



WEST VALLEY WATER DISTRICT  
855 W. Base Line Road Rialto, CA

ENGINEERING, OPERATIONS AND PLANNING COMMITTEE MEETING  
AGENDA

WEDNESDAY, JULY 10, 2019 - 6:00 PM

**NOTICE IS HEREBY GIVEN** that West Valley Water District has called a meeting of the Engineering and Planning Committee to meet in the Administrative Conference Room, 855 W. Base Line Road, Rialto, CA 92376.

**I. CONVENE MEETING**

**II. PUBLIC PARTICIPATION**

*The public may address the Board on matters within its jurisdiction. Speakers are requested to keep their comments to no more than three (3) minutes. However, the Board of Directors is prohibited by State Law to take action on items not included on the printed agenda.*

**III. DISCUSSION ITEMS**

- a. Update from Engineering, Operations and Planning Committee **(Pg. 2)**
- b. Consider Grant of Easement from Richmond American Homes of Maryland, Inc. for Tract 20138. **(Pg. 13)**
- c. Consider Grant of Easement from Richmond American Homes of Maryland, Inc. for Tract 20139. **(Pg. 26)**
- d. Consider Water System Infrastructure Installation and Conveyance Agreement with Richmond American Homes of Maryland, Inc. for Tract 20139. **(Pg. 26)**
- e. Consider Water System Infrastructure Installation and Conveyance Agreement with Richmond American Homes of Maryland, Inc. for Tract 20138. **(Pg. 54)**

**IV. ADJOURN**

**DECLARATION OF POSTING:**

I declare under penalty of perjury, that I am employed by the West Valley Water District and posted the foregoing Engineering, Operations and Planning Committee Agenda at the District Offices on July 5, 2019.

  
\_\_\_\_\_  
Crystal L. Escalera, Board Secretary



**BOARD OF DIRECTORS  
ENGINEERING AND PLANNING COMMITTEE  
STAFF REPORT**

**DATE:** July 10, 2019  
**TO:** Engineering and Planning Committee  
**FROM:** Clarence Mansell Jr., General Manager  
**SUBJECT:** CONSIDER GRANT OF EASEMENT FROM RICHMOND AMERICAN HOMES OF MARYLAND, INC FOR TRACT 20138

---

**BACKGROUND:**

Richmond American Homes of Maryland, Inc. (“Developer”) is the owner of land located at the southern intersection of Woodpine Avenue and Indigo Avenue in the City of Colton, known as Tract No. 20138, Wildrose Village (“Development”), as shown in **Exhibit A**. In developing this land, the Developer is required to construct a new 8-inch water line within a private street to allow for new domestic, fire and irrigation connections in the tract.

**DISCUSSION:**

In order to construct the water facilities needed to supply water to the Development, West Valley Water District (“District”) must accept a Grant of Easement for water facility construction, inspection, maintenance, replacement and removal within the Development. Attached for committee review and approval is a copy of the proposed Grant of Easement labeled **Exhibit B**, showing the full extent of the easements within the project.

**FISCAL IMPACT:**

No fiscal impact to the District.

**STAFF RECOMMENDATION:**

It is recommended that the Engineering, Operations and Planning Committee approve the Grant of Easement from Richmond American Homes of Maryland, Inc. and have this item considered by the full Board of Directors at a future meeting.

Respectfully Submitted,

Clarence C. Mansell Jr.

---

Clarence Mansell Jr, General Manager

DG:ce

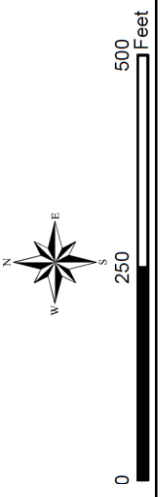
**ATTACHMENT(S):**

1. Exhibit A - Aerial Map
2. Exhibit B - Grant of Easement

# EXHIBIT A



**Exhibit A**  
**Wildrose Village Tract 20138**



# EXHIBIT B

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

WEST VALLEY WATER DISTRICT  
P.O. BOX 920  
RIALTO, CA 92377-0920

ATTENTION: GENERAL MANAGER

THIS DOCUMENT MUST BE SIGNED  
IN THE PRSENCE OF NOTARY &  
NOTARIZED

No Recording Fee required Pursuant to Government Code Section 27383

APN: 0254-051-62

**GRANT OF EASEMENT**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged **Richmond American Homes of Maryland, Inc.** (“**GRANTOR**”) does hereby grant to **WEST VALLEY WATER DISTRICT**, a county water district, its successors and assigns (“**GRANTEE**”) a perpetual non-exclusive easement and right of way to construct, enlarge, reconstruct, remove and replace, operate, inspect, maintain, repair, improve and relocate for pipelines for the transmission of water, connections, devises and appurtenances in, on, over, under, upon, along, through and across the property hereinafter described, together with reasonable right of access to and from said easement for purposes of exercising the rights granted in said easement.

Said easement shall be in, under, over, and across that certain property situated in the County of San Bernardino, State of California, described as follows:

**(SEE EXHIBITS “A” & “B” ATTACHED HERETO AND MADE A PART HEREOF)**

The foregoing easement shall include:

- (a) The temporary use of such adjacent land of Grantor as is necessary to install the facilities provided for under the term of the easement granted herein; and
- (b) The right to enter upon and pass and repass over and along said strip or strips of land, and to deposit tools, implements and other materials thereon by Grantee, its officers, agents and employees, and by persons under contract to construct said pipeline or pipelines, and their employees, whenever necessary for the purpose of exercising the rights herein granted.

Grantor retains the right to the use of the land described herein except as to any use in derogation of the easement contained herein, and specifically agrees that no trees shall be planted thereon and, no buildings or other structures of any kind will be placed, constructed, or maintained over the real property described herein. Any work by Grantor, or any one working through or under Grantor, affecting the surface or subsurface of the ground subject to this easement shall be performed only after giving written notice by certified mail, postage paid, addressed to Grantee as its business office setting forth the proposed changes in detail. Such notice is to be given to the Grantee at least thirty (30) business days prior to commencement of such work and is subject to approval by Grantee. Notwithstanding the foregoing, the surface of the ground with respect to the distance from the ground surface to the top of any pipes, as of the date of this easement, shall not be changed by any party other than Grantee, if it results in:

- (a) "Cutting or removing the soil which leave less than thirty (30) inches of soil over the top of any pipe; and
- (b) "**Hauling**" in of soil or "filling" which will leave more than ten (10) feet of soil over the top of any pipe.

It is understood that the permanent easements and the rights of way above described shall be acquired subject to the rights of the Grantor, Grantor's successors, heir and assigns, to use the surface of the real property within the boundaries of such easements and rights of way. It is understood that any use of the surface rights by Grantor, and Grantor's successors, heirs and assigns, shall be deemed a continuing permissive use allowed by Grantee, its successors, heirs and assigns, and each successor-in-interest of the Grantor, by acceptance of a conveyance of said property or interest therein admits and agrees that any such use is a continuing permissive use. It is understood that each and every right and privilege hereby granted is free and alienable.

Notwithstanding the foregoing, it is understood and agreed that this Grant of Easement shall not be construed as a Grant of fee title.

Grantee, its successors and assigns, shall restore, or cause to be restored, the surface or subsurface of the real property hereinabove described to the condition said property was in as of the time of performance of any enlargement, construction, reconstruction, removal and replacement, operation, inspection, maintenance, repair, improvement and relocation, and such restoration shall be performed with due diligence and dispatch.

**IN WITNESS THEREOF**, this instrument has been executed the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**GRANTOR(S):** \_\_\_\_\_

**BY:** \_\_\_\_\_

**NAME:** \_\_\_\_\_



### ALL CAPACITY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, before me, \_\_\_\_\_,  
(Name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_

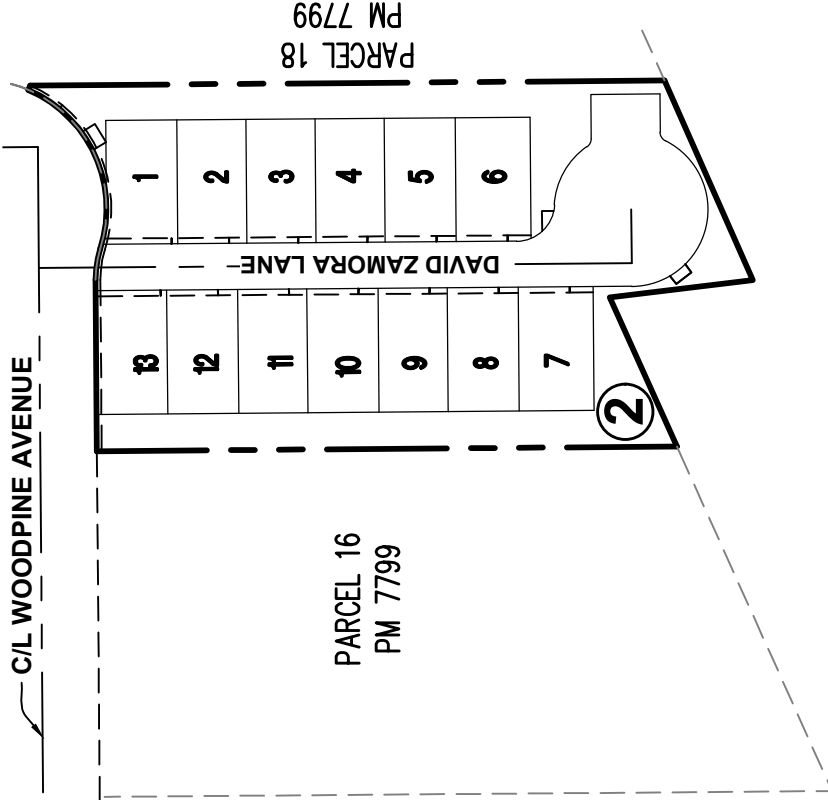
(SEAL)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**WATER EASEMENT**

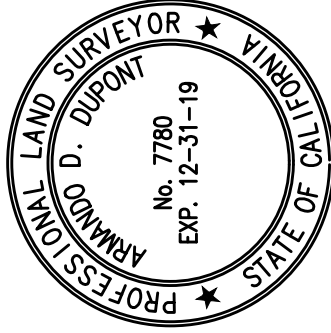
Lots "A", through "C" inclusive, and the Public Utility Easement noted as Public Utility Easement (Delta Number 1), Public Utility Easement (Delta Number 2), a three (3') foot wide easement affecting Lots 1 through 13 inclusive, Public Utility Easement (Delta Number 3), a two point five (2.5') foot wide easement affecting Lots 1 and 13, inclusive, Public Utility Easement (Delta Number 4), affecting Lots B and C, inclusive, all of Tract No. 20138, as per Map file on Book \_\_\_ Pages \_\_ through \_\_, inclusive of Maps, in the office of the County Recorder of San Bernardino County.

C/L WOODPINE AVENUE



**EASEMENT NOTES:**

- ① INDICATES A PUBLIC UTILITIES AND EMERGENCY ACCESS EASEMENT IN FAVOR OF THE WEST VALLEY WATER DISTRICT, DEDICATE HERON. AFFECTS LOT "A" THROUGH "C", INCLUSIVE.
- ② INDICATES A 3.00 FOOT WIDE PUBLIC UTILITIES AND RELATED PURPOSES EASEMENT IN FAVOR OF THE WEST VALLEY WATER DISTRICT, DEDICATE HERON. AFFECTS LOTS 1 THROUGH 13, INCLUSIVE.
- ③ INDICATES A 2.50 FOOT WIDE PUBLIC UTILITIES AND RELATED PURPOSES EASEMENT IN FAVOR OF THE WEST VALLEY WATER DISTRICT, DEDICATE HERON. AFFECTS LOTS 1, 13, "B" AND "C".
- ④ INDICATES A PUBLIC UTILITIES AND RELATED PURPOSES EASEMENT IN FAVOR OF THE WEST VALLEY WATER DISTRICT, DEDICATED HERON. AFFECTS LOT "C".



**LEGEND:**

- ② SHEET NUMBER
- TRACT BOUNDARY LINE
- - - EASEMENT LINE



SECTION 24 TOWNSHIP 1 SOUTH, RANGE 5 WEST, S.B.M.

PREPARED BY:



**UNITED CIVIL INC.**  
 ENGINEERING • PLANNING • SURVEYING  
 30141 AGOURA ROAD, SUITE 215  
 AGOURA HILLS, CA 91301  
 PH: (818) 707-8648

**EXHIBIT "B"**

WEST VALLEY WATER DISTRICT

TRACT NO. 20138

SCALE 1"=100'

DATE 06/12/19

SHEET 1 OF 2

SCALE 1"=50'

DATE 06/12/19

SHEET 2 OF 2

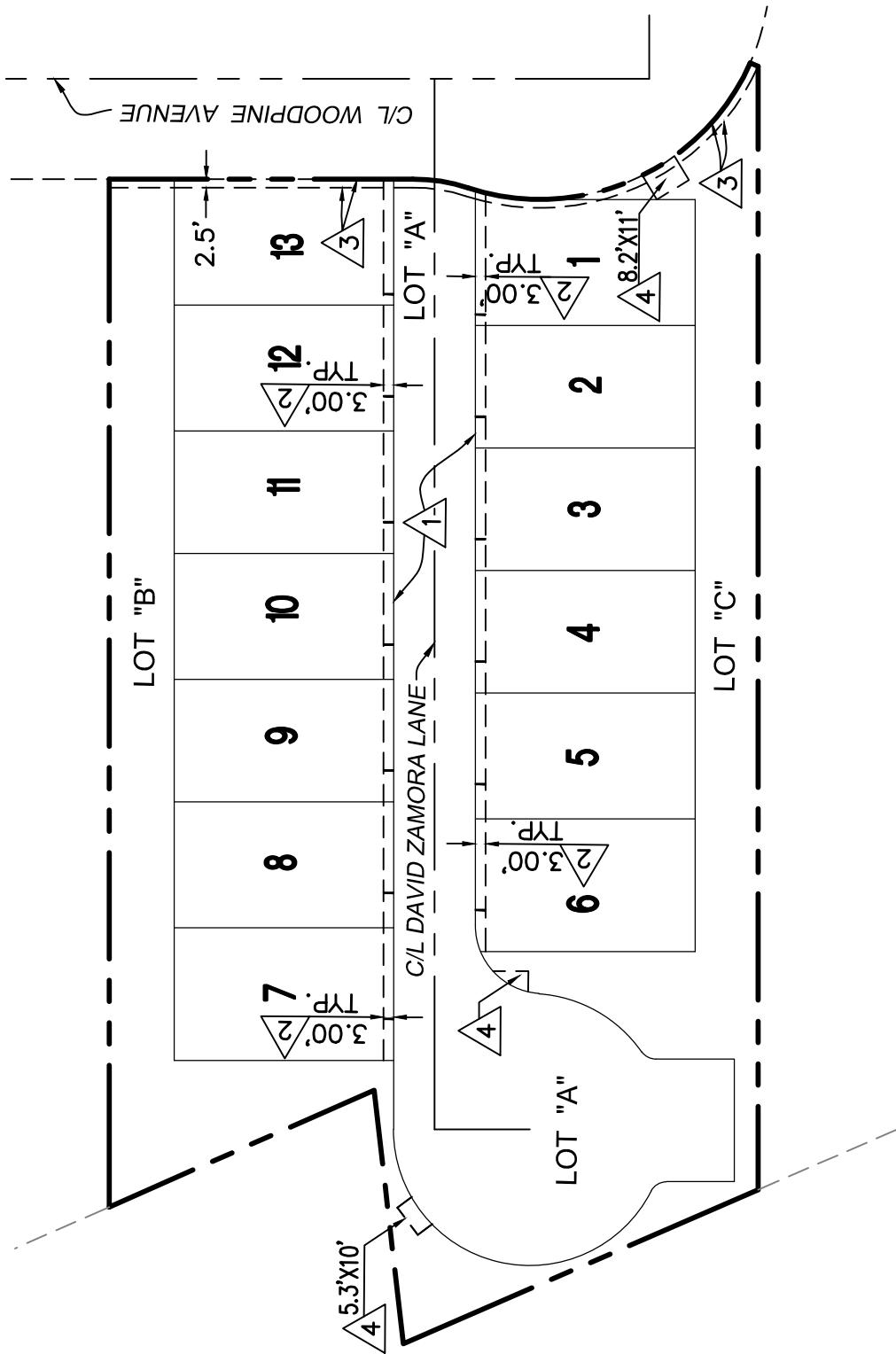
EXHIBIT "B"  
WEST VALLEY WATER DISTRICT  
TRACT NO. 20138

SECTION 24 TOWNSHIP 1 SOUTH, RANGE 5 WEST, SBM

PREPARED BY:



**UNITED CIVIL INC.**  
ENGINEERING • PLANNING • SURVEYING  
30141 AGOURA ROAD, SUITE 215  
AGOURA HILLS, CA 91301  
PH: (818) 707-8648





**BOARD OF DIRECTORS  
ENGINEERING AND PLANNING COMMITTEE  
STAFF REPORT**

**DATE:** July 10, 2019  
**TO:** Engineering and Planning Committee  
**FROM:** Clarence Mansell Jr., General Manager  
**SUBJECT:** CONSIDER GRANT OF EASEMENT FROM RICHMOND AMERICAN HOMES OF MARYLAND, INC FOR TRACT 20139

---

**BACKGROUND:**

Richmond American Homes of Maryland, Inc. (“Developer”) is the owner of land located at the south east and west intersection of Woodpine Avenue and Wildrose Avenue in the City of Colton, known as Tract No. 20139, Wildrose Village (“Development”), as shown in **Exhibit A**. In developing this land, the Developer is required to construct new 8-inch water lines within private streets to allow for new domestic, fire and irrigation connections in the tract.

**DISCUSSION:**

In order to construct the water facilities needed to supply water to the Development, West Valley Water District (“District”) must accept a Grant of Easement for water facility construction, inspection, maintenance, replacement and removal within the Development. Attached for committee review and approval is a copy of the proposed Grant of Easement labeled **Exhibit B**, showing the full extent of the easements within the project.

**FISCAL IMPACT:**

No fiscal impact to the District.

**STAFF RECOMMENDATION:**

It is recommended that the Engineering, Operations and Planning Committee approve the Grant of Easement from Richmond American Homes of Maryland, Inc. and have this item considered by the full Board of Directors at a future meeting.

Respectfully Submitted,

Clarence C. Mansell Jr.

---

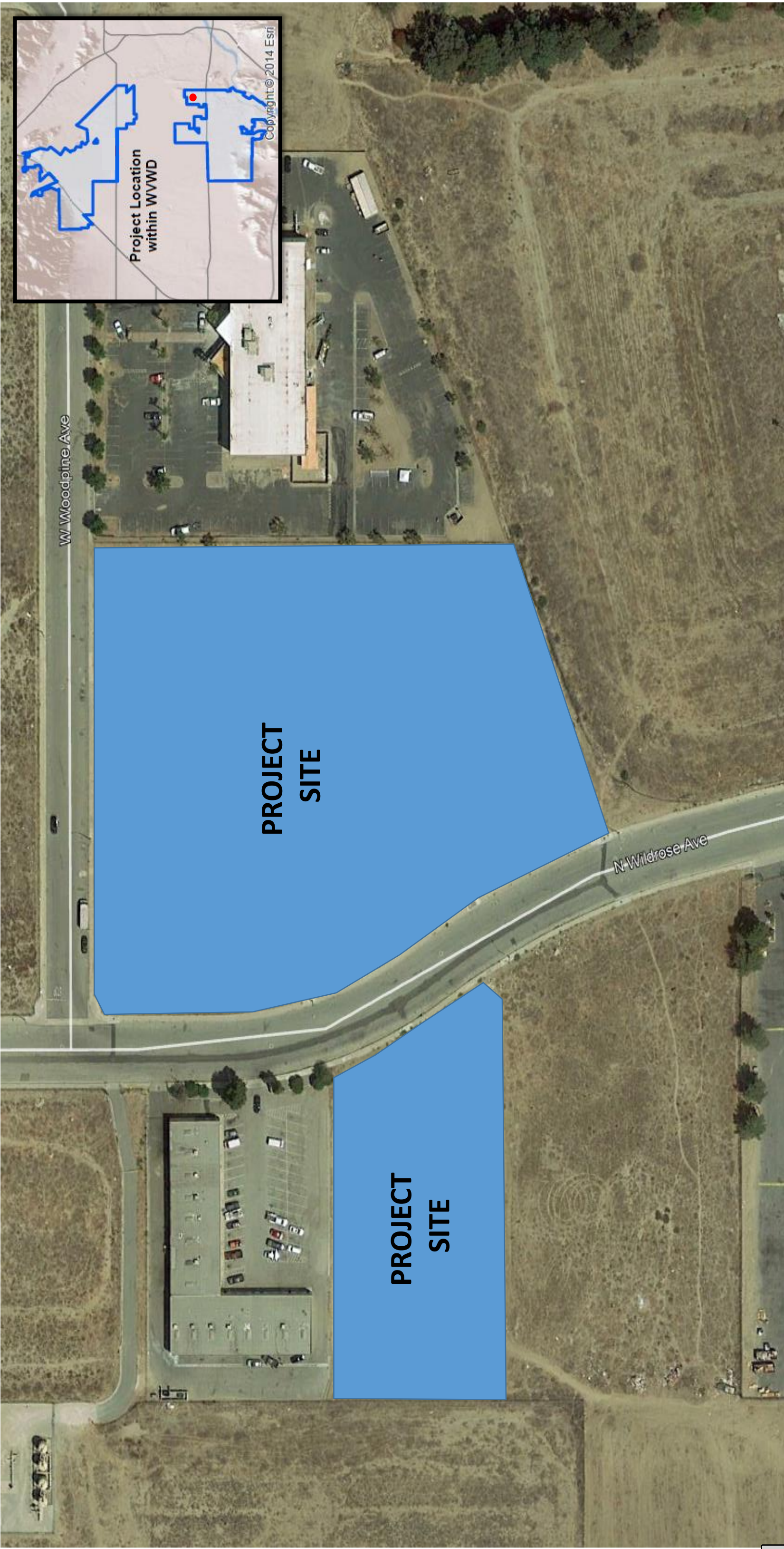
Clarence Mansell Jr, General Manager

DG:ce

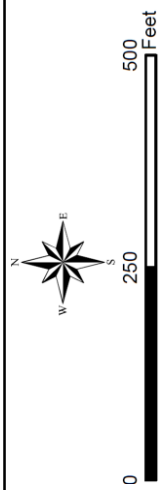
**ATTACHMENT(S):**

1. Exhibit A - Aerial Map
2. Exhibit B - Grant of Easement

# EXHIBIT A



**Exhibit A**  
**Wildrose Village Tract 20139**





# EXHIBIT B

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

WEST VALLEY WATER DISTRICT  
P.O. BOX 920  
RIALTO, CA 92377-0920

ATTENTION: GENERAL MANAGER

THIS DOCUMENT MUST BE SIGNED  
IN THE PRSENCE OF NOTARY &  
NOTARIZED

No Recording Fee required Pursuant to Government Code Section 27383

APN: 0254-051-51, 0254-051-56, 0254-051-57, 0254-051-58, 0254-051-59

**GRANT OF EASEMENT**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged **Richmond American Homes of Maryland, Inc.** (“**GRANTOR**”) does hereby grant to **WEST VALLEY WATER DISTRICT**, a county water district, its successors and assigns (“**GRANTEE**”) a perpetual non-exclusive easement and right of way to construct, enlarge, reconstruct, remove and replace, operate, inspect, maintain, repair, improve and relocate for pipelines for the transmission of water, connections, devises and appurtenances in, on, over, under, upon, along, through and across the property hereinafter described, together with reasonable right of access to and from said easement for purposes of exercising the rights granted in said easement.

Said easement shall be in, under, over, and across that certain property situated in the County of San Bernardino, State of California, described as follows:

**(SEE EXHIBITS “A” & “B” ATTACHED HERETO AND MADE A PART HEREOF)**

The foregoing easement shall include:

- (a) The temporary use of such adjacent land of Grantor as is necessary to install the facilities provided for under the term of the easement granted herein; and
- (b) The right to enter upon and pass and repass over and along said strip or strips of land, and to deposit tools, implements and other materials thereon by Grantee, its officers, agents and employees, and by persons under contract to construct said pipeline or pipelines, and their employees, whenever necessary for the purpose of exercising the rights herein granted.

Grantor retains the right to the use of the land described herein except as to any use in derogation of the easement contained herein, and specifically agrees that no trees shall be planted thereon and, no buildings or other structures of any kind will be placed, constructed, or maintained over the real property described herein. Any work by Grantor, or any one working through or under Grantor, affecting the surface or subsurface of the ground subject to this easement shall be performed only after giving written notice by certified mail, postage paid, addressed to Grantee as its business office setting forth the proposed changes in detail. Such notice is to be given to the Grantee at least thirty (30) business days prior to commencement of such work and is subject to approval by Grantee. Notwithstanding the foregoing, the surface of the ground with respect to the distance from the ground surface to the top of any pipes, as of the date of this easement, shall not be changed by any party other than Grantee, if it results in:

- (a) "Cutting or removing the soil which leave less than thirty (30) inches of soil over the top of any pipe; and
- (b) "**Hauling**" in of soil or "filling" which will leave more than ten (10) feet of soil over the top of any pipe.

It is understood that the permanent easements and the rights of way above described shall be acquired subject to the rights of the Grantor, Grantor's successors, heir and assigns, to use the surface of the real property within the boundaries of such easements and rights of way. It is understood that any use of the surface rights by Grantor, and Grantor's successors, heirs and assigns, shall be deemed a continuing permissive use allowed by Grantee, its successors, heirs and assigns, and each successor-in-interest of the Grantor, by acceptance of a conveyance of said property or interest therein admits and agrees that any such use is a continuing permissive use. It is understood that each and every right and privilege hereby granted is free and alienable.

Notwithstanding the foregoing, it is understood and agreed that this Grant of Easement shall not be construed as a Grant of fee title.

Grantee, its successors and assigns, shall restore, or cause to be restored, the surface or subsurface of the real property hereinabove described to the condition said property was in as of the time of performance of any enlargement, construction, reconstruction, removal and replacement, operation, inspection, maintenance, repair, improvement and relocation, and such restoration shall be performed with due diligence and dispatch.

**IN WITNESS THEREOF**, this instrument has been executed the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**GRANTOR(S):** \_\_\_\_\_

**BY:** \_\_\_\_\_

**NAME:** \_\_\_\_\_

### ALL CAPACITY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, before me, \_\_\_\_\_,  
(Name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(SEAL)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**WATER EASEMENT**

Lots "A", through "E" inclusive, together with Portions of Lots "F", "G", "I", "J", "K" and "L" and the Public Utility Easement noted as Public Utility Easement (Delta Number 5), Public Utility Easement (Delta Number 6), a three (3') foot wide easement affecting Lots 1 through 64 inclusive, Public Utility Easement (Delta Number 7), a two point five (2.5') foot wide easement affecting Lots 1 through 13 and Lots 34 and 52, Lots "A" through "C", inclusive, and Lots "E" through "L", inclusive, Public Utility Easement (Delta Number 8), affecting Lots 1, 13, 52 and Lots "D", "F", "G", "J" through "L" inclusive, all of Tract No. 20139, as per Map file on Book \_\_\_ Pages \_\_\_ through \_\_\_, inclusive of Maps, in the office of the County Recorder of San Bernardino County.

**EASEMENT NOTES:**

- ⑤ INDICATES A PUBLIC UTILITIES AND EMERGENCY ACCESS EASEMENT IN FAVOR OF THE WEST VALLEY WATER DISTRICT, DEDICATE HERON. AFFECTS LOTS "A" THROUGH "E", INCLUSIVE.
- ⑥ INDICATES A 3.00 FOOT WIDE PUBLIC UTILITIES AND RELATED PURPOSES EASEMENT IN FAVOR OF THE WEST VALLEY WATER DISTRICT, DEDICATE HERON. AFFECTS LOTS 1 THROUGH 64, INCLUSIVE.
- ⑦ INDICATES A 2.50 FOOT WIDE PUBLIC UTILITIES AND RELATED PURPOSES EASEMENT IN FAVOR OF THE WEST VALLEY WATER DISTRICT, DEDICATE HERON. AFFECTS LOTS 1 THROUGH 13, INCLUSIVE, LOTS 34 AND 52, LOTS "A" THROUGH "C", INCLUSIVE, AND LOTS "E" THROUGH "L", INCLUSIVE.
- ⑧ INDICATES A PUBLIC UTILITIES AND RELATED PURPOSES EASEMENT IN FAVOR OF THE WEST VALLEY WATER DISTRICT, DEDICATED HERON. AFFECTS LOTS 1, 13, 52, LOTS "D", "F", "G", "J" THROUGH "L", INCLUSIVE.



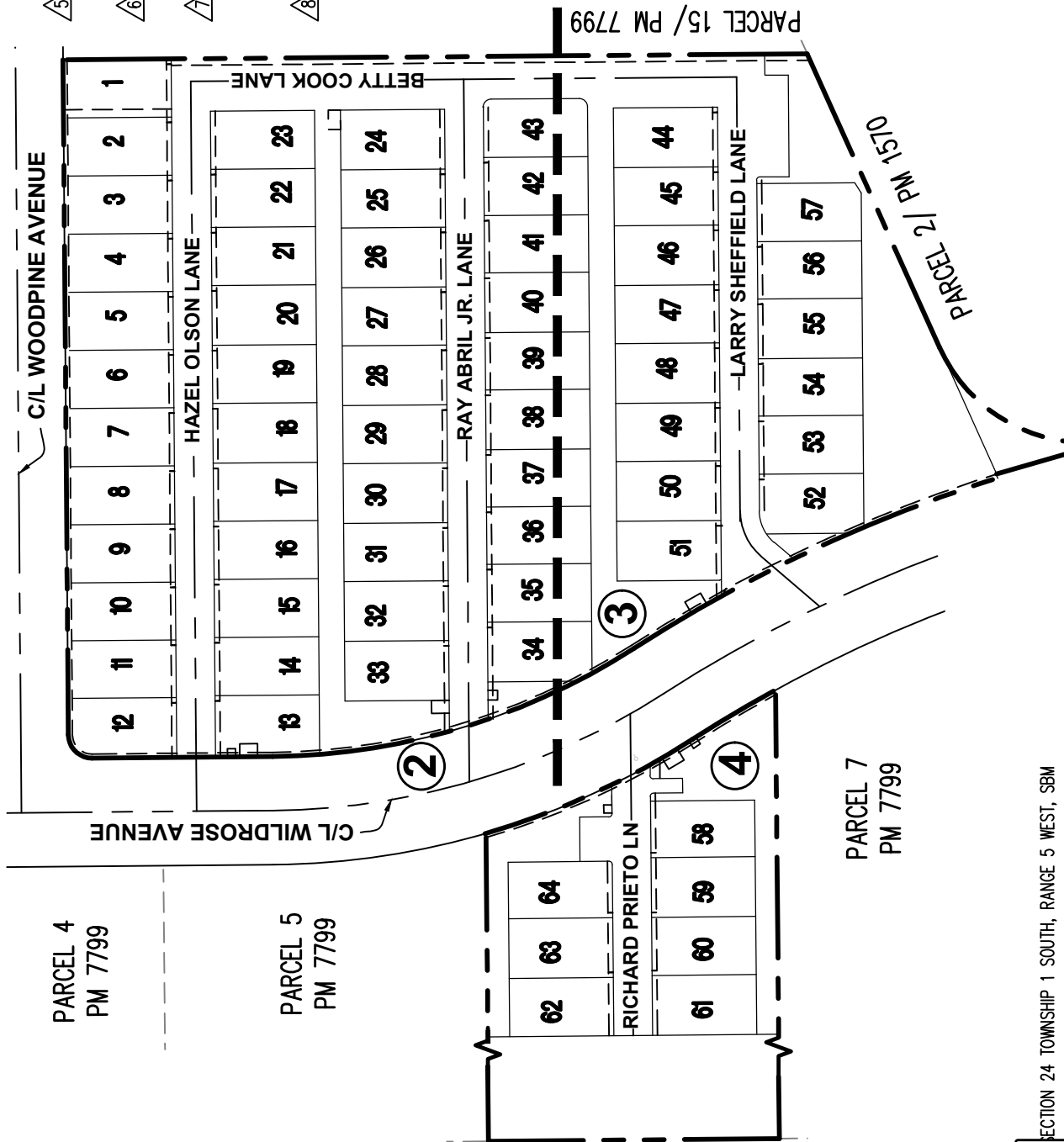
**LEGEND:**

③

SHEET NUMBER

TRACT BOUNDARY LINE

EASEMENT LINE



3.c.b  
SCALE 1"=100'  
DATE 06/12/19  
SHEET 1 OF 4

**EXHIBIT "B"**  
WEST VALLEY WATER DISTRICT  
TRACT NO. 20139

SECTION 24 TOWNSHIP 1 SOUTH, RANGE 5 WEST, SBM  
PREPARED BY: **UNITED CIVIL INC.**  
ENGINEERING • PLANNING • SURVEYING  
30141 AGOURA ROAD, SUITE 215  
AGOURA HILLS, CA 91301  
PH: (818) 707-8648

SCALE 1"=50'

DATE 06/12/19

SHEET 2 OF 4

EXHIBIT "B"  
WEST VALLEY WATER DISTRICT  
TRACT NO. 20139

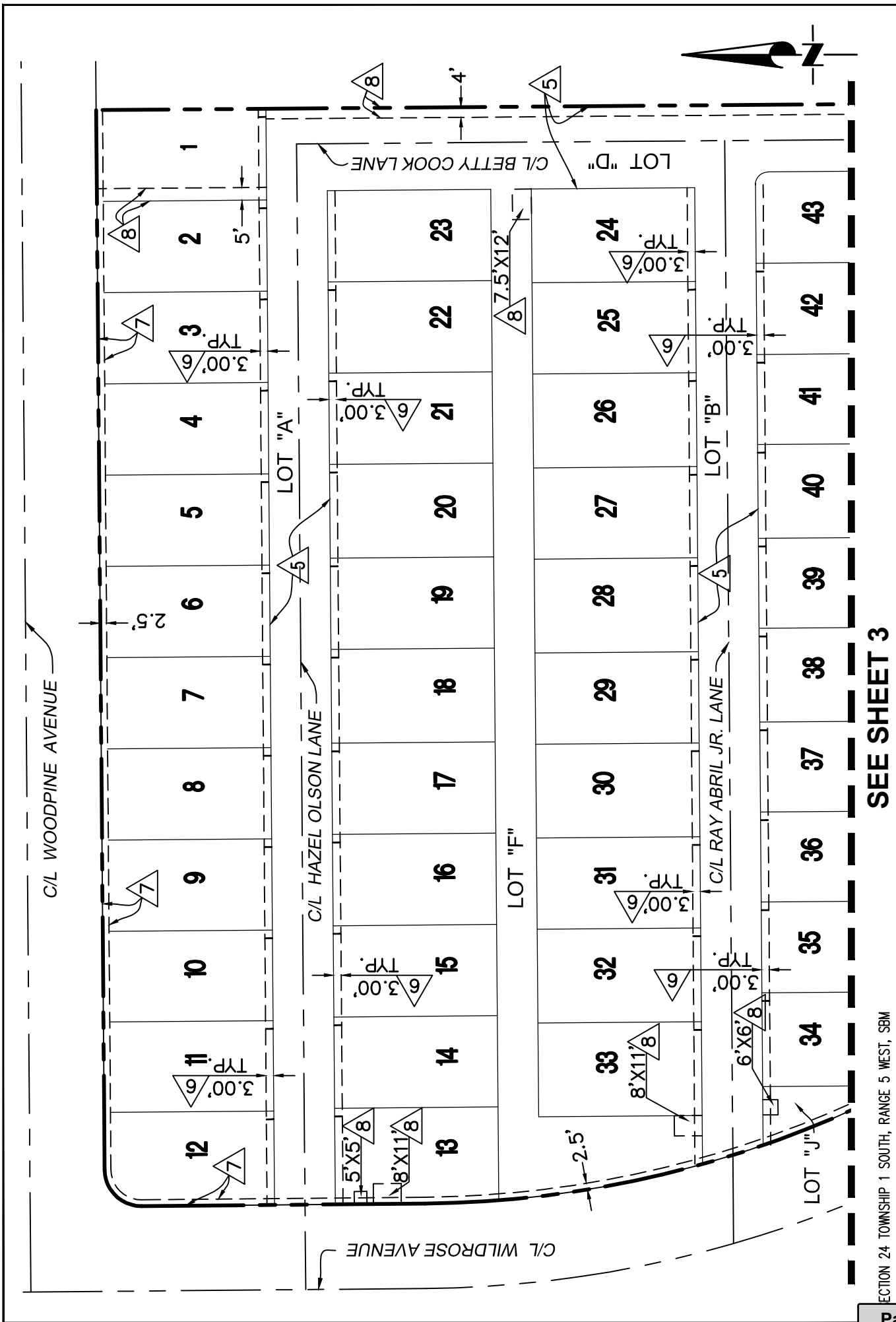
UNITED CIVIL INC.  
ENGINEERING • PLANNING • SURVEYING  
30141 AGOURA ROAD, SUITE 215  
AGOURA HILLS, CA 91301  
PH: (818) 707-8648



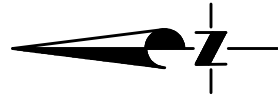
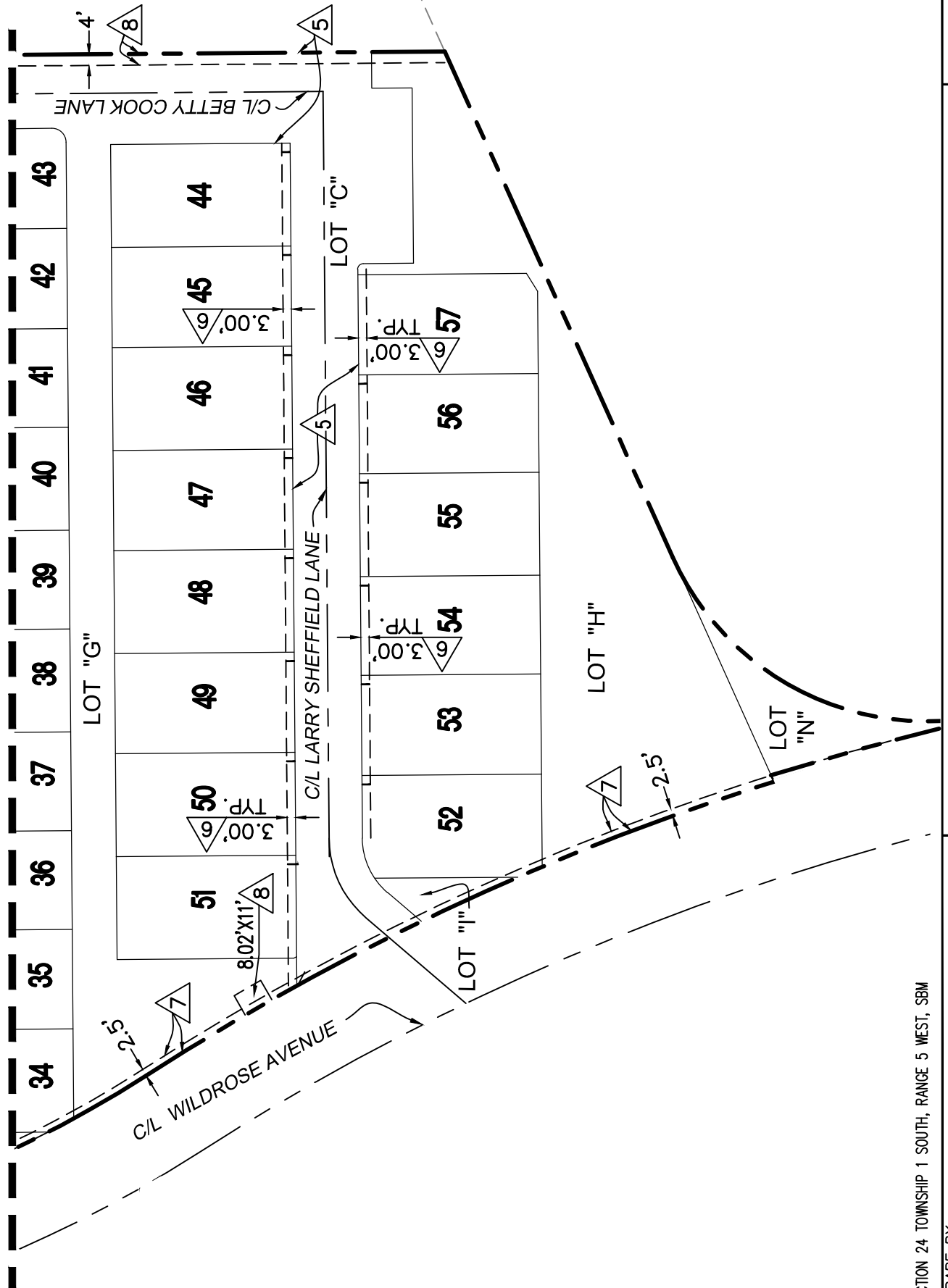
SECTION 24 TOWNSHIP 1 SOUTH, RANGE 5 WEST, SBM

PREPARED BY:

SEE SHEET 3



SEE SHEET 2



3.c.b

SCALE 1"=50'  
 DATE 06/12/19  
 SHEET 3 OF 4

**EXHIBIT "B"**  
 WEST VALLEY WATER DISTRICT  
 TRACT NO. 20139

SECTION 24 TOWNSHIP 1 SOUTH, RANGE 5 WEST, SBM

PREPARED BY:

**UNITED CIVIL INC.**  
 ENGINEERING • PLANNING • SURVEYING  
 30141 AGOURA ROAD, SUITE 215  
 AGOURA HILLS, CA 91301  
 PH: (818) 707-8648



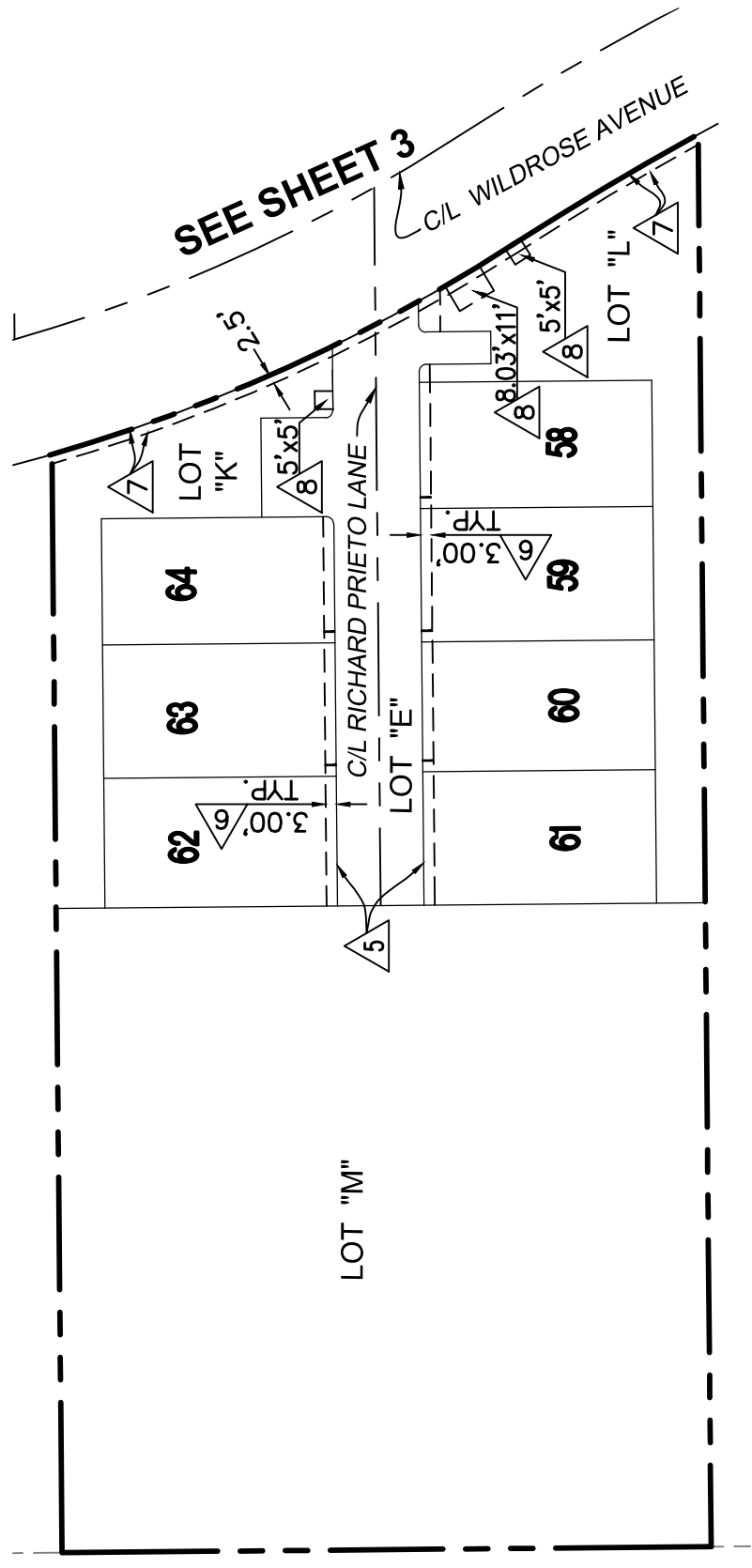


SCALE 1"=50'  
DATE 06/12/19  
SHEET 4 OF 4

**EXHIBIT "B"**  
WEST VALLEY WATER DISTRICT  
TRACT NO. 20139

SECTION 24 TOWNSHIP 1 SOUTH, RANGE 5 WEST, SBM

**UNITED CIVIL INC.**  
ENGINEERING • PLANNING • SURVEYING  
30141 AGOURA ROAD, SUITE 215  
AGOURA HILLS, CA 91301  
PH: (818) 707-8648





**BOARD OF DIRECTORS  
ENGINEERING AND PLANNING COMMITTEE  
STAFF REPORT**

**DATE:** July 10, 2019  
**TO:** Engineering and Planning Committee  
**FROM:** Clarence Mansell Jr., General Manager  
**SUBJECT:** CONSIDER WATER SYSTEM INFRASTRUCTURE INSTALLATION  
 AND CONVEYANCE AGREEMENT WITH RICHMOND AMERICAN  
 HOMES OF MARYLAND, INC FOR TRACT 20139

---

**BACKGROUND:**

Richmond American Homes of Maryland, Inc. (“Developer”) is the owner of land located at the south east and west intersection of Woodpine Avenue and Wildrose Avenue in the City of Colton, known as Tract No. 20139, Wildrose Village (“Development”), as shown in **Exhibit A**. The Development is part of a master-planned community and contains 64 residential lots requiring water services. In developing this land, the Developer is required to construct new water main within the tract to allow for new domestic, fire and irrigation connections.

**DISCUSSION:**

In order to construct the water facilities needed to supply water to the Development, West Valley Water District (“District”) and the Developer wish to enter into a Developer-Installed Water System Infrastructure Installation and Conveyance Agreement (“Agreement”). This Agreement outlines the responsibilities of the Developer in constructing facilities, including insurance, indemnification and bonding requirements as well as conveyance and acceptance of the water system by the District. Attached as **Exhibit B** is a copy of the Water System Infrastructure Installation and Conveyance Agreement for this development.

**FISCAL IMPACT:**

No fiscal impact to the District.

**STAFF RECOMMENDATION:**

It is recommended that the Engineering, Operations and Planning Committee approve the Water System Infrastructure Installation and Conveyance Agreement with Richmond American Homes of Maryland, Inc. and have this item considered by the full Board of Directors at a future meeting.

Respectfully Submitted,



---

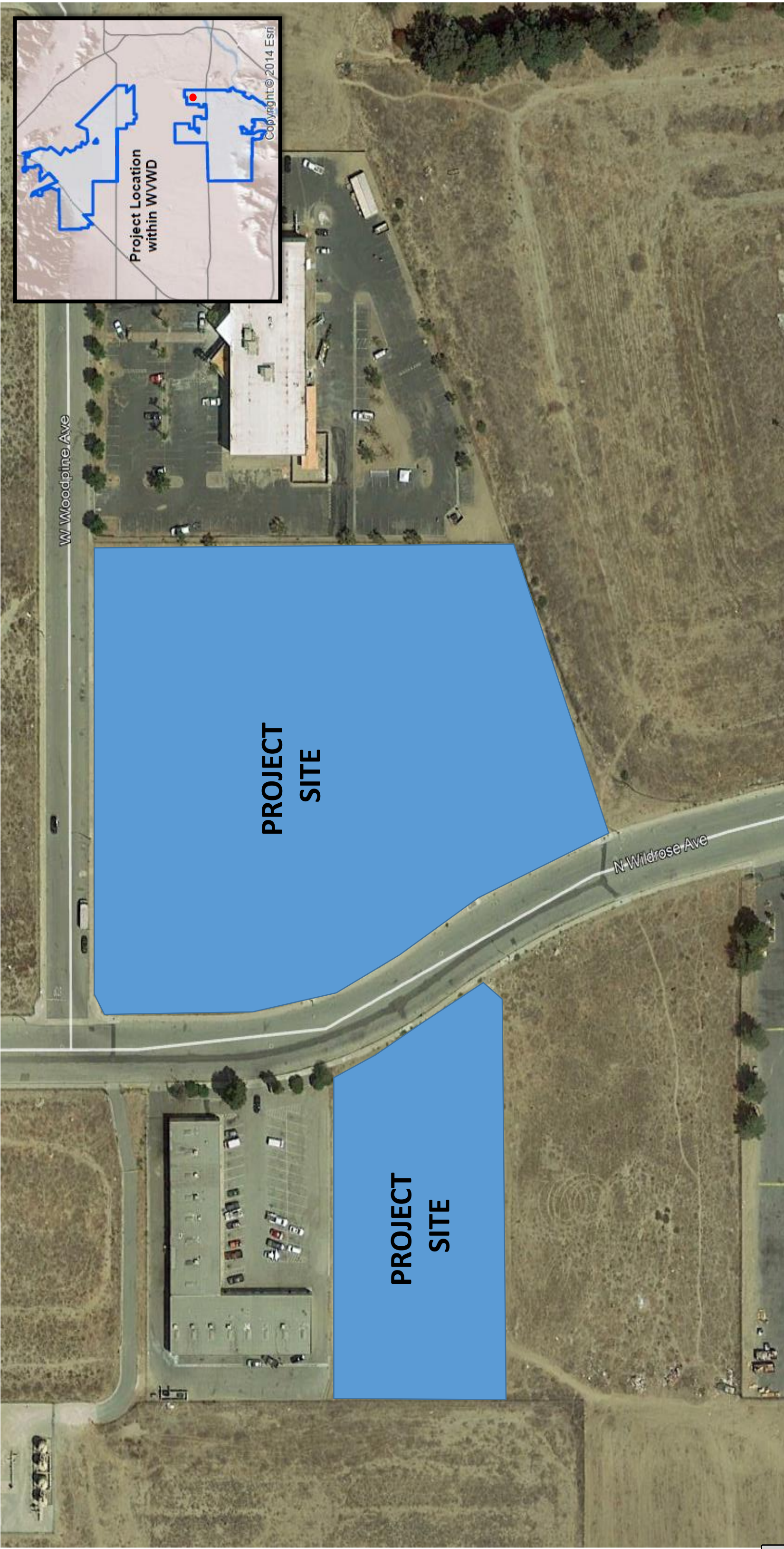
Clarence Mansell Jr, General Manager

DG:ce

**ATTACHMENT(S):**

1. Exhibit A - Aerial Map
2. Exhibit B - Water System Infrastructure Installation and Conveyance Agreement

# EXHIBIT A



**Exhibit A**  
**Wildrose Village Tract 20139**



# EXHIBIT B

## WATER SYSTEM INFRASTRUCTURE INSTALLATION AND CONVEYANCE AGREEMENT

This water system infrastructure installation and conveyance agreement (“Agreement”) is entered into and effective as of \_\_\_\_\_ by and between **Richmond American Homes of Maryland, Inc.** (“Developer”), and WEST VALLEY WATER DISTRICT (“District”) who agree as follows:

The Developer is the owner of certain land described as **Tract 20139** and as more fully (or further) shown on Exhibit "A". In developing this land, the Developer is desirous of obtaining a public water supply adequate for domestic uses and public fire protection purposes and is desirous of integrating that water system into the District’s public water system.

In order to provide facilities for a water supply to said land, it is the intention of the parties to this Agreement that the Developer shall furnish and install those water mains, fire hydrants, service laterals, water meters and valves, valve boxes, and all other appurtenant fittings and facilities required for a complete water system to serve the land shown on Exhibit "A".

In order to implement the foregoing and in consideration of the terms and conditions herein contained, the parties further agree as follows:

### 1. DESIGN

1.1. Developer shall design and construct, at the Developer's own expense, the water facilities and appurtenances required to serve the development in accordance with final District-approved plans known as **Water Improvement Plan – Tract Map No. 20139 Wildrose Village**, as approved and attached herein as Exhibit "B" and in accordance with District-approved design standards and specifications, and the terms and conditions of this Agreement.

1.2. The water system design shall be by a Professional Engineer registered in the State of California, and in accordance with the District's most recent Rules and Regulations (the “Rules and Regulations”), the District's Standards for Domestic Water Facilities and Standard Drawings herein included by reference, all applicable District ordinances and policies and all City, County of San Bernardino, State of California, and Federal laws, ordinances, rules, regulations, codes and other legal requirements of all government bodies having jurisdiction over said construction and property (all of the foregoing requirements in this paragraph being collectively referred to herein at times as “Legal Requirements”).

1.3. The District, at Developer's expense, shall review Developer's plans for the purpose of ensuring the adequacy of the design and conformance with the District's standards and specifications. The District reserves the right to add, delete, modify, change or amend any or all the plans and specifications.

1.4. In the event that the property to be developed includes multiple residential, condominiums, commercial or industrial uses, all site plans, grading plans, and any available plumbing plot plans shall be furnished to the District by Developer.

1.5. The District makes no warranties as to the correctness, accuracy or completeness of the plans and specifications. The accuracy, adequacy, suitability, and correctness of the water system design shall be the sole responsibility of the Developer.

## **2. CONSTRUCTION**

2.1. Developer shall perform, or caused to be performed, all construction of the water system infrastructure installation pursuant to the approved water system plans, and all Legal Requirements.

2.2 The performance of this Agreement shall commence within ninety (90) calendar days from the date of this Agreement and shall be completed within one (1) year from the estimated construction start date.

2.3. Time is of the essence in this Agreement; provided that, in the event good cause is shown therefore, the general manager of the District (“General Manager”) may extend the time for completion of the water system installation. Any such extension may be granted without the notice to Developer's surety, and extensions so granted shall not relieve the surety's liability on the bond to secure faithful performance of this Agreement. The General Manager shall be the sole and final judge as to whether or not good cause has been shown to entitle Developer to an extension.

2.4. The Developer and its contractor and subcontractors shall attend a preconstruction meeting with the District at the District's headquarters no less than five (5) working days prior to commencement of construction.

2.5. No work on water facilities shall commence prior to the completion of all required curbs and gutters.

## **3. LICENSES AND PERMITS**

3.1. Developer, and all of Developer’s contractors and subcontractors warrants it possesses, or shall obtain, and maintain during the term of this Agreement any and all licenses, permits, qualifications, insurance and approval of whatever nature that are legally required of Developer, its contractors, and all subcontractors to practice its profession, skill or business.

3.2. The work to be performed under this Agreement, except meter installations, shall be performed by Developer, or a contractor or subcontractor who is pre-approved by the District and is licensed under the laws of the State of California in the specialty Class of "C-34" Pipeline or Class "A" General Engineering. A copy of the contract between Developer and the selected pre-approved contractor and all subcontractors shall be submitted to the District for review and approval.

3.3. Excavation/resurfacing permits shall be secured by Developer at Developer's expense. Permits/easements to install, maintain and operate water system facilities in private property shall be secured by Developer at Developer's own expense prior to construction.



3.4. Developer shall, at Developer's own expense, be responsible for obtaining and adhering to a National Pollution Discharge Elimination System (NPDES) permit from the Regional Water Quality Board as required for construction or pipeline flushing and disinfection.

#### 4. INSURANCE REQUIREMENTS

4.1. The following insurance requirements have been adopted by the District and shall be applicable to this Agreement. These requirements supersede the insurance requirements set forth in any other reference of the District, and to the extent of any conflict, the specified requirements herein shall prevail.

4.2. Developer shall ensure that Developer's contractors conform to the following insurance requirements and that all required documents are submitted to the District at the time of Agreement submittal: Developer shall ensure that its contractors and all subcontractors shall purchase and maintain insurance in amounts equal to the requirements set forth in (a) through (d) below, and shall not commence work under this Agreement until all insurance required under this heading is obtained in a form acceptable to the District, nor shall Developer allow any contractor or subcontractor to commence construction pursuant to a contract or subcontract until all insurance required of the contractor and any subcontractors has been obtained.

a. General Liability: Developer shall ensure that its contractor and all subcontractors shall maintain during the life of this Agreement, a standard form of either Comprehensive General Liability insurance or Commercial General Liability insurance ("General Liability Insurance") providing the following minimum limits of liability: Combined single limit of \$1.0 million per occurrence for bodily injury, including death, personal injury, and property damage with \$2.0 million minimum aggregate, separate for this project as evidenced by endorsement. The insurance shall include coverage for each of the following hazards: Premises-Operations; Owners and Contractors Protective; Broad Form Property Damage contractual for Specific Contract; Severability of Interest or Cross-Liability; XCU Hazards; and Personal Injury – With the "Employee" Exclusive Deleted.

b. Automotive/Vehicle Liability Insurance: Developer shall ensure that its contractor and all subcontractors shall maintain a policy of automotive/vehicle liability insurance on a commercial auto liability form covering owned, non-owned and hired automobiles providing the following minimum limits of liability: Combined single limit of liability of \$1.0 million per accident for Bodily Injury, Death and Property Damage ("Automotive/Vehicle Liability Insurance").

c. Workers' Compensation Insurance: Developer shall ensure that its contractor and all subcontractors shall provide such workers' compensation insurance with statutory minimum amounts of coverage, as required by the California *Labor Code* and other applicable law, and including employer's liability insurance with a minimum limit of \$1,000,000.00 ("Workers' Compensation Insurance"). Such Workers' Compensation Insurance shall be endorsed to provide for a waiver of subrogation against the District.

d. Excess Liability: Developer shall ensure that its contractor and all subcontractors shall provide a policy providing excess coverage in a face amount necessary when

combined with the primary insurance, to equal the minimum requirements for General Liability Insurance and Automotive/Vehicle Liability Insurance.

4.3. The insurances provided for in Section 4.2 and its subsections above are subject to all of the following conditions:

a. The insurance shall be issued and underwritten by insurance companies acceptable to the District, and shall be licensed by the State of California to do business on the lines of insurance specified. The insurers must also have an "A-" Policyholder's rating" and a "financial rating" of at least Class VII in accordance with the most current A.M. Best's Rating Guide.

b. Developer's contractor and subcontractors may satisfy the limit requirements in a single policy or multiple policies. Any such additional policies written as excess insurance shall not provide any less coverage than that provided by the first or primary policy.

c. Any costs associated with a self-insured program, deductibles, or premium rating programs that determine premium based on loss experience shall be for the account of Developer, Developer's contractor and subcontractors, and the District shall not be required to participate in any such loss. If any such programs exist, Developer, Developer's contractor and subcontractors, agree to protect and defend the District in the same manner as if such cost provisions were not applicable.

d. Developer shall ensure that its contractor and all subcontractors shall have presented at the time of execution of the Agreement, the original policies of insurance and a certificate of insurance naming the District as the certificate holder and that such coverage is in force and complies with the terms and conditions outlined herein.

e. If an insurance policy contains a general policy aggregate of less than the minimum limits specified, then the policy coverage shall be written with limits applicable solely to this Agreement, as specified, and shall not be reduced by or impaired by any other claims arising against Developer. These policy limits shall be set forth by separate endorsement to the policy.

4.4. Each such policy of General Liability Insurance and Automotive/Vehicle Liability Insurance shall contain endorsements providing the following:

a. The District, their board members, officers, agents, employees, consultants, and engineers, are hereby declared to be additional insureds under the terms of this policy, but only with respect to the operations of the Developer at or upon any of the premises of the District in connection with the Agreement with the District, or acts or omissions of the additional insureds in connection with, but limited to its general supervision or inspection of said operations and save for any claims arising from the sole negligence or sole willful misconduct the District.

b. No policy shall be canceled, limited, materially altered, or non-renewed by the insurer until thirty (30) days after receipt by the District of a written notice of such cancellation or reduction in coverage.

c. This insurance policy is primary insurance and no insurance held or owned by the designated additional insureds shall be called upon to cover a loss under this policy.

## 5. BONDING REQUIREMENTS

5.1. Developer shall generate an engineer's cost estimate based on the water system plans provided to the District. The estimated costs, attached herein as Exhibit "C", will be submitted to the District for review and approval, and shall be used as the basis for bonding requirements for the water system described in the plans provided to the District by the Developer and approved for construction by the District. The sole intent and purpose of the engineer's estimate is to establish a cost valuation for bonding purposes only.

5.2. Performance Bond: The Developer's engineers estimate for the water system improvements for **Water Improvement Plan – Tract Map No. 20139 Wildrose Village**, is **THREE HUNDRED FORTY THOUSAND THREE HUNDRED NINETY 00/100 DOLLARS (\$340,390.00)**. Developer shall and by this Agreement does guarantee the Developer's faithful performance of this Agreement and all of its terms and conditions by providing the following: Developer shall provide the District with either an irrevocable letter of credit from a recognized financial institution acceptable to the District or a performance bond, from a surety institution licensed by the State of California and authorized to do and doing business in said State, valid and renewable until such improvements are accepted by the District. The irrevocable letter of credit or performance bond shall be in the amount of **THREE HUNDRED FORTY THOUSAND THREE HUNDRED NINETY 00/100 DOLLARS (\$340,390.00)**, equal to 100 percent of the approved Developer's estimate.

5.3. Warranty Bond: The Developer's pre-approved contractor shall furnish a two-year warranty bond for all work completed in accordance with the approved plans (Exhibit "B"). Before District's acceptance of the completed water facilities and appurtenances, such facilities and appurtenances shall be free from any and all liens and encumbrances and free from any and all defects in the materials or construction thereof. The two-year warranty shall be either an irrevocable letter of credit from a recognized financial institution acceptable to the District or a warranty bond beginning on the date of acceptance of the water facilities by the District.

## 6. MATERIALS

6.1. The water system facilities to be installed pursuant to this Agreement shall become an extension of the distribution system of the District. All materials used must conform to District specifications for such materials pursuant to all applicable Legal Requirements.

## 7. NOTICES

7.1. All notices herein required shall be in writing, and delivered in person or sent by registered mail, postage prepaid.

7.2. Notices required shall be given to the **District** addressed as follows:

WEST VALLEY WATER DISTRICT  
 Attn: General Manager  
 Post Office Box 920  
 Rialto, CA 92377

**RE: Water Improvement Plan – Tract Map No. 20139 Wildrose Village**

- 7.3. Notices required shall be given to **Developer** addressed as follows:

Richmond American Homes of Maryland, Inc  
 ATTN TO: Sondra Harris, Vice President  
 5171 California Ave. Suite 120  
 Irvine, CA 92617  
**RE: Water Improvement Plan – Tract Map No. 20139 Wildrose Village**

- 7.4. Notices required shall be given to **Surety** addressed as follows:

The Continental Insurance Company  
 10375 Park Meadows Drive, Suite 300  
 Littleton, Colorado 80123  
 800-262-5303  
**RE: Water Improvement Plan – Tract Map No. 20139 Wildrose Village**

7.5. Provided that any party or Surety may change such address by notice in writing to the other party, and thereafter, notices shall be addressed and transmitted to the new address.

7.6. The Developer or its contractor shall provide the District forty-eight (48) hours advance notice of request for inspection or testing.

- 7.7. The District is closed on the holidays listed in Exhibit “D”.

## **8. NOTICE TO PROCEED TO CONSTRUCT WATER SYSTEM FACILITIES**

8.1. Upon acceptance of the insurance and aforementioned bonds and/or irrevocable letters of credit in the amounts provided herein and approval by the District and upon payment of all applicable charges, the Agreement shall be signed by Developer and the District. The District shall return an original copy of the signed Agreement with a letter to Developer giving notice to proceed to construct the water system facilities.

## **9. INSPECTION**

9.1. It is understood that the sole purpose and intent of the District's inspection and testing is to validate that the materials, workmanship, and construction of the water facilities are in compliance with the District-approved final plans, the District's Rules and Regulations, the Standards for Domestic Water Facilities, the Standard Drawings, and all other applicable District requirements. Developer acknowledges and represents that it assumes full and sole responsibility for the safety and management of the project.

9.2. Developer shall at all times maintain proper facilities and provide safe access for inspection by the District to all parts of the work and to the shops wherein the work is in preparation. Additionally, in connection with the performance of this Agreement, the District shall have the authority to enter the work site at any time for the purpose of identifying the existence of conditions, either actual or threatened, that may present a danger of hazard to any and

all employees. Developer agrees that the District, in its sole authority and discretion, may order the immediate abatement of any and all conditions that may present an actual or threatened danger or hazard to any and all employees at the work site. Furthermore, Developer acknowledges the provisions of California *Labor Code* Section 6400 et seq., which requires that employers shall furnish employment and a place of employment that is safe and healthful for all employees working therein. In the event the District identifies the existence of any condition that presents an actual or threatened danger or hazard to any or all employees at the work site, the District is hereby authorized to order an immediate abatement of that condition.

9.3. All work and materials shall be subject to inspection, testing, and acceptance by the District at Developer's expense. In the event Developer arranges to have materials fabricated for the project, Developer may be required to arrange for the District to inspect that material during fabrication at Developer's expense.

9.4. All material fabrications shall be preapproved by the District and must conform to District standards and specifications.

9.5. The District's inspectors shall have full, unlimited access to perform continuous inspection and have the authority to stop work at any time, by written notice, without any liability whatsoever to the District, if, in the inspectors' judgment, the work called for by this Agreement, or the District approved plans, or the specifications is not being installed or performed in a satisfactory and workmanlike manner according to District's standards and specifications and/or in the event the materials do not comply with the District's standards and specifications.

9.6. Final acceptance of all material to be purchased or fabricated by Developer under this Agreement shall be made only with the prior approval of the District. Approval by the District, however, shall not operate to relieve the material supplier or Developer of any guarantees, warranties, or the duty of compliance with any of the requirements of the approved plans and specifications or of this Agreement. All construction pursuant to this Agreement shall be inspected pursuant for conformity with District requirements. Developer shall pay actual costs for inspections.

## **10. TESTING AND DISINFECTION**

10.1. All water system facilities and components constructed pursuant to this Agreement shall adhere to all requirements for testing, disinfection, and flushing pursuant to District standards and Legal Requirements.

## **11. RELOCATIONS, RECONSTRUCTIONS, AND DAMAGES**

11.1. Developer accepts the responsibility for and the costs occasioned by any reconstruction, relocation, damages to, or changes of water services or facilities caused or contributed to directly or indirectly by any subsequent changes in the location of any of said facilities or water meters or water services.

## 12. AS-CONSTRUCTED DOCUMENTATION

12.1. In order for the District to accept the facilities, Developer shall provide all required documentation as specified in the Standards for Domestic Water Facilities, including As-Built drawings.

## 13. INDEMNIFICATION

13.1. Developer hereby agrees to and shall protect, defend, indemnify and hold the District and its board members, officers, agents, employees, and engineers free and harmless from any and all liability losses, damages, claims, liens, demands and cause of action of every kind and character including, but not limited to, the amounts of judgments, penalties, interests, court costs, attorney's/legal fees, and all other expenses incurred by the District arising in favor of any party, including claims, liens, debts, demands for lost wages or compensation, personal injuries, including employees or the District, death or damages to property (including property of the District) and without limitation by enumeration, all other claims or demands of every character occurring or in any way incident to, in connection with or arising directly or indirectly out of the obligations herein undertaken or out of the operations conducted by Developer save and except claims or litigation arising through the sole negligence or sole willful misconduct of the District or the District's agents and employees. Developer shall investigate, handle, respond to, provide defense for and defend any such claims, demand, or suit at the sole expense of Developer even if the claim or claims alleged are groundless, false or fraudulent. Developer agrees to, and shall defend the District and its members, directors, officers, agents, employees, and engineers from any suits or actions at law or in equity for damages caused, or alleged to have been caused, by reason of any of the aforesaid operations, provided as follows:

a. That the District does not and shall not waive any rights against Developer which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by the District, or the deposit with District by Developer, or any of the insurance policies described in this Agreement.

b. That the aforesaid hold harmless agreement by Developer shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any or the aforesaid operations referred to in this subsection, regardless of whether or not District has prepared, supplied water system installation, or regardless of whether or not such insurance policies shall have been determined to be applicable to any such damages or claims for damages.

This provision is not intended to create any cause of action in favor of any third party against Developer or the District or to enlarge in any way Developer's liability but is intended solely to provide for indemnification of the District from liability for damage or injuries to third persons or property arising from Developer's performance hereunder.

13.2. Neither Developer nor any of Developer's agents, contractors or subcontractors are, or shall be, considered to be agents of the District in connection with the performance of Developer's obligations under this Agreement.

## **14. REPAIR OR RECONSTRUCTION OF DEFECTIVE WORK**

14.1. If, within a period of two years after final acceptance of the work performed under this Agreement, any structure or part of any structure furnished and/or installed or constructed, or caused to be installed or constructed by Developer, or any of the work done under this Agreement, fails to fulfill any of the requirements of this Agreement or the specifications referred to herein, Developer shall, without delay and without any cost to District, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work structure. Should Developer fail to act promptly or in accordance with this requirement, or should the exigencies of the situation as determined by the District in the exercise of its sole discretion require repair, replacement or reconstruction before Developer can be notified, District may, at its option, make the necessary repairs or replacements or perform the necessary work, and Developer shall pay to the District the actual cost of such repairs.

## **15. COSTS AND FEES**

15.1. Developer shall be responsible for all fees and deposits as required by the District. All fees and deposits, shall be paid in full prior to the execution of this Agreement and before construction can take place.

15.2. Any additional costs and fees shall be paid in full prior to conveyance and acceptance of the water system.

## **16. CONVEYANCE AND ACCEPTANCE OF WATER SYSTEM**

16.1. Upon completion of the water system in accordance with the approved water plans and submission of the required documentation, the Developer shall convey the water system to the District.

16.2. The Developer shall be responsible for insuring the pre-approved contractor furnish an irrevocable letter of credit to the District or a warranty bond (One Hundred (100%) of Developer's estimate) for a period of two years as stated in Sections 5.3 of this Agreement, as-built drawings with contractor redlines and AutoCAD files, materials list with quantities, labor, equipment, and materials, water system cost breakouts, compaction test report signed and sealed by a California Registered Engineer, notice of completion filed with San Bernardino County Recorder, fire flow tests of all hydrants, all required easements for water facilities and unconditional financial release from subcontractors and material providers, Upon compliance with all the terms and conditions of this Agreement, the District shall prepare the conveyance agreement accepting the water facilities and forward same to the address provided herein. Title to the ownership of said facilities and appurtenances shall thereby be conveyed to the District. The District shall thereafter operate and maintain said facilities so as to furnish water service to the development (Exhibit "A") in accordance with the District's ordinances, policies and Rules and Regulations.

## **17. PERMANENT WATER SERVICE**

17.1. In no event shall permanent water services be provided to Developer's installed system until all applicable charges and fees have been paid by Developer and all facilities have

been conveyed, free of all encumbrances, to the District, including any easements which may be required. Such conveyance shall occur in a timely manner in accordance with the terms of this Agreement.

## **18. BREACH OR DEFAULT OF AGREEMENT**

18.1. If Developer refuses or fails to obtain prosecution of the work, or any severable part thereof, with such diligence as will insure its completion within the time specified, or any extension thereof, or fails to obtain completion of said work within such time, or if Developer should be adjudged as bankrupt, or Developer should make a general assignment for the benefit of Developer's creditors, or if a receiver should be appointed in the event of Developer's insolvency, or if Developer, or any of Developer's contractors, subcontractors, agents or employees, should violate any of the provisions of this Agreement, the District's General Manager or the General Manager's designee may serve written notice upon Developer and Developer's surety of breach of this Agreement, or of any portion therefore, and default of Developer.

18.2. In the event of any such notice, Developer's surety shall have the duty to take over and complete the work and the improvement herein specified; provided, however, that if the surety, within five (5) days after the serving upon of such notice of breach, does not give the District written notice of its intention to take over the performance of the contract, and does not commence performance thereof within five (5) days after notice to the District of such election, District may take over the work and prosecute the same to completion, by contract or by any other method District may deem advisable, for the account and at the expense of Developer, and Developer's surety shall be liable to the District for any excess cost or damages occasioned District thereby; and, in such event, District, without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to Developer as may be on the site of the work and necessary therefore.

## **19. SUCCESSORS BOUND**

19.1. This Agreement shall be binding upon and inure to the benefit of each of the parties and their respective legal representatives, successors, heirs, and assigns.

## **20. ENFORCEMENT OF PROVISIONS**

20.1. The District's failure to enforce any provisions of this Agreement or the waiver thereof in any instance shall not be construed as a general waiver or relinquishment on its part of any such provision, but the same shall nevertheless be and remain in full force and effect.

[CONTINUED ON NEXT PAGE]



IN WITNESS WHEREOF, the parties hereto execute this Agreement.

**WEST VALLEY WATER DISTRICT**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Clarence C. Mansell, Jr., General Manager

**DEVELOPER:**

**RICHMOND AMERICAN HOMES OF MARYLAND, INC  
a Maryland Corporation**

By: **Richmond American Homes of Maryland, Inc.,  
a Maryland Corporation**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Sondra Harris, Vice President  
Authorized Agent

# Exhibit A

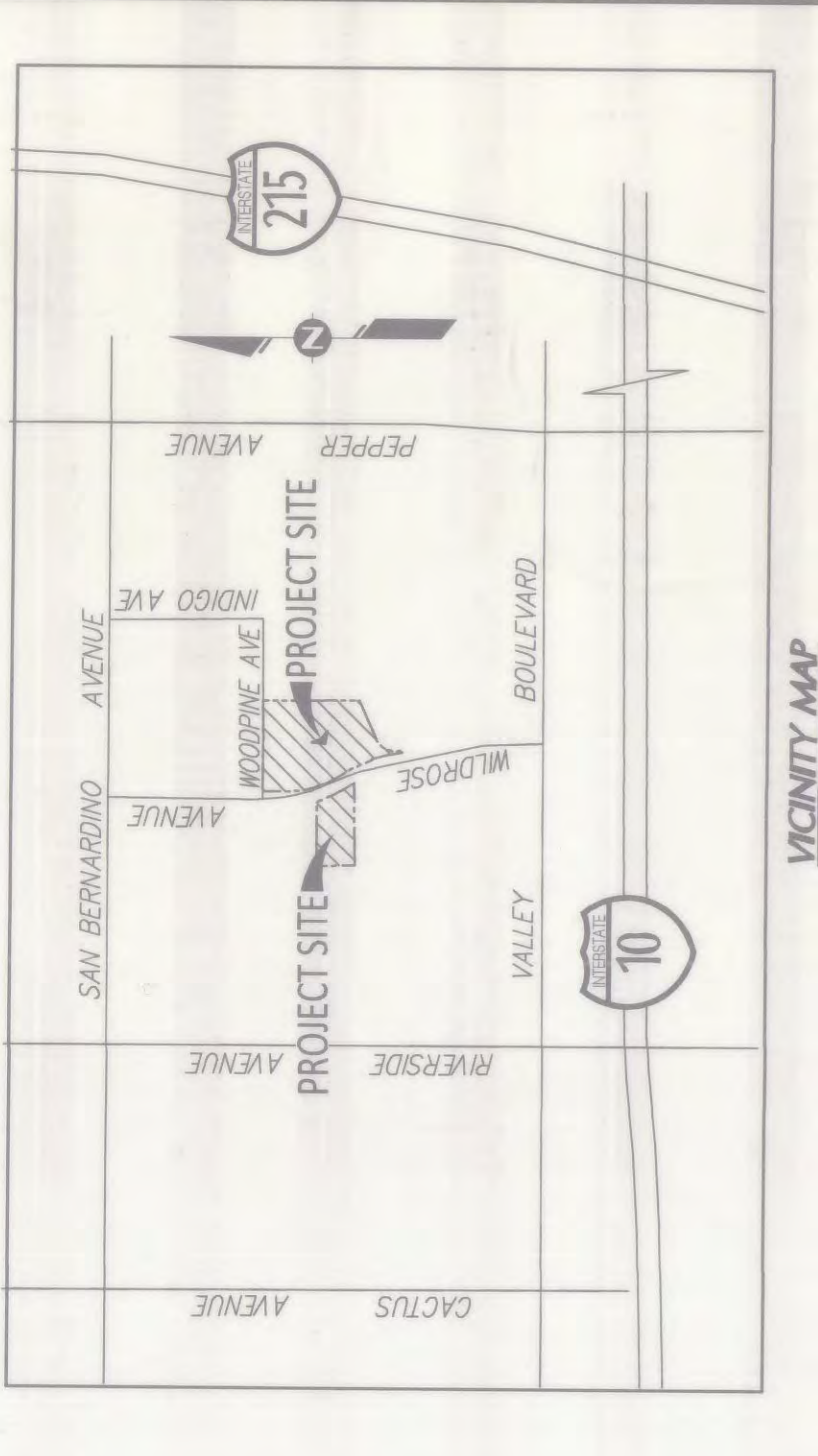


**Exhibit A**  
**Wildrose Village Tract 20139**



# Exhibit B

# WATER IMPROVEMENT PLAN TRACT NO. 20139



**SECTION/TOWNSHIP/RANGE**  
SECTION 24, TOWNSHIP 1S, RANGE 5W

**PROJECT AREA**  
TOTAL SITE AREA: 6.10 ACRES

**SOILS ENGINEER**  
HILLTOP GEOTECHNICAL INC.  
786 SOUTH GIFFORD AVENUE  
SAN BERNARDINO, CA 92408  
CONTACT: MICHAEL STATELIS  
(909) 800-7780  
M.HILL@HILLTOPGEOTECH.COM

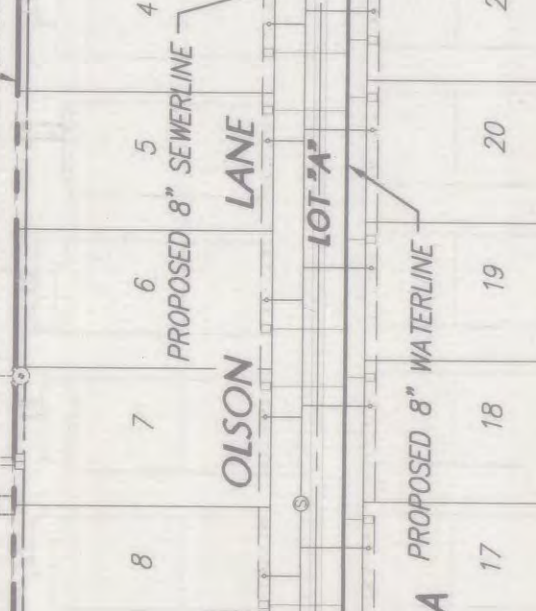
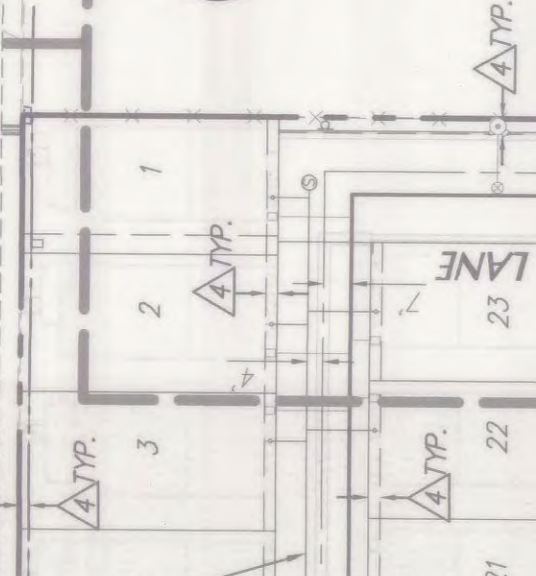
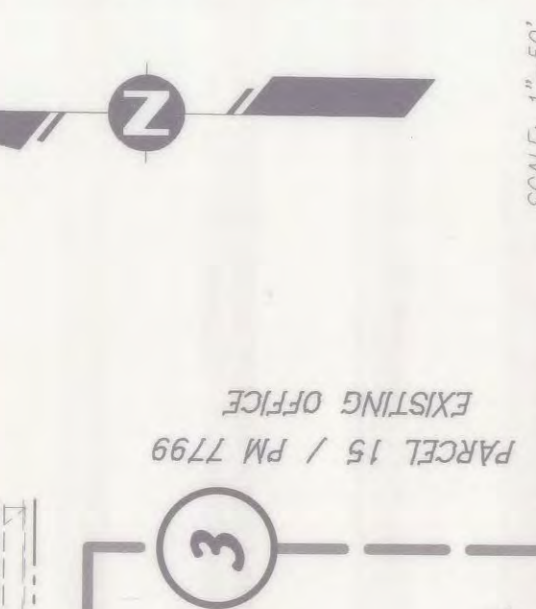
**OWNER/DEVELOPER**  
WILDROSE VILLAGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
MANAGER: JOHN J. REICHEL REVOCABLE TRUST  
3 UPPER NEWPORT PLAZA  
NEWPORT BEACH, CA 92660  
949-474-4250  
JOHN@SUNWEST2Z.COM

**SECTION/TOWNSHIP/RANGE**  
SECTION 24, TOWNSHIP 1S, RANGE 5W

**PROJECT AREA**  
TOTAL SITE AREA: 6.10 ACRES

**SOILS ENGINEER**  
HILLTOP GEOTECHNICAL INC.  
786 SOUTH GIFFORD AVENUE  
SAN BERNARDINO, CA 92408  
CONTACT: MICHAEL STATELIS  
(909) 800-7780  
M.HILL@HILLTOPGEOTECH.COM

**OWNER/DEVELOPER**  
WILDROSE VILLAGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
MANAGER: JOHN J. REICHEL REVOCABLE TRUST  
3 UPPER NEWPORT PLAZA  
NEWPORT BEACH, CA 92660  
949-474-4250  
JOHN@SUNWEST2Z.COM



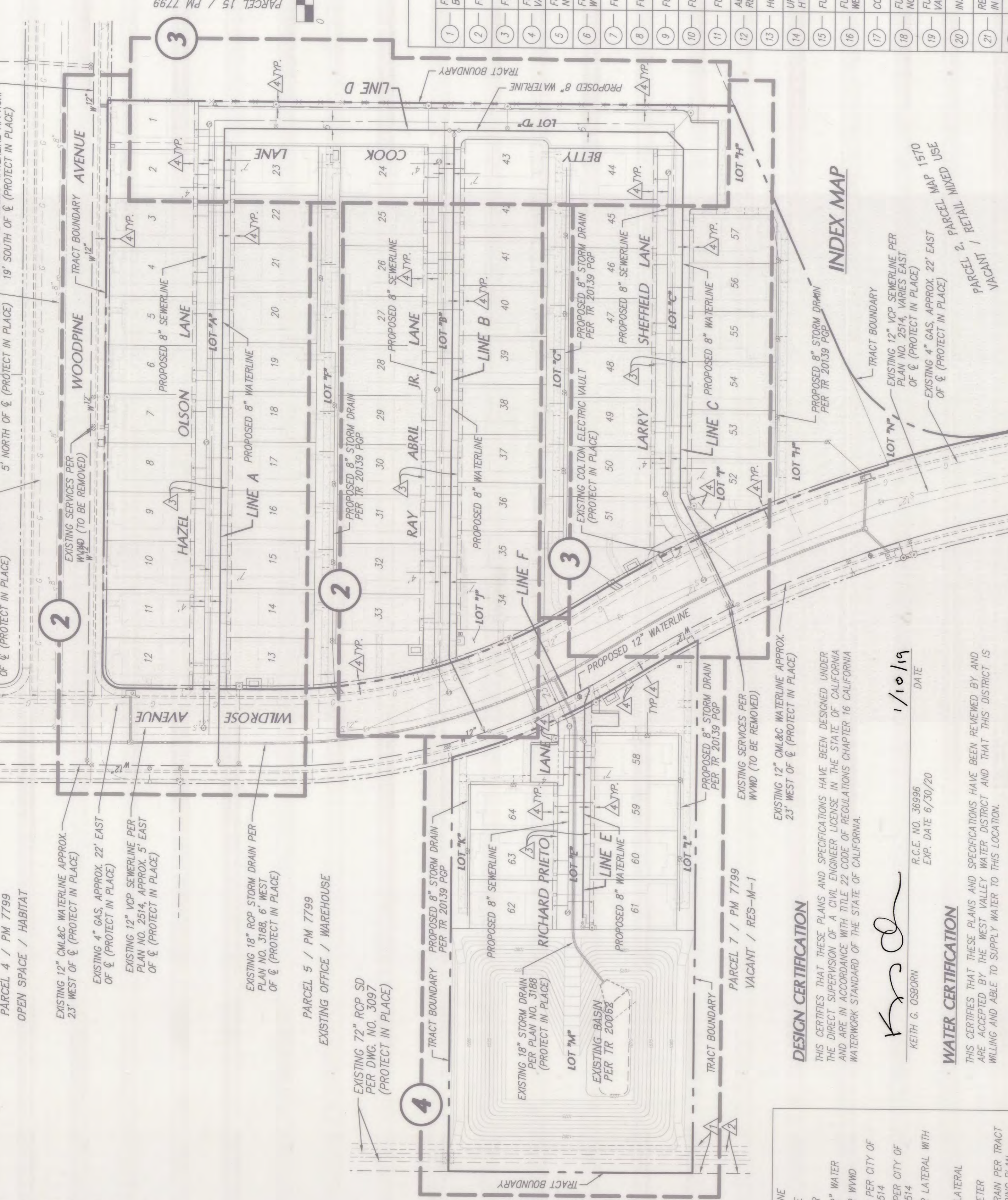
**EASEMENT NOTES**

20' DRAINAGE EASEMENT PER PARCEL MAP NO. 7799

16' DRAINAGE EASEMENT PER PARCEL MAP NO. 7799

PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT PER TR. 20139

PUBLIC UTILITY EASEMENT PER TR. 20139



**WATER NOTES:**

1. PIPE 10\"/>

2. WATER SERVICE LATERALS SHALL BE TYPE K COPPER LINE, MINIMUM 1\"/>

3. 3/4\"/>

4. ALL WATER SERVICE LATERALS SHALL BE INSTALLED AT THE SAME TIME AS MAIN LINE. NO SPICE SHALL BE ALLOWED ON COPPER SERVICE LATERAL LINE.

5. WATER SERVICE LATERALS SHALL BE TERMINATED 12\"/>

6. FIRE HYDRANTS SHALL BE 6\"/>

7. DEPTH OF COVER FOR WATER SERVICE LATERALS SHALL BE MINIMUM 30\"/>

8. 42\"/>

9. ALL WATER MAINS SHALL BE FLUSHED AND DISINFECTED FROM ANWA STANDARDS C651 PRIOR TO USE. AFTER INSTALLATION OR REPAIR.

10. CONSTRUCTION TO BE IN ACCORDANCE WITH THE WEST VALLEY WATER DISTRICT STANDARDS AND REGULATIONS, THERE TO.

11. WATER SERVICE IS SUBJECT TO THE CURRENT DISTRICT RULES AND REGULATIONS AND ANY AMENDMENTS THERETO.

12. IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO (2) YEARS OF THE DISTRICT APPROVAL DATE, THIS PLAN SHALL BE RESUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.

13. WATERLINES SHALL BE INSTALLED ONLY AFTER THE CONSTRUCTION OF CONCRETE CURB/GUTTER.

14. CONTRACTOR SHALL FURNISH A 2-YEAR WARRANTY BOND FOR ALL WATER FACILITIES INSTALLED ON THIS PLAN.

**NOTICE TO CONTRACTORS:**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES BASED ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THERE ARE NO RECORDS OF ANY EXISTING UTILITIES OR STRUCTURES WHICH MAY BE UNKNOWN TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTHS OF ANY UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.

**UTILITY NOTES:**

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTHS OF ANY UTILITIES AND STRUCTURES ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.

**DESIGN CERTIFICATION**

THIS CERTIFIES THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN DESIGNED UNDER THE DIRECT SUPERVISION OF A CIVIL ENGINEER LICENSED WITH THE STATE OF CALIFORNIA AND ARE IN ACCORDANCE WITH TITLE 24 CODE OF REGULATIONS CHAPTER 16 CALIFORNIA WATERWORK STANDARD OF THE STATE OF CALIFORNIA.

1/10/19 DATE

KEITH G. OSBORN R.C.E. NO. 36996 EXP. DATE 6/30/20

**WATER CERTIFICATION**

THIS CERTIFIES THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED BY AND ARE ACCEPTED BY THE WEST VALLEY WATER DISTRICT AND THAT THIS DISTRICT IS WILLING AND ABLE TO SUPPLY WATER TO THIS LOCATION.

1/10/19 DATE

G.M. 02-12-19 DATE

Clarence C. Manoff, R.E. No. 36996

**FIRE CERTIFICATION**

FIRE PROTECTION SYSTEM APPROVED: 1-24-19 (DATE)

BY: [Signature] FIRE MARSHAL SIGNATURE OF CITY OF COLTON FIRE CHIEF

**CONSTRUCTION NOTES**

- 1) FURNISH AND INSTALL 8\"/>
- 2) FURNISH AND INSTALL 1\"/>
- 3) FURNISH AND INSTALL FIRE HYDRANT ASSEMBLY PER WEST VALLEY WATER DISTRICT STD. DWG. NO. W-4
- 4) FURNISH AND INSTALL 8\"/>
- 5) FURNISH AND INSTALL 12\"/>
- 6) FURNISH AND INSTALL 1\"/>
- 7) FURNISH AND INSTALL 8\"/>
- 8) FURNISH AND INSTALL 8\"/>
- 9) FURNISH AND INSTALL 12\"/>
- 10) FURNISH AND INSTALL 12\"/>
- 11) FURNISH AND INSTALL 12\"/>
- 12) FURNISH AND INSTALL 12\"/>
- 13) FURNISH AND INSTALL 12\"/>
- 14) FURNISH AND INSTALL 12\"/>
- 15) FURNISH AND INSTALL 12\"/>
- 16) FURNISH AND INSTALL 12\"/>
- 17) FURNISH AND INSTALL 12\"/>
- 18) FURNISH AND INSTALL 12\"/>
- 19) FURNISH AND INSTALL 12\"/>
- 20) FURNISH AND INSTALL 12\"/>
- 21) FURNISH AND INSTALL 12\"/>
- 22) FURNISH AND INSTALL 4\"/>
- 23) JOIN EXISTING 12\"/>
- 24) INSTALL TEMPORARY LINE STOP BY INTERNATIONAL FLOW TECHNOLOGIES OR APPROVED EQUAL

**LEGEND**

ACP ASBESTOS CEMENT PIPE

AV AIR VALVE

BFP BACKFLOW PREVENTER

BK BOOK

BO BLOW-OFF

BOT BOTTOM OF PIPE

¢ CENTER LINE

DEFO DEAD-END FLUSH-OUT

DWG. DRAWING

ESMT. EASEMENT

EXST. EXISTING

FR FIRE HYDRANT

INV. INVERT

MH MANHOLE

MJ MECHANICAL JOINT

NTS NOT TO SCALE

POP PRECISE GRADING PLAN

S SLOPE OF PIPE

SD STORM DRAIN

STD STANDARD

TOP TOP OF PIPE

VOP VITRIFIED CLAY PIPE

W WATER

**UNDERGROUND SERVICE ALERT**

Call: TOLL FREE 1-800-227-2600

227-2600

**INDEX MAP**

EXISTING 8\"/>

EXISTING 12\"/>

EXISTING 4\"/>

PARCEL 2, RETAIL MIXED VACANT / PARCEL 1 USE

**CONSTRUCTION QUANTITY UNIT**

1) 1,780 LF
2) 64 EA
3) 7 EA
4) 7 EA
5) 1 EA
6) 3 EA
7) 1 EA
8) 1 EA
9) 2 EA
10) 3 EA
11) 3 EA
12) 4 EA
13) 1 EA
14) 1 EA
15) 1 EA
16) 50 LF
17) 115 LF
18) 1 EA
19) 2 EA
20) 8 EA
21) 1 EA
22) 1 EA
23) 4 EA
24) 2 EA

**WATER IMPROVEMENT PLAN**

**TITLE SHEET**

**TRACT MAP NO. 20139**

**WILDROSE VILLAGE**

WORK ORDER NO. \_\_\_\_\_

PRESSURE ZONE: 3

DRAWING NO.: D18012

SHEET 1 OF 5

**WEST VALLEY WATER DISTRICT**

**FIELD BOOK NOTES**

DESIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_

DRAWN BY \_\_\_\_\_ DATE \_\_\_\_\_

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

**PREPARED BY:** KGA ENGINEERING LAND PLANNING SURVEYING ENGINEERS, INC. 357 N. SHERMAN STREET SUITE 117 CORONA, CALIFORNIA 92880 TEL: (951) 279-1800 FAX: (951) 279-4380

DATE: 1/10/19

**REVISIONS:**

MARK	DESCRIPTION	DATE

**Underground Service Alert**

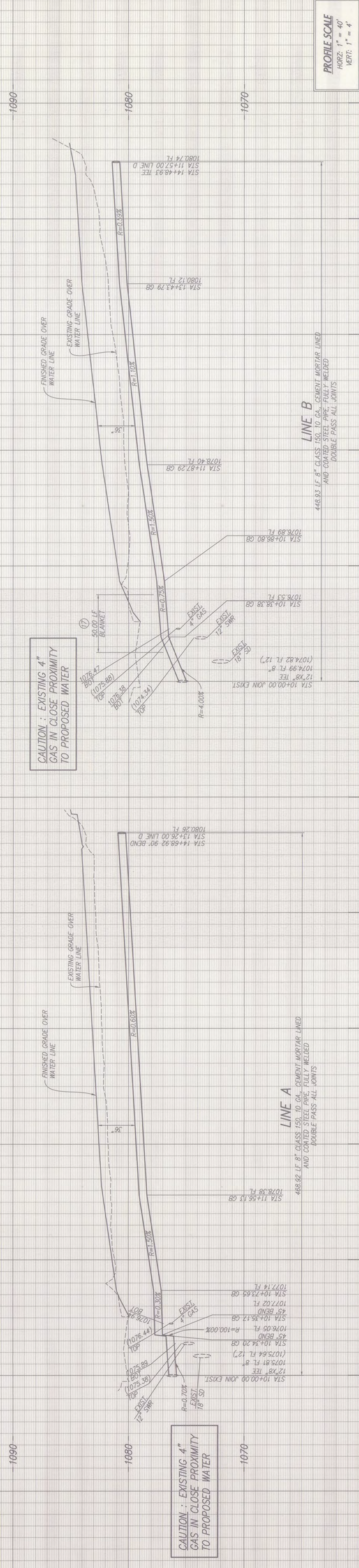
Call: TOLL FREE 1-800-227-2600

227-2600

WORKING DAYS BEFORE YOU DIG

Packet Pg. 45

CONTRACTOR SHALL VERIFY BOTH HORIZ. & VERT. LOCATIONS OF EXISTING SEWER, WATER, AND DRY UTILITIES PRIOR TO CONSTRUCTION



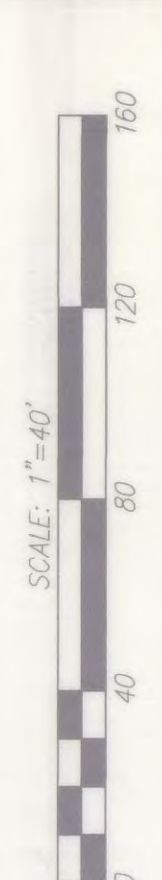
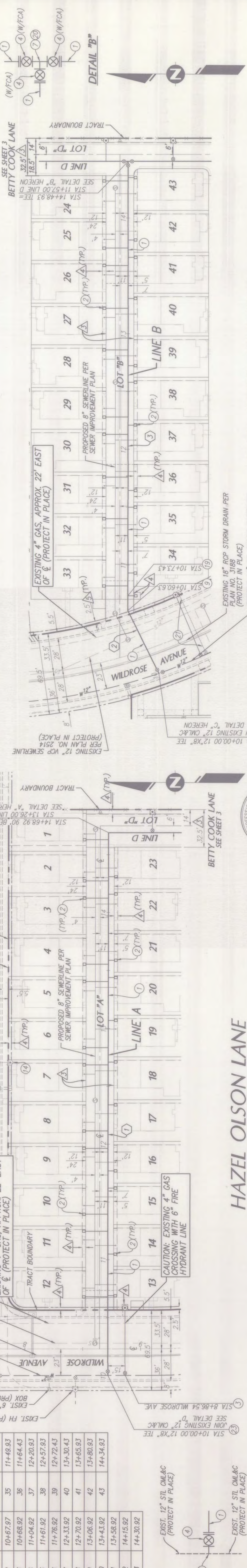
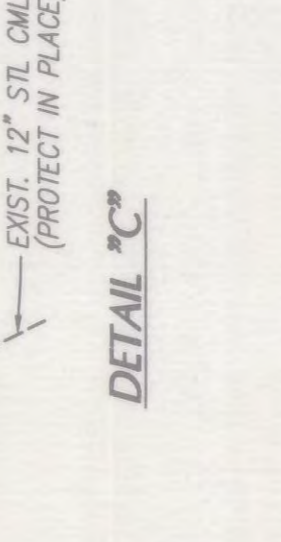
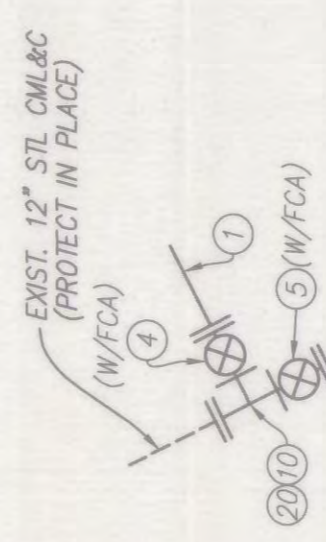
CAUTION: EXISTING 4" GAS IN CLOSE PROXIMITY TO PROPOSED WATER

CAUTION: EXISTING 4" GAS IN CLOSE PROXIMITY TO PROPOSED WATER

PROFILE SCALE  
HORIZ: 1" = 40'  
VERT: 1" = 4'

1" SERVICE DATA		1" SERVICE DATA	
LOT NO.	STATION	LOT NO.	STATION
1	14+82.92	24	14+31.83
2	14+27.42	25	13+73.83
3	14+12.42	26	13+48.83
4	13+55.42	27	13+21.83
5	13+40.42	28	12+85.83
6	12+83.42	29	12+27.83
7	12+68.42	30	12+12.83
8	12+11.42	31	11+75.83
9	11+98.42	32	11+39.83
10	11+24.67	33	10+81.83
11	10+67.97	34	10+33.83
12	10+68.92	35	11+48.83
13	11+04.92	36	11+64.83
14	11+04.92	37	12+20.83
15	11+61.92	38	12+57.83
16	11+76.92	39	12+72.83
17	12+33.92	40	13+30.83
18	12+70.92	41	13+65.83
19	13+06.92	42	13+80.83
20	13+43.92	43	14+34.83
21	13+58.92		
22	14+15.92		
23	14+30.92		

- CONSTRUCTION NOTES**
- FURNISH AND INSTALL 8" ANNA CLASS 150, 10 GAUGE CEMENT MORTAR LINED AND COATED STEEL PIPE, FULLY WELDED
  - FURNISH AND INSTALL 1" SERVICE WITH 1" METER PER WEST VALLEY WATER DISTRICT STD. DNG. NO. W-4
  - FURNISH AND INSTALL FIRE HYDRANT ASSEMBLY PER WEST VALLEY WATER DISTRICT STD. DNG. NO. W-2
  - FURNISH AND INSTALL 8" RESILIENT SEATED (RS) GATE VALVE (WITH FCA) AND VALVE BOX PER WEST VALLEY WATER DISTRICT STD. DNG. NO. W-11
  - FURNISH AND INSTALL 12" BUTTERFLY VALVE (WITH FCA) PER WEST VALLEY WATER DISTRICT STD. DNG. NO. W-11
  - FURNISH AND INSTALL 8" X 8" FLANGED TEE
  - FURNISH AND INSTALL 8" 90° BEND
  - FURNISH AND INSTALL 8" 22.5° BEND
  - FURNISH AND INSTALL 12" OML&C
  - FURNISH AND INSTALL 12" X 8" FLANGED TEE
  - ABANDON EXISTING WATER SERVICE PER WEST VALLEY WATER DISTRICT STANDARD DNG. NO. W-29. RETURN METER TO DISTRICT.
  - HOT TAP EXISTING 12" STL OML&C PER WEST VALLEY WATER DISTRICT STANDARD DNG. NO. W-19
  - UPDATE EXISTING FIRE HYDRANT TO PROMOTE NEW BREAK OFF CHECK VALVE AND NEW MET BARRELL HYDRANT PER WEST VALLEY WATER DISTRICT STD. DNG. NO. W-2
  - CONSTRUCT CONCRETE BLANKET PER WEST VALLEY WATER DISTRICT STD. DNG. NO. W-24
  - FURNISH AND INSTALL 1 1/2" METER AND BACKFLOW PREVENTER (R.P.) PER WEST VALLEY WATER DISTRICT STD. DNG. NOS. W-5 AND W-20
  - INSTALL THRUST BLOCK PER WEST VALLEY WATER DISTRICT STD. DNG. NO. W-3
  - REMOVE EXISTING FIRE HYDRANT AND 6" GATE VALVE. RETURN TO DISTRICT. CUT AND REMOVE INTERFERING PORTION OF 6" PIPE AND ABANDON PER STD. W-29
  - JOIN EXISTING 12" OML&C STL WATER



RAY ABRIL JR. LANE

HAZEL OLSON LANE

**EASEMENT NOTES**

- ▲ PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT PER TR. 20139
- ▲ PUBLIC UTILITY EASEMENT PER TR. 20139

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

**ENGINEERING**  
LAND PLANNING SURVEYING  
K&A Engineering, Inc.  
357 N. SHERIDAN STREET  
SUITE 117  
CORONA, CALIFORNIA 92880  
TEL (951) 279-1800  
FAX (951) 279-4380

**PREPARED BY:** [Signature]  
DATE: 1/10/19

**PREPARED BY:** KEITH G. OSBORN, R.C.E. NO. 36996

**FIELD BOOK NOTES**

MARK	DESCRIPTION	APPR	DATE

**DESIGNED BY:** \_\_\_\_\_  
**DRAWN BY:** \_\_\_\_\_  
**CHECKED BY:** \_\_\_\_\_

**APPROVED BY:** \_\_\_\_\_

**BENCHMARK: CITY OF COLTON NO. 502**  
CITY OF COLTON STANDARD 2 INCH BRASS DISC SET IN THE CONCRETE SIDEWALK AT THE SOUTHEAST CORNER OF VALLEY BLVD. AND ACACIA AVENUE, 2.0 FEET NORTHWEST OF POWER POLE #137158E AND 1.0 FEET SOUTHWEST OF CURB. (B.M. 502 IS SET APPROXIMATELY 0.5 FOOT EAST OF SAN BERNARDINO SURVEYOR'S B.M. #15-4).  
ELEVATION: 1070.912

**LINE TABLE**

NUMBER	LENGTH	BEARING
1	468.92'	N89°32'39"E
2	60.63'	N63°12'28"E
3	388.30'	N89°32'39"E

**WATER IMPROVEMENT PLAN**  
**PLAN & PROFILE**  
TRACT MAP NO. 20139  
WILDROSE VILLAGE

WORK ORDER NO. \_\_\_\_\_  
PRESSURE ZONE: 3  
DRAWING NO.: D18012  
SHEET 2 OF 5

1090

1080

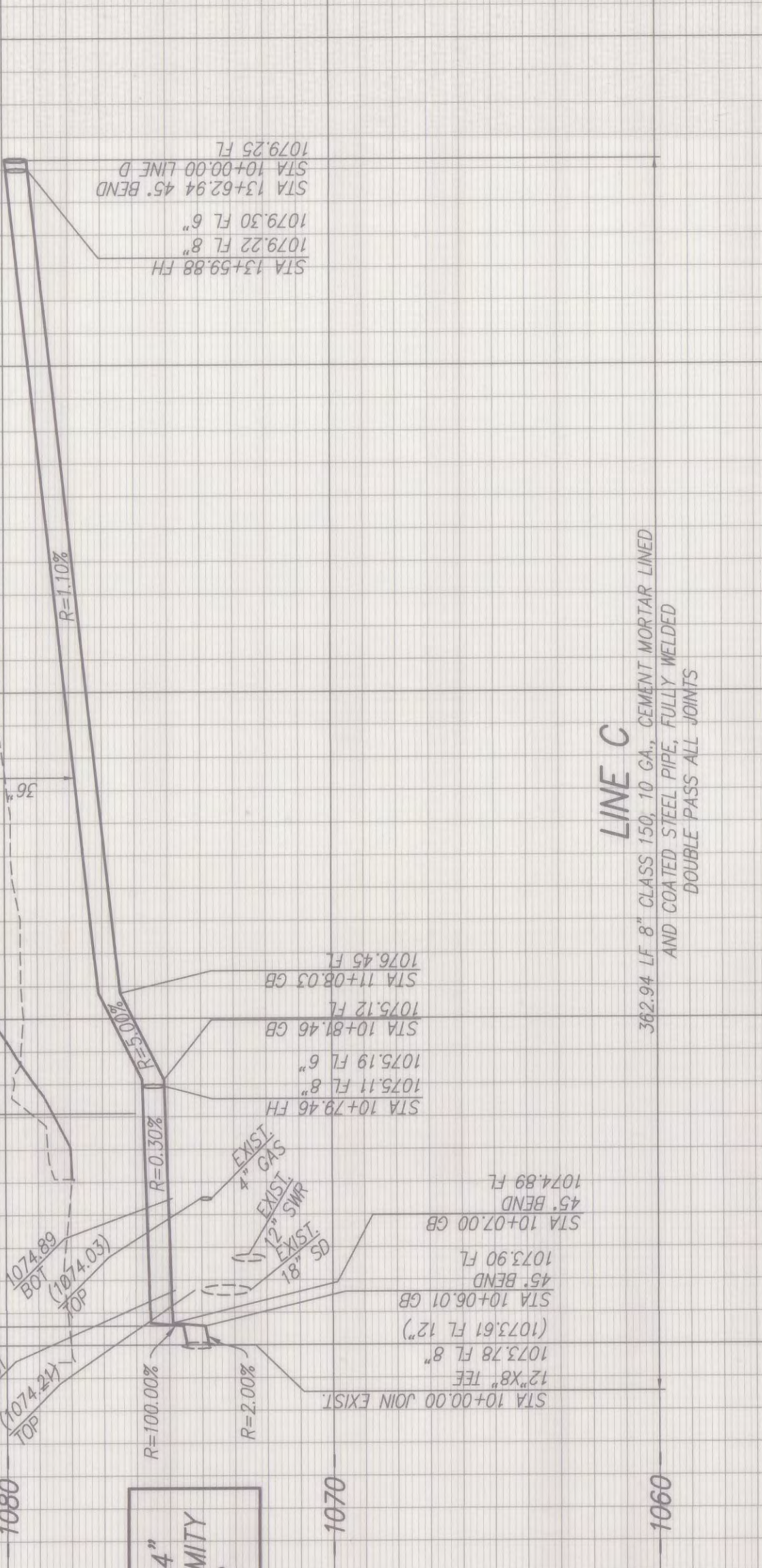
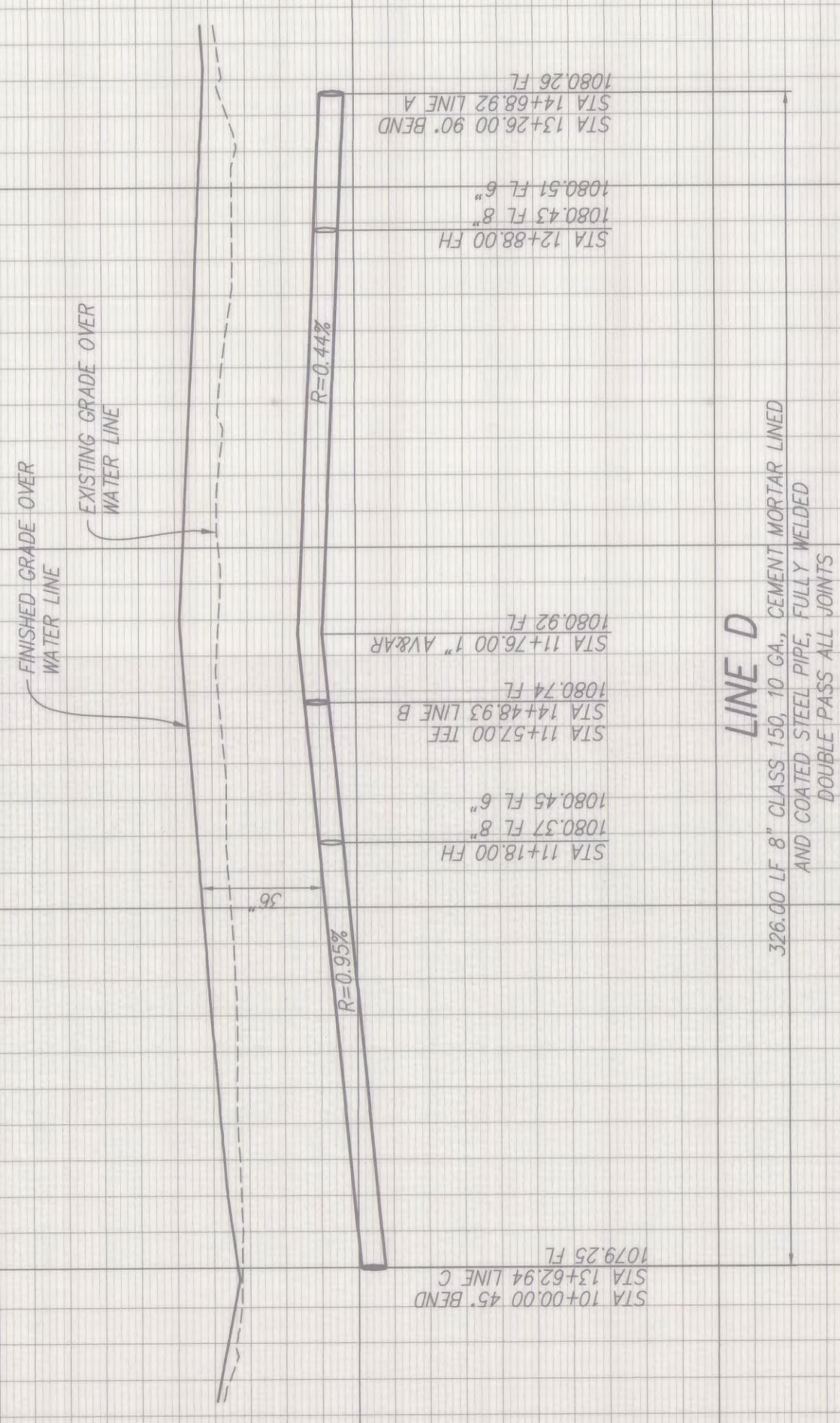
1070

CONTRACTOR SHALL VERIFY BOTH HORIZ. & VERT. LOCATIONS OF EXISTING SEWER, WATER, AND DRY UTILITIES PRIOR TO CONSTRUCTION!

PROFILE SCALE  
HORIZ: 1" = 40'  
VERT: 1" = 4'

CONSTRUCTION NOTES

- 1 FURNISH AND INSTALL 8" ANNA CLASS 150, 10 GAUGE CEMENT MORTAR LINED AND COATED (CML&C) WELD BELL PIPE, FULLY WELDED
- 2 FURNISH AND INSTALL 1" SERVICE WITH 1" METER PER WEST VALLEY WATER DISTRICT STD. DWG. NO. W-4
- 3 FURNISH AND INSTALL FIRE HYDRANT ASSEMBLY PER WEST VALLEY WATER DISTRICT STD. DWG. NO. W-2
- 4 FURNISH AND INSTALL 8" RESILIENT SEATED (RS) GATE VALVE (WITH FCA) AND VALVE BOX PER WEST VALLEY WATER DISTRICT STD. DWG. NO. W-11
- 5 FURNISH AND INSTALL 12" BUTTERFLY VALVE (WITH FCA) PER WEST VALLEY WATER DISTRICT STD. DWG. NOS. W-6A AND W-8B
- 6 FURNISH AND INSTALL 8"x8"x8" FLANGED TEE
- 7 FURNISH AND INSTALL 8" 90° BEND
- 8 FURNISH AND INSTALL 8" 22.5° BEND
- 9 FURNISH AND INSTALL 12"x8" FLANGED TEE
- 10 FURNISH AND INSTALL 8" 45° BEND
- 11 ABANDON EXISTING WATER SERVICE PER WEST VALLEY WATER DISTRICT STANDARD DING NO. W-28. RETURN METER TO DISTRICT.
- 12 CONSTRUCT CONCRETE BLANKET PER WEST VALLEY WATER DISTRICT STD. DING NO. W-24
- 13 INSTALL THRUST BLOCK PER WEST VALLEY WATER DISTRICT STD. DING NO. W-3
- 14 JOIN EXISTING 12" CML&C STL WATER



CAUTION: EXISTING 4" GAS IN CLOSE PROXIMITY TO PROPOSED WATER

14+00

13+00

12+00

11+00

10+00

14+00

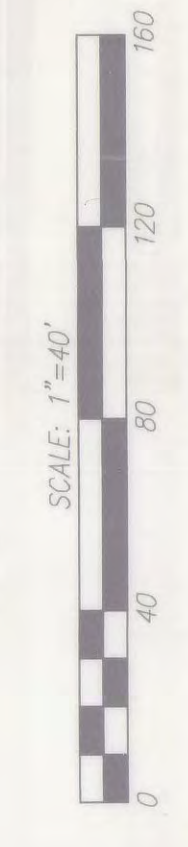
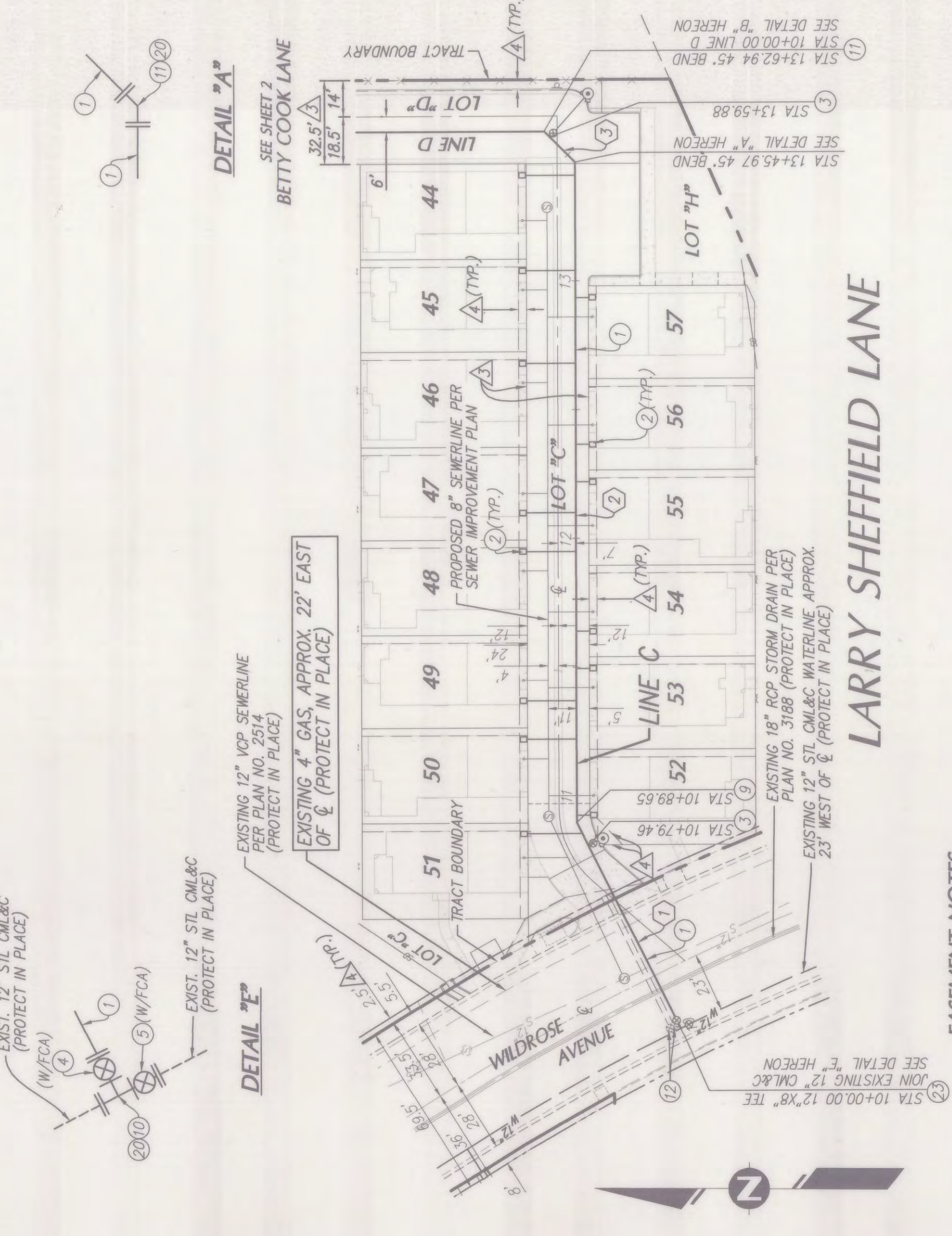
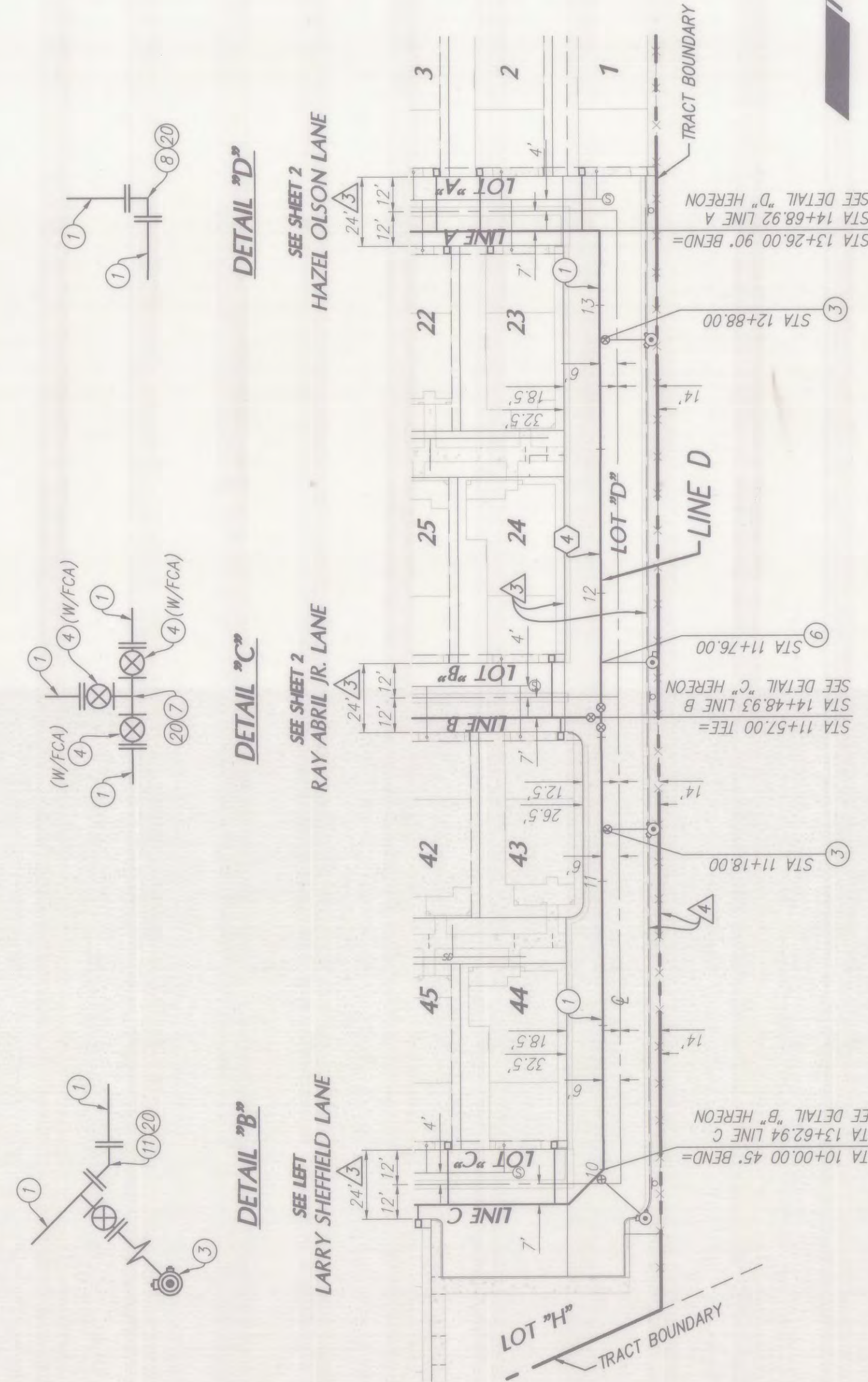
13+00

12+00

11+00

10+00

1" SERVICE DATA	
LOT NO.	STATION LINE C
44	13+40.97
45	13+03.97
46	12+67.97
47	12+08.97
48	11+84.97
49	11+36.97
50	11+21.97
51	10+84.79
52	10+92.47
53	11+49.47
54	11+63.97
55	12+21.97
56	12+36.47
57	12+93.47



BETTY COOK LANE

LARRY SHEFFIELD LANE

- EASEMENT NOTES
- 1 PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT PER TR. 20139
  - 2 PUBLIC UTILITY EASEMENT PER TR. 20139

LINE TABLE

NUMBER	LENGTH	BEARING
1	89.65'	N63°00'00"E
2	256.33'	N89°32'39"E
3	16.97'	N44°32'39"E
4	326.00'	N00°27'21"W

**Underground Service Alert**

Call: TOLL FREE 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

**ENGINEERING**  
K&A LAND PLANNING & SURVEYING  
Engineering, Inc.

357 N. SHERIDAN STREET  
SUITE 117  
CORONA, CALIFORNIA 92880  
TEL (951) 279-1800  
FAX (951) 279-4380

PREPARED BY: *[Signature]*  
KEITH G. OSBORN, R.C.E. NO. 36996

DATE: 1/10/14

**FIELD BOOK NOTES**

MARK	DESCRIPTION	APPR	DATE

**DESIGNED BY:** \_\_\_\_\_  
**DRAWN BY:** \_\_\_\_\_  
**CHECKED BY:** \_\_\_\_\_

**APPROVED BY:** \_\_\_\_\_  
DATE: \_\_\_\_\_

**WATER IMPROVEMENT PLAN**

**PLAN & PROFILE**

**TRACT MAP NO. 20139**

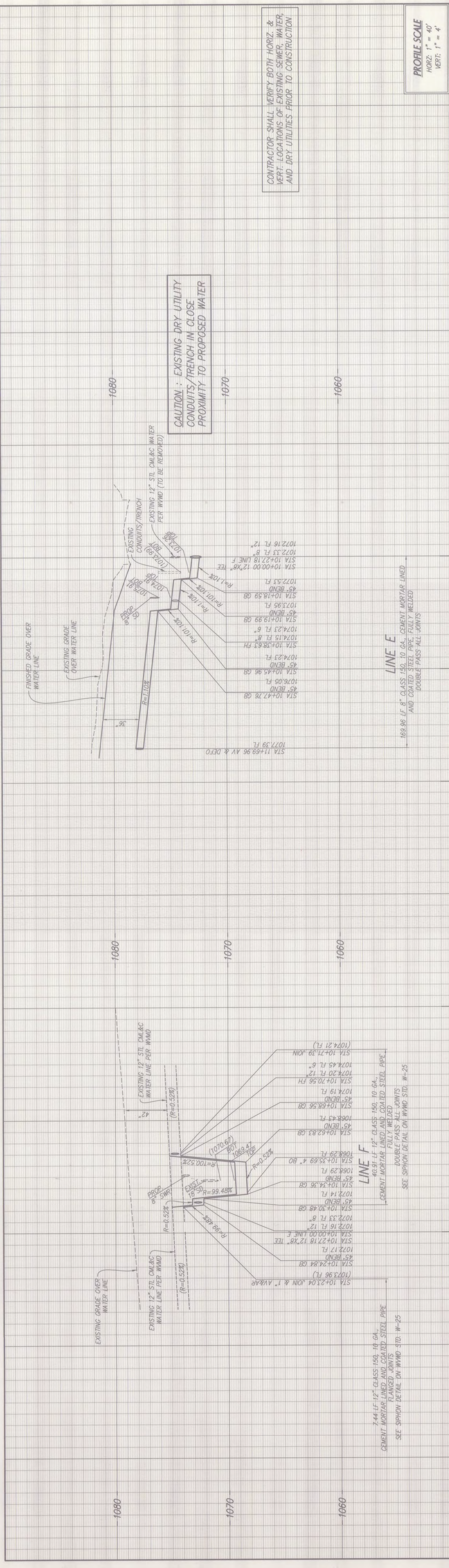
**WILDROSE VILLAGE**

WORK ORDER NO. \_\_\_\_\_

PRESSURE ZONE: 3

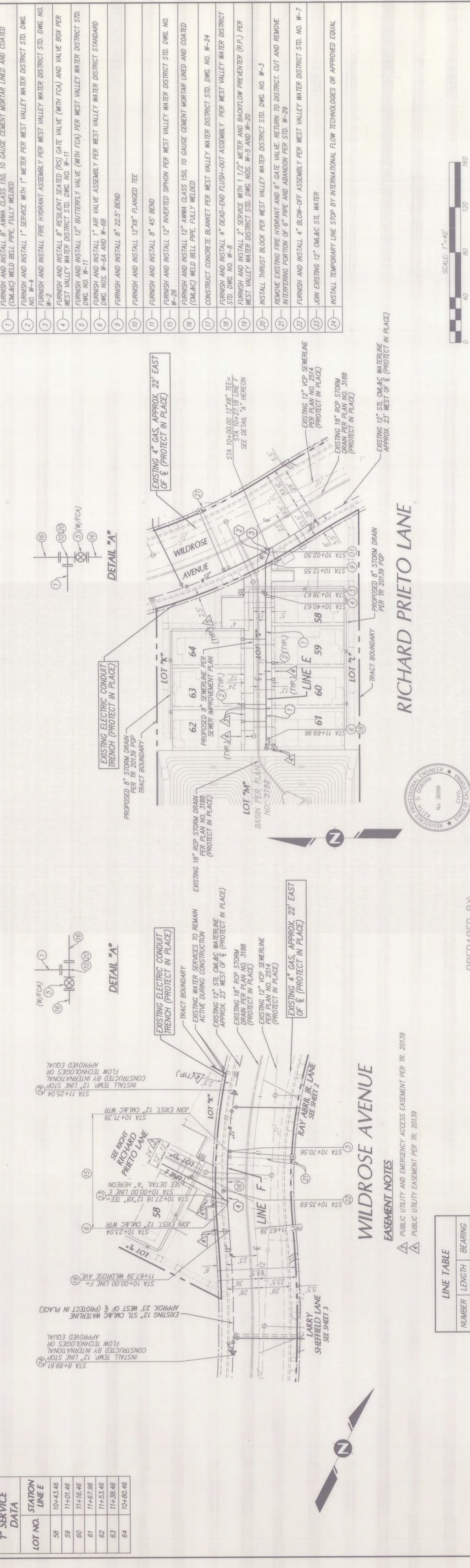
DRAWING NO.: D18012

SHEET 3 OF 5



**1<sup>ST</sup> SERVICE DATA**

LOT NO.	STATION	LINE E
58	10+43.46	
59	11+01.46	
60	11+16.46	
61	11+67.96	
62	11+53.46	
63	11+38.46	
64	10+80.46	



**CONSTRUCTION NOTES**

- FURNISH AND INSTALL 8" AWWA CLASS 150, 10 GAUGE CEMENT MORTAR LINED AND COATED (OML&C) WELD BELL PIPE, FULLY WELDED
- FURNISH AND INSTALL 1" SERVICE WITH 1" METER PER WEST VALLEY WATER DISTRICT STD. DWG. NO. W-4
- FURNISH AND INSTALL FIRE HYDRANT ASSEMBLY PER WEST VALLEY WATER DISTRICT STD. DWG. NO. W-2
- FURNISH AND INSTALL 8" RESILIENT SEATED (RS) GATE VALVE (WITH FCA) AND VALVE BOX PER WEST VALLEY WATER DISTRICT STD. DWG. NO. W-11
- FURNISH AND INSTALL 12" BUTTERFLY VALVE (WITH FCA) PER WEST VALLEY WATER DISTRICT STD. DWG. NO. W-11
- FURNISH AND INSTALL 1" AIR VALVE ASSEMBLY PER WEST VALLEY WATER DISTRICT STANDARD DWG. NOS. W-6A AND W-6B
- FURNISH AND INSTALL 8" 22.5' BEND
- FURNISH AND INSTALL 12" 18" FLANGED TEE
- FURNISH AND INSTALL 8" 45' BEND
- FURNISH AND INSTALL 12" INVERTED SIPHON PER WEST VALLEY WATER DISTRICT STD. DWG. NO. W-26
- FURNISH AND INSTALL 12" AWWA CLASS 150, 10 GAUGE CEMENT MORTAR LINED AND COATED (OML&C) WELD BELL PIPE, FULLY WELDED
- CONSTRUCT CONCRETE BLANKET PER WEST VALLEY WATER DISTRICT STD. DWG. NO. W-24
- FURNISH AND INSTALL 4" DEAD-END FLUSH-OUT ASSEMBLY PER WEST VALLEY WATER DISTRICT STD. DWG. NO. W-8
- FURNISH AND INSTALL 2" SERVICE WITH 1 1/2" METER AND BACKFLOW PREVENTER (R.P.) PER WEST VALLEY WATER DISTRICT STD. DWG. NOS. W-5 AND W-20
- INSTALL THRUST BLOCK PER WEST VALLEY WATER DISTRICT STD. DWG. NO. W-3
- REMOVE EXISTING FIRE HYDRANT AND 6" GATE VALVE. RETURN TO DISTRICT. CUT AND REMOVE INTERFERING PORTION OF 6" PIPE AND ABANDON PER STD. W-29
- FURNISH AND INSTALL 4" BLOW-OFF ASSEMBLY PER WEST VALLEY WATER DISTRICT STD. NO. W-7
- JOIN EXISTING 12" OML&C STL WATER
- INSTALL TEMPORARY LINE STOP BY INTERNATIONAL FLOW TECHNOLOGIES OR APPROVED EQUAL

**FIELD BOOK NOTES**

**BENCHMARK: CITY OF COLTON NO. 502**  
 CITY OF COLTON STANDARD 2 INCH BRASS DISC SET IN THE CONCRETE SIDEWALK AT THE SOUTHEAST CORNER OF VALLEY BLVD. AND ACACIA AVENUE. 2.0 FEET NORTHWEST OF POWER POLE #37158E AND 1.0 FOOT SOUTHWEST OF CURB. (B.M. 502 IS SET APPROXIMATELY 0.5 FOOT EAST OF SAN BERNARDINO SURVEYOR'S B.M. #15-4). ELEVATION: 1070.912

**ENGINEERING**  
 LAND PLANNING SURVEYING  
 Keith G. Osborn, R.C.E. No. 36996

**PREPARED BY:** 1/10/19

**DATE:** 1/10/19

**APPROVED BY:**

**DESIGNED BY:**

**DRAWN BY:**

**CHECKED BY:**

**DATE:**

**DATE:**

**DATE:**

**LINE TABLE**

NUMBER	LENGTH	BEARING
①	157.41'	N89°28'27"W
②	10.05'	N69°58'41"W
③	2.50'	N62°30'01"E

**CURVE TABLE**

NUMBER	DELTA	RADIUS	LENGTH	TANGENT
④	5°48'29"	477.00'	48.35'	24.20'

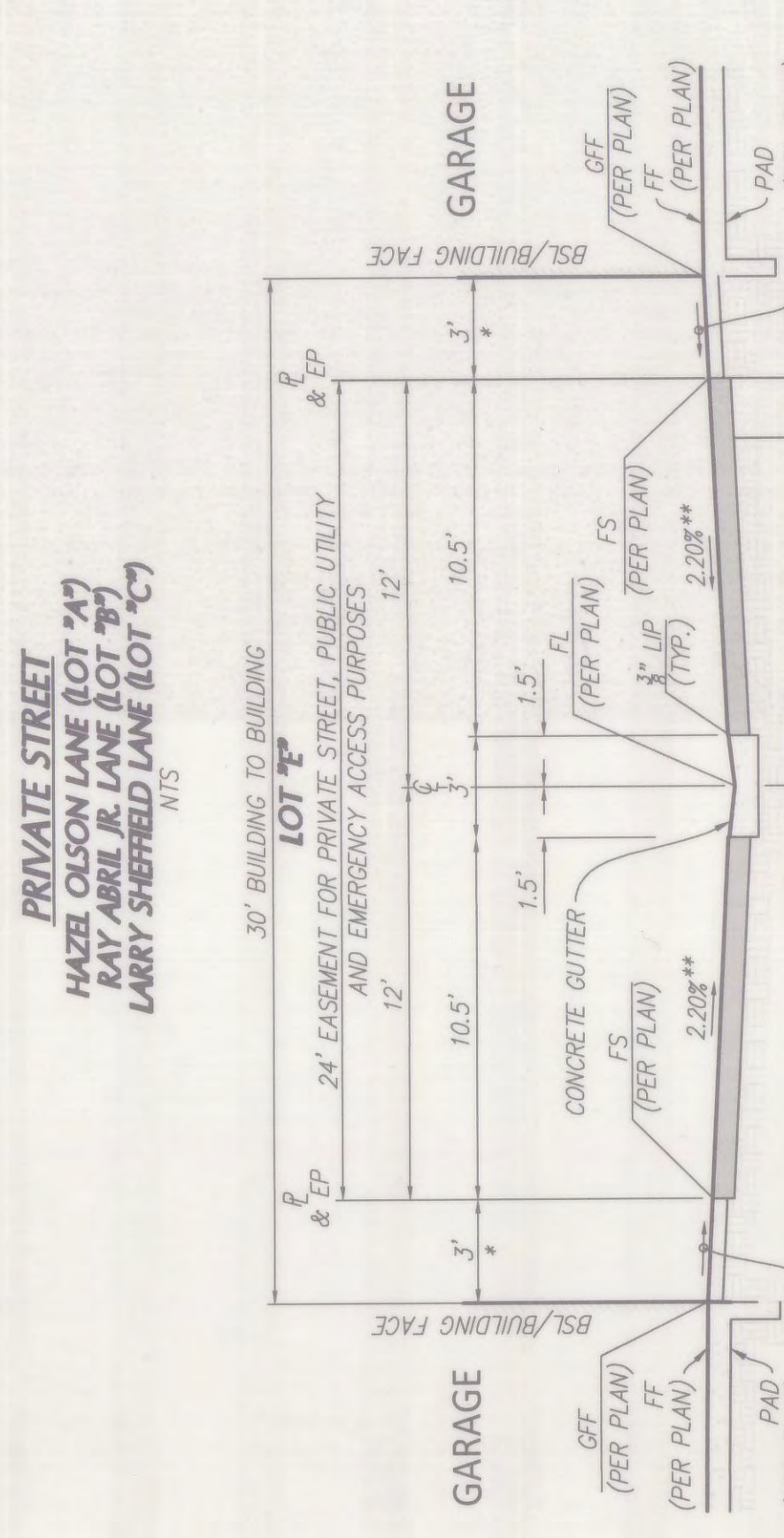
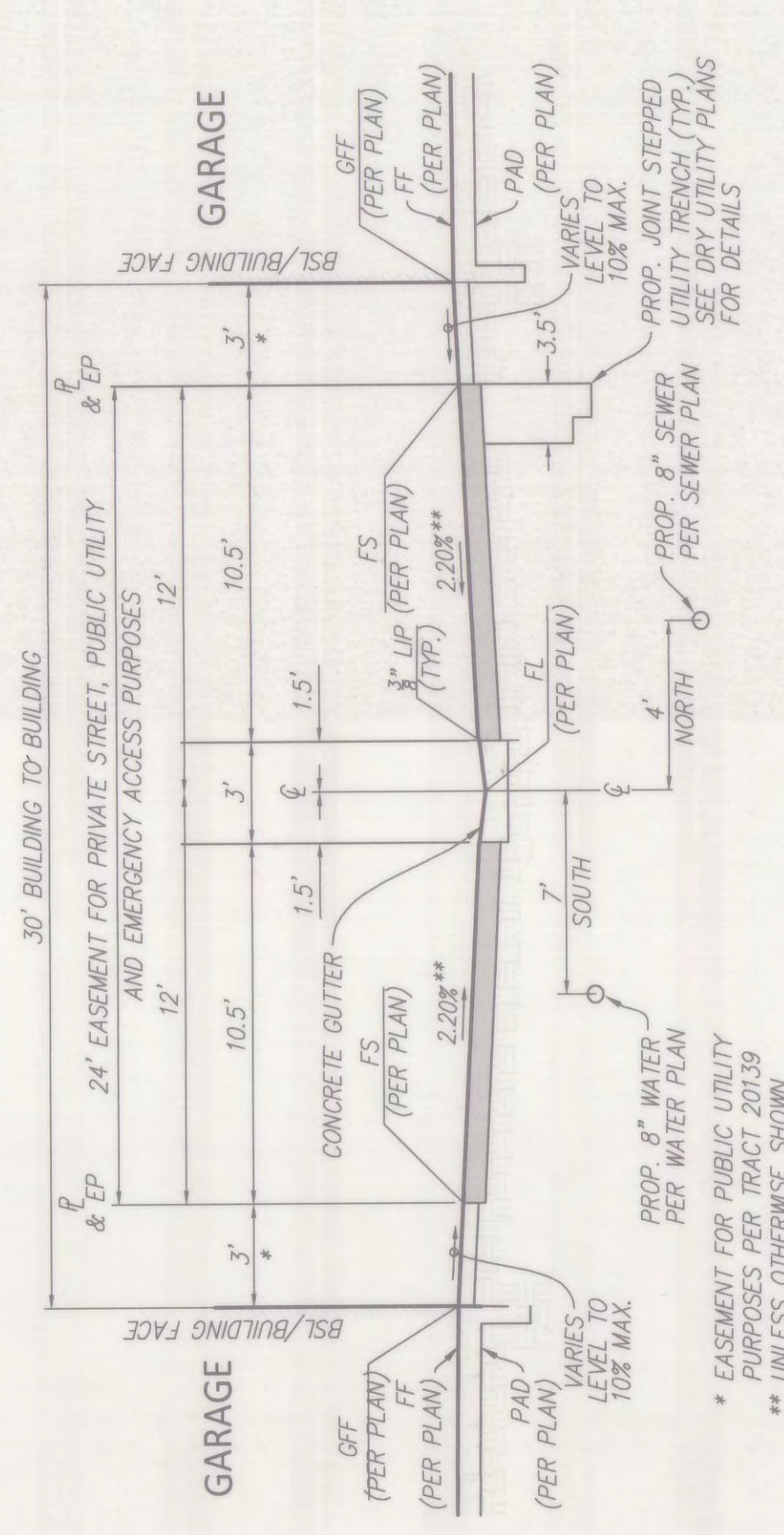
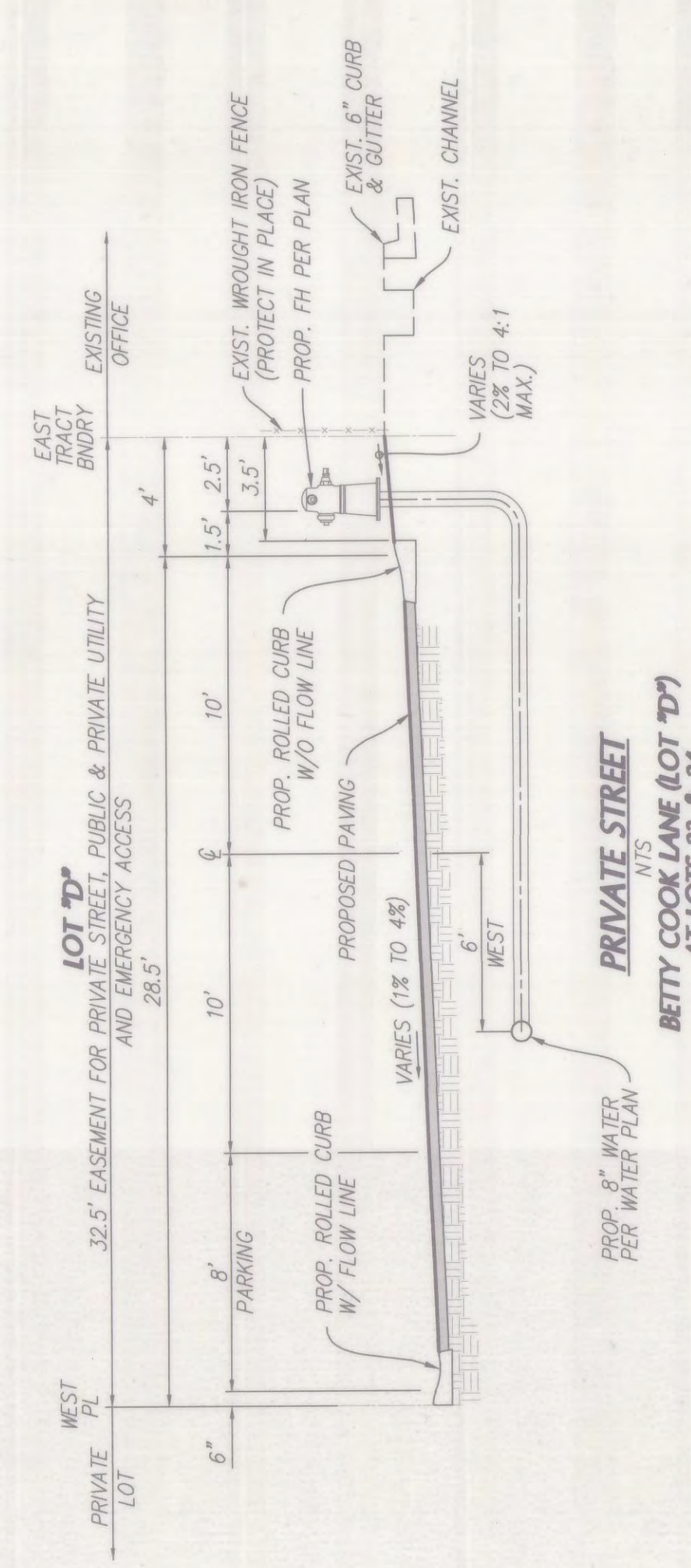
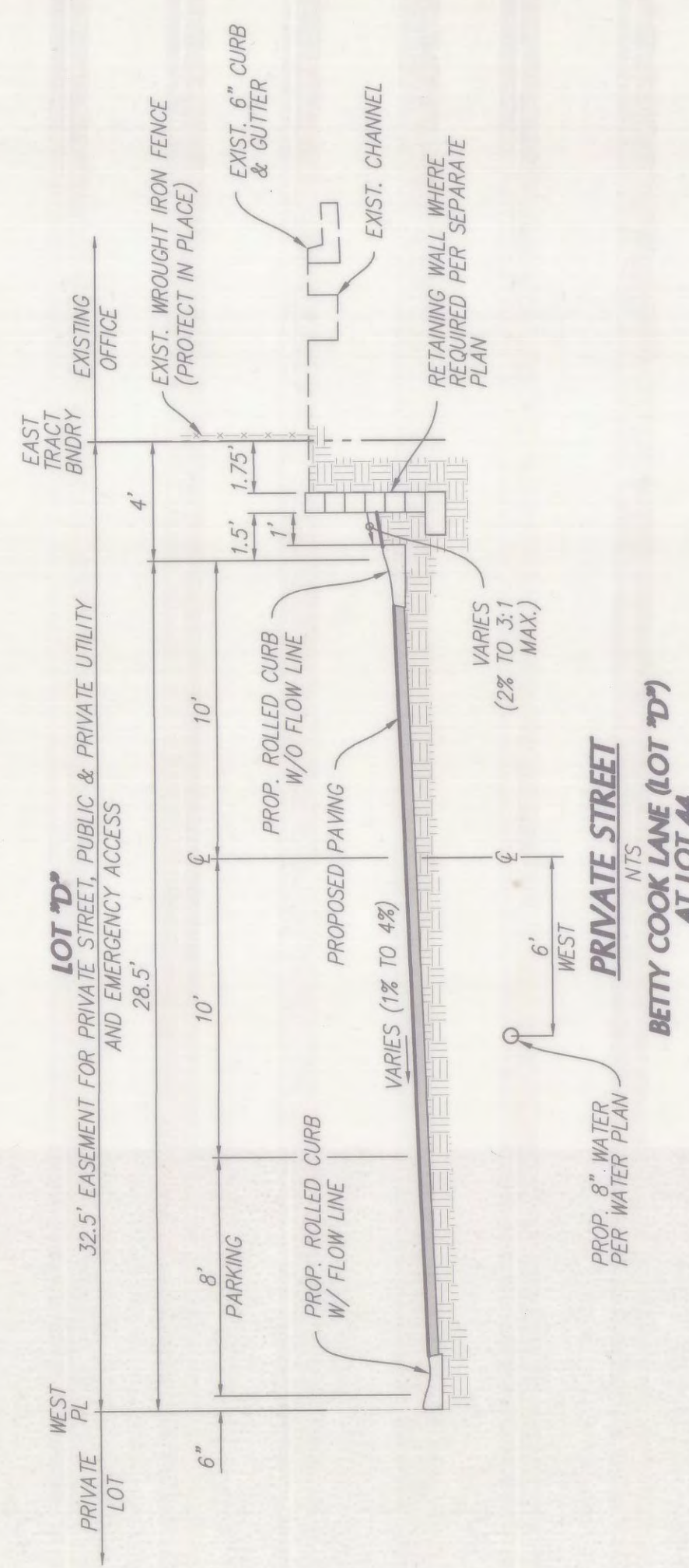
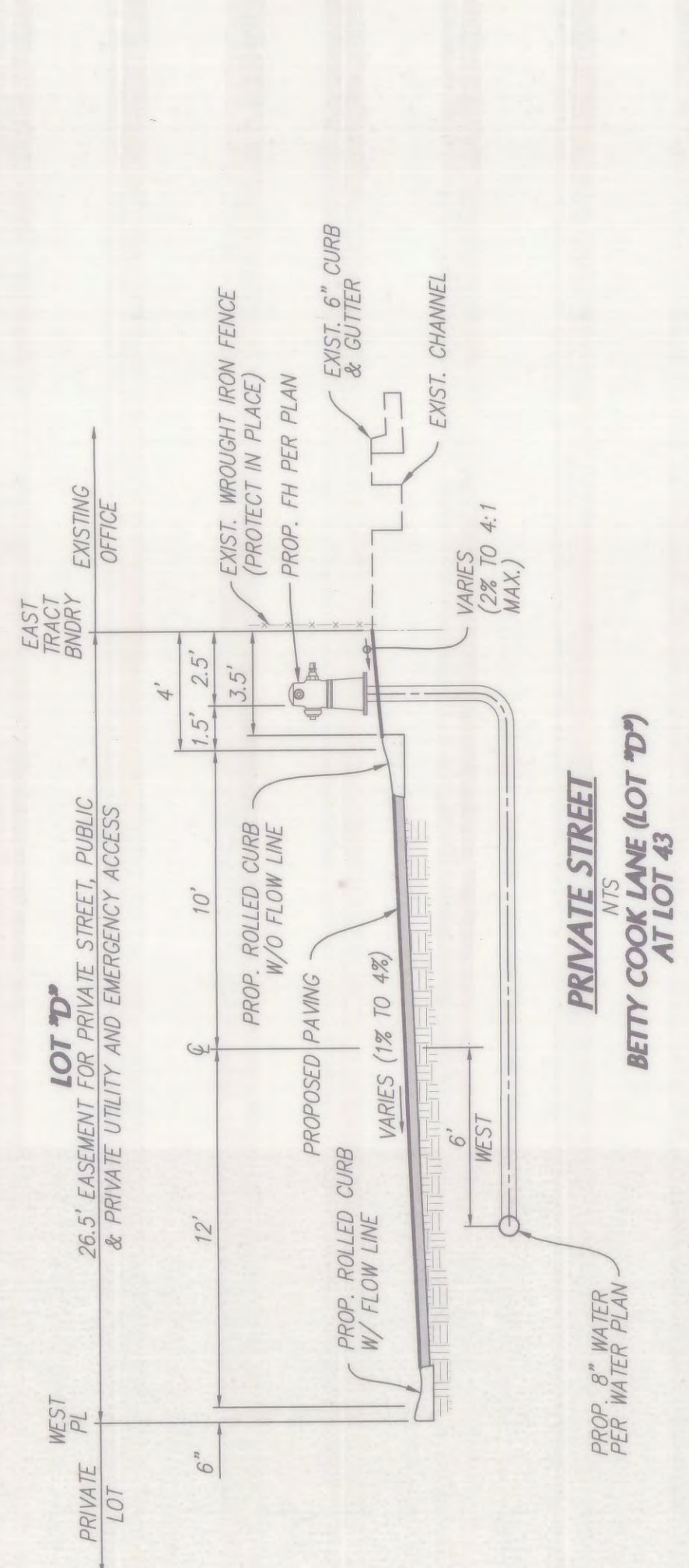
**Underground Service Alert**

Call: TOLL FREE 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

California Statewide Utility Marking System



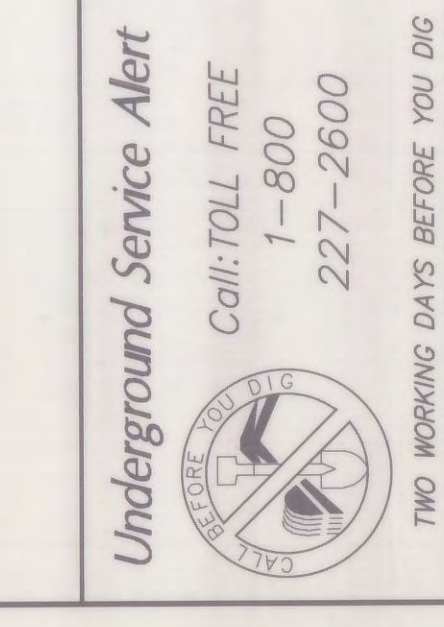


ENGINEERING  
**K&A**  
 LAND PLANNING  
 SURVEYING  
 Engineering, Inc.  
 11/10/19

PREPARED BY:  
 KEITH G. OSBORN, R.C.E. NO. 36996

BENCHMARK: CITY OF COLTON NO. 502  
 CITY OF COLTON STANDARD 2 INCH BRASS DISC SET  
 THE CORNER OF WALLEY BLVD AND ACACIA AVENUE 2.0  
 FEET NORTHWEST OF POWER POLE #137198E AND 1.0  
 FOOT SOUTHEAST OF CURB (B.M. 502 IS SET  
 APPROXIMATELY 0.5 FOOT EAST OF SAN BERNARDINO  
 SURVEYOR'S B.M. #15-4).  
 ELEVATION: 1070.912

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



Copyright © 2019 by K&A Engineering, Inc. All rights reserved. Printed 12/14/2018 8:17 AM. Project: 12/14/2018 8:17 AM. By: Justin Sabarwal. Scale: 1/8\"/>

WORK ORDER NO.  
 PRESSURE ZONE: 3  
 DRAWING NO.: D18012  
 SHEET 5 OF 5

DESIGNED BY  
 DRAWN BY  
 CHECKED BY  
 APPROVED BY  
 DATE

WEST VALLEY WATER DISTRICT  
 SECTIONS  
 TRACT MAP NO. 20139  
 WILDROSE VILLAGE

FIELD BOOK NOTES  
 MARK DESCRIPTION APPR DATE

# Exhibit C

SDG 6/25/19

**UNITED CIVIL, INC.**  
 30141 AGOURA ROAD, SUITE 215  
 AGOURA HILLS, CA 91301  
 PHONE: (818) 707-8648  
 FAX: (818) 707-8649

**PROJECT:**  
**WILDROSE VILLAGE II - TRACT 20139**  
 City of Colton, California  
 Proposed 64 Single Family Detached Homes

**ENGINEER'S COST ESTIMATE**

Description	Quantity	Unit	Cost	Subtotal
Install 8" AWWA Class 150, 10 Gauge CML&C Weld Bell Pipe, Fully Welded	1780	LF	\$ 85.00	\$ 151,300.00
Install 1" service with 1" meter per WVWD Std. Dwg. No. W-4	64	EA	\$ 850.00	\$ 54,400.00
Install Fire Hydrant assembly per WVWD Std. Dwg. No. W-2	7	EA	\$ 6,900.00	\$ 48,300.00
Install 8" Resilient Seated (RS) Gate Valve and Valve Box per WVWD Std. W-11	7	EA	\$ 1,650.00	\$ 11,550.00
Install 12" Butterfly Valve per WVWD Std. Dwg. No. W-11	3	EA	\$ 2,240.00	\$ 6,720.00
Install 1" Air Valve Assembly per WVWD Std. Dwg. No. W-6a/-6b	3	EA	\$ 2,850.00	\$ 8,550.00
Install 8"x8"x8" Flanged Tee	1	EA	\$ 860.00	\$ 860.00
Install 8" 90° Bend	1	EA	\$ 560.00	\$ 560.00
Install 8" 22.5° Bend	2	EA	\$ 560.00	\$ 1,120.00
Install 12"x8" Flange Tee	3	EA	\$ 800.00	\$ 2,400.00
Install 8" 45° Bend	3	EA	\$ 500.00	\$ 1,500.00
Abandon Existing Water Service per WVWD Std. Dwg. No. W-29	4	EA	\$ 750.00	\$ 3,000.00
Hot Tap Ex. 12" STL CML&C per WVWD Std. Dwg. No. W-19	1	EA	\$ 3,600.00	\$ 3,600.00
Update Ex. Fire Hydrant for New Break off Valve and New Wet Barrel Hydrant per WVWD Std. W-2	1	EA	\$ 3,420.00	\$ 3,420.00
Install 12" Inverted Siphon per West Valley District Std. Dwg. No. W-26	1	EA	\$ 3,000.00	\$ 3,000.00
Install 12" AWWA Class 150, 10 GA CML&C Weld Bell Pipe, Fully Welded	50	LF	\$ 187.00	\$ 9,350.00
Construct Concrete Blanket per WVWD Std. Dwg. No. W-24	115	LF	\$ 50.00	\$ 5,750.00
Install 4" Dead-End Flush-out Assembly per WVWD Std. Dwg. No. W-8	1	EA	\$ 2,800.00	\$ 2,800.00
Install 2" Service with 1 1/2" Meter and Backflow Preventer per WVWD Std. W-5 and W-20	2	EA	\$ 3,380.00	\$ 6,760.00
Install Thrust Block per West Valley Water District Std. Dwg. No. W-3	8	EA	\$ 150.00	\$ 1,200.00
Remove Ex. Fire Hydrant and 6" Gate Valve. Return To Water district,	1	EA	\$ 1,500.00	\$ 1,500.00
Install 4" Blow-off Assembly per West Valley Water District Std. No. W-7	1	EA	\$ 3,750.00	\$ 3,750.00
Join Existing 12" STL CML&C Water	4	EA	\$ 1,500.00	\$ 6,000.00
Install Temporary 12" Line Stop	2	EA	\$ 1,500.00	\$ 3,000.00
<b>TOTAL COST= \$</b>				<b>340,390.00</b>

# Exhibit D

**BOARD OF DIRECTORS**

Dr. Michael Taylor  
*President, Board of Directors*  
Kyle Crowther  
*Vice President, Board of Directors*  
Dr. Clifford O. Young, Sr.  
*Director*  
Greg Young  
*Director*  
Donald Olinger  
*Director*  
Crystal L. Escalera  
*Board Secretary*



**ESTABLISHED AS A PUBLIC AGENCY IN 1952**  
WEST VALLEY WATER DISTRICT'S MISSION IS TO PROVIDE A RELIABLE,  
SAFE-DRINKING WATER SUPPLY TO MEET OUR CUSTOMERS' PRESENT  
AND FUTURE NEEDS AT A REASONABLE COST AND TO PROMOTE  
WATER-USE EFFICIENCY AND CONSERVATION.

**ADMINISTRATIVE**

**3.d.b**

Clarence C. Mansell, Jr.  
*General Manager*  
Ricardo Pacheco  
*Assistant General Manager*  
Deborah Martinez  
*Human Resources and  
Risk Manager*  
Lanita McCauley Bates  
*Interim Chief Financial Officer*

**2018 HOLIDAY LIST**

MONDAY, DECEMBER 24	CHRISTMAS EVE
TUESDAY, DECEMBER 25	CHRISTMAS
MONDAY, DECEMBER 31	NEW YEAR'S EVE

**2019 HOLIDAY LIST**

TUESDAY, JANUARY 1	NEW YEAR'S DAY
MONDAY, JANUARY 21	MARTIN LUTHER KING, JR.
MONDAY, FEBRUARY 18	PRESIDENT'S DAY
MONDAY, MAY 27	MEMORIAL DAY
THURSDAY, JULY 4	INDEPENDENCE DAY
MONDAY, SEPTEMBER 2	LABOR DAY
MONDAY, NOVEMBER 11	VETERANS DAY (OBSERVED)
THURSDAY, NOVEMBER 28	THANKSGIVING
FRIDAY, NOVEMBER 29	DAY AFTER THANKSGIVING
TUESDAY, DECEMBER 24	CHRISTMAS EVE
WEDNESDAY, DECEMBER 25	CHRISTMAS
TUESDAY, DECEMBER 31	NEW YEAR'S EVE

**2020 HOLIDAY LIST**

WEDNESDAY, JANUARY 1	NEW YEAR'S DAY
MONDAY, JANUARY 20	MARTIN LUTHER KING, JR.



**BOARD OF DIRECTORS  
ENGINEERING AND PLANNING COMMITTEE  
STAFF REPORT**

**DATE:** July 10, 2019  
**TO:** Engineering and Planning Committee  
**FROM:** Clarence Mansell Jr., General Manager  
**SUBJECT:** CONSIDER WATER SYSTEM INFRASTRUCTURE INSTALLATION  
 AND CONVEYANCE AGREEMENT WITH RICHMOND AMERICAN  
 HOMES OF MARYLAND, INC FOR TRACT 20138

---

**BACKGROUND:**

Richmond American Homes of Maryland, Inc. (“Developer”) is the owner of land located at the southern intersection of Woodpine Avenue and Indigo Avenue in the City of Colton, known as Tract No. 20138, Wildrose Village (“Development”), as shown in **Exhibit A**. The Development is part of a master-planned community and contains 13 residential lots requiring water services. In developing this land, the Developer is required to construct a new water main within the tract to allow for new domestic, fire and irrigation connections.

**DISCUSSION:**

In order to construct the water facilities needed to supply water to the Development, West Valley Water District (“District”) and the Developer wish to enter into a Developer-Installed Water System Infrastructure Installation and Conveyance Agreement (“Agreement”). This Agreement outlines the responsibilities of the Developer in constructing facilities, including insurance, indemnification and bonding requirements as well as conveyance and acceptance of the water system by the District. Attached as **Exhibit B** is a copy of the Water System Infrastructure Installation and Conveyance Agreement for this development.

**FISCAL IMPACT:**

No fiscal impact to the District.

**STAFF RECOMMENDATION:**

It is recommended that the Engineering, Operations and Planning Committee approve the Water System Infrastructure Installation and Conveyance Agreement with Richmond American Homes of Maryland, Inc. and have this item considered by the full Board of Directors at a future meeting.

Respectfully Submitted,



---

Clarence Mansell Jr, General Manager

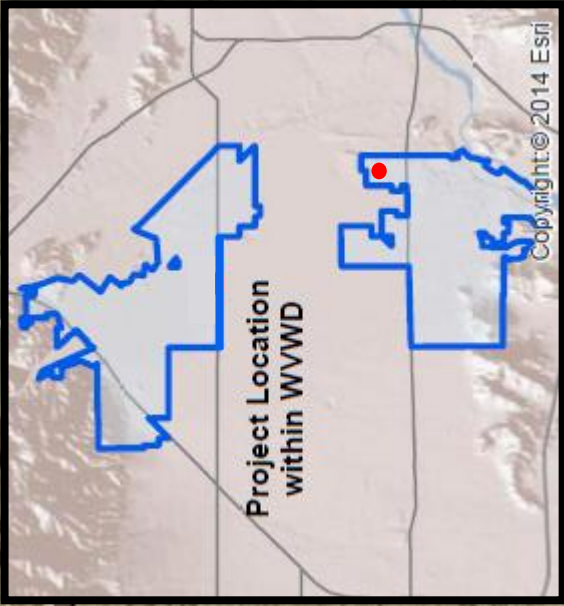
DG:ce

**ATTACHMENT(S):**

1. Exhibit A - Aerial Map
2. Exhibit B - Water System Infrastructure Installation and Conveyance Agreement

# EXHIBIT A





W Woodpine Ave

N Wildrose Ave

**PROJECT  
SITE**



0 250 500 Feet

## Exhibit A

### Wildrose Village Tract 20138



# EXHIBIT B

## WATER SYSTEM INFRASTRUCTURE INSTALLATION AND CONVEYANCE AGREEMENT

This water system infrastructure installation and conveyance agreement (“Agreement”) is entered into and effective as of \_\_\_\_\_ by and between **Richmond American Homes of Maryland, Inc.** (“Developer”), and WEST VALLEY WATER DISTRICT (“District”) who agree as follows:

The Developer is the owner of certain land described as **Tract 20138** and as more fully (or further) shown on Exhibit "A". In developing this land, the Developer is desirous of obtaining a public water supply adequate for domestic uses and public fire protection purposes and is desirous of integrating that water system into the District’s public water system.

In order to provide facilities for a water supply to said land, it is the intention of the parties to this Agreement that the Developer shall furnish and install those water mains, fire hydrants, service laterals, water meters and valves, valve boxes, and all other appurtenant fittings and facilities required for a complete water system to serve the land shown on Exhibit "A".

In order to implement the foregoing and in consideration of the terms and conditions herein contained, the parties further agree as follows:

### 1. DESIGN

1.1. Developer shall design and construct, at the Developer's own expense, the water facilities and appurtenances required to serve the development in accordance with final District-approved plans known as **Water Improvement Plan – Tract Map No. 20138 Wildrose Village**, as approved and attached herein as Exhibit "B" and in accordance with District-approved design standards and specifications, and the terms and conditions of this Agreement.

1.2. The water system design shall be by a Professional Engineer registered in the State of California, and in accordance with the District's most recent Rules and Regulations (the “Rules and Regulations”), the District's Standards for Domestic Water Facilities and Standard Drawings herein included by reference, all applicable District ordinances and policies and all City, County of San Bernardino, State of California, and Federal laws, ordinances, rules, regulations, codes and other legal requirements of all government bodies having jurisdiction over said construction and property (all of the foregoing requirements in this paragraph being collectively referred to herein at times as “Legal Requirements”).

1.3. The District, at Developer's expense, shall review Developer's plans for the purpose of ensuring the adequacy of the design and conformance with the District's standards and specifications. The District reserves the right to add, delete, modify, change or amend any or all the plans and specifications.

1.4. In the event that the property to be developed includes multiple residential, condominiums, commercial or industrial uses, all site plans, grading plans, and any available plumbing plot plans shall be furnished to the District by Developer.

1.5. The District makes no warranties as to the correctness, accuracy or completeness of the plans and specifications. The accuracy, adequacy, suitability, and correctness of the water system design shall be the sole responsibility of the Developer.

## **2. CONSTRUCTION**

2.1. Developer shall perform, or caused to be performed, all construction of the water system infrastructure installation pursuant to the approved water system plans, and all Legal Requirements.

2.2 The performance of this Agreement shall commence within ninety (90) calendar days from the date of this Agreement and shall be completed within one (1) year from the estimated construction start date.

2.3. Time is of the essence in this Agreement; provided that, in the event good cause is shown therefore, the general manager of the District ("General Manager") may extend the time for completion of the water system installation. Any such extension may be granted without the notice to Developer's surety, and extensions so granted shall not relieve the surety's liability on the bond to secure faithful performance of this Agreement. The General Manager shall be the sole and final judge as to whether or not good cause has been shown to entitle Developer to an extension.

2.4. The Developer and its contractor and subcontractors shall attend a preconstruction meeting with the District at the District's headquarters no less than five (5) working days prior to commencement of construction.

2.5. No work on water facilities shall commence prior to the completion of all required curbs and gutters.

## **3. LICENSES AND PERMITS**

3.1. Developer, and all of Developer's contractors and subcontractors warrants it possesses, or shall obtain, and maintain during the term of this Agreement any and all licenses, permits, qualifications, insurance and approval of whatever nature that are legally required of Developer, its contractors, and all subcontractors to practice its profession, skill or business.

3.2. The work to be performed under this Agreement, except meter installations, shall be performed by Developer, or a contractor or subcontractor who is pre-approved by the District and is licensed under the laws of the State of California in the specialty Class of "C-34" Pipeline or Class "A" General Engineering. A copy of the contract between Developer and the selected pre-approved contractor and all subcontractors shall be submitted to the District for review and approval.

3.3. Excavation/resurfacing permits shall be secured by Developer at Developer's expense. Permits/easements to install, maintain and operate water system facilities in private property shall be secured by Developer at Developer's own expense prior to construction.

3.4. Developer shall, at Developer's own expense, be responsible for obtaining and adhering to a National Pollution Discharge Elimination System (NPDES) permit from the Regional Water Quality Board as required for construction or pipeline flushing and disinfection.

#### 4. INSURANCE REQUIREMENTS

4.1. The following insurance requirements have been adopted by the District and shall be applicable to this Agreement. These requirements supersede the insurance requirements set forth in any other reference of the District, and to the extent of any conflict, the specified requirements herein shall prevail.

4.2. Developer shall ensure that Developer's contractors conform to the following insurance requirements and that all required documents are submitted to the District at the time of Agreement submittal: Developer shall ensure that its contractors and all subcontractors shall purchase and maintain insurance in amounts equal to the requirements set forth in (a) through (d) below, and shall not commence work under this Agreement until all insurance required under this heading is obtained in a form acceptable to the District, nor shall Developer allow any contractor or subcontractor to commence construction pursuant to a contract or subcontract until all insurance required of the contractor and any subcontractors has been obtained.

a. General Liability: Developer shall ensure that its contractor and all subcontractors shall maintain during the life of this Agreement, a standard form of either Comprehensive General Liability insurance or Commercial General Liability insurance ("General Liability Insurance") providing the following minimum limits of liability: Combined single limit of \$1.0 million per occurrence for bodily injury, including death, personal injury, and property damage with \$2.0 million minimum aggregate, separate for this project as evidenced by endorsement. The insurance shall include coverage for each of the following hazards: Premises-Operations; Owners and Contractors Protective; Broad Form Property Damage contractual for Specific Contract; Severability of Interest or Cross-Liability; XCU Hazards; and Personal Injury – With the "Employee" Exclusive Deleted.

b. Automotive/Vehicle Liability Insurance: Developer shall ensure that its contractor and all subcontractors shall maintain a policy of automotive/vehicle liability insurance on a commercial auto liability form covering owned, non-owned and hired automobiles providing the following minimum limits of liability: Combined single limit of liability of \$1.0 million per accident for Bodily Injury, Death and Property Damage ("Automotive/Vehicle Liability Insurance").

c. Workers' Compensation Insurance: Developer shall ensure that its contractor and all subcontractors shall provide such workers' compensation insurance with statutory minimum amounts of coverage, as required by the California *Labor Code* and other applicable law, and including employer's liability insurance with a minimum limit of \$1,000,000.00 ("Workers' Compensation Insurance"). Such Workers' Compensation Insurance shall be endorsed to provide for a waiver of subrogation against the District.

d. Excess Liability: Developer shall ensure that its contractor and all subcontractors shall provide a policy providing excess coverage in a face amount necessary when

combined with the primary insurance, to equal the minimum requirements for General Liability Insurance and Automotive/Vehicle Liability Insurance.

4.3. The insurances provided for in Section 4.2 and its subsections above are subject to all of the following conditions:

a. The insurance shall be issued and underwritten by insurance companies acceptable to the District, and shall be licensed by the State of California to do business on the lines of insurance specified. The insurers must also have an "A-" Policyholder's rating" and a "financial rating" of at least Class VII in accordance with the most current A.M. Best's Rating Guide.

b. Developer's contractor and subcontractors may satisfy the limit requirements in a single policy or multiple policies. Any such additional policies written as excess insurance shall not provide any less coverage than that provided by the first or primary policy.

c. Any costs associated with a self-insured program, deductibles, or premium rating programs that determine premium based on loss experience shall be for the account of Developer, Developer's contractor and subcontractors, and the District shall not be required to participate in any such loss. If any such programs exist, Developer, Developer's contractor and subcontractors, agree to protect and defend the District in the same manner as if such cost provisions were not applicable.

d. Developer shall ensure that its contractor and all subcontractors shall have presented at the time of execution of the Agreement, the original policies of insurance and a certificate of insurance naming the District as the certificate holder and that such coverage is in force and complies with the terms and conditions outlined herein.

e. If an insurance policy contains a general policy aggregate of less than the minimum limits specified, then the policy coverage shall be written with limits applicable solely to this Agreement, as specified, and shall not be reduced by or impaired by any other claims arising against Developer. These policy limits shall be set forth by separate endorsement to the policy.

4.4. Each such policy of General Liability Insurance and Automotive/Vehicle Liability Insurance shall contain endorsements providing the following:

a. The District, their board members, officers, agents, employees, consultants, and engineers, are hereby declared to be additional insureds under the terms of this policy, but only with respect to the operations of the Developer at or upon any of the premises of the District in connection with the Agreement with the District, or acts or omissions of the additional insureds in connection with, but limited to its general supervision or inspection of said operations and save for any claims arising from the sole negligence or sole willful misconduct the District.

b. No policy shall be canceled, limited, materially altered, or non-renewed by the insurer until thirty (30) days after receipt by the District of a written notice of such cancellation or reduction in coverage.

c. This insurance policy is primary insurance and no insurance held or owned by the designated additional insureds shall be called upon to cover a loss under this policy.

## 5. BONDING REQUIREMENTS

5.1. Developer shall generate an engineer's cost estimate based on the water system plans provided to the District. The estimated costs, attached herein as Exhibit "C", will be submitted to the District for review and approval, and shall be used as the basis for bonding requirements for the water system described in the plans provided to the District by the Developer and approved for construction by the District. The sole intent and purpose of the engineer's estimate is to establish a cost valuation for bonding purposes only.

5.2. Performance Bond: The Developer's engineers estimate for the water system improvements for **Water Improvement Plan – Tract Map No. 20138 Wildrose Village**, is **SIXTY-SEVEN THOUSAND NINETY-FIVE 00/100 DOLLARS (\$67,095.00)**. Developer shall and by this Agreement does guarantee the Developer's faithful performance of this Agreement and all of its terms and conditions by providing the following: Developer shall provide the District with either an irrevocable letter of credit from a recognized financial institution acceptable to the District or a performance bond, from a surety institution licensed by the State of California and authorized to do and doing business in said State, valid and renewable until such improvements are accepted by the District. The irrevocable letter of credit or performance bond shall be in the amount of **SIXTY-SEVEN THOUSAND NINETY-FIVE 00/100 DOLLARS (\$67,095.00)**, equal to 100 percent of the approved Developer's estimate.

5.3. Warranty Bond: The Developer's pre-approved contractor shall furnish a two-year warranty bond for all work completed in accordance with the approved plans (Exhibit "B"). Before District's acceptance of the completed water facilities and appurtenances, such facilities and appurtenances shall be free from any and all liens and encumbrances and free from any and all defects in the materials or construction thereof. The two-year warranty shall be either an irrevocable letter of credit from a recognized financial institution acceptable to the District or a warranty bond beginning on the date of acceptance of the water facilities by the District.

## 6. MATERIALS

6.1. The water system facilities to be installed pursuant to this Agreement shall become an extension of the distribution system of the District. All materials used must conform to District specifications for such materials pursuant to all applicable Legal Requirements.

## 7. NOTICES

7.1. All notices herein required shall be in writing, and delivered in person or sent by registered mail, postage prepaid.

7.2. Notices required shall be given to the **District** addressed as follows:

WEST VALLEY WATER DISTRICT

Attn: General Manager

Post Office Box 920

Rialto, CA 92377

**RE: Water Improvement Plan – Tract Map No. 20138 Wildrose Village**

- 7.3. Notices required shall be given to **Developer** addressed as follows:

Richmond American Homes of Maryland, Inc  
 ATTN TO: Sondra Harris, Vice President  
 5171 California Ave. Suite 120  
 Irvine, CA 92617  
**RE: Water Improvement Plan – Tract Map No. 20138 Wildrose Village**

- 7.4. Notices required shall be given to **Surety** addressed as follows:

The Continental Insurance Company  
 10375 Park Meadows Drive, Suite 300  
 Littleton, Colorado 80123  
 800-262-5303  
**RE: Water Improvement Plan – Tract Map No. 20138 Wildrose Village**

7.5. Provided that any party or Surety may change such address by notice in writing to the other party, and thereafter, notices shall be addressed and transmitted to the new address.

7.6. The Developer or its contractor shall provide the District forty-eight (48) hours advance notice of request for inspection or testing.

- 7.7. The District is closed on the holidays listed in Exhibit “D”.

## **8. NOTICE TO PROCEED TO CONSTRUCT WATER SYSTEM FACILITIES**

8.1. Upon acceptance of the insurance and aforementioned bonds and/or irrevocable letters of credit in the amounts provided herein and approval by the District and upon payment of all applicable charges, the Agreement shall be signed by Developer and the District. The District shall return an original copy of the signed Agreement with a letter to Developer giving notice to proceed to construct the water system facilities.

## **9. INSPECTION**

9.1. It is understood that the sole purpose and intent of the District's inspection and testing is to validate that the materials, workmanship, and construction of the water facilities are in compliance with the District-approved final plans, the District's Rules and Regulations, the Standards for Domestic Water Facilities, the Standard Drawings, and all other applicable District requirements. Developer acknowledges and represents that it assumes full and sole responsibility for the safety and management of the project.

9.2. Developer shall at all times maintain proper facilities and provide safe access for inspection by the District to all parts of the work and to the shops wherein the work is in preparation. Additionally, in connection with the performance of this Agreement, the District shall have the authority to enter the work site at any time for the purpose of identifying the existence of conditions, either actual or threatened, that may present a danger of hazard to any and all employees. Developer agrees that the District, in its sole authority and discretion, may order



the immediate abatement of any and all conditions that may present an actual or threatened danger or hazard to any and all employees at the work site. Furthermore, Developer acknowledges the provisions of California *Labor Code* Section 6400 et seq., which requires that employers shall furnish employment and a place of employment that is safe and healthful for all employees working therein. In the event the District identifies the existence of any condition that presents an actual or threatened danger or hazard to any or all employees at the work site, the District is hereby authorized to order an immediate abatement of that condition.

9.3. All work and materials shall be subject to inspection, testing, and acceptance by the District at Developer's expense. In the event Developer arranges to have materials fabricated for the project, Developer may be required to arrange for the District to inspect that material during fabrication at Developer's expense.

9.4. All material fabrications shall be preapproved by the District and must conform to District standards and specifications.

9.5. The District's inspectors shall have full, unlimited access to perform continuous inspection and have the authority to stop work at any time, by written notice, without any liability whatsoever to the District, if, in the inspectors' judgment, the work called for by this Agreement, or the District approved plans, or the specifications is not being installed or performed in a satisfactory and workmanlike manner according to District's standards and specifications and/or in the event the materials do not comply with the District's standards and specifications.

9.6. Final acceptance of all material to be purchased or fabricated by Developer under this Agreement shall be made only with the prior approval of the District. Approval by the District, however, shall not operate to relieve the material supplier or Developer of any guarantees, warranties, or the duty of compliance with any of the requirements of the approved plans and specifications or of this Agreement. All construction pursuant to this Agreement shall be inspected pursuant for conformity with District requirements. Developer shall pay actual costs for inspections.

## **10. TESTING AND DISINFECTION**

10.1. All water system facilities and components constructed pursuant to this Agreement shall adhere to all requirements for testing, disinfection, and flushing pursuant to District standards and Legal Requirements.

## **11. RELOCATIONS, RECONSTRUCTIONS, AND DAMAGES**

11.1. Developer accepts the responsibility for and the costs occasioned by any reconstruction, relocation, damages to, or changes of water services or facilities caused or contributed to directly or indirectly by any subsequent changes in the location of any of said facilities or water meters or water services.

## 12. AS-CONSTRUCTED DOCUMENTATION

12.1. In order for the District to accept the facilities, Developer shall provide all required documentation as specified in the Standards for Domestic Water Facilities, including As-Built drawings.

## 13. INDEMNIFICATION

13.1. Developer hereby agrees to and shall protect, defend, indemnify and hold the District and its board members, officers, agents, employees, and engineers free and harmless from any and all liability losses, damages, claims, liens, demands and cause of action of every kind and character including, but not limited to, the amounts of judgments, penalties, interests, court costs, attorney's/legal fees, and all other expenses incurred by the District arising in favor of any party, including claims, liens, debts, demands for lost wages or compensation, personal injuries, including employees or the District, death or damages to property (including property of the District) and without limitation by enumeration, all other claims or demands of every character occurring or in any way incident to, in connection with or arising directly or indirectly out of the obligations herein undertaken or out of the operations conducted by Developer save and except claims or litigation arising through the sole negligence or sole willful misconduct of the District or the District's agents and employees. Developer shall investigate, handle, respond to, provide defense for and defend any such claims, demand, or suit at the sole expense of Developer even if the claim or claims alleged are groundless, false or fraudulent. Developer agrees to, and shall defend the District and its members, directors, officers, agents, employees, and engineers from any suits or actions at law or in equity for damages caused, or alleged to have been caused, by reason of any of the aforesaid operations, provided as follows:

a. That the District does not and shall not waive any rights against Developer which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by the District, or the deposit with District by Developer, or any of the insurance policies described in this Agreement.

b. That the aforesaid hold harmless agreement by Developer shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any or the aforesaid operations referred to in this subsection, regardless of whether or not District has prepared, supplied water system installation, or regardless of whether or not such insurance policies shall have been determined to be applicable to any such damages or claims for damages.

This provision is not intended to create any cause of action in favor of any third party against Developer or the District or to enlarge in any way Developer's liability but is intended solely to provide for indemnification of the District from liability for damage or injuries to third persons or property arising from Developer's performance hereunder.

13.2. Neither Developer nor any of Developer's agents, contractors or subcontractors are, or shall be, considered to be agents of the District in connection with the performance of Developer's obligations under this Agreement.

## **14. REPAIR OR RECONSTRUCTION OF DEFECTIVE WORK**

14.1. If, within a period of two years after final acceptance of the work performed under this Agreement, any structure or part of any structure furnished and/or installed or constructed, or caused to be installed or constructed by Developer, or any of the work done under this Agreement, fails to fulfill any of the requirements of this Agreement or the specifications referred to herein, Developer shall, without delay and without any cost to District, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work structure. Should Developer fail to act promptly or in accordance with this requirement, or should the exigencies of the situation as determined by the District in the exercise of its sole discretion require repair, replacement or reconstruction before Developer can be notified, District may, at its option, make the necessary repairs or replacements or perform the necessary work, and Developer shall pay to the District the actual cost of such repairs.

## **15. COSTS AND FEES**

15.1. Developer shall be responsible for all fees and deposits as required by the District. All fees and deposits, shall be paid in full prior to the execution of this Agreement and before construction can take place.

15.2. Any additional costs and fees shall be paid in full prior to conveyance and acceptance of the water system.

## **16. CONVEYANCE AND ACCEPTANCE OF WATER SYSTEM**

16.1. Upon completion of the water system in accordance with the approved water plans and submission of the required documentation, the Developer shall convey the water system to the District.

16.2. The Developer shall be responsible for insuring the pre-approved contractor furnish an irrevocable letter of credit to the District or a warranty bond (One Hundred (100%) of Developer's estimate) for a period of two years as stated in Sections 5.3 of this Agreement, as-built drawings with contractor redlines and AutoCAD files, materials list with quantities, labor, equipment, and materials, water system cost breakouts, compaction test report signed and sealed by a California Registered Engineer, notice of completion filed with San Bernardino County Recorder, fire flow tests of all hydrants, all required easements for water facilities and unconditional financial release from subcontractors and material providers, Upon compliance with all the terms and conditions of this Agreement, the District shall prepare the conveyance agreement accepting the water facilities and forward same to the address provided herein. Title to the ownership of said facilities and appurtenances shall thereby be conveyed to the District. The District shall thereafter operate and maintain said facilities so as to furnish water service to the development (Exhibit "A") in accordance with the District's ordinances, policies and Rules and Regulations.

## **17. PERMANENT WATER SERVICE**

17.1. In no event shall permanent water services be provided to Developer's installed system until all applicable charges and fees have been paid by Developer and all facilities have

been conveyed, free of all encumbrances, to the District, including any easements which may be required. Such conveyance shall occur in a timely manner in accordance with the terms of this Agreement.

## **18. BREACH OR DEFAULT OF AGREEMENT**

18.1. If Developer refuses or fails to obtain prosecution of the work, or any severable part thereof, with such diligence as will insure its completion within the time specified, or any extension thereof, or fails to obtain completion of said work within such time, or if Developer should be adjudged as bankrupt, or Developer should make a general assignment for the benefit of Developer's creditors, or if a receiver should be appointed in the event of Developer's insolvency, or if Developer, or any of Developer's contractors, subcontractors, agents or employees, should violate any of the provisions of this Agreement, the District's General Manager or the General Manager's designee may serve written notice upon Developer and Developer's surety of breach of this Agreement, or of any portion therefore, and default of Developer.

18.2. In the event of any such notice, Developer's surety shall have the duty to take over and complete the work and the improvement herein specified; provided, however, that if the surety, within five (5) days after the serving upon of such notice of breach, does not give the District written notice of its intention to take over the performance of the contract, and does not commence performance thereof within five (5) days after notice to the District of such election, District may take over the work and prosecute the same to completion, by contract or by any other method District may deem advisable, for the account and at the expense of Developer, and Developer's surety shall be liable to the District for any excess cost or damages occasioned District thereby; and, in such event, District, without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to Developer as may be on the site of the work and necessary therefore.

## **19. SUCCESSORS BOUND**

19.1. This Agreement shall be binding upon and inure to the benefit of each of the parties and their respective legal representatives, successors, heirs, and assigns.

## **20. ENFORCEMENT OF PROVISIONS**

20.1. The District's failure to enforce any provisions of this Agreement or the waiver thereof in any instance shall not be construed as a general waiver or relinquishment on its part of any such provision, but the same shall nevertheless be and remain in full force and effect.

[CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto execute this Agreement.

**WEST VALLEY WATER DISTRICT**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Clarence C. Mansell, Jr., General Manager

**DEVELOPER:**

**RICHMOND AMERICAN HOMES OF MARYLAND, INC  
a Maryland Corporation**

By: **Richmond American Homes of Maryland, Inc.,  
a Maryland Corporation**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Sondra Harris, Vice President  
Authorized Agent

# Exhibit A



Copyright © 2014 Esri

Project Location within WVWD

PROJECT SITE

W Woodpine Ave

N Wildrose Ave



0 250 500 Feet

# Exhibit A

## Wildrose Village Tract 20138



# Exhibit B



# WATER IMPROVEMENT PLAN

## TRACT MAP NO. 20138

- WATER NOTES:**
- PIPE 18" AND SMALLER SHALL BE CLASS 350 DUCTILE IRON PIPE OR CLASS 150, 10 GA CEMENT MORTAR LINED AND COATED STEEL PIPE GREATER THAN 10" SHALL BE CLASS 50 DUCTILE IRON PIPE, OR CLASS 150, 10 GA CEMENT MORTAR LINED AND COATED STEEL PIPE OR AS SPECIFIED.
  - WATER SERVICE LATERALS SHALL BE TYPE K COPPER LINE, MINIMUM 1" DIAMETER, WITH 1" X 3/4" ANGLE VALVES WITH LOCK WING, 1" X 1" ANGLE VALVES WITH LOCK WING, THERE SHALL BE A SEPARATE SERVICE FOR EACH LOT BEING SERVED, ONE SERVICE PER PIPE TRENCH.
  - ALL WATER SERVICE LATERALS SHALL BE INSTALLED AT THE SAME TIME AS MAIN LINE. NO SPLICE SHALL BE ALLOWED ON COPPER SERVICE LATERAL LINE.
  - WATER SERVICE LATERALS SHALL BE TERMINATED 12" BEHIND REAR OF CURB OR FUTURE CURB.
  - FIRE HYDRANTS SHALL BE 6" X 4" X 2-1/2" GLOW F-850 OR EQUAL, PAINTED WITH ONE COAT PRIMER AND ONE COAT YELLOW. THE 4" STEAMER OUTLET SHALL BE PERPENDICULAR TO DEPTH OF COVER FOR COPPER SERVICE LATERALS SHALL BE MINIMUM 30"; FOR WATER MAINS 10" AND SMALLER SHALL BE MINIMUM 18". ALL MEASUREMENTS FROM ANY CURB OR SIDEWALK OR AS SPECIFIED ON PLANS. ALL MEASUREMENTS FROM ANY CURB OR SIDEWALK SHALL BE MINIMUM 42" USE AFTER INSTALLATION OR REPAIR.
  - USE AFTER INSTALLATION OR REPAIR.
  - CONSTRUCTION TO BE IN ACCORDANCE WITH THE WEST VALLEY WATER DISTRICT "STANDARDS FOR DOMESTIC WATER FACILITIES".
  - WATER SERVICE IS SUBJECT TO THE CURRENT DISTRICT RULES AND REGULATIONS AND ANY AMENDMENTS THERE TO.
  - CONSTRUCTION HAS NOT COMMENCED WITHIN TWO (2) YEARS OF THE DISTRICT APPROVAL DATE. PLANS SHALL BE RESUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
  - WATERLINES SHALL BE REINSTALLED ONLY AFTER THE CONSTRUCTION OF CONCRETE CURB/GUTTER.
  - CONTRACTOR SHALL FURNISH A 2-YEAR WARRANTY BOND FOR ALL WATER FACILITIES INSTALLED ON THIS PLAN.

**NOTICE TO CONTRACTOR(S):**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES LOCATIONS AS SHOWN ON THESE PLANS. THESE PLANS ARE NOT INTENDED TO SHOW LOCATIONS OF ELECTRICAL LINES, LANDSCAPE IRRIGATION LINES, ETC. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES AND STRUCTURES SHOWN ON THESE PLANS.

THE EXISTING UNDERGROUND UTILITIES AND SUBSTRUCTURES IDENTIFIED ON THESE PLANS WERE TAKEN FROM AVAILABLE RECORDS AND SHOWN ACCORDINGLY. IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PART 1 SECTION 5, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT (OR CALTRANS ON STATE HIGHWAYS) TO VERIFY ALL EXISTING UTILITIES, COORDINATE & DEPTHS, INCLUDING SERVICE CONNECTIONS WHICH MAY AFFECT OR BE AFFECTED BY THE PROPOSED WORK. TO THE ENGINEER'S ATTENTION PRIOR TO THE START OF THE CONTRACTOR'S WORK, THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY CHANGES, REVISIONS OR MODIFICATIONS.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED HERETO SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL CONTRACTORS AND SUBCONTRACTORS OF THE DEPARTMENT OF U.S. LABOR, AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE SAFETY AND HEALTH OF SUBCONTRACTORS COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S REGULATIONS AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS PROJECT SHALL BE COMPLETED AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL BE INDEMNIFY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

**BASIS OF BEARINGS**

THE CENTERLINE OF SAN BERNARDINO AVENUE BETWEEN STAMMORE AVE. AND INDIGO AVE. AS BEING: N89°32'39"E PER PARCEL MAP NO. 7799, P.L.B. 84/5-7

**SECTION/TOWNSHIP/RANGE**

SECTION 24, TOWNSHIP 15, RANGE 5W

**LEGAL DESCRIPTION**

BEING A SUBDIVISION OF PARCEL 17 OF PARCEL MAP NO. 7799 AS RECORDED IN BOOK 84, PAGES 5 THROUGH 7, IN THE CITY OF COLTON, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDS OF THE OFFICE OF THE RECORDER ON SAID COUNTY.

**OWNER/DEVELOPER**

WILDROSE VILLAGE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, MANAGER, JOHN W. WILDROSE, TRUST, 3 UPPER NEWPORT BLAZA, NEWPORT BEACH, CA. 92660, 949-474-4250, JOHN@WILDROSE.COM

**SOILS ENGINEER**

THE GEOTECHNICAL INC., 1000 SOUTHWEST AVENUE, SAN BERNARDINO, CA. 92408, MARK HULETT, GEO. NO. 1623, (909) 890-7799, MHULETT@GEOTECH.COM

**PROJECT AREA**

TOTAL SITE AREA, 1.34 ACRES, LOCATED IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 5 WEST, S.B.M.

**UTILITY CONTACTS:**

COLTON WATER & WASTEWATER: 909 370-6131  
THE GAS COMPANY: 800-427-2200  
AT&T CONSTRUCTION: 951-354-5492  
WHIPPER CABLEVISION: 760-340-1312  
COLTON TELEPHONE: 909-370-5040  
WEST VALLEY WATER DISTRICT: 909-875-1804

**Underground Service Alert**

Call: TOLL FREE 1-800-227-2600  
DAYS BEFORE YOU DIG

**PREPARED BY:**

KEITH G. OSBORN, R.C.E. NO. 36996, DATE: 1/10/19

**BENCHMARK: CITY OF COLTON NO. 502**

CITY OF COLTON STANDARD 2 INCH BRASS DISC SET IN THE CONCRETE SIDEWALK AT THE SOUTHEAST CORNER OF VALLEY BLVD. AND ACACIA AVENUE, 2.0 FEET NORTHWEST OF CURB. (B.M. 502 IS SET APPROXIMATELY 0.5 FOOT EAST OF SAN BERNARDINO SURVEYOR'S B.M. #15-4). ELEVATION: 1070.912

**DAVID ZAMORA LANE (LOT 1A)**

NTS

**DAVID ZAMORA LANE (LOT 1A)**

NTS

**DAVID ZAMORA LANE (LOT 1A)**

NTS

**DAVID ZAMORA LANE (LOT 1A)**

NTS

**DAVID ZAMORA LANE (LOT 1A)**

NTS

**DAVID ZAMORA LANE (LOT 1A)**

NTS

**DAVID ZAMORA LANE (LOT 1A)**

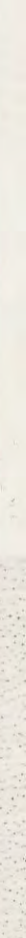
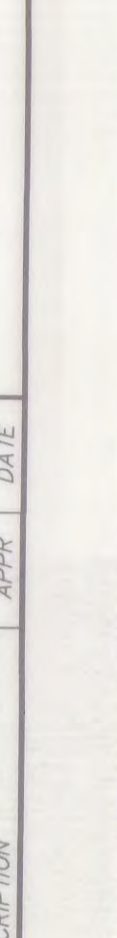
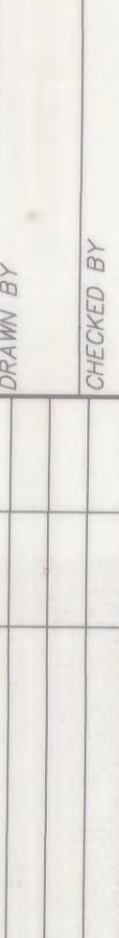
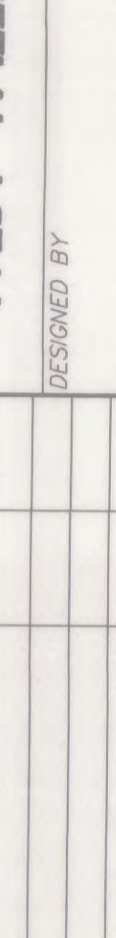
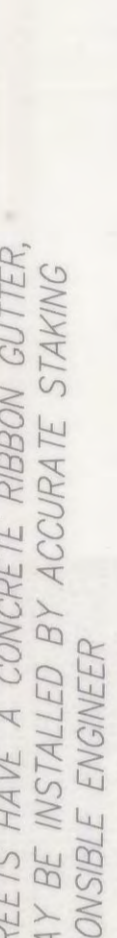
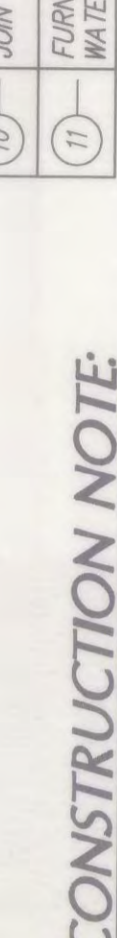
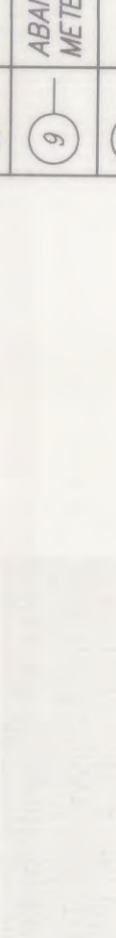
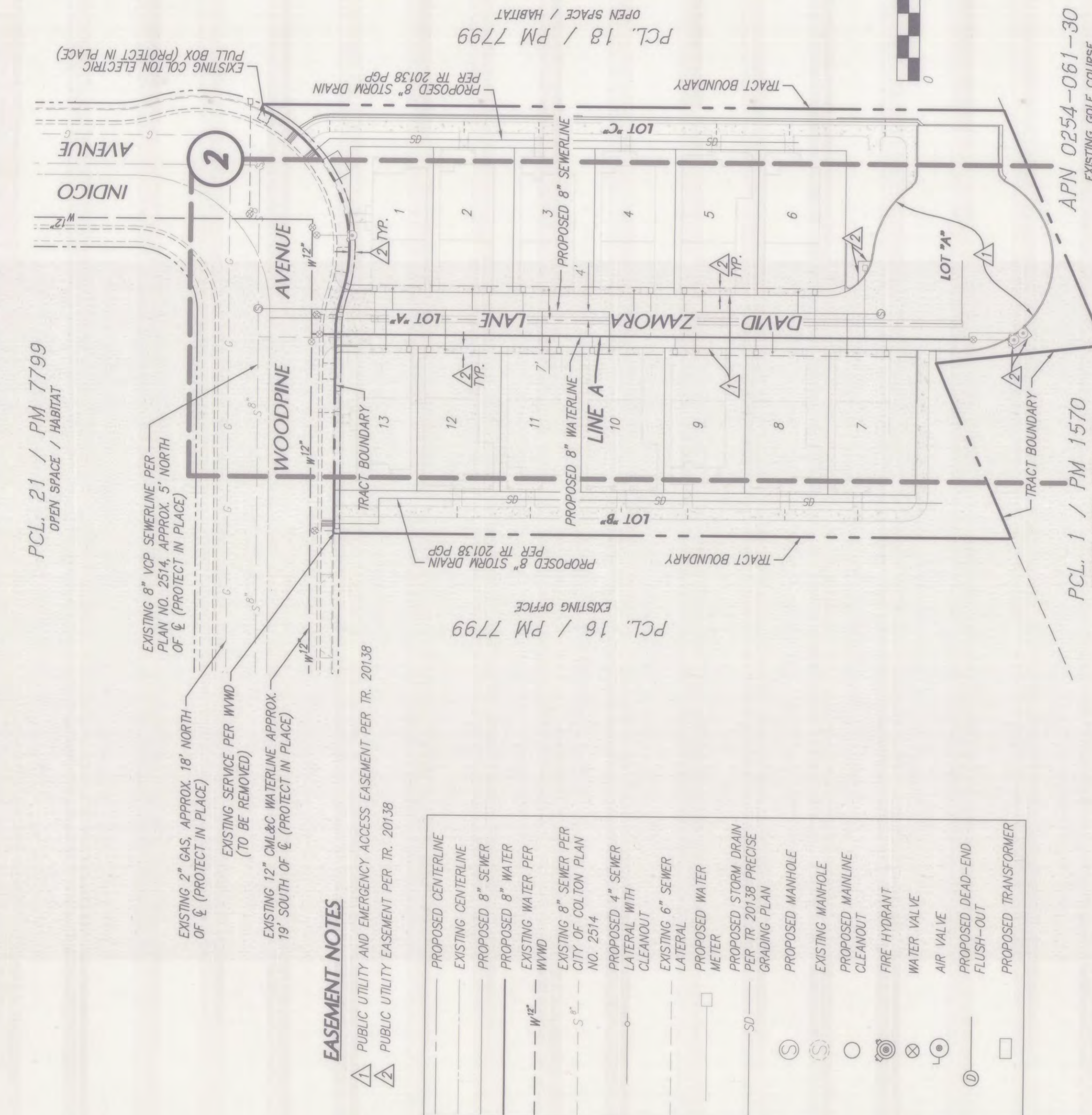
NTS

**DAVID ZAMORA LANE (LOT 1A)**

NTS

**DAVID ZAMORA LANE (LOT 1A)**

NTS



**CAUTION: EXISTING DRY UTILITY CONDUITS, TRENCH AND STORM DRAIN IN CLOSE PROXIMITY TO PROPOSED WATER**

1090

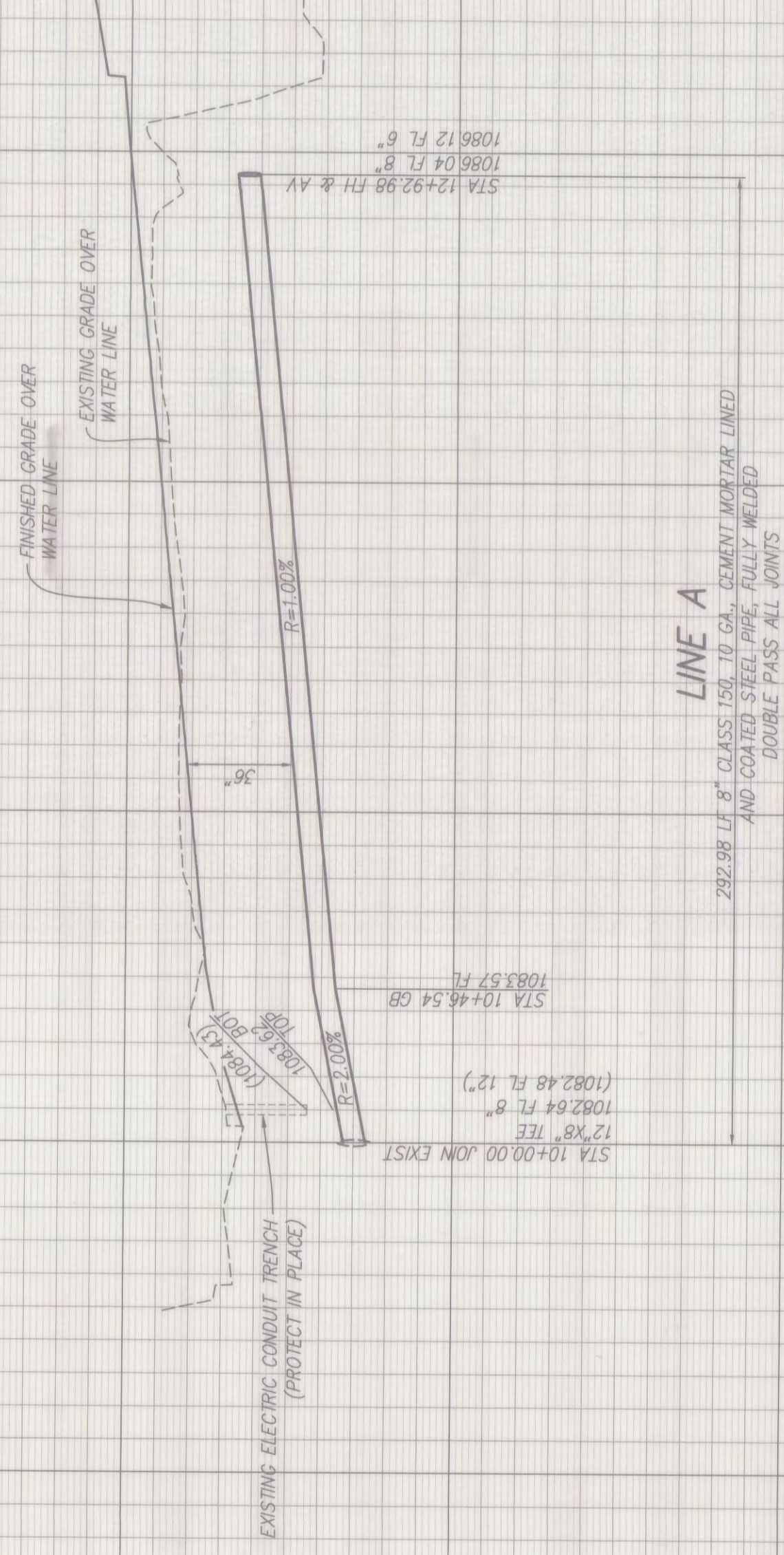
1080

1070

1090

1080

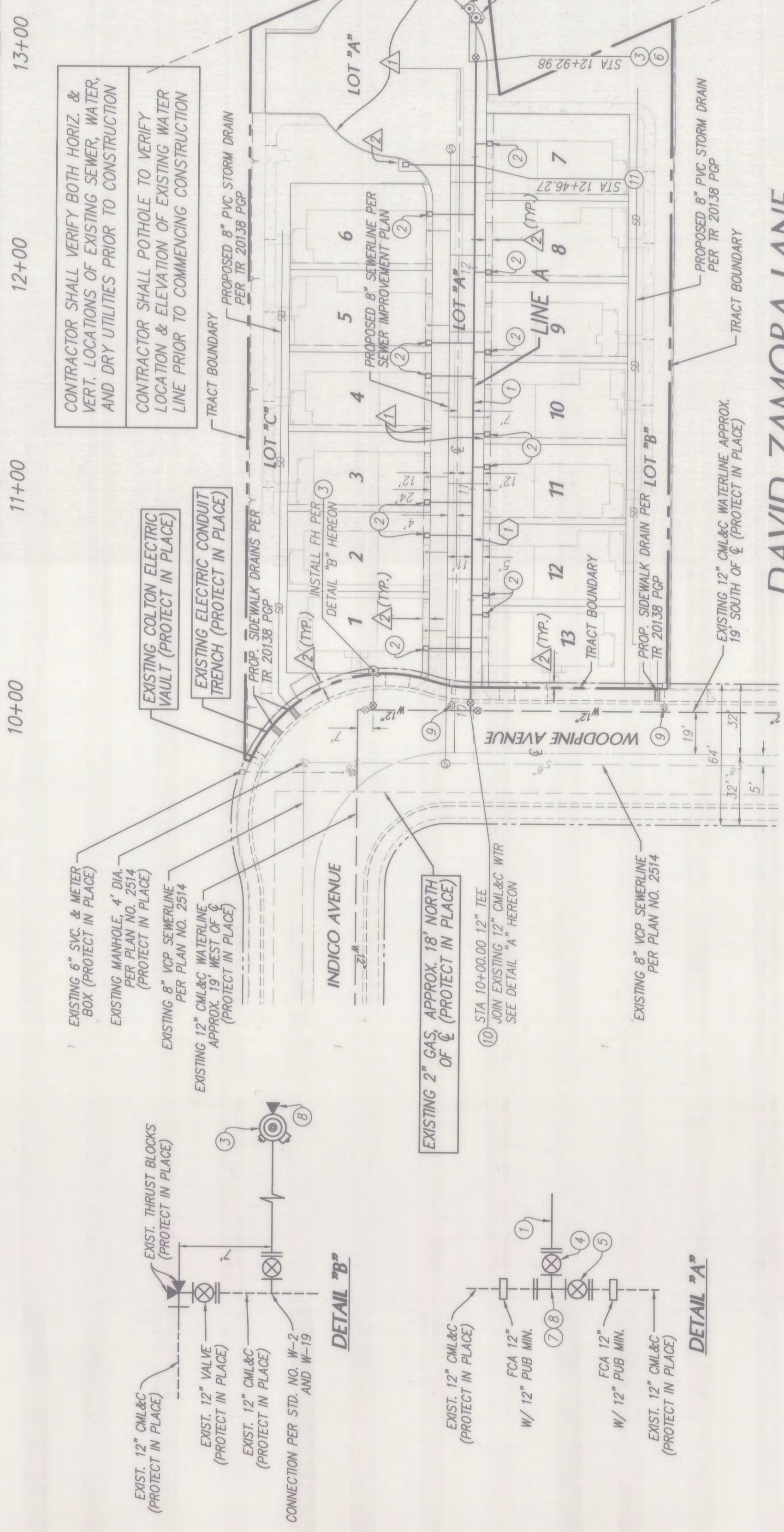
1070



CONTRACTOR SHALL VERIFY BOTH HORIZ. & VERT. LOCATIONS OF EXISTING SEWER, WATER, AND DRY UTILITIES PRIOR TO CONSTRUCTION.

**PROFILE SCALE**  
HORIZ. 1" = 40'  
VERT. 1" = 4'

1" SERVICE DATA	
LOT NO.	STATION LINE A
1	10+28.00
2	10+29.00
3	10+94.00
4	11+51.00
5	11+66.00
6	12+24.00
7	12+56.00
8	11+98.00
9	11+62.00
10	11+25.00
11	11+10.00
12	10+52.00
13	10+43.33



CONTRACTOR SHALL VERIFY BOTH HORIZ. & VERT. LOCATIONS OF EXISTING SEWER, WATER, AND DRY UTILITIES PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL POTHOLE TO VERIFY LOCATION & ELEVATION OF EXISTING WATER LINE PRIOR TO COMMENCING CONSTRUCTION.

**CONSTRUCTION NOTES**

- FURNISH AND INSTALL 8" AWWA CLASS 150, 10 GAUGE CEMENT MORTAR LINED AND COATED (CML&C) WELD BELL PIPE, FULLY WELDED
- FURNISH AND INSTALL 1" SERVICE WITH 1" METER PER WEST VALLEY WATER DISTRICT STD. DWG. NO. W-4
- FURNISH AND INSTALL PIR HYDRANT ASSEMBLY PER WEST VALLEY WATER DISTRICT STD. DWG. NO. W-2
- FURNISH AND INSTALL 8" RESILIENT SEATED (RS) GATE VALVE AND VALVE BOX PER WEST VALLEY WATER DISTRICT STD. DWG. NO. W-11
- FURNISH AND INSTALL 12" BUTTERFLY VALVE PER WEST VALLEY WATER DISTRICT STD. DWG. NO. W-11
- FURNISH AND INSTALL 1" AIR VALVE ASSEMBLY PER WEST VALLEY WATER DISTRICT STANDARD DWG. NOS. W-8A AND W-8B
- FURNISH AND INSTALL 12"x8" FLANGED TEE
- INSTALL THRUST BLOCK PER WEST VALLEY WATER DISTRICT STD. DWG. NO. W-3
- ABANDON EXISTING WATER SERVICE PER WEST VALLEY WATER DISTRICT STANDARD DWG. NO. W-28. RETURN METER TO DISTRICT
- JOIN EXISTING 12" STL CML&C WATER
- FURNISH AND INSTALL 2" SERVICE WITH 1 1/2" METER AND BACKFLOW PREVENTER (R.P.) PER WEST VALLEY WATER DISTRICT STD. DWG. NOS. W-3 AND W-20

**EASEMENT NOTES**  
PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT PER TR. 20138  
PUBLIC UTILITY EASEMENT PER TR. 20138



PREPARED BY:  
**KA ENGINEERING**  
LAND PLANNING & SURVEYING  
Engineering, Inc.  
353 N. SHERIDAN STREET  
CORONA, CALIFORNIA 92880  
TEL. (951) 279-1800  
FAX (951) 279-4380

DATE: 1/10/19

**BENCHMARK: CITY OF COLTON NO. 502**  
CITY OF COLTON STANDARD 2 INCH BRASS DISC SET IN THE CONCRETE SIDEWALK AT THE SOUTHEAST CORNER OF VALLEY BLVD. AND ACACIA AVENUE 2.0 FEET NORTHWEST OF POWER POLE #137155E AND 1.0 FOOT SOUTHEAST OF CURB. (B.M. 502 IS SET APPROXIMATELY 0.5 FOOT EAST OF SAN BERNARDINO SURVEYOR'S B.M. #15-4).  
ELEVATION: 1070.912

LINE TABLE		
NUMBER	LENGTH	BEARING
1	292.98'	N0272'1"W

**Underground Service Alert**  
Call: TOLL FREE  
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

**WEST VALLEY WATER DISTRICT**

DESIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
DRAWN BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

**WATER IMPROVEMENT PLAN**

**PLAN & PROFILE**  
TRACT MAP NO. 20138  
WILDROSE VILLAGE

WORK ORDER NO. \_\_\_\_\_  
PRESSURE ZONE: 3  
DRAWING NO.: D18013  
SHEET 2 OF 2

**FIELD BOOK NOTES**

MARK	DESCRIPTION	APPR	DATE

# Exhibit C

 6/24/19  
APPROVED

**UNITED CIVIL, INC.**  
30141 AGOURA ROAD, SUITE 215  
AGOURA HILLS, CA 91301  
PHONE: (818) 707-8648  
FAX: (818)707-8649

**PROJECT:**  
**WILDROSE VILLAGE II - TRACT 20138**  
City of Colton, California  
Proposed 13 Single Family Detached Homes

**ENGINEER'S COST ESTIMATE**

Description	Quantity	Unit	Cost	Subtotal
Install 8" AWWA Class 150, 10 Gauge CML&C Weld Bell Pipe, Fully Welded	305	LF	\$ 85.00	\$ 25,925.00
Install 1" service with 1" meter per W-4	13	EA	\$ 850.00	\$ 11,050.00
Install Fire Hydrant assembly per W-2	2	EA	\$ 6,900.00	\$ 13,800.00
Install 8" Resilient Seated (RS) Gate Valve and Valve Box per W-11	1	EA	\$ 1,650.00	\$ 1,650.00
Install 12" Butterfly Valve per W-11	1	EA	\$ 2,240.00	\$ 2,240.00
Install 1" Air Valve Assembly per W-6a/-6b	1	EA	\$ 2,850.00	\$ 2,850.00
Install 12"x8" Flange Tee	1	EA	\$ 800.00	\$ 800.00
Install Thrust Block per West Valley Water District Std. Dwg. No. W-3	2	EA	\$ 150.00	\$ 300.00
Abandon Existing Water Service per W-29	2	EA	\$ 750.00	\$ 1,500.00
Join Existing 12" STL. CML&C Water	1	EA	\$ 3,600.00	\$ 3,600.00
Install 2" Service with 1 1/2" Meter and Backflow Preventer per W-5 and W-	1	EA	\$ 3,380.00	\$ 3,380.00
<b>TOTAL COST=</b>				<b>\$ 67,095.00</b>

# Exhibit D

**BOARD OF DIRECTORS**

Dr. Michael Taylor  
*President, Board of Directors*  
Kyle Crowther  
*Vice President, Board of Directors*  
Dr. Clifford O. Young, Sr.  
*Director*  
Greg Young  
*Director*  
Donald Olinger  
*Director*  
Crystal L. Escalera  
*Board Secretary*



**ESTABLISHED AS A PUBLIC AGENCY IN 1952**  
WEST VALLEY WATER DISTRICT'S MISSION IS TO PROVIDE A RELIABLE,  
SAFE-DRINKING WATER SUPPLY TO MEET OUR CUSTOMERS' PRESENT  
AND FUTURE NEEDS AT A REASONABLE COST AND TO PROMOTE  
WATER-USE EFFICIENCY AND CONSERVATION.

**ADMINISTRATIVE**

**3.e.b**

Clarence C. Mansell, Jr.  
*General Manager*  
Ricardo Pacheco  
*Assistant General Manager*  
Deborah Martinez  
*Human Resources and  
Risk Manager*  
Lanita McCauley Bates  
*Interim Chief Financial Officer*

**2018 HOLIDAY LIST**

MONDAY, DECEMBER 24	CHRISTMAS EVE
TUESDAY, DECEMBER 25	CHRISTMAS
MONDAY, DECEMBER 31	NEW YEAR'S EVE

**2019 HOLIDAY LIST**

TUESDAY, JANUARY 1	NEW YEAR'S DAY
MONDAY, JANUARY 21	MARTIN LUTHER KING, JR.
MONDAY, FEBRUARY 18	PRESIDENT'S DAY
MONDAY, MAY 27	MEMORIAL DAY
THURSDAY, JULY 4	INDEPENDENCE DAY
MONDAY, SEPTEMBER 2	LABOR DAY
MONDAY, NOVEMBER 11	VETERANS DAY (OBSERVED)
THURSDAY, NOVEMBER 28	THANKSGIVING
FRIDAY, NOVEMBER 29	DAY AFTER THANKSGIVING
TUESDAY, DECEMBER 24	CHRISTMAS EVE
WEDNESDAY, DECEMBER 25	CHRISTMAS
TUESDAY, DECEMBER 31	NEW YEAR'S EVE

**2020 HOLIDAY LIST**

WEDNESDAY, JANUARY 1	NEW YEAR'S DAY
MONDAY, JANUARY 20	MARTIN LUTHER KING, JR.