

DATE SUBMITTED 3/26/2025  
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR  
 DATE ACTION REQUIRED 4/2/2025

COUNCIL ACTION (X)  
 PUBLIC HEARING REQUIRED ( )  
 RESOLUTION ( )  
 ORDINANCE 1<sup>ST</sup> READING ( )  
 ORDINANCE 2<sup>ND</sup> READING ( )  
 CITY CLERK'S INITIALS ( )

**IMPERIAL CITY COUNCIL  
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: Development Park Impact Fee Reimbursement for Monterrey ParkSubdivision

1. Approve development park impact fee reimbursement in the amount of \$320,486.59

DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT DEPARTMENT

BACKGROUND/SUMMARY:

Development Impact Fees are fees adopted by the City Council based on the provisions set forth in California Government Code Section 66000-66025. These fees are assessed upon new development projects to fully or partially offset the costs of public capital facilities and infrastructure that is needed to serve new demand created by development projects. The development impact fees are administrative, fire, law enforcement, library, park and circulation facilities. These fees do not pay for operation and maintenance of capital facilities, or city staffing costs. Development Impact Fees are segregated from the General Fund and from other City budget funds or accounts containing fees collected for other purposes in accordance with accounting standards.

The California Subdivision Map Act contains specific enabling legislation for the dedication of land or fees in lieu of land dedication for neighborhood and community parks by a city, county, or special district. This legislation, codified as Government Code Section 66477, and known commonly as the "Quimby Act," also establishes the criteria for determination the land dedication requirement and in-lieu fee based on specific park standards. Developers wishing to create new residential parcels may meet the Quimby Act requirements either through direct land dedication, or payment of an equivalent in-lieu fee. Park impact fees are a charge to developers at the time of building permit for the cost of park improvements needed to serve a new development. Park Impact Fees provide up-front financing for the expansion of public facilities needed to serve a new development. Monterrey Park subdivision developer paid park impact fees prior to construct a park. The park has been completed and accepted by the city on March 6, 2024 (see exhibit "A") and now the developer is requesting reimbursement for the cost of building the park. The reimbursement cannot exceed the amount paid in park impact fees.

FISCAL IMPACT: Fund 68 Park Impact fee \$320,486.59	ADMIN SERVICES SIGN INITIALS <u>VMS</u>
---	---

STAFF RECOMMENDATION: Staff recommends to approve development park impact fee reimbursement in the amount of \$320,486.59	DEPT. INITIALS <u>DM</u>
---	--------------------------

CITY MANAGER'S RECOMMENDATION: <u>approve</u>	CITY MANAGER'S <u>OTM</u>
---	---------------------------

**Monterrey Park  
Unit 3B Pocket Park  
Reimbursement Package - Summary of Payments**

<u>Subcontractor</u>	<u>Contract/PO</u>	<u>Invoice</u>	<u>Invoice Date</u>	<u>Invoice Amount</u>	<u>Payment Date</u>	<u>Check Number</u>
Executive Landscape, Inc.	014375	23707-1	9/12/2023	\$ 2,790.00	10/30/2023	9948
Executive Landscape, Inc.	00005552	23707F	11/9/2023	\$ 109,053.90	12/18/2024	10066
Executive Landscape, Inc.	014375	23707-2	11/6/2023	\$ 310.00	1/24/2024	10139
Executive Landscape, Inc.	00005552	2370R	11/9/2023	\$ 12,117.10	1/24/2024	10139
Executive Landscape, Inc.	015582	2370715582	5/28/2024	\$ 1,000.00	6/13/2024	10424
<b>Subcontractor Sub Total</b>				<b>\$ 125,271.00</b>		
RMC Construction, Inc.	00005554	005901	3/31/2024	\$ 1,136.50	5/23/2024	10390
RMC Construction, Inc.	014363	005902	3/31/2024	\$ 350.00	5/23/2024	10390
RMC Construction, Inc.	00005554	005852	7/31/2023	\$ 10,228.50	9/25/2023	9891
RMC Construction, Inc.	00005024	005697	1/20/2023	\$ 50,323.49	2/21/2023	9437
RMC Construction, Inc.	00005636	005869	12/16/202	\$ 29,131.25	12/16/2023	10079
RMC Construction, Inc.	016151	005981	8/1/2024	\$ 6,183.50	8/5/2024	10538
<b>Subcontractor Sub Total</b>				<b>\$ 97,353.24</b>		
Outdoor Creations, Inc.	00005548	SO13045-1	7/27/2023	\$ 2,553.67	7/28/2023	9763
Outdoor Creations, Inc.	00005548	10669	10/17/2023	\$ 2,553.68	11/27/2023	10010
<b>Subcontractor Sub Total</b>				<b>\$ 5,107.35</b>		
Pacific Play Systems, Inc.	00005550	INV2023-624	7/27/2023	\$ 14,526.86	7/28/2023	9764
Pacific Play Systems, Inc.	00005550	INV2022-199	11/17/2023	\$ 46,447.14	11/27/2023	10011
<b>Subcontractor Sub Total</b>				<b>\$ 60,974.00</b>		
Robert Taft & Associates	010009	082420	8/24/2020	\$ 1,000.00	8/26/2020	7692
Robert Taft & Associates	010010	090120	9/1/2020	\$ 1,250.00	9/17/2020	7710
<b>Subcontractor Sub Total</b>				<b>\$ 2,250.00</b>		
Tom Watson, Inc.	00005638	19469	12/26/2023	\$ 22,118.40	1/24/2024	10153
Tom Watson, Inc.	00005638	19470	12/26/2023	\$ 2,457.60	1/24/2024	10153
<b>Subcontractor Sub Total</b>				<b>\$ 24,576.00</b>		
Imperial Irrigation District	014482	92927196	10/3/2023	\$ 2,455.00	10/4/2023	9902
Radco, Inc.	00004620	5266	2/28/2022	\$ 1,500.00	4/1/2022	8756
Radco, Inc.	00004620	5266	2/28/2022	\$ 1,000.00	4/1/2022	8756
<b>Subcontractor Sub Total</b>				<b>\$ 2,500.00</b>		
<b>Payments Made - Grand Total</b>				<b>\$ 320,486.59</b>		

Agenda Item No. B-3

DATE SUBMITTED 02/28/2024  
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR  
 DATE ACTION REQUIRED 03/06/2024

COUNCIL ACTION (x)  
 PUBLIC HEARING REQUIRED ( )  
 RESOLUTION ( )  
 ORDINANCE 1<sup>ST</sup> READING ( )  
 ORDINANCE 2<sup>ND</sup> READING ( )  
 CITY CLERK'S INITIALS ( )

**COPY**

**IMPERIAL CITY COUNCIL  
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: MONTERREY PARK SUBDIVISION NO. 2 UNIT 3B 0.5 AC POCKET PARK (LOT A PER FM B28 P 1-3) 1. APPROVE AND ACCEPTANCE OF THE 0.5 AC POCKET PARK	
DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT	
BACKGROUND/SUMMARY: City staff conducted regular field inspections during the construction of the Monterrey Park Subdivision No. 2 Unit 3B 0.5 AC 3 Pocket Park located along the westerly side of Monterrey Park Lane, between Linda Vista Street & Las Villas Street. A final walk through was successfully completed on 02/07/2024, and the project was found to be completed. Now the developer is requesting that the City formally approve and accept said park.  Please see the following attachments herewith for details: <ul style="list-style-type: none"> <li>Exhibit A – 10-page landscape construction documents</li> <li>Exhibit B – Acceptance Letter from Parks &amp; Recreation Department dated 02/27/2024</li> </ul>	
FISCAL IMPACT: NO FISCAL IMPACT	ADMIN SERVICES SIGN INITIALS <u>DEP</u>
STAFF RECOMMENDATION: 1. Staff recommends approval and acceptance of the Monterrey Park Subdivision No. 2 Unit 3B 0.5 AC 3 Pocket Park.	DEPT. INITIALS <u>OM</u>
MANAGER'S RECOMMENDATION: <i>approve staff recommendation</i>	CITY MANAGER'S INITIALS <u>AM</u>
MOTION: SECONDED: AYES: NAYES: ABSENT:	
APPROVED ( ) REJECTED ( ) DISAPPROVED ( ) DEFERRED ( ) REFERRED TO:	

Exhibit A

Landscape Construction Documents for :

**MONTERREY PARK - .5 AC PARK**

**SUB. NO. 3 / UNIT NO. 3  
IMPERIAL, CA**

ROBERT TAFT + ASSOCIATES  
LANDSCAPE ARCHITECTURE  
10000 WILSON AVENUE, SUITE 100  
TEMECULA, CALIFORNIA 92592  
TEL: 951.240.5230  
WWW.ROBERTTAFT.COM

Project:  
**MONTERREY PARK  
- .5 AC. PARK  
SUBDIVISION NO. 3**

Unit No. 3 - .5 AC  
NEIGHBORHOOD  
PARK

**GENERAL NOTES**

1. CONTRACTOR SHALL NOTIFY ALL UTILITIES SERVICES (800) 427-4133 BEFORE START OF CONSTRUCTION OF WORKING CONDITIONS AS REQUIRED.
2. CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO PROJECT IN PLACE.
3. CONTRACTOR SHALL NOTIFY THE CITY WITH 60 DAYS NOTICE OF A FINAL LANDSCAPE CONSTRUCTION MEETING REQUIRED PRIOR TO INITIATION OF ANY IRRIGATION OR LANDSCAPE SITE WORK. CONFIRMATION OF COMPLIANCE WITH THE AGRICULTURE, SOIL CONSERVATION AND WATER RESOURCES DEPARTMENT'S REQUIREMENTS OF WORK.
4. CONTRACTORS ON THE JOB SHALL CARRY INSURANCE BATES ACTORY TO THE OWNER AND PROVIDE PROOF OF IDENTIFICATION REQUEST. THIS POLICY SHALL NOT BE CANCELLED OR RENEWED WITHOUT THE CONTRACTOR'S WRITTEN CONSENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURE ALL OPERATIONS OF ANY OF HIS SUB CONTRACTORS, MATERIALS, SUPPLIERS OR AGENTS, AND INJECT HAZARDOUS MATERIALS INTO THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURE ALL OPERATIONS OF ANY OF HIS SUB CONTRACTORS, MATERIALS, SUPPLIERS OR AGENTS.
6. CONSTRUCTION AND DO NOT VIOLATE THE THRESHOLD PROCEDURES FOR SEQUENCE OF CONSTRUCTION.
7. ALL LOCAL, MUNICIPAL, AND STATE LAWS AND REGULATIONS GOVERNING OR RELATING TO THE PROJECT SHALL BE STRICTLY OBSERVED AND SHALL BE INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES, SERVICES, STRUCTURES, AND UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL REPAIR AT HIS OWN EXPENSE ALL DAMAGE RESULTING FROM HIS OPERATIONS.

**SHEET INDEX**

TITLE SHEET	
CONSTRUCTION PLAN	L-1
CONSTRUCTION DETAILS	L-2
IRRIGATION PLAN	L-3
IRRIGATION DETAILS	L-4
IRRIGATION SPECIFICATIONS	L-5 - L-6
PLANTING PLAN	L-7
PLANTING DETAILS	L-8
PLANTING SPECIFICATIONS	L-9
	L-10

Project:  
**LANDSCAPE  
PLAN**

**LANDSCAPE ARCHITECT**

ROBERT E. TAFT  
LANDSCAPE ARCHITECTURE  
36275 AVENIDA DE ACACIAS  
TEMECULA, CALIFORNIA 92592  
951.676.5688 ph. 951.676.5688 fax  
rltaft@imn.com email  
CONTACT: Robert Taft

**DEVELOPER**

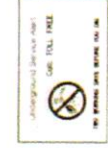
PACIFIC WEST DEVELOPMENT  
32823 TEMECULA PARKWAY, SUITE A  
TEMECULA, CA 92592  
951.240.5230  
CONTACT: Daniel Dobron



NO.	DESCRIPTION	DATE

**TITLE SHEET**

DATE	BY	SCALE



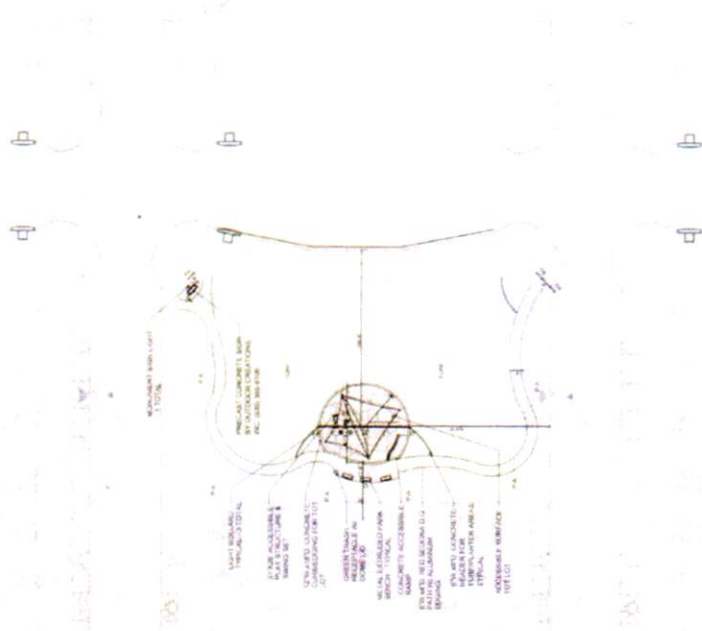
**APPROVED**  
FOR THE DEVELOPER  
DATE: 10/15/10  
BY: Daniel Dobron

L-1

Project:  
**MONTERREY PARK  
 - 5 AC. PARK  
 SUBDIVISION NO. 3**

Unit No. 3 - 5 AC  
 REUR00000000  
 PHASE

Project:  
**LANDSCAPE  
 PLAN**



PLAN, SPECIFICATIONS AND MATERIALS SHALL BE INSTALLED BY A REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT IN THE CITY AND THE COUNTY OF LOS ANGELES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE COUNTY OF LOS ANGELES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE COUNTY OF LOS ANGELES.



**APPROVED**  
 DATE: 11/10/2023  
 PROJECT: 22-111-0002

Professional Seal:  
 License No. 111-11111  
 State of California

**MATERIALS LEGEND**

SYMBOL	DESCRIPTION	REMARKS
[Symbol]	10 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	10 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED
[Symbol]	15 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	15 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED
[Symbol]	20 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	20 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED
[Symbol]	25 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	25 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED
[Symbol]	30 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	30 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED
[Symbol]	35 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	35 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED
[Symbol]	40 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	40 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED
[Symbol]	45 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	45 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED
[Symbol]	50 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	50 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED
[Symbol]	55 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	55 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED
[Symbol]	60 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	60 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED
[Symbol]	65 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	65 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED
[Symbol]	70 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	70 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED
[Symbol]	75 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	75 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED
[Symbol]	80 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	80 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED
[Symbol]	85 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	85 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED
[Symbol]	90 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	90 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED
[Symbol]	95 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	95 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED
[Symbol]	100 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED	100 AVAILABLE TREE SPECIES TO BE REPLANTED OR MAINTAINED

**GENERAL NOTES**

1. These plans shall be subject to city and state review and approval. The contractor shall be responsible for obtaining all necessary permits and approvals. Any discrepancies in the contract documents shall be resolved by the contractor. The contractor shall be responsible for obtaining all necessary permits and approvals. Any discrepancies in the contract documents shall be resolved by the contractor.

2. All contractors are required to carry out all work in accordance with the contract documents and the applicable laws and regulations. It is the responsibility of the contractor to ensure that all work is completed in accordance with the contract documents and the applicable laws and regulations.

3. The contractor shall be responsible for obtaining all necessary permits and approvals. Any discrepancies in the contract documents shall be resolved by the contractor. The contractor shall be responsible for obtaining all necessary permits and approvals. Any discrepancies in the contract documents shall be resolved by the contractor.

4. The contractor shall be responsible for obtaining all necessary permits and approvals. Any discrepancies in the contract documents shall be resolved by the contractor. The contractor shall be responsible for obtaining all necessary permits and approvals. Any discrepancies in the contract documents shall be resolved by the contractor.

5. The contractor shall be responsible for obtaining all necessary permits and approvals. Any discrepancies in the contract documents shall be resolved by the contractor. The contractor shall be responsible for obtaining all necessary permits and approvals. Any discrepancies in the contract documents shall be resolved by the contractor.

**GRADING & DRAINAGE NOTES**

All grading shall be done in accordance with the contract documents and the applicable laws and regulations. The contractor shall be responsible for obtaining all necessary permits and approvals. Any discrepancies in the contract documents shall be resolved by the contractor.

The contractor shall be responsible for obtaining all necessary permits and approvals. Any discrepancies in the contract documents shall be resolved by the contractor. The contractor shall be responsible for obtaining all necessary permits and approvals. Any discrepancies in the contract documents shall be resolved by the contractor.

The contractor shall be responsible for obtaining all necessary permits and approvals. Any discrepancies in the contract documents shall be resolved by the contractor. The contractor shall be responsible for obtaining all necessary permits and approvals. Any discrepancies in the contract documents shall be resolved by the contractor.

The contractor shall be responsible for obtaining all necessary permits and approvals. Any discrepancies in the contract documents shall be resolved by the contractor. The contractor shall be responsible for obtaining all necessary permits and approvals. Any discrepancies in the contract documents shall be resolved by the contractor.

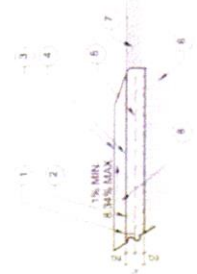
ROBERT MITCHELL ASSOCIATES  
 10000 S. 100th Street  
 Suite 100, Kent, WA 98032  
 Phone: (206) 835-1234  
 Fax: (206) 835-1235  
 Email: rmit@rma.com  
 Website: www.rma.com

**MONTERREY PARK  
 - .5 AC. PARK  
 SUBDIVISION NO. 3**

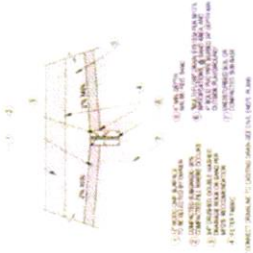
UNIT NO. 3 - 5 AC.  
 NEIGHBORHOOD  
 PARK

**LANDSCAPE  
 PLAN**

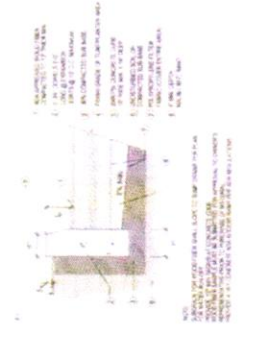
1. 2" DEEP 4" WIDE CONTROL JOINT  
MAX. 15' O.C.
2. CONCRETE PAVING
3. 8" MC CONC. CURB ON SIDE  
WITH DROP OFF
4. FINISH SURFACE
5. 6" MC 10 GAUGE WELDED WIRE MESH  
DISCONTINUE AT EXP. JT.
6. 8% COMPACTED SUBGRADE
7. ACCESSIBLE SURFACE
8. RAMP SLOPE 8.3% MAX



**C ACCESSIBLE CONCRETE RAMP**



**B PLAY AREA DRAIN**



**A PLAYGROUND CURB**



- KEY**
1. 8" MC CONCRETE CURB ON SIDE WITH DROP OFF
  2. 2" DEEP 4" WIDE CONTROL JOINT
  3. 8" MC CONCRETE PAVING
  4. FINISH SURFACE
  5. 6" MC 10 GAUGE WELDED WIRE MESH
  6. 8% COMPACTED SUBGRADE
  7. ACCESSIBLE SURFACE
  8. RAMP SLOPE 8.3% MAX

**F PARK MONUMENT SIGN**



**E D/G PATH**



**D CONCRETE HEADER**



No.	Revision	Date

**CONSTRUCTION  
 DETAILS**

Drawn	R.M.T.
Scale	AS SHOWN
Sheet No.	<b>L-3</b>
Sheet Count	10



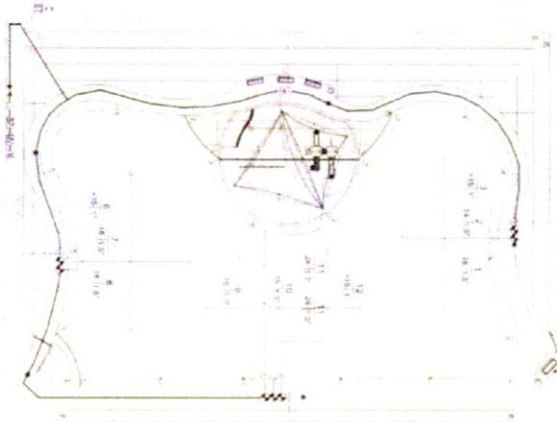
**APPROVED**  
 CITY OF IMPERIAL  
 DEPARTMENT OF PARKS AND RECREATION

KOHN LIAI & ASSOCIATES  
 ARCHITECTS

MONTEREY PARK  
 - 5 AC. PARK  
 SUBDIVISION NO. 3

UNIT NO. 3 - 0.6 AC  
 REDESIGNED  
 PLAN

LANDSCAPE  
 PLAN



**NOTES:**  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MONTEREY PARK LANDSCAPE DESIGN STANDARDS.  
 2. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF MONTEREY PARK LANDSCAPE DESIGN STANDARDS.  
 3. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF MONTEREY PARK LANDSCAPE DESIGN STANDARDS.  
 4. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF MONTEREY PARK LANDSCAPE DESIGN STANDARDS.  
 5. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF MONTEREY PARK LANDSCAPE DESIGN STANDARDS.

SYMBOL	DESCRIPTION	UNIT	PLANTING
1	PLANTING	100	100
2	PLANTING	100	100
3	PLANTING	100	100
4	PLANTING	100	100
5	PLANTING	100	100

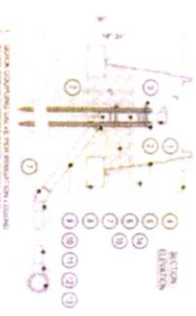
SYMBOL	DESCRIPTION	UNIT	PLANTING
1	PLANTING	100	100
2	PLANTING	100	100
3	PLANTING	100	100
4	PLANTING	100	100
5	PLANTING	100	100

**APPROVED**  
 SCALE 1" = 20'  
 NORTH

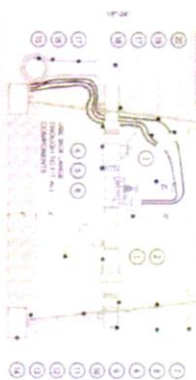
IRRIIGATION PLAN  
 L-4  
 OF 10



A BALL VALVE



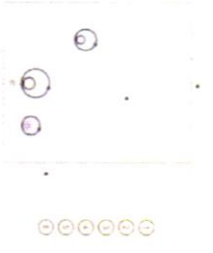
B QUICK COUPLER



C DRIP VALVE



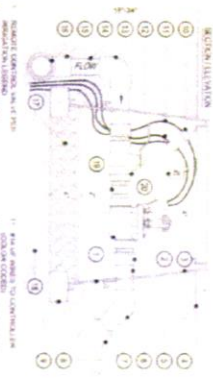
D TRENCHING



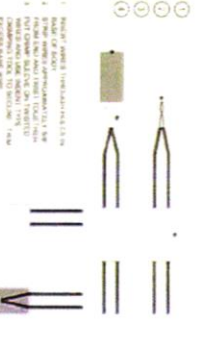
E SLEEVE



F BACKFLOW PREVENTER



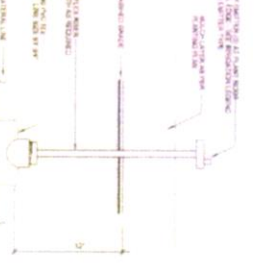
G CONTROL VALVE



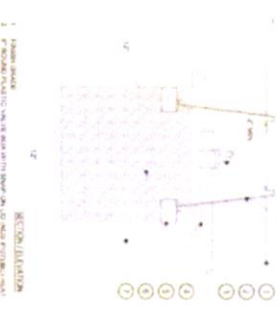
H WIRE CONNECTOR



I TYPICAL DRIP LAYOUT



J DRIP EMITTER



K MANUAL FLUSH VALVE

**APPROVED**  
 DATE: 03.13.2010  
 BY: [Signature]



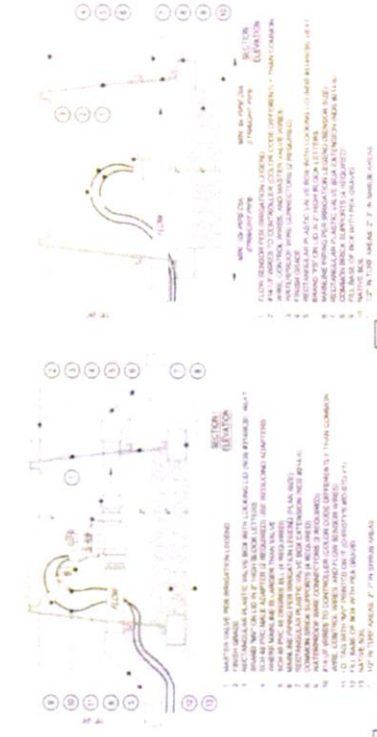
Project	MONTEREY PARK
Location	5.5 AC PARK
Client	MONTEREY PARK SUBDIVISION NO. 3
Scale	1" = 10'
Sheet No.	L-5



**MONTEREY PARK  
 - 5 AC. PARK  
 SUBDIVISION NO. 3**

UNIT NO. 3 - 5 AC  
 NEIGHBORHOOD  
 PARK

**LANDSCAPE  
 PLAN**

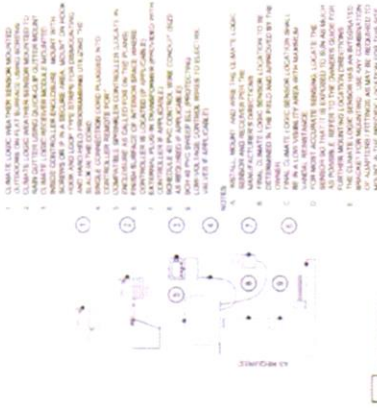


**O FLOW SENSOR**  
 1. LOCATED AT THE HEAD OF EACH IRRIGATION LINE  
 2. PROVIDES REAL TIME DATA TO THE IRRIGATION CONTROLLER  
 3. MONITORS FLOW RATE AND VOLUME  
 4. TRIGGERS ALARMS IF FLOW RATE DEVIATES FROM NORMAL  
 5. PROVIDES DATA FOR LEAK DETECTION AND CORRECTION

**N MASTER VALVE**  
 1. LOCATED AT THE HEAD OF EACH IRRIGATION ZONE  
 2. USED TO ISOLATE ZONES FOR MAINTENANCE  
 3. PROVIDES A POINT OF ENTRY FOR EACH ZONE  
 4. TRIGGERS ALARMS IF VALVE IS OPENED UNEXPECTEDLY

IRRIGATION CONTROL SCHEDULE		SCHEDULE		SCHEDULE		SCHEDULE		SCHEDULE	
ZONE	PLANTING	START TIME	STOP TIME	START TIME	STOP TIME	START TIME	STOP TIME	START TIME	STOP TIME
1	GRASS	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM
2	FLORAL	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM
3	GRASS	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM
4	FLORAL	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM
5	GRASS	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM
6	FLORAL	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM

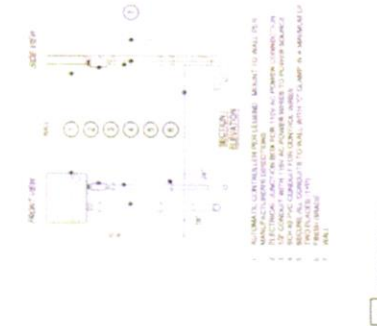
**R IRRIGATION CONTROLLER SCHEDULES**  
 THE IRRIGATION CONTROLLER SCHEDULES ARE BASED ON THE FOLLOWING ASSUMPTIONS:  
 1. THE IRRIGATION CONTROLLER IS A MICROPROCESSOR-BASED SYSTEM.  
 2. THE IRRIGATION CONTROLLER IS PROGRAMMED TO OPERATE ON A DAILY CYCLE.  
 3. THE IRRIGATION CONTROLLER IS PROGRAMMED TO OPERATE ON A WEEKLY CYCLE.  
 4. THE IRRIGATION CONTROLLER IS PROGRAMMED TO OPERATE ON A MONTHLY CYCLE.  
 5. THE IRRIGATION CONTROLLER IS PROGRAMMED TO OPERATE ON A YEARLY CYCLE.



**M FT SENSOR**  
 1. MONITORS WATER LEVEL IN THE TANK  
 2. TRIGGERS ALARMS IF WATER LEVEL IS LOW  
 3. PROVIDES DATA FOR WATER LEVEL CORRECTION

PRESSURE LOSS CALCULATOR	
Flow Rate (GPM)	10.0
Pipe Diameter (in)	1.0
Pressure Loss (PSI/100 FT)	0.1
Total Pressure Loss (PSI)	1.0
Static Pressure (PSI)	30.0
Dynamic Pressure (PSI)	0.1
Total Pressure (PSI)	31.1
Flow Velocity (FPS)	0.7
Reynolds Number	1000
Friction Loss (PSI/100 FT)	0.1
Minor Loss (PSI)	0.1
Total Loss (PSI)	0.2
Static Pressure (PSI)	30.0
Total Pressure (PSI)	30.2

**Q PRESSURE LOSS CALC**  
 THE IRRIGATION MAINTENANCE SCHEDULES ARE BASED ON THE FOLLOWING ASSUMPTIONS:  
 1. THE IRRIGATION MAINTENANCE SCHEDULES ARE BASED ON THE FOLLOWING ASSUMPTIONS:  
 2. THE IRRIGATION MAINTENANCE SCHEDULES ARE BASED ON THE FOLLOWING ASSUMPTIONS:  
 3. THE IRRIGATION MAINTENANCE SCHEDULES ARE BASED ON THE FOLLOWING ASSUMPTIONS:  
 4. THE IRRIGATION MAINTENANCE SCHEDULES ARE BASED ON THE FOLLOWING ASSUMPTIONS:  
 5. THE IRRIGATION MAINTENANCE SCHEDULES ARE BASED ON THE FOLLOWING ASSUMPTIONS:



**L CONTROLLER**  
 1. MONITORS WATER LEVEL IN THE TANK  
 2. TRIGGERS ALARMS IF WATER LEVEL IS LOW  
 3. PROVIDES DATA FOR WATER LEVEL CORRECTION



**P POP-UP SPRINKLER**  
 1. MONITORS WATER LEVEL IN THE TANK  
 2. TRIGGERS ALARMS IF WATER LEVEL IS LOW  
 3. PROVIDES DATA FOR WATER LEVEL CORRECTION

ITEM	QUANTITY	UNIT PRICE	TOTAL PRICE
1. Flow Sensor	1	\$100.00	\$100.00
2. Master Valve	1	\$150.00	\$150.00
3. Pressure Loss Calculator	1	\$200.00	\$200.00
4. Controller	1	\$300.00	\$300.00
5. Pop-up Sprinkler	1	\$150.00	\$150.00
<b>TOTAL</b>	<b>5</b>		<b>\$900.00</b>

ITEM	QUANTITY	UNIT PRICE	TOTAL PRICE
1. Flow Sensor	1	\$100.00	\$100.00
2. Master Valve	1	\$150.00	\$150.00
3. Pressure Loss Calculator	1	\$200.00	\$200.00
4. Controller	1	\$300.00	\$300.00
5. Pop-up Sprinkler	1	\$150.00	\$150.00
<b>TOTAL</b>	<b>5</b>		<b>\$900.00</b>

ITEM	QUANTITY	UNIT PRICE	TOTAL PRICE
1. Flow Sensor	1	\$100.00	\$100.00
2. Master Valve	1	\$150.00	\$150.00
3. Pressure Loss Calculator	1	\$200.00	\$200.00
4. Controller	1	\$300.00	\$300.00
5. Pop-up Sprinkler	1	\$150.00	\$150.00
<b>TOTAL</b>	<b>5</b>		<b>\$900.00</b>

**S AB-1891 WATER BUDGET CALC**

**MONTEREY PARK  
 - 5 AC. PARK  
 SUBDIVISION NO. 3**

UNIT NO. 3 - 5 AC  
 NEIGHBORHOOD  
 PARK

**LANDSCAPE  
 PLAN**



**O FLOW SENSOR**

IRRIGATION CONTROL SCHEDULE		SCHEDULE		SCHEDULE		SCHEDULE		SCHEDULE	
ZONE	PLANTING	START TIME	STOP TIME	START TIME	STOP TIME	START TIME	STOP TIME	START TIME	STOP TIME
1	GRASS	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM
2	FLORAL	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM
3	GRASS	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM
4	FLORAL	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM
5	GRASS	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM
6	FLORAL	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM	6:00 AM	7:00 AM

**R IRRIGATION CONTROLLER SCHEDULES**



**M FT SENSOR**

PRESSURE LOSS CALCULATOR	
Flow Rate (GPM)	10.0
Pipe Diameter (in)	1.0
Pressure Loss (PSI/100 FT)	0.1
Total Pressure Loss (PSI)	1.0
Static Pressure (PSI)	30.0
Dynamic Pressure (PSI)	0.1
Total Pressure (PSI)	31.1
Flow Velocity (FPS)	0.7
Reynolds Number	1000
Friction Loss (PSI/100 FT)	0.1
Minor Loss (PSI)	0.1
Total Loss (PSI)	0.2
Static Pressure (PSI)	30.0
Total Pressure (PSI)	30.2

**Q PRESSURE LOSS CALC**



**L CONTROLLER**



**P POP-UP SPRINKLER**

ITEM	QUANTITY	UNIT PRICE	TOTAL PRICE
1. Flow Sensor	1	\$100.00	\$100.00
2. Master Valve	1	\$150.00	\$150.00
3. Pressure Loss Calculator	1	\$200.00	\$200.00
4. Controller	1	\$300.00	\$300.00
5. Pop-up Sprinkler	1	\$150.00	\$150.00
<b>TOTAL</b>	<b>5</b>		<b>\$900.00</b>

ITEM	QUANTITY	UNIT PRICE	TOTAL PRICE
1. Flow Sensor	1	\$100.00	\$100.00
2. Master Valve	1	\$150.00	\$150.00
3. Pressure Loss Calculator	1	\$200.00	\$200.00
4. Controller	1	\$300.00	\$300.00
5. Pop-up Sprinkler	1	\$150.00	\$150.00
<b>TOTAL</b>	<b>5</b>		<b>\$900.00</b>

ITEM	QUANTITY	UNIT PRICE	TOTAL PRICE
1. Flow Sensor	1	\$100.00	\$100.00
2. Master Valve	1	\$150.00	\$150.00
3. Pressure Loss Calculator	1	\$200.00	\$200.00
4. Controller	1	\$300.00	\$300.00
5. Pop-up Sprinkler	1	\$150.00	\$150.00
<b>TOTAL</b>	<b>5</b>		<b>\$900.00</b>

**S AB-1891 WATER BUDGET CALC**



**APPROVED**

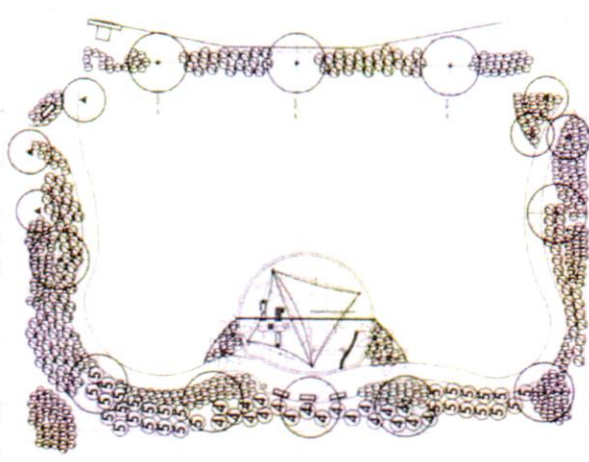


ROBERT TAFT ASSOCIATES  
 ARCHITECTS  
 1000 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94109  
 TEL: 415.774.2000  
 FAX: 415.774.2001  
 WWW: ROBERTTAFTASSOCIATES.COM

**MONTEREY PARK  
 - 5 AC. PARK  
 SUBDIVISION NO. 3**

UNIT NO. 3 - 9 AC.  
 NEIGHBORHOOD  
 PARK

**LANDSCAPE  
 PLAN**



**PLANT LEGEND**

SYMBOL	PLANT NAME / COMMON NAME	SIZE	QTY
(1)	MONTEREY CEDAR - CALIF. REDWOOD	8' DIA. TRUNK	4
(2)	MONTEREY CEDAR - COMMON	10' DIA.	3
(3)	LEAFY LIME - ASPEN	10' DIA.	8
(4)	PAVE PLANTING	10' DIA.	2
(5)	PAVE PLANTING	10' DIA.	2
(6)	PAVE PLANTING	10' DIA.	2
(7)	PAVE PLANTING	10' DIA.	2
(8)	PAVE PLANTING	10' DIA.	2
(9)	PAVE PLANTING	10' DIA.	2
(10)	PAVE PLANTING	10' DIA.	2
(11)	PAVE PLANTING	10' DIA.	2
(12)	PAVE PLANTING	10' DIA.	2
(13)	PAVE PLANTING	10' DIA.	2
(14)	PAVE PLANTING	10' DIA.	2
(15)	PAVE PLANTING	10' DIA.	2
(16)	PAVE PLANTING	10' DIA.	2
(17)	PAVE PLANTING	10' DIA.	2
(18)	PAVE PLANTING	10' DIA.	2
(19)	PAVE PLANTING	10' DIA.	2
(20)	PAVE PLANTING	10' DIA.	2
(21)	PAVE PLANTING	10' DIA.	2
(22)	PAVE PLANTING	10' DIA.	2
(23)	PAVE PLANTING	10' DIA.	2
(24)	PAVE PLANTING	10' DIA.	2
(25)	PAVE PLANTING	10' DIA.	2
(26)	PAVE PLANTING	10' DIA.	2
(27)	PAVE PLANTING	10' DIA.	2
(28)	PAVE PLANTING	10' DIA.	2
(29)	PAVE PLANTING	10' DIA.	2
(30)	PAVE PLANTING	10' DIA.	2
(31)	PAVE PLANTING	10' DIA.	2
(32)	PAVE PLANTING	10' DIA.	2
(33)	PAVE PLANTING	10' DIA.	2
(34)	PAVE PLANTING	10' DIA.	2
(35)	PAVE PLANTING	10' DIA.	2
(36)	PAVE PLANTING	10' DIA.	2
(37)	PAVE PLANTING	10' DIA.	2
(38)	PAVE PLANTING	10' DIA.	2
(39)	PAVE PLANTING	10' DIA.	2
(40)	PAVE PLANTING	10' DIA.	2
(41)	PAVE PLANTING	10' DIA.	2
(42)	PAVE PLANTING	10' DIA.	2
(43)	PAVE PLANTING	10' DIA.	2
(44)	PAVE PLANTING	10' DIA.	2
(45)	PAVE PLANTING	10' DIA.	2
(46)	PAVE PLANTING	10' DIA.	2
(47)	PAVE PLANTING	10' DIA.	2
(48)	PAVE PLANTING	10' DIA.	2
(49)	PAVE PLANTING	10' DIA.	2
(50)	PAVE PLANTING	10' DIA.	2
(51)	PAVE PLANTING	10' DIA.	2
(52)	PAVE PLANTING	10' DIA.	2
(53)	PAVE PLANTING	10' DIA.	2
(54)	PAVE PLANTING	10' DIA.	2
(55)	PAVE PLANTING	10' DIA.	2
(56)	PAVE PLANTING	10' DIA.	2
(57)	PAVE PLANTING	10' DIA.	2
(58)	PAVE PLANTING	10' DIA.	2
(59)	PAVE PLANTING	10' DIA.	2
(60)	PAVE PLANTING	10' DIA.	2
(61)	PAVE PLANTING	10' DIA.	2
(62)	PAVE PLANTING	10' DIA.	2
(63)	PAVE PLANTING	10' DIA.	2
(64)	PAVE PLANTING	10' DIA.	2
(65)	PAVE PLANTING	10' DIA.	2
(66)	PAVE PLANTING	10' DIA.	2
(67)	PAVE PLANTING	10' DIA.	2
(68)	PAVE PLANTING	10' DIA.	2
(69)	PAVE PLANTING	10' DIA.	2
(70)	PAVE PLANTING	10' DIA.	2
(71)	PAVE PLANTING	10' DIA.	2
(72)	PAVE PLANTING	10' DIA.	2
(73)	PAVE PLANTING	10' DIA.	2
(74)	PAVE PLANTING	10' DIA.	2
(75)	PAVE PLANTING	10' DIA.	2
(76)	PAVE PLANTING	10' DIA.	2
(77)	PAVE PLANTING	10' DIA.	2
(78)	PAVE PLANTING	10' DIA.	2
(79)	PAVE PLANTING	10' DIA.	2
(80)	PAVE PLANTING	10' DIA.	2
(81)	PAVE PLANTING	10' DIA.	2
(82)	PAVE PLANTING	10' DIA.	2
(83)	PAVE PLANTING	10' DIA.	2
(84)	PAVE PLANTING	10' DIA.	2
(85)	PAVE PLANTING	10' DIA.	2
(86)	PAVE PLANTING	10' DIA.	2
(87)	PAVE PLANTING	10' DIA.	2
(88)	PAVE PLANTING	10' DIA.	2
(89)	PAVE PLANTING	10' DIA.	2
(90)	PAVE PLANTING	10' DIA.	2
(91)	PAVE PLANTING	10' DIA.	2
(92)	PAVE PLANTING	10' DIA.	2
(93)	PAVE PLANTING	10' DIA.	2
(94)	PAVE PLANTING	10' DIA.	2
(95)	PAVE PLANTING	10' DIA.	2
(96)	PAVE PLANTING	10' DIA.	2
(97)	PAVE PLANTING	10' DIA.	2
(98)	PAVE PLANTING	10' DIA.	2
(99)	PAVE PLANTING	10' DIA.	2
(100)	PAVE PLANTING	10' DIA.	2

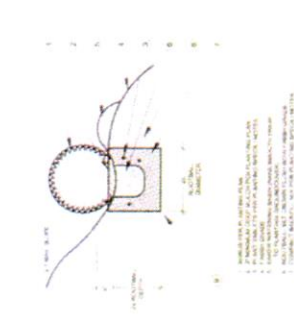
**PLANTING NOTES**

- 1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANTING SPECIFICATIONS.
- 2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANTING SPECIFICATIONS.
- 3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANTING SPECIFICATIONS.
- 4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANTING SPECIFICATIONS.
- 5. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANTING SPECIFICATIONS.
- 6. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANTING SPECIFICATIONS.
- 7. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANTING SPECIFICATIONS.
- 8. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANTING SPECIFICATIONS.
- 9. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANTING SPECIFICATIONS.
- 10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANTING SPECIFICATIONS.

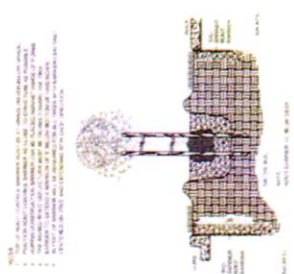
**APPROVED**  
 CITY OF SAN FRANCISCO  
 DEPARTMENT OF PUBLIC WORKS

**PLANTING PLAN**  
 SCALE: 1" = 20'

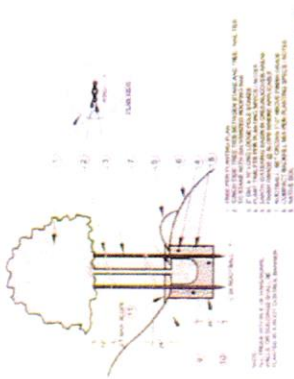
PROJECT NO. L-8  
 SHEET NO. 10 OF 10



**A** TREE STAKING - 4" B & UP, SINGLE OR MULTI TRUNK



**B** TREE PLANTING



**C** ROOT BARRIER - BIO BARRIER



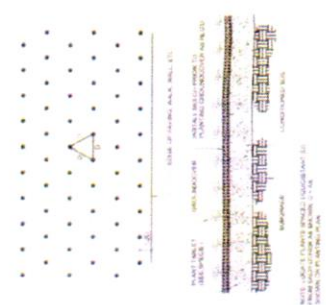
**D** SHRUB PLANTING



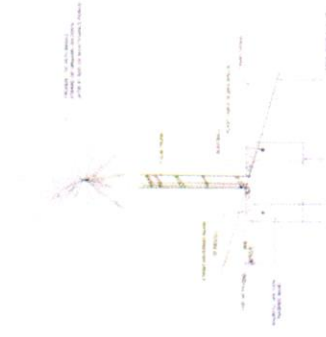
**E** TREE BREATHER TUBE & DEEP WATERING



**F** VINE PLANTING



**G** GROUND COVER PLANTING



**H** PALM PLANTING

**LANDSCAPE  
PLAN**



**APPROVED**  
DATE: 1/13/10  
BY: [Signature]

SEE SHEET L-10 FOR PLANTING SPECIFICATIONS

Sheet Title	<b>PLANTING DETAILS</b>	
Scale	AS SHOWN	Sheet
Project	MONTEREY PARK	Sheet
Phase	CONCEPT	Sheet
Drawn By	[Signature]	Sheet
Checked By	[Signature]	Sheet
Scale No.		Sheet



