



January 28, 2025  
225011

Grant Becklund  
30811 Garbani Road  
Winchester, CA 92596

Re: Landscape Architecture Services for **Indian Avenue**  
At Indian Avenue, Perris, CA

Dear Grant,

In accordance with your request, I'm pleased to present herein my proposal for landscape architectural services for the above-mentioned project. The scope of services would include the following items of work for the phases listed.

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### Conceptual Landscape Plan

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Plan that includes perimeter and interior landscaping, including the treatment of detention basins. The following landscaping comments shall be addressed:

- A minimum of 12% of the project site shall be fully landscaped, not including the right of way. Provide a matrix with a breakdown of landscape square footage and percentage.
- One shade tree is required per six (6) standard parking stalls. Please include half diamonds in all parking stall areas to meet this requirement.
- All main entrances shall include more landscape, including decorative pavement (the site plan does not provide decorative pavement). Per the PVCC Specific Plan, this would consist of more shade trees, shrubs, and ground cover.
- The conceptual landscape plan shall indicate the percentage of landscaping provided within each landscaped area.
- Landscaping must comply with AB 325 for water conservation. See PMC Chapter 19.70 for water conservation calculations (MAWA).
- WQMP/Detention Basins. The conceptual landscape plan shall avoid lining trees and other landscape materials primarily along the top edge of the depression. A more natural pattern utilizing a plant palette tolerant of occasional extra wetness is optimum.
- Landscaping and Streetscape – Conceptual colored landscape plans shall be submitted
- with the formal Planning application to address perimeter right-of-way and on-site interior landscaping, including treatment of detention basins. Please note that a minimum of 12% of the project site shall be fully landscaped, not including the right way. The site plan and landscape plan legend shall state the percentage of landscaping provided.
- Wall fencing and screen plan as requested by the City of Perris preliminary review.

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### Construction Documents

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#### ON-SITE AND OFF-SITE SEPARATE SETS OF DRAWINGS

Planting and irrigation plans in accordance with the requirements of chapter 19.70 of the municipal code, EMWD and the Perris Valley Commerce Center Specific Plan.

- **Irrigation Plan, Notes and Details**

Our plans would include the following: all required irrigation layout, piping, valves, heads, point of connection, pipe and valve sizing, hydraulic calculations, wire number and size, conduit size where required, and all irrigation notes required.

- **Planting Plan, Notes and Details**

This would include design for all planting areas within the limits of work, with sizes, quantities and final species selection for all planting, soil preparation, fine grading and details for planting trees, shrubs, groundcover and plant spacing, including fine grading and planting specifications.

- Water budget calculations, maps and forms
- Soil Management Report
- Certificate of Completion

**Total Fee - Hourly, not to exceed without prior approval \$12,000**

**Retainer**

A \$2,000 retainer is required to start work and will be credited to the first invoice of your account.

**Additional Services**

We would be happy to perform any additional services you may require, such as bidding, construction administration, permit processing, site visits during construction or client requested changes to plans after previous approvals are given would be performed according to the following hourly fee schedule, or by separate agreement.

Addressing plan check comments within our scope is included in this proposal.

Revisions due to other consultant's changes as a result to plan check comments from their discipline will be charged separately on an hourly basis, as delineated below.

Principal	\$200.00
Project Architect	\$110.00
Project Designer/Draftsperson	\$ 75.00

**Agricultural Soil Test**

**\$475**

Includes site soil sampling and laboratory analysis with interpretation and recommendations (including texture, organic matter, estimated nitrogen release, phosphorus P1 & P2, potassium, magnesium, calcium, soil pH, hydrogen, cation exchange capacity, percent base saturation, soluble salts, excess lime rate, sodium and boron) to decide the appropriate soil amendments for healthy plant development.

**Payment and project related expenses**

Travel spent in the interest of the client would be charged out at \$.67 per mile. Final payment is due at delivery of Construction Documents. Project related expenses may include blueprinting and reproduction, soil laboratory fees, and other similar related expenses are billed at cost plus 10%. Invoices would be submitted at our option on a regular basis or when phases of work are completed, and would be due upon receipt, after 30 days would be deemed delinquent and would be charged at 18% APR.

**Disclaimers**

Landscape Architect makes no warranty, either expressed or implied as to his findings, recommendations, specifications or professional advice except that the work was performed pursuant to generally accepted standards of practice in effect at the time of performance. Landscape Architect makes no representations concerning soil conditions, and he is not responsible for any liability that may arise out of the making or failure to make soil surveys or sub-surface soil tests, or general soil testing.

**Exclusions**

Submittals, submittal fees, travel or site visits, irrigation audit (must be performed by an independent auditor), as built drawings.

**Termination**

If the Project is suspended or abandoned in whole or in part for more than three (3) months, Landscape Architect shall be paid for all services, costs, and other expenses provided for the Project.

This Agreement may be terminated by either party upon seven (7) days' written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination and by either party (for any reason) upon 14 days written notice. In the event of termination due to the fault of parties other than Landscape Architect, Landscape Architect shall be paid his compensation for services performed to termination date, Reimbursable Expenses, and termination expenses.

**Mediation**

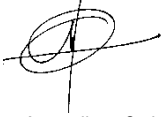
Any claim, dispute or other matters in question by either the owner/client or architect arising from, related to, or breach of, will be filed with, subject to and decided by no-binding mediation, in accordance with the Construction Industry Rules unless parties mutually agrees otherwise.

**Drawings**

The parties hereto understand and agree that all Drawings and Specifications are instruments of professional service and shall remain the property of Landscape Architect whether the Project for which they are made is executed or not. They are not to be used by Client or any other party on other projects or extensions to this Project except by agreement in writing with and appropriate compensation to Landscape Architect. Client agrees to hold harmless and indemnify Landscape Architect against all damages, claims and losses, including legal defense fees and costs, arising out of our Clients unauthorized use of the drawings and specifications. Electronic files will be transmitted to client in pdf format upon completion of all services and payment in full.

If the scope of services, fee schedule, and terms and conditions discussed herein are satisfactory to you, please indicate your acceptance by returning a signed copy of this letter to me at your earliest convenience. If you have any questions, please do not hesitate to call.

I look forward to the possibility of working with you on this important project. Sincerely,



Angelina Sotelo,  
ASLA, RLA 5254, LEED AP  
Principal, Sotelo Landscape Architects

To sign electronically

[Click here](#)

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Accepted By (Sign Name)

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Date