

DATE SUBMITTED 01/30/18
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR
 DATE ACTION REQUIRED 02/01/18

COUNCIL ACTION
 PUBLIC HEARING REQUIRED
 RESOLUTION
 ORDINANCE 1ST READING
 ORDINANCE 2ND READING
 CITY CLERK'S INITIALS [Signature]

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT:	DISCUSSION/ACTION:		
	1. Approval to terminate Cambria Park Site construction contract with VR Cambria Inc.		
	2. Authorization to seek bids.		
DEPARTMENT INVOLVED:	COMMUNITY DEVELOPMENT DEPARTMENT		
BACKGROUND/SUMMARY:	<p>The City currently has an agreement with VR Cambria, Inc. in regards to construction for Cambria Park at Victoria Ranch Subdivision.</p> <p>Due to unforeseen circumstances, such as, the developer/contractor unable to register with the Department of Industrial Relations (DIR); The City requests to terminate the contract with VR Cambria Inc. for the full extent of the project and requests authorization to seek bids for remaining items to complete the project.</p>		
FISCAL IMPACT:	ADMIN SERVICES SIGN INITIALS	<u>Finance</u>	<u>[Signature]</u>
STAFF RECOMMENDATION:	Staff recommends to terminate the contract and requests authorization to seek bids.	DEPT. INITIALS	<u>OM</u>
MANAGER'S RECOMMENDATION:		CITY MANAGER'S INITIALS	<u>[Signature]</u> <u>office</u>
MOTION:			
SECONDED:	APPROVED	()	REJECTED ()
AYES:	DISAPPROVED	()	DEFERRED ()
NAYES:	REFERRED TO:		
ABSENT:			

CAMBRIA PARK SITE

DATE: 1/11/2018 11:16

Description	Subcontractor	Date	Check #	Victoria Homes	City of Imperial to Complete	Contract Amount
Building Permit	City of Imperial	9/11/2017	2165	\$149.46	\$0.00	
Legal Fees	McLeod Law Group	9/26/2017	2201	\$2,595.00	\$0.00	
Legal Fees	McLeod Law Group	9/6/2017	2162	\$1,505.20	\$0.00	
Legal Fees	McLeod Law Group	3/14/2017	1853	\$600.00	\$0.00	
Water Calculation Plans	Executive Landscape Inc.	6/13/2017	2013	\$500.00	\$0.00	
Property Taxes	Imperial County	4/10/2017	1885	\$245.68	\$0.00	
IID Electric Meter	IID	2/21/2017	1799	\$950.00	\$0.00	
IID Temp. Meter	IID	10/18/2017	Credit Card	\$915.00	\$0.00	
Temp Power	Power Plus	1/23/2017	1748	\$1,115.00	\$0.00	
Playground Equip. & Install	Kompan	12/28/2016	1693	\$66,951.08	\$68,278.92	\$135,230.00
Bathroom	CXT	12/5/2017		\$48,557.89	\$21,442.11	\$70,000.00
Soils Testing	LandMark			\$1,700.00	\$5,570.00	\$7,270.00
Underground wet utilities	Radco Inc.			\$5,850.00	\$23,500.00	\$29,350.00
Electric Panel	Tom Watson Inc.			\$5,250.00	\$0.00	\$5,250.00
Connect bathroom plumb.	Sid Blackman Inc.			\$5,000.00	\$5,199.00	\$10,199.00
Surveying	DD&E			\$0.00	\$3,570.00	\$3,570.00
Landscape Plans	DD&E			\$6,500.00	\$0.00	
Supervision	Victoria Homes			\$17,376.29	\$0.00	
Landscape Park Site	Executive Landscape Inc.			\$0.00	\$81,367.00	\$81,367.00
Ruff Grading	Radco Inc.			\$0.00	\$6,500.00	\$6,500.00
Playground Bark	Executive Landscape Inc.			\$0.00	\$8,666.00	\$8,666.00
Temp Fence	Power Plus			\$0.00	\$1,528.80	\$1,528.80
Concrete Flatwork	Verdugo Concrete			\$0.00	\$23,168.00	\$23,168.00
Lighting	Tom Watson Inc.			\$0.00	\$23,800.00	\$23,800.00
Supervision				\$0.00	\$25,000.00	
Contingency				\$0.00	\$51,426.00	
			Total	\$165,760.60	\$349,015.83	\$405,898.80

LANDSCAPE CONSTRUCTION DOCUMENTS FOR CAMBRIA PARK AT VICTORIA RANCH UNIT 4A



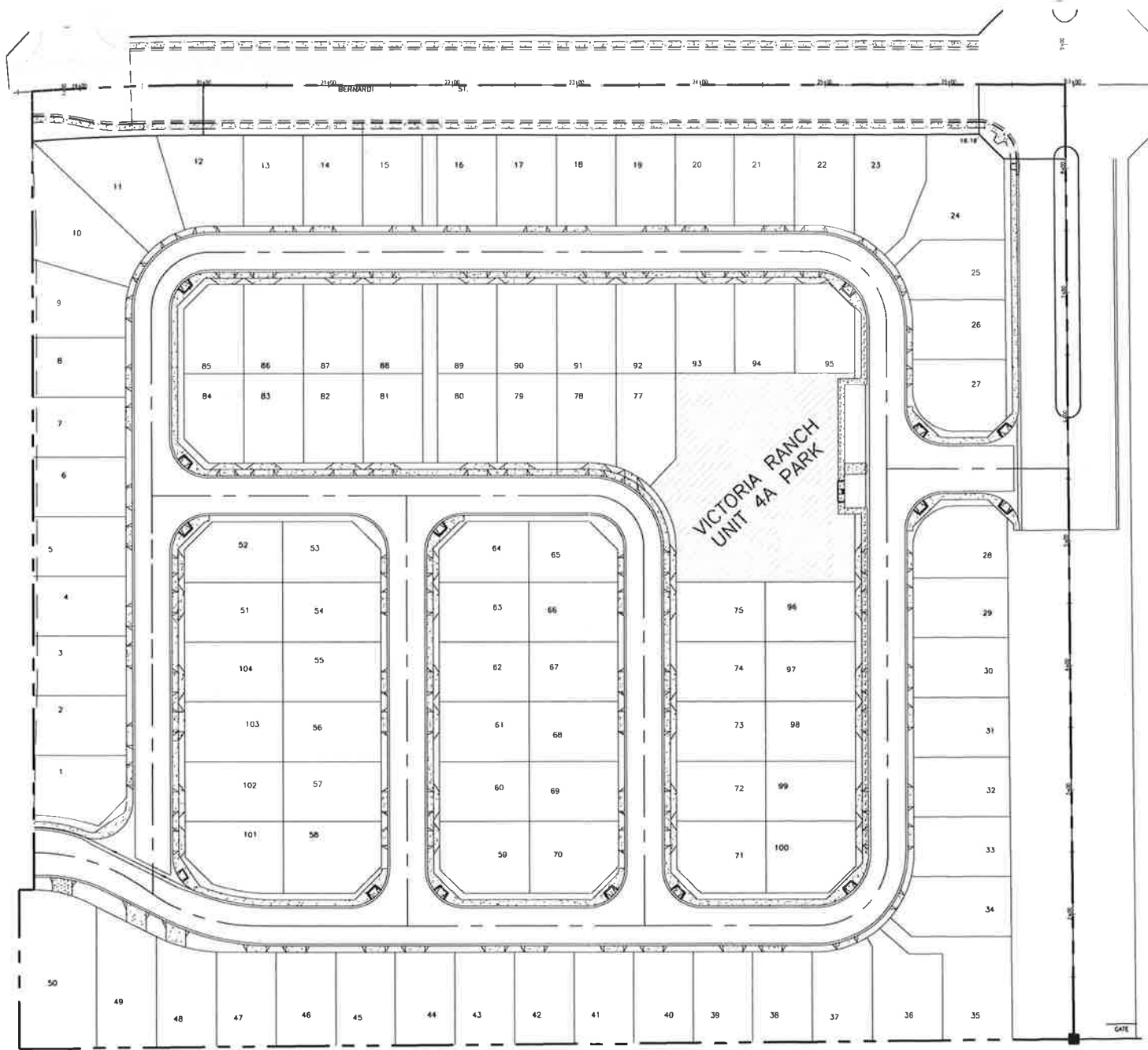
VICINITY MAP NOT TO SCALE

GENERAL NOTES

- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (800) 422-4133 BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS).
- CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO PROTECT IN PLACE.
- CONTRACTOR SHALL NOTIFY CITY UPON COMPLETION OF WORK.
- CONTRACTORS ON THE JOB SHALL CARRY INSURANCE SATISFACTORY TO THE OWNER AND PROVIDE PROOF OF CERTIFICATION UPON REQUEST. THIS POLICY SHALL NOT LAPSE OR BE CANCELED AT ANY TIME DURING PROJECT CONSTRUCTION.
- THE CONTRACTOR AGREES TO HOLD THE OWNER, THE CITY, AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OR THE OPERATIONS OF ANY OF HIS SUB CONTRACTORS, MATERIALS, SUPPLIERS OR AGENTS.
- THESE CONTRACTOR DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED CONSTRUCTION AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION.
- ALL LOCAL, MUNICIPAL, AND STATE LAWS AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE CONSIDERED TO BE INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, SERVICES, STRUCTURES, AND FEATURES PRIOR TO START OF CONSTRUCTIONS. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE ALL DAMAGE RESULTING FROM HIS OPERATION.

SHEET INDEX

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PARK SITE PLAN	L-2
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SITE AREA MAP

MATERIALS LEGEND

SYMBOL	DESCRIPTION	REMARKS
[Symbol]	DECOMPOSED GRANITE (D.G.) PATH	
[Symbol]	4" D. 30" BED ON A RED DECOMPOSED GRANITE W/ BINDER ON A 80% COMPACTED SUBGRADE W/ 4" ROLLED SOFT GREEN POWDER COATED STEEL EDGING OR EQUIVALENT	D.G. AVAILABLE THRU SWB @ 780-342-1112 OR EQUIVALENT STEEL EDGING AVAILABLE THRU ACME MANUFACTURING CO., INC. @ 800-321-1115 OR EQUIVALENT
[Symbol]	ACCESSIBLE PLAYGROUND SURFACE: 17'x17' MIN. WALK OFF MATS	AVAILABLE THRU DAVE BANG & ASSOCIATES @ 800-469-2585 OR EQUIVALENT
[Symbol]	PARK BENCH	
[Symbol]	EXTRUDED METAL BENCH PATTERSON-WILLIAMS MO. NO. 3195 W/ GROUND MOUNT & HUNTER GREEN COLOR OR EQUIVALENT	AVAILABLE THRU DAVE BANG & ASSOCIATES @ 800-469-2585 OR EQUIVALENT
[Symbol]	TRASH RECEPTACLE	
[Symbol]	METAL TRASH RECEPTACLE PATTERSON-WILLIAMS MO. NO. 3150 W/ DOME LID, SURFACE MOUNT, & HUNTER GREEN COLOR OR EQUIVALENT	AVAILABLE THRU DAVE BANG & ASSOCIATES @ 800-469-2585 OR EQUIVALENT
[Symbol]	ACCESSIBLE PLAY STRUCTURE: 31'x21' ACCESSIBLE PLAY STRUCTURE PLAY SIMPLE ROCK-A-SLIDE BY PLAYWORLD SYSTEMS OR EQUIVALENT	AVAILABLE THRU DAVE BANG & ASSOCIATES @ 800-469-2585 OR EQUIVALENT
[Symbol]	ACCESSIBLE SWING STRUCTURE: SWING STRUCTURE BY PLAYWORLD SYSTEMS OR EQUIVALENT	AVAILABLE THRU DAVE BANG & ASSOCIATES @ 800-469-2585 OR EQUIVALENT
[Symbol]	PLAYGROUND SHADE CANOPY	
[Symbol]	FABRICATION CANOPY WITH STEEL POLES BY PLAYWORLD SYSTEMS OR EQUIVALENT	AVAILABLE THRU DAVE BANG & ASSOCIATES @ 800-469-2585 OR EQUIVALENT
[Symbol]	PARK MONUMENT SIGN	
[Symbol]	PRECAST CONCRETE SIGN W/ PARK NAME, CITY LOGO, CITY NAME, & CITY DEPARTMENT	AVAILABLE THRU OUTDOOR CREATINGS, INC. @ 530-365-6100
[Symbol]	PLAYGROUND POLE LIGHTS	
[Symbol]	D SERIES AREA LIGHT MO. NO. 0500 LED-40C 1000 50W TFM MARK II SPINNA LEDS BY LITHONIA LIGHTING OR EQUIVALENT MOUNTED ON A BRONZE COLOR 20 FT. SQUARE NON TAPERED STEEL POLE MO. NO. S478 45 118 BC 203 51 82 BY VISIONARE LIGHTING OR EQUIVALENT MOUNT POLES TO CONCRETE FOOTING W/ STEEL REINFORCING - FOOTING & STEEL BRACE PER CIVIL ENG.	LIGHT AVAILABLE THRU LITHONIA LIGHTING @ 800-279-8041 POLE AVAILABLE THRU VISIONARE LIGHTING @ 877-877-5483
[Symbol]	MONUMENT SIGN LIGHT	
[Symbol]	DIE CAST 75W FLOODLIGHT MO. NO. LF20A W/ PARH 120V LAMP & BRONZE COLOR BY RAB LIGHTING OR EQUIVALENT	AVAILABLE THRU RAB LIGHTING @ 800-722-0000

DEVELOPER

VR CAMBRIA
179 SILVIA COURT
IMPERIAL, CA 92251
CONTACT: MICHELLE HOLLINGER
TEL: (619) 993-6391

SITE DEVELOPMENT DATA

TOTAL AREA OF DEVELOPMENT IS 0.57 ACRES.

ASSESSORS TAX PARCELS:
PARCEL NUMBER FOR APN DXX-XXX-00X 0.57 ACRES

BENCH MARK

BM # 1
COUNTY BENCHMARK No. 69
ELEVATION = 946.30

STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN, AND THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT, CERTIFIED IRRIGATION DESIGNER, LICENSED LANDSCAPE CONTRACTOR, OR ANY OTHER PERSON AUTHORIZED TO DESIGN AN IRRIGATION SYSTEM (SEE SECTIONS 5500.1, 5615, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 OF THE BUSINESS AND PROFESSIONS CODE, SECTION 832.27 OF TITLE 16 OF THE CALIFORNIA CODE OF REGULATIONS, AND SECTION 6721 OF FOOD AGRICULTURAL CODE.)

No.	DESCRIPTION	BY	DATE	SEAL

FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:

R.C.E. No. _____
DATE _____ EXP. DATE _____

PREPARED UNDER THE DIRECTION OF:

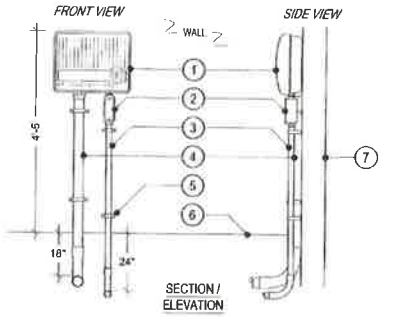
R.C.E. No. _____
DATE _____ EXP. DATE _____



Underground Service Alert
Call: TOLL FREE 811

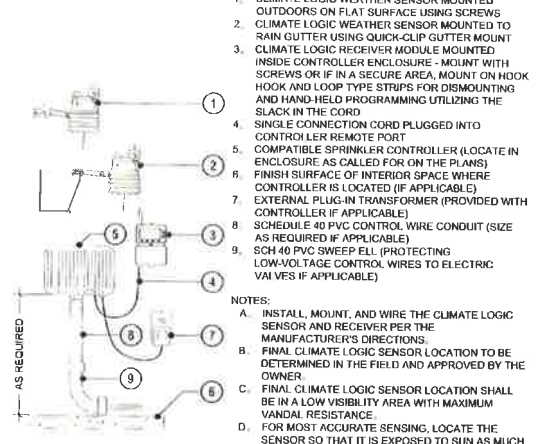
TWO WORKING DAYS BEFORE DIGGING

TITLE SHEET		SHEET
CAMBRIA PARK VICTORIA RANCH (4A) LANDSCAPE PLANS		L-1
IMPERIAL, CALIFORNIA	DATE 03/06/12	BY D.C.
VICTORIA RANCH HOMES, INC.	FILE NO. 16008-08P01	JOB NUMBER 16008-02



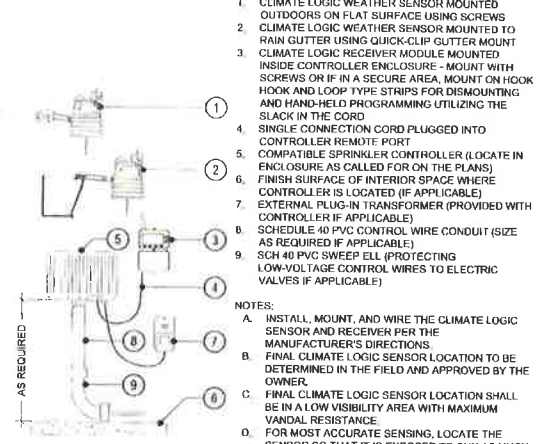
1. AUTOMATIC CONTROLLER PER LEGEND - MOUNT TO WALL PER MANUFACTURER'S DIRECTIONS
2. ELECTRICAL JUNCTION BOX FOR 115V AC POWER CONNECTION
3. 1/2" CONDUIT WITH 115V AC POWER WIRES TO POWER SOURCE
4. SCH 40 PVC CONDUIT FOR CONTROL WIRES
5. SECURE ALL CONDUITS TO WALL WITH "C" CLAMP IN A MINIMUM OF TWO PLACES (TYP)
6. FINISH GRADE
7. WALL

L CONTROLLER



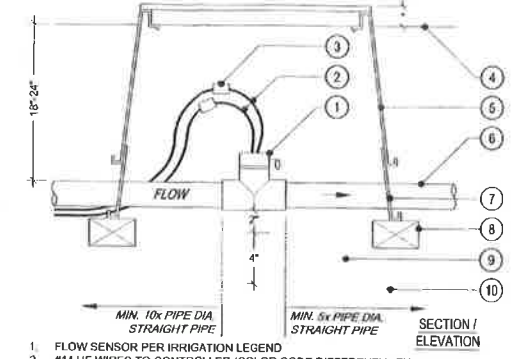
1. CLIMATE LOGIC WEATHER SENSOR MOUNTED OUTDOORS ON FLAT SURFACE USING SCREWS
2. CLIMATE LOGIC WEATHER SENSOR MOUNTED TO RAIN GUTTER USING QUICK-CLIP GUTTER MOUNT
3. CLIMATE LOGIC RECEIVER MODULE MOUNTED INSIDE CONTROLLER ENCLOSURE - MOUNT WITH SCREWS OR IF IN A SECURE AREA, MOUNT ON HOOK AND LOOP TYPE STRIPS FOR DISMOUNTING AND HAND-HELD PROGRAMMING UTILIZING THE SLACK IN THE CORD
4. SINGLE CONNECTION CORD PLUGGED INTO CONTROLLER REMOTE PORT
5. COMPATIBLE SPRINKLER CONTROLLER (LOCATE IN ENCLOSURE AS CALLED FOR ON THE PLANS)
6. FINISH SURFACE OF INTERIOR SPACE WHERE CONTROLLER IS LOCATED (IF APPLICABLE)
7. EXTERNAL PLUG-IN TRANSFORMER (PROVIDED WITH CONTROLLER IF APPLICABLE)
8. SCHEDULE 40 PVC CONTROL WIRE CONDUIT (SIZE AS REQUIRED IF APPLICABLE)
9. SCH 40 PVC SWEEP ELL (PROTECTING LOW-VOLTAGE CONTROL WIRES TO ELECTRIC VALVES IF APPLICABLE)

M ET SENSOR



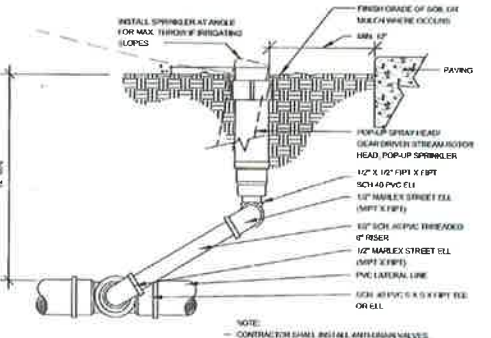
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M ET SENSOR



1. FLOW SENSOR PER IRRIGATION LEGEND
2. #14 UF WIRES TO CONTROLLER (COLOR CODE DIFFERENTLY THAN COMMON WIRE, CONTROL WIRES, AND MASTER VALVE WIRES)
3. WATERPROOF WIRE CONNECTORS (2 REQUIRED)
4. FINISH GRADE
5. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NDS #314BCB) HEAT BRAND "FS" ON LID IN 2" HIGH BLOCK LETTERS
6. MAINLINE PIPING PER IRRIGATION LEGEND (SENSOR SIZE)
7. RECTANGULAR PLASTIC VALVE BOX EXTENSION (NDS #214-6)
8. COMMON BRICK SUPPORTS (4 REQUIRED)
9. FILL BASE OF BOX WITH PEA GRAVEL
10. NATIVE SOIL

O FLOW SENSOR



1. INSTALL SPRINKLER AT ANGLE FOR MAX. THROU IF IRRIGATING
2. FINISH GRADE OF BOX (SEE MAKEWHERE OCCURS)
3. 1/2" X 1/2" RISER PIPE
4. 1/2" X 1/2" RISER PIPE
5. 1/2" X 1/2" RISER PIPE
6. 1/2" X 1/2" RISER PIPE
7. 1/2" X 1/2" RISER PIPE
8. 1/2" X 1/2" RISER PIPE
9. 1/2" X 1/2" RISER PIPE
10. 1/2" X 1/2" RISER PIPE

P POP-UP SPRINKLER

IRRIGATION MAINTENANCE SCHEDULE

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

FREQUENCY MAINTENANCE TASK

QUARTERLY CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.

MONTHLY IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.

QUARTERLY POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRE-SURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.

QUARTERLY REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES - VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.

QUARTERLY MAINLINE AND LATERALS - VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCHES. REPAIR AS NEEDED.

WEEKLY DRIP TUBING - VISUALLY CHECK EACH SYSTEMS DRIP TUBING OPERATION INDICATOR WHILE SYSTEM IS IN OPERATION. REPAIR DRIP LINE AS NEEDED.

MONTHLY FILTERS AND STRAINERS - VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS, CLEAN AND FLUSH SCREENS.

IRRIGATION AUDIT SCHEDULE

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A QUALIFIED IRRIGATION AUDITOR AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE. AUDITS SHALL BE PERFORMED EVERY 5 YEARS AT A MINIMUM OR AS NEEDED.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

1. FOLLOW THE IRRIGATION ASSOCIATION AUDIT PROTOCOL OR EQUAL.
2. PLACE FLAGS AT EACH HEAD IN THE ZONE.
3. DETERMINE A REPRESENTATIVE GRID FOR MEASURING CUP PLACEMENT.
4. PLACE WATER MEASURING RECEPTACLES.
5. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
6. CALCULATE THE IRRIGATION EFFICIENCY.
7. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
8. AFTER COMPLETING ZONE, ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.
9. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.

T IRRIGATION MAINTENANCE SCHEDULE

PRESSURE LOSS CALCULATIONS		
STATION # / 24 GPM		
MAXIMUM FLOW / FARTHEST FROM POC		
EQUIPMENT	SIZE	LOSS
Service Line - Copper (50' Estimate)	1"	2.9
Water Meter	1"	3.4
Backflow Preventer (R/P Type)	1"	13.0
Master Control Valve	1"	4.2
Flow Sensor	1/2"	1.0
Sch 40 PVC Mainline 283'	1 1/2"	1.51
Sch 40 PVC Mainline Loop	1 1/4"	-
Electric Control Valve	1 1/2"	3.7
Lateral Lines (10% Pressure Drop Max.)	Misc.	2.97
SUBTOTAL PRESSURE LOSSES		32.68
MISC. LOSSES THROUGH SYSTEM	10%	3.27
Elevation Gain in Feet (Pressure Loss)	0	0.0
TOTAL PRESSURE LOSSES		35.95
Pressure Required at Valve		30.0
TOTAL PRESSURE REQUIRED		65.95
Static Pressure at POC		75
RESIDUAL PRESSURE		9.1 (12%)

Q PRESSURE LOSS CALCS

IRRIGATION CONTROLLER SCHEDULE GUIDELINE - PLANT ESTABLISHMENT PERIOD														
NOTES: IRRIGATION SCHEDULE IS FOR REFERENCE ONLY. ALWAYS APPLY THE APPROPRIATE AMOUNT OF WATER FOR PROPER PLANT HEALTH. ADJUST SCHEDULE AS NECESSARY BASED ON THE ACTUAL SITE CONDITIONS. DRIPE RUN TIMES AND CYCLE AS NEEDED TO MINIMIZE RUN-OFF. ADJUST THE SCHEDULE AT LEAST ONCE PER MONTH TO REFLECT SEASONAL CHANGES.														
HYDROZONE	HYDROZONE ATTRIBUTES	HYDROZONE SCHEDULE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SHRUB/TREE	PRECIPITATION RATE (in/hr)	0.42	2.2	2.7	3.7	4.5	4.6	5.4	6.2	6.1	4.7	3.7	2.5	2.0
	IRRIGATION DAYS PER MONTH		7	8	11	14	14	16	19	18	14	11	8	6
DRIP LINE	PRECIPITATION RATE (in/hr)	0.50	24.0	28.8	28.7	25.5	26.1	26.8	25.9	26.0	26.6	26.7	24.8	26.5
	IRRIGATION DAYS PER MONTH		1	1	1	1	1	1	1	1	1	1	1	1
2"-4" ROOTS	PRECIPITATION RATE (in/hr)	0.90	1	1	1	1	1	1	1	1	1	1	1	1
	IRRIGATION DAYS PER MONTH		24.9	26.0	28.7	25.5	26.1	26.8	25.9	26.9	26.6	26.5	24.8	26.5
LOW	MINUTES PER CYCLE		24.9	26.0	28.7	25.5	26.1	26.8	25.9	26.9	26.6	26.5	24.8	26.5

IRRIGATION CONTROLLER SCHEDULE GUIDELINE - ESTABLISHED PLANTS														
NOTES: IRRIGATION SCHEDULE IS FOR REFERENCE ONLY. ALWAYS APPLY THE APPROPRIATE AMOUNT OF WATER FOR PROPER PLANT HEALTH. ADJUST SCHEDULE AS NECESSARY BASED ON THE ACTUAL SITE CONDITIONS. DRIPE RUN TIMES AND CYCLE AS NEEDED TO MINIMIZE RUN-OFF. ADJUST THE SCHEDULE AT LEAST ONCE PER MONTH TO REFLECT SEASONAL CHANGES.														
HYDROZONE	HYDROZONE ATTRIBUTES	HYDROZONE SCHEDULE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SHRUB/TREE	PRECIPITATION RATE (in/hr)	0.42	2.2	2.7	3.7	4.5	4.6	5.4	6.2	6.1	4.7	3.7	2.5	2.0
	IRRIGATION DAYS PER MONTH		3	3	4	5	5	6	7	6	5	4	3	2
DRIP LINE	PRECIPITATION RATE (in/hr)	0.50	58.2	71.4	73.4	71.4	73.0	71.4	70.3	80.7	74.6	73.4	66.1	79.4
	IRRIGATION DAYS PER MONTH		2	2	2	2	2	2	2	2	2	2	2	2
6"-24" ROOTS	PRECIPITATION RATE (in/hr)	0.90	29.1	35.7	36.7	36.7	36.5	35.7	35.1	40.3	37.3	36.7	33.1	39.7
	IRRIGATION DAYS PER MONTH		29.1	35.7	36.7	36.7	36.5	35.7	35.1	40.3	37.3	36.7	33.1	39.7
LOW	MINUTES PER CYCLE		29.1	35.7	36.7	36.7	36.5	35.7	35.1	40.3	37.3	36.7	33.1	39.7

IRRIGATION SCHEDULE NOTES
IRRIGATION SCHEDULE IS BASED ON THE HYDROZONE DATA LISTED IN THE CHART ABOVE HISTORIC ET FOR IMPERIAL, ESTIMATED ROOT DEPTH, ESTIMATED SOIL TYPE, PLANT FACTOR FROM WUCOLS III, CALCULATED PRECIPITATION RATE, AND ESTIMATED IRRIGATION EFFICIENCY. THIS SCHEDULE WILL NEED TO BE FINE-TUNED AND ADJUSTED BASED ON ACTUAL SITE CONDITIONS. THE CONTROLLER FOR THIS PROJECT IS A "SMART" CONTROLLER USING THE "IRRIROLL CLIMATE LOGIC" ET SENSOR. IT IS SUGGESTED THAT THE AUTOMATIC ADJUSTMENT FEATURE NOT BE USED UNTIL PLANTS HAVE DEVELOPED ESTABLISHED ROOT SYSTEMS.

R IRRIGATION CONTROLLER SCHEDULES

AB-1881 CALCULATIONS - MAXIMUM APPLIED WATER ALLOWANCE	
MAWA = Maximum Applied Water Allowance (GAL/DAY)	
MAWA = (E To) x (E B2) x (E T2) x (E A) x (E S) x (E LA)	
E To = Reference Evapotranspiration (inches per year)	71.6
E B2 = Conversion Factor (in gallons per square foot)	0.62
E T2 = ET Adjustment Factor (% of Reference ET)	0.70
E A = Total Landscape Area (square feet)	25,521
E LA = Special Landscape Area	0
TOTAL MAWA	792,050

AB-1881 CALCULATIONS - ESTIMATED APPLIED WATER USE				
EAU = Estimated Applied Water Use by Hydrozone (GAL/DAY)				
EAU = (E To) x (E B2) x (E T2) x (E A) x (E S) x (E LA)				
E To = Reference ET (inches per year)	71.6			
E B2 = Conversion Factor (in gallons per square foot)	0.62			
PF = Plant Factor (Kc)	Hydrozone Specific			
HA = Hydrozone Area	Hydrozone Specific			
IE = Irrigation Efficiency	Hydrozone Specific			
E LA = Special Landscape Area	0			
Hydrozone	PF	HA	IE	(E T2) x (E A) / (E S)
Turf (Spray Areas)	0.6	17,044	0.00	11,362.67
Timber 7 feet (Drip Lines)	0.2	8,477	0.50	1,832.78
TOTAL AUA	25,521	Total	13,195.45	
EAU = (E To) x (E B2) x (E T2) x (E A) x (E S) x (E LA)		TOTAL EAU	908,037	

S AB-1881 WATER BUDGET CALCS

No.	DESCRIPTION	BY	DATE	SEAL

FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:

R.C.E. No. _____
DATE _____ EXP. DATE _____

PREPARED UNDER THE DIRECTION OF:

R.C.E. No. _____
DATE _____ EXP. DATE _____

BENCH MARK

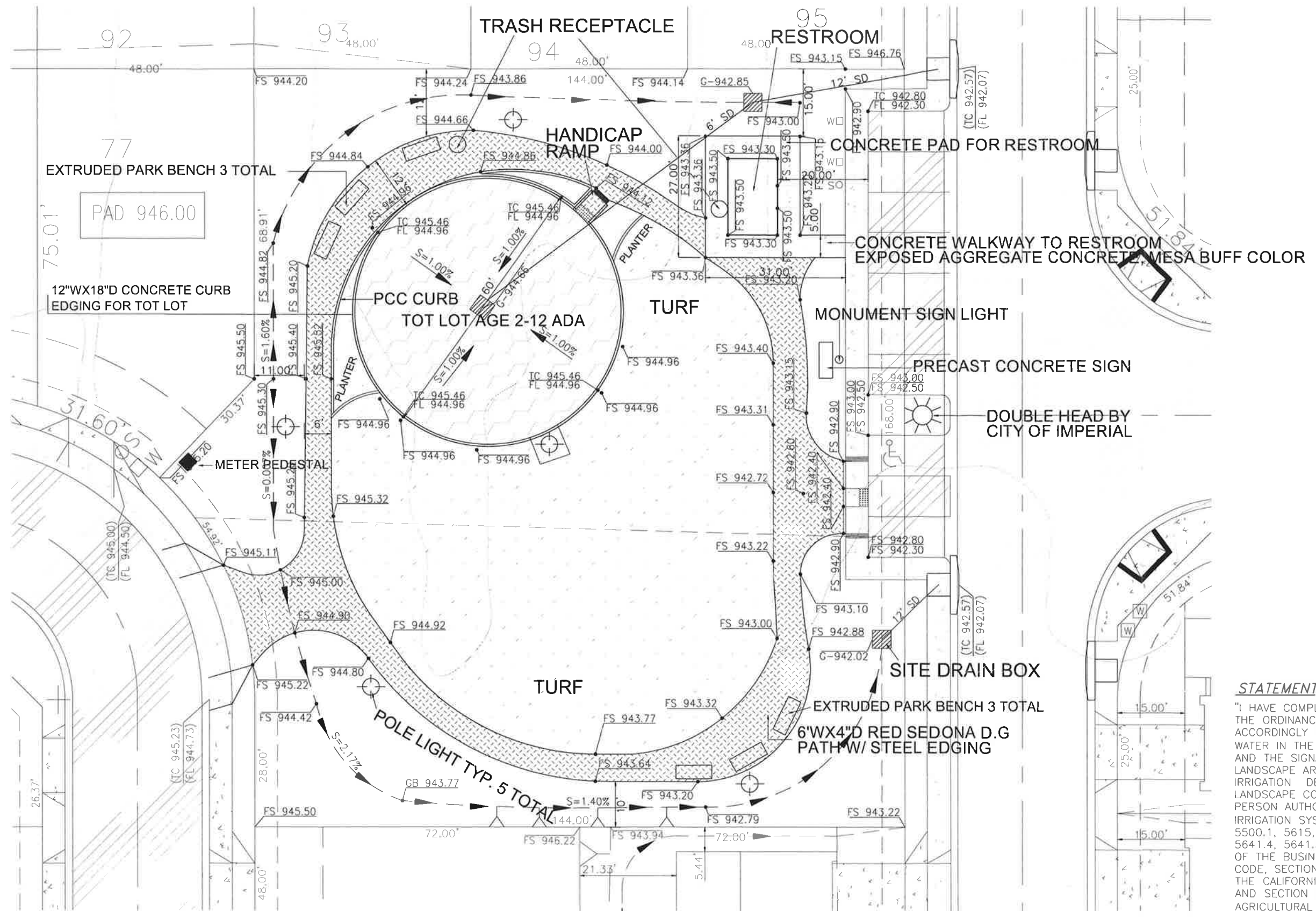
IRRIGATION DETAILS

CAMBRIA PARK
VICTORIA RANCH (4A)
LANDSCAPE PLANS

IMPERIAL, CA

DATE: 03/06/17
SCALE: AS SHOWN
PROJECT: VICTORIA RANCH HOMES, INC. 16028-02PDP
SHEET: 16028-02

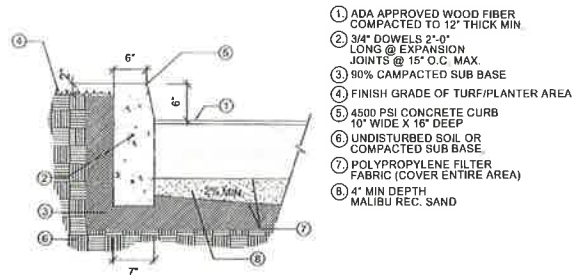
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STATEMENT

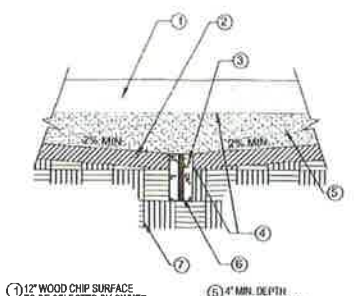
"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"; AND THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT, CERTIFIED IRRIGATION DESIGNER, LICENSED LANDSCAPE CONTRACTOR, OR ANY OTHER PERSON AUTHORIZED TO DESIGN AN IRRIGATION SYSTEM (SEE SECTIONS 5500.1, 5615, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 OF THE BUSINESS AND PROFESSIONS CODE, SECTION 832.27 OF TITLE 16 OF THE CALIFORNIA CODE OF REGULATIONS, AND SECTION 6721 OF FOOD AGRICULTURAL CODE.)

No.	DESCRIPTION	BY	DATE	SEAL	FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:	PREPARED UNDER THE DIRECTION OF:	BENCH MARK	PARK SITE PLAN	SHEET
							BM # 1 COUNTY BENCHMARK No. 69 ELEVATION = 946.30	CAMBRIA PARK VICTORIA RANCH (4A) LANDSCAPE PLANS	L-2
								IMPERIAL, CALIFORNIA DATE 03/06/17 VICTORIA RANCH HOMES, INC. 16008-02P01 16008-02	



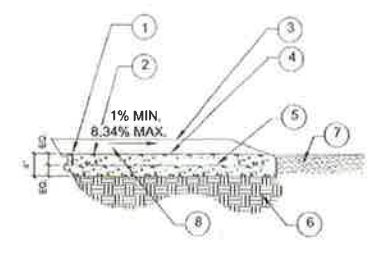
NOTE: SUBGRADE FOR WOOD FIBER SHALL SLOPE TO SUMPS DRAIN PER PLAN FOR WATER RUN-OFF. PROVIDE 12" MIN. RADIUS AT CONCRETE EDGE. WOOD FIBER SAMPLE MUST BE SUBMITTED FOR APPROVAL TO OWNERS REPRESENTATIVE PRIOR TO PURCHASE OF MATERIAL. PROVIDE A 16:1 CONCRETE ADA ACCESS RAMP PER ADA REGULATIONS.

A PLAYGROUND CURB



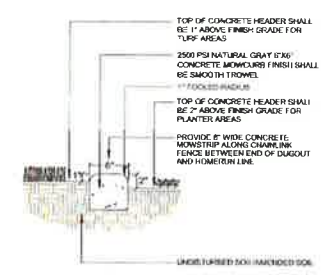
1. 12" WOOD CHIP SURFACE TO BE SELECTED BY OWNER
 2. COMPACTED SUBGRADE - 90% COMPACTED FILL WHERE OCCURS
 3. 3/4" CRUSHED, DOUBLE WASHED, DRAINAGE ROCK OR SAND PER MFGS. RECOMMENDATION
 4. FILTER FABRIC
 5. 4" MIN. DEPTH MALIBU REC. SAND
 6. MULTI-FLOW DRAIN SYSTEM PER MFGS. SPECIFICATIONS @ SAND AREA, AND 4" SOLID PVC PIPE BURIED 3" DEPTH MIN. OUTSIDE PLAYGROUND
 7. UNDISTURBED SOIL OR COMPACTED SUB-BASE

B PLAY AREA DRAIN



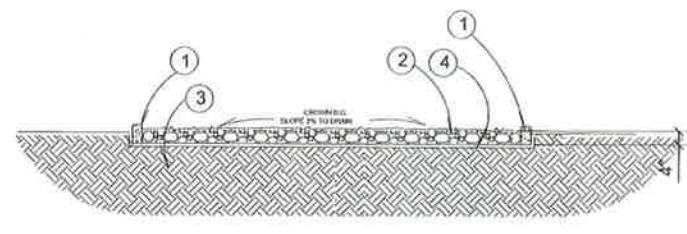
1. 2" DEEP x 1" WIDE CONTROL JOINT MAX. 15' O.C.
 2. CONCRETE PAVING,
 3. 6"x6" CONC. CURB ON SIDE W/ DROP OFF
 4. FINISH SURFACE
 5. 6"x6" 10 GAUGE WELDED WIRE MESH DISCONTINUE AT EXP. JT.
 6. 90% COMPACTED SUBGRADE
 7. ACCESSIBLE SURFACE
 8. RAMP SLOPE 8.34% MAX.

C ACCESSIBLE CONCRETE RAMP



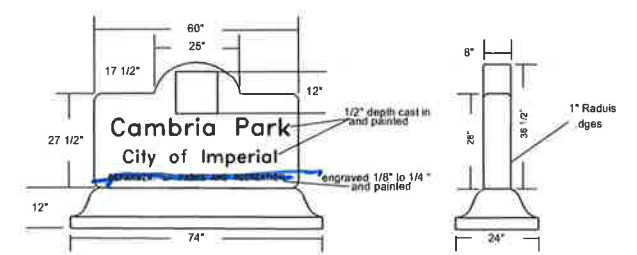
NOTE: PROVIDE CONTROL JOINTS AT EVERY 8 FEET MIN.

D CONCRETE HEADER



KEY:
 1. GREEN POWDER COATED STEEL EDGE. LOCATE AS SHOWN PER PLAN.
 2. 4" MIN. DEPTH DECOMPOSED GRANITE SURFACE. REFER TO CONSTRUCTION LEGEND FOR COLOR AND SUPPLIER.
 3. 90% COMPACTED SUBGRADE
 4. WEED BARRIER LANDSCAPE FABRIC, NON-TOXIC

E D.G. PATH



1. INTEGRAL CONCRETE COLOR TO BE DAVIS COLORS SEQUOIA SAND IS "TAN"
 2. SIGN WEIGHT: 1200 LBS
 BASE WEIGHT: 1000 LBS
 3. CONCRETE MIXED SIGN TO INCLUDE 8.5 SACKS PORTLAND CEMENTARY PER YARD OF CONCRETE WITH A MAXIMUM AGGREGATE SIZE OF 3/4", CONCRETE TO BE REINFORCED WITH #4 AND #5 GRAD 60 REBAR GRID CURED CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI. IN 28 DAYS.
 4. ALL INFORMED SURFACES SHALL BE FULLY ROUNDED AND SMOOTH FINISHED FINISH OF ALL SURFACES TO BE SEALED WITH (3) COATS AND GRAFFITI SEALER.

*Logo cast in full relief and painted
 NOTES:
 Cambria Park: 5.75"x54" Rotis Semisert
 City of Imperial: 5"x43" Rotis Semi Sert
 Department of Parks and Recreation: 2"x51" Helvetica Medium

F PARK MONUMENT SIGN

GENERAL NOTES

These plans demonstrate design intent only and are not intended to communicate construction means or methods. The contractor shall verify all site conditions, dimensions, and all proposed construction items. Any discrepancies shall be reported immediately to the Designer for clarification.

All contractors are required to comply with all applicable State and local ordinances, codes and regulations that pertain to the construction of this project. It is the responsibility of the Contractors to verify all ordinances, codes and regulations prior to commencement of this project.

Contractor is responsible for obtaining all necessary permits as required. Contractor shall be responsible for all coordinating all regulating agencies field inspections as pertaining to the permit process. It is the responsibility of the owner to obtain any necessary structural engineering or soils reports.

Contractor shall call UNDERGROUND SERVICE ALERT AT 1-800-227-2600 to verify location of all underground utilities two days prior to any digging.

It is the contractors responsibility to become familiar with grade differences. Contractor to coordinate work with general contractor and other sub-contractors for location and installation of pipes sleeves through walls, paving, structures, etc. Contractor shall install all electrical lines, gas lines, water lines, drain lines, and sleeves for all future work as designated on the plans and/or by the Owner. Final 'stub-up' locations shall be verified with the Owner.

All materials, colors, and finishes proposed on these plans are to be selected by Owner.

GRADING & DRAINAGE NOTES

The contractor shall ensure positive drainage throughout the whole project. All paved areas must slope to drain at a minimum rate of 1% with all planted beds and turf grass areas must slope at 2% minimum away from structures and towards drains.

All grades in planter beds must be held a minimum of 6 inches below adjacent hardscape.

STATEMENT
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No.	DESCRIPTION	BY	DATE	SEAL	FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:	SEAL	PREPARED UNDER THE DIRECTION OF:	BENCH MARK	CONSTRUCTION DETAILS SHEET	SHEET
									CAMBRIA PARK VICTORIA RANCH (4A) LANDSCAPE PLANS	L-3
									IMPERIAL, CA.	DATE: 07/05/16
									VICTORIA RANCH HOMES, INC.	JOB NUMBER: 16008-02PCP

Plan A-Park Site with Bathroom;

Structure;



1. An example of a local park site with bathroom (suggested by M H) is at the Sky Ranch Dog Park.

- a. This bath room is of a concrete tilt up design, including the roof. This is built by a specialty concrete subcontractor. The benefits are it can be built expeditiously. This structure may reflect the City of Imperials expectations.
- b. I believe Eddie Yopez was the Superintendent for McMillan at the time of construction...I will follow up to see if we can determine the subcontractor involved.
- c. Irrespective of type of construction we will require the established process.
 - a. Budget
 - b. Secure consultant / subcontractor with design.
 - c. Submit to the City.
 - d. Review
 - e. Pay fees.

2. Site Plan Options

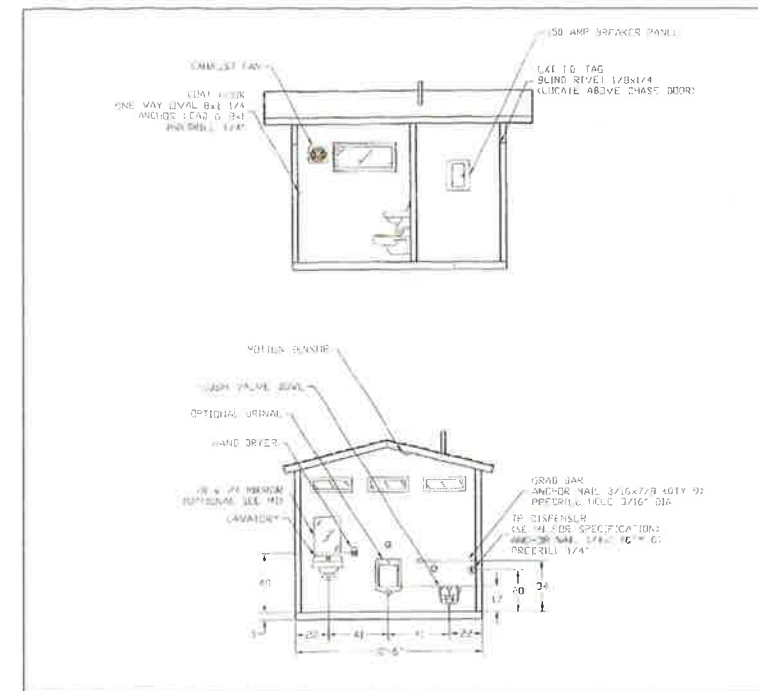
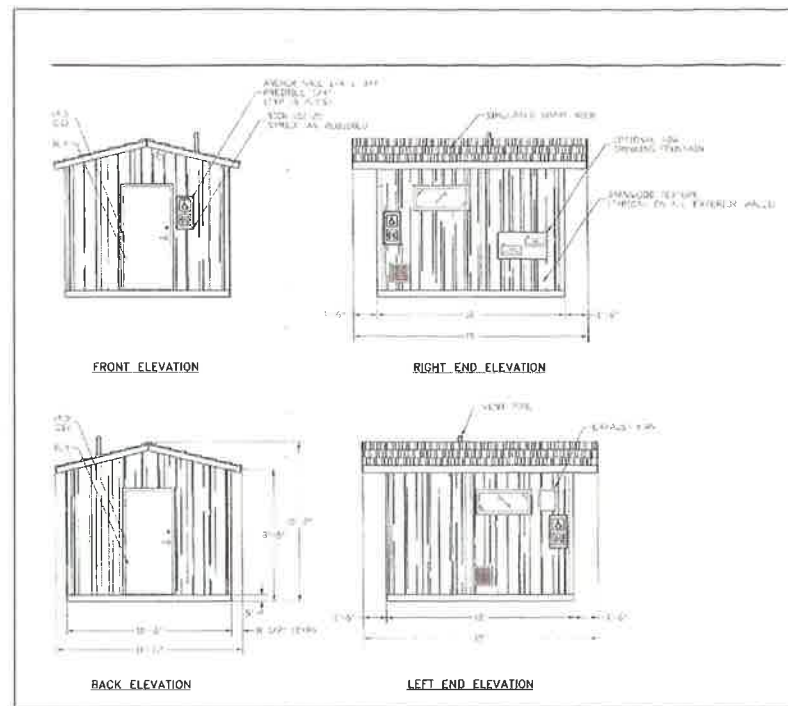
- a. Design Build
 - i. This plan is the least costly by far...but we will need the City to approve this process.
- b. Retain Landscape Arch

Plan B-Park site No Bathroom

1. Without the structure we may be able to secure approval from the City to just do a design build site.
 - a. Least expensive by far
 - b. Landscape subcontractor could implement entire process

Plan A & B Lighting

1. Plans show a light at Lot 76...it is conceivable we could install a double headed mast as any lighting requirement,

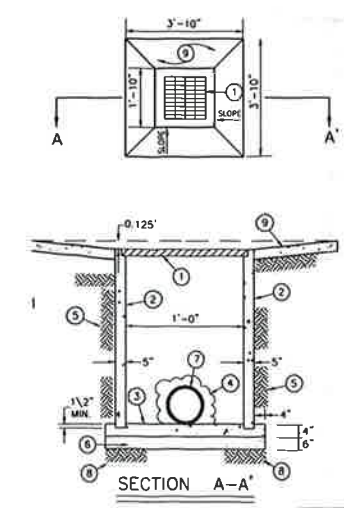
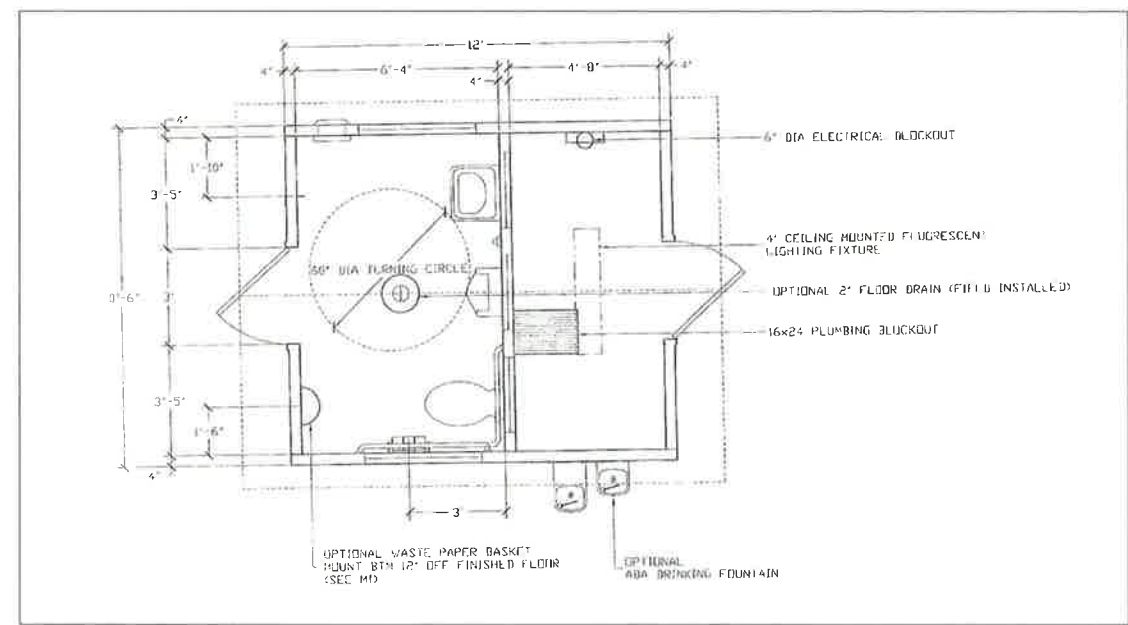


4/29/2016 CXT Concrete Buildings - Arapahoe

Interior with Stainless Steel Fixtures

Standard Interior Layout

- 1 Single user restroom
- 150 mph wind load, 250 pounds per square foot snow load
- Group 1 seismic design category E earthquakes
- Pre-pumbed/pre-wired, meets all 50 states building codes
- Vandal resistant
- Customizable



CONSTRUCTION NOTES:

1. INSTALL A 14-7/8" x 14-7/8" FRAME AND BICYCLE SAFE GRATE FOR TRAFFIC GRATE SHALL BE A BROOKS MODEL NUMBER 1212 CB OR AN APPROVED EQUAL APPLY TWO (2) 10 MIL COATS OF EPOXY BITUMASTIC TO THE STEEL FRAME AND GRATE.
2. INSTALL 12"x12" CONCRETE CATCH BASIN WITH 5" WALL. THE CONCRETE CATCH BASIN SHALL BE A BROOKS MODEL NUMBER 1212 CB (1212 T24 FOR TOP AND 1212 L24 FOR LOWER SECTION) OR AN APPROVED EQUAL. THE BOTTOM OF THE CATCH BASIN SHALL BE EMBEDDED IN THE CONCRETE BASE.
3. INSTALL MINIMUM 4" P.C.C. FLOOR. FLOOR SHALL BE SLOPE 1/4 INCH PER ONE FOOT TOWARDS THE OUTLET. UTILIZE 4,000 P.S.I. CONCRETE.
4. GROUT THE ANNULAR AREA BETWEEN THE PIPELINE AND THE KNOCK OUT CIRCUMFERENCE FLUSH WITH THE EXTERIOR AND INTERIOR PRE-CAST WALL SURFACE.
5. BACKFILL WITH NATIVE MATERIAL COMPACTED TO 90 PERCENT OF MAXIMUM DENSITY PER ASTM D-1557.
6. PLACE A MINIMUM OF 6 INCHES OF COMPACTED GRANULAR MATERIAL.
7. INSTALL 6" DIA STORM DRAIN PIPELINE.
8. NATIVE MATERIAL COMPACTED TO 87% ± 2%
9. INSTALL 1.5" CONCRETE DEPRESSION.

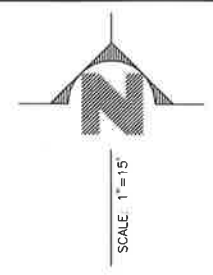
SIDE YARD CATCH BASIN INLET/OUTLET DETAIL

NO SCALE

STATEMENT

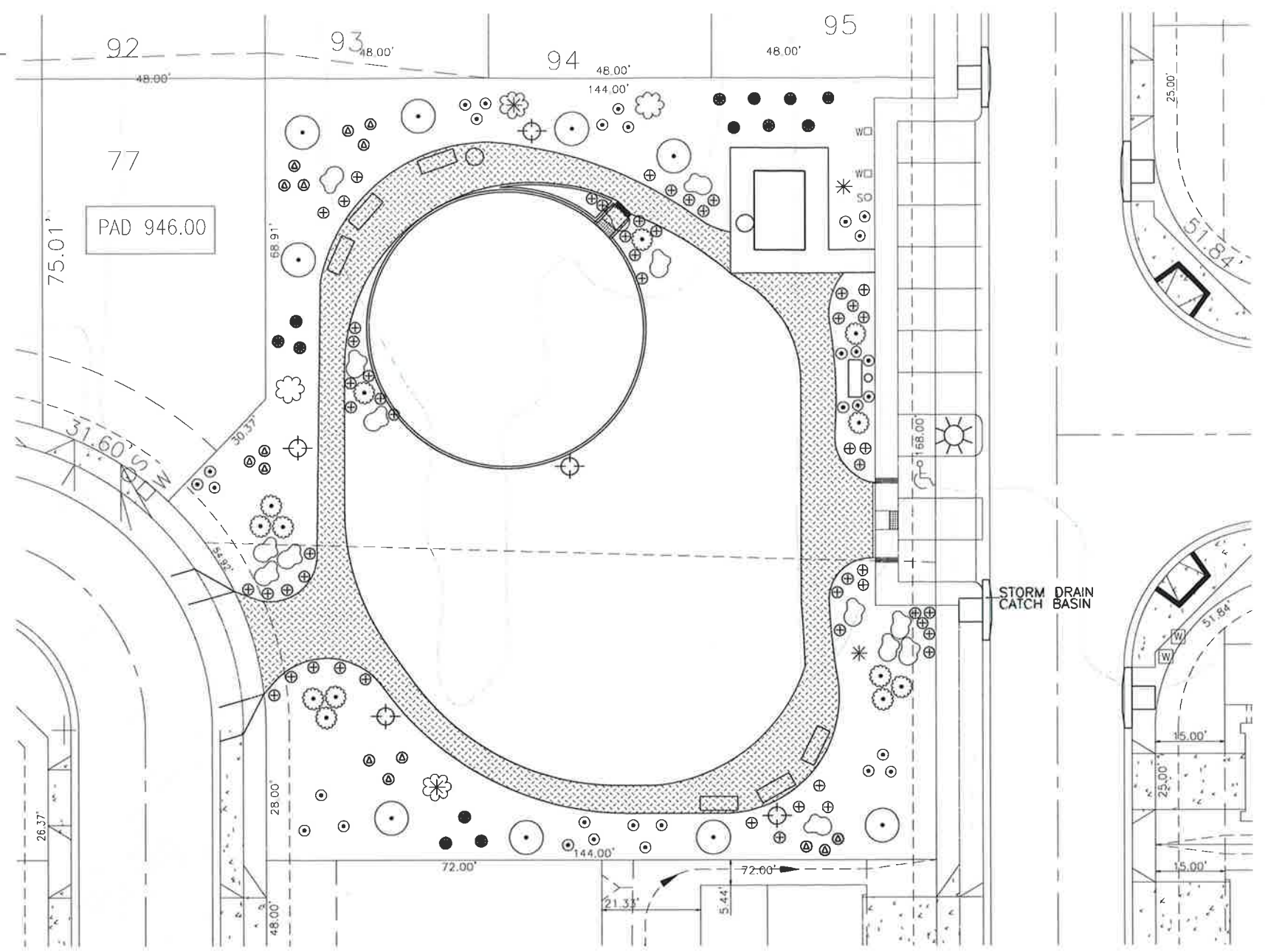
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No.	DESCRIPTION	BY	DATE	SEAL	FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:	SEAL	PREPARED UNDER THE DIRECTION OF:	BENCH MARK	RESTROOM DETAILS	SHEET
									CAMBRIA PARK VICTORIA RANCH (4A) LANDSCAPE PLANS	L-4
									IMPERIAL, CA.	
									VICTORIA RANCH HOMES, INC.	



PLANTING NOTES

- 1) ALL LANDSCAPING AND IRRIGATION TO BE INSTALLED BY OWNER OR OWNERS AGENT, IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND REGULATIONS.
- 2) ALL LANDSCAPING SHALL BE MAINTAINED BY OWNER OR OWNERS AGENT.
- 3) ALL PLANTING SHALL BE CONTAINED WITHIN PROPERTY LINES OF THE LOT.
- 4) IRRIGATION AND PLANTING SHALL BE INSTALLED TO PROMOTE EFFICIENT USE OF WATER.
- 5) ALL STREET TREES AND ANY TREE WITHIN 8' FT. OF WALLS, HARDSCAPE, OR BUILDINGS SHALL BE INSTALLED WITH CITY APPROVED LINEAR 'BIO BARRIER' ROOT CONTROL BARRIERS.
- 6) ALL PLANTING LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL PLANT LOCATIONS WITH THE OWNER OR THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- 7) ALL TREES SHALL BE DOUBLE STAKED PER LOCAL CODES.
- 8) REFER TO LANDSCAPE CONSTRUCTION DRAWINGS FOR PLANTING DETAILS AND SPECIFICATIONS.
- 9) TREE PLACEMENT MINIMUMS SHALL BE: 10' FROM LIGHT STANDARDS, POWER POLES, AND DRIVE APPROACHES AND 5' FROM FIRE HYDRANTS, UTILITIES AND PROPERTY LINES. NO TREES ALLOWED IN SWALES.
- 10) ALL 2:1 SLOPES SHALL BE PLANTED AND IRRIGATED PER CITY CODES AND REGULATIONS.
- 11) ALL IRRIGATION SYSTEMS SHALL BE INSTALLED PER ALL STATE AND CITY CODES AND REGULATIONS.
- 12) ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT PROVIDES FULL COVERAGE OF ALL LANDSCAPING WHERE PLANT AREAS ARE VALVED ACCORDING TO THEIR HYDROZONE. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR IRRIGATION DETAILS AND SPECIFICATIONS.
- 13) ALL SHRUB PLANTER AREAS SHALL RECEIVE A 3" LAYER OF DOUBLE GRIND MEDIUM BARK MULCH THROUGHOUT (NO BARK MULCH IN DRAINAGE SWALE AREAS). CONTRACTOR TO PROVIDE A SAMPLE OF MULCH TO THE CITY LANDSCAPE ARCHITECT AT THE PRE-JOB MEETING.
- 14) ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY, GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, AND TRIMMING. ANY DAMAGED, DEAD, DISEASED, OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN 30 DAYS FROM THE DATE OF DAMAGE.



PLANTING LEGEND

- Boulders Assorted Size
- Mexican Fan Palm 8' BTF
- Dalbergia sissoo (Rosewood) 15 Gal.
- Lantana, New Gold 5 Gal.
- "La Jolla" Bougainvillea 5 Gal.
- Texas Ranger (Green Cloud Leucophyllum frutescens) 5 Gal.
- Red Yucca (Hesperaloe parviflora) 5 Gal.
- PALO BREA 2 PIECES
- PALO VERDE 2 PIECES
- MEZQUITE 2 PIECES

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X:\Projects (Active)\16008-01 (Jim Lessey - Cambria Park)\16008-02 Park\DWG\16008-02Landscape-14-Plan.dwg 03/06/2017 12:02

No.	DESCRIPTION	BY	DATE	SEAL

FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:

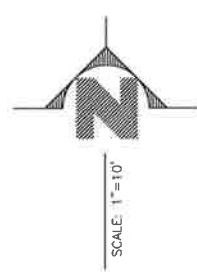
 DATE _____

PREPARED UNDER THE DIRECTION OF:

 R.C.E. No. _____
 DATE _____ EXP. DATE _____

BENCH MARK
 BM # 1
 COUNTY BENCHMARK No. 69
 ELEVATION = 946.50

PLANTING PLAN		SHEET
CAMBRIA PARK VICTORIA RANCH (4A) LANDSCAPE PLANS		L-5
IMPERIAL, CALIFORNIA	DATE 03/06/17	BY D.C.
VICTORIA RANCH HOMES, INC.	PROJECT NUMBER 16008-02P&P	SHEET NUMBER 16008-02



POINT OF CONNECTION
 MAKE IRRIGATION POINT OF CONNECTION INTO EXISTING MAIN LINE AFTER CONNECTION TO EXISTING SERVICE LINE TO SITE. VERIFY EXACT LOCATIONS IN THE FIELD AND ADJUST AS NECESSARY. MAXIMUM DEMAND IS 24 GPM. STATIC PRESSURE AT METER IS 4-75 PSI (INFORMATION IS ASSUMED SINCE PROJECT IS NOT YET BUILT). CONTRACTOR SHALL VERIFY STATIC PRESSURE AT P.O.C. AT THE PRE-JOB MEETING WITH THE CITY. CONTRACTOR SHALL NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED.

CONTROLLER
 INSTALL IRRIGATION CONTROLLER ON PEDESTAL ON THE LOCATION SHOWN ON THE PLANS. FINAL CONTROLLER LOCATION TO BE APPROVED IN THE FIELD BY THE CITY OR ITS REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO THE FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND/OR ELECTRICAL CONTRACTOR AS NECESSARY, AND PAY ALL ASSOCIATED COSTS. THE IRRIGATION CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS PER LOCAL CODES. MOUNT, GROUND, AND WIRE ALL THE CONTROL EQUIPMENT PER THE MANUFACTURER'S DIRECTIONS, THESE PLANS, AND PER ALL LOCAL CODES. INSTALL ET SENSOR WITH CONTROLLER PER MANUFACTURER'S DIRECTIONS.

SLEEVING
 MAINLINE AND VALVES SHOWN OUTSIDE OF PLANTED AREAS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN ADJACENT PLANTED AREAS EXCEPT WHERE SLEEVING IS SHOWN ON THE PLANS. ALL PIPES AND WIRES THAT MUST RUN UNDER HARDSCAPE TO BE SLEEVED IN SCH 40 PVC SLEEVES ACCORDING TO THE SLEEVING CHART.

DRIP LINE SYSTEMS
 SHRUB AREAS AS SHOWN SHALL BE IRRIGATED WITH DRIP LINE IRRIGATION. INSTALL ALL DRIP LINE SYSTEMS PER THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS. CONTRACTORS NOT FAMILIAR WITH DRIP LINE SYSTEM INSTALLATION SHALL CONTACT THE MANUFACTURER'S REPRESENTATIVE PRIOR TO START OF WORK FOR ON-SITE PRODUCT AND INSTALLATION TRAINING.

POINT OF CONNECTION INFORMATION
 WATER TYPE - POTABLE
 BACKFLOW PREVENTER SIZE - 1"
 NUMBER OF VALVES - 15
 ET SENSOR - 'CLIMATE LOGIC'
 AREA SHRUBS - 8,477 SQ. FT.
 AREA TURF - 17,044 SQ. FT.
 TOTAL AREA IRRIGATED - 13,400 SQ. FT.

METER SIZE - 1"
 PRESSURE REGULATOR - N/A
 MAXIMUM DEMAND 24 GPM
 CONTROLLER SIZE - 18 STATION
 STATIC PRESSURE AT METER - 75 PSI

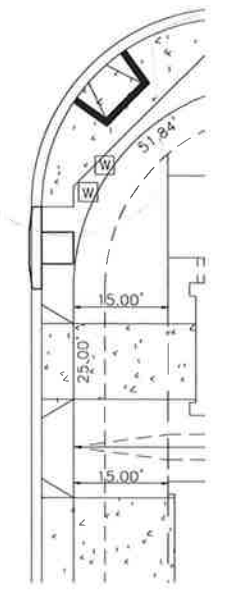
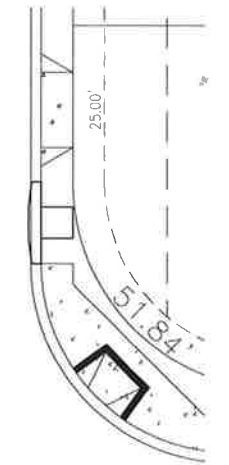
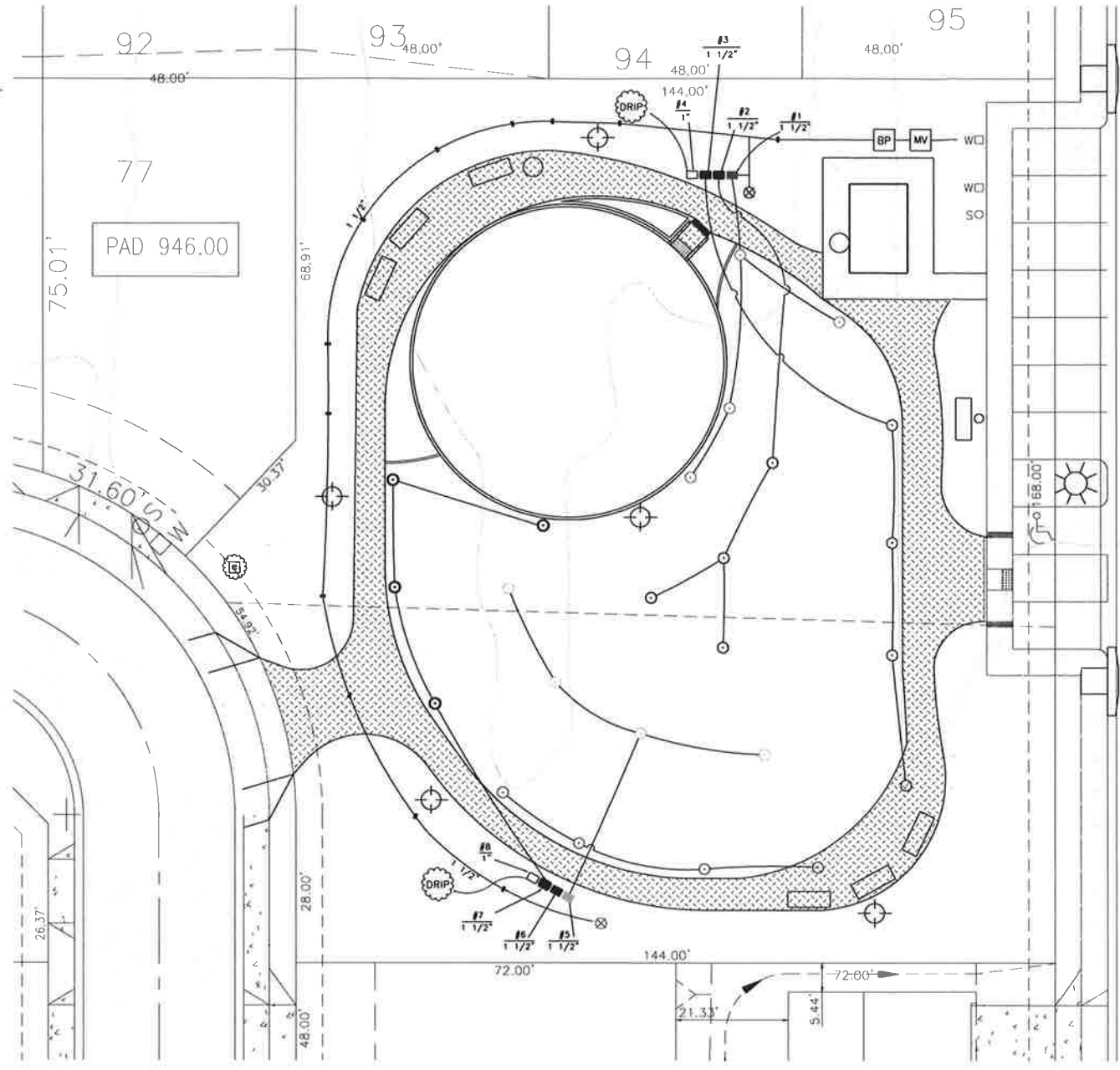
STATION # _____
 FLOW (GPM) _____ VALVE SIZE _____

SYMBOL		MANUFACTURER / MODEL NUMBER	NOZZLE	RAD	PSI	FLOW - GPM						DETAIL	
						Q	T	H	TT	TQ	F		
TURF ROTORS													
○	○	HUNTER / PGM ROTORS	Q/T/H/F	33'	30	1.54	1.96	3.04				5.99	A

PIPE SIZING	
—	3/4" PIPE
—	1" PIPE
—	1 1/4" PIPE
—	1 1/2" PIPE
—	2" PIPE
—	2 1/2" PIPE
—	3" PIPE
—	4" PIPE
—	6" PIPE
—	8" PIPE

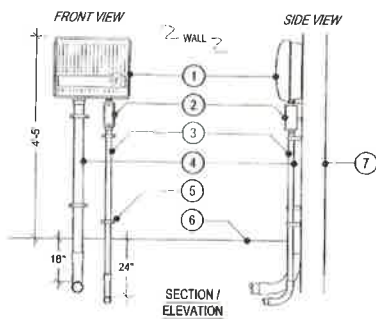
SCH 40 PVC SLEEVING CHART		
1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	9-16 WIRES	3/4" PIPE
2" SLEEVE	17-28 WIRES	1" PIPE
2 1/2" SLEEVE	27-38 WIRES	1 1/4" PIPE
3" SLEEVE	39-54 WIRES	1 1/2" PIPE
4" SLEEVE	55-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" PIPE
8" SLEEVE	N/A	4" PIPE
12" SLEEVE	N/A	6" PIPE

Underground Service Alert
 CALL TOLL FREE:
1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG



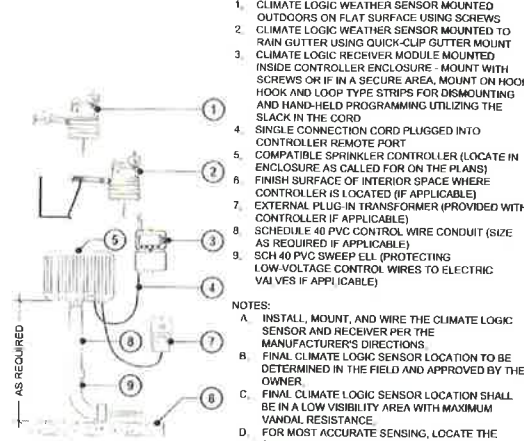
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							BM # 1 COUNTY BENCHMARK No. 69 ELEVATION = 946.50	CAMBRIA PARK VICTORIA RANCH (4A) LANDSCAPE PLANS	L-6
					DATE	DATE	EXP. DATE	IMPERIAL, CALIFORNIA	16008-02PDP



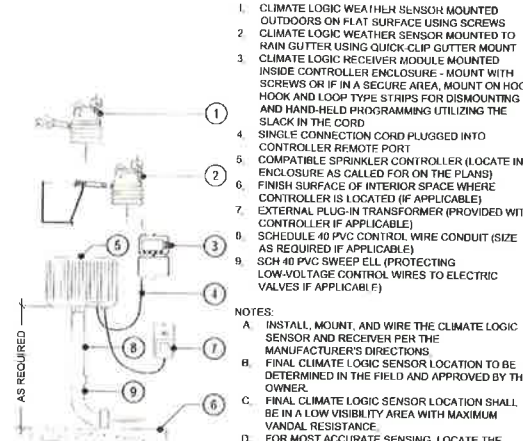
1. AUTOMATIC CONTROLLER PER LEGEND - MOUNT TO WALL PER MANUFACTURER'S DIRECTIONS
2. ELECTRICAL JUNCTION BOX FOR 115V AC POWER CONNECTION
3. 1/2" CONDUIT WITH 115V AC POWER WIRES TO POWER SOURCE
4. SCH 40 PVC CONDUIT FOR CONTROL WIRES
5. SECURE ALL CONDUITS TO WALL WITH "C" CLAMP IN A MINIMUM OF TWO PLACES (TYP)
6. FINISH GRADE
7. WALL

L CONTROLLER



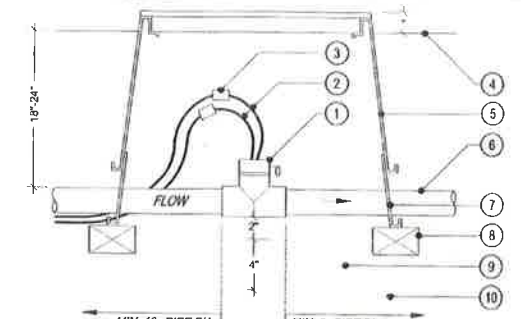
- NOTES:
- A. INSTALL, MOUNT, AND WIRE THE CLIMATE LOGIC SENSOR AND RECEIVER PER THE MANUFACTURER'S DIRECTIONS.
 - B. FINAL CLIMATE LOGIC SENSOR LOCATION TO BE DETERMINED IN THE FIELD AND APPROVED BY THE OWNER.
 - C. FINAL CLIMATE LOGIC SENSOR LOCATION SHALL BE IN A LOW VISIBILITY AREA WITH MAXIMUM VANDAL RESISTANCE.
 - D. FOR MOST ACCURATE SENSING, LOCATE THE SENSOR SO THAT IT IS EXPOSED TO SUN AS MUCH AS POSSIBLE. REFER TO THE OWNER'S GUIDE FOR FURTHER MOUNTING LOCATION DIRECTIONS.
 - E. THE CLIMATE LOGIC SENSOR HAS AN INTEGRATED BRACKET FOR MOUNTING. USE ANY COMBINATION OF ADAPTERS / FITTINGS AS MAY BE REQUIRED TO MOUNT IN THE SPECIFIC LOCATION FOR THIS SITE.

M ET SENSOR



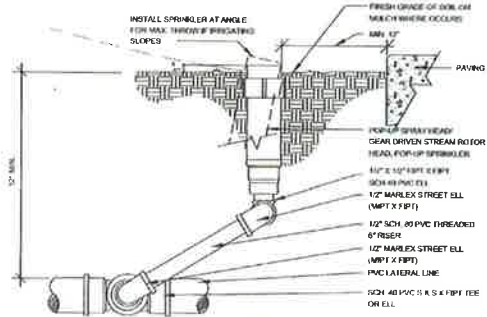
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M ET SENSOR



1. FLOW SENSOR PER IRRIGATION LEGEND
2. #14 UF WIRES TO CONTROLLER (COLOR CODE DIFFERENTLY THAN COMMON WIRE, CONTROL WIRES, AND MASTER VALVE WIRES)
3. WATERPROOF WIRE CONNECTORS (2 REQUIRED)
4. FINISH GRADE
5. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NDS #314BCB) HEAT BRAND "FS" ON LID IN 2" HIGH BLOCK LETTERS
6. MAINLINE PIPING PER IRRIGATION LEGEND (SENSOR SIZE)
7. RECTANGULAR PLASTIC VALVE BOX EXTENSION (NDS #214-G)
8. COMMON BRICK SUPPORTS (4 REQUIRED)
9. FILL BASE OF BOX WITH PEA GRAVEL
10. NATIVE SOIL

O FLOW SENSOR



- NOTE:
- CONTRACTOR SHALL BRUSH ALL PIVOT POINT VALVES AN BE REQUIRED TO HAVE LOW HEAD DRAINAGE
 - RETRACT SPRINKLER HEADS MINIMUM 6" FROM SIDEWALKS, CURBS AND PAVEMENT
 - USE 3/8" FITTINGS AND PIPING WHEN SPRINKLER INLET IS 3/4"

P POP-UP SPRINKLER

IRRIGATION MAINTENANCE SCHEDULE

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

FREQUENCY	MAINTENANCE TASK
QUARTERLY	CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.
MONTHLY	IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.
QUARTERLY	POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.
QUARTERLY	REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES - VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.
QUARTERLY	MAINLINE AND LATERALS - VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCHES. REPAIR AS NEEDED.
WEEKLY	DRIP TUBING - VISUALLY CHECK EACH SYSTEMS DRIP TUBING OPERATION INDICATOR WHILE SYSTEM IS IN OPERATION. REPAIR DRIP LINE AS NEEDED.
MONTHLY	FILTERS AND STRAINERS - VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS, CLEAN AND FLUSH SCREENS.

IRRIGATION AUDIT SCHEDULE

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A QUALIFIED IRRIGATION AUDITOR AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE. AUDITS SHALL BE PERFORMED EVERY 5 YEARS AT A MINIMUM OR AS NEEDED.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

1. FOLLOW THE "IRRIGATION ASSOCIATION" AUDIT PROTOCOL OR EQUAL.
2. PLACE FLAGS AT EACH HEAD IN THE ZONE.
3. DETERMINE A REPRESENTATIVE GRID FOR MEASURING CUP PLACEMENT.
4. PLACE WATER MEASURING RECEPTACLES.
5. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
6. CALCULATE THE IRRIGATION EFFICIENCY.
7. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
8. AFTER COMPLETING ZONE, ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.
9. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.

T IRRIGATION MAINTENANCE SCHEDULE

PRESSURE LOSS CALCULATIONS

STATION # / 24 GPM

MAXIMUM FLOW / FARTHEST FROM POC

EQUIPMENT	SIZE	LOSS
Service Line - Copper (50' Estimate)	1"	2.9
Water Meter	1"	3.4
Backflow Preventer (R/P Type)	1"	13.0
Master Control Valve	1"	4.2
Flow Sensor	1/2"	1.0
Sch 40 PVC Mainline 283'	1 1/2"	1.51
Sch 40 PVC Mainline Loop	1 1/4"	-
Electric Control Valve	1 1/2"	3.7
Lateral Lines (10% Pressure Dk. Max.)	Misc.	2.97
SUBTOTAL PRESSURE LOSSES		32.68
MISC. LOSSES THROUGH SYSTEM	10%	3.27
Elevation Gain In Feet (Pressure Loss)	0	0.0
TOTAL PRESSURE LOSSES		35.95
Pressure Required at Valve		30.0
TOTAL PRESSURE REQUIRED		65.95
Static Pressure at POC		75
RESIDUAL PRESSURE		9.1 (12%)

Q PRESSURE LOSS CALCS

IRRIGATION CONTROLLER SCHEDULE GUIDELINE - PLANT ESTABLISHMENT PERIOD

NOTE: IRRIGATION SCHEDULE IS FOR REFERENCE ONLY. ALWAYS APPLY THE APPROPRIATE AMOUNT OF WATER FOR PROPER PLANT HEALTH. ADJUST SCHEDULE AS NECESSARY BASED ON THE ACTUAL SITE CONDITIONS, DRIP RUN TIMES AND CYCLES AS NEEDED TO MAINTAIN PLANT HEALTH. ADJUST THE SCHEDULE AT LEAST ONCE PER MONTH TO REFLECT SEASONAL CHANGES.

HYDROZONE	HYDROZONE ATTRIBUTES	HYDROZONE SCHEDULE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
			ET (in)	ET (in)	ET (in)	ET (in)	ET (in)	ET (in)	ET (in)	ET (in)	ET (in)	ET (in)	ET (in)	ET (in)
SHRUB/TREE DRIP LINE	PRECIPITATION RATE (in/hr)	0.42	2.2	2.7	3.7	4.5	4.8	5.4	6.2	6.1	4.7	3.7	2.5	2.0
	PLANT FACTOR (%)	0.50	24.9	28.8	28.7	25.5	26.1	26.8	25.9	26.0	26.6	26.7	24.8	26.5
2"-4" ROOTS	PRECIPITATION RATE (in/hr)	0.42	7	8	11	14	14	16	19	18	14	11	8	5
	PLANT FACTOR (%)	0.50	24.9	28.8	28.7	25.5	26.1	26.8	25.9	26.0	26.6	26.7	24.8	26.5
LOW	PRECIPITATION RATE (in/hr)	0.42	1	1	1	1	1	1	1	1	1	3	1	1
	PLANT FACTOR (%)	0.50	24.9	28.8	28.7	25.5	26.1	26.8	25.9	26.0	26.6	26.7	24.8	26.5

IRRIGATION CONTROLLER SCHEDULE GUIDELINE - ESTABLISHED PLANTS

NOTE: IRRIGATION SCHEDULE IS FOR REFERENCE ONLY. ALWAYS APPLY THE APPROPRIATE AMOUNT OF WATER FOR PROPER PLANT HEALTH. ADJUST SCHEDULE AS NECESSARY BASED ON THE ACTUAL SITE CONDITIONS, DRIP RUN TIMES AND CYCLES AS NEEDED TO MAINTAIN PLANT HEALTH. ADJUST THE SCHEDULE AT LEAST ONCE PER MONTH TO REFLECT SEASONAL CHANGES.

HYDROZONE	HYDROZONE ATTRIBUTES	HYDROZONE SCHEDULE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
			ET (in)	ET (in)	ET (in)	ET (in)	ET (in)	ET (in)	ET (in)	ET (in)	ET (in)	ET (in)	ET (in)	ET (in)
SHRUB/TREE DRIP LINE	PRECIPITATION RATE (in/hr)	0.42	2.2	2.7	3.7	4.5	4.6	5.4	6.2	6.1	4.7	3.7	2.5	2.0
	PLANT FACTOR (%)	0.50	58.2	71.4	73.4	71.4	73.0	71.4	70.3	60.7	74.6	73.4	66.1	79.4
6"-24" ROOTS	PRECIPITATION RATE (in/hr)	0.42	3	3	4	5	5	6	7	8	5	4	3	2
	PLANT FACTOR (%)	0.50	58.2	71.4	73.4	71.4	73.0	71.4	70.3	60.7	74.6	73.4	66.1	79.4
LOW	PRECIPITATION RATE (in/hr)	0.42	2	2	2	2	2	2	2	2	2	2	2	2
	PLANT FACTOR (%)	0.50	29.1	35.7	36.7	35.7	36.5	35.7	35.1	40.3	37.3	36.7	33.1	39.7

IRRIGATION SCHEDULE NOTES: IRRIGATION SCHEDULE IS BASED ON THE HYDROZONE DATA LISTED IN THE CHART ABOVE. HISTORIC ET FOR IMPERIAL, ESTIMATED ROOT DEPTH, ESTIMATED SOIL TYPE, PLANT FACTOR FROM WUCOLS II, CALCULATED PRECIPITATION RATE, AND ESTIMATED IRRIGATION EFFICIENCY. THIS SCHEDULE WILL NEED TO BE FINE-TUNED AND ADJUSTED BASED ON ACTUAL SITE CONDITIONS. THE CONTROLLER FOR THIS PROJECT IS A "SMART" CONTROLLER USING THE IRRITROL "CLIMATE LOGIC" ET SENSOR. IT IS SUGGESTED THAT THE AUTOMATIC ET ADJUSTMENT FEATURE NOT BE USED UNTIL PLANTS HAVE DEVELOPED ESTABLISHED ROOT SYSTEMS.

R IRRIGATION CONTROLLER SCHEDULES

AB-1881 CALCULATIONS - MAXIMUM APPLIED WATER ALLOWANCE

MABA = Maximum Applied Water Allowance (GALLONS)

MABA = (ETa) x (Ea) x (Ea) + (Ea) x (Ea) + (Ea) x (Ea)

ETa = Reference Evapotranspiration (inches per year)	71.6
Ea = Conversion Factor (to gallons per square foot)	0.62
Ea = ET Adjustment Factor (70% of Reference ET)	0.70
Ea = Total Landscape Area (square feet)	25,531
SLA = Special Landscape Area	0
TOTAL MABA	793,958

AB-1881 CALCULATIONS - ESTIMATED APPLIED WATER USE

EAWU = Estimated Applied Water Use by Hydrozone (GALLONS)

EAWU = (ETa) x (Ea) x (Ea) + (Ea) x (Ea) + (Ea) x (Ea)

ETa = Reference ET (inches per year)	71.6			
Ea = Conversion Factor (to gallons per square foot)	0.62			
EF = Plant Factor (%)	Hydrozone Specific			
HA = Hydrozone Area	Hydrozone Specific			
IE = Irrigation Efficiency	Hydrozone Specific			
SLA = Special Landscape Area	0			
Hydrozone	EF	HA	IE	(ETa) x (Ea) x (IE)
Full (dry) (Zone)	0.8	17,044	0.90	11,362.67
Shrub / Trees (Dry Line)	0.2	8,477	0.90	1,883.70
TOTAL AREA	25,521	Total	13,246.37	
EAWU = (EAWU) x (Ea) x (Ea) + (Ea) x (Ea) + (Ea) x (Ea)		TOTAL EAWU	586,037	

S AB-1881 WATER BUDGET CALCS

No.	DESCRIPTION	BY	DATE	SEAL	FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:	SEAL	PREPARED UNDER THE DIRECTION OF:	BENCH MARK	IRRIGATION DETAILS	SHEET
									CAMBRIA PARK VICTORIA RANCH (4A) LANDSCAPE PLANS	L-8
					R.C.E. No.		R.C.E. No.		IMPERIAL, CA.	DATE 03/06/17 BY D.C.
					DATE	CA	DATE		VICTORIA RANCH HOMES, INC.	FILE NO. 16008-02PDP 16008-02

IRRIGATION NOTES:

1. GENERAL - ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND THESE PLANS. THE CONTRACTOR SHALL POSSESS A C-27 LICENSE AND SHALL APPLY FOR ALL PERMITS AND PAY SAME.
- 1.A. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK UNDER THIS CONTRACT.
- 1.B. THE CONTRACTOR SHALL CARRY ALL WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE, AS REQUIRED BY THE OWNER AND/OR GOVERNING AGENCY.
2. SCOPE OF WORK - UNLESS OTHERWISE SPECIFIED, THE CONSTRUCTION OF IRRIGATION SYSTEMS SHALL INCLUDE THE FURNISHING, INSTALLING AND TESTING OF ALL POINTS OF CONNECTION, BACKFLOW DEVICES, AND MAINLINE; AND THE FURNISHING AND INSTALLING OF CONTROLLERS, ELECTRIC CONTROL VALVES, OTHER SPECIFIED VALVES, LATERAL LINES, RISERS AND FITTINGS, SPRINKLER HEADS, AND DRIP LINES; AND EXCAVATION AND BACKFILL AND ALL OTHER WORK IN ACCORDANCE WITH THESE PLANS, DETAILS, AND NOTES. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT PROPERTY, TRANSPORTATION, AND PERFORM ALL OPERATIONS REQUIRED FOR A COMPLETE AND OPERABLE IRRIGATION SYSTEM AS INDICATED ON, OR REASONABLY IMPLIED BY THE DRAWINGS, DETAILS, AND NOTES, INCLUDED AS A PART OF THE IRRIGATION WORK, BUT NOT LIMITED BY IT, ARE THE FOLLOWING
- 2A. INSTALL COMPLETE OPERABLE INDEPENDENT IRRIGATION SYSTEMS PER THE PLANS, DETAILS, LEGENDS, AND NOTES.
- 2.B. ALL IRRIGATION WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED TRENCHES BELOW GRADE FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.
3. CHECK AND VERIFY ALL SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO ANY SITE WORK IF IT IS FOUND THAT THE SITE VARIES FROM THE DRAWINGS, NOTIFY THE VICTORIA HOMES, VICTORIA HOMES SHALL DECIDE ALL QUESTIONS RELATING TO THE INTERPRETATION OF THE DRAWINGS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.
4. COORDINATE ALL IRRIGATION WORK WITH PLANTING AND GRADING OPERATIONS TO AVOID ANY CONFLICT WITH PLANTING PITS, DRAINAGE, SWALES, ETC.
5. PIPING SHOWN ON THE PLANS IS ESSENTIALLY DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING TO AVOID CONFLICT WITH STATIONARY ELEMENTS AND IN SUCH A MANNER AS TO CONFORM WITH THE VARIOUS DETAILS AND DESIGN INTENT OF THESE PLANS. WHERE TREES, LIGHT STANDARDS, OR OTHER PHYSICAL OBSTRUCTIONS EXIST, THE PIPING AND SPRINKLER HEAD LOCATIONS SHALL BE ADJUSTED AND/OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITH MINIMAL OVERSPRAY.
6. THE CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER AND/OR GOVERNING AGENCY.
7. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR ANY DAMAGE. CONTRACTOR WILL CONTACT UNDERGROUND SERVICE ALERT A MINIMUM OF TWO WORKING DAYS PRIOR TO DIGGING. CALL TOLL FREE 811.
8. THE CONTRACTOR WILL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO HIS WORK.
9. THE IRRIGATION DESIGN IS BASED ON THE METER AND/OR POINT OF CONNECTION SIZE AND WATER PRESSURE INDICATED ON THE WATER SOURCE/POINT OF CONNECTION NOTE ON THE PLANS. CONTRACTOR SHALL VERIFY THE PRESSURE PRIOR TO CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. DO NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED.
10. CONTRACTOR SHALL MAKE POINT(S) OF CONNECTION (POC) AS NOTED ON THE PLANS. ALL FEES AND LOCAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
10. IRRIGATION CONTRACTOR SHALL COORDINATE 12W AC POWER TO FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR AS NECESSARY. IRRIGATION CONTRACTOR SHALL PAY ALL ASSOCIATED FEES FOR ELECTRICAL SERVICE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL FINAL CONTROLLER CONNECTIONS PER L.W.C.O. DECS.
11. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT REQUIRED TO PERFORM A MAINLINE PRESSURE TEST. THE HYDROSTATIC TEST SHALL HOLD A MINIMUM OF 150 PSI FOR 3 HOURS OR MORE. CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE A MINIMUM OF 48 HOURS IN ADVANCE OF THE TEST FOR CERTIFICATION.
12. CONTRACTOR SHALL THOROUGHLY FLUSH THE ENTIRE MAINLINE PRIOR TO INSTALLING REMOTE CONTROL VALVES. ALL LATERAL LINES SHALL BE COMPLETELY FLUSHED PRIOR TO INSTALLING HEADS AND NOZZLES. FOR DRIP SYSTEMS, ALL PIPING/TUBING DOWNSTREAM OF THE CONTROL VALVE SHALL BE THOROUGHLY FLUSHED PRIOR TO 'CLOSING' SYSTEM (OR GRID SYSTEMS), OR BEFORE INSTALLING FLUSH VALVES.
13. ALL WIRES SHALL BE SOLID COPPER. PLASTIC INSULATED, U.F. DIRECT BURIAL WIRE. ALL COMMON WIRE SHALL BE AWG #14 WHITE; ALL CONTROL WIRES SHALL BE AWG #14 RED OR BLACK. CONTROLLERS SHALL HAVE SEPARATE COLOR CODED COMMON WIRES AND CONTROL WIRES WHEN TWO OR MORE CONTROLLERS ARE ON THE PROJECT.

14. ALL CONTROL WIRES AND IRRIGATION PIPING THAT RUNS UNDER HARDSCAPE/PAVING SHALL BE ENCASED IN PVC SLEEVES PER THE LEGEND. SLEEVES SHALL BE SIZED ACCORDING TO THE SLEEVING CHART ON THE PLANS. SLEEVES SHALL BE STRAIGHT RUNS OF PVC PIPE WITH NO FITTINGS INSTALLED UNDER HARDSCAPED AREAS. IF WIDTH OF HARDSCAPE EXCEEDS A FULL LENGTH OF PIPE, WE BELLED END CONNECTION OR COUPLER WITHIN SLEEVE, ENSURING SLEEVE IS LARGE ENOUGH FOR THE ADDED DIAMETER OF THE CONNECTION.
15. THE FINAL LOCATION FOR CONTROL VALVES AND QUICK COUPLERS SHALL BE APPROVED IN THE FIELD BY THE CONTRACTOR OR THE OWNER'S AUTHORIZED REPRESENTATIVE. ALL VALVES AND QUICK COUPLERS SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.
16. THE CONTRACTOR SHALL HEAT BRAND VALVE NUMBERS, OR OTHER MARKINGS AS CALLED FOR IN THE IRRIGATION DETAILS ON INSIDE AND OUTSIDE OF ALL VALVE BOX LIDS.
17. ALL BRASS OR GALVANIZED CONNECTIONS SHALL BE COATED WITH EFLON TAPE OR APPROPRIATE PIPE JOINT COMPOUND. ALL PVC TO PVC THREADED CONNECTIONS SHALL BE COATED WITH EFLON TAPE. NO PIPE DOPE IS ALLOWED AT VALVE OR SPRINKLER HEAD CONNECTIONS. ANY PVC TO METAL CONNECTIONS SHALL BE MADE WITH A MALE THREADED PVC FITTING AND A FEMALE THREADED METAL FITTING.
18. ALL PVC SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH SOLVENT-WELD MATERIALS AS RECOMMENDED BY THE PIPE MANUFACTURER. SOLVENT-WELD PRIMER SHALL BE APPLIED AT ALL CONNECTIONS.
19. LOW HEAD DRAINAGE WILL NOT BE ALLOWED. CONTRACTORS DETERMINE IN THE FIELD WHICH HEADS DRAIN AFTER THE VALVE IS SHUT OFF. CONTRACTORS SHALL PROVIDE AND INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NEEDED AT NO ADDITIONAL COST TO THE OWNER.
20. ALL PRESSURE SUPPLY LINES AND CONTROL WIRES TO HAVE 18" MINIMUM COVER. ALL LATERAL LINES TO HAVE 12" MINIMUM COVER. FOR RECYCLED WATER SYSTEMS, PIPE DEPTH TO BE DETERMINED BY THE LOCAL GOVERNING AGENCY.
21. MAINLINE AND WIRE SLEEVING TO HAVE 24" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. MAINLINE AND WIRE SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. LATERAL LINE SLEEVING TO HAVE 12" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. LATERAL LINE SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 3W MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. CONTRACTOR SHALL INSTALL SLEEVING UNDER ALL HARDSCAPE 36" WIDE OR GREATER. DUE TO GRAPHIC CLARITY, NOT ALL SLEEVES MAY BE SHOWN ON THE PLANS. CONTRACTOR SHALL INSTALL ALL SLEEVING PRIOR TO HARDSCAPE AND PAVING INSTALLATION.
22. THE DRIP LINE IS TO BE BURIED 2- TO 3" BELOW FINISH GRADE AND LAID OUT ACCORDING TO THE SPACINGS AS DEPICTED ON THE DRAWINGS. FINAL LAYOUT WILL BE IN ACCORDANCE WITH THE PLANT MATERIAL LAYOUT. IRRIGATION CONTRACTOR SHALL COORDINATE WITH LANDSCAPE CONTRACTOR, CONTRACTOR TO ENSURE THAT ALL DRIP EMITTERS ARE LOCATED ON THE 'HIGH' SIDE OF EACH PLANT IN SLOPE CONDITIONS OF 3% OR GREATER. ALL DRIP LINE IS TO BE COVERED WITH A 3" MINIMUM LAYER OF MULCH AS SPECIFIED ON THE LANDSCAPE PLANS.
23. FINE TUNE EACH CONTROL VALVE FOR OPTIMUM OPERATION. THIS SHALL BE DONE BY TURNING DOWN THE FLOW CONTROL OF THE VALVE UNTIL SYSTEM PERFORMANCE STARTS TO SUFFER. AT THAT POINT, OPEN UP VALVE FLOW CONTROL ABOUT ONE-HALF TURN OR UNTIL THE VALVE IS JUST OPEN ENOUGH FOR DESIRED OPERATION.
24. CONTRACTOR SHALL INSTALL 2 EXTRA WIRES FROM CONTROLLER(S) TO EACH END OF THE MAINLINE. WIRES SHALL COME UP INTO ALL VALVE BOXES ALONG THE MAINLINE PATH WITH 36" EXPANSION COILS IN EACH BOX. SPARE WIRES SHALL BE COLOR-CODED DIFFERENTLY THAN OTHER CONTROL WIRES FOR EACH CONTROLLER.
25. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR IS TO TURN OVER TO THE OWNER THE FOLLOWING:
 - 25.A. A REPRODUCIBLE SET OF "AS-BUILT" DRAWINGS AND CONTROLLER CHART.
 - 25.B. 2 KEYS FOR EACH CONTROLLER/CONTROLLER ENCLOSURE (AS APPLICABLE).
 - 25.C. 2 QUICK COUPLER KEYS AND MATCHING HOSE SWIVELS.
 - 25.D. 10 OF EACH DRIP EMITTER 1 FLUSH VALVE/DRIP WSEM APPARATUS SPECIFIED (AS APPLICABLE).
 - 25.E. 100' OF EACH DRIP LINE TUBING SPECIFIED (AS APPLICABLE).
26. RECORD DRAWINGS - THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE RECORD SET OF PRINTS WHICH SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS. PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL TRANSCRIBE ALL INFORMATION FROM THE RECORD SET TO A BLACK-LINE PRINT PROCURED FROM THE OWNER. ALL WORK SHALL BE NEAT AND LEGIBLE. LOCATING THE FOLLOWING ITEMS FROM PERMANENT POINTS OF REFERENCE: SHUT-OFF VALVES, MAINLINE AND CONTROL WIRE ROUTING, POC, BACKFLOW DEVICE, CONTROL VALVES, CONTROLLER, QUICK COUPLING VALVES, AND OTHER PERTINENT UNDERGROUND ITEMS.
27. "CONTROLLER CHART" - UPON APPROVAL OF THE FINAL RECORD DRAWINGS, PROVIDE ONE CHART FOR EACH CONTROLLER INSTALLED.
 - 27.A. THE CHART IS TO BE A REDUCED COPY OF THE APPROVED RECORD DRAWING (A BLACK-LINE PRINT REDUCED TO THE MAXIMUM SIZE THE CONTROLLER DOOR WILL ALLOW, COLORED WITH A DIFFERENT COLOR FOR EACH VALVE STATION'S AREA OF COVERAGE).

- 27.B. WHEN COMPLETED AND APPROVED, THE CHART SHALL BE LAMINATED BETWEEN TWO (2) PIECES OF 20 MIL. CLEAR PLASTIC AND MOUNTED ON THE INSIDE OF THE CONTROLLER DOOR USING VELCRO TAPE OR EQUAL.
28. DRIP LINE IRRIGATION
 - 28.A. DRIP LINE TUBING IS SHOWN ON THE PLANS IN THE SUGGESTED LAYOUT. CONTRACTOR SHALL ADJUST LAYOUT AS DETERMINED NECESSARY IN THE FIELD TO MATCH THE ACTUAL SITE CONDITIONS DIMENSIONS, ETC.
 - 28.B. ALL DRIP LINE SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND DIRECTIONS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO SOIL TYPE CONSIDERATION, PLANT TYPE CONSIDERATION, SLOPES, TYPICAL TUBING LAYOUT, SUPPLY HEADERS, FLUSH HEADERS, AIR-RELEASE VALVES, FLUSH VALVES, SOIL STAPLES, AND OPERATION INDICATORS, ETC.
 - 28.C. EACH DRIP LINE SYSTEM SHALL HAVE A DRIP ZONE VALVE ASSEMBLY THAT INCLUDES A PRESSURE REGULATOR AND IN-LINE FILTER PER THE IRRIGATION LEGEND.
 - 28.D. EXTEND PVC LATERAL LINE PIPING PER IRRIGATION LEGEND FROM THE DRIP ZONE VALVE INTO THE PLANTING AREAS. ALL SUPPLY HEADERS AND FLUSH HEADERS SHALL BE PVC PIPING OR DRIP LINE TUBING AS SPECIFIED ON THE DRAWINGS.
 - 28.E. CONNECT THE DRIP LINE TUBING INTO THE PVC POLY TUBING HEADERS PER THE MANUFACTURER'S DIRECTIONS, USING FITTINGS AS SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.
 - 28.F. DRIP LINE TUBING RUNS SHALL BE SPACED AT APPROXIMATELY 18" O.C. OR AS NOTED ON THE PLANS.
 - 28.G. TUBING SHALL RUN GENERALLY PARALLEL TO THE LONG AXIS OF THE PLANTING AREAS. THE EXCEPTION TO THIS WOULD BE SLOPED AREAS WHERE THE TUBING WALL RUN PARALLEL TO THE SLOPE CONTOURS.
 - 28.H. FLUSH VALVES SHALL BE INSTALLED AT THE TERMINAL ENDS AND/OR LOW POINTS OF ZONES IN ALL DIRECTIONS. AIR RELEASE VALVES, WHERE REQUIRED FOR BURIED SYSTEMS, SHALL BE INSTALLED AT THE HIGH POINTS OF EACH ZONE. REFER TO THE MANUFACTURER'S DIRECTIONS FOR THE QUANTITY OF FLUSH VALVES AND AIR-RELEASE VALVES RECOMMENDED FOR EACH ZONE.
 - 28.I. DRIP LINE TUBING SHALL BE BURIED 2-4" DEEP, STAPLED DOWN, AND COVERED WITH MULCH PER THE PLANTING PLAN.
 - 28.J. EACH DRIP LINE ZONE SHALL INCLUDE AN OPERATION INDICATOR THE OPERATION INDICATOR SHALL BE INSTALLED AT THE FARTHEST POINT AWAY FROM THE ZONE DRIP VALVE ASSEMBLY.
 - 28.K. ALL FITTINGS USED FOR DRIP LINE TUBING CONNECTIONS AND DRIP LINE TUBING TO PVC CONNECTIONS SHALL BE AS PRODUCED AND SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.

STATEMENT
 I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN; AND THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT, CERTIFIED IRRIGATION DESIGNER, LICENSED LANDSCAPE CONTRACTOR, OR ANY OTHER PERSON AUTHORIZED TO DESIGN AN IRRIGATION SYSTEM (SEE SECTIONS 5500.1, 5615, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 OF THE BUSINESS AND PROFESSIONS CODE, SECTION 832.27 OF TITLE 16 OF THE CALIFORNIA CODE OF REGULATIONS, AND SECTION 6721 OF FOOD AGRICULTURAL CODE.)

No.	DESCRIPTION	BY	DATE	SEAL	FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:	SEAL	PREPARED UNDER THE DIRECTION OF:	BENCH MARK	IRRIGATION SPECIFICATIONS	SHEET
									CAMBRIA PARK VICTORIA RANCH (4A) LANDSCAPE PLANS	L-9
					R.C.E. No.		R.C.E. No.	BM # 1 COUNTY BENCHMARK No. 69 ELEVATION = 946.30	IMPERIAL, CALIFORNIA DATE 03/06/17 VICTORIA RANCH HOMES, INC.	16008-02PFP 16008-02
					DATE		DATE			

AGREEMENT FOR CONSTRUCTION CAMBRIA PARK

This agreement, made and entered into between the City of Imperial, a municipal corporation, hereinafter referred to as "City" and VR Cambria, Inc., hereinafter referred to as "Builder."

WITNESSETH:

WHEREAS, the property is more particularly described in the attached Exhibit "A".

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein, City and Builder agree as follows:

- 1. Contract Amount and Schedule of Payments-**The cost of completion of the basic park site at the Project is \$165,760.60. The cost of completion of the "Option 3 (Kompan)" version of the park site at the project, constructed using prevailing wages, is \$557,412.00. As payment for the requested upgrade of the Project, City agrees to pay the difference, in the amount of \$391,651.40 (Three Hundred Ninety-Two Thousand Two Hundred and Fifty-One Dollars), between the basic and the desired upgraded version. This \$391,651.40 is the Contract Amount. City will pay the Contract Amount according to the following schedule:
 - 40% of Contract Amount when Builder orders playground equipment for the Project. This amount is \$156,660.56.
 - 5% of Contract Amount when Builder orders pre-fabricated bathroom for the Project. This amount is \$19,582.57
 - 10% of Contract Amount when Builder completes grading of the Project. This amount is \$39,165.14
 - 10% of Contract Amount when underground utilities are installed by Builder. This amount is \$39,165.14
 - 10% of Contract Amount when playground equipment is installed by Builder. This amount is \$39,165.14
 - 15% of Contract Amount when landscaping is completed by Builder. This amount is \$58,747.71
 - 10% of Contract Amount at final inspection. This amount is \$39,165.14

City shall make timely payments to Builder for that portion of the work on the Project satisfactorily performed in the preceding month completed in accordance with the schedule set forth above and as approved by Builder, Architect, and City.

2. **Prevailing Wages**-Not less than the general prevailing rate of per diem wages for work of a similar character in the locality in which this contract is to be performed, and not less than the general prevailing rate of per diem wages for holiday and overtime work fixed as provided in Chapter 1 (commencing with Section 1720) or Part 7, Division 2 of the labor code, shall be paid to all workers employed on this work. Should the prevailing wage rate be increased, decreased, or eliminated a corresponding adjustment shall be made to the price which shall reflect the effect of that change in or elimination of the prevailing wage rate. A copy of the applicable rate of per diem wages is on file in the office of the City Clerk, 420 South Imperial Avenue, Imperial, California. The Project Builder must also comply with statutory requirements relating to certified copies of payroll and maintenance records, and availability for inspection of same. Project Builder must also comply with statutory requirements relating to employment of apprentices.
3. **Schedules**-For purposes of scheduling the work, Builder may periodically develop and modify Project schedule(s). Builder retains the right to modify said schedule(s), change work sequence and priorities, and to otherwise schedule the work so as to achieve timely Project completion, so long as such modifications, changes in sequence, etc. are not arbitrary and capricious, and do not unduly delay completion of the Project. The Project shall be completed no later than December 15, 2017.
4. **Time Extensions**-If Builder is delayed in the performance of the Project by conditions that could not be foreseen by Builder and/or that are beyond the reasonable control of Builder, then City shall grant Builder a reasonable extension of time to complete the Project; Builder will apply in writing for such an extension within a reasonable time of communicating the commencement of the delay.
5. **Safety**-Builder agrees to comply with prevailing federal, state, and local safety regulations.
6. **Supervision and Authority**-Builder shall provide at all times competent and continuous supervision of its work on the Project. Supervisory personnel shall understand and be knowledgeable of their scope of work on the Project, including plans, specifications, and other contract documents as appropriate, and be able, with reasonable fluency, to understand and communicate in English with Builder's job superintendent.
7. **Suspension**-Builder may, for its convenience or by direction, suspend its work on the Project, either in whole or in part, at any time upon written notice to City stating the nature, effective date, and anticipated duration of such suspension. The Contract Amount shall be reasonably adjusted if the cost of the Project is increased or decreased by reason of such suspension to the extent that Builder provides reasonable evidence of increased costs and also notifies City of costs within 30 days of Builder's issuance of the notice of suspension of work.

8. Indemnification-To the fullest extent permitted by law, the Builder shall indemnify, defend, and hold harmless City, and their respective officials, officers, agents, and employees from and against any and all claims, demands, damages, liabilities, expenses, and reasonable attorney's fees incurred by City arising out of or in any way related to the performance of Builder's obligations under the Agreement, save and except for any liability for damages for death or bodily injury to persons, injury to property, or any other loss, damage, or expense arising from the sole and exclusive negligence or willful misconduct of City or its agents, officers, employees, and assigns. The Builder's obligation under this article does not include any dispute that may arise between the Parties as to breach or alleged breach of the Agreement by City.

9. Insurance-Without limiting Builder's indemnification of City, and prior to commencement of Work, Builder shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City.

1. General liability insurance. Builder shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$2,000,000 per occurrence, \$2,000,000 general aggregate, for bodily injury, personal injury, and property damage, and a \$2,000,000 completed operations aggregate. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted. This policy shall be endorsed to provide that City and its officers, officials, employees, agents and volunteers shall be additional insureds as respects ongoing and completed operations. This provision shall also apply to any umbrella/excess policies. The policy shall also be endorsed to provide that coverage provided by Builder shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it.

2. Automobile liability insurance. Builder shall maintain automobile liability insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Builder arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000 combined single limit for each accident.

3. Workers' compensation insurance. Builder shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000) for Builder's employees in accordance with the laws of the State of California, Section 3700 of the Labor Code. In addition, Builder shall require each subcontractor to similarly maintain Workers' Compensation Insurance and Employer's Liability Insurance in accordance with the laws of the State of California, Section 3700 for all of the subcontractor's employees. The policy shall be

endorsed to waive subrogation against City, its elected or appointed officers, officials, employees, agents and volunteers.

- 10. Attorney's Fees** -In the event of any action arising out of or concerning interpretation or enforcement of this Agreement, the prevailing Party in any such proceedings shall be entitled to reasonable attorney's fees incurred, together with costs of the proceedings, and expert witness fees, if any.
- 11. Termination for Convenience**-In the event the City directs Builder to terminate all of its work prior to Project completion, then an equitable settlement for work performed by Builder prior to such termination will be made with Builder for the work completed. Builder may also be entitled to prospective or lost profits, consequential damages, reliance damages, and nominal damages as appropriate under applicable California law.
- 12. Termination by Contractor**-Builder shall have the right to terminate its work on the Project upon the occurrence of any of the following:
 1. Provided that the City has not commenced reasonable action to remove any order of a court within the 90 day period, the Project is stopped for 90 consecutive days, through no fault or act of Builder, any subcontractor, or any agent or employee of Builder or subcontractor, due to an issuance of an order of a court or other public authority having jurisdiction or due to an act of government, such as a declaration of a national emergency making material unavailable.
 2. The City fails to perform any material obligation under the Agreement and fails to cure such default within 30 days, or the City has not commenced to cure such default within 30 days where such cure will require a reasonable period beyond 30 days and diligently prosecutes the same to completion, after receipt of notice from Builder stating the nature of such default(s).
Repeated suspensions by the City, other than such suspensions as are agreed to by Builder in writing, which in the aggregate unreasonably delay completion of the Project by Builder.
- 13. Severability**-Any provision of this Agreement determined to be violation of any law applicable thereto shall be deemed revised to the extent necessary to bring it into compliance with applicable law, but that shall not affect the validity and enforceability of all other provisions hereof that are otherwise valid.
- 14. Governing Law and Exclusive Jurisdiction**-This Agreement shall be deemed to have been made in and shall be interpreted under the laws of the State of California. Jurisdiction and venue are hereby agreed to be exclusively in the court of the county where the Project is located, State of California, and the parties hereby acknowledge agree that such jurisdiction and venue are proper and reasonable.
- 15. Entire Agreement and Integration**-This Agreement, any contract documents referenced, and the applicable Project specifications contain the entire understanding of the parties hereto with respect to the subject matter contained herein, and supersede all

prior and contemporaneous agreements, understandings, and negotiations and no evidence of prior agreements, understandings, and negotiations shall govern or be used to construe or modify this Agreement. No modification or alteration shall be deemed effective unless in writing and signed by the parties hereto.

Builder and City have carefully and completely read this entire Agreement, understand their rights and obligations contained therein, and certify that they sign having full and complete authority after having the opportunity to consult with their legal counsel.

The parties agree that this agreement shall be recorded in the official records of the Imperial County Recorder's office.

Builder shall, at their sole expense, obtain all permits, including, but not limited to, any necessary encroachment permits.

IN WITNESS WHEREOF, the parties hereto set their hands this 19 day of July 2017.

CITY:

City of Imperial

By 
Stefan T. Chatwin, City Manager

DEVELOPER:

VR Cambria, Inc.

By 
J.B. Lessley

ATTEST:

By 
Debra Jackson, City Clerk