGINEERING QA/QC

QA

Quality Assurance is a proactive measure taken to verify that the systems and procedures OE has put in place are in conformance with the City's requirements and expectations. Achieving design quality is the foundation for keeping costs under control during construction. By focusing resources on producing quality design, QA provides a better return on investment. It must be followed during all phases of project design. The most effective Construction Management (CM) approach should begin during design because emphasizing design quality and design clarity is the surest way to minimize the amount of change orders, claims and construction costs. The most effective and productive QA approach is focusing on producing well-documented, well designed plans and specifications at a standard of high quality. This would mean it must be Clear and understandable, Complete, Correct, Consistent, and Constructible (the "5 C's"). The Contractor receiving high quality plans would know exactly what to bid, keeping areas of interpretation to a minimum.

The requirement for public bidding provides additional incentive for the design engineering team to achieve both quality and clarity in project plans and specifications. The primary goal in achieving the highest project quality is obtained by implementing and maintaining both accuracy and consistency among the calculations, drawings, specifications on all project documents.

PLAN REVIEW

Our documents will go through 3 levels of review prior to each submittal:

1. **INITIAL PEER REVIEW**
2. **PROJECT MANAGER REVIEW**
3. **QUALITY ASSURANCE REVIEW**

ERROR MITIGATION

This three tiered review allows for error mitigation on 3 separate levels of detail:

1. **GROUND LEVEL** — Drafting • Calculations • Document Formatting
2. **PM LEVEL** — Design Compliance • Project Intent Compliance
3. **QA LEVEL** — Completeness of Document • Verify "Biddable" Plans

Plan checks will check that the plans meet the 5 C's: Consistent, Clear, Correct, Constructible, and Complete.

QC

Quality Control means performing all activities in conformance with valid requirements, no matter how large or small their overall contribution would be to the design process. Good CAD techniques, attention to detail, and checking that plans are correct and useful to the contractor are also essential to quality. Our project engineers and project managers recognize that quality is the result of several processes. It requires a team to perform many appropriate activities at the right time during the plans development process. Quality Control does not solely consist of a review after a product is completed. It is an approach alongside an understanding that quality is a critical point of focus throughout every moment of the design process.

The design team follows OE's established design policies, procedures, standards and guidelines in the preparation and review of all design products for compliance and good engineering practice as directed by the Project QC Plan.

The elements of the QC Plan are as follows:

- **PROJECT** INFORMATION: Title | Number | Location | Description | Plan Scope | Plan Overview
- **PROJECT** SPECIFICATIONS: PS&E | Industry Quality Standards | OE Quality Standards | Other Specifications
- **PROCESS** CONTROL: Quality Control Tasks Listing | Process Coordination | Process Communication
- **ADDITIONAL** QC REQUIREMENT: Client Specifications
- **PROJECT** ORGANIZATION: Key Personnel | Responsibilities | Authority
- **COMMUNICATION** PLANS: Chain Of Communication
- **DESIGN** CONTROL: Design Plan | Design Reviews
- **SUBCONSULTANT** QUALIFICATIONS: Sub Prequalifications | Testing Lab Qualification
- **CONTROL** OF NONCONFORMITY: Identifying | Recording I Reporting
- **PROJECT** CLOSE-OUT: Closeout Checklist | Closeout Report | Lessons Learned

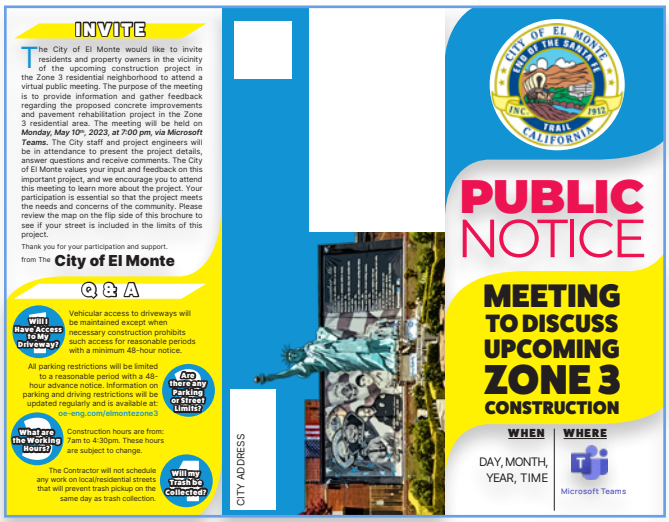
PUBLIC OUTREACH

At OE, we believe that effective public outreach is at the heart of every successful capital improvement project. It's not just about construction; it's about people and communities. We know that keeping everyone informed, engaged, and supportive makes a world of difference. Minimizing disruptions, gaining public support, and maintaining a positive image throughout the project are crucial. That's why we place a strong emphasis on public outreach. By sharing project information with those affected, we build trust and open lines of communication. This approach leads to fewer complaints, safer work environments, and a smoother construction process.

We understand the value of making the community feel involved and respected. Through proactive outreach, we turn potential challenges into opportunities for collaboration and understanding. It's about fostering a positive experience for everyone involved and bringing the human element of our projects to life.

PUBLIC NOTICES

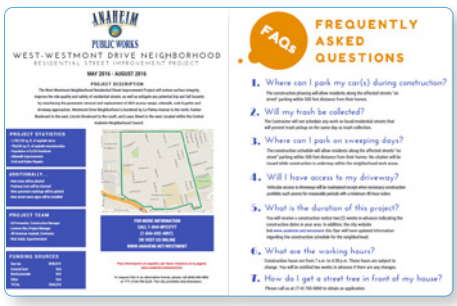
At OE, we take pride in crafting and designing public notices (PDFs) with essential project information and updates for affected stakeholders. We handle this task on behalf of the City, ensuring that the community remains informed. Contractors' notices are often bland and hard to read or understand. In contrast, our notices are crafted to be clear, engaging, and informative, making sure affected stakeholders are aware of all the project details. These notices provide accessible information, helping residents stay informed about any driving or parking restrictions and other important updates. By making the community excited about the project's outcomes, we foster a sense of involvement and cooperation, making the construction process smoother for everyone.



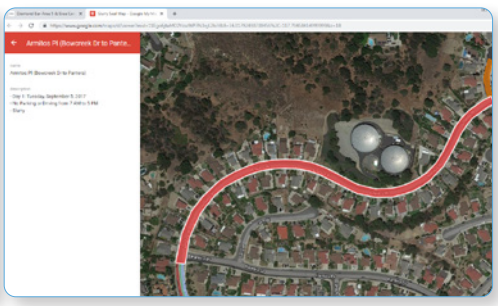


INFORMATIVE WEB PAGES

At Onward Engineering, we design and maintain informative web pages hosted on a separate sub-domain linked directly to the City's website. This approach allows us to efficiently produce and update all public notices (PDFs), project information, updates, and dynamic maps without burdening City resources. Our web pages feature enhanced public notices prepared for the contractor on behalf of the City. These notices are crafted to be clear, engaging, and easy to understand, ensuring residents are well-informed about the project. The web pages provide a convenient way for residents to access important information, follow driving or parking restrictions, and stay updated on the project's progress. By making information readily accessible, we help the community stay involved and excited about the project's outcomes.





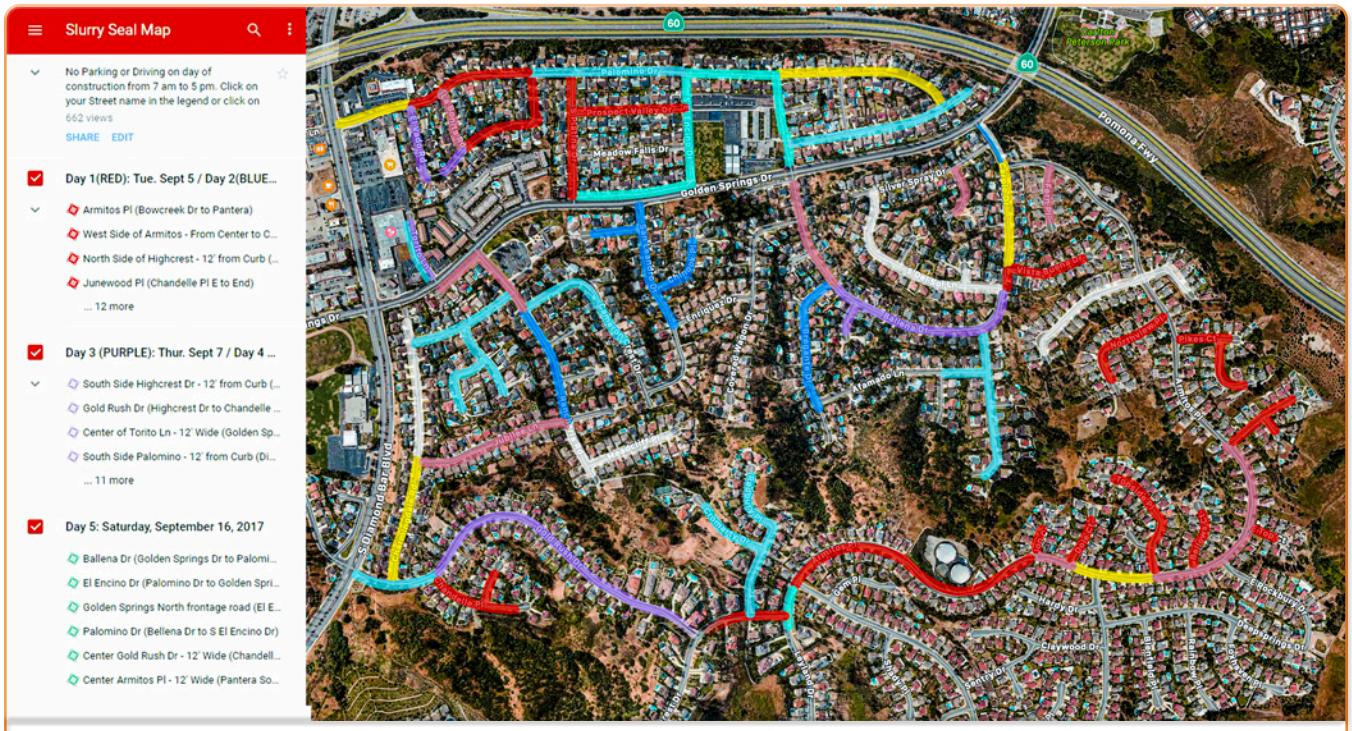


TELEPHONE HOTLINE

Onward Engineering provides the City with a dedicated telephone hotline for the entire project lifecycle. This hotline allows for easy tracking, generation, and saving of call logs, including caller information, time of call, and voice-mail. When callers use the hotline, they are greeted by a brief pre-recorded introduction followed by a vocalized menu offering helpful project information such as street closures, parking restrictions, and schedule changes. Callers also have the option to be routed to a specific staff member for more detailed assistance. Our hotline system is customizable and works seamlessly even if different phases of the project are handled by various consultants, as the contact person can be updated as needed. This system reduces headaches for the City and provides peace of mind to the community, ensuring that they can voice their concerns and obtain information with a simple phone call.

DYNAMIC MAPS

At **OE**, we have the tools and expertise to create interactive and dynamic maps that keep the public informed. Stakeholders can access these maps online to get real-time updates on detours, phasing, temporary parking, street closures, and general project limits. Our Construction Managers communicate changes to the schedule in real-time, allowing us to update the site before the contractor even leaves for the day. We manage and update the site and its content in real-time, in accordance with City requirements. This approach provides the City with convenient, easy-to-access content for oversight and allows for the effective dissemination of valuable information to the community. Our dynamic maps ensure that everyone stays informed and up-to-date on all aspects of the project.



To view project pages and map, please visit:
www.oe-eng.com/dbarea5



E. STATEMENTS

STATEMENT

1- Proposal Validity Statement

Onward Engineering affirms that this proposal shall remain firm and valid for one hundred and eighty (180) days from the due date for receipt of proposals or the submission of the last best and final offer.

2- Acknowledgment of RFQ Terms and Compliance

Onward Engineering has thoroughly reviewed the RFQ, including all terms and conditions, and acknowledges full understanding and acceptance of its requirements. We confirm our commitment to comply with the terms and conditions set forth by the City.

3- Concurrence with Standard Contract Agreement

Onward Engineering has reviewed the Standard Contract Agreement (EXHIBIT III) and concurs with all its provisions.

Majdi Ataya

Majdi Ataya
President
Onward Engineering
3/11/2025

G. CLIENT REFERENCES

PROJECT TITLE
BELLFLOWER BOULEVARD COMPLETE STREETS PROJECT

REFERENCE

PHILIP WANG
City Engineer

(562) 567-9500
pwang@cityofwhittier.org
13230 Penn Street,
Whittier, CA. 90602

Page 14

PROJECT TITLE
SIDEWALK GAP CLOSURE PROJECT

REFERENCE

GERARDO SANABRIA
Associate Engineer

(951) 736-2266
gerardo.sanabria@coronaca.gov
400 S. Vicentia Avenue,
Corona, CA. 92882

Page 15

PROJECT TITLE
EAST 2ND STREET BIKE LANE IMPROVEMENTS PROJECT

REFERENCE

DERRY MACMAHON
City Engineer

(310) 525-0681
dmacmahon@koacorp.com
333 W. Ocean Boulevard,
Long Beach, CA. 90802

Page 15

PROJECT TITLE
ARDEN DRIVE ZONE 3 STREET AND BIKE LANE IMPROVEMENTS PROJECT

REFERENCE

JOHN RICO
Associate Engineer

(626) 580-2058
jrico@elmonteca.gov
11333 Valley Boulevard,
El Monte, CA 91731-3293

Page 15

PROJECT TITLE
NEWPORT BOULEVARD WIDENING IMPROVEMENTS PROJECT

REFERENCE

JENNIFER ROSALES
Project Manager

(714) 754-5180
jennifer.rosales@costamesaca.gov
77 Fair Drive, Costa Mesa, CA 92626

Page 15

PROJECT TITLE
PCH AT VISTA MONTANA/ANZA AVE. INTERSECTION IMPROVEMENT

REFERENCE

BILL KAMIMURA
Project Engineer

(310) 781-6900
bkamimura@torranceca.gov
20500 Madrona, Ave.,
Torrance, CA 90503

Page 16

PROJECT TITLE
MANHATTAN BEACH BLVD & SEPULVEDA BLVD WIDENING PROJECT

REFERENCE

PREM KUMAR
City Engineer

(310) 802-5300
pkumar@citymb.info
3621 Bell Avenue,
Manhattan Beach, CA. 90266

Page 16

PROJECT TITLE
INGLEWOOD AVENUE AT MANHATTAN BEACH BOULEVARD STREET WIDENING

REFERENCE

DIDAR KHANDKER
Associate Civil Engineer

(310) 318-0661 x2456
didar.khandker@redondo.org
415 Diamond Street,
Redondo Beach, CA 90277

Page 16

PROJECT TITLE
JURUPA VALLEY FOR 3 SAFE ROUTES TO SCHOOLS (SRTS) PROJECTS

REFERENCE

PAUL TOOR
Director of Public Works

(951) 332-6464
ptoor@jurupavalley.org
8930 Limonite Avenue,
Jurupa Valley, CA 92509

Page 17

H. APPENDICES

STAFF RESUMES

MAJDI ATAYA, PE

QA/QC MANAGER & PRINCIPAL-IN-CHARGE



41 YEARS OF EXPERIENCE

FIELDS OF EXPERTISE:

ROADWAY | WATER MAIN | RESIDENTIAL | CALTRANS | WIDENING

60% AVAILABILITY

QUALIFICATIONS

PE #39392 Registered Civil Engineer • **BS: CIVIL ENGINEERING** California State University, Long Beach, 1981 • **MPA: FULL COURSEWORK** California State University, Long Beach, 1993 • ***former*** **TAC CHAIRMAN** Orange County Transportation Authority • ***former*** **PRESIDENT** Engineer's Flood Control Advisory Committee • ***former*** **PRESIDENT & HONOREE** Engineer's Association of Orange County • **CERTIFICATE** Of Completion: Caltrans Resident Engineer's Academy 18, 22, 2024

BACKGROUND

Majdi is the Principal-In-Charge of Ownard Engineering. Majdi Ataya, Professional Engineer and Former Deputy Director and City Engineer for the City of La Habra's Public Works Department, is a seasoned engineer with over 41 years of solid and diversified experience in the public works sector. He is extremely familiar with the process of project management and design. He is a highly effective communicator and manager with an outstanding assimilation ability. Majdi is able to adapt and relate to all levels of management, and retain high energy levels and enthusiasm for the project at hand. Majdi understands the importance of excellent communication with public agencies and will be a dependable extension of your staff.

EXPERIENCE

LOS SERRANOS WIDENING & SIDEWALK IMPROVEMENT PROJECT, CHINO HILLS

Majdi was the Principal-in-Charge on the Los Serranos Infrastructure - ATP Project. The proposed project limits included the widening of ten rural residential streets in the Los Serranos area of Chino Hills. The project limits are located just west of the 71-freeway towards the east end of the City of Chino Hills. The project locations are surrounded by single family residential homes. The project is funded through the Active Transportation Program Project. Currently the Los Serranos area is very rural. The project limits include very minimal curb, gutter, and sidewalk. The ATP grant proposed provided funding for curb, gutter, and sidewalk on one side of each of the ten streets. The design included widening one side of the street on ten street segments within the City of Chino Hills.

Why it's relevant?

☑ Included road widening, curb, gutter, and sidewalk installation, directly aligning with Schleisman Road's multimodal enhancements.

☑ Addressed ADA accessibility challenges and ROW constraints, ensuring compliance with city and state standards.

☑ Demonstrates Majdi's experience in integrating pedestrian, bicycle, and vehicular infrastructure into a cohesive design.

WEST 17TH STREET WIDENING, COSTA MESA

Majdi was the Principal-in-Charge for the West 17th Street Widening from Placentia Avenue to Superior Avenue. 17th Street is a primary arterial. The Standard roadway width for a primary arterial is a 106' right of way. The existing configuration was a 2-lane divided highway with center two-way left turn lane. The existing land uses were mostly commercial properties with a new mixed-use development at the southeast corner of 17th Street and Pomona Avenue. There were 16 properties along West 17th Street within the limits of this widening. The properties along West

17th Street had varying R/W frontages. This meant that widening affected each property differently. The design intent for this widening was to to create a more pedestrian and bike friendly street along 17th Street. The widening included an 8' sidewalk on the south side along with 6' wide bike lanes in each direction..

Why it's relevant?

☑ Major arterial widening project that improved multimodal access, similar to Schleisman Road's connectivity goals.

☑ Involved ROW acquisition, utility coordination, and ADA-compliant pedestrian pathways, showcasing Majdi's oversight of complex infrastructure upgrades.

☑ Required stormwater management solutions, a key component of Eastvale's project

JUSTIN SMEETS, PE, PLS, QSD

PROJECT MANAGER



20 YEARS OF EXPERIENCE

FIELDS OF EXPERTISE:

ROADWAY | PAVEMENT | ADA RAMP | SIDEWALK | WIDENING

70% AVAILABILITY

QUALIFICATIONS

PE #78314 Registered Civil Engineer • **PLS #9293** Professional Land Surveyor • **QSD/QSP #00852** Qualified SWPPP Developer • **BS Civil Engineering** CSUF, 2007 • **OCTA Pavement Rehabilitation** (prior) Certification • **FAA** Licensed Drone Pilot

BACKGROUND

Justin wields 20 years of experience involving civil engineering design, municipal engineering and facilities design, construction management and construction administration. Using AutoCAD Civil 3D, Justin handles the management and development of engineering plans and specifications and mapping. Justin additionally handles land development and grading design projects, conducted earthwork calculations, and incorporates typical designs. He is proficient in federally funded projects as well, and familiar with the Caltrans Local Assistance Procedures Manual (LAPM). Justin has successfully taken multiple projects from the initial federal funding application, to the Preliminary Environmental Study, to E-76 approval, and all the way through construction of audited federally funded construction projects. He has experience managing construction projects and handles planning and running kickoff meetings with the contractor, reviewing project submittals, RFIs, CCOs, and checking contractor invoices against field quantities. Justin ensures to coordinate the daily construction details with the contractor and inspector. He has completed multiple SWPPPs and erosion and sediment control plans per the latest Construction General Permit.

EXPERIENCE

WEST 17TH STREET WIDENING PROJECT, COSTA MESA

Justin was the Project Manager for the City of Costa Mesa on the West 17th Street Widening, from Placentia Avenue to Superior Avenue. 17th Street is a primary arterial. The Standard roadway width for a primary arterial is a 106' right of way. The existing configuration was a 2-lane divided highway with center two-way left turn lane. The existing land uses were mostly commercial properties with a new mixed-use development at the southeast corner of 17th Street and Pomona Avenue. There were 16 properties along West 17th Street within the limits of this widening. The properties along West 17th Street had varying R/W frontages. This meant that widening affected each property differently. The design intent for this widening was to meet the classification of four-lane Primary Arterial as described in the OCTA Master Plan of Arterial Highways (MPAH). This includes 2-lanes in each direction with a median.

LOS SERRANOS WIDENING AND SIDEWALK IMPROVEMENT PROJECT, CHINO HILLS

Justin was the Project Manager on the Los Serranos Infrastructure - ATP Project. The proposed project limits included the widening of ten rural residential streets in the Los Serranos area of Chino Hills. The project limits are located just west of the 71-freeway towards the east end of the City of Chino Hills. The project locations are surrounded by single family residential homes. The project is funded through the Active Transportation Program Project. Currently the Los Serranos area is very rural. The project limits include very minimal curb, gutter, and sidewalk. The ATP grant proposed provided funding for curb, gutter, and sidewalk on one side of each of the ten streets. The design included widening one side of the street on ten street segments within the City of Chino Hills.

HARBOR BLVD. & GISLER AVENUE INTERSECTION WIDENING PROJECT, COSTA MESA

Justin was the Project Manager on the Harbor Blvd. & Gisler Avenue Intersection Widening project in the City of Costa Mesa. Due to the close proximity of the intersection to the I-405 Harbor on-ramp, there were extremely high turn movements both eastbound on Gisler Avenue turning left onto Harbor Boulevard as well as southbound on Harbor. As a result, this created heavy congestion during peak traffic hours. In order to alleviate the congestion, phase I of the project included only eastbound improvements; converting the eastbound optional through-right lane to an optional through-left lane, and adding an eastbound right-turn lane. Phase II entailed a conceptual feasibility study and right-of-way acquisition requirements for both north and southbound improvements, including the addition of a southbound right-turn lane, and the extension of the northbound optional through-right lane. The scope of work also included installing an overhead freeway sign, which required working with SoCal Gas to relocate a gas line in conflict with footings for the overhead sign. A detailed field analysis, specifications, and plans were provided, including measurements and exhibits, in conformance with MUTCD, Caltrans, and City standards. Additionally, coordination with SAF-r-DIG and utility companies was essential to perform potholing and identify utility obstructions.

RYAN DENNIS, P. ENG.

LEAD PROJECT ENGINEER



85% AVAILABILITY

19 YEARS OF **EXPERIENCE**

FIELDS OF EXPERTISE:

ROADWAY | PAVEMENT | ADA RAMP | SIDEWALK | WIDENING

QUALIFICATIONS

P.ENG. : APEGA Registered Civil Engineer • **BS: Civil Engineering Minor: Environmental Engineering** University of Calgary, 2005 • **Certified** AutoCAD & Civil 3D

BACKGROUND

As a Project Engineer for OE, Ryan leads the design team by performing and coordinating detailed designs on public works projects. Ryan has over 17 years of experience. He received his degree in Civil & Environmental Engineering from the University of Calgary and is a Registered Civil Engineer in Alberta, Canada. He possesses an ability to produce drawings, layouts, sketches, maps, and graphic representations of engineering designs. He also has extensive knowledge of AutoCAD Civil 3D. Ryan provides support during the overall engineering and design effort.

EXPERIENCE

STODDARD WELLS ROAD WIDENING PROJECT, APPLE VALLEY

Ryan served as Lead Project Engineer for the City of Apple Valley with Engineering and Design services for the Stoddard Wells Road Widening Project. The project consisted of widening the roadway and shoulders of the section

of Stoddard Wells Road between Interstate 15 and Johnson Road with a total length of approximately 8,450 linear feet (1.6 miles). The existing road was approximately 22 feet wide with one lane of traffic in either direction and unimproved dirt shoulders. The City asked that the roadway be widened to 26 feet with 12-foot wide shoulders added to both sides of the road. The shoulders were reinforced with the addition of recycled asphalt pavement.

Why it's relevant?

☑ Major roadway widening project, similar to Schleisman Road's expansion and multimodal design needs.

☑ Involved Class II and Class III bikeways, demonstrating Ryan's ability to design for active transportation.

☑ Included intersection modifications and traffic safety improvements, key components of Eastvale's project.

☑ Addressed stormwater drainage considerations, ensuring that new infrastructure remained resilient.

LOS SERRANOS WIDENING & SIDEWALK IMPROVEMENT PROJECT, CHINO HILLS

Ryan served as a Lead Project Engineer on the Los Serranos Infrastructure - ATP Project. The proposed project limits included the widening of ten rural residential streets in the Los Serranos area of Chino Hills. The project limits are located just west of the 71-freeway towards the east end of the City of Chino Hills. The project locations are surrounded by single family residential homes. The project is funded through the Active Transportation Program Project. Currently the Los Serranos area is very rural. The project limits include very minimal curb, gutter, and sidewalk. The ATP grant proposed provided funding for curb, gutter, and sidewalk on one side of each of the ten streets. The design included widening one side of the street on ten street segments within the City of Chino Hills.

Why it's relevant?

☑ Widened multiple rural residential streets, adding sidewalks and improving multimodal connectivity, directly aligning with Schleisman Road's improvements.

☑ Integrated ADA-compliant pedestrian pathways and accessibility upgrades.

☑ Required right-of-way coordination and utility adjustments, showcasing Ryan's ability to work through design constraints.

I. CERTIFICATIONS (ATTACHMENTS)

ATTACHMENT A – PROPOSER'S CERTIFICATION AND PROPOSAL PRICING

Proposer understands and agrees that this written RFP (or any part thereof specifically designated and accepted by the City of Eastvale, hereinafter City) shall constitute the entire agreement between proposer and the City only after it has been accepted by the City Council, endorsed by the City Clerk with their signature and official seal noting hereon the action of approval of the Council, signed by the Director or his duly authorized agent, and signed by the City Attorney, denoting their approval of the form of this document, and its execution, and when it or an exact copy of it has been either delivered to proposer or deposited with the City's selected postal service properly addressed to the proposer with the correct postage affixed thereto.

Proposer further agrees that upon delivery (as defined above) of the accepted agreement he/she will furnish City all required bonds (if required) and certificate of liability insurance, or the funds, check, draft, or proposer's bond substituted in lieu thereof accompanying this proposal shall become the property of the City and shall be considered as payment of damages due to the delay and other causes suffered by City because of the failure to furnish the necessary bonds and because it is distinctly agreed that the proof of damages actually suffered by City is difficult to ascertain; otherwise said funds, check drafts, or proposer's bond substituted in lieu thereof shall be returned to the undersigned.

Proposer understands that a proposal is required for the entire work, that the estimated quantities set forth in the RFP schedule are solely for the purpose of comparing proposals, and that final compensation under the contract will be based upon the actual quantities of work satisfactorily completed.

All terms contained in the specifications, the certification of nondiscrimination by contractors, and the required insurance certificates are to be incorporated by reference into this agreement and are made specifically as part of this RFP.

Certification - I certify that I have read, understand and agree to the terms and conditions of this Request for Proposals. I have examined the Scope of Services **(Exhibit I**) and am qualified to provide services being requested as specified herein. I understand and agree that I am responsible for reporting any errors, omissions or discrepancies to the City for clarification prior to the submission of my proposal.

PROPOSER'S STATEMENT: I have read, understood and agree to the terms and conditions on all pages of this RFP. Upon request, I will transfer and deliver goods or services to the City in accordance with said terms and conditions.

Onward Engineering	(714) 533-3050
LEGAL NAME OF COMPANY	PHONE NUMBER

300 S. Harbor Blvd., Suite 814, Anaheim, CA 92805
BUSINESS ADDRESS

Majdi Ataya	President, Onward Engineering
PRINTED NAME OF AUTHORIZED AGENT	TITLE

Majdi Ataya	mataya@oe-eng.com
SIGNATURE OF AUTHORIZED AGENT DATE	E-MAIL ADDRESS

80-0101723	
FEDERAL ID NUMBER *(IF APPLICABLE)*	CONTRACTOR LICENSE NUMBER *(IF APPLICABLE)*

(Title 23 United States Code Section 112 and Public Contract Code Section 7106)

To the CITY OF EASTVALE

In accordance with Title 23 United States Code Section 112 and Public Contract Code 7106 the proposer declares that the proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the proposal is genuine and not collusive or sham; that the proposer has not directly or indirectly induced or solicited any other proposer to put in a false or sham proposal, and has not directly or indirectly colluded, conspired, connived or agreed with any proposer or anyone else to put in a sham proposal, or that anyone shall refrain from bidding; that the proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the proposer or any proposer, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other proposer, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the proposal are true; and, further, that the proposer has not, directly or indirectly, submitted his or her proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham proposal.

Note: The above non-collusion affidavit is part of the proposal. Signing this proposal on the signature portion thereof shall also constitute signature of this non-collusion affidavit. Proposers are cautioned that making a false certification may subject the certifier to criminal prosecution.

Signed_____

State of Texas, County of Johnson

Electronically signed and notarized online using the Proof platform.

Subscribed and sworn to (or affirmed) before me on this 11th day of March, 20 25, by Muhammad Majdi Ataya, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Notary Public Signature

NOTARY PUBLIC STATE OF TEXAS

Efraim Menashe Salvador

ID NUMBER
134501582
COMMISSION EXPIRES
August 10, 2027

Notary Public Seal

Proof SM

How to Verify This Transaction

Every Proof transaction is recorded and saved for a minimum of five years. Whether you receive an electronic or printed paper copy of a Proof document, you can access details of the transaction and verify its authenticity with the information below.

To get started, visit **verify.proof.com** and enter this information:

Access ID:	2VBURHGU
Access PIN:	RGW9H7

For more information on how to verify Proof transactions, please visit: **support.proof.com**

The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in conformance with its instructions.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The prospective participant also agrees by submitting his or her bid or proposal that he or she shall require that the language of this certification be included in all lower tier subcontracts, which exceed $100,000 and that all such subrecipients shall certify and disclose accordingly.

Signed: Majdi Ataya

Title: **President, Onward Engineering**

Firm: **Onward Engineering**

Date: **3/11/2025**

As suppliers of goods or services to the City of Eastvale, the Firm listed below certifies that it does not discriminate in its employment with regard to race, color, religion, sex, or national origin; that it is in compliance with all federal, state and local directives and executive orders regarding non-discrimination in employment; and that it agrees to demonstrate positively and aggressively the principle of equal opportunity in employment.

WE AGREE SPECIFICALLY:

1. To take affirmative steps to hire minority employees with the company.

2. To establish or observe employment policies within affirmative promotion opportunities for minority persons at all job levels.

3. To communicate this policy to all persons concerned, including all company employees, outside recruiting services, especially those servicing minority communities, and to the minority communities at large.

FIRM **Onward Engineering**

TITLE OF PERSON SIGNING **President, Onward Engineering**

SIGNATURE Majdi Ataya

DATE **3/11/2025**

Please include any additional information available regarding equal opportunity employment programs now in effect within your company.

EXHIBIT "B"
COMPENSATION

Contractor will perform all services in accordance with the rates and sums listed in Contractor's Cost Proposal attached hereto and incorporated as if fully set forth herein.

F. COST PROPOSAL

CITY OF EASTVALE, SCHLEISMAN ROAD MOBILITY, SAFETY AND CONNECTIVITY PROJECT

ONWARD ENGINEERING

		ONWARD ENGINEERING						SUB-CONSULTANTS					
		QA/QC MANAGER $200.00 HOURLY	PROJECT MANAGER $190.00 HOURLY	PROJECT ENGINEERS $145.00 HOURLY	2-PERSON SURVEY TEAM $400.00 HOURLY	OE TOTAL HOURS	OE SUB-TOTAL COST	C BELOW LUMP SUM	GROUP DELTA LUMP SUM	STC TRAFFIC LUMP SUM	ECORP LUMP SUM	SUB-CONSULTANT SUB-TOTAL COST	GRAND TOTAL COST
PHASE 1													**PHASE 1**
1	Meetings		14	10		24	$4,110.00			$8,338.00		$8,338.00	$12,448.00
2	Research & Review		8	8		16	$2,680.00			$1,738.00		$1,738.00	$4,418.00
3	Utility Notification		4	28		32	$4,820.00						$4,820.00
4	Geotechnical Investigation		4			4	$760.00		$33,758.25			$33,758.25	$34,518.25
5	Pre-Construction Traffic Counts									$5,896.00		$5,896.00	$5,896.00
6	CEQA Categorical Exemption		4			4	$760.00				$1,725.00	$1,725.00	$2,485.00
7	Initial Site Assessment		4			4	$760.00		$11,500.00			$11,500.00	$12,260.00
SUB-TOTAL			38	46		84	$13,890.00		$45,258.25	$15,972.00	$1,725.00	$62,955.25	$76,845.25
PHASE 2													**PHASE 2**
8	Drone Mapping			16		16	$2,320.00						$2,320.00
9	Topographic Survey		4	64	56	124	$32,440.00						$32,440.00
10	Base Maps		10	84		94	$14,080.00						$14,080.00
11	Site Evaluation		8	16		24	$3,840.00			$14,168.00		$14,168.00	$18,008.00
12	30% Plans & Estimate	8	32	114		154	$24,210.00			$20,152.00		$20,152.00	$44,362.00
13	Pre-Construction Traffic Impact Study									$26,664.00		$26,664.00	$26,664.00
14	Photometric Analysis									$11,396.00		$11,396.00	$11,396.00
15	Public Outreach	8	36	64		108	$17,720.00						$17,720.00
SUB-TOTAL		16	90	358	56	520	$94,610.00			$72,380.00		$72,380.00	$166,990.00
PHASE 3													**PHASE 3**
16	65% Plans & Estimate	16	150	482		648	$101,590.00			$93,588.00		$93,588.00	$195,178.00
17	90% PS&E	8	48	180		236	$36,820.00			$61,204.00		$61,204.00	$98,024.00
18	100% PS&E	8	32	96		136	$21,600.00			$20,482.00		$20,482.00	$42,082.00
SUB-TOTAL		32	230	758		1020	$160,010.00			$175,274.00		$175,274.00	$335,284.00
PHASE 4													**PHASE 4**
19	Bid and Construction Support		48	84		132	$21,300.00			$13,728.00		$13,728.00	$35,028.00
20	Post-Construction Traffic Counts		4			4	$760.00			$5,896.00		$5,896.00	$6,656.00
21	Post-Construction Traffic Impact Study		4			4	$760.00			$11,396.00		$11,396.00	$12,156.00
SUB-TOTAL			56	84		140	$22,820.00			$31,020.00		$31,020.00	$53,840.00
TOTAL HOURS AND COSTS		48	414	1246	56	1764	$291,330.00		$45,258.25	$294,646.00	$1,725.00	$341,629.25	$632,959.25
OPTIONAL													**OPTIONAL**
22	Utility Potholing (20 Potholes Included)							$48,869.25				$48,869.25	$48,869.25
23	Limited Phase II Environmental Site Assessment								$40,250.00			$40,250.00	$40,250.00

Onward Engineering | Design Smarter. Build Better.

EXHIBIT "C"
INSURANCE

A. Insurance Requirements. Contractor shall provide and maintain insurance, acceptable to the City, in full force and effect throughout the term of this Agreement, against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Services by Contractor, its agents, representatives or employees. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

Contractor shall provide the following scope and limits of insurance:

1. Minimum Scope of Insurance. Coverage shall be at least as broad as:

(1) Commercial General Liability. Insurance Services Office form Commercial General Liability coverage (Occurrence Form CG 0001).

(2) Automobile. Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, including code 1 "any auto" and endorsement CA 0025, or equivalent forms subject to the written approval of the City.

(3) Workers' Compensation. Workers' Compensation insurance as required by the Labor Code of State of California covering all persons providing Services on behalf of the Contractor and all risks to such persons under this Agreement.

(4) Professional Liability. Professional liability insurance appropriate to the Contractor's profession. This coverage may be written on a "claims made" basis, and must include coverage for contractual liability. The professional liability insurance required by this Agreement must be endorsed to be applicable to claims based upon, arising out of or related to Services performed under this Agreement. The insurance must be maintained for at least three (3) consecutive years following the completion of Contractor's services or the termination of this Agreement. During this additional three (3) year period, Contractor shall annually and upon request of the City submit written evidence of this continuous coverage.

2. Minimum Limits of Insurance. Contractor shall maintain limits of insurance no less than:

(1) Commercial General Liability. $1,000,000 general aggregate for bodily injury, personal injury and property damage.

(2) Automobile. $1,000,000 per accident for bodily injury and property damage. A combined single limit policy with aggregate limits in an amount of

not less than $2,000,000 shall be considered equivalent to the said required minimum limits set forth above.

(3) Workers' Compensation. Workers' Compensation as required by the Labor Code of the State of California of not less than $1,000,000 per occurrence.

(4) Professional Liability. $1,000,000 per occurrence.

B. Other Provisions. Insurance policies required by this Agreement shall contain the following provisions:

1. All Policies. Each insurance policy required by this Agreement shall be endorsed and state the coverage shall not be suspended, voided, cancelled by the insurer or either Party to this Agreement, reduced in coverage or in limits except after 30 days' prior written notice by certified mail, return receipt requested, has been given to City.

2. Commercial General Liability and Automobile Liability Coverages.

(1) City, and its respective elected and appointed officers, officials, and employees and volunteers are to be covered as additional insureds as respects: liability arising out of activities Contractor performs; products and completed operations of Contractor; premises owned, occupied or used by Contractor; or automobiles owned, leased, hired or borrowed by Contractor. The coverage shall contain no special limitations on the scope of protection afforded to City, and their respective elected and appointed officers, officials, or employees.

(2) Contractor’s insurance coverage shall be primary insurance with respect to City, and its respective elected and appointed, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by City, and its respective elected and appointed officers, officials, employees or volunteers, shall apply in excess of, and not contribute with, Contractor’s insurance.

(3) Contractor’s insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(4) Any failure to comply with the reporting or other provisions of the insurance policies, including breaches of warranties, shall not affect coverage provided to City, and its respective elected and appointed officers, officials, employees or volunteers.

3. Workers' Compensation Coverage. Unless the City Manager otherwise agrees in writing, the insurer shall agree to waive all rights of subrogation

against City, and its respective elected and appointed officers, officials, employees and agents for losses arising from work performed by Contractor.

C. Other Requirements. Contractor agrees to deposit with City, at or before the effective date of this Agreement, certificates of insurance necessary to satisfy City that the insurance provisions of this contract have been complied with. The City may require that Contractor furnish City with copies of original endorsements effecting coverage required by this Exhibit "C". The certificates and endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. City reserves the right to inspect complete, certified copies of all required insurance policies, at any time.

1. Contractor shall furnish certificates and endorsements from each subcontractor identical to those Contractor provides.

2. Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City or its respective elected or appointed officers, officials, employees and volunteers, or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims.

3. The procuring of such required policy or policies of insurance shall not be construed to limit Contractor's liability hereunder nor to fulfill the indemnification provisions and requirements of this Agreement.

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.10
May 14, 2025

Approval of New Purchase Agreement for Goods for Traffic and Street Signs and Materials

Prepared By:

Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)

Staff recommends that the City Council:

1. Rescind the previous City Council action taken on February 26, 2025, which approved the award of a Purchase Agreement for Goods with Safety Network Traffic Signs, Inc. for as-needed traffic and street signs and materials; and
2. Approve a Purchase Agreement for Goods with Athaco, Inc. for the as-needed purchase of traffic and street signs and materials, for an initial term of thirteen months (May 15, 2025, to June 30, 2026), with up to four one-year renewal options. This agreement, in conjunction with the existing agreement with Safety Sign Company, maintains the originally approved combined not-to-exceed amount of $120,000 for the initial term. For each subsequent contract year, the combined not-to-exceed amount for both agreements will be $90,000 per fiscal year; and
3. Authorize the City Manager to execute the agreement with Athaco Inc.

Summary

The City of Eastvale previously awarded two contracts for the procurement of traffic and street signs to support the ongoing replacement and maintenance of the City's 8,209 traffic control signs. These signs are essential for roadway safety and require routine replacement due to weathering, vandalism, and engineering safety improvements.

The City had issued an Invitation for Bids (IFB) No. 25-100EG on January 2, 2025, and contracts were awarded to the two lowest responsive and responsible bidders—Safety Network Traffic Signs and Safety Sign Company. Since the award, Safety Network Traffic Signs has notified the City that they are unable to fulfill the agreement due to material cost increases caused by tariffs and staffing shortages.

To reduce the risk of service disruptions and protect the City from future price fluctuations, staff recommends rescinding the contract with Safety Network Traffic Signs and awarding a new contract to the next lowest responsive bidder, Athaco Inc., while maintaining the existing agreement with Safety Sign Company. This approach aligns with Eastvale Municipal Code Section 4.06.080(i), which permits an exemption from the bidding requirements if the Council finds it is in the best interests of the City. In this circumstance, it is advantageous to the City to have two contracts in place so that the City has options to ensure signs can be procured promptly.

Although Athaco Inc.'s original bid was higher, staff finds their pricing to be competitive, fair and reasonable, and believes the added vendor ensures greater service reliability and protects the City from future pricing volatility as this vendor has agreed to honor bid pricing and hold pricing throughout the initial contract term as required by IFB 25-100EG. Athaco Inc., based in Ontario, CA, brings over 25 years of industry experience in manufacturing durable, compliant traffic control signs —further supporting the City's efforts to maintain reliable signage citywide.

The proposed agreement with Athaco Inc. will have an initial term of approximately thirteen months, with up to four one-year renewal options. The combined not-to-exceed amount for Athaco Inc. and Safeway Sign Company is $120,000 for the initial term and $90,000 annually thereafter.

Background

The Public Works Department is responsible for maintaining a crucial network of traffic control signs throughout Eastvale to ensure roadways remain navigable and safe for drivers. The City owns and maintains approximately 8,209 traffic signs, which provide essential regulatory, warning, and guidance information to motorists.

Traffic signs often need replacement due to factors such as fading, vandalism, weathering, or as part of engineering safety improvements. One critical compliance measure is retroreflectivity, a standard introduced by the Federal Highway Administration (FHWA) in December 2007 as part of the Manual on Uniform Traffic Control Devices (MUTCD). This standard was established to improve nighttime driving safety. Although only 25% of travel occurs at night, nearly 50% of crashes happen during nighttime hours, making adherence to retroreflectivity standards essential.

Currently, requests for the replacement of damaged, faded, or downed signs are received via the citizen reporting app, Gogov. The Public Works Street Maintenance Division crew responds promptly to these requests, as these issues can pose significant hazards. However, this process is primarily reactive. The department's goal is to implement a system that allows for more proactive sign replacement, improving public safety. The execution of a contract will support these efforts, ensuring that Eastvale's traffic signage remains safe, compliant, and effective in guiding drivers.

Before issuing this IFB, the City utilized a free equipment rental program from the California Local Technical Assistance Program (CALTAP) to scan and measure the retroreflectivity of signs. Through

this program, the City has scanned approximately 2,160 signs, of which 821 failed to meet retroreflectivity standards. The City's priority is to replace these non-compliant signs while continuing to scan the remaining signage to complete the inventory. This contract, awarded through the IFB solicitation process, will help maintain the approximately 8,209 traffic signs citywide, ensuring improved driver visibility, safety, and full compliance with current regulations.

Environmental

By the definition provided in the California Environmental Quality Act (CEQA) Guidelines Section 15378, the award of this contract does not qualify as a "project" as defined by CEQA.

Strategic Plan Action - Priority Level: 2 | Target #: F | Goal #: F

This initiative supports the City's commitment to roadway safety and proactive infrastructure management.

Fiscal Impact

Approval of the new Purchase Agreement for Goods with Athaco Inc. will authorize the as-needed procurement of traffic and street signs and materials. The combined not-to-exceed amount for both Athaco Inc. and the existing agreement with Safety Sign Company is $120,000 for the initial term ending June 30, 2026. For each subsequent contract year, up to four one-year renewal options may be exercised, with a combined not-to-exceed amount of $90,000 per fiscal year. Funding for this project is included in the FY 2024-25 Public Works Department budget under Capital Improvement Project 92001 in Measure A Fund account number 210-510-6695-92001-0000. There are sufficient funds budgeted to cover the cost.

Prior City Council/Commission Action

On February 26, 2025, the City Council approved the award of two Purchase Agreements for Goods with Safety Network Traffic Signs, Inc. and Safety Sign Company to provide as-needed traffic and street signs and materials, in a total not-to-exceed amount of $120,000, and up to four one-year renewal options thereafter, with a not-to-exceed amount of $90,000 per fiscal year for subsequent contract years.

Attachment(s)

Attachment 1 - Purchase Agreement with Athaco Inc.

PURCHASE AGREEMENT FOR
TRAFFIC AND STREET SIGNS & MATERIALS

1. **IDENTIFICATION OF VENDOR:**
   NAME: Athaco, Inc.
   ADDRESS: 1211 W. Brooks St., Ontario, CA 91762
   CONTACT: Charles Atha
   LICENSE NO. (if applicable): **N/A**

2. **GOODS AND/OR EQUIPMENT.** The goods and/or equipment ("Goods") to be provided by Vendor pursuant to this Purchase Agreement are described in Exhibit B, attached hereto and incorporated herein by this reference.

3. **VENDOR'S BID PROPOSAL.** Vendor submitted a bid in response to Invitation for Bid (IFB) No.25-100EG and was selected by the City as the contractor for this Agreement. Vendor represents that it is able and willing to provide the services described in the Scope of Services under the terms and conditions set forth in the IFB.

4. **COMPENSATION FOR SERVICES.** Vendor is one of two (2) separate Vendors selected to provide services on an as-needed basis. Total compensation for Goods provided by all Vendors selected under this IFB and Purchase Agreement shall not exceed a shared annual aggregate amount of $120,000 during the term of this agreement and shall not exceed a shared annual aggregate amount of $90,000 during any extension periods, as set forth in Section 6, below. Unless otherwise stated herein or the Contract Documents, all applicable taxes are included in the Purchase Agreement.

5. **SCHEDULE OF PERFORMANCE.** Vendor/Consultant shall deliver the Goods on an as-needed basis in accordance with the City's needs and available budget.

6. **TERM.** This agreement shall commence on May 15, 2025, and terminate on June 30, 2026, with the option for the City to grant up to four (4), one (1) year extensions, exercisable by a writing by the City Manager and City Attorney, unless terminated earlier in accordance with Section 11, below (General Terms and Conditions).

7. **TERMS AND CONDITIONS.**

(1) The following documents are incorporated by reference into this Purchase Agreement and together with this Purchase Agreement are referred to as the "Contract Documents": IFB No. 25-100EG, Vendor's Bid in response to IFB No. 25-100EG, all referenced specifications, details and appendices, the general terms and conditions attached hereto as Exhibit A, and the description and price of the Goods attached hereto as Exhibit B.

(2) The Purchase Agreement and Purchase Order numbers must appear on all invoices and correspondence.

(3) Changes made to printed Terms and Conditions of this Purchase Agreement or any of the Contract Documents are null and void unless approved in writing by the City of Eastvale ("City").

(4) By executing this Purchase Agreement, Vendor affirms that it has read, negotiated, and expressly accepts all terms incorporated herein.

Athaco, Inc.	City of Eastvale
Vendor	City
Signature 05/07/25 Date	Signature Date
Charles Atha VP. Co-owner	
Print Name and Title	Print Name and Title

Exhibit A
General Terms and Conditions

1. Acceptance. By accepting this Purchase Agreement, Vendor agrees to comply with these Terms and Conditions. City does not agree to any proposed additions, alterations, modifications, or deletions to this Purchase Agreement by Vendor unless agreed to in writing by both Vendor and City as described herein. Vendor shall sell, provide and deliver, and City shall purchase, the goods, materials, and/or equipment described in this Purchase Agreement, including any attached specifications ("Goods"). Goods must comply with the Contract Documents.

2. Delivery. Vendor's carrier shall deliver Goods at the location identified by the City in the Contract Documents. Vendor shall pay all freight costs unless otherwise noted in the Contract Documents and set forth in the purchase price. Time is of the essence for the shipment or delivery of Goods and Goods shall be delivered no later than the date set forth on the Purchase Agreement.

3. Compliance with Law. Vendor shall have full and exclusive responsibility for compliance with all applicable federal, state and local laws, rules, regulations, ordinances or requirements pertinent to its employees, the sale of the Goods, and the methods and procedures in connection with the work under this Purchase Agreement including obtaining, at its sole cost and expense, all licenses, permits and approvals required by law.

4. Risk of Loss. Vendor warrants title to all Goods sold to City and Vendor shall bear the risk of loss of or damage to Goods until such time as City takes actual possession of Goods by moving them from the point of delivery, or at the point of delivery if such items will not be moved.

5. Substitutions. No substitution will be permitted without the written consent of City. If Vendor proposes any substitution, Vendor guarantees that the substitution is equal in quality, capacity, durability, ease of maintenance, and ease of installation to the Goods originally specified.

6. Changes. City, by written order, may delete Goods to be supplied under this Purchase Agreement, and the Purchase Agreement price will be equitably reduced. City, by written order, may order an increase in Goods to be supplied, and the Purchase Agreement price will be equitably increased. If unit prices are stated, the reduction or increase shall be calculated at the unit prices stated in the Purchase Agreement. If no unit prices are stated, Vendor shall promptly, at the request of City, quote prices, and City shall promptly accept or reject the quote.

7. Inspection and Testing. All Goods will be subject to final inspection and approval after delivery; payment will not constitute final acceptance. Vendor at its cost shall remove and replace any Goods that City designates as nonconforming or defective.

8. Indemnification. Vendor agrees to indemnify and hold City harmless and defend (with counsel acceptable to City), City and its officers, agents, employees and volunteers, from and against any and all actions, suits, claims, judgments, attorney's fees, costs, damages to persons or property, losses, penalties, obligations, expenses or liabilities that arise out of or relate to the negligence, recklessness, or willful misconduct, errors or omissions of Vendor, its employees, agents, representatives or subcontractors in the performance of this Purchase Agreement; however, this indemnity does not apply to liability arising from the sole negligence or willful misconduct of City or City's agents who are directly responsible to the City, or to the extent caused by the active negligence of City. These indemnification provisions are independent of, and shall not in any way be limited by, the insurance requirements of this Purchase Agreement and shall survive the expiration of this Purchase Agreement.

9. Warranty. Vendor warrants that all Goods and related services to be supplied under this Purchase Agreement are sufficient for the purpose intended; that all Goods and related services will conform to the specifications, drawing samples or other descriptions specified by the City; that the Goods are new, merchantable, good quality and free from defects (whether patent or latent) in material and workmanship; that all workmanship and Goods to be provided are of the best grade and quality; and, that it has good and clear title to all Goods to be supplied by it and the same are free and clear from all liens, encumbrances and security interests. For a period of one year after delivery of the Goods, Vendor shall at its own expense replace or repair defective Goods at the request of City. This warranty provision shall be in addition to any manufacturer warranties or other warranties set forth in the specifications, quote, or proposal, if any.

10. Payment. Unless otherwise specified the proposal or quote accepted by the City, payment will be made after delivery or receipt of Goods and invoice within thirty (30) days, except as to any charges which are disputed by City. City may withhold 10% of the price until the Goods are installed, tested, and operating (if applicable). The Vendor must separately state on all invoices any taxes imposed by the local, state or federal state government applicable to furnishing of Goods; provided, however, where a tax exemption is available, the tax must be subtracted from the total price and identified.

11. Termination. City may terminate all or any portion of this Purchase Agreement at any time prior to the delivery of Goods, with or without cause, by giving Vendor written notice. Cancellation or termination shall become effective immediately upon the giving of notice by personal delivery or mail. In the event of breach of the Purchase Agreement by Vendor, City may terminate the Purchase Agreement immediately without notice, may reduce payment to the Vendor in the amount necessary to offset City's resulting damages, may procure substitute goods or services at Vendor's expense, and/or may pursue any other available recourse against Vendor. Vendor may terminate this Purchase Agreement for cause at any time upon thirty (30) days written notice.

12. Assignment. Except as expressly stated in the Purchase Agreement, Vendor shall not contract with any other entity to perform in whole or in part the services required under the Purchase Agreement without the express written approval of the City. Neither the Purchase Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated, or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City.

13. Waiver. The waiver at any time by any party of its rights with respect to a default or other matter arising in connection with this Purchase Agreement shall not be deemed a waiver with respect to any subsequent default or matter. No payment by City to Vendor shall be considered or construed to be an approval or acceptance of any defective goods or any other breach or default.

14. Insurance. Unless waived in writing by the City, Vendor shall procure and maintain for the duration of the contract insurance against claims for death or injuries to persons or damage to property that may arise from or in connection with the performance of the work hereunder by the Vendor, its agents, representatives, or employees. Vendor shall comply with the City's minimum standard insurance requirements:

1. Commercial General Liability coverage (occurrence Form CG 00 01) and include products coverage. Coverage shall be at least as broad as Insurance Services Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than $1,000,000 per occurrence / $2,000,000 aggregate. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

2. Workers' Compensation insurance as required by the State of California and Employer's Liability Coverage of at least $1,000,000 per occurrence.

3. Automobile Liability: Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if Vendor has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than $1,000,000 per accident for bodily injury and property damage.

4. If Vendor is also the manufacturer of any equipment included in the Goods, Vendor shall carry Product Liability and/or Errors and Omissions Insurance which covers said equipment with limits of not less than $1,000,000.

If the Vendor maintains broader coverage and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Vendor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

For any claims related to this Purchase Agreement, the Vendor's insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 with respect to the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, employees, or volunteers shall be excess of the Vendor's insurance and shall not contribute with it.

Upon request, Vendor shall furnish the City with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to City before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the Vendor's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Vendor hereby grants to City a waiver of any right to subrogation which any insurer of said Vendor may acquire against the City by virtue of the payment of any loss under such insurance. Vendor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

15. Attorneys' Fees. In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing Party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

16. Governing Law; Venue. This Purchase Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Riverside, California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Riverside.

17. Integration. This Purchase Agreement constitutes the sole, final, complete, exclusive and integrated expression and statement of the terms of this agreement among the parties concerning the subject matter addressed herein, and supersedes all prior negotiations, representations or agreements, either oral or written, that may be related to the subject matter of this Purchase Agreement, except those other documents that are expressly referenced.

Exhibit B
Description and Prices of Goods

A. **SPECIFICATIONS**

1. Materials and supplies must be factory new and meet or better all applicable specifications and all applicable Federal, State, and local requirements. Fabricate all Regulatory, Warning, Construction and Guide signs according to attached specifications **(Exhibits 1-4)** adopted from the California MUTCD 2014 Edition Revision 8 and Federal Highway Administration 2009 MUTCD with Revision Numbers 1, 2 and 3. See **Exhibit 1-California MUTCD 2014** (Including Revision 3) Sign Charts.

2. **Reflective Sheeting Traffic Signs**

   a. *Aluminum plate for reflective sign blanks*: the base metal shall be new sheet aluminum of alloys 5052-H38 conforming to the requirements of ASTM Designation: B209. The thickness of the aluminum sheet shall be 0.080". Alloy and temper designation shall be verified by mill certification (thickness to be specified with order).

   b. *Fabrication:* The fabrication of all metal parts shall be accomplished in a uniform and workmanlike manner. The sign panels are to be cut with radius and punch per State of California, Department of Transportation (Caltrans) specifications. The dimensional tolerance of the panels shall be plus or minus 1/16". Metal panels shall be cut to size and shape and shall be free of buckles, warp, dents, cockles, burrs, and any other defects resulting from fabrication. All possible fabrication, including shearing, cutting and punching of holes shall be completed prior to the base metal pretreatment.

   c. *Pretreatment:* The front and back surfaces of aluminum base metal shall be cleaned, deoxidized, and coated with a light, tightly adherent chromated conversion coating free of any powdery residue. The base metal pretreatment shall be in conformance with Section 5, "Recommended Processing Methods" of ASTM Designation B 449. The coating weight shall be Class 2 (10-34 mg/sq. ft.) with median of 25 mg/sq. ft. as the optimum coating weight.

      All treatment tanks or sprays applied pretreatment systems shall be charged with fresh chemicals at least once a year. If pretreatment is performed by immersion methods, the tanks shall be of sufficient size to accommodate the complete panel. The cleaned and coated base metal shall be handled only by a mechanical device or by operators wearing clean cotton or rubber gloves. After cleaning and coating operations, the panels shall be protected at all times from contact or exposure to grease, oils, dust or other contaminants.

      Other treatment methods similar to those specified above may be used provided prior approval is obtained from the City.

   d. *Reflective Sheeting:* Use 3M High Intensity Prismatic Type III & IV Reflective Sheeting Series 3930 (See Exhibit "2"). 3M 3930 (HIP) High Intensity Prismatic Type III & IV Reflective Sheeting Fluorescent Yellow Green Sheeting Series (See Exhibit "2") Avery Dennison T-6500 HIP High Intensity Prismatic Reflective Sheeting (See Exhibit "3").

   e. *Graffiti Overlay New Signs:* Use 1160iA Premium Overlay by 3M Company (See Exhibit "4") or Avery Dennison OL-1000 UV Series (See Exhibit "5")

3. **NO SUBSTITUTIONS, NO ALTERNATES** for the above specifications unless noted otherwise.

4. If a given part number is no longer available and has been replaced by an updated part number from that manufacturer, then City's approval is required prior to Vendor ordering and shipping updated part number.

5. All items must meet or better all applicable Federal, State, and local requirements and all applicable Original Equipment Manufacturer requirements.

6. City reserves the right to add, change, or delete items at its discretion. The price for items that are added or changed must be priced according to the lower of a similar item, the factored discount percentage from list price of a similar item.

B. **FABRICATION AND QUALITY ASSURANCE**

1. Fabricate signs using only the highest quality materials and according to the highest quality workmanship.

2. Ensure that all signs are checked thoroughly for quality of materials and workmanship immediately after fabrication and prior to delivery.

3. Replace defective signs and materials at Contractor's sole expense, within 5 business days of City Representative's notification. This applies to any latent defects as well.

C. **WARRANTY**

1. All items must carry manufacturer's warranty, which shall not begin until City installs the item.

2. Vendor must handle all warranty related issues.

D. **DELIVERY REQUIREMENTS AND LOCATIONS**

1. Bidders must be able to accept orders and make deliveries Monday through Friday, between the hours of 6:30 AM and 4:00 PM.

2. All devices shall be delivered with all necessary hardware for easy installation.
3. Delivery of fabricated signs shall be within 15 business days after receipt of order.
4. Delivery of other materials shall be 5 business days or less after receipt of order.
5. Should there be an emergency, turnaround time for fabricated signs shall be within 5 business days of vendor's receipt of order from the City.
6. Vendor must contact City Representative 24 hours prior to delivery.
7. Delivery shall be to the address listed below. Most deliveries will be made to this location; however, deliveries may also occasionally be made to other nearby City facility locations.

Altfillisch Property
c/o City of Eastvale
13200 Citrus Street
Eastvale, CA 91752

City of Eastvale
Bid Results for Project Traffic and Street Signs & Materials (25-100EG)
Issued on 01/02/2025
Bid Due on January 30, 2025 2:00 PM (PST)

				ATHACO INC.		
ITEM #	DESCRIPTION	UOM	QTY	UNIT PRICE	LINE TOTAL	COMMENT
	TRAFFIC SIGNS					
1	D9-6 - Handicapped Accessible - 18" X 18"	EA	2	$49.95	$99.90	
2	EA I-15 - Interstate Sign - 12" x 12"	EA	1	$29.95	$29.95	
3	I-8 - Library - 24" X 24"	EA	1	$59.95	$59.95	
4	M7-1 - Horizontal rectangular green sign - 9" x 12"	EA	1	$19.95	$19.95	
5	N-1 (CA) Object Marker - 18" x 18"	EA	1	$39.95	$39.95	
6	Custom: No Parking Street Sweeping - 12" x 18" Monday - 11AM - 4PM - 2 & 4 (Any	EA	150	$29.95	$4,492.50	
7	Custom: Left Turn Must Yield To Pedestrians - 24" x 36"	EA	1	$69.95	$69.95	
8	OM1-1 Type1 Object Marker - 18" x 18'	EA	8	$29.95	$239.60	
9	OM1-3 Type1 Object Marker - 18" x 18"	EA	21	$29.95	$628.95	
10	OM1-3 Type1 Object Marker - 24" x 30"	EA	1	$59.95	$59.95	
11	OM2-1H Type 2 Object Marker - 6" x 12"	EA	1	$14.95	$14.95	
12	R1-1 STOP - 24" X 24"	EA	6	$29.95	$179.70	
13	R1-1 STOP - 30" X 30"	EA	434	$54.95	$23,848.30	
14	R1-3P All Way - 18" X 6"	EA	35	$18.95	$663.25	
15	R1-3P All Way - 24" X 9"	EA	36	$22.95	$826.20	
16	R2-1 SPEED LIMIT 50 (ANY SPEED) - 24" X 30"	EA	50	$59.95	$2,997.50	
17	R2-1 SPEED LIMIT 50 (ANY SPEED) - 30" X 36"	EA	10	$89.95	$899.50	
18	R2-1 SPEED LIMIT 50 (ANY SPEED) - 36" X 48"	EA	10	$129.95	$1,299.50	
19	R3-1 NO RIGHT TURNS - 24" X 24"	EA	1	$49.95	$49.95	
20	R3-2 NO LEFT TURN - 24" X 24"	EA	1	$49.95	$49.95	
21	R3-2aP - Right Turn Only - 24" x 30"	EA	1	$59.95	$59.95	
22	R3-3 NO TURNS - 24" x 24"	EA	1	$49.95	$49.95	
23	R3-4 NO U-TURN - 24" x 24"	EA	1	$49.95	$49.95	

				ATHACO INC.		
ITEM #	DESCRIPTION	UOM	QTY	UNIT PRICE	LINE TOTAL	COMMENT
24	R3-5 LEFT TURN ONLY (LEFT OR RIGHT) - 30" x 36"	EA	1	$89.95	$89.95	
25	R3-7 Right (Left) Lane Must Turn Right (Left) - 30" x 30"	EA	13	$69.95	$909.35	
26	R3-7 Right (Left) Lane Must Turn Right (Left) - 36" x 36"	EA	8	$99.95	$799.60	
27	R3-8 LEFT TURN ONLY/LEFT & FORWARD - 30" x 30"	EA	1	$69.95	$69.95	
28	R3-8 LEFT TURN ONLY/LEFT & FORWARD - 30" x 36"	EA	1	$89.95	$89.95	
29	R3-8a LEFT TURN ONLY/LEFT & FORWARD/RIGHT TURN ONLY - 30" x 36"	EA	1	$89.95	$89.95	
30	R3-8b LEFT/FORWARD/RIGHT TURN ONLY - 30" X 36"	EA	1	$89.95	$89.95	
31	R3-9dP End (plaque) - 30" x 12"	EA	2	$29.95	$59.90	
32	R3-18 NO LEFT TURN OR U-TURN - 36" x 36"	EA	2	$109.95	$219.90	
33	R4-1 Do Not Pass - 24" x 30"	EA	1	$69.95	$69.95	
34	R4-7 Keep Right - 24" X 30"	EA	18	$59.95	$1,079.10	
35	R5-1 Do Not Enter - 30" x 30"	EA	2	$69.95	$139.90	
36	R5-1a Wrong Way - 36" x 24"	EA	1	$89.95	$89.95	
37	R5-2 NO TRUCKS ALLOWED - 30" x 30"	EA	1	$69.95	$69.95	
38	R6-1 ONE WAY (RIGH OF LEFT) - 36" x 12"	EA	1	$39.95	$39.95	
39	R6-2 ONE WAY ONLY (RIGHT OR LEFT) - 24" x 30"	EA	1	$69.95	$69.95	
40	R7-108 2HR Parking (Any Hours) (Any Time) (Left or Right) - 12" X 18"	EA	1	$39.95	$39.95	
41	R7-2a NO PARKING 8:30AM-5:30PM (ANY HOURS) - 12" X 18"	EA	5	$39.95	$199.75	
42	R7-9a No Parking Bike Lane - 12" x 18"	EA	16	$29.95	$479.20	
43	R7-BS Single Arrow - 12" x 6"	EA	1	$24.95	$24.95	
44	R9-3 No Predestina Crossing - 18" x 18"	EA	9	$29.95	$269.55	
45	R9-3aP No Ped Xing (Small) - 18" x12"	EA	1	$39.95	$39.95	
46	R10-2 Pedestrian Signs and Plaques - 9" x 12"	EA	1	$29.95	$29.95	
47	R10-3 Pedestrian Signs and Plaques - 9" x 12"	EA	5	$29.95	$149.75	
48	R10-3b Pedestrian Signs and Plaques - 9" x 12"	EA	10	$29.95	$299.50	
49	R10-3e (CA) Pedestrian Signs and Plaques - 9" x 15"	EA	1	$29.95	$29.95	
50	R10-3i (CA) Pedestrian Sign - 9" x 15"	EA	1	$29.95	$29.95	
51	R10-4b - Push Button for Ped - 9" x 12"	EA	2	$29.95	$59.90	

				ATHACO INC.		
ITEM #	DESCRIPTION	UOM	QTY	UNIT PRICE	LINE TOTAL	COMMENT
52	R10-7 DO NOT BLOCK INTERSECTION 24" X 30"	EA	2	$69.95	$139.90	
53	R10-11 No Turn on Red - 24" x 30"	EA	1	$69.95	$69.95	
54	R10-22 To Request Green Wait on Symbol -12" x 18"	EA	1	$39.95	$39.95	
55	R11-2 ROAD CLOSED 48" X 30"	EA	3	$129.95	$389.85	
56	R14-1 TRUCK ROUTE 24" X 18"	EA	6	$44.95	$269.70	
57	R20A (CA) WEIGHT LIMITS SYMBOLS - 24" X 36"	EA	2	$79.95	$159.90	
58	R26 (CA) No Parking Any Time - 12" X 18"	EA	23	$29.95	$688.85	
59	R26(S) (CA) No Stopping Any Time - 12" X 18"	EA	1	$29.95	$29.95	
60	R26A (CA) No Parking Any Time - 24"x 30"	EA	3	$69.95	$209.85	
61	R26A(S) (CA) No Stopping Any Time - 24"x 30"	EA	3	$69.95	$209.85	
62	R28S (CA) TOW AWAY DOUBLE ARROW - 12" X 18"	EA	2	$39.95	$79.90	
63	R28S (CA) TOW AWAY LEFT ARROW - 12" X 18"	EA	2	$39.95	$79.90	
64	R28S TOW AWAY RIGHT ARROW - 12" X 18"	EA	2	$39.95	$79.90	
65	R36 (CA) COMMERCIAL VEHICLES - 30" X 30"	EA	3	$69.95	$209.85	
66	R49 (CA) No Ped Crossing - USE CROSSWALK - 42" X 18"	EA	4	$59.95	$239.80	
67	R61-1 (CA) INTERSECTION LANES - 30" X 30"	EA	4	$69.95	$279.80	
68	R61-1 (CA) INTERSECTION LANES - 36" X 36"	EA	4	$109.95	$439.80	
69	R61-3 (CA) INTERSECTION LANES 30" X 30"	EA	4	$69.95	$279.80	
70	R61-3 (CA) INTERSECTION LANES 36" X 36"	EA	2	$109.95	$219.90	
71	R61-5 (CA) INTERSECTION LANES 36" X 30"	EA	2	$89.95	$179.90	
72	R61-7 (CA) INTERSECTION LANES 36" X 30"	EA	2	$89.95	$179.90	
73	R61-9 (CA) INTERSECTION LANES 36" X 30"	EA	2	$89.95	$179.90	
74	R61-13 (CA) Triple Lane Control Left only, Left only, Right only - 48" x 30"	EA	1	$129.95	$129.95	
75	R61-22 (CA) INTERSECTION LANES - 54" X 30"	EA	2	$169.95	$339.90	
76	R81 (CA) Bike Lane - 12" x 8"	EA	2	$19.95	$39.90	
77	R81 (CA) BIKE LANE - 12" X 8"	EA	5	$19.95	$99.75	
78	R81 (CA) BIKE LANE - 24" X 18"	EA	5	$44.95	$224.75	
79	R81A (CA) BEGIN - 24" X 6"	EA	5	$29.95	$149.75	

				ATHACO INC.		
ITEM #	DESCRIPTION	UOM	QTY	UNIT PRICE	LINE TOTAL	COMMENT
80	R81B (CA) END - 24" X 6"	EA	5	$29.95	$149.75	
81	S1-1 School Crossing Sign - 36" x 36"	EA	3	$149.95	$449.85	
82	S4-2P - When Children Are Present - 24" x 10"	EA	1	$39.95	$39.95	
83	S4-3P - School - 24" X 8"	EA	3	$39.95	$119.85	
84	S5-2 End School Zone - 36" x 48"	EA	3	$189.95	$569.85	
85	SR4-1 (CA) School Speed Limit 25 when children are present - 24" x 48"	EA	4	$169.95	$679.80	
86	SR58 (CA) RED LIGHT VIOLATION - 30" X 36"	EA	3	$89.95	$269.85	
87	W1-1 Turn (Left or Right) - 30" x 30"	EA	5	$69.95	$349.75	
88	W1-1 Turn (Left or Right) - 36" x 36"	EA	5	$109.95	$549.75	
89	W1-1a (Left or Right) COMBINATION TURN / ADVISORY SPEED - 36" X 36"	EA	5	$109.95	$549.75	
90	W1-1a (Left or Right) COMBINATION TURN / ADVISORY SPEED 48" X 48"	EA	5	$199.95	$999.75	
91	W1-2 (Left or Right) CURVE - 36" X 36"	EA	5	$109.95	$549.75	
92	W1-4 Horizontal Alignment Curve (Left or Right) - 30" x 30":	EA	3	$69.95	$209.85	
93	W1-6 (One Direction Large Arrow (Left or Right) - 36" X 18"	EA	3	$49.95	$149.85	
94	W1-6 One Direction Large Arrow (Left or Right) - 48" x 24"	EA	1	$169.95	$169.95	
95	W1-7 Two Direction Large Arrow - 36" X 18"	EA	3	$49.95	$149.85	
96	W1-7 Two Direction Large Arrow - 48" x 24"	EA	3	$169.95	$509.85	
97	W1-8 Chevron Alignment (Left or Right) - 18" x 24"	EA	5	$49.95	$249.75	
98	W2-1 CROSS ROAD INTERSECTION - 30" X 30"	EA	3	$69.95	$209.85	
99	W2-2 SIDE ROAD INTERSECTION (Left or Right) - 30" X 30"	EA	3	$69.95	$209.85	
100	W2-2 SIDE ROAD INTERSECTION (Left or Right) - 36" X 36"	EA	3	$129.95	$389.85	
101	W2-4 T INTERSECTION 30" X 30"	EA	3	$69.95	$209.85	
102	W2-4 T INTERSECTION 36" X 36"	EA	3	$129.95	$389.85	
103	W2-6 ROUNDABOUT INTERSECTION 30" X 30"	EA	5	$69.95	$349.75	
104	W2-6 ROUNDABOUT INTERSECTION 36" X 36"	EA	5	$129.95	$649.75	
105	W3-1 STOP AHEAD 30" X 30"	EA	12	$69.95	$839.40	
106	W3-1 STOP AHEAD 36" X 36"	EA	5	$129.95	$649.75	
107	W3-3 Advanced Traffic Control Signal Ahead - 30" x 30"	EA	5	$69.95	$349.75	

				ATHACO INC.		
ITEM #	DESCRIPTION	UOM	QTY	UNIT PRICE	LINE TOTAL	COMMENT
108	W3-3 Advanced Traffic Control Signal Ahead - 36" X 36"	EA	5	$129.95	$649.75	
109	W4-2 Lane Ends - Merge (Left or Right) - 30" x 30"	EA	3	$69.95	$209.85	
110	W4-4P Crossing Traffic Does not Stop (Plaque) - 24" x 12"	EA	1	$39.95	$39.95	
111	W11-2 Pedestrian Crossing - 30" x 30"	EA	1	$89.95	$89.95	
112	W11-2 Pedestrian Crossing - 36" x 36"	EA	1	$149.95	$149.95	
113	W13-1P Advisory Speed (Any Speed) - 30" x 30"	EA	1	$69.95	$69.95	
114	W14-1 Dead End - 30" x 30"	EA	3	$69.95	$209.85	
115	W14-2 No Outlet - 30" x 30"	EA	6	$69.95	$419.70	
116	W16-7P Arrow Down (Left or Right) - 24" x 12"	EA	1	$39.95	$39.95	
117	W16-9P Ahead (Plaque) - 24" x 12"	EA	4	$39.95	$159.80	
118	W73 (CA) Right Lane Exits Ahead - 36" x 36"	EA	1	$129.95	$129.95	
119	W74 (CA) - Thru Traffic Merge Left - 36"X36"	EA	2	$129.95	$259.90	
	SUBTOTAL				**$61,391.95**	
	HARDWARE					
120	Banding Tool, ST001, Spin Tite Tool	EA	5	$149.95	$749.75	Non Bandit Brand
121	Banding Material, Stainless Steel, .75in 100' spool	EA	25	$109.95	$2,748.75	Non Bandit Brand
122	Buckle, Stainless Steel, .75in	EA	250	$0.90	$225.00	
123	Sign Mount Bracket Hardware Kit	EA	100	$1.50	$150.00	
124	Flared Leg Saddle, Bulls Eye, Bolt & Nylon Washer	EA	250	$1.50	$375.00	
125	Drive Rivet, .375, w/Nylon Washer	EA	1000	$0.89	$890.00	
126	10' Post, Perforated, 2in Sq, 14 Gauge	EA	100	$44.95	$4,495.00	
127	12' Post, Perforated, 2in Sq, 14 Gauge	EA	100	$54.95	$5,495.00	
128	Post Sleeve, Perforated, 2.5in Sq, 12 Gauge	EA	250	$26.95	$6,737.50	
129	14' Post, Perforated, 2in Sq, 14 Gauge	EA	50	$69.95	$3,497.50	
130	18in Post Anchor, Perforated, 2.25in Sq, 12 Gauge, 30in	EA	250	$19.95	$4,987.50	
	SUBTOTAL				**$30,351.00**	

				ATHACO INC.		
ITEM #	DESCRIPTION	UOM	QTY	UNIT PRICE	LINE TOTAL	COMMENT
	MISCELLANEOUS					
131	RUSH ORDER CHARGE (as a % added to the abovelisted line items). Please indicate the mark up percentage for rush orders.	EA	1		$ 250.00	Flat rate fee per order
132	For items not specified herein, vendor must enter minimum percentage (%) discount offered to the City at the unit price (10% would be entered as .10). Discount from vendor's price list shall remain firm throughout the term of the contract.	EA	1		0%	
	MAIN BID TOTAL (TRAFFIC SIGNS PLUS HARDWARE)				**91,742.95**	

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CITY COUNCIL BUSINESS
Agenda Item No. 13.1
May 14, 2025

Waste Management Fiscal Year 2025-2026 Annual Rate Adjustment Request

Prepared By:

Simone Blackwell, Environmental Compliance Analyst

Recommended Action(s)

Staff recommends that the City Council adopt a Resolution approving the Rate Adjustment Request by USA Waste of California Incorporated, also known as Waste Management (WM), per section 4.03 of the Franchise Agreement.

Summary

Pursuant to Section 4.03 of the franchise agreement with Waste Management, the waste hauler is eligible to request an annual rate adjustment based on changes to the Consumer Price Index (CPI) and other associated costs. The requested rate adjustment must be between 1-4%. Waste Management is requesting a 4% increase in service rates.

The rate adjustment would become effective July 1, 2025. A typical Eastvale resident can expect a monthly service increase from $34.82 to $36.22.

Background

In June and August 2011, the City entered into franchise agreements with Waste Management and Burrtec Waste Industries to provide solid waste collection services. Prior to the agreement expiration, the City approved R3 Consulting Group to develop and facilitate a formal bid process for solid waste collection services. Waste Management and Burrtec each provided formal proposals for review and Waste Management was ultimately awarded the contract October 28, 2020.

On October 28, 2020, The City of Eastvale entered into an exclusive franchise agreement with Waste

Management for solid waste collection services. The agreement commenced on July 1, 2022 and concludes on June 30, 2042. Per the agreement, Waste Management services the entire City boundary, including the portion of the City that was previously serviced by Burrtec.

Waste Management services include city-wide commercial and residential collection of trash, recycling, and organic waste. As of July 1, 2022, organic waste collection includes the collection of green waste, food scraps, and food soiled paper which ensures compliance with Senate Bill 1383 requirements. City-wide street-sweeping services are also managed and provided by Waste Management.

Waste Management also provides additional residential collection services for bulky items, used motor oil, used oil filters, batteries, and sharps. Additional commercial services include construction and demolition recycling, bulky item collection, and temporary bin service. In partnership with the City, Waste Management also hosts two Residential Clean-up and Paper Shredding Events annually. The events include the collection of trash, green waste, recyclable materials, bulky items, household batteries, and appliances.

Pursuant to Section 4.03 of the franchise agreement with Waste Management, the hauler may request an annual rate adjustment based on changes in the Consumer Price Index (CPI) and other associated costs. The agreement allows for an annual adjustment between 1% and 4%.

For the 2025/2026 fiscal year, Waste Management is proposing a 4% increase to the maximum service rates. This proposal is based on a 2.61% increase in the CPI and significant increases in disposal, recycling, and organics processing costs. The proposed adjustment falls within the standard limits and does not include an extraordinary rate adjustment.

Separately, in accordance with Section 4.04 of the franchise agreement, Waste Management has formally requested to pursue an extraordinary rate adjustment for the 2026/2027 fiscal year due to increased operating costs. Such adjustments may be requested only once per agreement year and must coincide with rate adjustments effective July 1, 2026, or later.

Extraordinary adjustments may only be considered under the following conditions:

- A change in applicable laws
- A federal, state, or locally declared emergency or disaster
- Increases in per-ton disposal, recyclables processing, or organics processing costs that, when combined with the service component, exceed the 4% annual cap
- Emergency or uncontrollable circumstances that result in a material increase in service costs

Waste Management has not yet submitted a formal proposal for the extraordinary adjustment to service rates but has expressed interest in initiating discussions on the matter in the near future.

Environmental

Not applicable.

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A

Not applicable.

Fiscal Impact

The City receives a 12.5% franchise fee of gross receipts received each month. The franchise fee is paid to the City each quarter on April 30th, July 30th, October 30th, and January 30th. Franchise fee revenues are placed in the general fund.

Prior City Council/Commission Action

On October 28, 2020, the City Council approved an exclusive franchise agreement with Waste Management for city-wide residential and commercial solid waste collection services.

On May 24, 2023, the City Council approved an adjustment to maximum service rates for for fiscal year 2023-2024.

On April 24, 2024, the City Council approved an adjustment to maximum service rates for for fiscal year 2024-2025.

Attachment(s)

Attachment 1 - Resolution 25-XX
Attachment 2 - Exhibit A to the Resolution - FY25/26 Rate Schedule
Attachment 3 - Waste Management 2025 Rate Adjustment Request Letter
Attachment 4 - Bureau of Labor Statistics - Consumer Price Index
Attachment 5 - Azusa MRF Processing Rate Letter 2023 and 2024
Attachment 6 - South Valley Organics Processing Rate Letter 2023 and 2024
Attachment 7 - Agua Mansa Disposal Rates 2023 and 2024
Attachment 8 - Riverside County Disposal Fee Increase 2023 and 2024

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING THE ADJUSTMENT OF FEES AND CHARGES FOR PICK-UP AND HAULING OF REFUSE, RECYCLING, AND ORGANIC WASTE FOR WASTE MANAGEMENT WITHIN THE CITY OF EASTVALE

WHEREAS, in October of 2020, the City of Eastvale entered into a franchise agreement with USA Waste of California, also known as Waste Management, to provide trash pick-up, recycling services, and organic waste removal services; and

WHEREAS, pursuant to Section 4.03 of that franchise agreement, Waste Management is entitled to a rate adjustment each fiscal year, should certain conditions be met and subject to City Council determination that those conditions have been satisfied.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EASTVALE, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council, after study and investigation, and pursuant to Chapter 16.05 of the Eastvale Municipal Code and Section 4.03 of the franchise agreement, does approve the adjusted fee schedule for collection removal, and disposal of garbage, recyclables, rubbish, and organic waste within the City, attached here to as “Exhibit A” and incorporated herein by reference as if fully set forth.

SECTION 2. The Mayor, or presiding officer, is hereby authorized to affix his signature to this resolution signifying its adoption and the City Clerk, or his duly appointed deputy, is direct to attest hereto.

PASSED, APPROVED AND ADOPTED this 14th day of May, 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 25-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 14th day of May 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk

City of Eastvale Rates

Service Descriptions	Billing Frequency	2024/2025 Rate	2025/2026 Rate
Single Family Automated Trash Service includes (96-gallon Recyclable Materials Cart and 96-gallon Organic Waste Cart)			
Standard Single Family Automated Cart Service	per month	$ 34.82	$ 36.22
64 gallon Single Family Automated Cart Service	per month	$ 34.82	$ 36.22
32 gallon Single Family Automated Cart Service	per month	$ 34.82	$ 36.22
Senior Rate (64-Gallon Trash)	per month	$ 33.74	$ 35.09
Back Yard Collection	per month	$ 21.90	$ 22.78
Additional 96 gallon Trash Cart	each cart	$ 10.10	$ 10.51
Additional 96 gallon Recycling Cart (After 2 free)	each cart	$ 7.25	$ 7.54
Additional 96 gallon Organics Cart (After 2 free)	each cart	$ 8.80	$ 9.15
Residential Bin (2 cu yard)	each bin	$ 102.75	$ 106.86
Residential Set-up Fee	per occurrence	$ 21.09	$ 21.93
Tax Roll Penalty (10%)	unpaid balance per occurrence		
Tax Roll Interest	Statutory maximum		
Cart Exchange in excess of 1x per year	per occurrence	$ 27.58	$ 28.68
Residential Cart Replacement Fee	per occurrence	$ 84.98	$ 88.38
Residential Cart Repair	per occurrence	Actual Cost	Actual Cost
Extra Bag Collection	per bag, per occurrence	$ 5.13	$ 5.34
Additional Bulky Item (After 3 free per year)	per item	$ 30.28	$ 31.50
Additional Sharps Kit (After 1 free per year)	per item	$ 48.67	$ 50.62
Commercial and Multi-Family Dwelling Trash (includes base services provided in Sections 8.03.2 and 8.04.2)			
1.5 Cubic Yard Container			
1 pickup per week	per month	$ 132.58	$ 137.89
2 pickup per week	per month	$ 226.25	$ 235.30
3 pickup per week	per month	$ 319.96	$ 332.76
2 Cubic Yard Container			
1 pickup per week	per month	$ 137.41	$ 142.90
2 pickup per week	per month	$ 235.90	$ 245.33
3 pickup per week	per month	$ 334.44	$ 347.82
4 pickup per week	per month	$ 432.98	$ 450.29
5 pickup per week	per month	$ 531.49	$ 552.75
6 pickup per week	per month	$ 630.03	$ 655.23
3 Cubic Yard Container			
1 pickup per week	per month	$ 187.44	$ 194.94
2 pickup per week	per month	$ 323.28	$ 336.21
3 pickup per week	per month	$ 459.04	$ 477.40
4 pickup per week	per month	$ 589.69	$ 613.28
5 pickup per week	per month	$ 720.17	$ 748.98
6 pickup per week	per month	$ 849.61	$ 883.59
4 Cubic Yard Container			
1 pickup per week	per month	$ 213.73	$ 222.28
2 pickup per week	per month	$ 374.82	$ 389.81
3 pickup per week	per month	$ 535.89	$ 557.33
4 pickup per week	per month	$ 696.99	$ 724.87
5 pickup per week	per month	$ 858.01	$ 892.33
6 pickup per week	per month	$ 1,019.11	$ 1,059.87
6 Cubic Yard Container			
1 pickup per week	per month	$ 362.95	$ 377.47
2 pickup per week	per month	$ 655.31	$ 681.52
3 pickup per week	per month	$ 947.68	$ 985.58
4 pickup per week	per month	$ 1,240.07	$ 1,289.67
5 pickup per week	per month	$ 1,532.41	$ 1,593.71
6 pickup per week	per month	$ 1,824.78	$ 1,897.77
Commercial and Multi-Family Dwelling Recycling (includes base services provided in Sections 8.03.2 and 8.04.2)			
96-Gallon Container			
1 pickup per week	per month	$ 54.66	$ 56.85
Additional Cart (Max 4 per location)	per month	$ 49.20	$ 51.17
1.5 Cubic Yard Container			
1 pickup per week	per month	$ 104.61	$ 108.80
2 pickup per week	per month	$ 209.22	$ 217.59
3 pickup per week	per month	$ 313.84	$ 326.39
2 Cubic Yard Container			
1 pickup per week	per month	$ 109.33	$ 113.70
2 pickup per week	per month	$ 218.65	$ 227.39
3 pickup per week	per month	$ 327.97	$ 341.09
4 pickup per week	per month	$ 437.29	$ 454.78
5 pickup per week	per month	$ 583.07	$ 606.39
6 pickup per week	per month	$ 777.42	$ 808.52
3 Cubic Yard Container			
1 pickup per week	per month	$ 133.80	$ 139.16
2 pickup per week	per month	$ 267.62	$ 278.33
3 pickup per week	per month	$ 401.41	$ 417.47
4 pickup per week	per month	$ 535.23	$ 556.64
5 pickup per week	per month	$ 713.63	$ 742.17
6 pickup per week	per month	$ 951.52	$ 989.58
4 Cubic Yard Container			
1 pickup per week	per month	$ 141.35	$ 147.01
2 pickup per week	per month	$ 282.71	$ 294.02
3 pickup per week	per month	$ 424.07	$ 441.04
4 pickup per week	per month	$ 565.42	$ 588.03
5 pickup per week	per month	$ 753.90	$ 784.05
6 pickup per week	per month	$ 1,005.20	$ 1,045.40
6 Cubic Yard Container			
1 pickup per week	per month	$ 212.04	$ 220.52
2 pickup per week	per month	$ 424.06	$ 441.03
3 pickup per week	per month	$ 636.11	$ 661.56

4 pickup per week	per month	$ 848.13	$ 882.05
5 pickup per week	per month	$ 1,130.83	$ 1,176.07
6 pickup per week	per month	$ 1,507.79	$ 1,568.11
2 Cubic Yard Compactor			
1 pickup per week	per month	$ 159.70	$ 166.09
2 pickup per week	per month	$ 319.39	$ 332.16
3 pickup per week	per month	$ 479.09	$ 498.26
4 pickup per week	per month	$ 638.78	$ 664.33
5 pickup per week	per month	$ 840.02	$ 873.63
6 pickup per week	per month	$ 1,096.65	$ 1,140.51
3 Cubic Yard Compactor			
1 pickup per week	per month	$ 205.15	$ 213.35
2 pickup per week	per month	$ 410.28	$ 426.69
3 pickup per week	per month	$ 615.42	$ 640.04
4 pickup per week	per month	$ 820.56	$ 853.38
5 pickup per week	per month	$ 1,076.54	$ 1,119.60
6 pickup per week	per month	$ 1,400.32	$ 1,456.33
6 Cubic Yard Compactor			
1 pickup per week	per month	$ 410.28	$ 426.69
2 pickup per week	per month	$ 820.56	$ 853.38
3 pickup per week	per month	$ 1,230.84	$ 1,280.07
4 pickup per week	per month	$ 1,641.11	$ 1,706.76
5 pickup per week	per month	$ 2,153.08	$ 2,239.20
6 pickup per week	per month	$ 2,800.63	$ 2,912.66
Commercial and Multi-Family Dwelling Organics (includes base services provided in Section 8.03.2 and 8.04.2)			
64-Gallon Cart			
1 pickup per week	per month	$ 55.64	$ 57.86
2 pickup per week	per month	$ 111.28	$ 115.73
3 pickup per week	per month	$ 166.91	$ 173.59
4 pickup per week	per month	$ 222.55	$ 231.45
5 pickup per week	per month	$ 278.19	$ 289.32
6 pickup per week	per month	$ 333.83	$ 347.18
2 Cubic Yard Container			
1 pickup per week	per month	$ 254.35	$ 264.52
2 pickup per week	per month	$ 508.01	$ 528.33
3 pickup per week	per month	$ 761.67	$ 792.14
4 pickup per week	per month	$ 1,015.29	$ 1,055.90
5 pickup per week	per month	$ 1,268.94	$ 1,319.70
6 pickup per week	per month	$ 1,522.57	$ 1,583.47
Additional 64-gallon organics cart - serviced 1 time per week	per month	$ 50.08	$ 52.08
Additional Services			
Temporary Services			
Unscheduled Extra Bin Dump While On- Site	per bin per pick-up	$ 70.56	$ 73.38
Unscheduled Extra Bin Dump Separate Trip	per bin per pick-up	$ 102.15	$ 106.23
Unscheduled Compactor Pick-ups	per bin per pick-up	$ 122.71	$ 127.62
Temporary Bins			
3 Cubic Yard Temporary Bin			
Delivery, Removal and up to 3 days rental	per bin	$ 187.22	$ 194.71
Each additional pickup	per occurrence	$ 102.15	$ 106.23
Delivery, Removal and up to 30 days rental	per bin	$ 438.03	$ 455.55
Each additional pickup	per occurrence	$ 102.15	$ 106.23
Other Services			
New Account Setup Fee	per occurrence	$ 43.50	$ 45.24
Locking Bin, Lock on Gate, enclosure Monthly Fee	per lock, per month	$ 24.93	$ 25.92
Replacement Lock Fee	per occurrence	$ 51.93	$ 54.00
Replacement Key	per occurrence	$ 10.38	$ 10.79
Reactivation Fee	per occurrence	$ 31.15	$ 32.39
Redelivery Charge	per occurrence	$ 155.76	$ 161.99
Redelivery Charge Commercial Carts	per occurrence	N/A	N/A
Removal Charge	per occurrence	$ 34.40	$ 35.77
Stinger / Scout Service fee	per bin, per month	$ 103.86	$ 108.01
Overage Fee	per occurrence	$ 69.24	$ 72.01
Bin Exchange (in excess of 1 per year)	per occurrence	$ 64.98	$ 67.58
Lost or Stolen Bin	per occurrence	Actual Cost	Actual Cost
Burned Bin	per occurrence	Actual Cost	Actual Cost
Barrel Exchange (first exchange free)	per occurrence	$ 24.16	$ 25.13
Barrel Replacement	per occurrence	$ 84.98	$ 88.38
Bulky Items	first item	$ 51.93	$ 54.00
Bulky Items	additional items	$ 31.15	$ 32.39
Residential Cart Contamination/Overage Fee	per occurrence	$ 15.60	$ 16.22
Commercial Contamination Fee	per occurrence	$ 101.84	$ 105.15
Delinquent/late Fee	%, per month	$ -	$ -
E-waste Collection	per item	$ 51.93	$ 54.00
Excess Disposal Fee	per occurrence	$ 69.24	$ 72.01
Push Rate			
Push Rate 0 - 25 feet			
1 pickup per week	per day per container	$ -	$ -
2 pickup per week	per day per container	$ -	$ -
3 pickup per week	per day per container	$ -	$ -
4 pickup per week	per day per container	$ -	$ -
5 pickup per week	per day per container	$ -	$ -
6 pickup per week	per day per container	$ -	$ -
Push Rate 26 - 50 feet		$ -	$ -
1 pickup per week	per day per container	$ 14.73	$ 15.32
2 pickup per week	per day per container	$ 29.46	$ 30.64
3 pickup per week	per day per container	$ 44.20	$ 45.97
4 pickup per week	per day per container	$ 58.93	$ 61.28
5 pickup per week	per day per container	$ 73.67	$ 76.61
6 pickup per week	per day per container	$ 88.40	$ 91.93
Push Rate 51 - 75 feet		$ -	
1 pickup per week	per day per container	$ 18.96	$ 19.71

2 pickup per week	per day per container	$ 37.92	$ 39.43
3 pickup per week	per day per container	$ 56.89	$ 59.17
4 pickup per week	per day per container	$ 75.85	$ 78.89
5 pickup per week	per day per container	$ 94.81	$ 98.61
6 pickup per week	per day per container	$ 113.77	$ 118.32
Push Rate 76 - 100 feet		$ -	
1 pickup per week	per day per container	$ 21.07	$ 21.91
2 pickup per week	per day per container	$ 42.14	$ 43.82
3 pickup per week	per day per container	$ 63.21	$ 65.74
4 pickup per week	per day per container	$ 84.28	$ 87.65
5 pickup per week	per day per container	$ 105.35	$ 109.56
6 pickup per week	per day per container	$ 126.43	$ 131.49
Roll-Off Rates (Roll-Off Containers billed on a per pull plus Disposal Fee)			
10 Cubic Yard Container per pull	per pull	$ 419.47	$ 436.24
20 Cubic Yard Container per pull	per pull	$ 419.47	$ 436.24
30 Cubic Yard Container per pull	per pull	$ 419.47	$ 436.24
40 Cubic Yard Container per pull	per pull	$ 419.47	$ 436.24
Other Services (Roll-Off Containers billed on a per pull plus Disposal Fee)			
Delivery Fee	per occurrence	$ 122.53	$ 127.44
Set Up Fee	per occurrence	$ 43.50	$ 45.24
Relocation Fee	per occurrence	$ 122.53	$ 127.44
Trip Fee	per occurrence	$ 122.53	$ 127.44
Compactor Haul Fee	per pull	$ 599.60	$ 623.58
Minimum Pull Fee	per month	$ 419.47	$ 436.24
C&D all sizes	per pull	$ 433.22	$ 450.55
Tires all sizes	per pull	$ 525.01	$ 546.01
Temporary bin service up to 5 day rental	per bin	$ 221.01	$ 229.85
Temporary roll off with delivery (up to 5 tons)	per pull	$ 824.22	$ 857.19
Commercial Compliance Collection Bundled Service Rates			
2 Yard trash bin, 1x a week (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 247.71	257.62
2 Yard trash bin, 2x a week (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 346.20	360.05
2 Yard trash bin, 3x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 444.74	462.53
2 Yard trash bin, 4x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 543.28	565.01
2 Yard trash bin, 5x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 641.79	667.46
2 Yard trash bin, 6x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 740.33	769.95
3 Yard trash bin, 1x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 297.74	309.65
3 Yard trash bin, 2x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 433.58	450.92
3 Yard trash bin, 3x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 569.34	592.12
3 Yard trash bin, 4x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 699.99	727.99
3 Yard trash bin, 5x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 723.69	752.64
3 Yard trash bin, 6x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 959.91	998.31
4 Yard trash bin, 1x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 324.04	337
4 Yard trash bin, 2x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 356.31	370.56
4 Yard trash bin, 3x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 646.19	672.04
4 Yard trash bin, 4x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 807.30	839.59
4 Yard trash bin, 5x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 968.31	1007.05
4 Yard trash bin, 6x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 1,129.41	1174.58
6 Yard trash bin, 1x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 473.25	492.18
6 Yard trash bin, 2x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 765.61	796.23
6 Yard trash bin, 3x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 1,057.98	1100.3
6 Yard trash bin, 4x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 1,350.37	1404.38
6 Yard trash bin, 5x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week)		$ 1,642.71	1708.42
6 Yard trash bin, 6x a week, (with 96-Gal Recycle and 64-Gal Organics Cart serviced 1 time per week		$ 1,935.08	2012.48

WASTE MANAGEMENT
Chino Hauling District
13793 Redwood Street
Chino, CA 91710

February 28, 2025

Mark Orme
City Manager
City of Eastvale
12363 Limonite Avenue, Suite 910
Eastvale, CA 91152

RE: 2025-2026 Annual Rate Adjustment Request

Dear Mr. Orme,

Waste Management is respectfully requesting an annual rate adjustment for the fiscal year 2025-2026, in accordance with our Franchise Agreement with the City of Eastvale.

For your review, attached you find the rate adjustment file that was created utilizing the method of adjustment described in Section 4.03, Adjustments to Maximum Service Rates of the Franchise Agreement.

In addition to the annual rate adjustment, and in accordance with Section 4.04 of the Franchise Agreement, Extraordinary Adjustment to the Maximum Service Rates, we would like to formally request an adjustment to the Maximum Service Rates associated with significantly higher operating costs and the impact of a new collective bargaining agreement. We welcome the opportunity to discuss the extraordinary adjustment request in detail and to review the 2025-2026 proposed adjustment.

We thank you and the City of Eastvale for your support and the opportunity to serve the residents and businesses of Eastvale. Should you have any questions, please feel free to contact me via email at **GChavez3@wm.com** or phone, at 909.306.8048.

Respectfully,

Glenda Chavez
Public Sector Senior Manager

Cc: Johnny Terfeht, Community Safety Director, City of Eastvale
Simone Blackwell, Environmental Compliance Analyst, City of Eastvale
Lily Quiroa, Regional Manager, Public Sector, WM
Israel Martinez, District Management, WM

Consumer Price Index for All Urban Consumers (CPI-U)
Original Data Value

Series Id: CUURS49CSA0
Not Seasonally Adjusted
Series Title: All items in Riverside-San Bernardino-Ontario, CA, all
Area: Riverside-San Bernardino-Ontario, CA
Item: All items
Base Period: DECEMBER 2017=100
Years: 2017 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2017												100.000			
2018	100.916		101.897		102.929		103.139		103.241		103.616		102.732	102.023	103.441
2019	103.991		104.749		105.959		105.816		106.412		106.573		105.697	104.998	106.397
2020	107.143		107.162		106.899		107.640		108.201		108.626		107.672	107.068	108.275
2021	109.550		110.981		113.222		114.682		115.557		117.206		113.875	111.588	116.162
2022	118.963		122.127		123.893		125.262		125.272		125.983		123.784	122.018	125.551
2023	127.683		127.707		128.768		129.525		131.372		131.372		129.545	128.130	130.961
2024	131.358		133.144		133.943		133.113		133.179		132.853		132.932	132.817	133.046
2025	135.215														

Azusa Transfer & MRF
1501 W. Gladstone St. Azusa, CA 91702

February 12, 2024

Israel Martinez
District Manager
13793 Redwood Street
Chino, CA 91710

Re: Recycling Material Processing Cost

Dear Israel,

This correspondence is to inform you of the updated cost to manage recycling material for 2024-2025 period. Effective July 1, 2024, the recycling processing fee will be $108.66 per ton.

The Azusa Transfer Station and MRF is fully permitted to receive and process single stream recycling. All acceptable and useable recycling material received is processed to meet diversion requirements.

We look forward to continuing to help you manage your recycling processing needs. Please feel free to contact me at 562-546-9092, should you have any questions.

Thank you for your continued partnership.

Sincerely,

Jeanette Ordenes
Azusa Transfer & MRF Manager II

Azusa Transfer & MRF
1501 W Gladstone St.
Azusa, CA 91702

May 31, 2023

Israel Martinez
Chino Hauling - WM
13739 Redwood Ave.
Chino, CA 91710

Re: 2023-2024 Recycling Processing Cost

Dear, Israel,

This correspondence is to communicate the cost to manage recycling material for 2023-2024. Effective July 1, 2023, the recycling processing fee will be $102.27 per ton.

The Azusa Transfer Station & MRF Facility is fully permitted to receive and process single stream recycling. All acceptable and useable recycling material received is processed, meeting diversion requirements.

We look forward to continuing to help you manage your recycling processing needs. Please feel free to contact me with any questions at (562)546-9092.

Sincerely,

Jeanette Ordenes
Azusa Transfer & MRF - MRF Manager II

South Valley Compost
24487 Road 140
Tulare, CA 93274

February 13, 2024

Israel Martinez
District Manager
WM Chino Hauling District
13793 Redwood Street
Chino, CA 91710

Re: 2024 Organic Material Processing Cost

Dear Israel,

This correspondence is to inform you of the updated cost for managing unprocessed organic material for the 2025-2026 period. Effective July 1, 2024, the organics processing fee will be $107.89 per ton.

The South Valley Compost Facility is fully permitted to accept and process green waste, food waste, and wood waste through windrow methods. All material received is composted and meets diversion requirements under AB 939, AB 1826, and SB 1383.

We remain committed to supporting you with your organic processing needs. If you have any questions, please feel free to contact me at 747-213-1151.

Thank you for your continued partnership.

Sincerely,

Jonathan Caruso

Jonathan Caruso
Market Area Organics Manager

South Valley Compost
24487 Road 140
Tulare, CA 93274

February 1, 2023

Israel Martinez
District Manager
13793 Redwood Street
Chino, CA 91710

Re: 2023-2024 Organic Material Processing Cost

Dear Israel,

This correspondence is to inform you of the updated cost to manage unprocessed organic material for the period of 2023-2024. Effective July 1, 2023, the organics processing fee will be $107.89 per ton.

The South Valley Compost Facility is fully permitted to receive and process green waste, food, and wood waste material via windrows. All acceptable and usable material received is composted, meeting diversion requirements under AB 939, AB 1826, and SB 1383.

We are committed to assisting you in managing your organic processing needs. Should you have any questions, please do not hesitate to contact me at 818.252.3270.

We appreciate your continued partnership.

Sincerely,

Kevin Vaughn
District Manager - South Valley Compost

AGUA MANSA MRF, LLC
"We'll Take Care Of It"

June 5, 2024

Waste Management
Attn: Steve Kanow

Mr. Steve Kanow,

Effective July 1, 2024, Agua Mansa MRF will be imposing modest rate increases. These increases are due to rising landfill tip fees, increasing transportation and operational costs, and expanding regulations.

The current and new rates per ton are listed below.

	Current Rate	New Rate (7/1/2024)
Refuse Disposal – Riverside County	$66.17	$66.85
Refuse Disposal–All other Municipal Franchises	$66.17	$69.25
Refuse Disposal – Out of County	$67.89	$71.05
Green Waste – Riverside County	$61.49	$63.27
Green Waste – Out of County	$61.49	$63.77
Green – Mixed Organics	$105.40	$108.44
Inert	$40.32	$42.19
Drywall	$73.00	$76.00
Carpet	$54.27	$56.79
MRF Residue Fees – Riverside County	$66.17	$66.85
MRF Residue Fees – Out of County	$67.89	$71.05
Palm	$71.00	$74.00
Wood – Blonde	$33.29	$34.84
Wood – Manufactured	$59.00	$62.00
C&D	$84.49	$88.42
Hard to Handle	$75.00	$80.00
MRF Processing Fee	$105.13	$110.02

Agua Mansa MRF values your business and will continue to provide you efficient and cost effective recycling and diversion services. If you have any questions or concerns, please give me a call.

Sincerely,

Richard D. Crockett II
Regional Director of MRF and Transfer Operations
Cc: Julie Reyes, Waste Management

AGUA MANSA MRF, LLC
"We'll Take Care Of It"

May 19, 2023

Waste Management
Attn: Steve Kanow

Mr. Steve Kanow,

Effective July 1, 2023, Agua Mansa MRF will be imposing modest rate increases. These increases are due to rising landfill tip fees, increasing transportation and operational costs, and expanding regulations.

The current and new rates per ton are listed below.

	Current Rate	New Rate (7/1/2023)
Refuse Disposal – Riverside County	$60.72	$66.17
Refuse Disposal–All other Municipal Franchises	$59.95	$66.17
Refuse Disposal – Out of County	$62.46	$67.89
Green Waste – Riverside County	$57.29	$61.49
Green Waste – Out of County	$57.79	$61.49
Green – Mixed Organics	$98.20	$105.40
Inert	$36.00	$40.32
Drywall	$67.00	$73.00
Carpet	$49.93	$54.27
MRF Residue Fees – Riverside County	$60.72	$66.17
MRF Residue Fees – Out of County	$62.46	$67.89
Palm	$65.00	$71.00
Wood – Blonde	$30.63	$33.29
Wood – Manufactured	$54.00	$59.00
C&D	$77.73	$84.49
Hard to Handle	$68.00	$75.00
MRF Processing Fee	$96.72	$105.13

Agua Mansa MRF values your business and will continue to provide you efficient and cost effective recycling and diversion services. If you have any questions or concerns, please give me a call.

Sincerely,

Richard D. Crockett II
Regional Director of MRF and Transfer Operations
Cc: Julie Reyes, Waste Management

RIVERSIDE COUNTY
DEPARTMENT OF
WASTE RESOURCES

Hans W. Kernkamp, General Manager-Chief Engineer

May 6, 2024

David Meyer
WASTE MANAGEMENT, INC.
10910 Dawson Canyon Road
Corona, CA 92883

RE: Disposal Fee Increase – FY 24/25

The Riverside County Department of Waste Resources (Department) is responsible for assuring that there is, and will be in the future, sufficient and accessible landfill space to properly serve the population of the County in its disposal needs. To fulfill this mandate, the Department continually maintains and expands County landfill sites, and encourages, supports, and develops recycling programs that minimize the dependence on landfill disposal facilities.

In an effort to ensure that increases in labor expenses, capital improvement costs, regulatory compliance, and closed site maintenance costs are recovered by service fees in conformance with rules governing Government Enterprise Funds, the Department hired a consultant to complete a rate study. Pending completion of the rate study, the Department has elected to forgo a rate increase in FY 24/25 for both contracted haulers and the general public. The Department does anticipate that a rate increase based on the percentage change in consumer price index (CPI) from January 2022 to January 2023, which was 2.88%, will be pursued per the terms of the Moreno Valley Transfer Station Waste Delivery Agreement for FY 25/26 and expects to bring this matter to the Riverside County Board of Supervisors for approval in late 2024. If approved, it will result in a FY 25/26 rate of $43.77, which will be effective July 1, 2025.

Thank you for your past cooperation and support.

Sincerely,

Sandra Green Digitally signed by Sandra Green Date: 2024.05.06 08:24:45 -07'00'

Sandra Green
Assistant General Manager

SG:sg

cc: Hans W. Kernkamp, RCDWR
Jeff Johnson, LEA

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RIVERSIDE COUNTY
DEPARTMENT OF
WASTE RESOURCES

Hans W. Kernkamp, General Manager-Chief Engineer

March 22, 2023

David Meyer
WASTE MANAGEMENT, INC.
10910 Dawson Canyon Road
Corona, CA 92883

RE: Disposal Fee Increase – FY 23/24

The Riverside County Department of Waste Resources (Department) is responsible for assuring that there is, and will be in the future, sufficient and accessible landfill space to properly serve the population of the County in its disposal needs. To fulfill this mandate, the Department continually maintains and expands County landfill sites, and encourages, supports, and develops recycling programs that minimize the dependence on landfill disposal facilities.

Due to sustained increases in labor expenses, capital improvement costs, regulatory compliance costs and closed site maintenance, an increase in disposal rates is essential to allow for continued and improved services. This letter serves as a notice that subject to approval by the Riverside County Board of Supervisors, landfill disposal rates will increase in FY 23/24 by the Consumer Price Index (CPI), which is 7.33% for calendar year 2022. Additionally, per the Waste Delivery Agreement, the rate for the Moreno Valley Transfer Station will be adjusted by $1.00, resulting in a FY 23/24 rate of $42.55 per ton. The new rate will become effective for tonnage deliveries starting on July 1, 2023.

Thank you for your past cooperation and support.

Sincerely,

for Hans W. Kernkamp
General Manager-Chief Engineer

SG:sg

cc: Jeff Johnson, LEA

DOCS_GENERAL-#310583-v1-Notice_to_Haulers_-_Rate_Increase_FY23_24

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CITY COUNCIL BUSINESS
Agenda Item No. 13.2
May 14, 2025

Proposed Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2025/2026 through 2029/2030

Prepared By:

Jimmy Chung, Public Works Director/ City Engineer

Recommended Action(s)

Staff recommends that the the City Council review and provide recommendations on the Proposed Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2025/2026 through 2029/2030.

Summary

Each year, as part of the City's budget process, the City Council reviews and adopts a Five-Year Capital Improvement Plan (CIP) in accordance with California Government Code Section 65403. The City of Eastvale's Five-Year CIP serves as a strategic blueprint for infrastructure planning and investment. It includes detailed project descriptions, cost estimates, project status, prioritization, and categorization—all with the goal of improving quality of life and addressing the City's long-term infrastructure needs. This comprehensive planning tool ensures transparency, fiscal responsibility, and efficient allocation of resources, thereby supporting the successful delivery of capital projects throughout the five-year planning period.

The CIP addresses a broad range of project types, including critical, essential, and desirable improvements across categories such as transportation, parks and recreation, public safety, maintenance, utilities, accessibility enhancements, and public facilities. Each project is assessed and categorized based on its urgency and anticipated community benefit.

Pursuant to California Government Code Section 65090, the adoption of the Five-Year CIP requires public hearings by both the Planning Commission and City Council, providing opportunities for community input prior to formal adoption through resolution.

At this meeting, the City Council will have the opportunity to review the proposed updates to the Five-Year CIP for Fiscal Years 2025/2026 through 2029/2030. Based on the Council's feedback and direction, City staff will finalize the document and return at a future meeting for formal adoption.

Background

The Capital Improvement Plan (CIP) is overseen by the Public Works Department and serves as a strategic framework for the planning, design, and construction of various infrastructure projects throughout the City. These include improvements in transportation, drainage, public facilities, and parks. Public Works staff are responsible for managing all phases of CIP projects—from initial planning and design to final construction and project closeout.

For Fiscal Years 2025/2026 through 2029/2030, staff has identified a total of thirty-six (36) proposed capital improvement projects. These projects have been grouped into the following five categories:

1. Accessibility Improvements
2. Roadway Safety and Traffic Enhancements
3. Street Improvements
4. Citywide Maintenance
5. Land, Buildings, Facilities, and Equipment

Each project has also been assigned a priority level based on its urgency, funding availability, and alignment with community needs. The three priority levels are defined as follows:

- Critical – Projects that are urgent and necessary for public safety or regulatory compliance
- Essential – Projects that significantly enhance operations or services
- Desirable – Projects that provide added value but are not immediately necessary

Staff respectfully recommends that the City Council review the proposed project list and priority designations for the Five-Year CIP for Fiscal Years 2025/2026 through 2029/2030, and provide feedback and recommendations for finalization:

Critical Projects

Project Number	Project Name	Category	Project Status	Note
95025	Parking Structure	Land, Building, Facilities & Equipment	Planning	New
95023	Civic Center Site Improvement	Land, Building, Facilities & Equipment	Construction Procurement	
95017	Public Works Yard Facility Project	Land, Building, Facilities & Equipment	Planning	

95014	Police Station	Land, Building, Facilities & Equipment	Construction Procurement	
95012	Library	Land, Building, Facilities & Equipment	Construction Procurement	
95011	City Hall	Land, Building, Facilities & Equipment	Construction Procurement	
94014	Beautification Project at Sumner Ave and Bellegrave Ave	Citywide Maintenance	Design	New
94010	Citywide Branding: Entryway and Median Improvements	Citywide Maintenance	Design	New
94006	Citywide Traffic Signal Synchronization – Phase 1 Arterials	Citywide Maintenance	Design	New
94005	Miscellaneous Traffic/Pedestrian Safety	Citywide Maintenance	Annual Project	
94001	Pavement Slurry Seal and Resurfacing Project	Citywide Maintenance	Annual Project	
93040	Hamner Utility Trench Repair	Street Improvements	Design - Engineering	New
93037	Limonite Gap Pedestrian Bridge	Street Improvements	Design - Engineering	
93034	Hellman Avenue Street Widening and Walters Pedestrian Bridge	Street Improvements	Planning	
93018	Annual Overlay	Street Improvements	Annual Project	
92021	Traffic Signal Improvement at Sumner and 68th	Roadway Safety/Traffic Improvements	Planning	
92001	Traffic Sign Inventory and Replacement	Roadway Safety/Traffic Improvements	Annual Project	New

Of the seventeen (17) proposed Critical projects in the Capital Improvement Plan, four are identified as ongoing annual maintenance efforts essential for preserving and extending the life of the City's infrastructure. These include recurring initiatives such as annual pavement overlays and residential slurry seal programs. The remaining thirteen (13) projects are designated as Critical due to their alignment with key priorities outlined in the City's Strategic Plan, adherence to grant funding timelines, or their urgency in addressing time-sensitive community and public safety needs.

Among these, the Civic Center continues to be one of the City's highest priority capital projects. This comprehensive development aims to establish a centralized civic campus that includes the construction of a new City Hall (Project No. 95011), public library (Project No. 95012), police station (Project No. 95014), and associated site improvements (Project No. 95023), supporting the City's long-term vision for enhanced public service delivery.

Below is a brief summary of the new projects added to the Critical list:

- Civic Center Parking Structure: this project will construct a new parking structure to serve the new Civic Center.
- Beautification Project at Sumner Ave and Bellegrave Ave: this project will include installation of landscaping and/or hardscape to beautify the gap that exists at the southwest corner of Bellegrave Ave/Merrill Ave and Sumner Ave.
- Citywide Branding: Entryway and Median Improvements: Although this project has been listed under the Essential category, staff has been identifying opportunities to implement it as part of other improvement projects, such as the median project at Cantu and River Rd. With the easement now secured at the corner of Sumner Ave and Bellegrave Ave/Merrill Ave, we are ready to proceed with the design and installation of the Entryway City Branding monument.
- Citywide Traffic Signal Synchronization – Phase 1 Arterials: Synchronizing major corridors in the City has been a high priority. WRCOG's recent Nexus study highlighted and approved funding for Intelligent Transportation Systems (ITS) improvements along these project corridors. This initiative will greatly benefit the public by improving traffic flow and reducing travel time.
- Hamner Utility Trench Repair is critical to mitigate the settlement over the storm drain lines along Hamner Ave between Riverboat Dr and Schleisman Rd
- Traffic Sign Inventory and Replacement

Essential Projects

Project Number	Project Name	Category
95022	Citrus Reimagined Project	Land, Building, Facilities & Equipment
95020	OCPW Land Use - Passive Park	Land, Building, Facilities & Equipment
95019	Santa Ana River Area Passive Park	Land, Building, Facilities & Equipment
95016	Fire Medic Squad Replacement	Land, Building, Facilities & Equipment
95015	Fire Aerial Ladder Truck Purchase	Land, Building, Facilities & Equipment
95013	Fire Station	Land, Building, Facilities & Equipment
94011	Smart City Masterplan	Citywide Maintenance
94007	Citywide Traffic Signal Synchronization - Phase 2 Collectors	Citywide Maintenance

94004	Street Maintenance: Pot Holes, Deep Patch, and Crack Seal	Citywide Maintenance
93036	Streetlight Installation Project	Street Improvements
93027	Schleisman Road Mobility, Safety and Connectivity Project	Street Improvements
92020	Hamner Avenue Beautification Project	Roadway Safety/Traffic Improvements
92013	Limonite Interchange Gateway Feature	Roadway Safety/Traffic Improvements
92012	Improvement of Bike Network Connectivity	Roadway Safety/Traffic Improvements
91010	Citywide Americans and Disability Act Improvement Project	Accessibility Improvements

Desirable Projects

Project Number	Project Name	Category
92019	SCE Easement Trail Improvement Along 68th Street	Roadway Safety/Traffic Improvements
92018	Orchard Park to American Heroes Park Trail	Roadway Safety/Traffic Improvements
92014	Roadway Vision	Roadway Safety/Traffic Improvements
92011	Traffic Signal Battery Backup Systems	Roadway Safety/Traffic Improvements

Despite the proposed project priority list, the City Council can revise the project priority list as needed. Based on City Council's direction, the adopted project priority list will be incorporated in the draft 5-Year CIP for the City Council's review at a subsequent City Council meeting and the proposed CIP budget will reflect as such.

Environmental

As this is a workshop and no final action to approve the CIP, CEQA compliance is not required at this time.

Strategic Plan Action - Priority Level: 1 | Target #: E | Goal #: A

The adoption of the City's 5-Year CIP for the 2025-2026 budget cycle will support the development of a Civic Center and support financial planning efforts for newly proposed infrastructure projects.

Fiscal Impact

The ranking of top priority projects in 5-Year CIP does not result in a direct fiscal impact. However, the selected projects will determine the City's CIP budget for the upcoming 2025-2026 fiscal year. The City's infrastructure projects are financed through various funding sources, including SB 1, Gas Tax, SB 132 Road Maintenance and Rehabilitation Account, Measure A, Community Development Block Grant, federal grants, state grants, developer contribution, fire structural funds, County Flood

Control funds, development impact fees, and General Fund.

Prior City Council/Commission Action

There is no prior City Council/Commission Action for this item.

Attachment(s)

Not Applicable.

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CITY COUNCIL BUSINESS
Agenda Item No. 13.3
May 14, 2025

Introduction of Ordinance Designating Fire Hazard Severity Zones

Prepared By:
Johnny Terfehr, Community Safety Director

Recommended Action(s)
Staff recommends that the City Council introduce, read by title, and waive further reading of an ordinance entitled: AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTV CALIFORNIA, TO DESIGNATE FIRE HAZARD SEVERITY ZONES

Summary
The State Fire Marshal is mandated by Government Code (GC) 51178 to identify levels of fire hazard based on consistent statewide criteria and the expected severity of fire hazards. Government Code 51179 requires the State Fire Marshal to make recommendations of fire hazard severity zones to local agencies, as defined per GC 51177(e), for their designation and adoption by ordinance.

Cal Fire has identified the City of Eastvale as having areas of moderate, high, and very high fire hazard and therefore must adopt an ordinance designating these zones. These zones are primarily used to inform building codes and wildfire mitigation strategies in high-risk areas.

Background
On March 24, 2025, the California Department of Forestry and Fire Protection (CAL FIRE) released new Fire Hazard Severity Zone maps. These maps indicate where the State's fire safety regulations apply and define responsibilities for local and county fire departments in responding to fires.

A Fire Hazard Severity Zone (FHSZ) is a geographic area classified by the State as having a Moderate, High, or Very High risk of wildfire. These classifications are based on factors like vegetation, terrain, weather patterns, and fire history, helping guide building codes and wildfire mitigation strategies in

high-risk areas. The purpose of the map is to classify lands in accordance with whether a very high fire hazard is present so that public officials are able to identify measures that will reduce the rate of fire spread and the intensity of uncontrolled fire through vegetation management and implementation of building standards developed to minimize loss of life, resources and property.

Properties and areas within designated fire severity zones must comply with a range of requirements. These include, but are not limited to, materials and construction methods for exterior wildfire exposure; mandatory natural hazard disclosures in real estate transactions; defensible space clearances; property development standards concerning roads, water supply, and signage; and integration of wildfire risk considerations into the development of future General Plans.

In an effort to address statewide concerns about the impact of fire hazard severity maps on insurance rates, Insurance Commissioner Ricardo Lara has issued a fact sheet clarifying that Cal Fire maps do not influence insurance rates or availability.

To ensure compliance with Government Code 51179, The City of Eastvale is required to adopt an ordinance within 120 days to designate fire hazard severity zones.

Environmental

The proposed Ordinance is exempt from review under the California Environmental Quality Act (CEQA).

Strategic Plan Action - Priority Level: N/A | Target #: A | Goal #: F

Maintain fire response (Target A, Goal F).

Fiscal Impact

The proposed Ordinance will not result in a fiscal impact.

Prior City Council/Commission Action

On April 22, 2025 the Public Safety Commission reviewed and commented on the Ordinance designating fire hazard severity zones. The Commission has recommended that the City formally notify residents who are located within designated Fire Hazard Severity Zones, in order to enhance public awareness and preparedness.

Attachment(s)

Attachment 1 - Ordinance Adopting Fire Hazard Severity Zones
Attachment 2 - Eastvale Fire Severity Zone Map
Attachment 3 - California Insurance Commissioner Response to Fire Severity Zone Maps

ORDINANCE NO. 25-XX

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, TO DESIGNATE FIRE HAZARD SEVERITY ZONES

WHEREAS, California Government Code Section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high and very high fire hazard severity zones based on consistent statewide criteria and the severity of fire hazard that is expected to prevail in those areas; and

WHEREAS, California Government Code Section 51179 requires a local agency to adopt an ordinance designating those areas within its jurisdiction that are within moderate, high, and very high fire hazard severity zones within 120 days of receiving the recommendations from the State Fire Marshal pursuant to Section 51178; and

WHEREAS. on March 24, 2025, the State Fire Marshal released updated fire hazard severity zone recommendations for Southern California.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EASTVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. Designation of Fire Hazard Zones. The City Council of the City of Eastvale hereby approves the recommendation of the State Fire Marshal made pursuant to California Government Code Section 51178 and designates those areas within the City of Eastvale as moderate, high, and very high fire hazard severity zones as shown on the Fire Hazard Severity Zone Map published by the Office of the State Fire Marshal.

SECTION 2. Adoption of Map. The City Council hereby adopts the portion of the State Fire Marshal's Fire Hazard Severity Zone Map covering the City of Eastvale as the "City of Eastvale Fire Hazard Severity Zone Map." A copy of the City of Eastvale Fire Hazard Severity Zone Map is on file with the City Clerk and can also be found on the City's website under fire services.

SECTION 3. Severability. If any chapter, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each Chapter, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more Sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 4. Effective Date. This ordinance shall take effect thirty (30) days after its passage by the City Council.

SECTION 5. City Clerk Action. The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general

circulation and circulated within the City in accordance with Government Code Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Chapter 39633(c).

PASSED, APPROVED AND ORDAINED this __ day of _____, 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica L. Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing Ordinance No. 25-__, was introduced at a regular meeting of the City Council of the City of Eastvale held on the __ day of _____, 2025, and was passed by the City Council of the City of Eastvale at a regular meeting held on the __ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

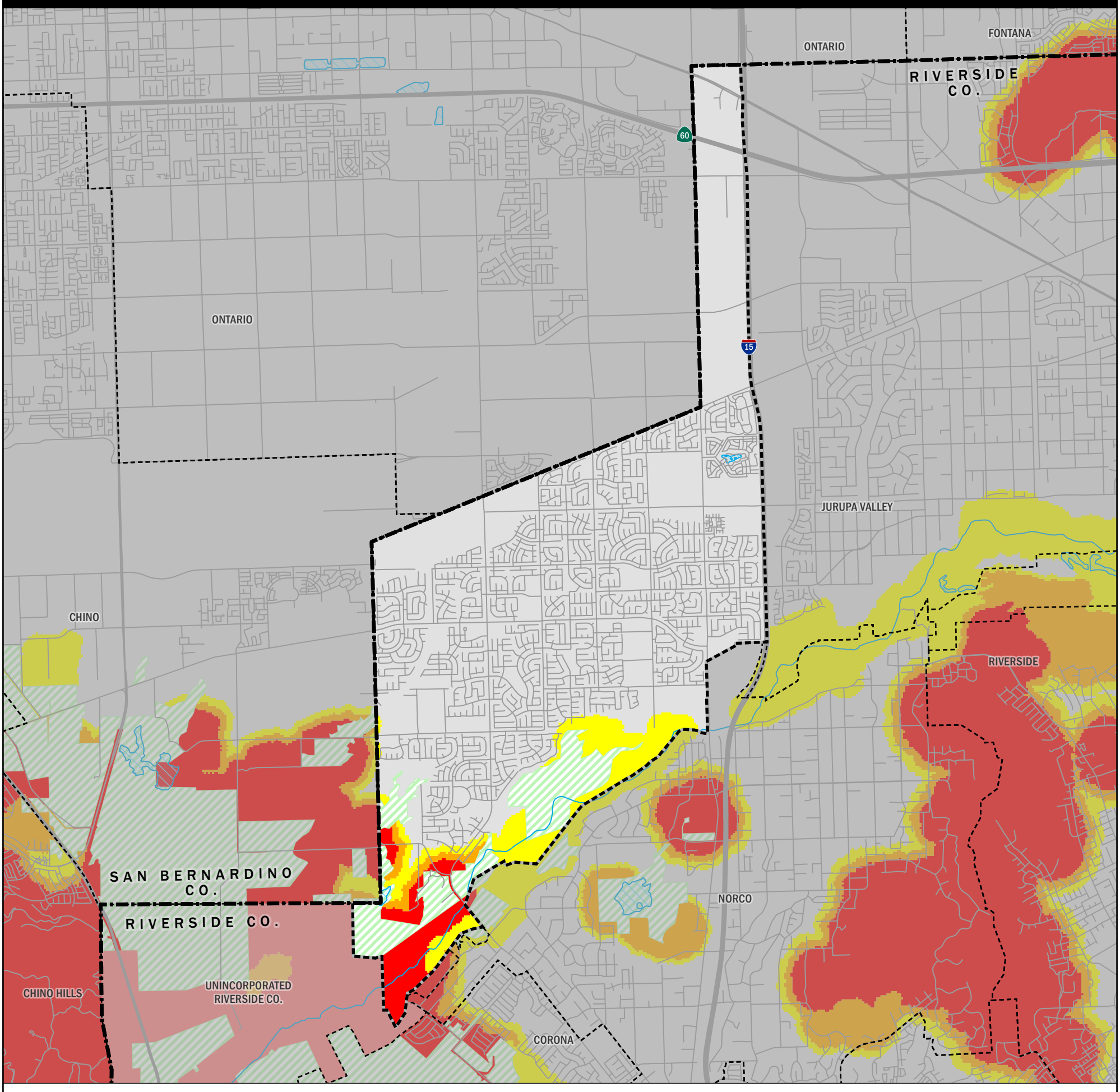
_____
Marc A. Donohue, MMC
City Clerk

CITY OF EASTVALE – RIVERSIDE COUNTY

Local Responsibility Area Fire Hazard Severity Zones

As Identified by the State Fire Marshal

March 24, 2025





Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal

Very High | High | Moderate

Fire Hazard Severity Zones in State Responsibility Area (SRA), Effective April 1, 2024

Very High | High

Mi 0 1 2 3

Km 0 1 2 3 4 5

Projection: NAD 83 California Teale Albers
Scale: 1:62,000 at 11" x 17"

Incorporated City | Waterbody

Unzoned LRA | Federal Responsibility Area (FRA)

Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Gavin Newsom, Governor, State of California

Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency

Joe Tyler, Director/Fire Chief, CA Department of Forestry and Fire Protection

Daniel Berlant, State Fire Marshal, CA Department of Forestry and Fire Protection

Data Sources:

CAL FIRE Fire Hazard Severity Zones (FHSZSRA23_3, FHSZLRA_25_1)

CAL FIRE State Responsibility Areas (SRA25_1)

City and County boundaries as of 10/22/24 (CA Board of Equalization)

CAL FIRE hazard maps do not affect insurance rates or availability

Insurance Commissioner Ricardo Lara issued a fact sheet explaining that CAL FIRE hazard maps do not affect insurance rates or availability. A Spanish-language fact sheet is also available.



For many years, insurance companies have been using wildfire risk models for determining where they will write and renew policies, and how much premium to charge a policyholder -- not the Fire Hazard Severity Zone maps. CAL FIRE's maps are required by law and their purpose is to drive local planning decisions, not insurance decisions.

Commissioner's POV: "Let me be clear: The CAL FIRE hazard maps are not used for insurance rates or underwriting decisions. But they will empower communities with more accurate information about the very real hazards we face. The reality is we all need to do more to protect our homes and communities from wildfires. When communities know and understand their risks, they can plan and prepare."

Background: The Department of Insurance is implementing a Sustainable Insurance Strategy aimed at supporting safer communities. Based on feedback gathered from thousands of town halls and meetings with homeowners, businesses, and individual consumers, Commissioner Lara implemented an aggressive approach to modernize insurance regulations to address insurance accessibility challenges for consumers.

Commissioner Lara's new Safer from Wildfires regulation clarifies what actions you should take to reduce wildfire risks and receive an insurance discount.

Insurance companies use computerized wildfire catastrophe models to determine which homes to write based on the risk of loss. Building on the Safer from Wildfires initiative — the nation's first wildfire safety discount program — the strategy requires catastrophe models to account for mitigation efforts by homeowners, businesses, and communities, something not possible even a few months ago under outdated regulations.

Learn More: The Department of Insurance fact sheet is posted at CAL FIRE's Fire Hazard Severity Zone web page where you can learn more about enhancing your property's fire safety and view current versions of maps.



Exciting News! 🌟 The California Department of Insurance (CDI) is proud to introduce the **Community Outreach and Education Partnership Initiative**. This dynamic program is designed to raise consumer awareness about CDI's vital services and expand understanding of key insurance topics and fraud prevention. Become a valued partner and unlock exclusive access to:

- Comprehensive consumer education materials
- Specialized training sessions
- Powerful social media tools

Become a Partner Today: https://www.surveymonkey.com/r/VHGZQHT

RICARDO LARA
INSURANCE COMMISSIONER
California Department of Insurance

Q&A – Insurance and CAL FIRE Fire Hazard Severity Zone Maps

1. **How will the updated CAL FIRE maps affect insurance availability and affordability?**

CAL FIRE's maps are intended to drive local planning decisions, not insurance decisions. Under Commissioner Lara's new regulation finalized in October 2022, insurance companies must provide discounts for wildfire safety actions such as community mitigation and home-hardening, which CAL FIRE's maps do not assess. In addition, insurance companies are already using risk analysis tools and models that go beyond CAL FIRE's proposed maps in determining what properties they will underwrite.

Commissioner Lara's new wildfire safety regulation will help increase access to insurance by promoting wildfire safety across the state. Reducing wildfire risks throughout the state is the primary way we can make insurance more available and affordable, and our regulation is a major step towards that goal. CAL FIRE's maps support that goal through improving public education about hazard and the need for safety preparation.

2. **How will these maps benefit the public?**

Public education about where current wildfire hazards exist is essential to reducing the threat to local communities and maintaining access to available and affordable insurance. When communities know and understand their risks, they can plan and prepare.

In addition, the Department's first-ever report on climate insurance recommended updated wildfire hazard mapping to improve public safety.

3. **If you are a homeowner and your zone changed from High Hazard to Very High Hazard, will this impact your insurance premiums or renewal ability?**

For many years, insurance companies have been using alternate wildfire risk tools for determining where they will write and renew policies, and how much premium to charge a policyholder, not the Fire Hazard Severity Zone maps. Therefore, a change in designation on the maps for a single homeowner is unlikely to affect their insurance. The reality is that more accurate risk information enables homeowners and communities to reduce their wildfire risks, and Commissioner Lara's new wildfire mitigation regulation clarifies what actions you should take to reduce wildfire risks. Once that regulation is fully implemented, if a homeowner or business owner takes those risk mitigation actions, they will be able to see a discount in their insurance premium.

4. **How is the state addressing wildfire mitigation?**

By design, CAL FIRE's maps are focused on long-range wildfire hazard, which includes only certain variables, like wind, vegetation, ember production and movement, climate, topography, and fire history. CAL FIRE's maps will give up to date information to communities about the level of wildfire hazard they face, which could help target resources at the state and local level. Expanded state grant programs and Commissioner Lara's new wildfire safety regulation are aimed at reducing wildfire risks to communities through programs such as Firewise USA and the new Fire Risk Reduction Community designation from the California Board of Forestry and Fire Protection.