



Imperial City Council

Robert Amparano – Mayor
James Tucker – Mayor Pro-Tem
Ida Obeso-Martinez – Council Member
Stacy Mendoza – Council Member
Katherine Burnworth – Council Member

AGENDA

Regular Meeting of the Imperial City Council

City Council Chambers
220 West 9th Street
Imperial, CA 92251-1637

March 6, 2024

Closed Session at 06:00 pm

Open Session at 07:00 pm

The Imperial City Council meetings, including public comments, are being livestreamed on the city's social media pages. By remaining in the room, you are giving your permission to be recorded.

1. You are encouraged to observe the City Council meetings via Livestream at the City of Imperial Facebook page.
2. All documents containing an executive summary and staff recommendation associated with open session action items are made available for public inspection on the City's website, www.cityofimperial.org seventy-two (72) hours prior to the posted meeting time. Government Code section 54957.5(b)(2)(B)

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the meeting, please contact (760) 355-4373. A notification of 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting [28CFR 35.102-35.104 ADA title II].

6:00 P.M. CLOSED SESSION

CALL TO ORDER

PUBLIC COMMENT FOR CLOSED SESSION ITEMS ONLY: The City Council welcomes public input. Members of the public may address the City Council on Closed Session items by contacting the City Clerk's Office at 760-355-3334. Pursuant to State Law, the City Council may not discuss or take action on issues not on the meeting agenda (Government Code Section 54954.2). If you are compensated to communicate with City officials, you may be required to register and/or make certain disclosures as a lobbyist. Please see the City Clerk for additional information. There is a time limit of three (3) minutes for anyone wishing to address the City Council on these matters.

CONFERENCE WITH LEGAL COUNSEL: The City Council finds, based on advice from the City Attorney, that discussion in open session of the following described matter(s) will prejudice the position of the City in existing and anticipated litigation.

A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION – G.C § 54956.7 (b)(1)

Title of Position: City Manager

B. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9

Number of Potential Cases: 1

CITY COUNCIL CONVENES TO REGULAR MEETING

7:00 P.M. REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADJUSTMENTS TO THE AGENDA: The City Council will discuss the order of the agenda, may amend the order, add urgency items, note abstentions or “no” votes on consent calendar items and request consent calendar items be removed from the consent calendar for discussion. The City Council may also remove items from the consent calendar prior to that portion of the agenda. For purposes of the official city record, the City Council may take care of these issues by entertaining a formal motion.

CITY ATTORNEY REPORT ON CLOSED SESSION ACTIONS

PUBLIC COMMENT: There is a time limit of three (3) minutes for anyone wishing to address the City Council on these matters.

Matters not appearing on the agenda: If you wish to address the City Council concerning any item within the City Council’s jurisdiction, please raise your hand and be acknowledged by the Mayor. At that time, state your name and address for the record. The Mayor reserves the right to place a time limit of three (3) minutes on each person’s presentation. It is requested that longer presentations be submitted to the City Clerk’s Office in writing 48 hours before the meeting.

A. CONSENT AGENDA: All items appearing under “Consent Agenda” will be acted upon by the City Council with one motion without discussion. Should any Council member or other person request that any item be considered separately, that item will then be taken up at the time as determined by the Mayor.

A-1. Approval of Claims and Warrants Report

A-2. Approval of Regular City Council Meeting Minutes of January 3, 2024

A-3. Continuation of Emergency of Variable Frequency Drive at the Water Treatment Plant

A-4. Continuation of Emergency of Force Main in area of Aten Rd. and Legakes Ave.

B. ACTION ITEMS (DISCUSSION/ACTION- APPROVE-DISAPPROVE):

- B-1.** Adopt Resolution No. 2024-07 approving a 10% stipend for the incoming Public Services Director in recognition of dual expertise and added responsibility.

Staff Report: Kristen Smith, Human Resources Manager

Recommended Action: Adopt Resolution No. 2024-07, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL, CALIFORNIA, PROVIDING A 10% STIPEND FOR THE INCOMING PUBLIC SERVICES DIRECTOR

- B-2.** Approval of the Monterrey Park Subdivision No. 2 Unit 3C Final Map.

Staff Report: Othon Mora, Community Development Director

Recommended Action:

1. Approve the Final Map and Subdivision Guarantee for Monterrey Park Subdivision No. 2 Unit 3C
2. Authorize the recordation of final map and related documents

- B-3.** Approval and acceptance of the Monterrey Park Subdivision No. 2 Unit 3B 0.5 AC 3 Pocket Park.

Staff Report: Othon Mora, Community Development Director

Recommended Action: Approve and accept the Monterrey Park Subdivision No. 2 Unit 3B 0.5 AC 3 Pocket Park

- B-4.** Approval of New Voting System from DeForest Tech Solutions

Staff Report: Alejandro Estrada, IT Director

Recommended Action: Approve the purchase and configuration of a new voting system from DeForest Tech Solution in the amount of \$38,756.00

C. REPORTS:

- C-1.** Department Reports

- C-2.** City Manager Report

- C-3.** Mayor and Councilmember Reports

ADJOURNMENT: The next regular scheduled meeting of the City of Imperial City Council is Wednesday, March 20, 2024.

AFFIDAVIT OF POSTING

I, KRISTINA M. SHIELDS, City Clerk for the City of Imperial, California, DO HEREBY CERTIFY under penalty of perjury under the laws of the State of California, that the foregoing revised notice was posted at the City of Imperial City Hall bulletin board at 420 S. Imperial Avenue, Imperial, CA and on the City of Imperial's website not less than 72 hours prior to the meeting, per Government Code 54954.2.

Dated: March 1, 2024


KRISTINA SHIELDS
City Clerk

A-1

Check Register Report

Date: 02/28/2024

Time: 1:17 pm

Page: 1

CITY OF IMPERIAL

BANK: UNION BANK

Check Number	Check Date	Status	Void/Stop Date	Reconcile Date	Vendor Number	Vendor Name	Check Description	Amount
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115864	02/15/24	Printed			4058	ACE INDUSTRIAL SUPPLY INC.	2181233 77158	835.34
115865	02/15/24	Printed			1021	AGGREGATE PRODUCTS, INC.	56380 77159	15,208.65
115866	02/15/24	Printed			8416	ALLEN PRECISION EQUIPMENT,	INV/2024/00597 77145	741.43
115867	02/15/24	Printed			195	ALLIED WASTE	JANUARY 2024 76842	153,189.92
115869	02/15/24	Printed			5956	AMAZON CAPITAL SERVICES	17KC-LXJ6-FGVQ 77322	3,079.63
115870	02/15/24	Printed			2081	ARAMARK UNIFORM SERVICE	LIBRARY 10/3/23-1/23/24 76838	906.56
115871	02/15/24	Printed			1066	AT & T	21227562	1,066.82
115872	02/15/24	Printed			1851	AT&T LONG DISTANCE	760-355-1158 2/5/24	1,261.20
115873	02/15/24	Printed			8279	AT&T MOBILITY	287335981729X02042024	1,100.31
115874	02/15/24	Printed			5994	AUTOZONE INC.	4187645625 77231	11.08
115875	02/15/24	Printed			732	BAKER & TAYLOR BOOKS	2038039001 76635	4,793.93
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115877	02/15/24	Printed			711	BIG TEX TRAILER	40509580 77164	11,898.24
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115884	02/15/24	Printed			7478	C & R ASSOCIATES, INC	2023.5623 77140	25,450.52
115885	02/15/24	Printed			251	CALIFORNIA JPIA	INV/7641 76240	22,512.23
115886	02/15/24	Printed			455	CALIFORNIA STATE DISBURSEMENT	2/9/24	1,032.91
115887	02/15/24	Printed			8414	CARLOS BURRUEL	INFLATABLE 2/17/24 77234	300.00
115888	02/15/24	Printed			8249	CENTERLINE SUPPLY, INC	ORD0093605 75459	75,197.55
115889	02/15/24	Printed			265	CITY CLERKS ASSOCIATION	300002807 76245	250.00
115890	02/15/24	Printed			1053	CITY OF IMPERIAL	PETTY CASH COLORFEST 2/17/24 77235	600.00
115891	02/15/24	Printed			3029	CLAIREMONT EQUIPMENT	RA9198-02 77151	6,837.32
115892	02/15/24	Printed			6222	CODE EXXPERS, LLC	2024-0002 77076	766.79
115893	02/15/24	Printed			1109	CONSOLIDATED ELECTRICAL DIST.	1964-1011436 77068	387.90
115894	02/15/24	Printed			2676	CONSTANCIO S. TORRES	CLASSES JANUARY 2024 77219	140.00
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115896	02/15/24	Printed			1744	CONVEYOR GROUP	10999 76248	600.00
115898	02/15/24	Printed			6857	COUNTY MOTOR PARTS CO, INC	559064 77230	868.98
115899	02/15/24	Printed			1069	CPS HR CONSULTING	TR-INV003656 76927	924.50
115900	02/15/24	Printed			3132	D & R SUPPLY	9652 77005	65.51
115901	02/15/24	Printed			1302	DAVID TURCH & ASSOCIATES	DEC 2023- FEB 2024	15,000.00
115902	02/15/24	Printed			1056	DELL MARKETING L.P.	10725413781 77056	1,707.82
115903	02/15/24	Printed			1573	DEPARTMENT OF JUSTICE	704720 76795	66.00
115904	02/15/24	Printed			1084	DISPLAY SALES	INV2078 77233	5,707.54
115906	02/15/24	Printed			517	DYNAMIC CONSULTING ENGINEERS	392523.01 G4 77149	26,542.50
115907	02/15/24	Printed			207	EL CENTRO MOTORS	6351743/1 76896	99.95
115908	02/15/24	Printed			7472	ELADIO REYES	REIMB. -DRONE REG. 77009	5.00
115909	02/15/24	Printed			8064	ENTERPRISE FLEET MANAGEMENT,	575205A-020424 76841	12,777.86
115910	02/15/24	Printed			5134	FORENSIC DRUG TESTING SERVICES	2024-0228 76928	268.85
115911	02/15/24	Printed			314	FRANCHISE TAX BOARD	2/9/24	1,357.18
115912	02/15/24	Printed			5690	GLORIA PANTOJA	8710-0095/2369 BRUSHWOOD	55.29
115913	02/15/24	Printed			117	HAAKER EQUIPMENT COMPANY	M3A011 72100	542,790.63

Check Register Report

Date: 02/28/2024

Time: 1:17 pm

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CITY OF IMPERIAL

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115916	02/15/24	Printed			8021	IMPERIAL COUNTY SHERIFF'S	12272023-4 77079	16,500.00
115917	02/15/24	Printed			1403	IMPERIAL COUNTY SHERIFF'S OFFI	12214-A REEL 77309	22.00
115918	02/15/24	Printed			1403	IMPERIAL COUNTY SHERIFF'S OFFI	EFL003074 A. HERNANDEZ 2/9/24	892.06
115919	02/15/24	Printed			202	IMPERIAL COUNTY TREASURER	HOUSING AUTHORITY FY 22/23 76845	1,733.26
115920	02/15/24	Printed			028	IMPERIAL IRRIGATION DISTRICT	FEBRUARY 9, 2024	27,689.89
115921	02/15/24	Printed			4264	IMPERIAL IRRIGATION DISTRICT	3139598 2/12/24	2,546.00
115922	02/15/24	Printed			102	IMPERIAL POLICE OFFICERS ASSN.	2/9/24	1,100.00
115924	02/15/24	Printed			3187	IMPERIAL TRUSS & LUMBER CO.	B66159 77321	623.12
115925	02/15/24	Printed			7777	IMPERIAL VALLEY AIR CONDITIONI	2598 76892	800.00
115926	02/15/24	Printed			350	IMPERIAL VALLEY PAINT CENTER	396403B 76887	37.83
115927	02/15/24	Printed			7302	IMPERIAL VALLEY VOLKSWAGEN	OCTOBER- DECEMBER 2023 76840	4,891.90
115928	02/15/24	Printed			5033	INFO SEND INC.	255237 76844	1,792.95
115929	02/15/24	Printed			8411	ISSAC TROUILIERE	9925-0443/611 LINDA VISTA	166.27
115930	02/15/24	Printed			8412	JANETT LOPEZ	9993-0334/2210 N H #C	54.78
115931	02/15/24	Printed			8410	JASMINE RAMIREZ	9991-0060/612 S D	169.19
115932	02/15/24	Printed			8141	JGC GOVERNMENT RELATIONS, INC.	1845 76249	3,000.00
115933	02/15/24	Printed			008	JIM REITER'S LOCKSMITH & SAFE	275119 76925	434.56
115934	02/15/24	Printed			8398	JORGE DOMINGUEZ	9988-0974/2300 MYRTLE#39	72.21
115935	02/15/24	Printed			2732	JOSE GONZALEZ	9924-0238/2725 MEADOWBROOK	5.49
115936	02/15/24	Printed			7751	JUNIOR'S CAFE INC.	13-15949 DEPOSIT 77216	561.75
115937	02/15/24	Printed			868	K-C WELDING & RENTALS, INC.	190580 77221	2,078.75
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115942	02/15/24	Printed			1996	LEE TIRE CO.	394581 76889	5,748.97
115943	02/15/24	Printed			8413	LEGACY MACHINE & DESIGN, LLC	02062024CI 77224	364.00
115944	02/15/24	Printed			101	LINCOLN LIFE	2/9/24	767.00
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115946	02/15/24	Printed			6108	MARYBEL ALVAREZ	9923-0374/2608 OASIS	56.32
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115951	02/15/24	Printed			6578	MISAC	200006395 77078	1,095.00
115952	02/15/24	Printed			1190	MISSIONSQUARE - 304257	2/9/24	416.40
115953	02/15/24	Printed			8395	MONITRONICS INTERNATIONAL	BUS. LIC RENEWAL OVERPYMT 76839	68.00
115954	02/15/24	Printed			1213	NATIONWIDE	967299800 2/28/24-2/27/25 76820	949.00
115955	02/15/24	Printed			2295	NEW BORDER TACTICAL, INC	A204828 77319	387.26
115956	02/15/24	Printed			2295	NEW BORDER TACTICAL, INC	OIO17930 77318	25.00
115958	02/15/24	Printed			4481	O'REILLY	2687-446389 77075	1,798.49
115959	02/15/24	Printed			084	PITNEY BOWES BANK INS	8000-9000-0466-5836 JAN. 2024 76847	847.00

Check Register Report

Date: 02/28/2024

Time: 1:17 pm

Page: 3

CITY OF IMPERIAL

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115963	02/15/24	Printed			8396	RAMONA RAMIREZ	9520-0131/193 MADRONE	63.14
115964	02/15/24	Printed			3008	RDO EQUIPMENT CO	W6785143 76883	174.00
115965	02/15/24	Printed			7824	REXIN EQUIPMENT	4414 76885	1,441.03
115966	02/15/24	Printed			6462	RICHARD ARELLANO	9719-0231/2455 EARHART	57.75
115967	02/15/24	Printed			2983	RUSH STEEL SUPPLY	45563 76886	285.07
115968	02/15/24	Printed			8001	SALTCEDAR BARBECUE	107-DEPOSIT 3/23/24 77225	725.00
115969	02/15/24	Printed			957	SC FUELS	2551432-IN 76882	930.52
115970	02/15/24	Printed			979	SELLERS PETROLEUM	CL36226	12,620.38
115971	02/15/24	Printed			1239	SHERWIN-WILLIAMS	6589-2 77325	246.36
115972	02/15/24	Printed			135	SOCALGAS	420 S IMPERIAL 12/9-1/10/24	72.40
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115974	02/15/24	Printed			8394	SPRAGUE'S SPORTS, LLC	469807 77314	351.15
115975	02/15/24	Printed			6193	STRADLING YOCCA CARLSON&RAUTH,	404097 76246	532.50
115979	02/15/24	Printed			5837	U.S. BANK	PRIME 1/19/24 76645	11,292.90
115980	02/15/24	Printed			2008	UNITED PARCEL SERVICE	Y00924054 2/8/24	555.46
115981	02/15/24	Printed			944	UNITED WAY OF IMPERIAL COUNTY	2/9/24	6.00
115982	02/15/24	Printed			8031	UNWIND & DESIGN CREATIVE	0000196 JANUARY 2024 77257	800.00
115983	02/15/24	Printed			611	VERIZON WIRELESS	9954891250	5,481.49
115984	02/15/24	Printed			7730	VICTORIA TOPETE	2/8/24	27.00
115985	02/15/24	Printed			7730	VICTORIA TOPETE	2/27/24 - 3/1/24	195.50
115986	02/15/24	Printed			8415	VR3D, INC	WASTE MGMT REIMB. 77137	500.00
115987	02/15/24	Printed			1715	WAXIE SANITARY SUPPLY	82184215 76876	1,120.25
115988	02/15/24	Printed			6506	WILLIE BOWDEN	9719-0231/480 TRESHILL#292	91.79
115989	02/15/24	Printed			487	XPRESS LUBE	201361 77229	222.30
115990	02/15/24	Printed			7627	ZENCITY TECHNOLOGIES US, INC.	SI246000017 77059	15,000.00
116126	02/26/24	Printed			1132	COMPUTERSHARE CORPORATE	MAYFIELD07 03/01/2024 77554	46,315.09

Total Checks: 118 Checks Total (excluding void checks): 1,146,697.70

Total Payments: 118 Bank Total (excluding void checks): 1,146,697.70

Total Payments: 118 Grand Total (excluding void checks): 1,146,697.70



*Robert Amparano – Mayor
James Tucker – Mayor Pro-Tem
Ida Obeso-Martinez – Council Member
Stacy Mendoza – Council Member
Katherine Burnworth – Council Member*

MINUTES

Regular Meeting of the Imperial City Council

City Council Chambers
220 West 9th Street
Imperial, CA 92251-1637

January 3, 2024

6:00 P.M. CLOSED SESSION

CALL TO ORDER:

PUBLIC COMMENT FOR CLOSED SESSION ITEMS ONLY:

CONFERENCE WITH LEGAL COUNSEL:

A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION – G.C § 54956.7 (b)(1)

Title of Position: City Manager

B. CONFERENCE WITH LABOR NEGOTIATORS (Gov. Code section 54957.6.)

Agency Designated Representatives: Dennis H. Morita, City Manager

Kristen Smith, Human Resources Manager

Employee Organizations:

Teamsters Local Union No. 542

Imperial Police Officers Association

CITY COUNCIL CONVENES TO REGULAR MEETING

7:00 P.M. REGULAR MEETING

CALL TO ORDER: Mayor Amparano Called the Meeting to Order at 7:07 p.m.

ROLL CALL: Council Members Burnworth, Mendoza, Obeso-Martinez, Mayor Pro Tem-Tucker, Mayor Amparano

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Michael Crankshaw

ADJUSTMENTS TO THE AGENDA: None

CITY ATTORNEY REPORT ON CLOSED SESSION ACTIONS: City Attorney, Turner reported that the City Council discussed an Employee Performance evaluation of the City Manager, Conference with Labor Negotiators. Direction was given to staff on both items.

PUBLIC COMMENT: None

Matters not appearing on the agenda: None

A. CONSENT AGENDA:

- A-1.** Approval of Claims and Warrants Report
- A-2.** Continuation of Emergency at Aten Road and Highway 86 Intersection
- A-3.** Approval of Regular City Council Meeting Minutes November 1, 2023 and Regular City Council Meeting Minutes December 6, 2023

Moved by Burnworth, seconded by Mendoza to approve the consent agenda.

AYES: Burnworth, Mendoza, Obeso-Martinez, Tucker, and Amparano

NOES: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES: 5-0

B. ACTION ITEMS (DISCUSSION/ACTION- APPROVE-DISAPPROVE):

- B-1.** Approval to Submit Grant Applications to the Imperial County Community Benefit Program

Staff Report: Dennis H. Morita, City Manager

Recommended Action: Approval to submit grant applications to the Imperial County Community Benefit Program

Moved by Burnworth, seconded by Mendoza to approve submittal of Grant Applications to the Imperial County Community Benefit Program.

AYES: Burnworth, Mendoza, Obeso-Martinez, Tucker, and Amparano

NOES: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES: 5-0

- B-2.** Approval of Community Facilities District (CFD) Partial Disbursement of Funds for Request No. 1-2018 from Monterrey CFD 2006-1

Staff Report: Victor Manriquez, Administrative Services Director

Recommended Action: Approve 8th payment in the amount of \$70,000 to Jupiter Ventures, LP.

Moved by Tucker, seconded by Mendoza to approve 8th payment in the amount of \$70,000 to Jupiter Ventures, LP.

AYES: Burnworth, Mendoza, Obeso-Martinez, Tucker, and Amparano

NOES: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES: 5-0

- B-3.** Approval of Community Facilities District (CFD) Partial Disbursement of Funds for Request No. 1-2018 from Bratton CFD 2004-3

Staff Report: Victor Manriquez, Administrative Services Director

Recommended Action: Approve 4th payment in the amount of \$40,000 to Imperial Bratton, LP.

Moved by Burnworth, seconded by Tucker to approve 4th payment in the amount of \$40,000 to Imperial Bratton, LP.

AYES: Burnworth, Mendoza, Obeso-Martinez, Tucker, and Amparano

NOES: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES: 5-0

- B-4.** Declaration of Emergency of Variable Frequency Drive at the Water Treatment Plant

Staff Report: Robert Emmett, Water Plant Chief Operator

Recommended Action: Approve Resolution No. 2024-01, A RESOLUTION DECLARING AN EMERGENCY, AUTHORIZING THE CITY MANAGER TO TAKE SUCH ACTION AS MAY BE NECESSARY IN RESPONSE THERETO AND RATIFYING ACTION TAKEN TO DATE

Moved by Obeso-Martinez, seconded by Tucker to Approve Resolution No. 2024-01.

AYES: Burnworth, Mendoza, Obeso-Martinez, Tucker, and Amparano

NOES: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES: 5-0

- B-5.** Authorization to Purchase Decorative Gravel for Sunset Park Improvements

Staff Report: Tony Lopez, Parks and Recreation Director

Recommended Action: Authorize American Rescue Plan Act ARPA funding to purchase decorative gravel for Sunset Park improvements in the amount not to exceed \$120,000.00

Moved by Tucker, seconded by Mendoza to bring this item back with an overview of the project plan.

AYES: Burnworth, Mendoza, Obeso-Martinez, Tucker, and Amparano

NOES: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES: 5-0

B-6. Authorization to Remove Crosswalk on North Imperial Avenue

Staff Report: Othon Mora, Community Development Director

Recommended Action: Authorize removal of the crosswalk on N. Imperial Avenue between Barioni Boulevard and 9th Street

Moved by Tucker, seconded by Burnworth to approve the removal of the crosswalk on N. Imperial Avenue between Barioni Boulevard and 9th Street.

AYES: Burnworth, Mendoza, Obeso-Martinez, Tucker, and Amparano

NOES: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES: 5-0

B-7. Rejection of Bids for the Highway 86 Fence Replacement Project and Adopt Resolution No. 2024-02 Authorizing the City Manager to Proceed with Day Labor

Staff Report: Othon Mora, Community Development Director

Recommended Action: Reject all bids for the Highway 86 Fence Replacement Project and adopt Resolution No. 2024-02, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL, CALIFORNIA, AUTHORIZING CITY MANAGER TO PROCEED BY DAY LABOR WITH CONSIDERATION IN REDUCTION IN SCOPE FOR HWY 86 FENCE REPLACEMENT PROJECT FROM 2ND STREET TO MARSHALL AVENUE BID NO. P2023-04

Moved by Burnworth, seconded by Obeso-Martinez to reject all bids.

AYES: Burnworth, Mendoza, Obeso-Martinez, Tucker, and Amparano

NOES: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES: 5-0

Moved by Mendoza, seconded by Burnworth to approve Resolution No. 2024-02.

AYES: Burnworth, Mendoza, Obeso-Martinez, Tucker, and Amparano

NOES: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES: 5-0

B-8. Approval to Purchase In-Field Narcotics Analyzer for the Police Department

Staff Report: Michael Crankshaw, Interim Police Chief

Recommended Action: Approve the purchase of one (1) TruNarc Handheld Narcotic Analyzer T-12 with a five-year warranty and one (1) 100pk Solution Kit in the amount not to exceed \$38,400.00

Moved by Obeso-Martinez, seconded by Mendoza to approve the purchase of one (1) TruNarc Handheld Narcotic Analyzer T-12 with a five-year warranty and one (1) 100pk Solution Kit in the amount not to exceed \$38,400.00.

AYES: Burnworth, Mendoza, Obeso-Martinez, Tucker, and Mayor Amparano

NOES: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES: 5-0

C. REPORTS:

C-1. Department Reports: Staff reported on their activities since last City Council meeting and upcoming events.

C-2. City Manager Report: None

C-3. Mayor and Councilmember Reports: Mayor and Council Members reported on their activities since last City Council meeting and upcoming events.

Seeing no further business before the Council, Mayor Amparano Adjourned the meeting at 7:59 p.m.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Imperial, California, this 6th day of March, 2024.

KRISTINA M. SHIELDS
City Clerk

Agenda Item No. A-3

DATE SUBMITTED 2/29/24
 SUBMITTED BY Public Services
 DATE ACTION REQUIRED 3/6/24

COUNCIL ACTION ()
 PUBLIC HEARING REQUIRED ()
 RESOLUTION ()
 ORDINANCE 1ST READING ()
 ORDINANCE 2ND READING ()
 CITY CLERK'S INITIALS ()

IMPERIAL CITY COUNCIL AGENDA ITEM

SUBJECT: DISCUSSION/ACTION: DISCUSS, APPROVE/DISAPPROVE: CONTINUATION OF EMERGENCY OF VFD AT THE WATER TREATMENT PLANT													
DEPARTMENT INVOLVED: Public Services - WTP													
BACKGROUND/SUMMARY: On Thursday, December 21, 2023, it was determined a Variable Frequency Drive (VFD) has failed at the WTP that provide function to one of the three finished water pumps. This pump is critical to the treatment process that allows sufficient pressure to deliver water through our GAC filtration system in our treatment process. An emergency was declared by the City Manager that same day. Repairs have been completed. Pending final invoicing from vendors.													
FISCAL IMPACT: Unknown	FINANCE INITIALS <u>VMS</u>												
STAFF RECOMMENDATION: Continue Emergency	DEPT. INITIALS <u>Jmg</u>												
MANAGER'S RECOMMENDATION: <u>approve</u>	CITY MANAGER'S INITIALS <u>OTM</u>												
MOTION:													
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">SECONDED:</td> <td style="width: 33%;">APPROVED ()</td> <td style="width: 33%;">REJECTED ()</td> </tr> <tr> <td>AYES:</td> <td>DISAPPROVED ()</td> <td>DEFERRED ()</td> </tr> <tr> <td>NAYES:</td> <td></td> <td></td> </tr> <tr> <td>ABSENT:</td> <td>REFERRED TO:</td> <td></td> </tr> </table>		SECONDED:	APPROVED ()	REJECTED ()	AYES:	DISAPPROVED ()	DEFERRED ()	NAYES:			ABSENT:	REFERRED TO:	
SECONDED:	APPROVED ()	REJECTED ()											
AYES:	DISAPPROVED ()	DEFERRED ()											
NAYES:													
ABSENT:	REFERRED TO:												

RESOLUTION NO. 2024-01

**A RESOLUTION DECLARING AN EMERGENCY,
AUTHORIZING THE CITY MANAGER TO TAKE SUCH
ACTION AS MAY BE NECESSARY IN RESPONSE
THERE TO AND RATIFYING ACTION TAKEN TO DATE**

WHEREAS, the City operates and maintains a water treatment plant (“WTP”); and

WHEREAS, within the WTP, there are several pumps and variable frequency drives (“VFD”), that are critical to the treatment process; and

WHEREAS, this includes a VFD at one of the three Finished Water Pumps that provide treated water to our Granulated Activated Carbon Filters (“GAC”); and

WHEREAS, this VFD has failed and is needing replacement for the pump to function alongside the other two, to provide sufficient pressure to deliver water to the GACs; and

WHEREAS, such failure would potentially expose persons and property to injury and damage and potentially cause regulatory and compliance health and safety issues; and

WHEREAS, the above described conditions constitute an emergency under applicable law and such emergency would not reasonably permit delays associated with a competitive solicitation for bids and the actions authorized herein are necessary to respond to the emergency; and

WHEREAS, in order to safeguard the public health and safety and to protect property, it is necessary to take immediate action to repair the VFD at the WTP; and

WHEREAS, the City Council wishes to delegate authority to the City Manager to take such action as may be necessary to replace the VFD at the WTP, ratify action already taken and otherwise address the emergency as described herein.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IMPERIAL DOES
RESOLVE, DETERMINE, ORDER AND PROCLAIM AS FOLLOWS:**

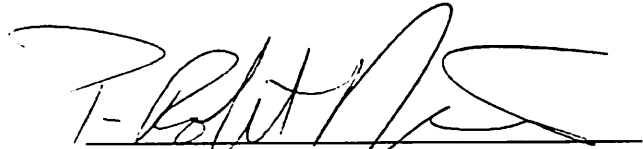
SECTION 1. The preceding recitals are true and correct.

SECTION 2. The City Council declares that the public interest and necessity demand the immediate expenditure of public money to safeguard life, health or property, and hereby delegates to the City Manager the authority to take such immediate action as may be necessary to safeguard life, health or property in connection with repair to the VFD at the WTP in accordance with Public Contracts Code Sections 20168 and 22050 and without otherwise complying with bid requirements required by law.

SECTION 3. The City Council authorizes action set forth herein and further ratifies action authorized by the City Manager taken to date to address the failure of the VFD on the basis that

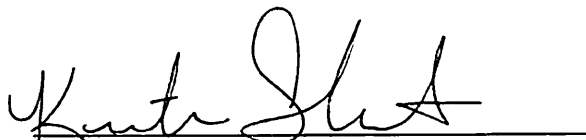
the emergency described herein will not permit a delay resulting from a competitive solicitation of bids and the action is necessary to respond to the emergency.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Imperial on the 3rd day of January, 2024



ROBERT AMPARANO,
Mayor

ATTEST:



KRISTINA M. SHIELDS,
City Clerk

CERTIFICATION

I, Kristina M. Shields, City Clerk of the City of Imperial, California, hereby certify that the foregoing Resolution No. 2024-01 was duly adopted at a meeting of the City Council of said City at its meeting held on the 3rd day of January, 2024 by the following vote, to wit:

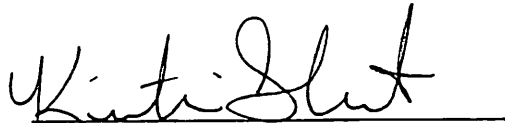
AYES: Mendoza, Burnworth, Amparano, Tucker, Obeso-Martinez

NOES: None

ABSENT: None

ABSTAIN: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Imperial, California, this 3rd day of January, 2024.



KRISTINA M. SHIELDS,
City Clerk

Agenda Item No. A-4

DATE SUBMITTED 2/29/24
 SUBMITTED BY Public Services
 DATE ACTION REQUIRED 3/6/24

COUNCIL ACTION ()
 PUBLIC HEARING REQUIRED ()
 RESOLUTION ()
 ORDINANCE 1ST READING ()
 ORDINANCE 2ND READING ()
 CITY CLERK'S INITIALS ()

IMPERIAL CITY COUNCIL AGENDA ITEM

SUBJECT: DISCUSSION/ACTION: DISCUSS, APPROVE/DISAPPROVE: CONTINUATION OF EMERGENCY OF FORCE MAIN IN AREA OF ATEN RD & LEGAKES AVE	
DEPARTMENT INVOLVED: Public Services - Wastewater Collections	
BACKGROUND/SUMMARY: On Tuesday, January 30, 2024 at approximately 8 PM, it was discovered that there was a force main clean out failure. If this went unaddressed, it could have caused a backup and overflow of wastewater causing health and safety issues to the community. An emergency was declared by the City Manager that same night. City Staff, Rove Engineering and Ancon responded for emergency action. Repairs have been made and completed. Pending final invoicing.	
FISCAL IMPACT: Unknown	FINANCE INITIALS <u>UMS</u>
STAFF RECOMMENDATION: Continue Emergency	DEPT. INITIALS <u>Jmg</u>
MANAGER'S RECOMMENDATION: <u>approve</u>	CITY MANAGER'S INITIALS <u>Uxn</u>
MOTION:	
SECONDED: AYES: NAYES: ABSENT: APPROVED () DISAPPROVED () REFERRED TO: REJECTED () DEFERRED ()	

RESOLUTION NO. 2024-04

**A RESOLUTION DECLARING AN EMERGENCY,
AUTHORIZING THE CITY MANAGER TO TAKE SUCH
ACTION AS MAY BE NECESSARY IN RESPONSE
THERE TO AND RATIFYING ACTION TAKEN TO DATE**

WHEREAS, the City operates and maintains a wastewater treatment plant ("WWTP") and associated collection system; and

WHEREAS, wastewater generated in the City is delivered to the WWTP by way of an underground collection system ("Collection System"); and

WHEREAS, the Collection System includes force mains, including one located in the vicinity of Aten Road & Legakes Avenue ("Force Main"); and

WHEREAS, the Force Main's clean out failed. If not repaired and corrected, this could cause failure in the Collection System at the aforesaid location that would impact the proper conveyance of wastewater for a substantial segment of the community resulting in potential backups and other associated issues; and

WHEREAS, such backup would potentially expose persons and property to injury and damage; and

WHEREAS, the above described conditions constitute an emergency under applicable law and such emergency would not reasonably permit delays associated with a competitive solicitation for bids and the actions authorized herein are necessary to respond to the emergency; and

WHEREAS, in order to safeguard the public health and safety and to protect property, it is necessary to take immediate action to repair the Collection System and Force Main; and

WHEREAS, the City Council wishes to delegate authority to the City Manager to take such action as may be necessary to repair the Force Main and Collection System, ratify action already taken and otherwise address the emergency as described herein.

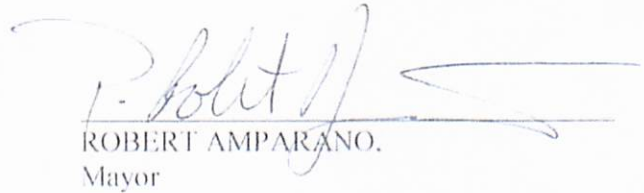
**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IMPERIAL DOES
RESOLVE, DETERMINE, AND ORDERS AS FOLLOWS:**

SECTION 1. The preceding recitals are true and correct.

SECTION 2. The City Council declares that the public interest and necessity demand the immediate expenditure of public money to safeguard life, health or property, and hereby delegates to the City Manager the authority to take such immediate action as may be necessary to safeguard life, health or property in connection with repair to the Force Main and Collection System in accordance with Public Contracts Code Sections 20168 and 22050 and without otherwise complying with bid requirements required by law.

SECTION 3. The City Council authorizes action set forth herein and further ratifies action authorized by the City Manager taken to date to address the failure of the Collection System and Force Main on the basis that the emergency described herein will not permit a delay resulting from a competitive solicitation of bids and the action is necessary to respond to the emergency.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Imperial on the 7th day of February, 2024.



ROBERT AMPARANO,
Mayor

ATTEST:



KRISTINA SHIELDS,
City Clerk

DATE SUBMITTED

02/27/2024

SUBMITTED BY

Kristen Smith

DATE ACTION REQUIRED

03/06/2024

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

IMPERIAL CITY COUNCIL AGENDA ITEM

SUBJECT:

DISCUSSION/ACTION:

1. Adopt the proposed resolution 2024-07 to provide a 10% stipend for the incoming Public Services Director in recognition of dual expertise and add responsibility.

DEPARTMENT INVOLVED: Human Resources

BACKGROUND/SUMMARY:

The City of Imperial is requesting a compensation package for the newly selected Public Services Director. The compensation proposal includes a base salary in line with the established salary range for the position, along with a 10% annual stipend. This recommendation is based on the candidate's exceptional qualifications, which are expected to provide significant benefits to the City.

Please see page 2 for the staff report for more details.

FISCAL IMPACT: NOT TO EXCEED

The annual fiscal impact for this request is \$14,894.88.

Funding Sources Allocation:

Public Services 01-320-5101 - 34% \$5,064.26

Water Enterprise 50-510-5101 - 33% \$4,915.31

Wastewater Enterprise 55-520-5101 - 33% \$4,915.31

FINANCE
INITIALS


STAFF RECOMMENDATION:

Recommendation to approve and adopt Resolution 2024-07.

DEPT. INITIALS



MANAGER'S RECOMMENDATION: Approve Staff Recommendation

CITY
MANAGER'S
INITIALS


MOTION:

SECONDED:

AYES:

NAYES:

ABSENT:

APPROVED ()

DISAPPROVED ()

REFERRED TO:

REJECTED ()

DEFERRED ()

Discussion/Action Item:

Adopt the proposed resolution 2024-07 to provide a 10% stipend for the incoming Public Services Director in recognition of dual expertise and add responsibility.

Justification for Request

While the offered base salary is competitive, we recommend a 10% annual stipend in recognition of the candidate's unique qualifications and the significant value they are expected to bring to the City. Key factors supporting this recommendation are as follows:

- **Extensive Experience:** The candidate possesses extensive experience serving in similar capacities in other public agencies at the executive level. This experience translates to a deep understanding of local government systems and the ability to navigate complex challenges effectively.
- **Dual Expertise:** The candidate holds professional licenses as both a civil engineer and a land surveyor. This unique combination eliminates the need for the City to outsource certain services, resulting in significant cost savings.
- **Exceptional Qualifications:** The candidate has an exceptional educational background, including job-related credentials, certificates, and training. This ensures they possess the necessary knowledge and skills to excel in the role and surpass the typically expected contributions.
- **Added Responsibilities:** Due to the Candidate's qualifications, they will be entrusted with additional duties beyond the standard Public Services Director role. These include providing engineering expertise for City projects and conducting specific surveyor assignments.

Financial Considerations

The proposed 10% stipend will be incorporated into the candidate's annual compensation package. While this represents an increase in the overall cost, the City is expected to recoup these funds and achieve significant savings through:

- **Reduced reliance on outsourced services:** The candidate's engineering and surveying expertise reduces the need to hire external consultants for specific projects, resulting in cost savings over time.
- **Increased efficiency and effectiveness:** The candidate's extensive experience and expertise are expected to contribute to improved efficiency and effectiveness within the Public Services Department, potentially leading to cost savings in other areas.

Based on the aforementioned justifications, staff recommends the City Council approve the following compensation package for the incoming Public Services Director, [Candidate Name]:

- **Base Salary:** Aligned with the established salary range for the position.
- **Annual Stipend:** 10% of the base salary.

We believe this package recognizes the exceptional value the candidate brings to the City and ensures we attract and retain a highly qualified individual who can significantly contribute to our continued success.

RESOLUTION NO. 2024-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL, CALIFORNIA, PROVIDING A 10% STIPEND FOR THE INCOMING PUBLIC SERVICES DIRECTOR

WHEREAS, the City Council of the City of Imperial, California (hereinafter referred to as the "City"), is seeking to fill the vacant position of Public Services Director; and

WHEREAS, the Public Services Director is responsible for overseeing and managing a broad range of critical city services, including but not limited to public works, infrastructure, planning, and permitting; and

WHEREAS, the successful candidate for the Public Services Director position will be entrusted with additional duties and special surveyor assignments, requiring them to leverage their extensive experience in similar capacities with other public agencies; and

WHEREAS, the applicant possesses the following qualifications, demonstrating their exceptional ability to contribute significantly to the City:

- a. Extensive experience serving in executive-level positions at other public agencies, demonstrating familiarity with local government systems;
- b. Professional licensure as a civil engineer and land surveyor, offering valuable expertise in-house;
- c. Superior experience enabling them to deliver a level of service exceeding that typically provided by other applicants;
- d. An exceptional educational background, including job-related credentials, certificates, and training, which will directly enhance their performance; and

WHEREAS, by filling the Public Services Director role and providing civil engineering services for City projects and plan review, the applicant will generate cost savings for the City by reducing reliance on contracted services; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial, California, as follows:

SECTION 1. Findings. Council hereby finds that all recitals are true and correct. The Council also finds the need for additional duties that the incoming Director of Public Services shall perform

SECTION 2. Stipend Authorization. The City Council hereby authorizes a 10% stipend to be added to the base salary of the incoming Public Services Director, in recognition of the additional duties in which they are qualified and shall perform, and anticipated contributions to the City.

SECTION 3. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Imperial on the 6th day of March, 2024.

ROBERT AMPARANO,
Mayor

ATTEST:

KRISTINA SHIELDS,
City Clerk

CERTIFICATION

I, Kristina Shields, City Clerk of the City of Imperial, California, hereby certify that the foregoing resolution was duly adopted at a meeting of the City Council of said City at its meeting held on the 6th day of March 2024, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Imperial, California, this 6th day of March, 2024.

KRISTINA SHIELDS,
City Clerk

DATE SUBMITTED

02/28/2024

SUBMITTED BY

COMMUNITY
DEVELOPMENT
DIRECTOR

DATE ACTION REQUIRED

03/06/2024

COUNCIL ACTION (x)

PUBLIC HEARING REQUIRED ()

RESOLUTION ()

ORDINANCE 1ST READING ()

ORDINANCE 2ND READING ()

CITY CLERK'S INITIALS ()

IMPERIAL CITY COUNCIL AGENDA ITEM

SUBJECT:

DISCUSSION/ACTION:

MONTERREY PARK SUBDIVISION NO. 2 UNIT 3C FINAL MAP

1. APPROVE FINAL MAP AND SUBDIVISION GUARANTEE FOR MONTERREY PARK SUBDIVISION NO.2 UNIT 3C.
2. AUTHORIZE THE RECORDATION OF FINAL MAP AND RELATED DOCUMENTS.

DEPARTMENT INVOLVED:

COMMUNITY DEVELOPMENT

BACKGROUND/SUMMARY:

Staff completed review of documentation related to the Final Map for Monterrey Park Subdivision No. 2 Unit 3C and finds all items acceptable. The approved cost estimate for required off-site improvements for Unit 3C is \$1,079,568.82 which is included in the Subdivision Agreement. Security for the off-site improvements will be in the form of a First Lien position in specified real estate property, similar to those approved in other subdivisions. There is sufficient value in the property involved to secure the required amount.

Please see the following documentation attached herewith for details:

- Exhibit A – Final Map
- Exhibit B – Subdivision Agreement
- Exhibit C – Subdivision Guarantee
- Exhibit D – Short Form Deed of Trust
- Exhibit E – Right of Way and Utility Easement
- Exhibit F – Engineers Cost Estimate
- Exhibit G – Preliminary Report

FISCAL IMPACT:

NO FISCAL IMPACT

ADMIN
SERVICES SIGN
INITIALS

DS

STAFF RECOMMENDATION:

1. Staff recommends approval of final map for Monterrey Park Subdivision No. 2 Unit 3C.
2. Staff recommends authorizing the recordation of final map and related documents.

DEPT. INITIALS

DM

MANAGER'S RECOMMENDATION:

approve staff recommendation

CITY
MANAGER'S
INITIALS

DM

MOTION:

SECONDED:

AYES:

NAYES:

ABSENT:

APPROVED ()

DISAPPROVED ()

REFERRED TO:

REJECTED ()

DEFERRED ()

Exhibit A

MONTERREY PARK SUBDIVISION NO. 2 - UNIT 3C

SHEET 1 OF 3 SHEETS

A PORTION OF TRACT 46, T.15 S., R.13 E., S.B.M., IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

SURVEYOR'S STATEMENT:

I, MATTHEW W. SPIRO, HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION ON JANUARY 26, 2019; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN SUCH TIME AS IS INDICATED ON THE ATTACHED SHEETS) AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Matthew W. Spiro
MATTHEW W. SPIRO, L.S. 8461
LICENSE EXPIRES 12-31-2024

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PACIFIC WEST DEVELOPMENT ON JANUARY 26, 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



Matthew W. Spiro
MATTHEW W. SPIRO, L.S. 8461
LICENSE EXPIRES 12-31-2024

ACTING CITY SURVEYOR'S STATEMENT:

I, DAVID BELTRAN, ACTING CITY SURVEYOR FOR THE CITY OF IMPERIAL, HEREBY STATE THAT I HAVE EXAMINED THIS MAP CONSISTING OF THREE (3) SHEETS, THAT THE SUBDIVISION SHOWN HERewith IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AS APPROVED ON JUNE 15, 2005; THAT ALL OF THE PROVISIONS OF LOCAL ORDINANCES AND REQUIREMENTS OF CHAPTER 2, ARTICLE 2 OF THE SUBDIVISION MAP ACT AS AMENDED JANUARY 1, 2016, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAPS MAP IS TECHNICALLY CORRECT.



DATED THIS: _____ DAY OF _____, 20____

DAVID BELTRAN, PLS 8482
ACTING CITY SURVEYOR
LICENSE EXPIRES 12-31-2024

CITY CLERK'S CERTIFICATE:

I, HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IMPERIAL, BY RESOLUTION ADOPTED _____, 20____, HAS APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL STREETS AND PUBLIC UTILITIES EASEMENTS OFFERED FOR DEDICATION AS SHOWN HERewith.

KRISTINA SHIELDS
CLERK OF THE CITY COUNCIL

SIGNATURE OMISSIONS STATEMENT:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTEREST HAVE BEEN OMITTED, AND THAT THEIR INTEREST CANNOT RISE INTO FEE TITLE.

- (A) UNKNOWN ENTITY(IES) RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY. (PLOTTED HEREON)
- (B) UNKNOWN ENTITY(IES) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTED)

OVERFLIGHT EASEMENT:

THIS PROPERTY IS IN THE AREA SUBJECT TO OVERFLIGHTS BY AIRCRAFT USING IMPERIAL COUNTY AIRPORT, AND AS A RESULT, RESIDENTS MAY EXPERIENCE INCONVENIENCE, ANNOYANCE OR DISCOMFORT ARISING FROM THE NOISE OF SUCH OPERATIONS. STATE LAW (PUBLIC UTILITIES CODE SECTION 21670 ET. SEQ.) ESTABLISHES THE IMPORTANCE OF PUBLIC USE AIRPORTS TO PROTECTION OF THE PUBLIC INTEREST OF THE PEOPLE OF THE STATE OF CALIFORNIA.

RESIDENTS OF PROPERTY NEAR A PUBLIC USE AIRPORT SHOULD THEREFORE BE PREPARED TO ACCEPT SUCH INCONVENIENCE, ANNOYANCE OR DISCOMFORT FROM NORMAL AIRCRAFT OPERATIONS. ANY SUBSEQUENT DEED CONVEYING PARCELS OR LOTS SHALL CONTAIN A STATEMENT IN SUBSTANTIALLY THIS FORM.

SOILS REPORT:

A SOILS REPORT APPLICABLE TO THE LAND INCLUDED WITHIN THIS MAP WAS PREPARED BY LANDMARK CONSULTANTS INC., DATED APRIL 1, 2004, UNDER THE DIRECTION OF JEFFREY O. LYON, REGISTERED CIVIL ENGINEER 31921 AS REPORT LE04066. SAID REPORT WAS UPDATED ON SEPTEMBER 16, 2010 AS REPORT UPDATE NO. LE0243, A COPY OF SAID REPORT AND UPDATE IS ON FILE IN THE DEPARTMENT OF PUBLIC WORKS.

TITLE COMPANY CERTIFICATE:

I, HEREBY CERTIFY THAT THE PERSON(S) SPECIFIED IN THE CERTIFICATES HEREON ARE THE OWNERS, AND THE ONLY ONES WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE.

FIRST AMERICAN TITLE COMPANY

Jesus Duran
TITLE OFFICER

SUPPORTING DOCUMENTS:

THE FOLLOWING DOCUMENTS WERE RECORDED AS OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL IN SUPPORT OF THIS FINAL MAP.

TITLE: SUBDIVISION GUARANTEE	INSTRUMENT NO. _____
TITLE: TAX CERTIFICATION	INSTRUMENT NO. _____
TITLE: RESOLUTION	INSTRUMENT NO. _____
TITLE: PUBLIC ROAD AND UTILITY EASEMENT	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____
TITLE: _____	INSTRUMENT NO. _____

LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF REMAINDER PARCEL "A" OF MONTERREY PARK SUBDIVISION NO. 2- UNIT 3A IN THE CITY OF IMPERIAL, AS PER MAP RECORDED IN BOOK 27, PAGE 51 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, CALIFORNIA.

OWNER'S CERTIFICATE:

I, HEREBY CERTIFY THAT I AM THE ONLY PARTY HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP; THAT WE OFFER FOR DEDICATION TO PUBLIC USE ANY STREET AND OTHER PUBLIC EASEMENTS SHOWN UPON SAID MAP AND BEING WITHIN SAID SUBDIVISION.

JUPITER VENTURES I, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: *Daniel E. Dobson* DATE: 11/2/23

TITLE AUTHORIZED SIGNATORY

NOTARY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA
COUNTY OF Riverside

ON 11/02/2023 BEFORE Notary Kay Jean Tuting Public
PERSONALLY APPEARED Daniel E. Dobson
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

Kay Jean Tuting
SIGNATURE OF NOTARY PUBLIC

MY PRINCIPLE PLACE OF BUSINESS IS IN Riverside COUNTY.

MY COMMISSION NUMBER: 2455556

MY COMMISSION EXPIRES ON: 12/9/2027

COUNTY RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____, 20____, AT _____
O'CLOCK _____ M. IN BOOK _____ AT PAGES _____, AT THE REQUEST
OF RDS AND ASSOCIATES,
DOC. NO. _____
FEE: _____

CHUCK STOREY
COUNTY RECORDER

RDS AND ASSOCIATES

MONTERREY PARK SUBDIVISION NO. 2 - UNIT 3C

A PORTION OF TRACT 46, T.15 S., R.13 E., S.B.M., IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

SHEET 2 OF 3 SHEETS

INDEX SHEET

SURVEYOR'S NOTES:

1. UNLESS SHOWN OTHERWISE ON THIS MAP, ALL LOT CORNERS WILL BE MONUMENTED WITH A 1" IRON PIPE TAGGED "LS 8461" WITHIN 90 DAYS OF THE COMPLETION OF PUBLIC IMPROVEMENTS. IF SAID CORNERS FALL IN AREAS OF CONCRETE, A LEAD AND BRASS TAG STAMPED "LS 8461" SHALL BE PLACED INSTEAD OF THE MENTIONED PIPE.

2. SOME INCREMENTAL DISTANCES INDICATED ON THIS MAP MAY NOT SUM TO THE OVERALL DISTANCES INDICATED DUE TO ROUND-OFF ERROR IN THE INCREMENTAL DISTANCES.

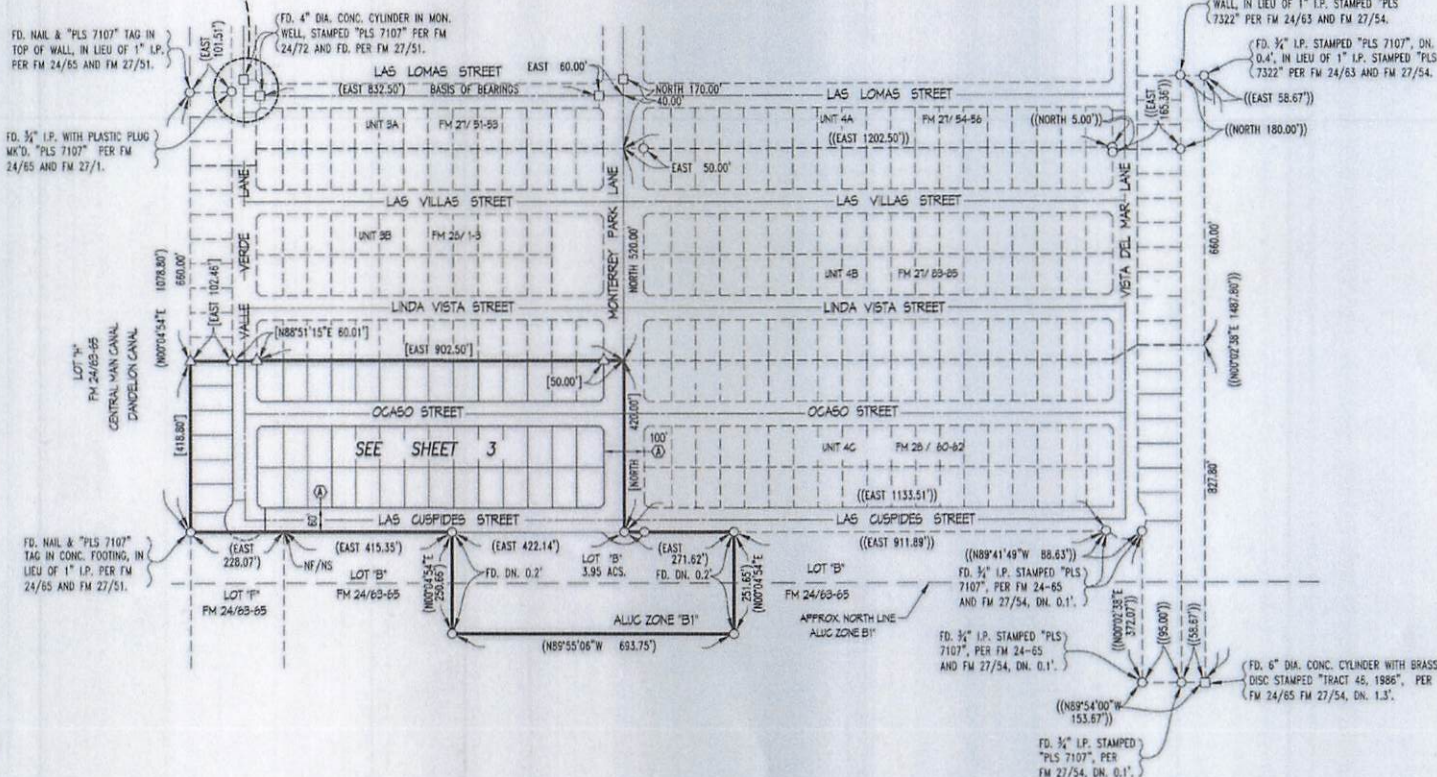
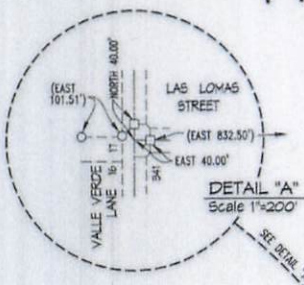
LEGEND:

- INDICATES SET 1" IRON PIPE TAGGED "LS 8461", FLUSH, UNLESS NOTED.
- INDICATES FD. 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS 7107", FLUSH, PER FM 27/54-56, UNLESS NOTED. SEE SURVEYOR'S NO. 3 ABOVE.
- INDICATES FD. 4" DIA. CONC. CYLINDER STAMPED "PLS 7107", IN MON. WELL BOX, PER FM 27/51-53, UNLESS NOTED.
- △ INDICATES FD. 1" IRON PIPE TAGGED "LS 8461", FLUSH, PER MONTERREY PARK SUBDIVISION NO. 2- UNIT 3B, PER FM 28/1-3, UNLESS NOTED.
- [] INDICATES MEASURED AND RECORD DATA PER FINAL MAP OF MONTERREY PARK SUBDIVISION NO. 2, UNIT 3B, AS RECORDED IN BOOK 28 OF FINAL MAPS, PAGES 1-3, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.
- () INDICATES MEASURED AND RECORD DATA PER FINAL MAP OF MONTERREY PARK SUBDIVISION NO. 2, UNIT 3A, AS RECORDED IN BOOK 27 OF FINAL MAPS, PAGES 51-53, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.
- (()) INDICATES MEASURED AND RECORD DATA PER FINAL MAP OF MONTERREY PARK SUBDIVISION NO. 2, UNIT 4A, AS RECORDED IN BOOK 27 OF FINAL MAPS, PAGES 54-56, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.
- (ALUC) INDICATES AIRPORT LAND USE COMPATIBILITY PLAN WITH 1996 REVISIONS
- (A) INDICATES EASEMENT AS NOTED UNDER SIGNATURE OMISSION STATEMENT ON SHEET 1.
- INDICATES SUBDIVISION BOUNDARY LINE

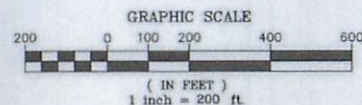
THE TOTAL AREA WITHIN THE DISTINCTIVE BOUNDARY LINE IS 14.27 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CENTERLINE OF LAS LOMAS STREET ACCORDING TO FINAL MAP FOR MONTERREY PARK SUBDIVISION NO. 2, UNIT 3A, AS RECORDED IN BOOK 27 OF FINAL MAPS, PAGES 51-53, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER, BEING "EAST".



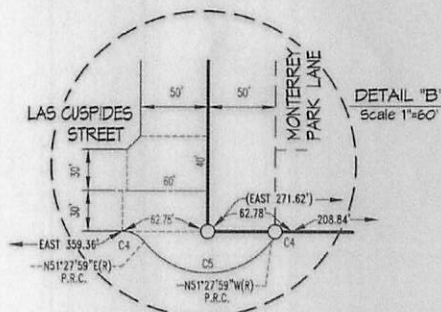
Scale 1"=200'



RDS AND ASSOCIATES

SHEET 3 OF 3 SHEETS

A PORTION OF TRACT 46, T.15 S., R.13 E., S.B.M., IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA



LINE	BEARING	LENGTH
L1	N45°00'00"E	14.14'
L2	N45°00'00"W	14.14'
L3	NORTH	130.60'

CURVE DATA TABLE- See Details "A" and "B"

CURVE	DELTA	RADIUS	LENGTH
C1	$\Delta = 44^{\circ}24'55''$	$R = 20.00'$	$L = 13.50'$
C2	$\Delta = 22^{\circ}19'22''$	$R = 50.00'$	$L = 19.48'$
C3	$\Delta = 58^{\circ}57'45''$	$R = 50.00'$	$L = 51.45'$
C4	$\Delta = 51^{\circ}27'59''$	$R = 20.00'$	$L = 17.97'$
C5	$\Delta = 102^{\circ}55'57''$	$R = 60.26'$	$L = 108.26'$

SURVEYOR'S NOTES:

1. UNLESS SHOWN OTHERWISE ON THIS MAP, ALL LOT CORNERS WILL BE MONUMENTED WITH A 1" IRON PIPE TAGGED "LS 8461" WITHIN 90 DAYS OF THE COMPLETION OF PUBLIC IMPROVEMENTS. IF SAID CORNERS FALL IN AREAS OF CONCRETE, A LEAD AND BRASS TAG STAMPED "LS 8461" SHALL BE PLACED INSTEAD OF THE MENTIONED PIPE.

2. SOME INCREMENTAL DISTANCES INDICATED ON THIS MAP MAY NOT SUM TO THE OVERALL DISTANCES INDICATED DUE TO ROUND-OFF ERROR IN THE INCREMENTAL DISTANCES.

LEGEND:

- INDICATES SET 1" IRON PIPE TAGGED "LS 8461", FLUSH, UNLESS NOTED.
- INDICATES FD. 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS 7107", FLUSH, PER FM 27/54-56, UNLESS NOTED. SEE SURVEYOR'S NO. 3 ABOVE
- INDICATES FD. 4" DIA. CONC. CYLINDER STAMPED "PLS 7107", IN MON. WELL BOX, PER FM 27/51-53, UNLESS NOTED.

[] INDICATES MEASURED AND RECORD DATA PER FINAL MAP OF MONTERREY PARK SUBDIVISION NO. 2, UNIT 3B, AS RECORDED IN BOOK 28 OF FINAL MAPS, PAGES 1-3, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

() INDICATES MEASURED AND RECORD DATA PER FINAL MAP OF MONTERREY PARK SUBDIVISION NO. 2, UNIT 3A, AS RECORDED IN BOOK 27 OF FINAL MAPS, PAGES 51-53, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

(()) INDICATES MEASURED AND RECORD DATA PER FINAL MAP OF MONTERREY PARK SUBDIVISION NO. 2, UNIT 4A, AS RECORDED IN BOOK 27 OF FINAL MAPS, PAGES 54-56, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

(ALUC) INDICATES AIRPORT LAND USE COMPATIBILITY PLAN WITH 1996 REVISIONS

PUE INDICATES PUBLIC UTILITY EASEMENT DEDICATED HEREON

BSL INDICATES BUILDING SETBACK LINE SHOWN HEREON

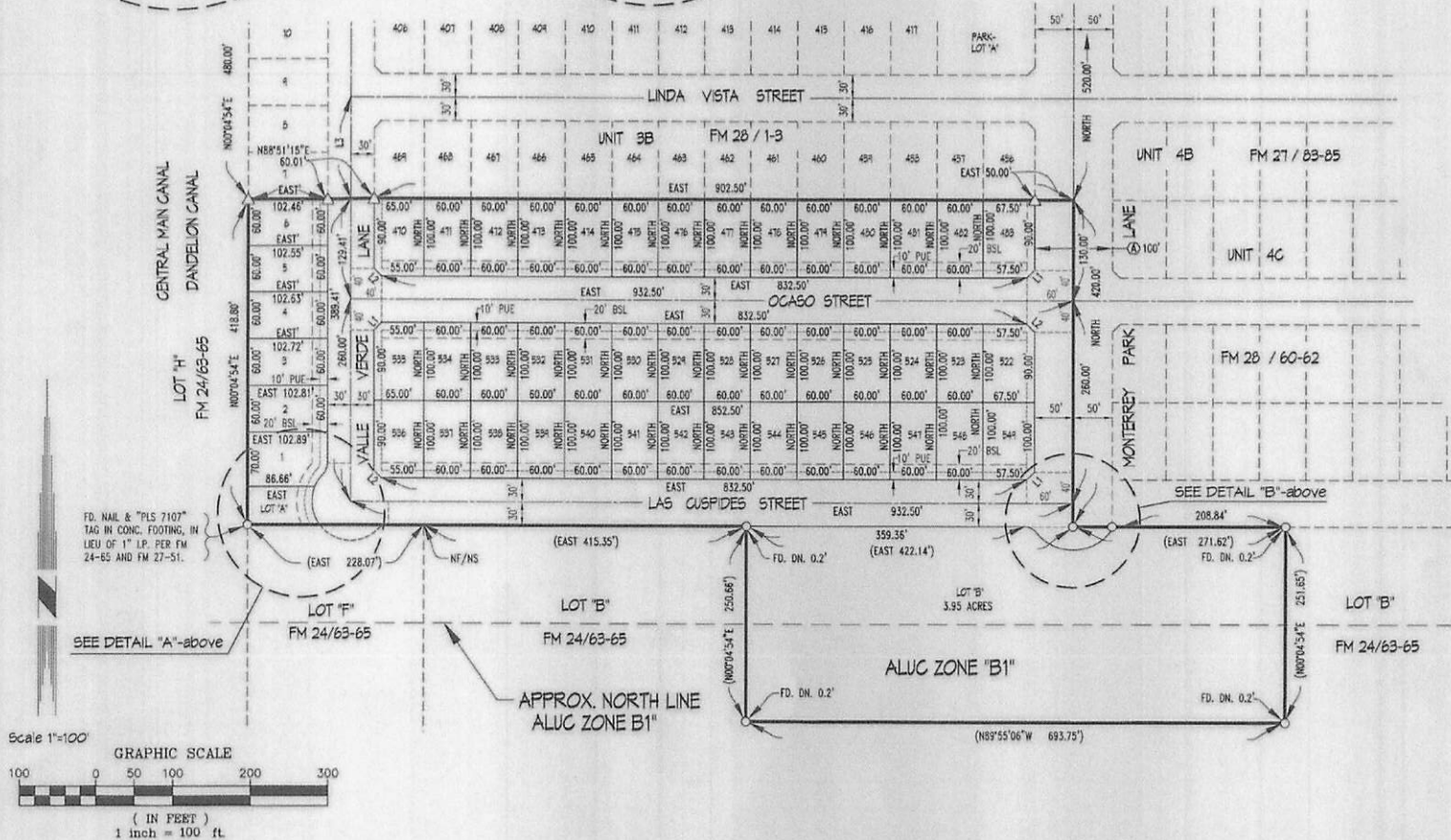
(A) INDICATES EASEMENT AS NOTED UNDER SIGNATURE OMISSION STATEMENT ON SHEET 1.

— INDICATES SUBDIVISION BOUNDARY LINE

THE TOTAL AREA WITHIN THE DISTINCTIVE BOUNDARY LINE IS 14.27 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CENTERLINE OF LAS LOMAS STREET ACCORDING TO FINAL MAP FOR MONTERREY PARK SUBDIVISION NO. 2, UNIT 3A, AS RECORDED IN BOOK 27 OF FINAL MAPS, PAGES 51-53, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER, BEING "EAST".



RDS AND ASSOCIATES

Exhibit B

SUBDIVISION AGREEMENT AND IMPROVEMENT SECURITY (CITY OF IMPERIAL)

(Government Code Section 66462 and Section 66463)

(S1) Subdivision: Monterrey Park Unit 3C
(S2) Effective Date: February 21, 2024
(S3) Completion Period: February 21, 2024 – February 21, 2025

THESE PARTIES ATTEST TO THE PARTIES' AGREEMENT HERETO:

CITY COUNCIL

By: _____
Robert Amparano, Mayor

SUBDIVIDER

By: _____
Jupiter Ventures I, LP

APPROVAL RECOMMENDED:

FORM APPROVED - CITY ATTORNEY:

By: _____
Community Development Director

By: _____
Katherine Turner, City Attorney

(NOTE: All signatures to be acknowledged.
If Subdivider is incorporated, signatures
must conform with the designated
representative groups pursuant to
Corporations Code §313).

1. PARTIES, DATE AND LEGAL DESCRIPTION

Effective on the above date, the City of Imperial, California, hereinafter called ("City"), and the above named Subdivider, mutually promise and agree as follows concerning this Subdivision. The legal description for this Subdivision is attached hereto as *Exhibit A*.

2. IMPROVEMENTS

Subdivider agrees to install certain improvements (both public and private), including the following: road, drainage, signs, (including appurtenant equipment), water, sewer and such other improvements as required by City ordinance or regulation, conditions of approval for the Subdivision, mitigation measures set forth in environmental documentation, engineer's estimates and as shown on improvement plans for this Subdivision as reviewed and on file with the City of Imperial, Community Development Department (including future amendments thereto).

Subdivider shall complete all of said Work and improvements (hereinafter called "Work") within the above completion period as required by the California Subdivision Map Act

(Government Code Section 66410 and following), in a good workmanlike manner, in accordance with accepted construction practices and in a manner equal or superior to the requirements of the City Code and rulings made thereunder; and where there is a conflict between the improvement plans, City Code or conditions of approval, the stricter requirements shall govern.

3. IMPROVEMENT SECURITY:

Upon executing this Agreement, the Subdivider shall, pursuant to Government Code Section 66499, and the City Code, provide as security to the City:

- A. For Performance and Guarantee of the Work: First Lien position on real property described in *Exhibit A* ("Property") in the sum of one million, seventy-nine thousand, five hundred sixty-eight dollars, and eighty-two cents (\$1,079,568.82), which represents the estimated cost of the Work.

With this security, the Subdivider guarantees performance of all of the Work under this Agreement and maintenance of the Work for one (1) year after its completion and acceptance against any defective workmanship or materials or any unsatisfactory performance. Engineer's estimates are for the purpose of estimating the cost of the Work for establishing the dollar value of the security and shall not define or limit the scope of the Subdivider's obligation to perform all of the Work under this Agreement. The warranty period begins to run only upon completion of all of the Work called for by this agreement and acceptance of such Work as complete by the City.

City agrees to subordinate its first position in the Property to a second position on portions of the Property in favor of a construction lender as Subdivider develops and constructs improvements required by the Agreement as depicted on the attached Exhibit B; provided that a fund control is in place to assure payment directly to contractors for installation of such improvements for performance, labor and materials and monumentation related to the subordinated amounts, and provided further that the City determines, in its sole discretion, that the City's remaining first lien position on the Property is sufficient to secure Subdivider's performance called for by this Agreement.

- B. For Payment: First Lien position on real property described in *Exhibit A* in the sum of in the sum of one million, seventy-nine thousand, five hundred sixty-eight dollars, and eighty-two cents (\$1,079,568.82), which represents one hundred percent (100%) of the estimated cost of the Work.

With this security, the Subdivider guarantees payment to the contractor, to his subcontractors, and to persons renting equipment or furnishing labor or materials to them or to the Subdivider.

City agrees to subordinate its first position in the Property to a second position on portions of the Property in favor of a construction lender as Subdivider develops and constructs improvements required by the Agreements as depicted on the attached Exhibit B; provided that a fund control is in place to assure payment directly to contractors for installation of such improvements for performance, labor and materials and monumentation related to the subordinated amounts and provided further that the City determines, in its sole discretion, that the City's remaining first lien position on the Property is sufficient to secure Subdivider's performance called for by this Agreement.

- C. Reduction of Security: Upon acceptance of the Work as complete by the City Council and upon request of the Subdivider, the amount of the securities may be reduced in accordance with Government Code Sections 66497, et. seq. "Acceptance," as used in this subparagraph is solely for the purpose of considering whether security can be reduced. The improvement security required herein for faithful performance of this Agreement may be reduced in amount, but not more often than once per month, as the Work of improvement is completed. Further, the market value of the First Lien position must not be less than 100% of the estimated cost (including payment of prevailing wage) associated with completion of the Work remaining to be completed. In no event shall this security be reduced until progress reports are submitted to the City, and the City determines the Work in fact has been completed and the amount by which the security shall be reduced. The determination by the City as to the completion of Work or improvement and the amount by which the security shall be reduced shall be conclusive. The performance security shall not be reduced to an amount less than ten percent (10%) until the liability established by all parts and subsections of this Agreement is satisfied. Payment security may be reduced only in accordance with Government Code §66499.7.

4. GUARANTEE AND WARRANTY OF WORK

Subdivider guarantees that said Work shall be free from defects in material or workmanship and shall perform satisfactorily for a period of one (1) year from and after the City Council accepts the Work as complete in accordance with Government Code Section 66499.7. Subdivider agrees to correct, repair, or replace, at his expense, any defects in said Work.

5. PLANT ESTABLISHMENT WORK

Subdivider agrees to perform plant establishment work for landscaping installed under this Agreement. Said plant establishment work shall consist of adequately watering plants, replacing unsuitable plants, doing weed, rodent and other pest control, and other work determined by the Public Services Department to be necessary to ensure establishment of plants. Said plant establishment work shall be performed for a period of one (1) year from and after the City Council accepts the work as completed.

6. IMPROVEMENT PLAN WARRANTY

Subdivider warrants the improvement plans for the Work are adequate to accomplish the Work as promised in Section 2. If, at any time before the City Council accepts the Work as complete or during the one year guarantee period, said improvement plans prove to be inadequate in any respect, Subdivider shall make whatever changes are necessary to accomplish the Work as promised.

7. NO WAIVER BY CITY

Inspection of the Work and/or materials, or approval of Work and/or materials or statement by any officer, agent or employee of the City indicating the Work or any part thereof complies with the requirements of this Agreement, or acceptance of the whole or any part of said Work and/or materials, or payments therefor, or any combination or all of these acts, shall not relieve the Subdivider of his obligation to fulfill this Agreement as prescribed; nor shall the City thereby be estopped from bringing any action for damages arising from the failure to comply with any of the terms and conditions hereof.

8. INDEMNITY

Subdivider shall defend, hold harmless and indemnify the indemnitees from the liabilities as defined in this section:

- A. The indemnitees benefited and protected by this promise are the City and its elective and appointive boards, commissions, officers, agents and employees.
- B. The liabilities protected against are any liability or claim for damage of any kind allegedly suffered, incurred or threatened because of actions defined below, and including personal injury, death, property damage, inverse condemnation, or any combination of these, and regardless of whether or not such liability, claim or damage was unforeseeable at any time before the City reviewed said improvement plans or accepted the Work as complete, and including the defense of any suit(s), action(s) or other proceeding(s) concerning said liabilities and claims, excepting only those claims arising from the sole negligence of City.
- C. The actions causing liability are any act or omission (negligent or non-negligent) in connection with the matters covered by this Agreement and attributable to the Subdivider, contractor, subcontractor or any officer, agent or employee of one or more of these.
- D. Non-Conditions. The promise and Agreement in this section are not conditioned or dependent on whether or not any indemnitee has prepared, supplied or reviewed any plans or specifications in connection with this Work or Subdivision, or has insurance or other indemnification covering any of these matters, or that the alleged damage resulted partly from any negligent or willful misconduct of any indemnitee.

9. **COSTS**

Subdivider shall pay when due all the costs of the Work including inspections thereof and relocating existing utilities required thereby.

10. **SURVEYS**

Subdivider shall set and establish survey monuments in accordance with the filed map and to the satisfaction of the City Engineer before acceptance of any Work as complete by the City Council.

11. **NON-PERFORMANCE AND COSTS**

If Subdivider fails to complete the Work within the time specified in this Agreement and subsequent extensions, or fails to maintain the Work, the City may proceed to complete and/or maintain the Work by contract or otherwise, and Subdivider agrees to pay all costs and charges incurred by the City (including, but not limited to: engineering, inspection, surveys, contract, overhead, etc.) immediately upon demand.

Subdivider hereby consents to entry on the Subdivision property by the City and its forces, including contractors, in the event the City proceeds to complete and/or maintain the Work.

Once action is taken by City to complete or maintain the Work, Subdivider agrees to pay all costs incurred by the City, even if Subdivider subsequently completes the Work. Should City sue to compel performance under this Agreement or to recover costs incurred in completing or maintaining the Work, Subdivider agrees to pay all attorney's fees, and all other expenses of litigation incurred by City in connection therewith, even if Subdivider subsequently proceeds to complete the Work.

12. **RECORD MAP**

In consideration hereof, City shall allow Subdivider to file and record the Final Map for said Subdivision.

13. **MONUMENTATION SECURITY**

Subdivider shall file or deposit with the City a monument bond or security as applicable in an amount specified by the City Engineer pursuant to Sections 66496 and 66499 of the Government Code of the State of California.

City agrees to subordinate its first position in the Property to a second position on portions of the Property in favor of a construction lender as Subdivider develops and constructs improvements required by the Agreements as depicted on the attached Exhibit B; provided that a fund control is in place to assure payment directly to contractors for installation of such improvements for performance, labor and materials and monumentation related to the subordinated amounts and provided further that the City determines, in its sole discretion, that the City's remaining first lien position on the Property is sufficient to secure Subdivider's performance called

for by this Agreement.

14. ENGINEERING FEES

Subdivider shall pay such fees as have been duly established by City.

15. DATE OF COMPLETION

The completion of improvements required hereunder and the date of completion shall be determined and certified by the City Engineer.

16. FEES

Subdivider shall pay such fees as have been duly established by City.

EXHIBIT "A"

BEING A SUBDIVISION OF A PORTION OF REMINDER PARCEL "A" OF MONTERREY
PARK SUBDIVISION NO. 2 - UNIT 3C IN THE CITY OF IMPERIAL. AS PER MAP

RECORDED IN BOOK 27, PAGE(S) 51 OF FINAL MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF IMPERIAL COUNTY, CALIFORNIA.

CALIFORNIA NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

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

State of California

County of Riverside

On 2/13/2024 before me Leslea R. De La Torre, Notary Public (insert name and title of the officer), personally appeared Daniel R. Dobron, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Leslea R. De La Torre

(Seal)

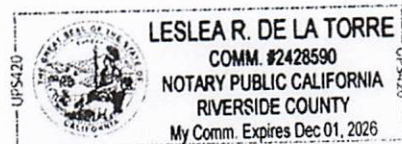


Exhibit C

Form No. 14

CLTA Subdivision Guarantee (4-10-75)

Order Number: **NHSC-
5871355**
Page Number: 1

SUBDIVISION GUARANTEE

Fee: \$150.00

No.:

Subdivision: Monterrey Park Subdivision No. 2 - Unit 3C

First American Title Insurance Company
a corporation

GUARANTEES

The County of Imperial and any City within which said subdivision is located in a sum not exceeding \$1,000.00.

That, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the above referenced subdivision, the only parties having any record title interest in said land whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map are:

JUPITER VENTURES I, LP, A CALIFORNIA LIMITED PARTNERSHIP, as Owner

The signature of the following has been omitted under the provision of Section 66436, Subsection (a) (3) (i) of the Subdivision Map Act. Their interest is such that it cannot ripen into fee title and said signature is not required by the Governing body:

City of Imperial, as holder of an easement for public streets known as Monterrey Park Lane and Las Cuspides Street as dedicated on map in Book 24 page 63 of Final Maps.

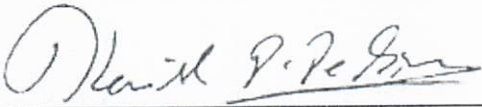
County of Imperial, as holder of an overflight easement as dedicated on map in Book 24 page 63 of Final Maps.

The map hereinbefore referred to is a subdivision of:

BEING A SUBDIVISION OF A PORTION OF REMAINDER PARCEL "A" OF MONTERREY PARK SUBDIVISION NO. 2 - UNIT 3A IN THE CITY OF IMPERIAL, AS PER MAP RECORDED IN BOOK 27, PAGE 51 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, CALIFORNIA.

Dated: 09/29/2023

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

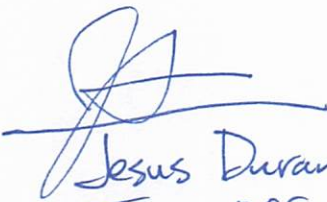

Jesus Duran
Title Officer

Exhibit D

RECORDING REQUESTED BY:
CITY OF IMPERIAL

WHEN RECORDED MAIL TO:
City of Imperial
420 South Imperial Avenue, Suite A
Imperial, California 92251

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 7th day of February, 2024, between Jupiter Ventures I. LP, herein called **TRUSTOR**, whose address is 32823 Temecula Parkway, Suite A, Temecula, CA 92592, First American Title, a California Corporation, herein called **TRUSTEE**, and City of Imperial, California, herein called **BENEFICIARY**.

Witnesseth: That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE**, that property in Imperial County, California, described as:

For complete legal description, additional terms and conditions, see exhibit "A" attached hereto.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: Performance of obligations described in Subdivision Agreements for Monterrey Park Subdivision No.2 Units 3C. Payment of the sum of \$1,079,568.82 for the faithful performance, labor and materials and monumentation required by the aforesaid Subdivision Improvement Agreements.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded under date, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glen	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2, Book 1961, Page 183887				

FOR SIGNATURE(S) SEE SHORT FORM DEED OF TRUST SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF.

SHORT FORM DEED OF TRUST SIGNATURE(S) PAGE

ORDER NO.
ESCROW NO.

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

X

Signature of Trustor

DANIEL R. DOBSON
Print Name of Trustor

X

Signature of Trustor

Print Name of Trustor

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

DATE:

STATE OF CALIFORNIA

COUNTY OF

Riverside

On 2/13/2024 before me,

Leslea De La Torre

Public, personally appeared

Daniel Dobson

, a Notary

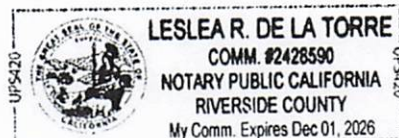
who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s)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

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

WITNESS my hand and official seal.

Signature

Leslea De La Torre



(Seal)

SHORT FORM DEED OF TRUST CONTINUED ON NEXT PAGE

EXHIBIT "A"

LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF REMAINDER PARCEL "A" OF MONTERREY PARK SUBDIVISION NO. 2- UNIT 3C IN THE CITY OF IMPERIAL, AS PER MAP RECORDED IN BOOK 27, PAGE 51 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, CALIFORNIA.

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

ORDER NO.

ESCROW NO.

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

To Protect the Security of This Deed of Trust, Trustor Agrees:

(1) To keep said property in good condition and repair, not to remove or demolish any building thereon, to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor, to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon, not to commit or permit waste thereof, not to commit, suffer or permit any act upon said property in violations of law to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumeration's herein not excluding the general.

(2) To provide maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suite brought by Beneficiary to foreclose this Deed.

(4) To pay at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock, when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior of superior hereto, all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto, and in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his rights either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(8) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may reconvey any part of said property, consent to the making of any map or plot thereof, join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(9) That upon written request of Beneficiary state that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "The person or persons legally entitled thereto". Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).

(10) That as additional security, Trustor hereby give to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees. Upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder. Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof, all other sums then secured hereby, and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor. Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby whether or not named as Beneficiary herein in this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged and is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary of Trustee shall be a party unless brought by Trustee.

SHORT FORM DEED OF TRUST CONTINUED ON NEXT PAGE

**SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS
DO NOT RECORD**

ORDER NO.
ESCROW NO

REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid:

To, Trustee

Dated _____

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

By _____
By _____

MAIL RECONVEYANCE TO:

ALL SIGNATURES TO THIS DOCUMENT MUST BE NOTARIZED

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

Exhibit E

RECORDING REQUESTED BY:

City of Imperial
Community Development Department
420 South Imperial Ave
Imperial, CA. 92251

WHEN RECORDED MAIL TO:

City of Imperial
Community Development Department
420 South Imperial Ave
Imperial, CA. 92251

Documentary Transfer Tax: Exempt (R & T Code Section 11922)

Recording Fee: Exempt (Government Code Section 11922)

RIGHT OF WAY and UTILITY EASEMENT DEED

Jupiter Ventures I, LP, (the "Grantor"), does hereby grant, convey, and dedicate to the City of Imperial, the right of way and utility easement and incidents hereto for any public use upon, over, under, and across that certain real property in the City of Imperial, State of California, described as follows:

See attached Exhibit "A" legal description attached hereto and made a part hereof.

The Grantors, for themselves, their successors and assigns hereby waive any claim for any and all damages to grantors remaining property contiguous to the right of way hereby conveyed by reason of the location, construction, landscaping, or maintenance of said Right of Way and Utility Easement.

IN WITNESS WHEREOF, said Grantor has caused their names to be hereunto subscribed this 30 day of October, 2023.

GRANTOR:

Signature: 

Name: Daniel R. Dobron

Title: Authorized Signatory

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

STATE OF CALIFORNIA

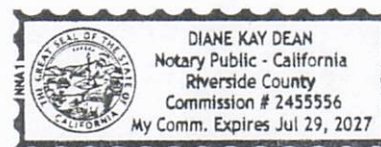
COUNTY OF IMPERIAL

On November 2, 2023, before me, Diane Kay Dean, a Notary Public, personally appeared Daniel R. Tabron, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Diane Kay Dean
Notary Public



(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION
PUBLIC ROAD AND UTILITY EASEMENT

SHEET 1 OF 1 SHEET

IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, THAT PORTION OF LETTERED LOT "F" OF MONTERREY PARK SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 24 OF FINAL MAPS, PAGES 63 THROUGH 65, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT "F";

THENCE ALONG THE NORTH LINE OF SAID LOT "F", EAST, 93.06 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET, A RADIAL TO SAID POINT BEARS NORTH 53°07'48" EAST;

THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°32'43" AND AN ARC LENGTH OF 85.12 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET, A RADIAL TO SAID POINT BEARS NORTH 44°24'55" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°24'55" AND AN ARC LENGTH OF 15.50 FEET TO A POINT ON THE TANGENT NORTH LINE OF SAID LOT "F";

THENCE ALONG SAID NORTH LINE, WEST, 88.99 FEET TO THE TRUE POINT OF BEGINNING.

SEE EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 0.026 ACRES (1,128.12 S.F.), MORE OR LESS.



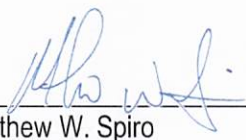
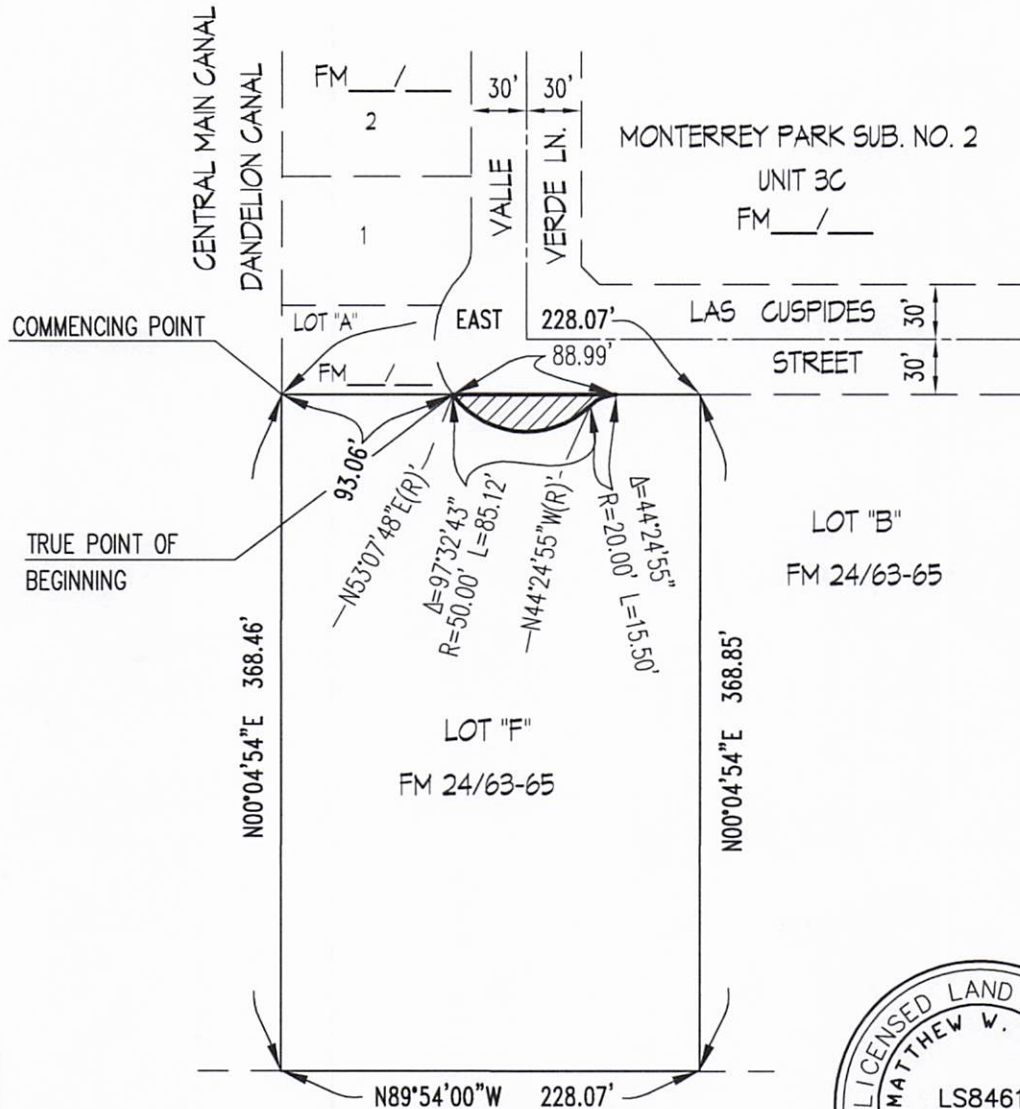

Matthew W. Spiro
LS 8461, Exp. 12/31/24
Dated: 2-14-24

EXHIBIT "B"
PLAT
PUBLIC ROAD AND UTILITY DEDICATION

SHEET 1 OF 1 SHEET



Scale 1"=100'



Matthew W. Spiro
Matthew W. Spiro
LS 8461, Exp. 12/31/24
Dated: 2-14-24

Exhibit F



Civil Engineering
Project Management
Construction Management

MONTERREY PARK SUB. No. 2 UNIT No. 3C
ENGINEER'S COST ESTIMATE
FOR ON-SITE IMPROVEMENTS
4/27/23



ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
<u>Water</u>				
8" DIA. PVC PIPE	L.F.	983.50	\$30.00	\$29,505.00
12" DIA. PVC PIPE	L.F.	1338.50	\$50.00	\$66,925.00
8" VALVE	EA.	1.00	\$1,500.00	\$1,500.00
12" VALVE	EA.	3.00	\$2,700.00	\$8,100.00
12" X 8" CROSS	EA.	1.00	\$1,500.00	\$1,500.00
12" X 12" ELBOW	EA.	1.00	\$1,500.00	\$1,500.00
12" X 12" TEE	EA.	1.00	\$1,500.00	\$1,500.00
12" X 8" TEE	EA.	1.00	\$1,500.00	\$1,500.00
FIRE HYDRANT ASSEMBLY	EA.	8.00	\$5,200.00	\$41,600.00
WATER SERVICE	EA.	48.00	\$800.00	\$38,400.00
				\$192,030.00
<u>Sewer</u>				
8" DIA. PVC SDR 35 PIPE	L.F.	2339.00	\$35.00	\$81,865.00
SEWER MANHOLE	EA.	6.00	\$4,200.00	\$25,200.00
SEWER SERVICE	EA.	48.00	\$800.00	\$38,400.00
				\$145,465.00
<u>Storm Drain</u>				
30" DIA. PVC STORM DRAIN	L.F.	412.50	\$90.00	\$37,125.00
24" DIA. PVC STORM DRAIN	L.F.	0.00	\$85.00	\$0.00
18" DIA. PVC STORM DRAIN	L.F.	65.00	\$65.00	\$4,225.00
SD MANHOLE	EA.	3.00	\$4,200.00	\$12,600.00
SD INLET-OUTLET	EA.	1.00	\$4,800.00	\$4,800.00
SD CATCH BASIN	EA.	3.00	\$4,000.00	\$12,000.00
				\$70,750.00
<u>Curb & Sidewalk</u>				
6" CURB & GUTTER	L.F.	5080.00	\$16.00	\$81,280.00
24" DRIVEWAY	SQ.FT.	5184.00	\$6.00	\$31,104.00
HANDICAP CURB RETURNS	SQ.FT.	1710.00	\$5.50	\$9,405.00
SIDEWALK	SQ.FT.	19850.00	\$4.50	\$89,325.00
				\$211,114.00



Civil Engineering
Project Management
Construction Management

Electrical

STREET LIGHTS	EA.	8.00	\$3,500.00	\$28,000.00
UNDERGROUND ELECTRIC	EA.	48.00	\$550.00	\$26,400.00
				<u>\$54,400.00</u>

Earthwork (Include overexcavation)

CUT	CYD	0.00	\$2.00	\$0.00
FILL	CYD	0.00	\$2.00	\$0.00
EXPORT	CYD	0.00	\$2.00	\$0.00
				<u>\$0.00</u>

A.C. Pavement

12" SUBGRADE PREP.	CYD	3620.37	\$1.30	\$4,706.48
9" CLASS II AG. BASE	TON	5131.23	\$22.50	\$115,452.68
3" ASPHALT CONCRETE	TON	1832.92	\$79.02	\$144,837.34
				<u>\$264,996.49</u>

SUB-TOTAL	\$938,755.49
15% CONTINGENCY	\$140,813.32
TOTAL	<u>\$1,079,568.82</u>

NOTES:

Since the engineer has no control over the cost of labor, materials, or equipment, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, our opinions of probable project cost or construction cost provided for herein are to be made on the basis of our experience and qualifications and represent our best judgment as design professionals familiar with the construction industry, but the engineer cannot, and does not, guarantee that proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by the firm.

Exhibit G

CLTA Preliminary Report Form
(Rev. 11/06)

Order Number: NHSC-5871355 (jd)
Page Number: 1

Updated 11/01/2023



First American Title™

First American Title Company

**1250 Corona Pointe Court, Suite 200
Corona, CA 92879**

Daniel Dobron
Pacific West Development
32823 Temecula Parkway, Suite A
Temecula, CA 92592

Customer Reference: Monterrey Park Unit 3C

Order Number: NHSC-5871355 (jd)

Title Officer: Jesus Duran
Phone: (951)256-5820
Fax No.: (714)481-9208
E-Mail: jduran@firstam.com
Property: APN 064-281-061-000

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

First American Title

6. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
7. Any and all offers of dedications, conditions, restrictions, easements, notes and/or provisions shown or disclosed by the filed or recorded map referred to in the legal description including but not limited to: ROAD & AVIGATION and incidental purposes affecting said land.
8. The effect of a map purporting to show the land and other property, filed in Book 15, Page 19 of Record of Surveys.
9. The terms and provisions contained in the document entitled "Delivery Abandonment Agreement" recorded June 21, 2005 as Instrument No. 2005-023468 in Book 2448, Page 1146 of Official Records.
10. The terms and provisions contained in the document entitled "Subdivision Agreement for Monterey Park, Phasing Map" recorded January 20, 2006 as Instrument No. 2006-003628 of Official Records.
11. Any irregularity in the foreclosure proceedings leading up to the Trustee's Deed recorded July 27, 2010 as Instrument No. 2010-018447 of Official Records.
12. The following matters shown or disclosed by the filed or recorded map referred to in the legal description: (ALUC) Airport Land Use Compatibility Plan with 1996 Revisions

Overflight Easement
13. Rights of the public in and to that portion of the land lying within any Road, Street, Alley or Highway.
14. Water rights, claims or title to water, whether or not shown by the public records.
15. Rights of parties in possession.

Order Number: NHSC-5871355 (jd)
Page Number: 5

LEGAL DESCRIPTION

Real property in the City of Imperial, County of Imperial, State of California, described as follows:

A PORTION OF PARCEL A OF MONTERREY PARK SUBDIVISION NO. 2-UNIT 3A IN THE CITY OF IMPERIAL, AS PER MAP RECORDED IN BOOK 27, PAGE(S) 51 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, CALIFORNIA.

APN: 064-281-061-000

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

- (i) the occupancy, use, or enjoyment of the Land;
- (ii) the character, dimensions, or location of any improvement erected on the Land;
- (iii) the subdivision of land; or
- (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of: [The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d),

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

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

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: - Exhibit A – 10-page landscape construction documents - Exhibit B – Acceptance Letter from Parks & Recreation Department dated 02/27/2024	
FISCAL IMPACT: NO FISCAL IMPACT	ADMIN SERVICES SIGN INITIALS <u>DP</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>ATM</u>
MOTION: SECONDED: AYES: NAYES: ABSENT:	
APPROVED () DISAPPROVED () REFERRED TO: REJECTED () DEFERRED ()	

Exhibit A

Landscape Construction Documents for :

MONTERREY PARK - .5 AC PARK

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

ROBERT TAFT + ASSOCIATES
LANDSCAPE ARCHITECTURE

Temecula Valley Office:
36275 Avenida De Acacias
Temecula, California 92592
Ph: 951.676.5688

Orange County Office:
1331 Eisenhower Court
Tustin, CA 92680
Ph: 714.365.1234

C/S: Mr. Gary

Email: Robert@rtafirm.com

Web: www.rtafirm.com

Project

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

UNIT NO. 3 - .5 AC.
NEIGHBORHOOD
PARK

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (800) 422-4133 BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS).
2. CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO PROTECT IN PLACE.
3. CONTRACTOR SHALL NOTIFY THE CITY WITH 48-HOUR NOTICE OF A PRE-LANDSCAPE CONSTRUCTION MEETING REQUIRED PRIOR TO INITIATION OF ANY IRRIGATION OR LANDSCAPE SITE WORK. CONFIRMATION OF COMPLIANCE WITH THE AGRONOMIC SOIL REPORT SHALL BE PRESENTED AT THE MEETING.
4. CONTRACTOR SHALL NOTIFY THE CITY UPON COMPLETION OF WORK.
5. 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 ANYTIME DURING PROJECT CONSTRUCTION.
6. 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.
7. THESE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED CONSTRUCTION AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION.
8. 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.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, SERVICES, STRUCTURES, AND FEATURES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE ALL DAMAGE RESULTING FROM HIS OPERATIONS.

SHEET INDEX

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IRRIGATION DETAILS	L-5 - L-6
IRRIGATION SPECIFICATIONS	L-7
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PLANTING DETAILS	L-9
PLANTING SPECIFICATIONS	L-10

LANDSCAPE ARCHITECT

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

DEVELOPER

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

Seal



No. Revision Date

Sheet Title

TITLE SHEET

Drawn: R.E.T.
Date: August 31, 2020
Sheet: See Plan
Case No.

L-1

of 10



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 Landscape Architect 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 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 1-800-227-2800 to verify location of all underground utilities two days prior to any digging.

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

All grading shall be less than 1/4" and shall be completed on-site and there shall be no removal of dirt.

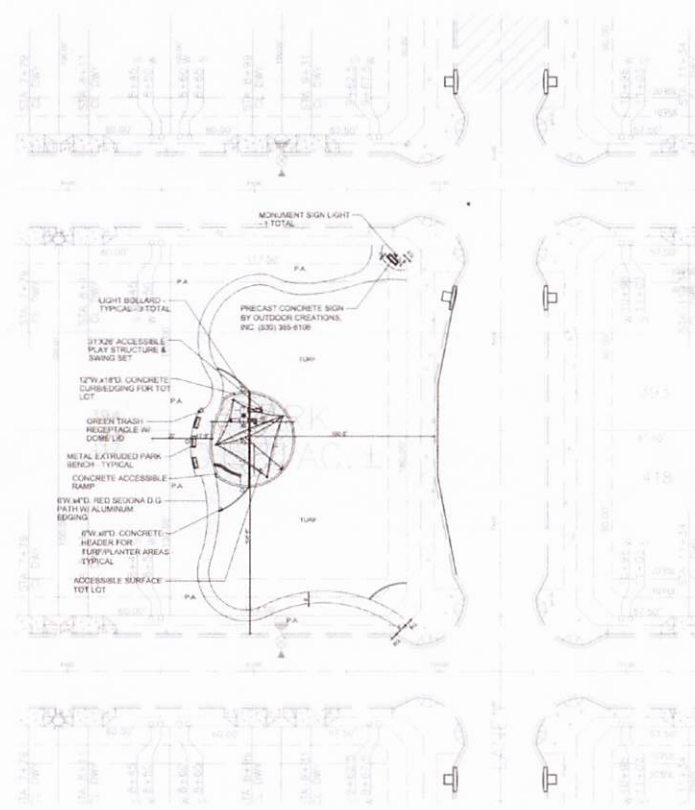
The Contractor shall ensure positive drainage throughout the whole project. All paved areas must slope to drain at a minimum rate of 1%, with all planter beds and turf grass areas sloped at 2% minimum away from structures and towards drains.

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

Contractor shall not change or alter the grade directly adjacent to existing walls, fences, and property lines.

MATERIALS LEGEND

SYMBOL	DESCRIPTION	REMARKS
	DECOMPOSED GRANITE (D.G.) PATH	D.G. AVAILABLE THRU DAVE BANG & ASSOCIATES @ 780-343-1112 OR EQUIVALENT STEEL EDGING AVAILABLE THRU ACME MANUFACTURING CO., INC. @ 800-321-1115 OR EQUIVALENT
	ACCESSIBLE PLAYGROUND SURFACE: 1/2" MIN. WALK-ON SAND	AVAILABLE THRU DAVE BANG & ASSOCIATES @ 800-489-2585 OR EQUIVALENT
	PARK BENCH: EXTRUDED METAL BENCH PATTERSON WILLIAMS NO. NO. 3187 IN-GROUND MOUNT & HUNTER GREEN COLOR OR EQUIVALENT	AVAILABLE THRU DAVE BANG & ASSOCIATES @ 800-489-2585 OR EQUIVALENT
	TRASH RECEPTACLE: METAL TRASH RECEPTACLE PATTERSON WILLIAMS NO. NO. 3190 W/ DOME LG. SURFACE MOUNT & HUNTER GREEN COLOR OR EQUIVALENT	AVAILABLE THRU DAVE BANG & ASSOCIATES @ 800-489-2585 OR EQUIVALENT
	ACCESSIBLE PLAY STRUCTURE: 31"X26" ACCESSIBLE PLAY STRUCTURE: PLAY SIMPLE ROCK-N-SLIDE BY PLAYWORLD SYSTEMS OR EQUIVALENT	AVAILABLE THRU DAVE BANG & ASSOCIATES @ 800-489-2585 OR EQUIVALENT
	ACCESSIBLE SWING STRUCTURE: SWING STRUCTURE BY PLAYWORLD SYSTEMS OR EQUIVALENT	AVAILABLE THRU DAVE BANG & ASSOCIATES @ 800-489-2585 OR EQUIVALENT
	PLAYGROUND SHADE CANOPY: FABRIC SHADE CANOPY WITH STEEL POLES BY PLAYWORLD SYSTEMS OR EQUIVALENT	AVAILABLE THRU DAVE BANG & ASSOCIATES @ 800-489-2585 OR EQUIVALENT
	PARK MONUMENT SIGN: PRECAST CONCRETE SIGN W/ PARK NAME, CITY LOGO, CITY NAME & CITY DEPARTMENT	AVAILABLE THRU OUTDOOR CREATIONS, INC. @ 530-385-8108
	LIGHT BOLLARD: KIM LIGHTING 800 TRADITIONAL BOLLARD W/ LED REFLECTOR OPTICAL SYSTEM MOUNTED ON A CONCRETE BASE W/ FOOTING FOOTING & STEEL SPICES PER MFG'S SPECS AND/OR CIVIL ENG.	AVAILABLE THRU HUBBELL LIGHTING, INC. @ 478-882-4300 OR EQUIVALENT
	MONUMENT SIGN LIGHT: DIE CAST T5W FLOODLIGHT NO. NO. 1725A W/ PARTS 120 LAMP & BRONZE COLOR BY RAD LIGHTING OR EQUIVALENT	AVAILABLE THRU RAD LIGHTING @ 800-722-1332



PLAYGROUND EQUIPMENT AND SURFACING SHALL BE INSTALLED BY A NPS CERTIFIED INSTALLER APPROVED BY THE CITY AND THE MANUFACTURER. INSTALLATION CONTRACTOR SHALL PROVIDE THE CITY WITH CERTIFICATION LETTER TO WARRANT THAT THE STRUCTURE MEETS ALL CURRENT CPSC, ASTM AND NPS REQUIREMENTS.

APPROVED
CITY OF SAN JOSE
DATE: 11-20-20



NORTH
SCALE: 1" = 20'



ROBERT TAFT + ASSOCIATES LANDSCAPE ARCHITECTURE

San Jose Valley Office:
36275 Avenida De Alvarado
Fremont, California 94555
PH: 925-474-5688

Orange County Office:
5341 Stonehedge Court
Folsom, California 95630
PH: 916-385-1234

Cell: 415-369-1000

Email: Robert.Taft@tafta.com

Web: www.RobertTaftLandscapeArchitecture.com

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

UNIT NO. 3 - .5 AC.
NEIGHBORHOOD
PARK

Plan LANDSCAPE PLAN



No. Revision Date

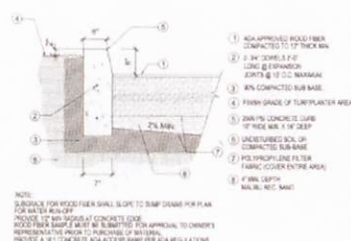
Sheet Title
**CONSTRUCTION
PLAN**

Drawn: R.E.T.
Date: August 31, 2020
Scale: 1"=20'
Case No.:
L-2
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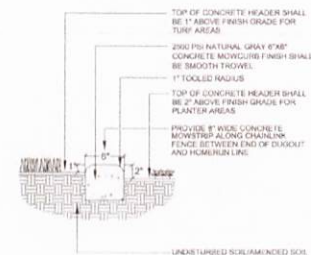
Project
**MONTERREY PARK
- .5 AC. PARK
SUBDIVISION NO. 3**

UNIT NO. 3 - .5 AC.
NEIGHBORHOOD
PARK

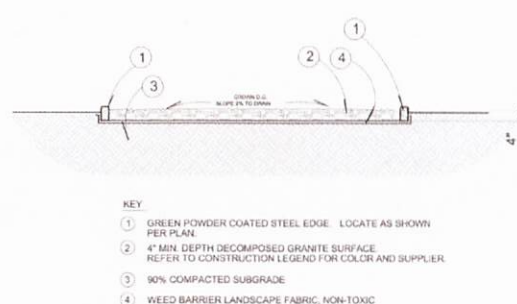
Plans
**LANDSCAPE
PLAN**



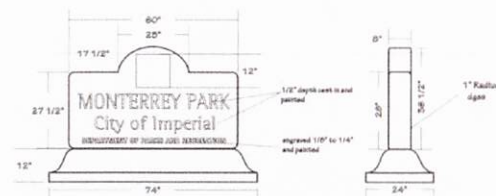
A PLAYGROUND CURB



B PLAY AREA DRAIN



C ACCESSIBLE CONCRETE RAMP



D CONCRETE HEADER

E D.G. PATH

F PARK MONUMENT SIGN

1. 8" MIN. DEPTH DECOMPOSED GRANITE SURFACE
2. REFER TO CONSTRUCTION LEGEND FOR COLOR AND SUPPLIER
3. 90% COMPACTED SUBGRADE
4. WEED BARRIER LANDSCAPE FABRIC, NON-TOXIC

NOTES:
1. MONTERREY PARK: 5.75" x 5.4" KURTIS DESIGNER
2. CITY OF IMPERIAL: 5.75" x 5.4" KURTIS DESIGNER
3. DEPARTMENT OF PARKS AND RECREATION: 5.75" x 5.4" KURTIS DESIGNER

*Larger used in full relief and painted

NOTES:
1. MONTERREY PARK: 5.75" x 5.4" KURTIS DESIGNER
2. CITY OF IMPERIAL: 5.75" x 5.4" KURTIS DESIGNER
3. DEPARTMENT OF PARKS AND RECREATION: 5.75" x 5.4" KURTIS DESIGNER

APPROVED
CITY OF IMPERIAL
DATE: 11-2-20



Sheet Title
**CONSTRUCTION
DETAILS**

Drawn	Sheet
RLT	
Date	August 31, 2020
Scale	1"=20'
Case No.	

L-3
of 10

ROBERT TAFT + ASSOCIATES
LANDSCAPE ARCHITECTURE

Merced Valley Office:
36275 Avenida De Arcoas
Merced, California 95369
PH: 517-476-6886

Orange County Office:
1331 Stonehenge Court
Fargo Linda, California 95031
PH: 714-363-1234

Cell: 415-369-3699

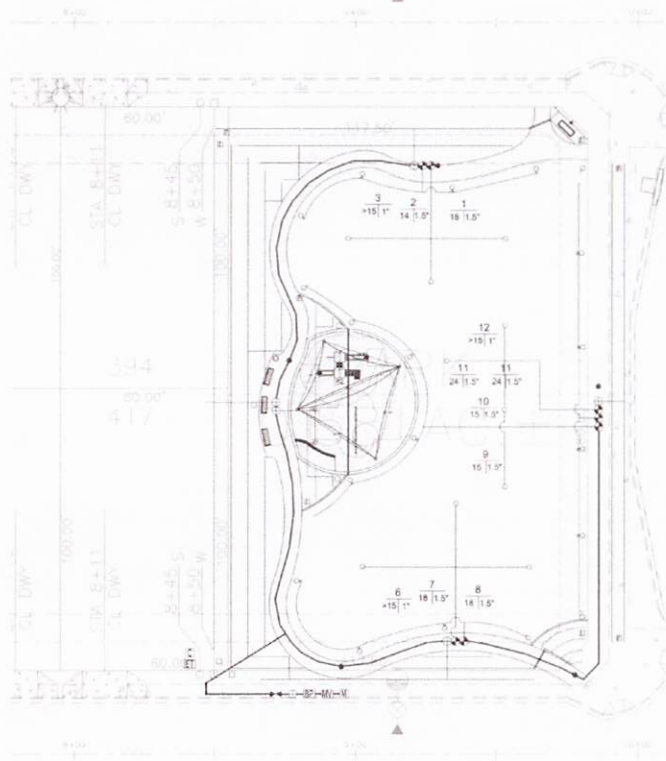
Email: RobertTaft@earthlink.net

Web: www.RobertTaft.com or www.rtafirm.com

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

UNIT NO. 3 - .5 AC
NEIGHBORHOOD
PARK

Plans
**LANDSCAPE
PLAN**



POINT OF CONNECTION:
MAKE IRIGATION 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 47.7 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 IRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED.

CONTROLLER:
INSTALL IRIGATION 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 IRIGATION 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 IRIGATION 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:
MANLINE AND VALVES SHOWN OUTSIDE OF PLANTED AREAS FOR CLARITY ONLY. INSTALL ALL IRIGATION EQUIPMENT IN ADJACENT PLANTED AREAS EXCEPT WHERE SLEEVING IS SHOWN ON THE PLANS. ALL PIPES AND WIRES THAT MUST RUN UNDER HARDSCAPES 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. CONTRACTOR 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: 17,644 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: 75.7 PSI

STATION # _____
FLOW (GPM) _____ VALVE SIZE _____

SPRINKLER LEGEND									
SYMBOL	MANUFACTURER / MODEL NUMBER	NOZZLE	RAI	PSI	FLOW - GPM				
					Q	T	H	ET	F
TURF ROTORS									
	HUNTER / PGM ROTORS	Q/10P	3/8"	30	1.54	1.96	3.04		5.99
									A

PIPE SIZING	
3/4" PIPE	1 1/4" SLEEVE
1" PIPE	1 1/2" SLEEVE
1 1/4" PIPE	2" SLEEVE
1 1/2" PIPE	2 1/2" SLEEVE
2" PIPE	3" SLEEVE
2 1/2" PIPE	4" SLEEVE
3" PIPE	4" SLEEVE
4" PIPE	6" SLEEVE
6" PIPE	8" SLEEVE
8" PIPE	12" SLEEVE

SCH 40 PVC SLEEVING CHART		
1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	8-16 WIRES	3/4" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2 1/2" SLEEVE	27-35 WIRES	1 1/4" PIPE
3" SLEEVE	36-54 WIRES	1 1/2" PIPE
4" SLEEVE	65-100 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 BEFORE YOU DIG
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

EQUIPMENT LEGEND			
SYMBOL	MANUFACTURER / MODEL NUMBER	SIZE	DETAIL
	EXISTING WATER METER	1"	N/A
	FERCO 8251A SERIES REDUCED PRESSURE BACKFLOW PREVENTER - INSTALL IN STRONG BOX 888C-3055 STAINLESS STEEL ENCLOSURE - INSTALL WITH Y-STRAINER AS LISTED BELOW	1"	J
	RAIN BIRD 100-PFB SERIES ELECTRIC CONTROL VALVE AS NORMALLY CLOSED MASTER VALVE	1/2"	
	RAIN BIRD FS-250P FLOW SENSOR IN SCH 40 PVC TEE	LINE SIZE	A
	NEICO 1-580 TWO-PIECE BRONZE BALL VALVE - FULL PORT	1/2"	
	RAIN BIRD 33-CLQC SERIES QUICK COUPLING VALVE WITH LOCKING VINYL COVER	3/4"	B
	RAIN BIRD 100-PFB SERIES ELECTRIC CONTROL VALVE	1"	C
	RAIN BIRD 100-PFB SERIES ELECTRIC CONTROL VALVE WITH 1" NETA/SM 1F10R18-XXXXV TECH/FILTER AND 1" SENNINGER PFM-MP-30 SERIES PRESSURE REGULATOR	1"	
	SCH 40 PVC IRRIGATION PRESSURE MAINLINE - SCH 40 PVC (1 1/2" AND SMALLER) - 18" MINIMUM COVER - CLASS 315 PVC IRRIGATION MAINLINE 27" AND LARGER - 18" MINIMUM COVER	1 1/2"	D
	CLASS 350 PVC NON-PRESSURE LATERAL LINE - 12" MINIMUM COVER	PLAN SIZE	D
	SCH 40 PVC PVC SLEEVING - EXTEND 8" BEYOND EDGE OF HARDSCAPE - 18" MINIMUM COVER	PLAN SIZE	E
	SCH 40 PVC WIRE SLEEVING - EXTEND 8" BEYOND EDGE OF HARDSCAPE - 18" MINIMUM COVER	PLAN SIZE	E
	RAIN BIRD XB-PC SELF-FLUSHING AND PRESSURE-COMPENSATING EMITTER NO. 40 XB-10PC (1 GPH) & XB-20PC (2 GPH) INSTALLED ON A RAIN BIRD POLYPLEX RISER. INSTALL 1 - 1 GPH EMITTER PER 1 GALLON SHRUB. 1 - 2 GPH EMITTER PER 5 GALLON SHRUB AND 4 - 2 GPH EMITTERS PER 15 GALLON TREE. 8 - 2 GPH EMITTERS PER 30" BOX TREE. 10 - 2 GPH EMITTERS PER 48" BOX TREE. SEE PLANTING PLAN FOR QUANTITIES AND LOCATIONS.	1/2"	
	HUNTER I-CORE AUTOMATIC MODULAR CONTROLLER - PROVIDE MODEL PEDD - SS - OUTDOOR STAINLESS STEEL PEDESTAL	18 STATION	K
	HUNTER WIRELESS ET SENSOR	N/A	L
	UF DIRECT BURIAL CONTROL WIRE WITH WATERPROOF CONNECTIONS	14 GA UF	M

* ALL EQUIPMENT SPECIFIED IS OR EQUIVALENT

APPROVED
CITY OF IMPERIAL
DATE 11-30-20



NORTH
SCALE: 1" = 20'

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



No. _____ Revision _____ Date _____

Sheet Title
IRRIGATION PLAN

Drawn: R.E.T.
Date: August 31, 2020
Scale: 1"=20'
Case No.: _____
Sheet: **L-4**
of 10



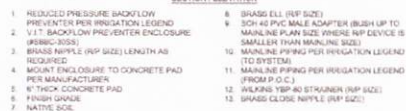
1. Hardscaping and Aggregate (Typical)
2. Clean Sand Backfill - Compact to Match Density of Native Soil
3. Lateral Line in SCH 40 PVC Sleeve
4. Pressure Mainline in SCH 40 PVC Sleeve
5. Control Wires in SCH 40 PVC Sleeve
6. Undisturbed Native Soil

NOTES:
 SIZE ALL SLEEVES PER THE IRRIGATION PLANS. EXTEND SLEEVES 6" MINIMUM
 BEYOND EDGE OF HARDSCAPE (AT EACH END) INTO THE PLANTING AREAS.
 SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 20" MINIMUM COVER
 FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE.

INSTALL 200F FLOW VALVE PER DETAIL, AT THE END OF EACH SECTION PER PLAN.
INSTALL 180F SHUT OFF VALVE AT EACH ENTRY OF EACH SECTION AS NOTED.

1. QUICK COUPLING VALVE FOR IRRIGATION (2 REQUIRED)
2. 40"X60" REBAR SUPPORT STAKE (2 REQUIRED)
3. STAINLESS STEEL CLAMP (2 REQUIRED)
4. FINISH GRADE
5. 12" ROUND PIVOT VALVE BOX WITH LOOKING LID (NCS 301256L)
HEAVY BEARING "G" ON LID IN 2" HIGH BLACK LETTERS
6. 3/4"X6" PVC NIPPLE
7. 3/4" SCH 40 PVC STREET ELB. (2 REQUIRED)
8. COMMON BORE SUPPORTS (3 REQUIRED)
9. 3/4"X12" SCH 40 PVC NIPPLE
10. 3/4" SCH 40 PVC TEE, (3)
11. 3/4" SCH 40 PVC MAINLINE (12" MINIMUM LENGTH)
12. SCH 40 PVC MAINLINE FITTING (TEE OR ELB WITH 3/4" SLIP OUTLET)
13. MAINLINE PIPING FOR IRRIGATION LEG (PLAN SIZE)
14. FILL RANGE OF BOX WITH PISA GRAVEL
15. 12" IN TURF AREAS, 2'-3" IN SUBURB AREAS

NOTES:
INSTALL PER ALL
LOCAL CODES.
FINAL LOCATION
TO BE APPROVED
IN THE FIELD BY
THE LANDSCAPE
ARCHITECT
AND/OR OWNER.



SECTION VIEW - N.T.S.

[illegible]

REMOTE CONTROL VALVE PER IRRIGATION LEGEND	#14 UP WHERE TO CONTROLLER (COLOR CODED)
SO-40 PVC MAIN ADAPTER (IF REQUIRED) VALVE SIZE	(L TAG WITH MAIN PRINTED IN IT) (SHRINTS 100% STY-1)
RECTANGULAR PLASTIC VALVE BOX WITH (LOCK) (NUT 40#) (HEAT BRAND STAMP NUMBER ON IN) 2" HIGH BLOCK LETTERS	SO-40 PVC ELL (VALVE SIZE)
FRAMES GRASS	4" MAINLINE PIPING PER IRRIGATION LEGEND (VALVE SIZE)
PVC LATERAL LINE PER IRRIGATION LEGEND (VALVE SIZE)	SO-40 PVC TEE (ENT-LET TO BE VALVE SIZE)
SO-40 PVC 45 DEGREE ELL	4" MAINLINE PIPING PER IRRIGATION LEGEND (VALVE SIZE)
SO-40 PVC 45 DEGREE ELL, BUSH-UP TO LATERAL LINE (PLUG BUSH)	1" FULL BASE OF BOX WITH PVA GRAVEL
SO-40 PVC 45 DEGREE ELL, BUSH-UP TO LATERAL LINE (PLUG BUSH)	NATIVE SOIL
SO-40 PVC 45 DEGREE ELL, BUSH-UP TO LATERAL LINE (PLUG BUSH)	SO-40 PVC THREADED NIPPLE (2" BALL VALVE PER IRRIGATION LEGEND (SMALL SIZE AS PVC))
EXTENSION BRICK (PVC IS REQUIRED)	2" FULL THICK AREA (IF IN SHADE)
SO-40 PVC CONNECTORS (IF REQUIRED)	

SECTION / ELEVATION

1. FINISH GRADE
2. 6" ROUND PLASTIC VALVE BOX WITH SNAP-ON LID (NGS #1072BC) HEAT BRAND "PV" ON LID IN 2" HIGH BLOCK LETTERS
3. MANUAL FLUSH VALVE (NETAFIM TDSOV OR APPROVED EQUAL)
4. POLY TUBING - DEPTH PER IRRIGATION PLAN
5. COMMON BRICK SUPPORTS (2 REQUIRED)
6. FILL BASE WITH 1 CUBIC FOOT OF PEA GRAVEL
7. NATIVE SOIL
- * 1/2" IN MULCH AREAS, 1" IN SHRUB AREAS

SECTION / ELEVATION

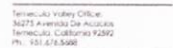
1. FINISH GRADE
2. CLEAN BACKFILL WITH ALL ROCKS 1" OR LARGER REMOVED - 90 % COMPACTION REQUIRED - SEE SPECS
3. NON-PRESSURE LATERAL LINE PER LEGEND (GRADE IN TRENCH)
4. PRESSURE MAINLINE PER LEGEND (GRADE IN TRENCH)
5. CONTROL WIRES - INSTALL BELOW PRESSURE MAINLINE
6. UNDISTURBED NATIVE SOIL

NOTES:
BUNDLE AND TAPE WIRES AT 10' O.C. FRONTAL AND LOOP WIRES AT ALL CHANGES IN DIRECTION. SPLICING OF WIRE RUNS IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM OWNER AND LANDSCAPE ARCHITECT. RUN CONTROL WIRES IN SAME TRENCH AS MARKING WHERE POSSIBLE. INSTALL 1/2"x1/2"x1/2" CONCRETE THRUST BLOCKS AT ALL CHANGES IN DIRECTION OF PRESSURE MAINLINE (45°, 90°, TEES, ETC.) AND AT ALL TERMINAL POINTS.

NOTES:
USE SPEARS #05-400 DR3-SPLICE WIRE
CONNECTOR KIT. MAKE ALL
WATERPROOF WIRE CONNECTIONS
PER THE MANUFACTURERS
DIRECTIONS

NOTES:
USE SPEARS #05-400 DR3-SPLICE WIRE
CONNECTOR KIT. MAKE ALL
WATERPROOF WIRE CONNECTIONS
PER THE MANUFACTURERS
DIRECTIONS

CITY OF IMPERIAL
JVP DATE 11-30-



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Folsom, California 95666
Ph: 949.305.1254

City Ltr. No. 3669

Web: www.RobertTaffUSA.com

UNIT NO. 3 - 5 AC.
NEIGHBORHOOD
PARK

LANDSCAPE
PLAN

No.	Revision	Date

Sheet Title

IRRIGATION DETAILS

Drawn: R.E.T.	Sheet L-5
Date: August 31, 2020	
Scale: 1"=20'	
Case No:	

L-5

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ROBERT TAFT + ASSOCIATES LANDSCAPE ARCHITECTURE

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Cell: No. 368
Email: Robert@RTA.com
Website: www.RobertTaft.com

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

UNIT NO. 3 - .5 AC.
NEIGHBORHOOD
PARK

Plan **LANDSCAPE PLAN**

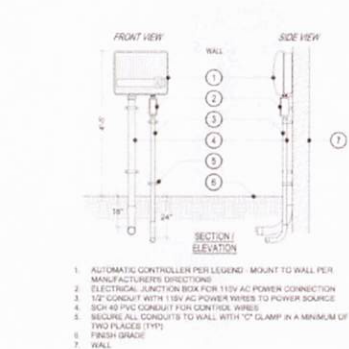
See



No. Revision Date

Sheet Title
**IRRIGATION
DETAILS**

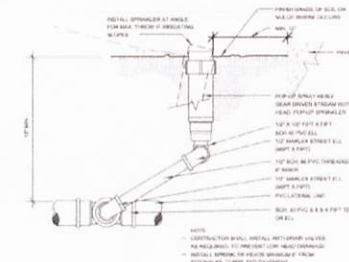
Drawn: H.E.T.
Date: August 31, 2020
Scale: 1"=20'
Case No.:
L-6
of 10



L CONTROLLER



M ET SENSOR



P POP-UP SPRINKLER

AS-1881 CALCULATIONS: MAXIMUM APPLIED WATER ALLOWANCE	
MAWA = Maximum Applied Water Allowance (GALLONS)	
MAWA = (ETa) x (Ea) x (S) x (A) x (C) x (S)	
ETa = Reference Evapotranspiration (inches per year)	71.6
Ea = Conversion Factor (to gallons per square foot)	0.62
S = ET Adjustment Factor (20% of Reference ET)	0.75
A = Total Landscape Area (Square Feet)	25,521
C = Special Landscape Area	0
S = Special Landscape Area	0
TOTAL MAWA	793,090

AS-1881 CALCULATIONS: ESTIMATED APPLIED WATER USE				
EAUW = Estimated Applied Water Use by Hydrozone (GALLONS)				
$EAUW = (ETa) \times (Ea) \times (S) \times (A) \times (C) \times (S)$				
ETa =	Reference ET			71.6
Ea =	Conversion Factor (to gallons per square foot)			0.62
S =	Plant Factor (Kc)			Hydrozone Specific
A =	Hydrozone Area			Hydrozone Specific
C =	Irrigation Efficiency			Hydrozone Specific
S =	Special Landscape Area			0
	Hydrozone	FF	HA	IC
				(FF) x (HA) x (IC)
Turf (Slow Flow)	0.6	17,044	0.80	11,362.87
Shrub (Slow Flow)	0.2	5,477	0.80	1,833.28
	TOTAL AREA	25,521	Total	13,196.15
$EAUW = (ETa) \times (Ea) \times (TOTAL\ SUM\ OF\ FF\ x\ HA\ x\ IC) \times (S)$				
	TOTAL EAUW			588,037

S AS-1881 WATER BUDGET CALCULATIONS

PRESSURE LOSS CALCULATIONS	
STATION # / 24 GPM	
MAXIMUM FLOW / FARTHEST FROM POC	
EQUIPMENT	LOSS
Service Line - Copper (50' Estimate)	1" 2.9
Water Meter	1" 3.4
Backflow Preventer (NIP Type)	1" 13.0
Master Control Valve	1" 4.2
Flow Sensor	1/2" 1.0
Sch 40 PVC Mainline 285'	1 1/2" 1.51
Sch 40 PVC Mainline Loop - 7'	1 1/2" 1.54
Ewer's Control Valve	1 1/2" 3.7
Lateral Lines (10% Pressure Drop Max)	Min: 2.91
SUBTOTAL PRESSURE LOSSES	32.88
MISC. LOSSES THROUGH SYSTEM	10% 3.27
Elevation Gain in Feet (Pressure Loss)	0 0.0
TOTAL PRESSURE LOSSES	36.15
Pressure Required at Valve	30.0
TOTAL PRESSURE REQUIRED	66.15
Static Pressure at POC	75
RESIDUAL PRESSURE	91.15 PSI

Q PRESSURE LOSS CALCULATIONS

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 DERRIS 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.
YEARLY	DRIP TUBING - VISUALLY CHECK EACH SYSTEM'S 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.

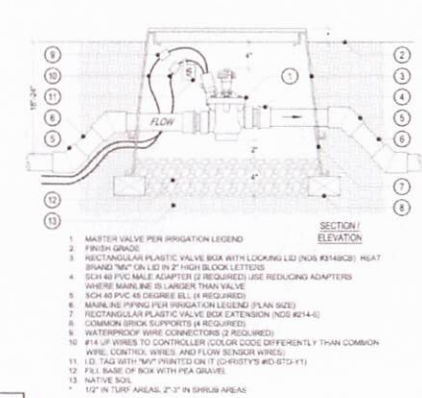
IRRIGATION AUDIT SCHEDULE

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.

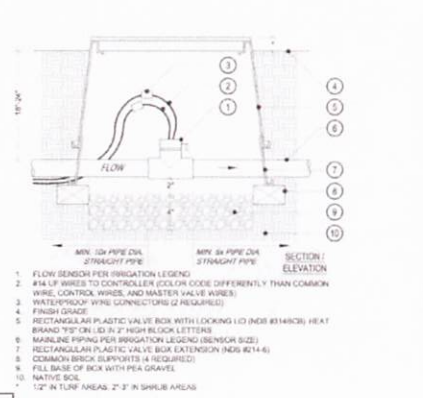
THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

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



N MASTER VALVE



O FLOW SENSOR

IRRIGATION CONTROLLER SCHEDULE GUIDELINE - PLANT ESTABLISHMENT PERIOD	
NOTES: IRRIGATION SCHEDULE IS FOR REFERENCE ONLY. ADJUST SCHEDULE AS NECESSARY BASED ON THE ACTUAL SITE CONDITIONS. CHECK RUN TIMES AND CYCLES AS NEEDED TO MAINTAIN RUN-TIME ADJUST THE SCHEDULE AT LEAST ONCE PER MONTH TO REFLECT SEASONAL CHANGES.	
HYDROZONE	HYDROZONE SCHEDULE
PRECIPITATION RATE (INCH)	PRECIPITATION RATE (INCH)
PLANT FACTOR (Kc)	PLANT FACTOR (Kc)
STATION RUN TIME (HRS)	STATION RUN TIME (HRS)
SPRINKLER EFFICIENCY	SPRINKLER EFFICIENCY
MINUTES PER CYCLE	MINUTES PER CYCLE

IRRIGATION CONTROLLER SCHEDULE GUIDELINE - ESTABLISHED PLANTS	
NOTES: IRRIGATION SCHEDULE IS FOR REFERENCE ONLY. ADJUST SCHEDULE AS NECESSARY BASED ON THE ACTUAL SITE CONDITIONS. CHECK RUN TIMES AND CYCLES AS NEEDED TO MAINTAIN RUN-TIME ADJUST THE SCHEDULE AT LEAST ONCE PER MONTH TO REFLECT SEASONAL CHANGES.	
HYDROZONE	HYDROZONE SCHEDULE
PRECIPITATION RATE (INCH)	PRECIPITATION RATE (INCH)
PLANT FACTOR (Kc)	PLANT FACTOR (Kc)
STATION RUN TIME (HRS)	STATION RUN TIME (HRS)
SPRINKLER EFFICIENCY	SPRINKLER EFFICIENCY
MINUTES PER CYCLE	MINUTES PER CYCLE

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 PROFILES, 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 WEIRLOD, 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

APPROVED
CITY OF IMPERIAL
DATE: 11-30-20



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 PERFORMANCE 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:
 - 2.A. 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 LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT 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 SHALL CONTACT UNDERGROUND SERVICE ALERT A MINIMUM OF TWO WORKING DAYS PRIOR TO DIGGING.
8. THE CONTRACTOR SHALL 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 LANDSCAPE CONTRACTOR.
10. IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND/OR 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 LOCAL CODES.
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 OWNER'S 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 (FOR 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 #12 WHITE. ALL CONTROL WIRES SHALL BE AWG #14 RED OR BLACK. CONTROL WIRE 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 HARDSCAPE AREAS. IF WIDTH OF HARDSCAPE EXCEEDS A FULL LENGTH OF PIPE, USE 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 LANDSCAPE ARCHITECT 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 TEFLON TAPE OR APPROPRIATE PIPE JOINT COMPOUND. ALL PVC TO PVC THREADED CONNECTIONS SHALL BE COATED WITH TEFLON 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. CONTRACTOR TO DETERMINE IN THE FIELD WHICH HEADS DRAINAGE THE VALVE IS SHUT OFF. CONTRACTOR 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 SHALL HAVE 36" 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 SLIPS. 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. 1 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 / FLUSH VALVE / DRIP SYSTEM 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 COUPLER 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 SHALL 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"-3" 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.

ROBERT TAFT + ASSOCIATES LANDSCAPE ARCHITECTURE

Terremuto Valley Office
34275 Avenida De Arroyos
Terremuto, California 92592
PH: 951.874.5488

Orange County Office
1381 Stonewall Court
Troy, California 92660
PH: 949.365.1234

Cell: 951.365.3488

Email: robert@rtai.com

www: www.roberttaft.com

Project

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

UNIT NO. 3 - .5 AC
NEIGHBORHOOD
PARK

Plan

LANDSCAPE PLAN

Sheet



No.

Revision

Date

Sheet Title

IRRIGATION SPECIFICATIONS

Drawn

IN E.T.

Date

August 31, 2020

Scale

1"=20'

Client No.

1702

of 10

APPROVED
CITY OF BAYVIEW



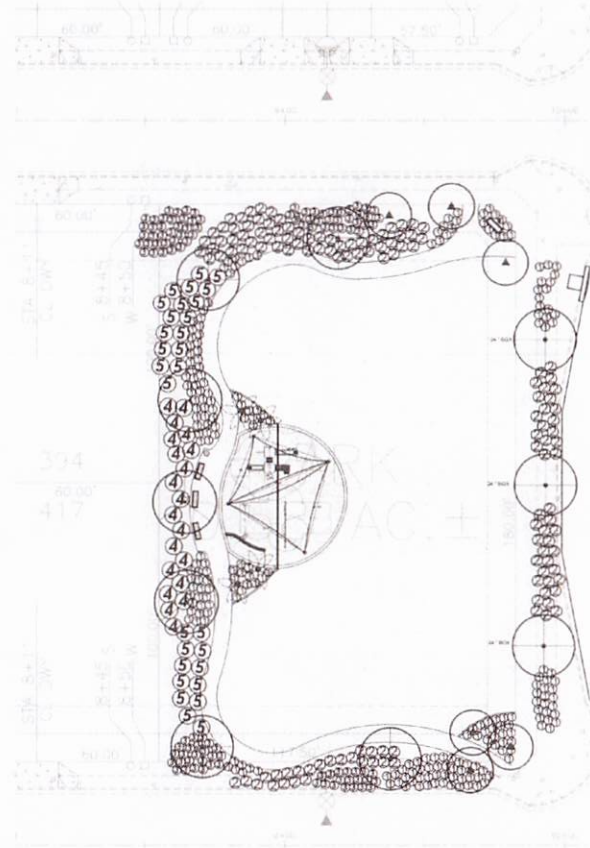
PLANT LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
TREES			
	WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	6' CLR. TRUNK	4
	DALBERGIA SISBOO / HOAN ROSEWOOD TREE	15 GAL	3
	CHITALPA TASHKENTENSIS / CHITALPA	15 GAL	6
	PINUS ESDARICA / AFGHAN PINE	24" BOX 15 GAL	3 4
NOTE: PROVIDE TWO-BARRIER ROOT BARRIER IN 30" LENGTHS CENTERED ON TRUNK FOR ALL STREET TREES AND ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALL. PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS.			
SHRUBS			
	BOUGAINVILLEA VASBERGII ICE / VASBERGII ICE BOUGAINVILLEA CAROLINA GREEN CARPET / GREEN CARPET NATAL PALM TECOMA CAPTENSIS / CAPE HONEYBUCKLE	1 GAL 1 GAL 1 GAL	84 84 84
	DIETS VEGETA / FORTNIGHT LILY	1 GAL	127
	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL	106
	BOUGAINVILLEA SAN DIEGO RED / SAN DIEGO RED BOUGAINVILLEA	1 GAL	20
	SALVIA CLEVELAND / CLEVELAND SAGE	1 GAL	29
GROUND COVER			
	CYNODON D. 'GREED NORMAN' / GREED NORMAN BERMUDA GRASS	SPRIGS	14,788 S.F.
NO SYMBOL	DESERT GOLD DECOMPOSED GRANITE MULCH THROUGHOUT ALL PLANTER AREAS AVAILABLE THERE. 3/8" @ 760-342-1112 OR EQUIVALENT	3" LAYER	VERIFY

NOTES:
1. ALL TREES, SHRUBS, VINE AND GROUND COVER ARE TO BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.
2. CONTRACTOR SHALL REFER TO THE AGRICULTURAL SOIL REPORT FOR RECOMMENDED SOIL AMENDMENTS, FERTILIZERS, AND LONG-TERM MAINTENANCE.
3. FOR DETAILS, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT ON LOCATIONS OF VARIETIES LISTED.

PLANTING NOTES

1. ALL LANDSCAPING AND IRRIGATION TO BE INSTALLED BY OWNER OR OWNER'S AGENT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND REGULATIONS.
2. ALL LANDSCAPING SHALL BE MAINTAINED BY OWNER OR OWNER'S AGENT.
3. ALL PLANTING SHALL BE COMPLETED 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, NAVIGABLE OR BUILDING SHALL BE INSTALLED WITH CITY APPROVED LINEN AND BRASS ROOT CONTROL BARRIERS.
6. ALL PLANTING LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL PLANT LOCATIONS WITH THE OWNER OR THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
7. ALL TREES SHALL BE COULDED BY TREE PRESERVATION CODES.
8. REFER TO LANDSCAPE ARCHITECT 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, UTILITY AND PROPERTY LINES. NO TREES ALLOWED IN DRIVES.
10. ALL 8" SLIPERS 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 LANDSCAPED WHERE PLANT AREAS ARE VALUES ACCORDING TO THEIR HYDROLOGIC. REFER TO LANDSCAPE ARCHITECT DRAWING SET FOR IRRIGATION DETAILS AND SPECIFICATIONS.
13. ALL PLANTER PLANTER AREAS SHALL RECEIVE A 1" LAYER OF DOUBLE BRAND MEDIUM SAND MULCH THROUGHOUT AND SAND 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 TREEMING. ANY DAMAGED, DEAD, DISEASED, OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN 90 DAYS FROM THE DATE OF DAMAGE.



APPROVED
CITY OF SAN JOSE
DATE: 11-20-20

NORTH
SCALE: 1" = 20'

Underground Service Alert
CALL TOLL FREE
800-485-5844
TWO WORKING DAYS BEFORE YOU DIG

ROBERT TAFT + ASSOCIATES LANDSCAPE ARCHITECTURE

Temecula Valley Office:
34279 Avenida De Arroyo
Temecula, California 92592
PH: 951.676.5461

Orange County Office:
5331 Stonewedge Court
Troy, California 92666
PH: 949.385.1254

CO. LIC. NO. 3649
EMAIL: RobertTaftA@gmail.com
WEB: www.RobertTaftAssociates.com

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

UNIT NO. 3 - .5 AC.
NEIGHBORHOOD
PARK

Plans **LANDSCAPE PLAN**

Sheet		
		
No.	Revision	Date
Sheet Title	PLANTING PLAN	

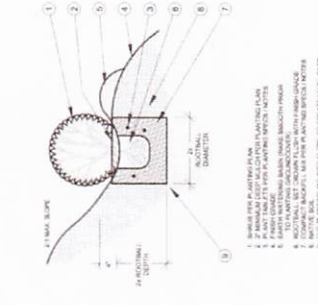
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Date	August 01, 2020		
Scale	1"=20'		
Case No.			

L-8

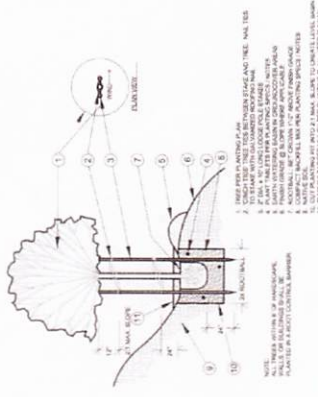
of 10

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

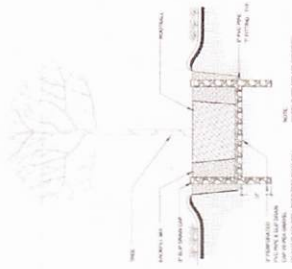
Unit No. 3 - .5 AC.
NEIGHBORHOOD
PARK



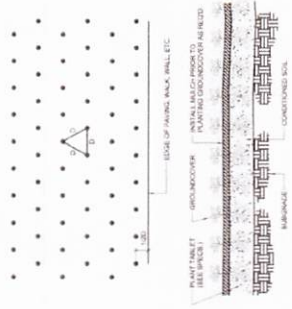
A TREE STAKING - 24" B & UP, SINGLE OR MULTI-TRUNK



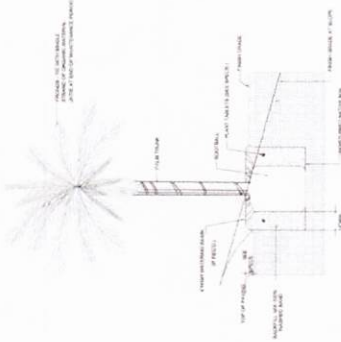
B TREE PLANTING



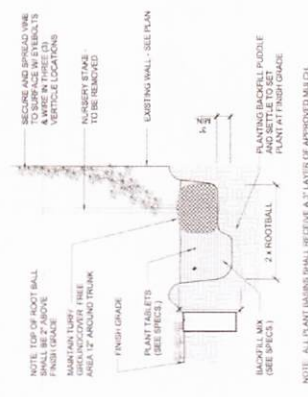
C ROOT BARRIER - BIO BARRIER



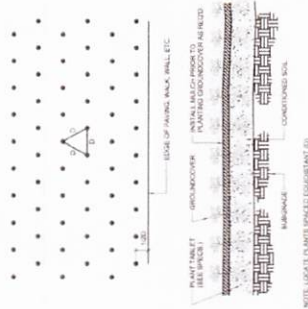
D SHRUB PLANTING



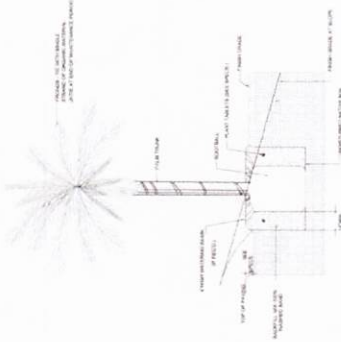
E TREE BREATHING TUBE & DEEP WATERING



F VINE PLANTING



G GROUND COVER PLANTING



H PALM PLANTING

Project
**LANDSCAPE
PLAN**



No.	Revision	Date

APPROVED
J. V. P.
1-2-20

SEE SHEET L-10 FOR PLANTING SPECIFICATIONS

Sheet Title
**PLANTING
DETAILS**

Drawn	K.E.T.
Date	August 31, 2023
Scale	1"=20'
Client No.	





Exhibit B

CITY COUNCIL
Robert Amparano - Mayor
James Tucker - Mayor Pro-Tem
Ida Obeso-Martinez - Councilmember
Stacy Mendoza - Councilmember
Katherine Burnworth - Councilmember

CITY MANAGER
Dennis Morita

February 27, 2024

To Whom it may concern,

On February 16, 2024 the City Parks Department conducted a final walk through of the Monterey pocket park. The punch list items addressed in the previous inspection were corrected to the satisfaction of the City. The Department has accepted the pocket park as complete.

Sincerely,

Anthony Lopez
Parks and Recreation Director, City of Imperial
760)355-3134
tlopez@cityofimperial.org

DATE SUBMITTED 2/28/2024
 SUBMITTED BY R. Alejandro Estrada
 DATE ACTION REQUIRED 3/6/24

COUNCIL ACTION ()
 PUBLIC HEARING REQUIRED ()
 RESOLUTION ()
 ORDINANCE 1ST READING ()
 ORDINANCE 2ND READING ()
 CITY CLERK'S INITIALS ()

IMPERIAL CITY COUNCIL AGENDA ITEM

SUBJECT: DISCUSSION/ACTION: 1. APPROVAL OF PROPOSAL; FROM DEFOREST TECH SOLUTIONS FOR THE AMOUNT OF \$38,756.00				
DEPARTMENT INVOLVED: DEPARTMENT OF INFORMATION TECHNOLOGY				
BACKGROUND/SUMMARY: During the preparation for the routine council meeting on Wednesday, January 17, 2024, the Department of Information Technology encountered a problem with the sound system. This issue affected the proper functioning of microphones and the voting system. Despite attempts to troubleshoot the problem internally, the Department of Information Technology was unable to resolve it. On January 30, 2024, the Department of Information Technology was assisted by DeForest Tech Solutions to see if the system was able to be fixed; they informed the Department that the entire system would need to be replaced for proper function of the system.				
FISCAL IMPACT: FISCAL IMPACT: \$38,756.00	FINANCE INITIALS 			
STAFF RECOMMENDATION: It is staffs recommendation to approve the disbursement of funds.	DEPT. INITIALS 			
MANAGER'S RECOMMENDATION: <i>approve staff recommendation</i>	CITY MANAGER'S INITIALS 			
MOTION:				
<table style="width: 100%;"> <tr> <td style="width: 33%;"> SECONDED: AYES: NAYES: ABSENT: </td> <td style="width: 33%;"> APPROVED () DISAPPROVED () REFERRED TO: </td> <td style="width: 33%;"> REJECTED () DEFERRED () </td> </tr> </table>		SECONDED: AYES: NAYES: ABSENT:	APPROVED () DISAPPROVED () REFERRED TO:	REJECTED () DEFERRED ()
SECONDED: AYES: NAYES: ABSENT:	APPROVED () DISAPPROVED () REFERRED TO:	REJECTED () DEFERRED ()		



PROPOSAL

TO:	Project:	Chambers System Upgrade
City of Imperial	Address:	420 S. Imperial Ave.
420 S. Imperial Ave.		Imperial, CA 92251
Imperial, CA 92251	Date:	3/1/2024

We propose to furnish all materials, equipment, and labor, subject to any exclusions listed below, required to complete the following:

1. Chambers Microphone System			\$38,756.00
<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
QSC Q-Sys Core 110f Processor w/Licensing Files	1.00	\$7,800.00	\$7,800.00
QSC Q-Sys Touchscreen Interface TSC-7 Tabletop w/mount	5.00	\$2,300.00	\$11,500.00
QSC Q-Sys QIO-ML4i Channel Input Module	2.00	\$730.00	\$1,460.00
Netgear M4250 Managed AV Switch	1.00	\$1,229.00	\$1,229.00
Shure Desktop Gooseneck Mic 18"	18.00	\$199.00	\$3,582.00
Accessories	1.00	\$685.00	\$685.00
Configuration/Setup	1.00	\$12,500.00	\$12,500.00

Subtotal:	\$38,756.00
*0% Tax:	\$0.00
TOTAL:	\$38,756.00

Contractor: Alexander DeForest
DeForest Tech Solutions

3/1/2024
Date

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

Client: _____
City of Imperial

Date