



City of Beaumont

550 E. 6th Street
Beaumont, CA 92223
(951) 769-8520
www.ci.beaumont.ca.us

Case No. PW2021-0651
Receipt No. RO1143340
Fee \$ 484.43 / \$3,000 Insp
Date Paid 2/18/21

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Michael Heishman Phone 951.428.4414

2. Contact's Address 1250 Corona Pointe Court Suite 600 , Corona , CA 92879
City/State/Zip

5. Contact's E-mail michael.heishman@tripointehomes.com

3. Developer Name Tri Pointe Homes Phone 951.428.4414
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address 1250 Corona Pointe Court Suite 600 , Corona , CA 92879
City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):

~~Bond No. CMS331829 / Tr. 37298-1 / Atwell Storm Drain Improvements
Highland Springs Avenue West of Centerline from Wilson to the SCE Easment~~

6. **CERTIFICATION OF ACCURACY AND COMPLETENESS:** I hereby certify that to the best of my knowledge the information in this application and all attached answers and exhibits are true, complete, and correct.

Michael Heishman **Michael Heishman** Digitally signed by Michael Heishman
Print Name and Sign – Contact/Applicant Heishman Date: 2021.02.15 08:23:42 -08'00' Date

7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with contractor's performance of work hereunder or its failure to comply with any of its obligations for which this Bond exoneration is requested, except for such loss or damage which was caused by the active negligence of the City.

Michael Heishman **Michael Heishman** Digitally signed by Michael Heishman
Print Name and Sign – Contact/Applicant Heishman Date: 2021.02.15 08:23:29 -08'00' Date

8. Developer/Contractor has completed all the following items prior to requesting release or has included them in the application.

- Remove and replace concrete and AC as needed where lifting.
- Provide AC crack fill as needed. Crack fill/seal shall be hot asphaltic emulsion.
- Provide Type II slurry coat for all road surfaces.
- Restore/Verify pavement striping/markings.
- Restore/Verify blue dots and signage as needed.
- Clean and camera sewer. Provide report and video copy of camera survey.
- Provide all final geotechnical reports.
- Provide Engineers' certification for line and grade within Right-of-Way.
- Provide Landscape Architects Certification as required.

Michael

Digitally signed by
Michael Heishman

Michael Heishman

Heishman

Date: 2021.02.15 08:23:16

Print Name and Sign – Contact/Applicant

-08'00'

Date

Basic Gov (Sales Force) # _____
File # _____

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN
(Tract Map/Parcel Map/Plot Plan No. 37298-1)**

THIS SECURITY AGREEMENT is made by and between CITY OF BEAUMONT (“CITY”) and Pardee Homes, a California company (“DEVELOPER”).

RECITALS

A. DEVELOPER has applied to the CITY for permission to develop certain real property, pursuant to Tract Map/Parcel Map/Plot Plan # 37298-1, (“Map”). DEVELOPER has also asked the CITY to accept the dedication of the street or streets and other proposed public rights-of-way, parks and recreation facilities, and easements as depicted on the Map and to otherwise approve the Map so that it may be recorded as required by law; and Atwell Storm Drain Improvements Highland Springs Avenue West of Centerline from Wilson to the SCE Easement.

B. The CITY requires, as a condition precedent to the acceptance and approval of the Map and the dedication of the public rights-of-way and easements depicted thereon, that such rights-of-way be improved with (for example) grading, paving, curbs, gutters, sidewalks, street lights, stormdrains, sanitary sewers and appurtenances thereto, street name signs, survey monuments, electrical and telecommunications, water pipes, water mains, fire hydrants and appurtenances thereto, and landscaping, including any warranty work for all such improvements (collectively, “Improvements”); and

C. The Improvements have not yet been constructed and completed and it is the purpose of this Security Agreement to set forth the terms and conditions by which the DEVELOPER shall guarantee that such Improvements shall be constructed and completed within the time set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the acceptance of the DEVELOPER’s offer of dedication and the approval of the Map for filing and recording as provided and required by law, the CITY and the DEVELOPER hereby agree as follows:

1. Provision of Improvements. DEVELOPER shall provide, at the DEVELOPER’s sole cost and expense, all necessary labor and materials to complete the construction of the Improvements depicted on the Map and described in the conditions of approval of the Map within one (1) year of the date of this Security Agreement.

2. Inspection by the CITY. The CITY shall inspect, at the DEVELOPER’s sole cost and expense, all of the work, labor and materials performed and provided by the DEVELOPER in connection with the Improvements.

3. Compliance with Plans and Specifications. The Improvements shall be constructed and installed in strict accordance with the CITY-approved plans and specifications.

4. Security for Performance. Concurrently with the execution of this Security Agreement by DEVELOPER, DEVELOPER shall deliver to the CITY a performance bond issued by a corporate surety in substantially the form attached hereto as **Exhibit "A"**, in an amount that is not less than 100% of the total estimated cost of the Improvements and any warranty therefor. The performance bond shall be issued by an "admitted" corporate surety insurer authorized to do business in the State of California and the surety insurer shall have an A.M. Best rating of at least "A, XV". The surety insurer shall have assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The security or bond shall also insure against any and all defects in the Improvements for a period of not less than one full year after the date of acceptance thereof by the CITY. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

5. Security for Contractors, Subcontractors, Laborers and Materialmen. The DEVELOPER shall also provide a payment bond issued by a corporate surety for the security of laborers and materialmen, which bond or bonds shall be in substantially the form attached hereto as **Exhibit "B"** and made a part hereof. The amount of the bond(s) shall be no less than 100% of the total estimated amount needed to secure payment to the contractor, to the subcontractors, and to the persons furnishing labor, materials, or equipment to them for the Improvements. The laborers and materialmen bond shall be provided by an "admitted" corporate surety insurer authorized to transact surety insurance in the State of California with an A.M. Best rating of "A, XV", and with assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

6. General Liability and Worker's Compensation Insurance. The DEVELOPER shall, before commencing any work, obtain commercial general liability insurance (primary) of not less than \$2,000,000.00 per occurrence for all coverages and \$2,000,000.00 general aggregate. The CITY and its employees and agents shall be added as additional insureds. Coverage shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance, primary or excess, available to the CITY or any employee or agent of the CITY. Coverage shall not be limited to the vicarious liability or supervisory role of any additional insured. Coverage shall contain no contractors' limitation endorsement. There shall be no endorsement or modification limiting the scope of coverage for liability arising from pollution, explosion, collapse, underground property damage or employment-related practices. Such insurance shall not prohibit the DEVELOPER, and its employees or agents, from waiving the right of subrogation prior to a loss. The DEVELOPER waives its right of subrogation against the CITY. Unless otherwise approved by the CITY, the DEVELOPER's insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best rating of "A, XV." Self-insurance shall not be considered to comply with these insurance specifications. The DEVELOPER agrees to require all contractors, subcontractors and other parties hired for the Improvements to purchase and maintain insurance of the types specified

herein, naming as additional insureds all of the parties to this Security Agreement. The DEVELOPER shall, before commencing any work, obtain Worker's Compensation Insurance in an amount required by law and, failing to do so, the CITY may procure such insurance at the cost of the DEVELOPER.

7. Comprehensive Commercial General and Automobile Liability Insurance. The DEVELOPER, before commencing any work shall, at its own expense, maintain comprehensive commercial general and automobile liability insurance issued by a California-admitted surety company with an A.M. Best rating of no less than "A, XV" for \$2,000,000 per occurrence. Coverage shall be for the entire duration of the permitted activities. Such liability insurance policy shall name, by endorsement, the City as an additional insured.

8. Indemnification. Notwithstanding the provisions of Government Code, Section 66474.9 or any other statutes of similar import, and to the full extent permitted by law, the DEVELOPER shall defend, indemnify and hold harmless the CITY, its employees, agents, officials and attorneys, from and against any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind or nature, whether actual, alleged or threatened, reasonable attorneys' fees, court costs, interest, expert witness fees and any other costs or expenses of any kind whatsoever, without restriction or limitation, incurred in relation to, as a consequence of, or arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part, to the Map, the Improvements, this Agreement, or any matter related to the same; provided, however, that the indemnification to be provided by DEVELOPER to the CITY pursuant to the terms of this paragraph shall not be applicable where the aforementioned liability, claim, suit, action, etcetera, is the result of the sole negligence or sole willful misconduct of the CITY.

9. Procedure for Release of Performance Bond Security. The security furnished by the DEVELOPER shall be released in whole or in part in the following manner:

a. Security shall be released upon final completion and acceptance of the Improvements. If the security furnished by the DEVELOPER is a documentary evidence of security, such as a surety bond, the CITY shall release the documentary evidence and return the original to the Surety upon final completion and acceptance of the Improvements. In the event the CITY is unable to return the original documentary evidence to the Surety, the security shall be released by written notice sent by certified mail to the DEVELOPER and to the Surety within 30 days of the City's acceptance of the Improvements. The written notice shall contain a statement that the work for which security was furnished has been completed and accepted, a description of the Improvements, and the notarized signature of an authorized CITY official.

b. At such time as the DEVELOPER believes that the work for which the security was required is complete and makes payment of a partial exoneration fee of \$350 to the CITY, the DEVELOPER shall notify the CITY in writing of the completed work, including a list of work completed. Upon receipt of the written notice, the CITY shall have 45 days to review and comment or approve the completion of the Improvements. If the CITY does not agree that all work has been completed in accordance with the plans

and specifications for the Improvements, it shall supply a list of all remaining work to be completed.

c. Within 45 days of receipt of the CITY's list of remaining work, the DEVELOPER may then provide cost estimates for all remaining work for review and approval by the CITY.

d. Upon receipt of the cost estimates, the CITY shall then have 45 days to review, comment, and approve, modify or disapprove those cost estimates. The CITY shall not be required to engage in this process of partial release more than once between the start of work and the completion and acceptance of all work.

e. The DEVELOPER shall complete the works of Improvement until all remaining items are accepted by the CITY. Upon completion of the Improvements, the DEVELOPER shall be notified in writing by the CITY within 45 days and, within 45 days of the date of the CITY's notice, the release of any remaining performance security shall be made within 60 days of the recording of the Notice of Completion.

10. Procedure for Release of Payment Bond Security. Security securing the payment to the contractor, his or her subcontractors and persons furnishing labor, materials or equipment may, after passage of the time within which mechanic's liens and stop notices are required to be recorded and after acceptance of the Improvements, be reduced by Surety to an amount equal to the total claimed by all claimants for whom mechanic's liens and stop notices have been recorded and notice thereof given in writing to the CITY, and if no claims have been recorded, the security may be released in full.

11. Security for One-Year Warranty Period. The release procedures described in paragraphs 9 and 10 above shall not apply to any required guarantee and warranty period nor to the amount of the performance bond security deemed necessary by the CITY for the guarantee and warranty period nor to costs and reasonable expenses and fees, including reasonable attorneys' fees.

12. Binding Effect. This Security Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their legal representatives and their successors and assigns.

13. Authority to Execute. The DEVELOPER hereby warrants and represents to the CITY that the individual signing this Security Agreement on behalf of the DEVELOPER is vested with the unconditional authority to do so pursuant to, and in accordance with, all applicable legal requirements, and has the authority bind the DEVELOPER hereto.

14. No Assignment. The DEVELOPER may not assign this Security Agreement, or any part thereof, to another without the prior written consent of the CITY.

15. Attorneys' Fees. In the event of legal action to enforce or interpret this Agreement or any of its provisions, the prevailing party shall be entitled, in addition to any other form of relief, to recover its reasonable attorneys' fees and costs of suit.

16. Execution in Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute a single agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the dates listed below.

CITY OF BEAUMONT

By _____
Mayor

Date

DEVELOPER

By 
Jeff Chambers

November 5, 2019
Date

Title: VP Community Development

Address: Pardee Homes
1250 Corona Pointe Court, Ste. 600
Corona, CA 92879

Basic Gov (Sales Force) # _____
File # _____

Bond No: CMS331829
Premium: \$146.00

EXHIBIT "A"

PERFORMANCE BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and _____
Pardee Homes (hereinafter designated as "Principal") have entered into
Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan,
dated November 5, 2019, whereby Principal agrees to install and complete certain designated
public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 37298-1,
which is hereby incorporated herein and made a part hereof; and Atwell Storm Drain Improvements Highland Springs Avenue West of
Centerline from Wilson to the SCE Easement.

WHEREAS, Principal is required under the terms of the said agreement to furnish a bond for the
faithful performance of said agreement.

NOW, THEREFORE, we, the Principal and _____ RLI Insurance Company
as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal
sum of Thirty Six Thousand Five Hundred Eighty One & 50/100 dollars (\$ 36,581.50) lawful money of the
United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs,
successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the Principal, his or its heirs, executors,
administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and
perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as
therein provided, on his or their part to be kept and performed at the time and in the manner therein
specified, and in all respects according to their true intent and meaning, and shall indemnify and save
harmless the City, its officers, agents and employees as therein stipulated, then this obligation shall
become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby and in addition to the face amount specified therefor,
there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees,
incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any
judgment therein rendered.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition
to the terms of the agreement or to the work to be performed thereunder or the specifications
accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive
notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the
work or to the specifications.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety
above named, on November 5, 2019.

PRINCIPAL:

Pardee Homes

By 
Jeff Chambers

Title VP Community Development

SURETY:

RLI Insurance Company

By 

Title Janina Monroe, Attorney-In-Fact

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Orange }

On NOV 05 2019 before me, Brianne Davis, Notary Public,
(Here insert name and title of the officer)

personally appeared Janina Monroe,
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.

Brianne Davis

Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

_____ (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

POWER OF ATTORNEY

RLI Insurance Company Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

Paul Boucher, Janina Monroe, Dennis Langer, Michelle Haase, Timothy Noonan, jointly or severally

in the City of Irvine, State of California its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars (\$25,000,000.00) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or **Contractors Bonding and Insurance Company**, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Vice President with its corporate seal affixed this 30th day of September, 2019.



**RLI Insurance Company
Contractors Bonding and Insurance Company**

By: B. W. Davis
Barton W. Davis Vice President

State of Illinois }
County of Peoria } SS

CERTIFICATE

On this 30th day of September, 2019, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

I, the undersigned officer of **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** this NOV 05 2019 day of NOV 05 2019.

By: Gretchen L. Johnigk
Gretchen L. Johnigk Notary Public

**RLI Insurance Company
Contractors Bonding and Insurance Company**

By: Jean M. Stephenson
Jean M. Stephenson Corporate Secretary



California All-Purpose Certificate of Acknowledgment

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

State of California }
 County of Riverside } s.s.

On November 5, 2019 before me, Ana E. Chavez Perez, Notary Public,
Name of Notary Public, Title

personally appeared Jeff Chambers
Name of Signer (1)

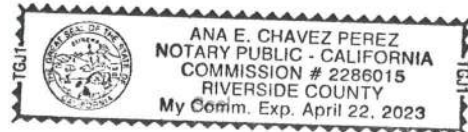
Name of Signer (2)

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 of Notary Public



OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer Signer(s) Thumbprints(s)

EXHIBIT "B"

PAYMENT BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Pardee Homes (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated November 5, 2019, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 37298-1, which is hereby incorporated herein and made a part hereof; and Atwell Storm Drain Improvements Highland Springs Avenue West of Centerline from Wilson to the SCE Easement.

WHEREAS, under the terms of the said agreement, the Principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Beaumont to secure the claims to which reference is made in Section 8000, et seq., of the Civil Code of the State of California.

NOW, THEREFORE, the Principal and the undersigned as corporate surety, are held firmly bound unto the City of Beaumont and all contractors, subcontractors, laborers, materialmen, and other persons employed in the performance of the said agreement and referred to at Section 8000, et seq., of the Civil Code in the sum of Thirty Six Thousand Five Hundred* dollars (\$ 36,581.50), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered. *Eighty One & 50/100

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Section 8000, et seq., of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on November 5, 2019.

PRINCIPAL:

Pardee Homes

By 
Jeff Chambers

Title VP Community Development

SURETY:

RLI Insurance Company

By 

Title Janina Monroe, Attorney-In-Fact

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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State of California }

County of Orange }

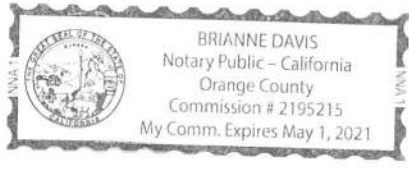
On NOV 05 2019 before me, Brianne Davis, Notary Public,
(Here insert name and title of the officer)

personally appeared Janina Monroe,
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.

Brianne Davis
Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

_____ (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

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- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

POWER OF ATTORNEY

RLI Insurance Company Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

Paul Boucher, Janina Monroe, Dennis Langer, Michelle Haase, Timothy Noonan, jointly or severally

in the City of Irvine, State of California its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars (\$25,000,000.00) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or **Contractors Bonding and Insurance Company**, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Vice President with its corporate seal affixed this 30th day of September, 2019.



**RLI Insurance Company
Contractors Bonding and Insurance Company**

By: B. W. Davis
Barton W. Davis Vice President

State of Illinois }
County of Peoria } SS

CERTIFICATE

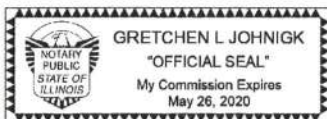
On this 30th day of September, 2019, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

I, the undersigned officer of **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** this NOV 05 2019 day of NOV 05 2019.

By: Gretchen L. Johnigk
Gretchen L. Johnigk Notary Public

**RLI Insurance Company
Contractors Bonding and Insurance Company**

By: Jean M. Stephenson
Jean M. Stephenson Corporate Secretary



California All-Purpose Certificate of Acknowledgment

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

State of California

County of Riverside

} s.s.

On November 5, 2019 before me, Ana E. Chavez Perez, Notary Public,
Name of Notary Public, Title

personally appeared Jeff Chambers
Name of Signer (1)

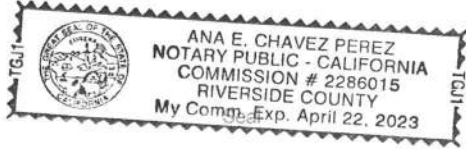
Name of Signer (2)

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 of Notary Public



OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information
Method of Signer Identification
Proved to me on the basis of satisfactory evidence: <input type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on: Page # _____ Entry # _____
Notary contact: _____
Other
<input type="checkbox"/> Additional Signer <input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____



177 East Colorado Blvd, Suite 500
Pasadena, CA 91105
(310) 955-3100



90-3582
1222

Check Number 2805249
Check Date 11/6/2019

Vendor # 123438

Pay Exactly

SEVENTY FIVE AND 40/100*****

\$*****75.40

VOID IF NOT CASHED IN 90 DAYS
TWO SIGNATURES REQUIRED OVER \$100,000.00

David A. Smith

TO
THE
ORDER
OF

CITY OF BEAUMONT
550 E. 6TH STREET
BEAUMONT CA 92223

⑈02805249⑈ ⑆122235821⑆ 153497054947⑈



177 East Colorado Blvd, Suite 500
Pasadena, CA 91105
(310) 955-3100

Check Amount 75.40
Check Date 11/6/2019
Check Number 2805249

Invoice Number	Invoice Date	Description	Gross Amount	Net Amount
ATWELL T37298-1 PER	11/5/19	ATWELL HIGHLAND SPRINGS DRAIN	75.40	75.40
123438 CITY OF BEAUMONT			75.40	75.40



177 East Colorado Blvd, Suite 500
Pasadena, CA 91105
(310) 955-3100



90-3582
1222

Check Number 2805248
Check Date 11/6/2019

Vendor # 123438

Pay Exactly

TWO HUNDRED EIGHTY EIGHT AND 18/100*****

\$*****288.18

VOID IF NOT CASHED IN 90 DAYS
TWO SIGNATURES REQUIRED OVER \$100,000.00

David A. Smith

TO
THE
ORDER
OF

CITY OF BEAUMONT
550 E. 6TH STREET
BEAUMONT CA 92223

⑈0 2805 248⑈ ⑆ 1 22 23 58 2 1⑆ 1 53497054947⑈



177 East Colorado Blvd, Suite 500
Pasadena, CA 91105
(310) 955-3100

Check Amount 288.18
Check Date 11/6/2019
Check Number 2805248

Invoice Number	Invoice Date	Description	Gross Amount	Net Amount
ATWELL T37298-1 BON	11/5/19	ATWELL DRAIN IMP BOND FEES	288.18	288.18
123438 CITY OF BEAUMONT			288.18	288.18



177 East Colorado Blvd, Suite 500
Pasadena, CA 91105
(310) 955-3100



90-3582
1222

Check Number 2805250
Check Date 11/6/2019

Vendor # 123438

Pay Exactly

TWO THOUSAND SEVEN HUNDRED FORTY THREE AND 61/100*****

\$*****2,743.61

VOID IF NOT CASHED IN 90 DAYS
TWO SIGNATURES REQUIRED OVER \$100,000.00

David A. Smith

TO
THE
ORDER
OF

CITY OF BEAUMONT
550 E. 6TH STREET
BEAUMONT CA 92223

⑈0 2805 250⑈ ⑆ 1 2 2 2 3 5 8 2 1 ⑆ 1 5 3 4 9 7 0 5 4 9 4 7 ⑈



177 East Colorado Blvd, Suite 500
Pasadena, CA 91105
(310) 955-3100

Check Amount 2,743.61
Check Date 11/6/2019
Check Number 2805250

Invoice Number	Invoice Date	Description	Gross Amount	Net Amount
ATWELL T37298-1 INS	11/5/19	ATWELL DRIAN IMP INSP FEES	2,743.61	2,743.61
123438 CITY OF BEAUMONT			2,743.61	2,743.61

BOND REQUEST FORM

1 CONSULTANT REQUEST DATE:	11/5/2019
2 PARDEE LDM (print):	Michael Heishman
3 LDM APPROVAL (initial & date):	11/5/19
4 PARDEE JOB NO.:	70568009
5 PARDEE JOB DESCRIPTION:	ATWELL Highland Springs Avenue Storm Drain Improvements West of Centerline from Wilson to SCE Easement
6 ENGINEER OF RECORD:	MDS
7 MUNICIPALITY (OBLIGEE):	City of Beaumont
8 ADDRESS:	550 E. 6th Street Beaumont, CA 92223
9 REFERENCE NUMBER:	Tract 37298-1
10 BOND AMOUNT:	\$36,581.50
11 BOND TYPE:	Faithful Performance
12 PROJECTED EXONERATION:	11/1/2021

***** **CONSULTANT INCLUSIONS -- CHECK ALL THAT APPLY** *****

13 BOND ESTIMATE:	<input checked="" type="checkbox"/>
14 ORIGINAL BOND FORM:	<input type="checkbox"/>
15 ASSOCIATED FEES CHECK REQUEST:	<input type="checkbox"/>

***** LEGEND *****	
ITEMS 2 - 5	SUPPLIED BY PARDEE
ITEMS 1 & 6 - 12	SUPPLIED BY CONSULTANT
ITEM 9: PERMIT OR OTHER MUNICIPALITY REFERENCE NUMBER ITEM 11: PERFORMANCE, LABOR & MATERIALS, GRADING SURETY, WARRANTY, ETC. ITEM 12: DATE PARDEE CAN EXPECT TO RECEIVE EXONERATION LETTER FROM MUNICIPALITY ITEM 13: BOND ESTIMATE OR TABULATION FORM - APPROVED BY MUNICIPALITY ITEM 14: ORIGINAL MUNICIPALITY APPROVED BOND FORM (if required by Municipality) ITEM 15: PERMIT OR OTHER FEES - CHECK REQUEST INCLUDED (if required)	

Michael Heishman

From: Suzanne Foxworth <SFoxworth@beaumontca.gov>
Sent: Tuesday, November 5, 2019 9:35 AM
To: Michael Heishman; Barrett Bruchhauser
Subject: FW: PW 2018-0237 Cost Estimate
Attachments: PW2018-0237_Highland Springs_Storm Drain_Approved_Cost_Estimate.pdf

Michael,

This cost estimate has been approved for fees and bonding purposes. Please see below fees.

Permit fees \$75.40
Bond \$288.18
Inspection fees \$2,743.61

Let me know if you have any questions.

Thanks,

SUE FOXWORTH
Public Works Technician

City of Beaumont
550 E. 6th Street, Beaumont, Ca 92223
Desk (951) 769-8520 | Fax (951) 769-8526
BeaumontCa.gov
Facebook | Twitter | Instagram | YouTube




#ACITYELEVATED

As of May 15, 2019, Building & Safety same day permits will no longer be available.

From: Padma Asam <PADMA.Asam@NV5.com>
Sent: Monday, November 04, 2019 10:14 AM
To: Suzanne Foxworth <SFoxworth@beaumontca.gov>
Cc: Sarah Littrel <Sarah.Littrel@nv5.com>; Tamara O'Neal <Tamara.ONeal@nv5.com>
Subject: RE: PW 2018-0237 Cost Estimate

Sue,


70568009.1521.31060
11/5/19

GENERAL NOTES

- WHERE NOTED THE CONTRACTOR SHALL CONSTRUCT THE STORM DRAIN IMPROVEMENTS SHOWN ON THE DRAWINGS IN CONFORMANCE WITH THE REQUIREMENTS OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT'S M.O.U. STANDARD SPECIFICATIONS DATED JUNE 24, 2008, AND RC&WCD STANDARD MANUAL. FOR THE LATEST DRAWINGS OF THE STANDARD MANUAL, PLEASE REFER TO THE "PUBLICATIONS AND RECORDS" PAGE FOUND ON THE DISTRICT'S WEBSITE.
- CONTACT THE ENCROACHMENT PERMIT ENGINEER AT 951.922.3130 IF AN ENCROACHMENT PERMIT IS REQUIRED FROM CITY OF BANNING. AFTER THE PERMIT IS ISSUED THE CITY OF BANNING MUST BE NOTIFIED ONE WEEK PRIOR TO CONSTRUCTION.
- ALL STATIONING REFERS TO CENTERLINE OF CONSTRUCTION UNLESS OTHERWISE NOTED.
- STATIONING FOR LATERALS AND CONNECTOR PIPES REFER TO THE CENTERLINE INTERSECTION STATIONS.
- FORTY-EIGHT HOURS BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT 1.800.227.2600.
- ALL ELEVATIONS SHOWN ARE IN FEET AND DECIMALS THEREOF BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NAVD 88).
- ALL COORDINATES ARE SHOWN IN FEET AND DECIMALS THEREOF BASED ON THE NORTH AMERICAN DATUM (NAD 83), CALIFORNIA COORDINATE SYSTEM (CCS), ZONE 6 AND EPOCH (1995.5).
- ELEVATIONS OF UTILITIES ARE APPROXIMATE UNLESS OTHERWISE NOTED.
- OPENINGS RESULTING FROM THE CUTTING OR PARTIAL REMOVAL OF EXISTING CULVERTS, PIPES OR SIMILAR STRUCTURES TO BE ABANDONED SHALL BE SEALED WITH 6" OF CLASS "B" CONCRETE.
- PIPE CONNECTED TO THE MAINLINE PIPE SHALL CONFORM TO JUNCTION STRUCTURE NO. 4 (JS 229) UNLESS OTHERWISE NOTED.
- "V" IS THE DEPTH OF CATCH BASINS MEASURED FROM THE TOP OF CURB TO INVERT OF CONNECTOR PIPE.
- CATCH BASINS SHALL BE LOCATED SO THAT LOCAL DEPRESSION SHALL BEGIN AT EXISTING CURB RETURN JOINT, UNLESS OTHERWISE SPECIFIED.
- ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS AND OTHER EXISTING IMPROVEMENTS TO BE RECONSTRUCTED IN KIND AND AT THE SAME ELEVATION AND LOCATION AS THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.
- STANDARD DRAWINGS CALLED FOR ON THE PLAN AND PROFILE SHALL CONFORM TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT STANDARD DRAWINGS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS REQUIRED TO CALL ALL UTILITY AGENCIES REGARDING TEMPORARY SHORING AND SUPPORT REQUIREMENTS FOR THE VARIOUS UTILITIES LINES SHOWN ON THESE PLANS.
- DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
- APPROVAL OF THESE PLANS BY THE CITY OF BANNING DOES NOT RELIEVE THE DEVELOPER'S ENGINEER OF RESPONSIBILITY FOR THE ENGINEERING DESIGN. IF FIELD CHANGES ARE REQUIRED, IT WILL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER TO MAKE THE NECESSARY CORRECTIONS.
- THE CONTRACTOR OR DEVELOPER SHALL SECURE ALL REQUIRED ENCROACHMENT AND/OR STATE AND FEDERAL REGULATORY PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR OR DEVELOPER SHALL SECURE ALL REQUIRED ENCROACHMENT AND/OR STATE AND FEDERAL REGULATORY PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THE CONCRETE COATING ON THE INSIDE OF ALL REINFORCED CONCRETE PIPES MUST BE INCREASED TO PROVIDE A MINIMUM OF 1-1/2 INCHES OVER THE REINFORCING AND INCREASED TO A MINIMUM OF 3-1/2 INCHES OVER THE REINFORCING FOR BOX CULVERT. WHEN DESIGN VELOCITIES EXCEED 20 FEET PER SECOND, THE CONCRETE DESIGN STRENGTH IN THESE REACHES SHALL BE FC=5,000 PSI FOR VELOCITIES EXCEEDING 20 FEET PER SECOND AND FC=6,000 PSI FOR VELOCITIES EXCEEDING 30 FEET PER SECOND.
- CONSTRUCTION JOINT PER CALTRANS STANDARD REINFORCED CONCRETE BOX SHALL BE PLACED ACCORDING TO RC&WCD STANDARD DRAWING NO. BX401.

CALIFORNIA COORDINATES

CENTER LINE HIGHLAND SPRING AVE & WILSON STREET
 N 2283766.54
 E 6350263.54
 CENTER LINE INTERSECTION HIGHLAND SPRING AVE & SUNDANCE DRIVE
 N 2286406.55
 E 6350271.59
 CCS ZONE 6

MATH (LAKE MATHEWS)
 N 2257398.558
 E 6201355.292

TRAK (BOMMER CANYON)
 N 2171990.406
 E 6088762.992

LEGAL DESCRIPTION

LOTS 1-7, 10, AND PORTIONS OF LOTS 8, 9, 10, 18, & 19, OF TRACT MAP NO. 34330, FILED IN BOOK 429 OF MAPS, PAGES 94 THROUGH 103, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

ASSESSORS PARCEL NUMBERS

408-120-001 THROUGH -005, -007 THROUGH -009
 PORTIONS OF 408-120-006, -010, -012, -019, -020

BENCH MARK

ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK MWD 401 1992 - A 3' X 3" STANDARD ALUMINUM MWD DISK, FLUSH, IN BANNING, 0.6 MILES SOUTH ALONG HIGHLAND SPRINGS AVENUE FROM THE INTERSECTION OF HIGHLAND SPRINGS AVENUE AND THE SOUTHERN PACIFIC RAILROAD BRIDGE, 17.5 FEET EAST OF THE CENTERLINE OF HIGHLAND SPRINGS AVENUE AT THE NORTHWEST CORNER OF CATCH BASIN AT THE TOP OF CURB, 0.5 FEET EAST OF FACE OF CURB. ELEVATION = 772.395m = 2534.10 ft. (NAVD 88).

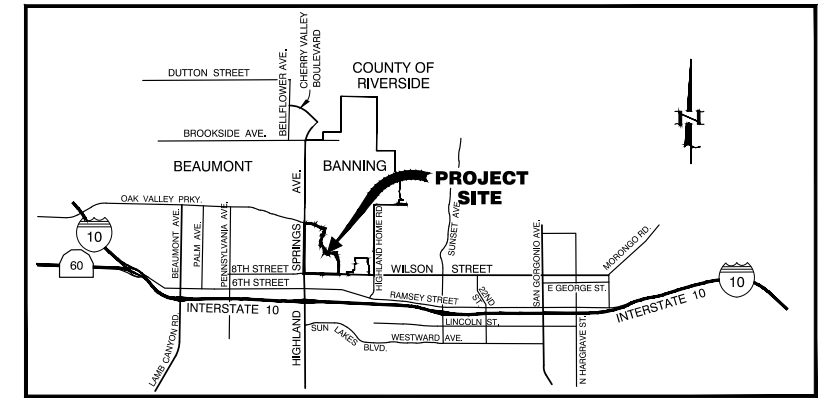
CONVERSION TO NGVD 29 CAN BE ACCOMPLISHED BY SUBTRACTING 2.66 FT. FROM ALL ELEVATIONS PER VERTCON CALCULATION AT THE BENCHMARK. ELEVATION = 2531.44 ft. (NGVD 29).

BASIS OF BEARINGS

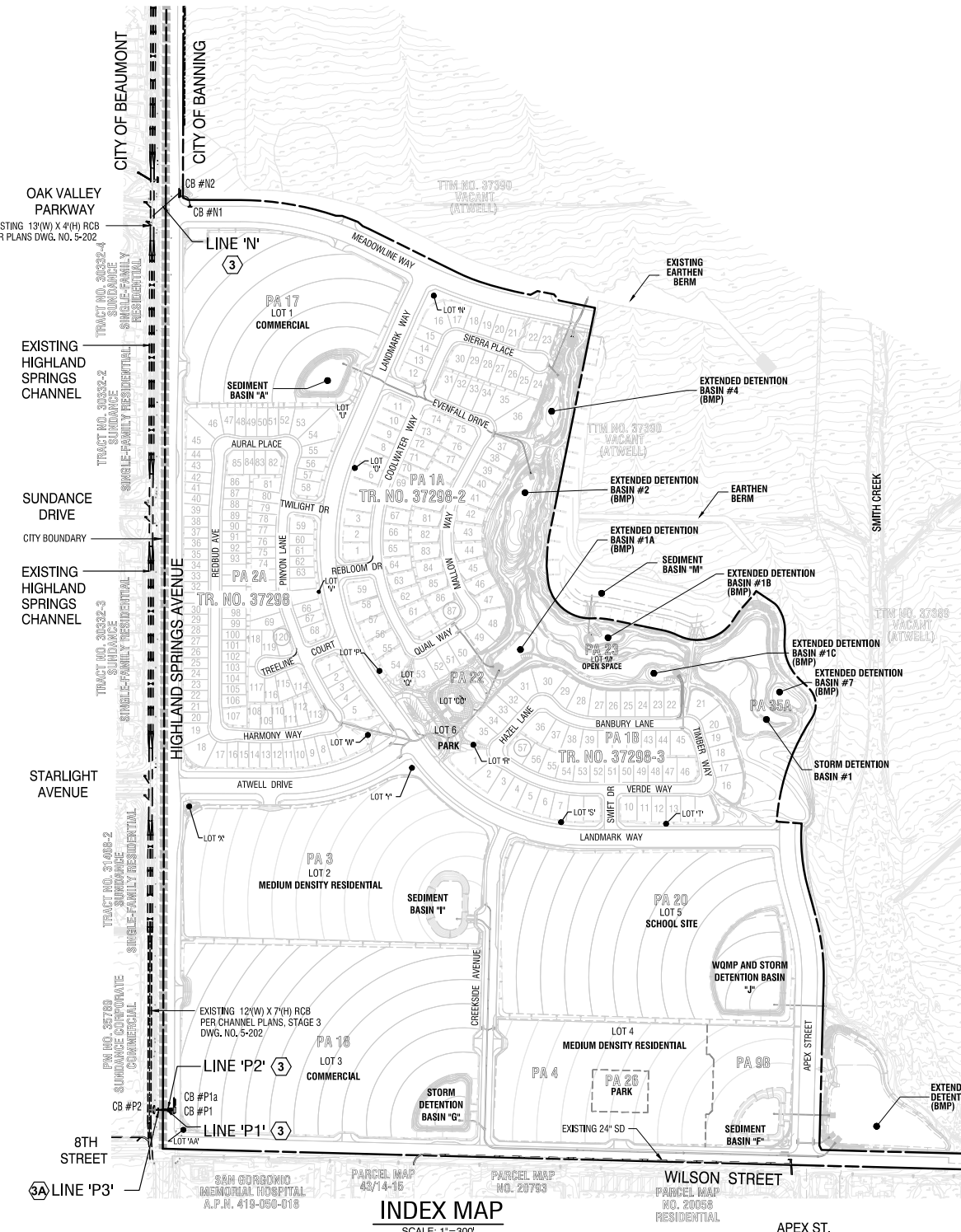
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (PORTIONS PER NATIONAL GEODETIC SURVEY, NAD 83, EPOCH 1995.5), AS SHOWN ON THE MAP FILED IN BOOK 102, PAGES 50 THROUGH 66 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 52° 49' 02.84" EAST.

IN THE CITY OF BANNING, STATE OF CALIFORNIA

**TRACT NO. 37298-1
 HIGHLAND SPRINGS AVE. STORM DRAIN
 IMPROVEMENT PLAN**



VICINITY MAP
 NOT TO SCALE



ABBREVIATIONS:

TB	TRACT BOUNDARY	PCC	POINT OF COMPOUND CURVE
R/W	RIGHT-OF-WAY	PRC	POINT OF REVERSE CURVE
TC	TOP OF CURB	ST.	STREET
FS	FINISH SURFACE	∅	CENTERLINE
R	RADIUS	INT.	INTERSECTION
Δ	DELTA	NO.	NUMBER
L	LENGTH	SHT.	SHEET
EX.	EXISTING	O.C.	ON CENTER
GB	GRADE BREAK	NLY	NORTHERLY
FL	FLOW LINE	Ely	EASTERLY
600.00 (600.00)	PROPOSED ELEVATION	Sly	SOUTHERLY
INV.	INVERT	Wly	WESTERLY
TG	TOP OF GRATE	CFS	CUBIC FEET PER SECOND
BC	BEGINNING OF CURVE	Q100	100 YEAR STORM
EC	END OF CURVE	RCP	REINFORCED CONCRETE PIPE
P.U.E.	PUBLIC UTILITY EASEMENT	M.H.	MANHOLE
C.B.	CATCH BASIN	J.S.	JUNCTION STRUCTURE
PROP.	PROPOSED	HGL	HYDRAULIC GRADE LINE
G.I.	GRATE INLET	M.O.S.	MIDDLE OF STRUCTURE
TRW	TOP OF RETAINING WALL	NEG.	NEGLECTIBLE
TA	TOP OF APRON	BOT.	BOTTOM
W.T.	WATER TIGHT PIPE JOINT OR CONNECTION	FS	FINISH SURFACE

LEGEND:

---	TRACT BOUNDARY
---	RIGHT-OF-WAY
---	STREET CENTERLINE
---	PROPOSED CURB & GUTTER
---	EXISTING CURB & GUTTER
---	FLOW LINE
---	PROPOSED STORM DRAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED NON-POTABLE WATER MAIN
⑥	CONSTRUCTION NOTE
---	PROPOSED SIDEWALK
---	STREET LIGHT
---	FIRE HYDRANT
---	WATER SERVICE
---	PROPOSED WATER MAIN
---	EXISTING STORM DRAIN
---	EXISTING SANITARY SEWER
---	EXISTING DOMESTIC WATER MAIN
---	EXISTING NON-POTABLE WATER MAIN
---	EXISTING ELECTRIC
---	CABLE TV
---	EXISTING TELEPHONE LINE
---	EXISTING GAS LINE
---	SEWER SERVICE
---	CITY BOUNDARY
⑤	SHEET INDEX NUMBER

INDEX

TITLE SHEET, INDEX MAP	1
CONSTRUCTION NOTES & QUANTITY ESTIMATES	2
LOCAL DEPRESSION DETAILS	2
PLAN & PROFILE STORM DRAIN LINE 'N', LINE 'P1' & 'P2'	3
PLAN & PROFILE STORM DRAIN LINE 'P3'	3A
DETAILS	4-5

SHEET NO.

UTILITIES

WATER CITY OF BANNING 99 EAST RAMSEY STREET BANNING, CA, 92220 (951) 922-3281	TRASH CITY OF BANNING Co WASTE MANAGEMENT 99 EAST RAMSEY STREET BANNING, CA, 92220 (951) 922-3130	ELECTRIC CITY OF BANNING 7337 CENTRAL AVENUE BANNING, CA, 92220 (951) 922-3260	CABLE SPECTRUM CABLE 176 EAST LINCOLN AVENUE RIVERSIDE, CA 92504 (951) 329-9487
SEWER CITY OF BANNING 99 EAST RAMSEY STREET BANNING, CA, 92220 (951) 922-3281	TELEPHONE FRONTIER COMMUNICATIONS 280 SOUTH LOCUST STREET POMONA, CA, 92363 (909) 397-0042	GAS SOUTHERN CALIFORNIA GAS COMPANY 1981 WEST LUGONIA AVENUE REDLANDS, CA, 92374 (909) 792-2187	STORM DRAIN CITY OF BANNING 99 EAST RAMSEY STREET BANNING, CA, 92220 (951) 922-3130

OWNER/APPLICANT/DEVELOPER

PARDEE HOMES
 1250 CORONA POINTE COURT, SUITE 600
 CORONA, CA 92879
 (951) 428-4400
 CONTACT: MICHAEL HEISHMAN

RECOMMENDED FOR ACCEPTANCE BY:
 STEVEN LATINO, PE,
 ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA, INC.

REVIEWED BY:	FOR DELTA 3 ONLY STAFF ENGINEER	DATE
RECOMMENDED FOR APPROVAL BY:	<i>[Signature]</i>	9/16/20 DATE
APPROVED BY:	<i>[Signature]</i> CITY ENGINEER	09/16/20 DATE

CITY OF BEAUMONT
 PUBLIC WORKS DEPART., ENGINEERING DIVISION

REVISIONS

NO.	DESCRIPTION	DATE
1	REV. PROFILE SD LINE P1, P2 & P3, ADD TRANSITION STRUCTURE	09/16/20
2	ADD SD LINE P3, REV. SD LINE P2, REV. SD LINE N	
3	REV. SD LINE P1, ADD SD LINE P2, REV. DETAIL FOR C.B. #P1, P1 & P2	
4	REV. USM-1 CONNECTOR PIPE SCREEN DETAILS, REV. FLOODGATE DETAIL	

PLANS PREPARED BY:

MDS CONSULTING MORSE SCHULTZ
 17320 Redhill Avenue
 Suite 350
 Irvine, CA 92614
 Voice: 949-251-8821

SUBMITTED BY:

[Signature]
 EDWARD J. LENTH
 RCE # 052496 EXP: 12-31-20

PROFESSIONAL ENGINEER
 EDWARD J. LENTH
 No. 052496
 Exp. 12-31-20
 CIVIL
 STATE OF CALIFORNIA

BANNING, CA
 STAGECOACH TOWN USA
 Rural Village • Progression Business

CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:

KEVIN D. SNI, RCE #71299
 SENIOR CIVIL ENGINEER
 EXP. 12/31/21

APPROVED BY:

ARTURO VELA, RCE #75096
 PUBLIC WORKS DIRECTOR/CITY ENGINEER
 EXP. 6/30/20

OFF-SITE STORM DRAIN IMPROVEMENT PLAN
TRACT NO. 37298-1
TITLE SHEET / SHEET INDEX

W.O. No.
 C/P No.
 PROJECT No. **3292B**
SHEET 1 OF 5

TRACT NO. 37298-1, OFF-SITE STORM DRAIN IMPROVEMENT PLAN

FGP-0002

SPECIFIER CHART				
MODEL NO.	Curb Opening Width - W -	Storage Capacity - Cu, FL -	Filtered Flow Rate - GPM/CFS -	Bypass Flow Rate - GPM/CFS -
FGP-24CI	2.0' (24")	.95	338 / .75	2,513 / 5.6
FGP-30CI	2.5' (30")	1.20	450 / 1.00	3,008 / 6.7
FGP-36CI	3.0' (36")	1.50	563 / 1.25	3,547 / 7.9
FGP-42CI	3.5' (42")	1.80	675 / 1.50	3,951 / 8.8
FGP-48CI	4.0' (48")	2.10	788 / 1.76	4,445 / 9.9
FGP-5,0CI	5.0' (60")	2.40	900 / 2.00	5,208 / 11.6
FGP-6,0CI	6.0' (72")	3.05	1,126 / 2.51	6,196 / 13.8
FGP-7,0CI	7.0' (84")	3.65	1,350 / 3.01	7,139 / 15.9
FGP-8,0CI	8.0' (96")	4.25	1,576 / 3.51	8,082 / 18.0
FGP-10,0CI	10.0' (120")	4.85	1,800 / 4.01	9,833 / 21.9
FGP-12,0CI	12.0' (144")	6.10	2,252 / 5.02	11,784 / 26.2
FGP-14,0CI	14.0' (168")	7.30	2,700 / 6.02	13,515 / 30.1
FGP-16,0CI	16.0' (192")	8.55	3,152 / 7.02	15,446 / 34.4
FGP-18,0CI	18.0' (216")	9.45	3,490 / 7.78	17,152 / 38.2
FGP-21,0CI	21.0' (252")	10.95	4,050 / 9.02	19,891 / 44.3
FGP-24,0CI	24.0' (288")	12.20	4,504 / 10.04	23,528 / 52.4
FGP-28,0CI	28.0' (336")	14.60	5,400 / 12.03	26,311 / 58.6

NOTES:

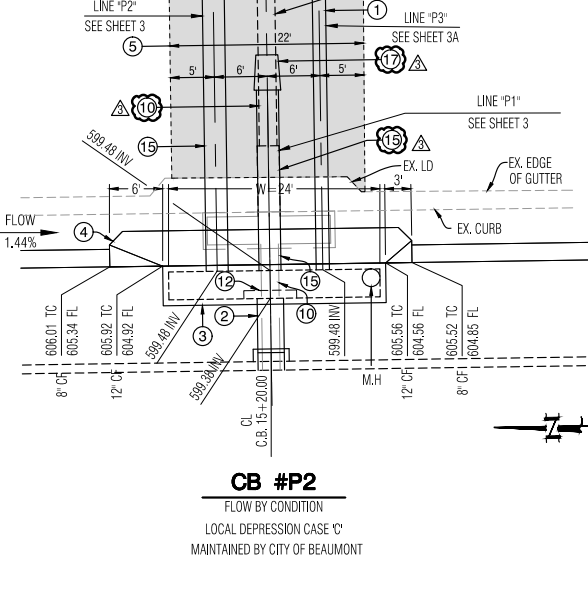
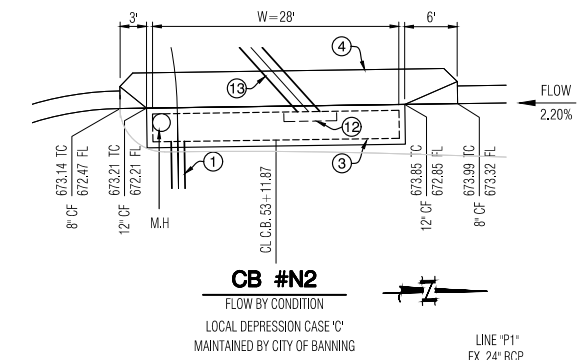
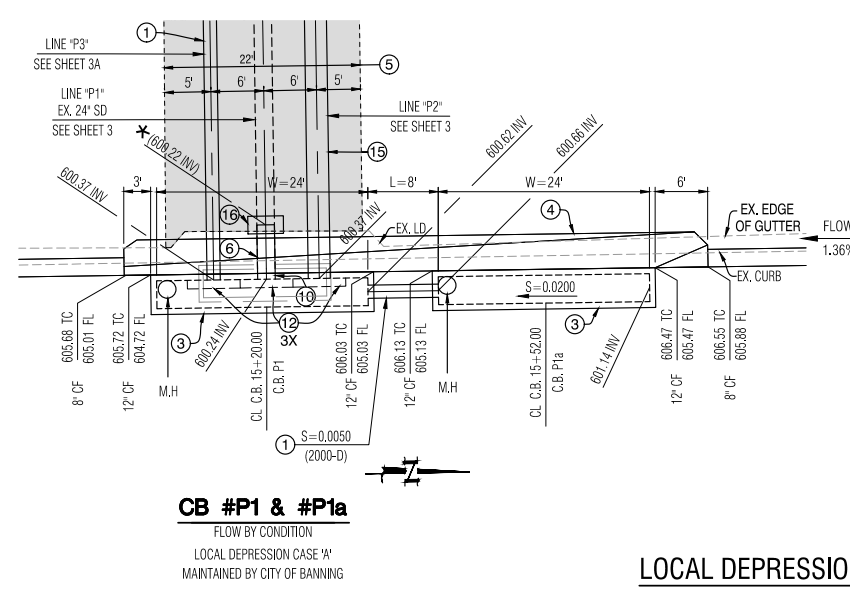
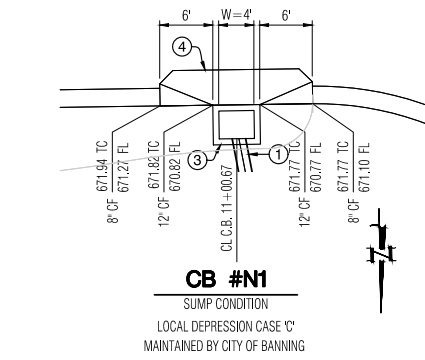
- Filter insert shell have a high flow bypass feature.
- Filter support frame shall be constructed from stainless steel Type 304.
- Filter medium shall be Fossil Rock™, installed and maintained in accordance with manufacturer specifications.
- Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

FloGard®
Catch Basin Insert Filter
Curb Inlet Style

Oldcastle®
Stormwater Solutions

7927 Southpark Plaza, Suite 200 | Littleton, CO 80120 | Ph: 800.579.8819 | oldcastlestormwater.com
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DRAWING NO. FGP-0002 E 150-0117 JPR 5/18/15 DATE: JPR 1/3/06 SHEET 1 OF 1

11 FLOGARD CATCH BASIN INSERT FILTER
(CURB OPENING INLET)
MAINTAINED BY CITY



LOCAL DEPRESSION DETAILS
SCALE: 1"=10'

* CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATION AND ELEVATION PRIOR TO BEGINNING OF CONSTRUCTION.

CONSTRUCTION NOTES & ESTIMATED QUANTITIES:

#	STORM DRAIN IMPROVEMENTS	CITY OF BEAUMONT	CITY OF BANNING	TOTAL	UNIT	TUMF ELIGIBLE
1	CONSTRUCT 18" RCP STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.	39	121	160	LF	56
2	CONSTRUCT 36" RCP STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.	7	-	7	LF	-
3	CONSTRUCT CATCH BASIN NO. 1 PER RCFC & WCD STD. DWG. NO. CB100 W= 4.0' W=24.0' W=28.0'	1 - -	4 1 1	5 1 3	EA. EA. EA.	- - 2
4	CONSTRUCT LOCAL DEPRESSION PER RCFC & WCD STD. DWG. NO. LD201 AND DETAILS HEREON. ALSO SEE DETAILS ON STREET IMPROVEMENT PLAN.	1	3	4	EA.	1
5	REMOVE AND REPLACE AC PAVEMENT OVER BASE IN KIND PER CITY STD. NO. S-17	1,322	1,339	2,661	SF	940
6	CONSTRUCT 24" RCP STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.	-	6	6	LF	6
7	REMOVE AND DISPOSE OF EXISTING CATCH BASIN	1	1	2	EA.	1
8	REMOVE AND DISPOSE OF EXISTING LOCAL DEPRESSION	1	1	2	EA.	1
9	CONSTRUCT JUNCTION STRUCTURE NO. 1 PER RCFC & WCD STD. DWG. NO. JS226	2	-	2	EA.	-
10	REMOVE AND DISPOSE OF EXISTING 24" RCP	25	7	32	LF	7
11	INSTALL FLOGARD CATCH BASIN INSERT FILTER PER OLDCASTLE STORMWATER SOLUTIONS (SIZE PER PLAN) OR APPROVED EQUAL, DETAILS ON THIS SHEET.	1	4	5	EA.	2
12	INSTALL USW-1 CONNECTOR FULL CAPTURE DEVICE PER DETAILS ON SHEET NO. 4 AND SHEET NO. 5 TO BE MAINTAINED BY THE CITY	1	4	5	EA.	3
13	CONSTRUCT 14"x23" ELLIPTICAL PIPE STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.	63	77	140	LF	-
14	CONSTRUCT 22"x34" ELLIPTICAL PIPE STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.	39	40	87	LF	48
15	CONSTRUCT 19"x30" ELLIPTICAL PIPE STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.	60	48	94	LF	48
16	INSTALL CONCRETE COLLAR PER RCFC & WCD STD. DWG. NO. M803	-	1	1	EA.	1
17	CONSTRUCT TRANSITION STRUCTURE NO. 3 PER RCFC & WCD STD. DWG. NO. TS303	-	1	1	EA.	1

REVIEWED BY: FOR DELTA 3 ONLY
STAFF ENGINEER
DATE: _____

RECOMMENDED FOR APPROVAL BY: [Signature]
DATE: 9/16/20

APPROVED BY: [Signature]
CITY ENGINEER
DATE: 09/16/20

CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

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Avoid cutting underground utility lines. It's costly.

Call 811
OR
1-800-423-4133

MARK	REVISIONS	DATE
Δ	REV. PROFILE SD LINE P1, P2. ADD TRANSITION STRUCTURE	09/16/20
Δ	ADD SD LINE P3. REV. SD LINE P2. REV. SD LINE N	
Δ	REV. SD LINE P1. ADD SD LINE P2. REV. DETAIL FOR C.B. #P1, P1a & P2	
Δ	REV. FLOGARD DETAIL	

PLANS PREPARED BY:

MDS CONSULTING
MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614
SCHULTZ Voice: 949-251-8821

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

[Signature]
EDWARD J. LENTH
RCE # 052496 EXP. 12-31-20

DATE: 9-9-2020

REGISTERED PROFESSIONAL ENGINEER
EDWARD J. LENTH
No. 052496
Exp. 12-31-20
CIVIL
STATE OF CALIFORNIA

STAGECOACH TOWN USA
Road Ready • Progression Tailored

CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:
KEVIN D. SML RCE #71299 SENIOR CIVIL ENGINEER
EXP. 12/31/21 DATE: _____

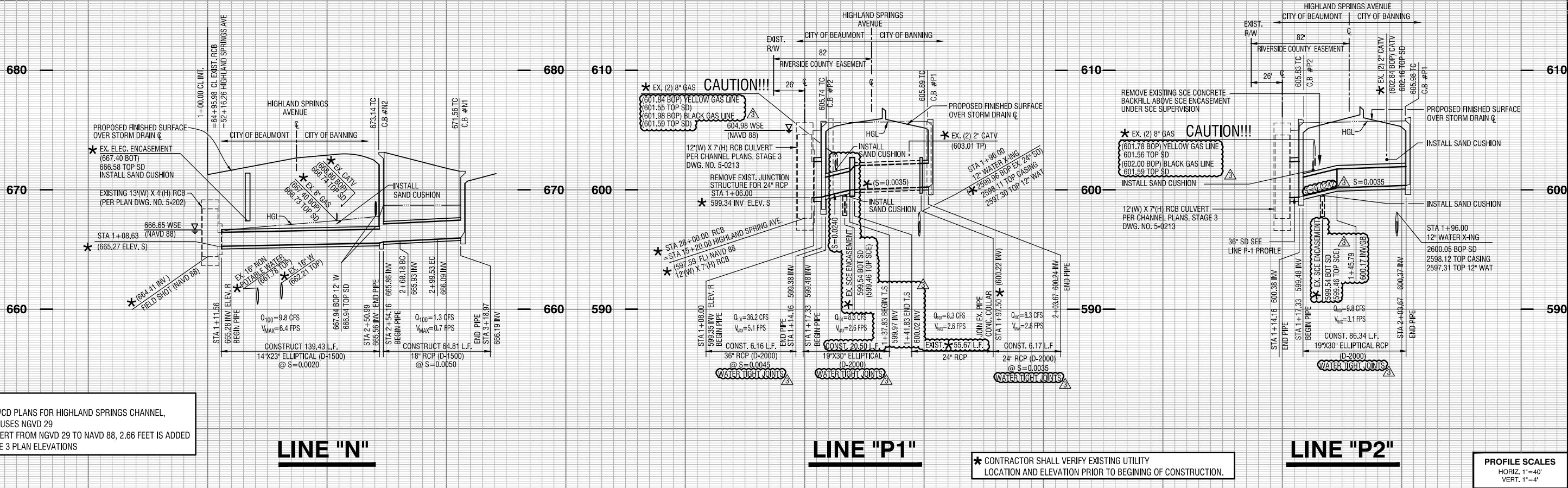
APPROVED BY:
ARTURO VELA RCE #75696
EXP. 6/30/20 DATE: _____

PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STORM DRAIN IMPROVEMENT PLAN
TRACT NO. 37298-1
CONSTRUCTION NOTES, QUANTITIES
AND LOCAL DEPRESSION DETAILS

W.D. No. _____
CIP No. _____
PROJECT No. 3292B
SHEET 2 OF 5

TRACT NO. 37298-1, OFF-SITE STORM DRAIN IMPROVEMENT PLAN



NOTE:
 1. RCFC & WCD PLANS FOR HIGHLAND SPRINGS CHANNEL, STAGE 3 USES NGVD 29
 2. TO CONVERT FROM NGVD 29 TO NAVD 88, 2.66 FEET IS ADDED TO STAGE 3 PLAN ELEVATIONS

LINE "N"

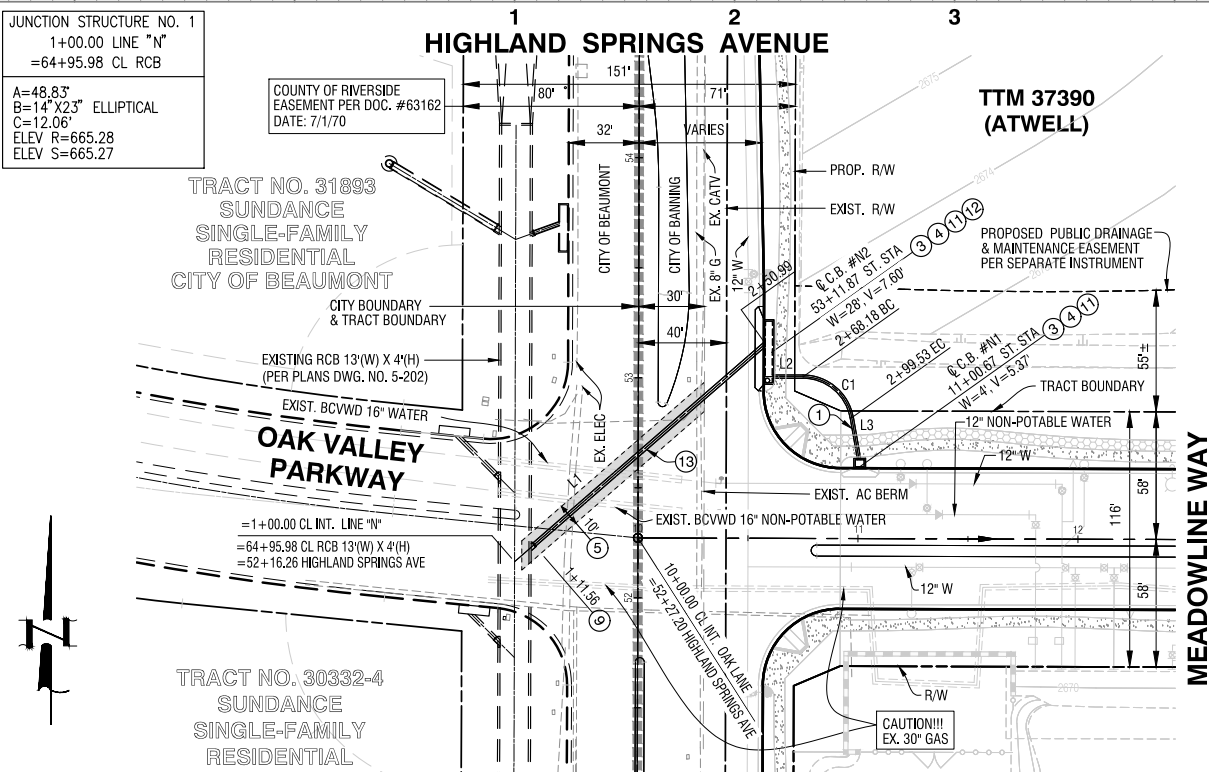
LINE "P1"

LINE "P2"

* CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATION AND ELEVATION PRIOR TO BEGINNING OF CONSTRUCTION.

PROFILE SCALES
 HORIZ. 1"=40'
 VERT. 1"=4'

PLAN SCALE
 1"=40'



JUNCTION STRUCTURE NO. 1
 1+00.00 LINE "N"
 =64+95.98 CL RCB
 A=48.83'
 B=14" X 23" ELLIPTICAL
 C=12.06'
 ELEV R=665.28
 ELEV S=665.27

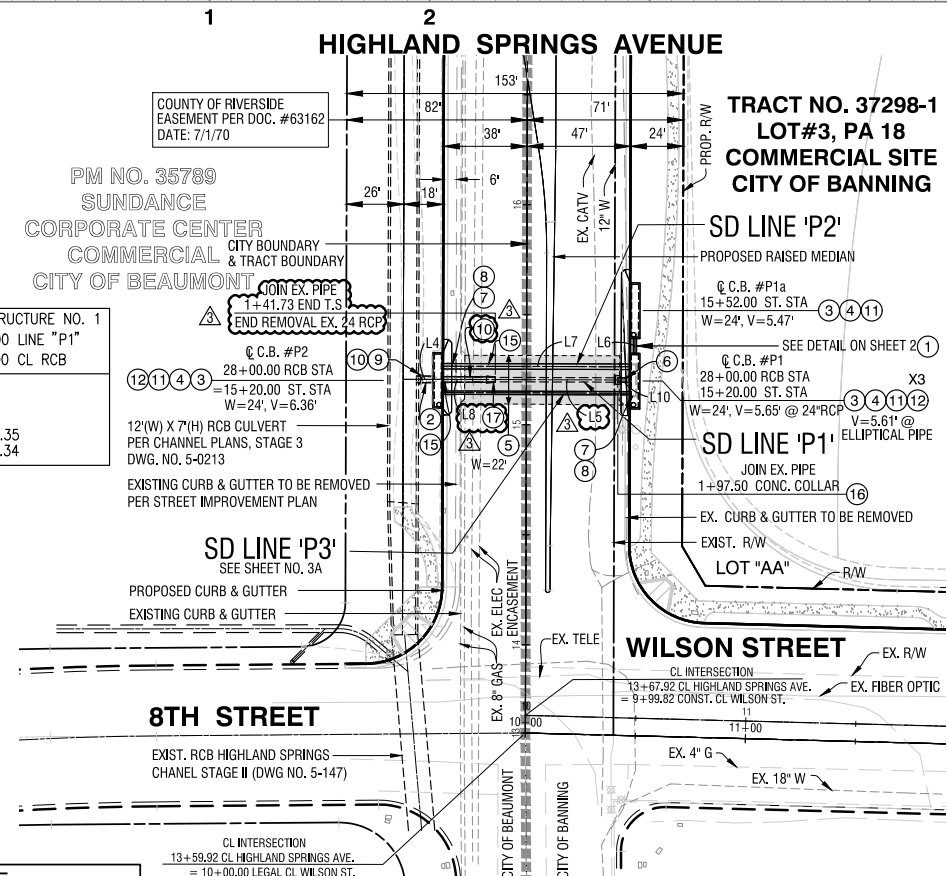
REVIEWED BY: FOR DELTA 3 ONLY
 STAFF ENGINEER
 DATE: _____
 RECOMMENDED FOR APPROVAL BY: _____
 DATE: 9/16/20
 APPROVED BY: _____
 CITY ENGINEER
 DATE: 09/16/20
 CITY OF BEAUMONT
 PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

TRACT NO. 37298-1
LOT #1, PA 17
COMMERCIAL SITE

LINE "N"

CURVE TABLE

#	DELTA	R	L	T
C1	79°49'39"	22.50'	31.35'	18.82'



JUNCTION STRUCTURE NO. 1
 1+00.00 LINE "P1"
 =28+00.00 CL RCB
 A=90.00'
 B=36" RCP
 C=8.00'
 ELEV R=599.35
 ELEV S=599.34

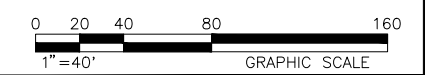
LINE "P1" & "P2"

CONSTRUCTION NOTES:

- CONSTRUCT 18" RCP STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.
- CONSTRUCT 36" RCP STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.
- CONSTRUCT CATCH BASIN NO. 1 PER RCFC & WCD STD. DWG. NO. CB100
- CONSTRUCT LOCAL DEPRESSION PER RCFC & WCD STD. DWG. NO. LD201 AND DETAILS HEREON. ALSO SEE DETAILS ON STREET IMPROVEMENT PLAN. REMOVE AND REPLACE AC PAVEMENT OVER BASE IN KIND PER CITY STD.
- CONSTRUCT 24" RCP STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.
- REMOVE AND DISPOSE OF EXISTING CATCH BASIN
- REMOVE AND DISPOSE OF EXISTING LOCAL DEPRESSION
- CONSTRUCT JUNCTION STRUCTURE NO. 1 PER RCFC & WCD STD. DWG. NO. JS226
- REMOVE AND DISPOSE OF EXISTING 24" RCP
- INSTALL FLOGARD CATCH BASIN INSERT FILTER PER OLDCASTLE STORMWATER SOLUTIONS (SIZE PER PLAN) OR APPROVED EQUAL. DETAILS ON SHEET 2
- INSTALL USW-1 CONNECTOR FULL CAPTURE DEVICE PER DETAILS ON SHEET NO. 4 AND NO. 5 TO BE MAINTAINED BY THE CITY
- CONSTRUCT 14"X23" ELLIPTICAL PIPE STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.
- CONSTRUCT 22"X34" ELLIPTICAL PIPE STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.
- CONSTRUCT 19"X30" ELLIPTICAL PIPE STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.
- INSTALL CONCRETE COLLAR PER RCFC & WCD STD. DWG. NO. M803
- CONSTRUCT TRANSITION STRUCTURE NO. 3 PER RCFC & WCD STD. DWG. NO. TS303

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 49°01'26" E	150.99'
L2	N 89°49'39" W	14.02'
L3	N 10°00'00" E	19.44'
L4	N 89°49'30" W	17.33'
L5	N 89°49'30" W	(55.67)'
L6	N 00°10'30" W	8.00'
L7	N 89°49'30" W	86.34'
L8	N 89°49'30" W	20.50'
L10	N 89°49'30" W	6.17'



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 1-800-423-4133

REVISIONS

NO.	DESCRIPTION	DATE
1	REV. PROFILE SD LINE P1, P2. ADD TRANSITION STRUCTURE	09/16/20
2	ADD SD LINE P3. REV. SD LINE P2. REV. SD LINE N	
3	REV. SD LINE P1. ADD SD LINE P2	

PLANS PREPARED BY:
MDS CONSULTING
 MORSE 17320 Redhill Avenue
 Suite 350 Irvine, CA 92614
 SCHULTZ Voice: 949-251-8821

SUBMITTED BY:
 EDWARD J. LENTH
 RCE # 052496 EXP. 12-31-20

DATE: 9-9-2020

CITY OF BEAUMONT
 RECOMMENDED FOR APPROVAL BY:
 KEVIN D. SRI RCE #71299 SENIOR CIVIL ENGINEER EXP. 12/31/21
 APPROVED BY:
 ARTURO VELA RCE #75696 EXP. 6/30/20
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

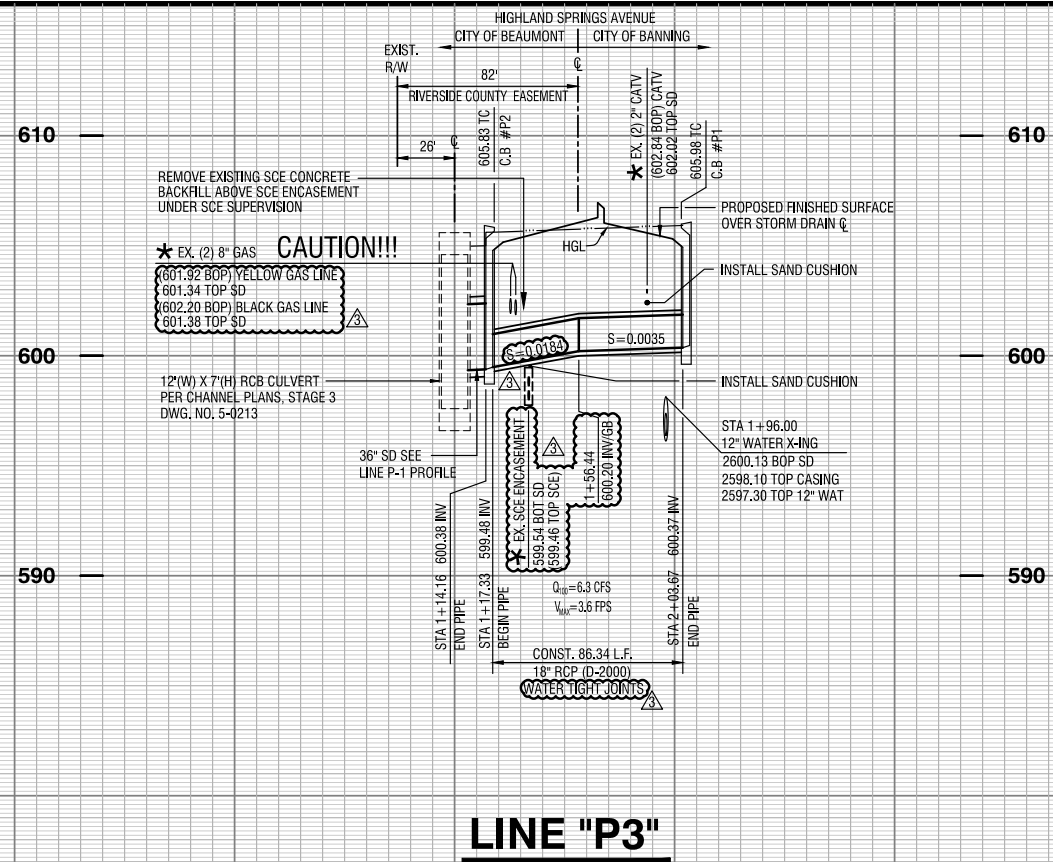


CITY OF BEAUMONT
 RECOMMENDED FOR APPROVAL BY:
 KEVIN D. SRI RCE #71299 SENIOR CIVIL ENGINEER EXP. 12/31/21
 APPROVED BY:
 ARTURO VELA RCE #75696 EXP. 6/30/20
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STORM DRAIN IMPROVEMENT PLAN
TRACT NO. 37298-1
LINE "N", LINE "P1" & "P2"

W.D. No. _____
 CIP No. _____
 PROJECT No. **3292B**
 SHEET **3** OF **5**

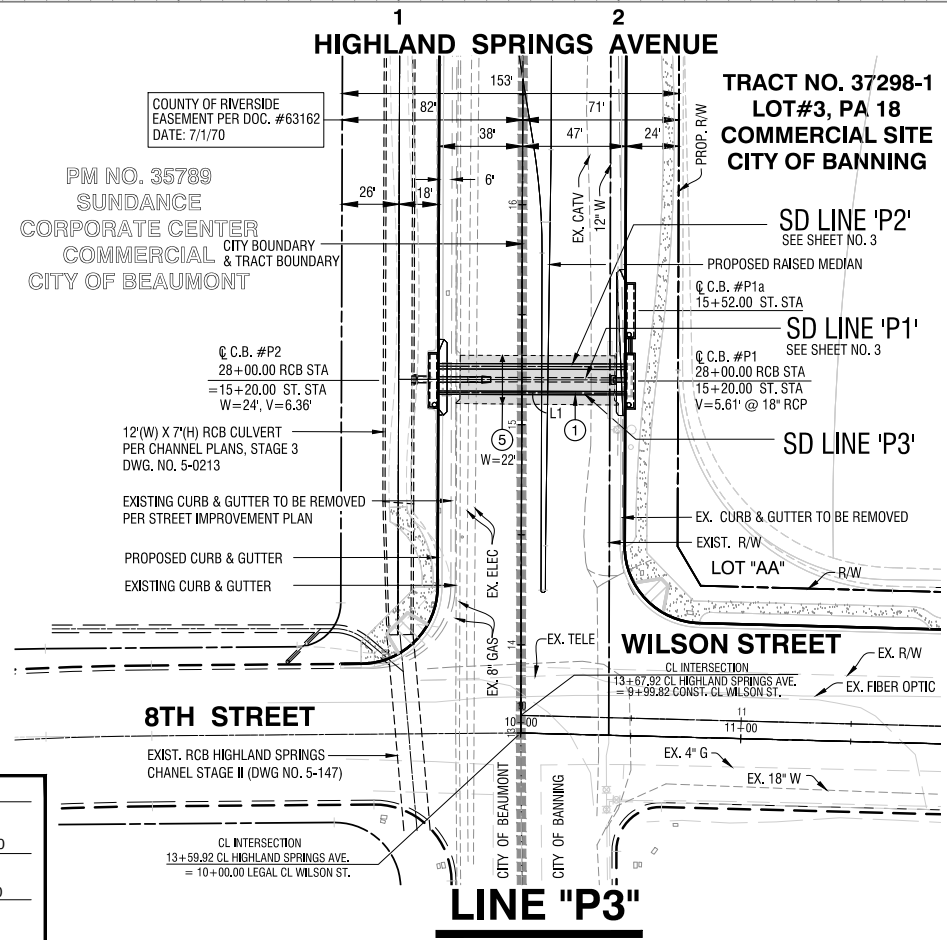
TRACT NO. 37298-1, OFF-SITE STORM DRAIN IMPROVEMENT PLAN



* CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATION AND ELEVATION PRIOR TO BEGINNING OF CONSTRUCTION.

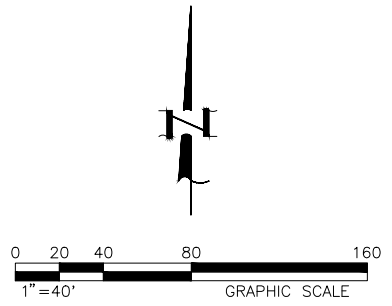
NOTE:
 1. RCFC& WCD PLANS FOR HIGHLAND SPRINGS CHANNEL, STAGE 3 USES NGVD 29
 2. TO CONVERT FROM NGVD 29 TO NAVD 88, 2.66 FEET IS ADDED TO STAGE 3 PLAN ELEVATIONS

PROFILE SCALES
 HORIZ. 1"=40'
 VERT. 1"=4'
 PLAN SCALE
 1"=40'



LINE	BEARING	DISTANCE
L1	N 89°49'30" W	86.34'

- CONSTRUCTION NOTES:
- CONSTRUCT 18" RCP STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.
 - REMOVE AND REPLACE AC PAVEMENT OVER BASE IN KIND PER CITY STD.



CITY OF BEAUMONT
 CALIFORNIA REG. NOV. 18, 1912

REVIEWED BY: FOR DELTA 3 ONLY
 STAFF ENGINEER
 DATE

RECOMMENDED FOR APPROVAL BY: [Signature]
 DATE: 9/16/20

APPROVED BY: [Signature]
 CITY ENGINEER
 DATE: 09/16/20

CITY OF BEAUMONT
 PUBLIC WORKS DEPART., ENGINEERING DIVISION

REVISIONS	DATE
REV. PROFILE SD LINE P3	09/16/20
ADD SD LINE P3	

PLANS PREPARED BY:

MDS CONSULTING
 MORSE 17320 Redhill Avenue
 Suite 350
 Irvine, CA 92614
 SCHULTZ Voice: 949-251-8821

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

[Signature]
 EDWARD J. LENTH
 RCE # 052496 Exp. 12-31-20
 DATE: 9-9-2020

REGISTERED PROFESSIONAL ENGINEER
 EDWARD J. LENTH
 No. 052496
 Exp. 12-31-20
 CIVIL
 STATE OF CALIFORNIA

BANNING
 STAGECOACH TOWN USA
 Road Ready • Progression Transitions

CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:
 KEVIN D. SNL RCE #71299 Exp. 12/31/21 DATE

APPROVED BY:
 ARTURO VELA RCE #75696 Exp. 6/30/20 DATE

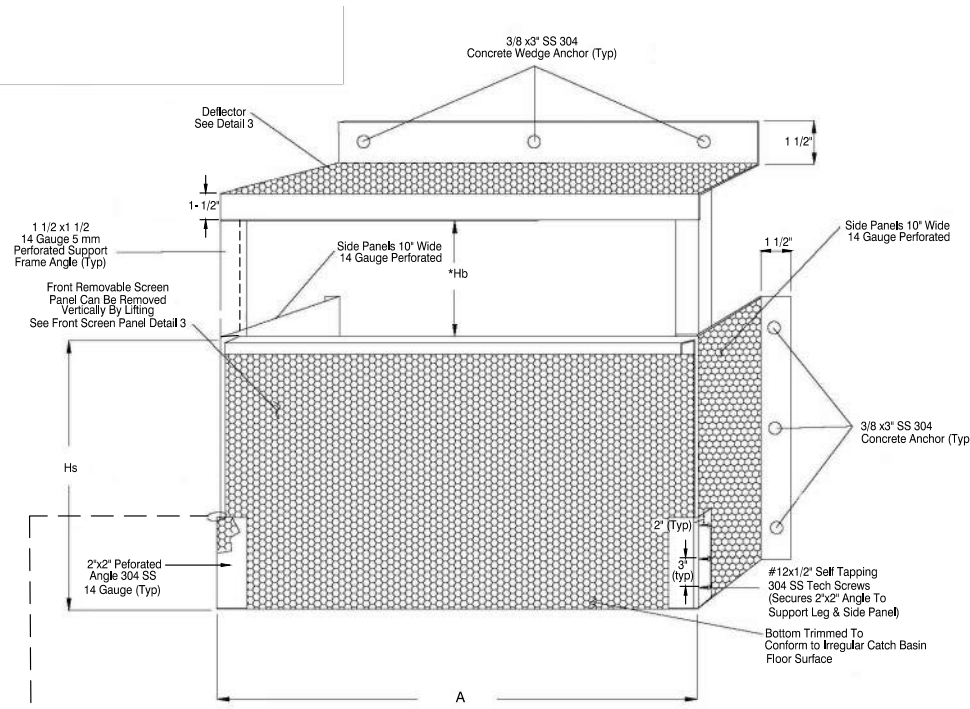
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STORM DRAIN IMPROVEMENT PLAN
 TRACT NO. 37298-1

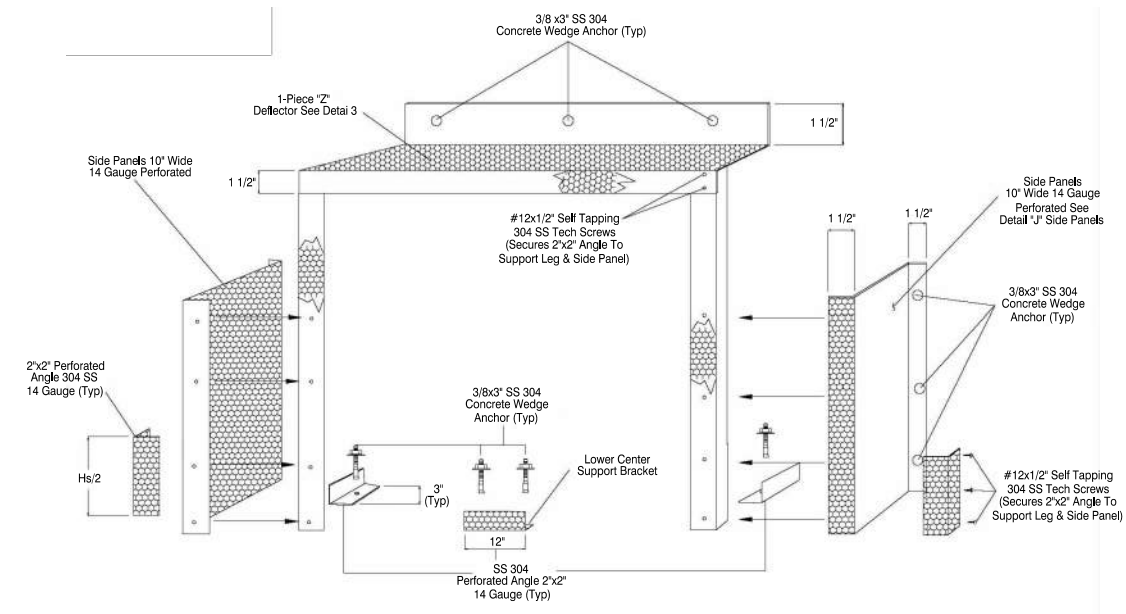
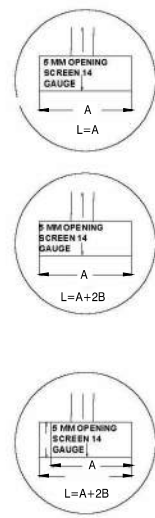
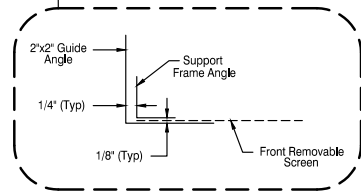
LINE "P3"

PROJECT No. 3292B
 SHEET 3A OF 5

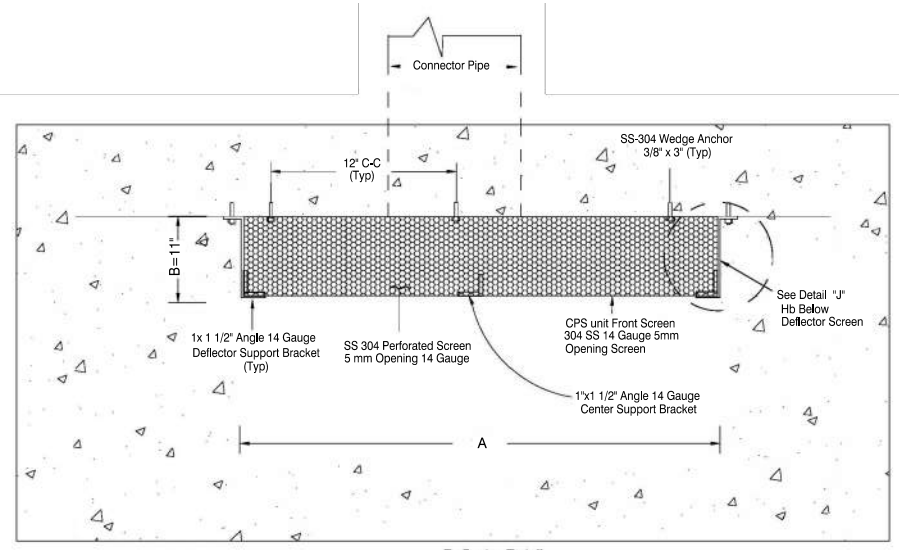
TRACT NO. 37298-1, OFF-SITE STORM DRAIN IMPROVEMENT PLAN



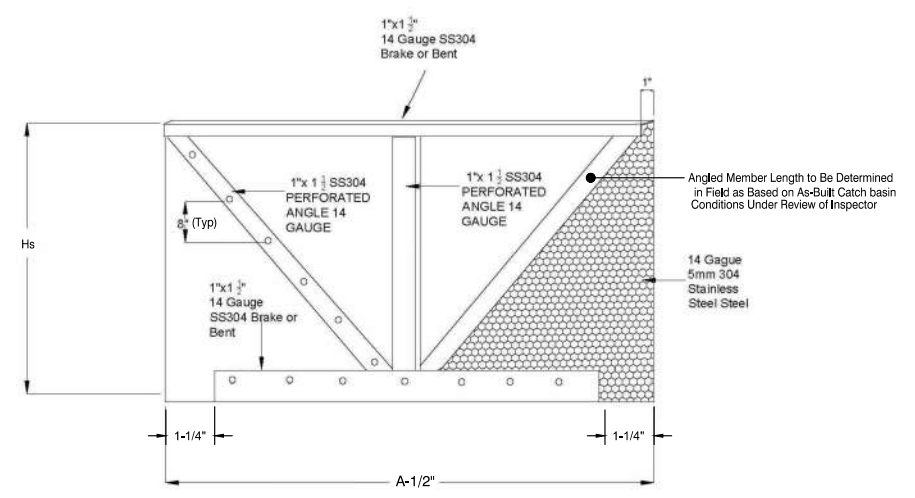
DETAIL 1
ASSEMBLED REMOVABLE FRONT SCREEN CPS



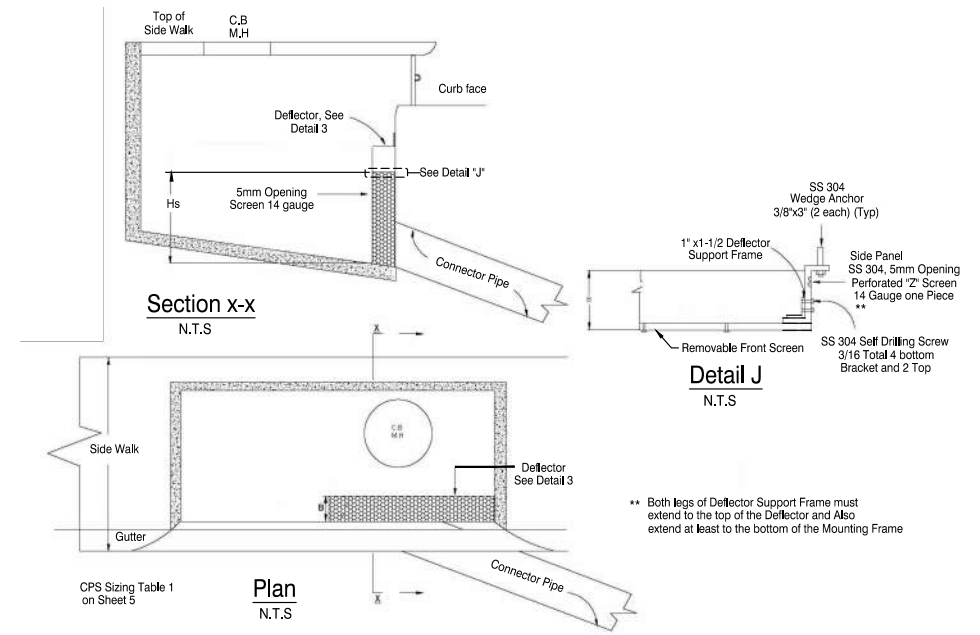
DETAIL 2
CONNECTOR PIPE SCREEN FRAME & DEFLECTOR (CPS)



DETAIL 3
DEFLECTOR PLAN VIEW



DETAIL 4
REMOVABLE FRONT CPS SCREEN PANEL WITH SUPPORT BRACING



DETAIL 5

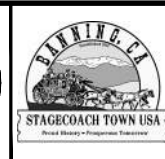
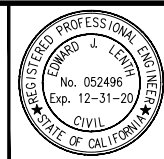
12 USW-1 CONNECTOR PIPE SCREEN
DETAILS PER UNITED STORM WATER, INC. SEE TABLE 1 ON SHEET 5
MAINTAINED BY CITY
(ALSO SEE LOCAL DEPRESSION DETAILS SHEET 2)

	REVIEWED BY: FOR DELTA 3 ONLY STAFF ENGINEER	DATE
	RECOMMENDED FOR APPROVAL BY: [Signature]	9/16/20
	APPROVED BY: [Signature] CIVIL ENGINEER	09/16/20

DETAIL 3
DEFLECTOR PLAN VIEW

PLANS PREPARED BY:	MORSE	17320 Redhill Avenue Suite 350 Irvine, CA 92614 Voice: 949-251-8821
PLANNERS	SCHULTZ	
ENGINEERS		
SURVEYORS		

SUBMITTED BY: EDWARD J. LENTH RCE# 052496 Exp. 12-31-20



CITY OF BANNING
RECOMMENDED FOR APPROVAL BY: KEVIN D. SML RCE #71299 SENIOR CIVIL ENGINEER EXP. 12/31/21 DATE
APPROVED BY: ARTURO VELA RCE #75696 EXP. 6/30/20 DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER

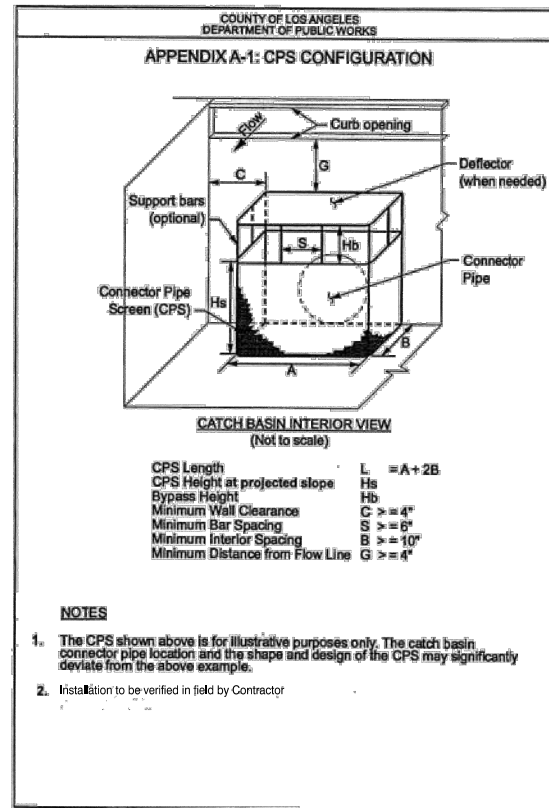
OFF-SITE STORM DRAIN IMPROVEMENT PLAN
TRACT NO. 37298-1
USW-1 CONNECTOR PIPE SCREEN DETAILS

W.D. No. _____
CIP No. _____
PROJECT No. **3292B**
SHEET 4 OF 5

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OR
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MARK	REVISIONS	APPR	DATE

TRACT NO. 37298-1, OFF-SITE STORM DRAIN IMPROVEMENT PLAN



Full Capture CPS Hydraulic Analysis and Sizing

"V-depth" (ft)	CB Width (ft)	Bypass Height (in) H _b	Screen Height (in) H _s	Screen Length (ft) "A"
18" RCP Connector Pipe				
7.60	28	10	24	6
24" RCP / 18" RCP / 19" X30" ELLIPTICAL Connector Pipe				
5.65/5.61/5.61	24	10	24	6
36" RCP Connector Pipe				
★ 6.36	24	12	24	6

TABLE 1

★ "V" AT DOWNSTREAM SIDE OF C.B.

12 USW-1 CONNECTOR PIPE SCREEN
 MAINTAINED BY CITY
 (ALSO SEE LOCAL DEPRESSION DETAILS SHEET 2)

CITY OF BEAUMONT
CALIFORNIA INC. NOV. 18, 1912

REVIEWED BY: FOR DELTA 3 ONLY
STAFF ENGINEER _____ DATE _____

RECOMMENDED FOR APPROVAL BY: *[Signature]* 9/16/20
DATE

APPROVED BY: *[Signature]* 09/16/20
CITY ENGINEER DATE

CITY OF BEAUMONT
PUBLIC WORKS DEPART., ENGINEERING DIVISION



REVISIONS

MARK	DATE	APPR

PLANS PREPARED BY:

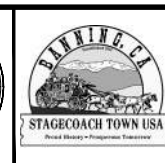
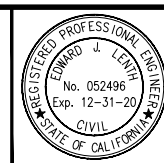
MDS CONSULTING
 MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614 Voice: 949-251-8821
 SCHULTZ

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

[Signature] 9-1-2020
DATE

EDWARD J. LENTH
RCE # 052496 EXP. 12-31-20



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:
KEVIN D. SNL RCE #71299 EXP. 12/31/21 DATE _____
SENIOR CIVIL ENGINEER

APPROVED BY:
ARTURO VELA RCE #75696 EXP. 6/30/20 DATE _____
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STORM DRAIN IMPROVEMENT PLAN
TRACT NO. 37298-1

**APPENDIX A-1 AND
CPS SIZING TABLE 1**

W.D. No. _____
 CIP No. _____
 PROJECT No. **3292B**
 SHEET **5** OF **5**

GENERAL NOTES

- WHERE NOTED THE CONTRACTOR SHALL CONSTRUCT THE STORM DRAIN IMPROVEMENTS SHOWN ON THE DRAWINGS IN CONFORMANCE WITH THE REQUIREMENTS OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT'S M.O.U. STANDARD SPECIFICATIONS DATED JUNE 24, 2008, AND RC&WCD STANDARD MANUAL. FOR THE LATEST DRAWINGS OF THE STANDARD MANUAL, PLEASE REFER TO THE "PUBLICATIONS AND RECORDS" PAGE FOUND ON THE DISTRICT'S WEBSITE.
- CONTACT THE ENCROACHMENT PERMIT ENGINEER AT 951.922.3130 IF AN ENCROACHMENT PERMIT IS REQUIRED FROM CITY OF BANNING. AFTER THE PERMIT IS ISSUED THE CITY OF BANNING MUST BE NOTIFIED ONE WEEK PRIOR TO CONSTRUCTION.
- ALL STATIONING REFERS TO CENTERLINE OF CONSTRUCTION UNLESS OTHERWISE NOTED.
- STATIONING FOR LATERALS AND CONNECTOR PIPES REFER TO THE CENTERLINE INTERSECTION STATIONS.
- FORTY-EIGHT HOURS BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT 1.800.227.2600.
- ALL ELEVATIONS SHOWN ARE IN FEET AND DECIMALS THEREOF BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NAVD 88).
- ALL COORDINATES ARE SHOWN IN FEET AND DECIMALS THEREOF BASED ON THE NORTH AMERICAN DATUM (NAD 83), CALIFORNIA COORDINATE SYSTEM (CCS), ZONE 6 AND EPOCH (1995.5).
- ELEVATIONS OF UTILITIES ARE APPROXIMATE UNLESS OTHERWISE NOTED.
- OPENINGS RESULTING FROM THE CUTTING OR PARTIAL REMOVAL OF EXISTING CULVERTS, PIPES OR SIMILAR STRUCTURES TO BE ABANDONED SHALL BE SEALED WITH 6" OF CLASS "B" CONCRETE.
- PIPE CONNECTED TO THE MAINLINE PIPE SHALL CONFORM TO JUNCTION STRUCTURE NO. 4 (JS 229) UNLESS OTHERWISE NOTED.
- "V" IS THE DEPTH OF CATCH BASINS MEASURED FROM THE TOP OF CURB TO INVERT OF CONNECTOR PIPE.
- CATCH BASINS SHALL BE LOCATED SO THAT LOCAL DEPRESSION SHALL BEGIN AT EXISTING CURB RETURN JOINT, UNLESS OTHERWISE SPECIFIED.
- ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS AND OTHER EXISTING IMPROVEMENTS TO BE RECONSTRUCTED IN KIND AND AT THE SAME ELEVATION AND LOCATION AS THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.
- STANDARD DRAWINGS CALLED FOR ON THE PLAN AND PROFILE SHALL CONFORM TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT STANDARD DRAWINGS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS REQUIRED TO CALL ALL UTILITY AGENCIES REGARDING TEMPORARY SHORING AND SUPPORT REQUIREMENTS FOR THE VARIOUS UTILITIES SHOWN ON THESE PLANS.
- DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
- APPROVAL OF THESE PLANS BY THE CITY OF BANNING DOES NOT RELIEVE THE DEVELOPER'S ENGINEER OF RESPONSIBILITY FOR THE ENGINEERING DESIGN. IF FIELD CHANGES ARE REQUIRED, IT WILL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER TO MAKE THE NECESSARY CORRECTIONS.
- THE CONTRACTOR OR DEVELOPER SHALL SECURE ALL REQUIRED ENCROACHMENT AND/OR STATE AND FEDERAL REGULATORY PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR OR DEVELOPER SHALL SECURE ALL REQUIRED ENCROACHMENT AND/OR STATE AND FEDERAL REGULATORY PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THE CONCRETE COATING ON THE INSIDE OF ALL REINFORCED CONCRETE PIPES MUST BE INCREASED TO PROVIDE A MINIMUM OF 1-1/2 INCHES OVER THE REINFORCING AND INCREASED TO A MINIMUM OF 3-1/2 INCHES OVER THE REINFORCING FOR BOX CULVERT. WHEN DESIGN VELOCITIES EXCEED 20 FEET PER SECOND, THE CONCRETE DESIGN STRENGTH IN THESE REACHES SHALL BE FC=5,000 PSI FOR VELOCITIES EXCEEDING 20 FEET PER SECOND AND FC=6,000 PSI FOR VELOCITIES EXCEEDING 30 FEET PER SECOND.
- CONSTRUCTION JOINT PER CALTRANS STANDARD REINFORCED CONCRETE BOX SHALL BE PLACED ACCORDING TO RC&WCD STANDARD DRAWING NO. BX401.

CALIFORNIA COORDINATES

CENTER LINE HIGHLAND SPRING AVE & WILSON STREET N 2283766.54 E 6350263.54	MATH (LAKE MATHWAYS) N 2257398.558 E 6201355.292	TRAK (BOMMER CANYON) N 2171990.406 E 6088762.992
CENTER LINE INTERSECTION HIGHLAND SPRING AVE & SUNDANCE DRIVE N 2286406.55 E 6350271.59 CCS ZONE 6		

LEGAL DESCRIPTION

LOTS 1-7, 10, AND PORTIONS OF LOTS 8, 9, 10, 18, & 19, OF TRACT MAP NO. 34330, FILED IN BOOK 429 OF MAPS, PAGES 84 THROUGH 103, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

ASSESSORS PARCEL NUMBERS

408-120-001 THROUGH -005, -007 THROUGH -009
PORTIONS OF 408-120-006, -010, -012, -019, -020

BENCH MARK

ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK MWD 4012 1992 - A 3" X 3" STANDARD ALUMINUM MWD DISK, FLUSH, IN BANNING, 0.6 MILES SOUTH ALONG HIGHLAND SPRINGS AVENUE FROM THE INTERSECTION OF HIGHLAND SPRINGS AVENUE AND THE SOUTHERN PACIFIC RAILROAD BRIDGE, 17.5 FEET EAST OF THE CENTERLINE OF HIGHLAND SPRINGS AVENUE AT THE NORTHWEST CORNER OF CATCH BASIN AT THE TOP OF CURB, 0.5 FEET EAST OF FACE OF CURB. ELEVATION = 772.395m = 2534.10 ft (NAVD 88).

CONVERSION TO NGVD 29 CAN BE ACCOMPLISHED BY SUBTRACTING 2.66 FT FROM ALL ELEVATIONS PER VERTCON CALCULATION AT THE BENCHMARK. ELEVATION = 2531.44 ft (NGVD 29).

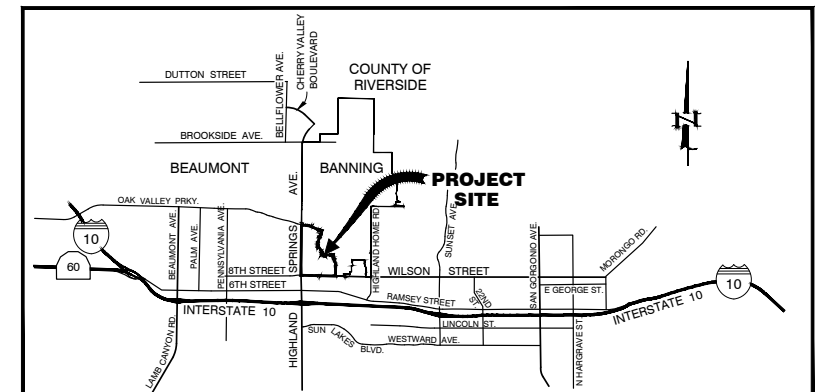
BASIS OF BEARINGS

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (PORTIONS PER NATIONAL GEODETIC SURVEY, NAD 83, EPOCH 1995.5), AS SHOWN ON THE MAP FILED IN BOOK 102, PAGES 50 THROUGH 66 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 52° 49' 02.84" EAST.

IN THE CITY OF BANNING, STATE OF CALIFORNIA

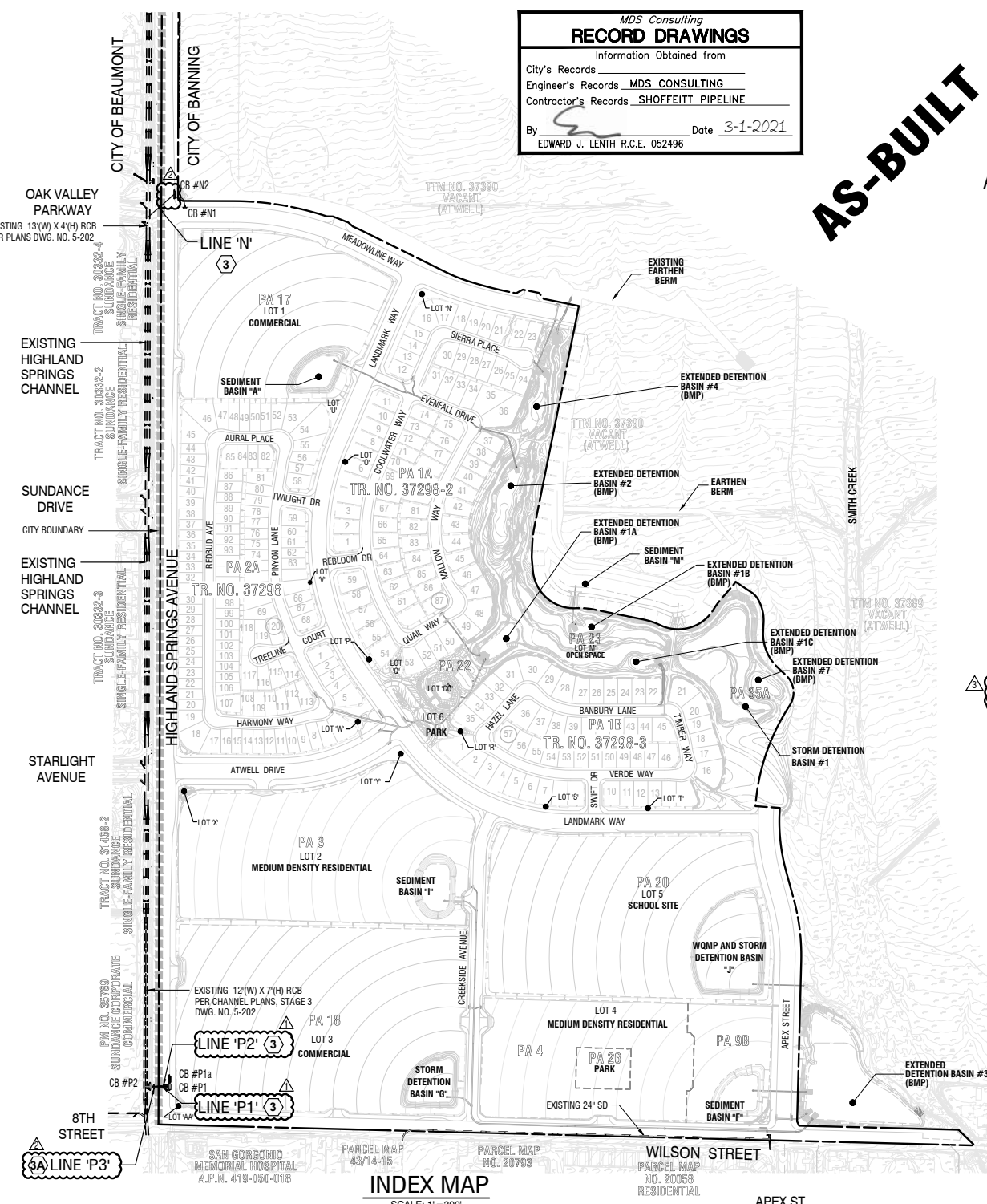
TRACT NO. 37298-1

HIGHLAND SPRINGS AVE. STORM DRAIN IMPROVEMENT PLAN



MDS Consulting
RECORD DRAWINGS
Information Obtained from
City's Records _____
Engineer's Records MDS CONSULTING
Contractor's Records SHOFFEIT PIPELINE
By Edward J. Lenth Date 3-1-2021
EDWARD J. LENTH R.C.E. 052496

AS-BUILT



ABBREVIATIONS:

TB	TRACT BOUNDARY
R/W	RIGHT-OF-WAY
TC	TOP OF CURB
FS	FINISH SURFACE
R	RADIUS
Δ	DELTA
L	LENGTH
EX	EXISTING
GB	GRADE BREAK
FL	FLOW LINE
600.00 (600.00)	PROPOSED ELEVATION
INV.	INVERT
TG	TOP OF GRATE
BC	BEGINNING OF CURVE
EC	END OF CURVE
P.U.E.	PUBLIC UTILITY EASEMENT
C.B.	CATCH BASIN
PROP.	PROPOSED
G.I.	GRATE INLET
TRW	TOP OF RETAINING WALL
TA	TOP OF APRON
W.T.	WATER TIGHT PIPE JOINT OR CONNECTION

LEGEND:

---	TRACT BOUNDARY
---	RIGHT-OF-WAY
---	STREET CENTERLINE
---	PROPOSED CURB & GUTTER
---	EXISTING CURB & GUTTER
---	FLOW LINE
---	PROPOSED STORM DRAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED NON-POTABLE WATER MAIN
⑥	CONSTRUCTION NOTE
---	PROPOSED SIDEWALK
---	STREET LIGHT
---	FIRE HYDRANT
---	WATER SERVICE
---	PROPOSED WATER MAIN
---	EXISTING STORM DRAIN
---	EXISTING SANITARY SEWER
---	EXISTING DOMESTIC WATER MAIN
---	EXISTING NON-POTABLE WATER MAIN
---	EXISTING ELECTRIC
---	CABLE TV
---	EXISTING TELEPHONE LINE
---	EXISTING GAS LINE
---	SEWER SERVICE
---	CITY BOUNDARY
⑤	SHEET INDEX NUMBER

INDEX

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LOCAL DEPRESSION DETAILS	2
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PLAN & PROFILE STORM DRAIN LINE 'B'	3A
DETAILS	4-5

SHEET NO.

UTILITIES

WATER CITY OF BANNING 99 EAST RAMSEY STREET BANNING, CA. 92220 (951) 922-3281	TRASH CITY OF BANNING Co WASTE MANAGEMENT 99 EAST RAMSEY STREET BANNING, CA. 92220 (951) 922-3130	ELECTRIC CITY OF BANNING 7337 CENTRAL AVENUE BANNING, CA. 92220 (951) 922-3260	CABLE SPECTRUM CABLE 176 EAST LINCOLN AVENUE RIVERSIDE, CA. 92504 (951) 329-9487
SEWER CITY OF BANNING 99 EAST RAMSEY STREET BANNING, CA. 92220 (951) 922-3281	TELEPHONE FRONTIER COMMUNICATIONS 280 SOUTH LOCUST STREET POMONA, CA. 92363 (909) 397-0042	GAS SOUTHERN CALIFORNIA GAS COMPANY 1981 WEST LUGONIA AVENUE BANNING, CA. 92220 (909) 792-2187	STORM DRAIN CITY OF BANNING 99 EAST RAMSEY STREET BANNING, CA. 92220 (951) 922-3130

OWNER/APPLICANT/DEVELOPER

TRI POINTE HOMES
1250 CORONA POINTE COURT, SUITE 600
CORONA, CA 92879
(951) 428-4400
CONTACT: MICHAEL HEISHMAN

RECOMMENDED FOR ACCEPTANCE BY:
STEVEN LATINO, PE
ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA, INC.

CITY OF BEAUMONT
REVIEWED BY: _____ STAFF ENGINEER _____ DATE _____
RECOMMENDED FOR APPROVAL BY: _____ DATE _____
APPROVED BY: _____ CITY ENGINEER _____ DATE _____
CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

Call before you Dig
811
1-800-423-4133

REVISIONS

NO.	DESCRIPTION	DATE

PLANS PREPARED BY:
MDS CONSULTING
MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614
SCHULTZ Voice: 949-251-8821
PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
EDWARD J. LENTH
RCE# 052496 Exp. 12-31-22

PROFESSIONAL ENGINEER
EDWARD J. LENTH
No. 052496
Exp. 12-31-22
CIVIL
STATE OF CALIFORNIA

CITY OF BANNING
RECOMMENDED FOR APPROVAL BY:
KEVIN D. SNL RCE #71299 SENIOR CIVIL ENGINEER EXP. 12/31/21
APPROVED BY:
ARTURO VELA, RCE #75696 PUBLIC WORKS DIRECTOR/CITY ENGINEER EXP. 6/30/22

CITY OF BANNING
RECOMMENDED FOR APPROVAL BY:
KEVIN D. SNL RCE #71299 SENIOR CIVIL ENGINEER EXP. 12/31/21
APPROVED BY:
ARTURO VELA, RCE #75696 PUBLIC WORKS DIRECTOR/CITY ENGINEER EXP. 6/30/22

OFF-SITE STORM DRAIN IMPROVEMENT PLAN
TRACT NO. 37298-1
TITLE SHEET / SHEET INDEX
W.O. No. _____
CIP No. _____
PROJECT No. **3292B**
SHEET **1** OF **5**

TRACT NO. 37298-1, OFF-SITE STORM DRAIN IMPROVEMENT PLAN

MDS Proj. Date: 1/26/2021 02:10:25 PM By: Station 05
Created: 01/26/2021 02:10:25 PM Author: ---
Last Edit: 01/26/2021 02:10:25 PM By: Station 05
Plot Date: 03/01/2021 11:09:25 AM By: Station 05

FGP-0002

SPECIFIER CHART				
MODEL NO.	Curb Opening Width - W -	Storage Capacity - Cu. Ft.	Filtered Flow Rate - GPM/CFS	Bypass Flow Rate - GPM/CFS
FGP-24CI	2.0' (24")	.95	338 / 7.5	2,513 / 5.6
FGP-30CI	2.5' (30")	1.20	450 / 1.00	3,008 / 6.7
FGP-36CI	3.0' (36")	1.50	563 / 1.25	3,547 / 7.9
FGP-42CI	3.5' (42")	1.80	675 / 1.50	3,951 / 8.8
FGP-48CI	4.0' (48")	2.10	768 / 1.76	4,445 / 9.9
FGP-5.0CI	5.0' (60")	2.40	900 / 2.00	5,208 / 11.6
FGP-6.0CI	6.0' (72")	3.05	1,126 / 2.51	6,196 / 13.8
FGP-7.0CI	7.0' (84")	3.65	1,350 / 3.01	7,139 / 15.9
FGP-8.0CI	8.0' (96")	4.25	1,576 / 3.51	8,082 / 18.0
FGP-10.0CI	10.0' (120")	4.85	1,800 / 4.01	9,833 / 21.9
FGP-12.0CI	12.0' (144")	6.10	2,252 / 5.02	11,764 / 26.2
FGP-14.0CI	14.0' (168")	7.30	2,700 / 6.02	13,515 / 30.1
FGP-16.0CI	16.0' (192")	8.55	3,152 / 7.02	15,446 / 34.4
FGP-18.0CI	18.0' (216")	9.45	3,490 / 7.78	17,152 / 38.2
FGP-21.0CI	21.0' (252")	10.95	4,050 / 9.02	19,891 / 44.3
FGP-24.0CI	24.0' (288")	12.20	4,504 / 10.04	23,528 / 52.4
FGP-28.0CI	28.0' (336")	14.60	5,400 / 12.03	26,311 / 58.6

NOTES:

- Filter insert shall have a high flow bypass feature.
- Filter support frame shall be constructed from stainless steel Type 304.
- Filter medium shall be Fossil Rock™, installed and maintained in accordance with manufacturer specifications.
- Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

FloGard®
Catch Basin Insert Filter
Curb Inlet Style

Oldcastle®
Stormwater Solutions

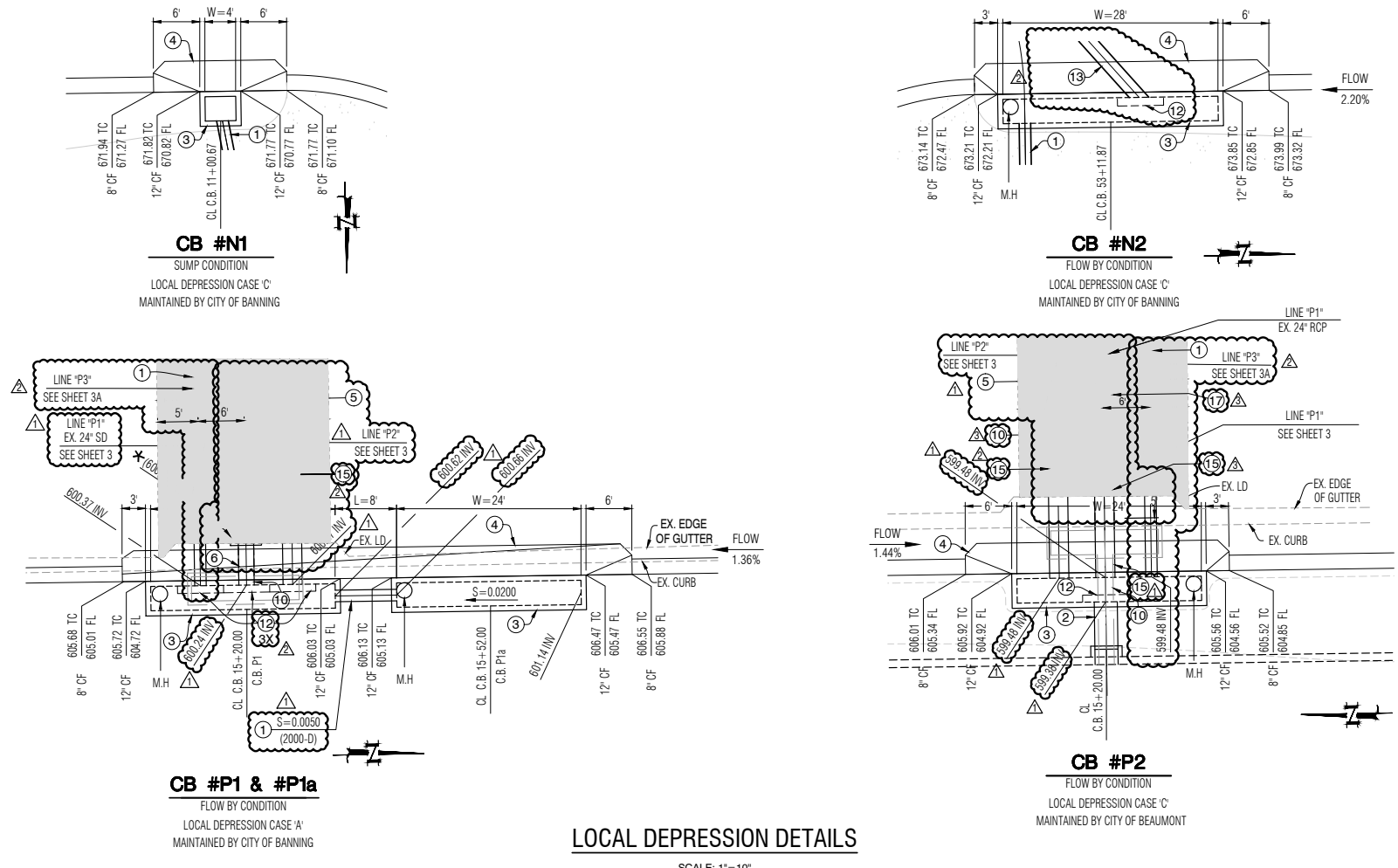
7921 Southpark Plaza, Suite 200 | Littleton, CO 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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DRAWING NO. E-00-0127 DATE: JPR 5/18/15 SHEET: JPR 1/3/06 SHEET 1 OF 1

11 FLOGARD CATCH BASIN INSERT FILTER
(CURB OPENING INLET)
MAINTAINED BY CITY

AS-BUILT



★ CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATION AND ELEVATION PRIOR TO BEGINNING OF CONSTRUCTION.

CONSTRUCTION NOTES & ESTIMATED QUANTITIES:

#	STORM DRAIN IMPROVEMENTS	CITY OF BEAUMONT	CITY OF BANNING	TOTAL	UNIT	TUMF ELIGIBLE
1	CONSTRUCT 18" RCP STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.	39	121	160	LF	56
2	CONSTRUCT 36" RCP STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.	7	-	7	LF	-
3	CONSTRUCT CATCH BASIN NO. 1 PER RCFC & WCD STD. DWG. NO. CB100 W=4.0' W=24.0' W=28.0'	1	4	5	EA.	-
4	CONSTRUCT LOCAL DEPRESSION PER RCFC & WCD STD. DWG. NO. LD201 AND DETAILS HEREON. ALSO SEE DETAILS ON STREET IMPROVEMENT PLAN.	1	3	4	EA.	1
5	REMOVE AND REPLACE AC PAVEMENT OVER BASE IN KIND PER CITY STD. NO. S-17	1,322	1,339	2,661	SF	940
6	CONSTRUCT 24" RCP STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.	-	6	6	LF	6
7	REMOVE AND DISPOSE OF EXISTING CATCH BASIN	1	1	2	EA.	1
8	REMOVE AND DISPOSE OF EXISTING LOCAL DEPRESSION	1	1	2	EA.	1
9	CONSTRUCT JUNCTION STRUCTURE NO. 1 PER RCFC & WCD STD. DWG. NO. JS226	2	-	2	EA.	-
10	REMOVE AND DISPOSE OF EXISTING 24" RCP	25	7	32	LF	7
11	INSTALL FLOGARD CATCH BASIN INSERT FILTER PER OLDCASTLE STORMWATER SOLUTIONS (SIZE PER PLAN) OR APPROVED EQUAL, DETAILS ON THIS SHEET.	1	4	5	EA.	2
12	INSTALL USW-1 CONNECTOR FULL CAPTURE DEVICE PER DETAILS ON SHEET NO. 4 AND SHEET NO. 5 TO BE MAINTAINED BY THE CITY	1	4	5	EA.	3
13	CONSTRUCT 14"x23" ELLIPTICAL PIPE STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.	63	77	140	LF	-
14	CONSTRUCT 22"x34" ELLIPTICAL PIPE STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.	39	40	87	LF	48
15	CONSTRUCT 19"x30" ELLIPTICAL PIPE STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.	60	48	94	LF	48
16	INSTALL CONCRETE COLLAR PER RCFC & WCD STD. DWG. NO. M803	-	1	1	EA.	1
17	CONSTRUCT TRANSITION STRUCTURE NO. 3 PER RCFC & WCD STD. DWG. NO. TS303	-	1	1	EA.	1

CITY OF BEAUMONT
CALIFORNIA
NOV. 18, 1912

REVIEWED BY: _____ STAFF ENGINEER _____ DATE _____

RECOMMENDED FOR APPROVAL BY: _____ DATE _____

APPROVED BY: _____ CITY ENGINEER _____ DATE _____

CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

MDS Consulting
RECORD DRAWINGS

Information Obtained from
City's Records _____
Engineer's Records **MDS CONSULTING**
Contractor's Records **SHOFFEITT PIPELINE**

By: _____ Date: 3-1-2021
EDWARD J. LENTH R.C.E. 052496

Call before you Dig
Avoid cutting underground utility lines. It's costly.

Call 811

OR
1-800-423-4133

REVISIONS

MARK	REVISION	DATE
△	AS-BUILT PLAN	
△	REV. PROFILE SD LINE P1, P2. ADD TRANSITION STRUCTURE	
△	ADD SD LINE P3. REV. SD LINE P2. REV. SD LINE N	
△	REV. SD LINE P1. ADD SD LINE P2. REV. DETAIL FOR C.B. #P1, P1a & P2	
△	REV. FLOGARD DETAIL	

PLANS PREPARED BY:

MDS CONSULTING
MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614
SCHULTZ Voice: 949-251-8821

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

EDWARD J. LENTH R.C.E. 052496 EXP. 12-31-22

DATE: 3-1-2021



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:

KEVIN D. SML RCE #71299 SENIOR CIVIL ENGINEER EXP. 12/31/21 DATE _____

APPROVED BY:

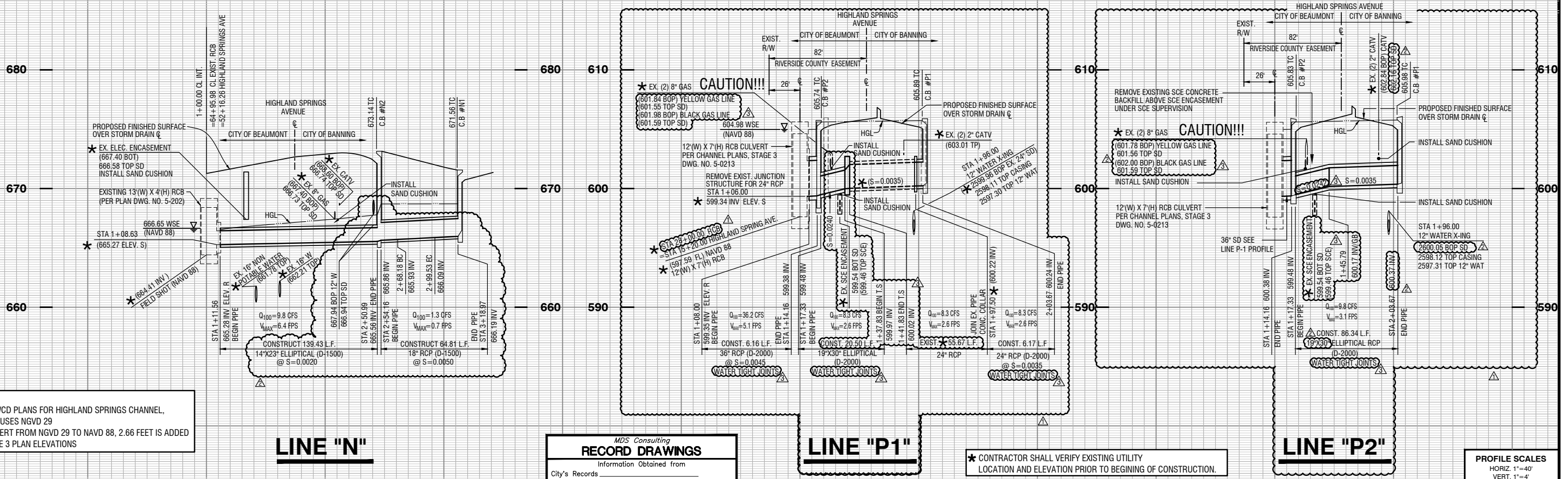
ARTURO VELA RCE #75696 EXP. 6/30/22 DATE _____

PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STORM DRAIN IMPROVEMENT PLAN
TRACT NO. 37298-1
CONSTRUCTION NOTES, QUANTITIES
AND LOCAL DEPRESSION DETAILS

W.D. No. _____
CIP No. _____
PROJECT No. **3292B**
SHEET **2** OF **5**

TRACT NO. 37298-1, OFF-SITE STORM DRAIN IMPROVEMENT PLAN



NOTE:
 1. RCFC & WCD PLANS FOR HIGHLAND SPRINGS CHANNEL, STAGE 3 USES NGVD 29
 2. TO CONVERT FROM NGVD 29 TO NAVD 88, 2.66 FEET IS ADDED TO STAGE 3 PLAN ELEVATIONS

LINE "N"

LINE "P1"

LINE "P2"

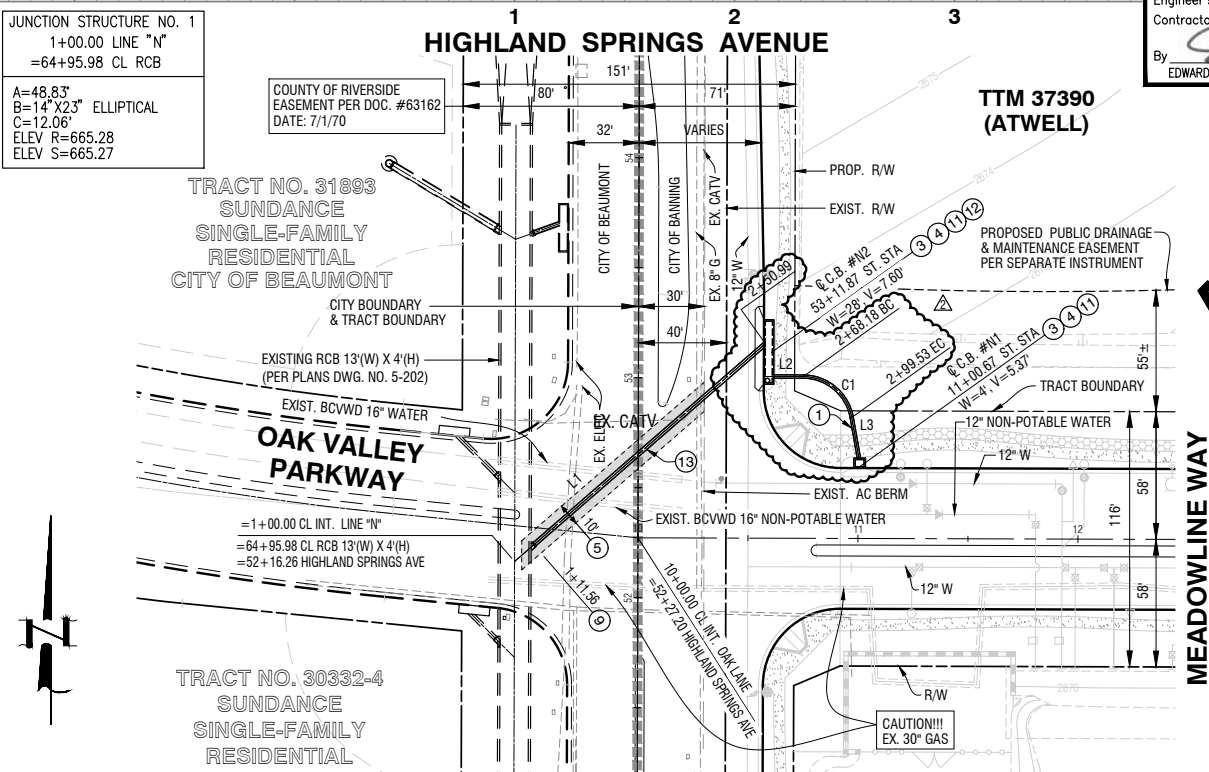
MDS Consulting
RECORD DRAWINGS
 Information Obtained from
 City's Records _____
 Engineer's Records **MDS CONSULTING**
 Contractor's Records **SHOFFEIT PIPELINE**
 By _____ Date **3-1-2021**
 EDWARD J. LENTH R.C.E. 052496

* CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATION AND ELEVATION PRIOR TO BEGINNING OF CONSTRUCTION.

PROFILE SCALES
 HORIZ 1"=40'
 VERT. 1"=4'

PLAN SCALE
 1"=40'

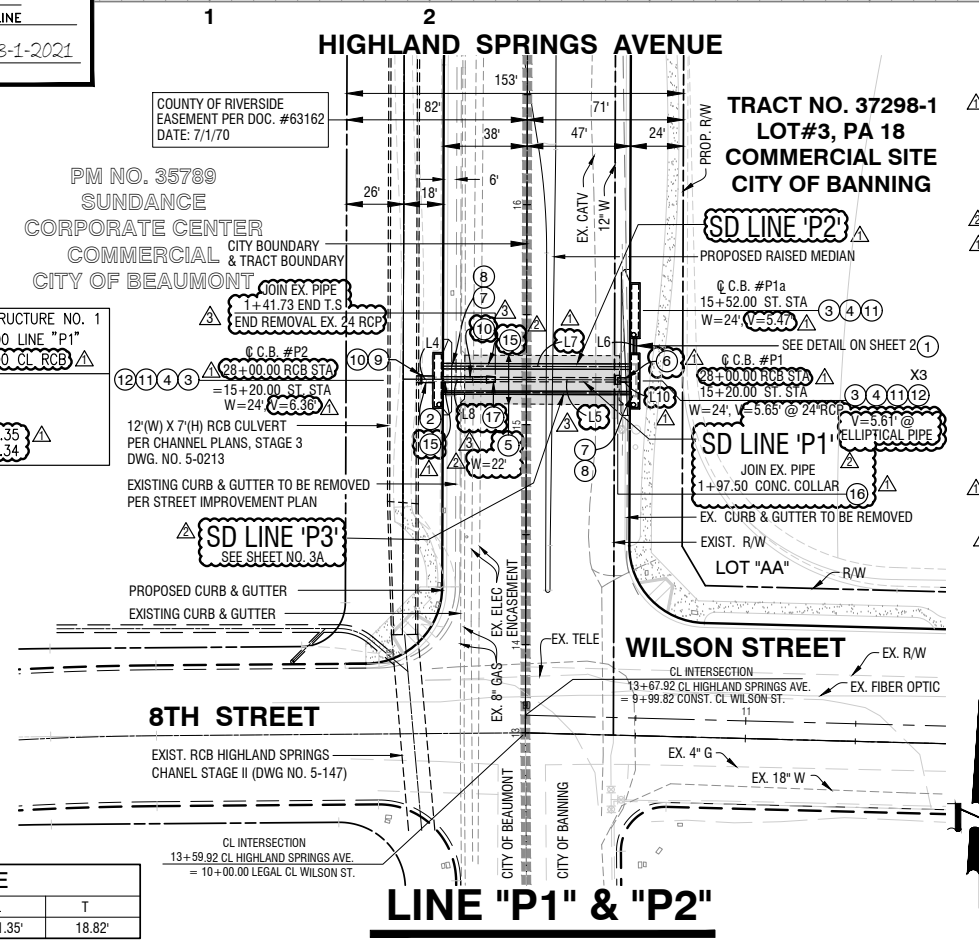
JUNCTION STRUCTURE NO. 1
 1+00.00 LINE "N"
 =64+95.98 CL RCB
 A=48.83'
 B=14"x23" ELLIPTICAL
 C=12.06'
 ELEV R=665.28
 ELEV S=665.27



LINE "N"

CURVE TABLE

#	DELTA	R	L	T
C1	79°49'39"	22.50'	31.35'	18.82'



LINE "P1" & "P2"

- CONSTRUCTION NOTES:**
- CONSTRUCT 18" RCP STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.
 - CONSTRUCT 36" RCP STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.
 - CONSTRUCT CATCH BASIN NO. 1 PER RCFC & WCD STD. DWG. NO. CB100.
 - CONSTRUCT LOCAL DEPRESSION PER RCFC & WCD STD. DWG. NO. LD201 AND DETAILS HEREON. ALSO SEE DETAILS ON STREET IMPROVEMENT PLAN.
 - REMOVE AND REPLACE AC PAVEMENT OVER BASE IN KIND PER CITY STD.
 - CONSTRUCT 24" RCP STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.
 - REMOVE AND DISPOSE OF EXISTING CATCH BASIN
 - REMOVE AND DISPOSE OF EXISTING LOCAL DEPRESSION
 - CONSTRUCT JUNCTION STRUCTURE NO. 1 PER RCFC & WCD STD. DWG. NO. JS226
 - REMOVE AND DISPOSE OF EXISTING 24" RCP
 - INSTALL FLOGARD CATCH BASIN INSERT FILTER PER OLDCASTLE STORMWATER SOLUTIONS (SIZE PER PLAN) OR APPROVED EQUAL. DETAILS ON SHEET 2
 - INSTALL USW-1 CONNECTOR FULL CAPTURE DEVICE PER DETAILS ON SHEET NO. 4 AND NO. 5 TO BE MAINTAINED BY THE CITY
 - CONSTRUCT 14"x23" ELLIPTICAL PIPE STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.
 - CONSTRUCT 19"x30" ELLIPTICAL PIPE STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.
 - INSTALL CONCRETE COLLAR PER RCFC & WCD STD. DWG. NO. M803
 - CONSTRUCT TRANSITION STRUCTURE NO. 3 PER RCFC & WCD STD. DWG. NO. TS303

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 49°01'26" E	150.99'
L2	N 89°49'39" W	14.02'
L3	N 10°00'00" E	19.44'
L4	N 89°49'30" W	17.33'
L5	N 89°49'30" W	55.67'
L6	N 00°10'30" W	8.00'
L7	N 89°49'30" W	86.34'
L8	N 89°49'30" W	20.50'
L10	N 89°49'30" W	6.17'

0 20 40 80 160
 1"=40' GRAPHIC SCALE

City of Beaumont
 REVIEWED BY: _____ STAFF ENGINEER DATE _____
 RECOMMENDED FOR APPROVAL BY: _____ DATE _____
 APPROVED BY: _____ CITY ENGINEER DATE _____
 CITY OF BEAUMONT
 PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

TRACT NO. 37298-1
LOT #1, PA 17
COMMERCIAL SITE

REVISIONS

NO.	DESCRIPTION	DATE
AS-BUILT PLAN		
REV. PROFILE SD LINE P1, P2, ADD TRANSITION STRUCTURE		
ADD SD LINE P3, REV. SD LINE P2, REV. SD LINE N		
REV. SD LINE P1, ADD SD LINE P2		

PLANS PREPARED BY:
MDS CONSULTING
 MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614
 SCHULTZ Voice: 949-251-8821
 PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
 EDWARD J. LENTH R.C.E. 052496 Exp. 12-31-22
 DATE **3-1-2021**



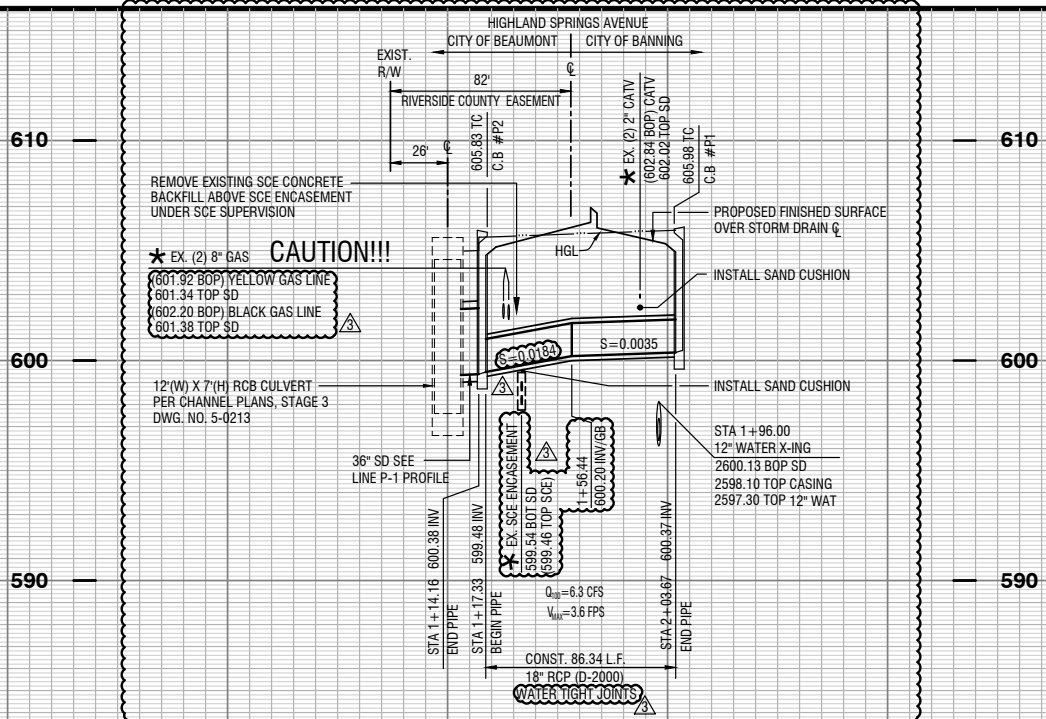
CITY OF BANNING
 RECOMMENDED FOR APPROVAL BY: _____ EXP. 12/31/21 DATE _____
 KEVIN D. SML RCE #71299 SENIOR CIVIL ENGINEER
 APPROVED BY: _____ DATE _____
 ARTURO VELA, RCE #75696 EXP. 6/30/22 DATE _____
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STORM DRAIN IMPROVEMENT PLAN
TRACT NO. 37298-1
LINE "N", LINE "P1" & "P2"

W.D. No. _____
 CIP No. _____
 PROJECT No. **3292B**
SHEET 3 OF 5

TRACT NO. 37298-1, OFF-SITE STORM DRAIN IMPROVEMENT PLAN

MDS Proj. Data: I:\99404\ENGINEERING\Plans\Storm Drain\03292B (Highland Springs)
 Created: 01/28/2021 05:08:19 PM Author: _____
 Last Date: 01/28/2021 05:08:19 PM Pn: _____
 Plot Date: 03/01/2021 11:52:17 AM By: jason.bis



* CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATION AND ELEVATION PRIOR TO BEGINNING OF CONSTRUCTION.

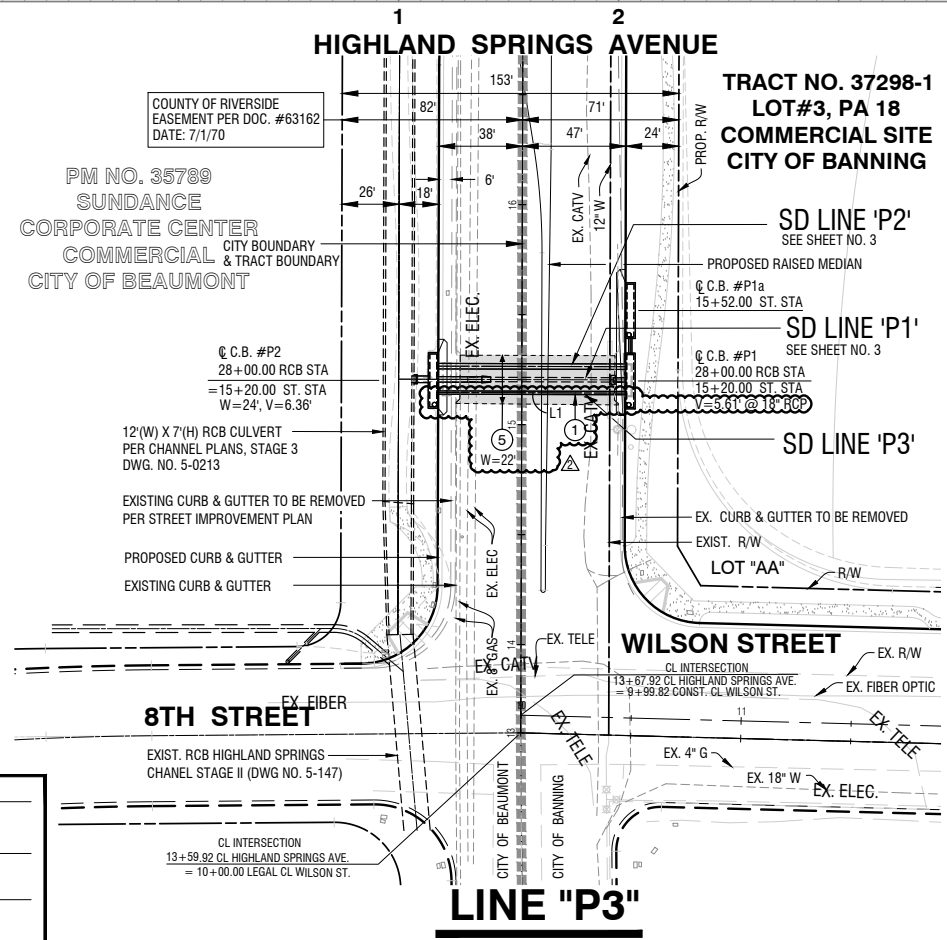
NOTE:
 1. RCFC& WCD PLANS FOR HIGHLAND SPRINGS CHANNEL, STAGE 3 USES NGVD 29
 2. TO CONVERT FROM NGVD 29 TO NAVD 88, 2.66 FEET IS ADDED TO STAGE 3 PLAN ELEVATIONS

LINE "P3"

PROFILE SCALES
 HORIZ. 1"=40'
 VERT. 1"=4'
 PLAN SCALE
 1"=40'

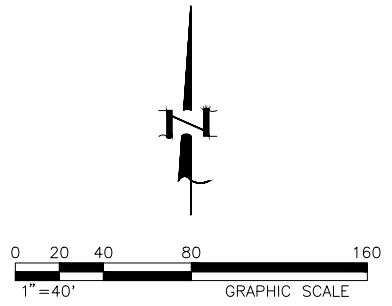
AS-BUILT

MDS Consulting
RECORD DRAWINGS
 Information Obtained from
 City's Records _____
 Engineer's Records MDS CONSULTING
 Contractor's Records SHOFFEIT PIPELINE
 By _____ Date 3-1-2021
 EDWARD J. LENTH R.C.E. 052496



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°49'30" W	86.34'

CONSTRUCTION NOTES:
 ① CONSTRUCT 18" RCP STORM DRAIN (D-LOAD PER PROFILE) WITH SLURRY CEMENT BACKFILL IN OUTER BEDDING AND HAUNCH AREAS PER CALTRANS STD. DWG. NO. A62DA.
 ⑤ REMOVE AND REPLACE AC PAVEMENT OVER BASE IN KIND PER CITY STD.



CITY OF BEAUMONT
 CALIFORNIA INC. NOV. 18, 1912

REVIEWED BY: _____ STAFF ENGINEER DATE _____
 RECOMMENDED FOR APPROVAL BY: _____ DATE _____
 APPROVED BY: _____ CITY ENGINEER DATE _____
 CITY OF BEAUMONT
 PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

Call before you Dig
 Avoid cutting underground utility lines. It's costly.
 Call 811
 OR
 1-800-423-4133

REVISIONS	
NO.	DATE

PLANS PREPARED BY:
MDS CONSULTING
 MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614
 SCHULTZ Voice: 949-251-8821
 PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
 EDWARD J. LENTH R.C.E. #052496 Exp. 12-31-22
 DATE 3-1-2021



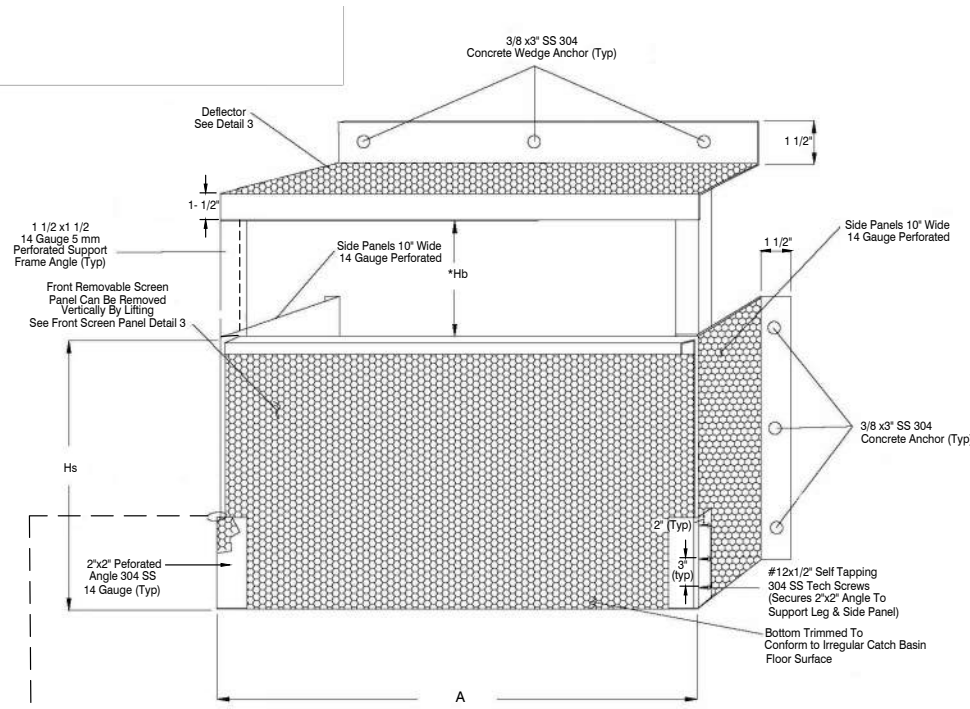
CITY OF BANNING
 RECOMMENDED FOR APPROVAL BY:
 KEVIN D. SNL RCE #71299 Exp. 12/31/21 DATE _____
 SENIOR CIVIL ENGINEER
 APPROVED BY:
 ARTURO VELA RCE #75666 Exp. 6/30/22 DATE _____
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STORM DRAIN IMPROVEMENT PLAN
TRACT NO. 37298-1
LINE "P3"

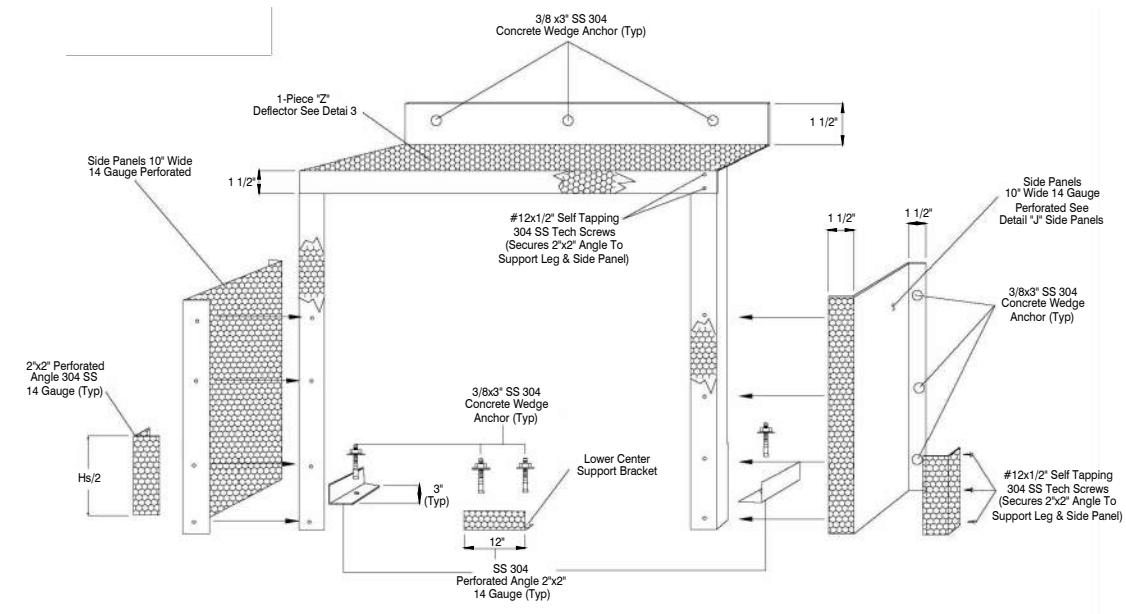
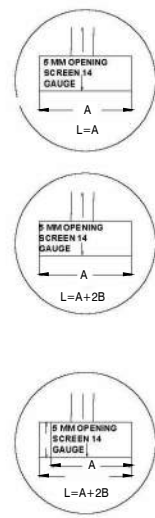
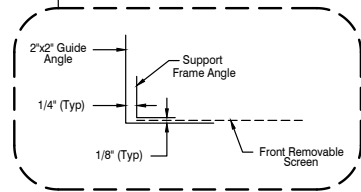
W.D. No. _____
 CIP No. _____
 PROJECT No. **3292B**
SHEET 3A OF 5

TRACT NO. 37298-1, OFF-SITE STORM DRAIN IMPROVEMENT PLAN

MDS Proj. Data: I:\99404\ENGINEERING\Plans\Storm Drain\0818 (Highland Springs) MDS File: 89404-SD SHT-30A.dwg
 Created: 09/29/2020 03:02:47 PM Author: _____ Plot Scale: 0.300000 (1/3) Scale: _____
 Last Edit: 01/28/2021 05:26:43 PM By: Steven TG Plot Date: 03/01/2021 11:13:05 AM By: steven TG



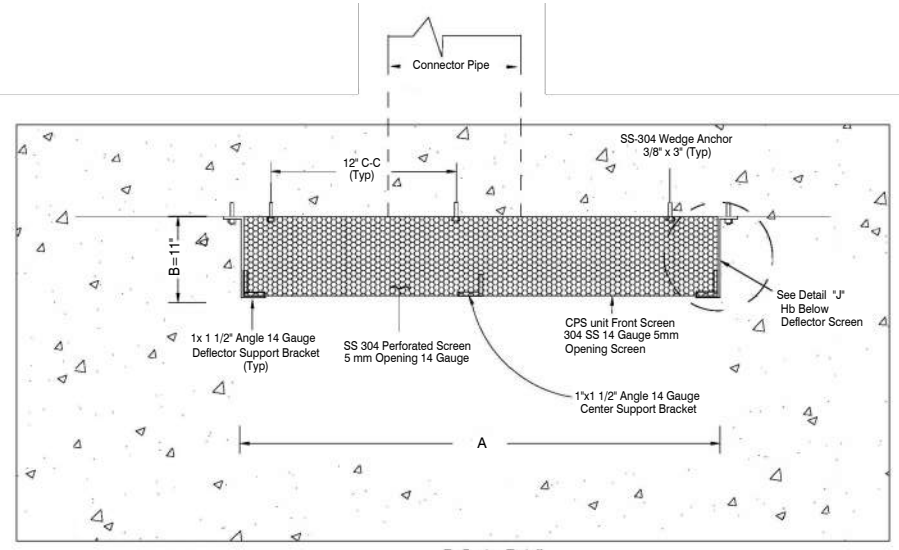
DETAIL 1
ASSEMBLED REMOVABLE FRONT SCREEN CPS



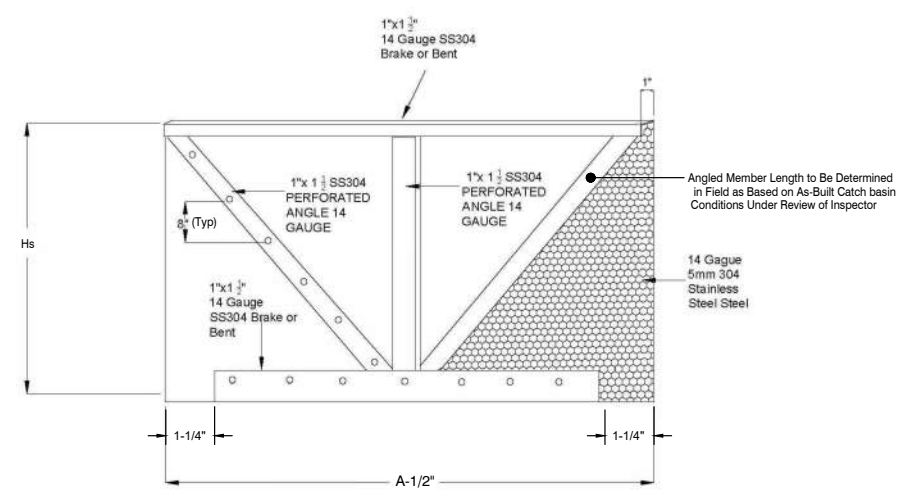
DETAIL 2
CONNECTOR PIPE SCREEN FRAME & DEFLECTOR (CPS)

AS-BUILT

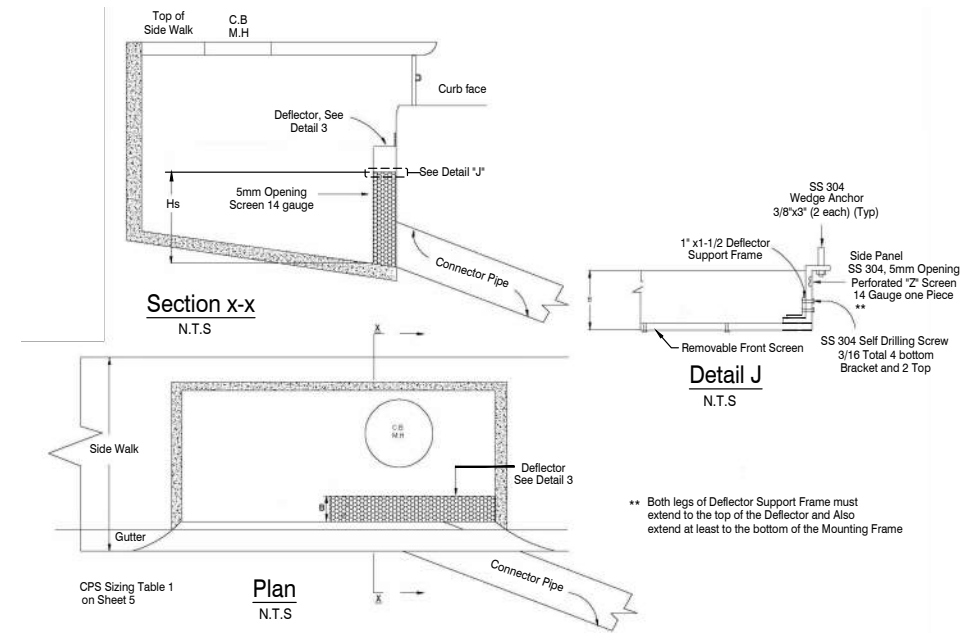
<i>MDS Consulting</i>	
RECORD DRAWINGS	
Information Obtained from	
City's Records _____	Engineer's Records <u>MDS CONSULTING</u>
Contractor's Records <u>SHOFFEITT PIPELINE</u>	
By <u>EDWARD J. LENTH R.C.E. 052496</u>	Date <u>3-1-2021</u>



DETAIL 3
DEFLECTOR PLAN VIEW



DETAIL 4
REMOVABLE FRONT CPS SCREEN PANEL WITH SUPPORT BRACING



DETAIL 5

12 USW-1 CONNECTOR PIPE SCREEN
DETAILS PER UNITED STORM WATER, INC. SEE TABLE 1 ON SHEET 5
MAINTAINED BY CITY
(ALSO SEE LOCAL DEPRESSION DETAILS SHEET 2)

	REVIEWED BY: _____ DATE _____
	RECOMMENDED FOR APPROVAL BY: _____ DATE _____
	APPROVED BY: _____ DATE _____
CITY ENGINEER CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION	

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OR
1-800-423-4133

REVISIONS	
MARK	DATE

PLANS PREPARED BY:

MDS CONSULTING
MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614 Voice: 949-251-8821
SCHULTZ

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

EDWARD J. LENTH R.C.E. #052496 EXP. 12-31-22 DATE 3-1-2021

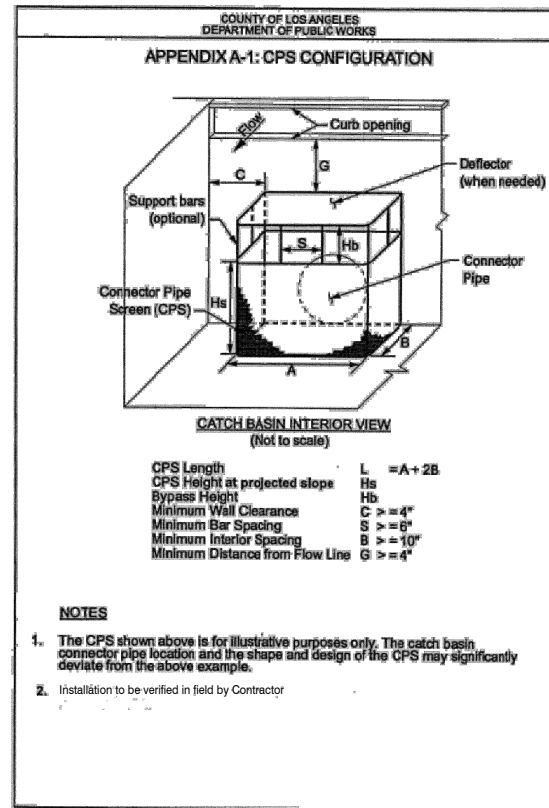
REGISTERED PROFESSIONAL ENGINEER
EDWARD J. LENTH
No. 052496
Exp. 12-31-22
CIVIL
STATE OF CALIFORNIA

CITY OF BANNING
RECOMMENDED FOR APPROVAL BY:
KEVIN D. SNL R.C.E. #71299 SENIOR CIVIL ENGINEER EXP. 12/31/21 DATE _____
APPROVED BY:
ARTURO VELA R.C.E. #75696 EXP. 6/30/22 DATE _____
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STORM DRAIN IMPROVEMENT PLAN
TRACT NO. 37298-1
USW-1 CONNECTOR PIPE SCREEN DETAILS

W.D. No. _____
CIP No. _____
PROJECT No. **3292B**
SHEET 4 OF 5

TRACT NO. 37298-1, OFF-SITE STORM DRAIN IMPROVEMENT PLAN



Full Capture CPS Hydraulic Analysis and Sizing

"V-depth" (ft)	CB Width (ft)	Bypass Height (in) Hb	Screen Height (in) Hs	Screen Length (ft) "A"
18" RCP Connector Pipe				
7.60	28	10	24	6
24" RCP / 18" RCP / 19" X 30" ELLIPTICAL Connector Pipe				
5.65/5.61/5.61	24	10	24	6
36" RCP Connector Pipe				
★ 6.36	24	12	24	6

TABLE 1

★ "V" AT DOWNSTREAM SIDE OF C.B.

12 USW-1 CONNECTOR PIPE SCREEN
 MAINTAINED BY CITY
 (ALSO SEE LOCAL DEPRESSION DETAILS SHEET 2)

AS-BUILT

MDS Consulting
RECORD DRAWINGS
 Information Obtained from
 City's Records _____
 Engineer's Records MDS CONSULTING
 Contractor's Records SHOFFEITT PIPELINE
 By [Signature] Date 3-1-2021
 EDWARD J. LENTH R.C.E. 052496

CITY OF BEAUMONT
CALIFORNIA INC. NOV. 18, 1912

REVIEWED BY: _____ STAFF ENGINEER _____ DATE _____
 RECOMMENDED FOR APPROVAL BY: _____ DATE _____
 APPROVED BY: _____ CITY ENGINEER _____ DATE _____
 CITY OF BEAUMONT
 PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

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 OR
 1-800-423-4133

REVISIONS

MARK	AS-BUILT PLAN	APPR	DATE

PLANS PREPARED BY:

MDS CONSULTING
 MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614 Voice: 949-251-8821
 SCHULTZ

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

[Signature] 3-1-2021
 DATE

EDWARD J. LENTH R.C.E.# 052496 EXP. 12-31-22

REGISTERED PROFESSIONAL ENGINEER
 EDWARD J. LENTH
 No. 052496 Exp. 12-31-22
 CIVIL
 STATE OF CALIFORNIA

CITY OF BANNING
 BANNING, CALIFORNIA
 "GROW. PROSPER. LIVE."

CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:
 KEVIN D. SNI, RCE #71299 EXP. 12/31/21 DATE _____
 SENIOR CIVIL ENGINEER

APPROVED BY:
 ARTURO VELA, RCE #75696 EXP. 6/30/22 DATE _____
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STORM DRAIN IMPROVEMENT PLAN
TRACT NO. 37298-1
APPENDIX A-1 AND
CPS SIZING TABLE 1

W.D. No. _____
 CIP No. _____
 PROJECT No. **3292B**
SHEET 5 OF 5

TRACT NO. 37298-1, OFF-SITE STORM DRAIN IMPROVEMENT PLAN

From: [Jason Craghead](#)
To: [Suzanne Foxworth](#)
Cc: [Jennifer Graham](#)
Subject: PW2021-0651
Date: Tuesday, June 08, 2021 2:28:21 PM

Good afternoon all. For Bond No. CMS331829 / Tr. 37298-1 / Atwell Storm Drain Improvements Highland Springs Avenue West of Centerline from Wilson to the SCE Easement (PW2021-0651) There are no Punch List items at this time. We can move forward with the Bond Exoneration. Thank you.

JASON CRAGHEAD
Public Works Inspector
City of Beaumont
550 E. 6th Street, Beaumont, Ca 92223
Desk (951) 769-8520 Ext. 381
BeaumontCa.gov
Facebook | Twitter | Instagram | You tube
#ACITYELEVATED

MAINTENANCE BOND

WHEREAS, the City of Beaumont ("City"), a municipal corporation, and Tri Pointe Homes IE-SD, Inc., formerly known as Pardee Homes (hereinafter "Principal"), have entered into an agreement by which Principal agrees to install and complete certain designated public improvements and to guarantee and warrant the work for the period of one year following its completion and acceptance, which said agreement, dated _____, and identified as Tract No. 37298-1 is hereby referred to and made a part hereof; and: Atwell Storm Drain Improvement - Highland Springs, West of centerline from Wilson Street

WHEREAS, Principal is required under the terms of the agreement to furnish a bond to guarantee and warrant the work for a period of one year following its completion and acceptance against any defective work or labor done, or defective materials furnished, to comply with the terms of the agreement.

NOW, THEREFORE, we, the Principal and RLI Insurance Company ("Surety") admitted and duly authorized to transact business under the laws of the State of California as surety, are held and firmly bound unto the City of Beaumont as obligee, in the penal sum of *** _____ dollars (\$ 8,230.84) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors, and administrators, jointly and severally, firmly by these presents. ***Eight Thousand Two Hundred Thirty and 84/100 Dollars***

The condition of this obligation is such that if the above bounded Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, provisions in the agreement and any alteration thereof made as therein provided, on his or its part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City of Beaumont, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a condition precedent to the satisfactory completion of the agreement, the obligation of the Principal and surety under this bond shall remain in effect for a period of one (1) year after the completion and acceptance of the work. During that time, if the Principal or his or its heirs, executors, administrators, successors or assigns, fails to make full, complete and satisfactory repair and replacement or totally protect the City from any loss or damage made evident during that year which results from or is caused by either defective materials or faulty workmanship in the prosecution of the work, then the obligation shall remain in full force and effect. However, anything in this paragraph to the contrary notwithstanding, the obligation of the Surety shall continue so long as any obligation of the Principal remains.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City of Beaumont in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations under this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications. The Surety waives all rights of subrogation against the City or any person employed by the City.

[signatures on following page]

RECEIVED
JUN 29 2021
CITY OF BEAUMONT

SIGNED AND SEALED THIS 17th DAY OF June ~~2020~~ 2021.



RLI Insurance Company
SURETY

By: Michelle Haase

Michelle Haase, Attorney-in-Fact

(Name)

(Address)

801 S. Figueroa Street, Suite 900
Los Angeles, CA 90017

(Seal)

Tri Pointe Homes IE-SD, Inc.
formerly known as Pardee Homes
PRINCIPAL

By: Jeff Chambers

Jeff Chambers, VP of
Forward Planning, Entitlement, &
Governmental Affairs.

(Name)

(Title)

(Address)
1250 Corona Pointe Court, Suite 600
Corona, CA 92879

By:

(Name)

(Title)

(Address)

ALL SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Orange }

On JUN 17 2021 before me, Janina Monroe, Notary Public
(Here insert name and title of the officer)

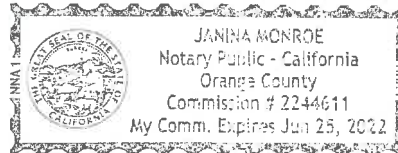
personally appeared Michelle Haase,
 who proved to me on the basis of satisfactory evidence to be the person(s) whose
 name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that
~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by
~~his/her/their~~ 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.

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is ~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

POWER OF ATTORNEY

RLI Insurance Company Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company and/or Contractors Bonding and Insurance Company**, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

Paul Boucher, Janina Monroe, Dennis Langer, Michelle Haase, Timothy Noonan, Adriana Valenzuela, Jennifer Ochs, Martha Barreras, Sarah Campbell, jointly or severally

in the City of Los Angeles, State of California its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars (\$25,000,000.00) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or Contractors Bonding and Insurance Company, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company and/or Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Vice President with its corporate seal affixed this 26th day of April, 2021.



**RLI Insurance Company
Contractors Bonding and Insurance Company**

By: B. W. Davis
Barton W. Davis Vice President

State of Illinois }
County of Peoria } SS

CERTIFICATE

On this 26th day of April, 2021, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company and/or Contractors Bonding and Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

I, the undersigned officer of **RLI Insurance Company and/or Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company and/or Contractors Bonding and Insurance Company** this 17th day of JUNE, 2021.

By: Catherine D. Glover
Catherine D. Glover Notary Public

**RLI Insurance Company
Contractors Bonding and Insurance Company**

By: Jeffrey D. Dick
Jeffrey D. Dick Corporate Secretary



ACKNOWLEDGMENT

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

State of California
County of Riverside

On June 21, 2021 before me, Sonal Shah, Notary Public
(insert name and title of the officer)

personally appeared Jeff Chambers,
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 Sonal Shah (Seal)

