



City of Beaumont

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

Case No.	<u>PW2022-0817</u>
Receipt No.	<u>R01216870</u>
Fee \$	<u>\$3,484.43</u>
Date Paid	<u>2/3/2022</u>

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Rick Rush Phone (951) 539-5294

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

5. Contact's E-mail rick.rush@tripointehomes.com

3. Developer Name Tripointe Homes Phone (951) 428-4410
(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

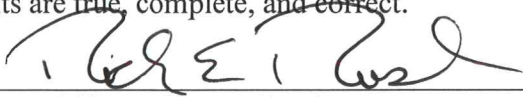
5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):

Bond No. 0216988

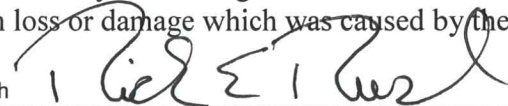
Tract 37426 (Locals) Street Improvement Performance Bond

File No. 3199

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.

Rick Rush  01/27/2022
Print Name and Sign – Contact/Applicant 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.

Rick Rush  01/27/2022
Print Name and Sign – Contact/Applicant 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.

Rick Rush



Print Name and Sign – Contact/Applicant

01/27/2022

Date

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN
(Tract Map/Parcel Map/Plot Plan No. 37426)**

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 # 37426, (“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 Sundance PA 13 Street Improvement.

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

7-23-18
Date

Jeffrey R. Chambers
Title: Vice President Development

Address: 1250 Corona Pointe Ct. #600
Corona, CA 92879

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.

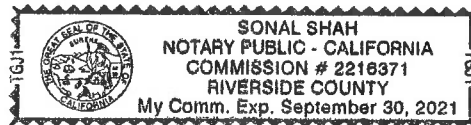
State of California
County of Riverside)

On July 23, 2018 before me, Sonal Shah, Notary Public
(insert name and title of the officer)

personally appeared Jeffrey 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)

Bond No. 0216988
Premium: \$1,529.00

Basic Gov (Sales Force) # _____
File # _____

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 July 20, 2018 whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. Sundance PA 13 Street which is hereby incorporated herein and made a part hereof; and Improvements Tract 37426

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 Berkley Insurance Company, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of Three Hundred Fifty Nine Thousand Eight * dollars (\$ 359,846.50) 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.
*Hundred Forty Six and 50/100---

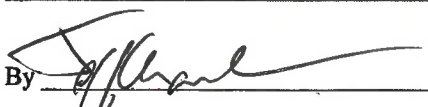
The condition of this obligation is such that if the Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof 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.

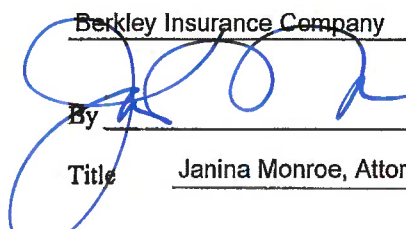
The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of 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 July 18, 2018.

PRINCIPAL:

Pardee Homes
By 
Title Jeffrey R. Chambers
Vice President Development

SURETY:

Berkley Insurance Company
By 
Title Janina Monroe, Attorney-In-Fact

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 Orange }

On JUL 18 2018 before me, Mariana Lopez, 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.

Mariana Lopez

 Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Performance Bond
(Title or description of attached document)
0216988
(Title or description of attached document continued)
 Number of Pages 1 Document Date 7/18/18

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.

ACKNOWLEDGMENT

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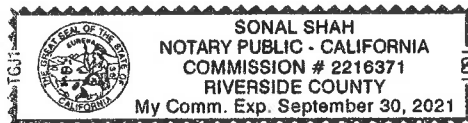
State of California
County of Riverside)

On July 20, 2018 before me, Sonal Shah, Notary Public
(insert name and title of the officer)

personally appeared Jeffrey 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)

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Janina Monroe, Paul Boucher, Thomas G. McCall, Michelle Haase, Dennis E. Langer or Timothy J. Noonan of Lockton Insurance Brokers, LLC, A Division of Lockton Companies, LLC of Irvine, California* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety Group, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 22 day of July, 2013.

Attest:

Berkley Insurance Company

(Seal)

By Ira S. Lederman
Ira S. Lederman
Senior Vice President & Secretary

By Jeffrey M. Hafter
Jeffrey M. Hafter
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 22 day of July, 2013, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Senior Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

Kathleen Corey
Notary Public, State of Connecticut
KATHLEEN COREY
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES OCTOBER 31, 2017

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this JUL 18 2018 day of _____, _____.

(Seal)

Andrew M. Tuma
Andrew M. Tuma

WARNING - Any unauthorized reproduction or alteration of this document is prohibited. This power of attorney is void unless seals are readable and the certification seal at the bottom is embossed. The background imprint, warning and verification instructions (on reverse) must be in blue ink.

Bond No. 0216988
Premium is included in the cost of
the Performance Bond

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 July 20, 2018 whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. Sundance PA 13 Street which is hereby incorporated herein and made a part hereof; and Improvements Tract 37426

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 Three Hundred Fifty Nine * dollars (\$ 359,846.50), 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. *Thousand Eight Hundred Forty Six and 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 July 18, 2018.

PRINCIPAL:

SURETY:

Pardee Homes

Berkley Insurance Company

By 

By 

Title Jeffrey R. Chambers
Vice President Development

Title Janina Monroe, Attorney-In-Fact

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 Orange }

On JUL 18 2018 before me, Mariana Lopez, 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.



Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Payment Bond
(Title or description of attached document)

0216988
(Title or description of attached document continued)

Number of Pages 1 Document Date 7/18/18

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.

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.

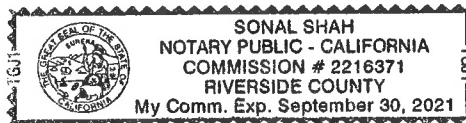
State of California
County of Riverside)

On July 20, 2018 before me, Sonal Shah, Notary Public
(insert name and title of the officer)

personally appeared Jeffrey 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)

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Janina Monroe, Paul Boucher, Thomas G. McCall, Michelle Haase, Dennis E. Langer or Timothy J. Noonan of Lockton Insurance Brokers, LLC, A Division of Lockton Companies, LLC of Irvine, California* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety Group, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 22 day of July, 2013.

Attest:

Berkley Insurance Company

(Seal)

By Ira S. Lederman
Ira S. Lederman
Senior Vice President & Secretary

By Jeffrey M. Hafter
Jeffrey M. Hafter
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 22 day of July, 2013, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Senior Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

Kathleen Corey
Notary Public, State of Connecticut
KATHLEEN COREY
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES OCTOBER 31, 2017

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this JUL 18 2013 day of _____, _____.

(Seal)

Andrew M. Tuma
Andrew M. Tuma

WARNING - Any unauthorized reproduction or alteration of this document is prohibited. This power of attorney is void unless seals are readable and the certification seal at the bottom is embossed. The background imprint, warning and verification instructions (on reverse) must be in blue ink.

MAINTENANCE BOND

Tri Pointe Homes IE-SD, Inc.

WHEREAS, the City of Beaumont ("City"), a municipal corporation, and 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 July 23, 2018, and identified as Sundance PA 13 Tract 37426 is hereby referred to and made a part hereof; and:
Street Improvements

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 Berkley 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 (\$ 35,984.65) 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. *****Thirty-Five Thousand Nine Hundred Eighty-Four and 65/100****

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]

SIGNED AND SEALED THIS 11th DAY OF July 2022.



(Seal)

(Seal)

SURETY Berkley Insurance Company

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

PRINCIPAL

By: Michelle Haase

By: Michael C Taylor

Michelle Haase, Attorney-in-Fact

Michael C Taylor
Division President

(Name)

(Name)

(Address)

(Title)

4 Hutton Centre Drive, Suite 640

1250 Corona Pointe Court, Suite 600

Santa Ana, CA 92707

Corona, CA 92879

By:

Not Applicable

(Name)

(Title)

(Address)

ALL SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC

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 July 12, 2022 before me, Ana E. Chavez Perez, Notary Public,
Name of Notary Public, Title

personally appeared Michael C. Taylor
Name of Signer (1)

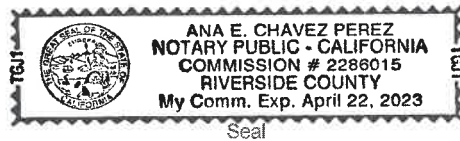
Name of Signer (2)

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)

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 JUL 11 2022 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

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- Print the name(s) of document signer(s) who personally appear at the time of notarization.
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 - ❖ 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.

Please **verify the authenticity** of the instrument attached to this power by:

Toll-Free Telephone: (866) 768-3534; or

Electronic Mail: BSGInquiry@berkleysurety.com

Any written notices, inquiries, claims or demands to the Surety on the bond attached to this power should be directed to:

Berkley Surety Group
412 Mount Kemble Ave.
Suite 310N
Morristown, NJ 07960
Attention: Surety Claims Department

Or

Email: BSGClaim@berkleysurety.com

Please include with all communications the bond number and the name of the principal on the bond. Where a claim is being asserted, please set forth generally the basis of the claim. In the case of a payment or performance bond please also identify the project to which the bond pertains.

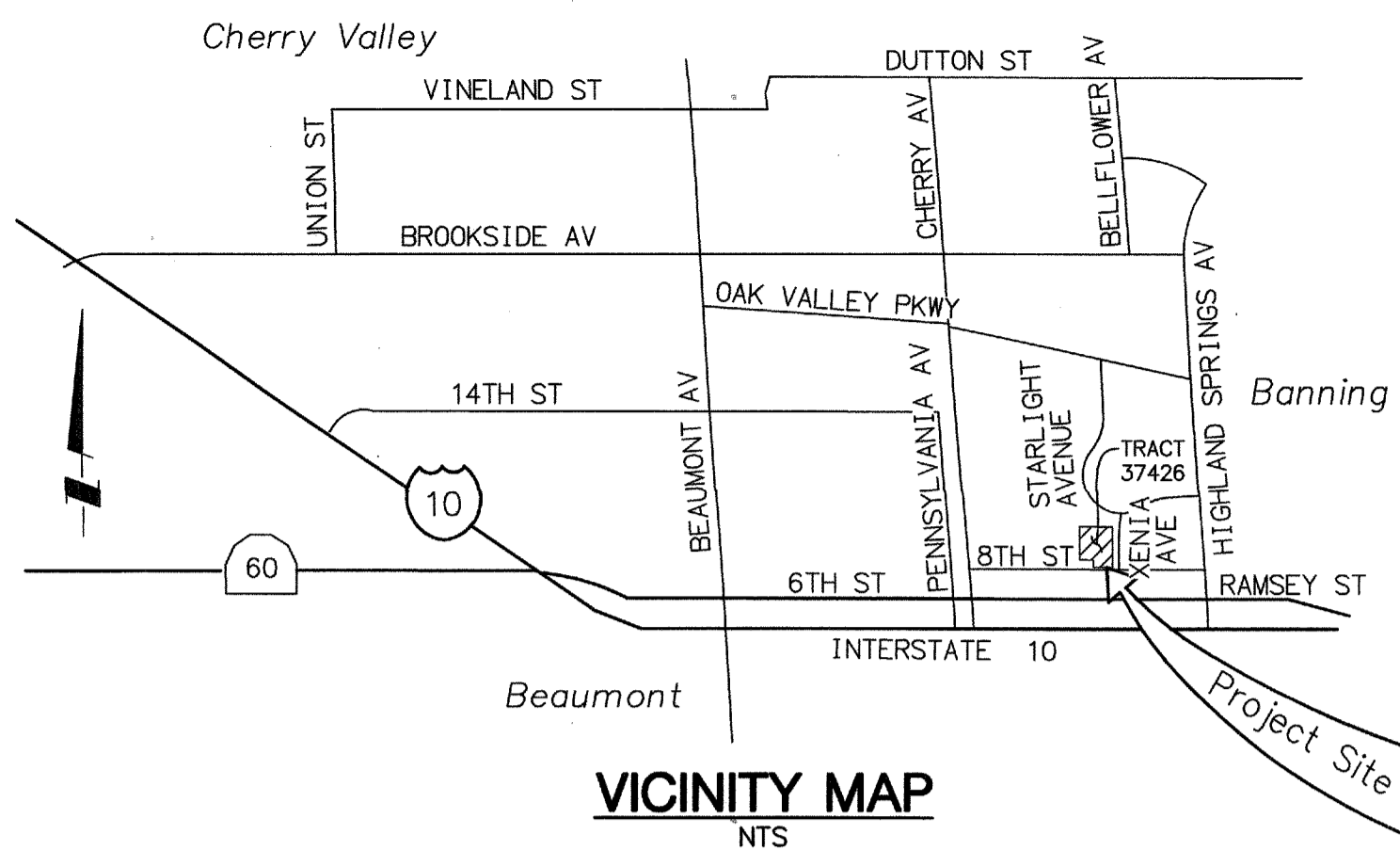
Berkley Surety Group is an operating unit of W. R. Berkley Corporation that underwrites surety business on behalf of Berkley Insurance Company and Berkley Regional Insurance Company

CITY OF BEAUMONT, CALIFORNIA

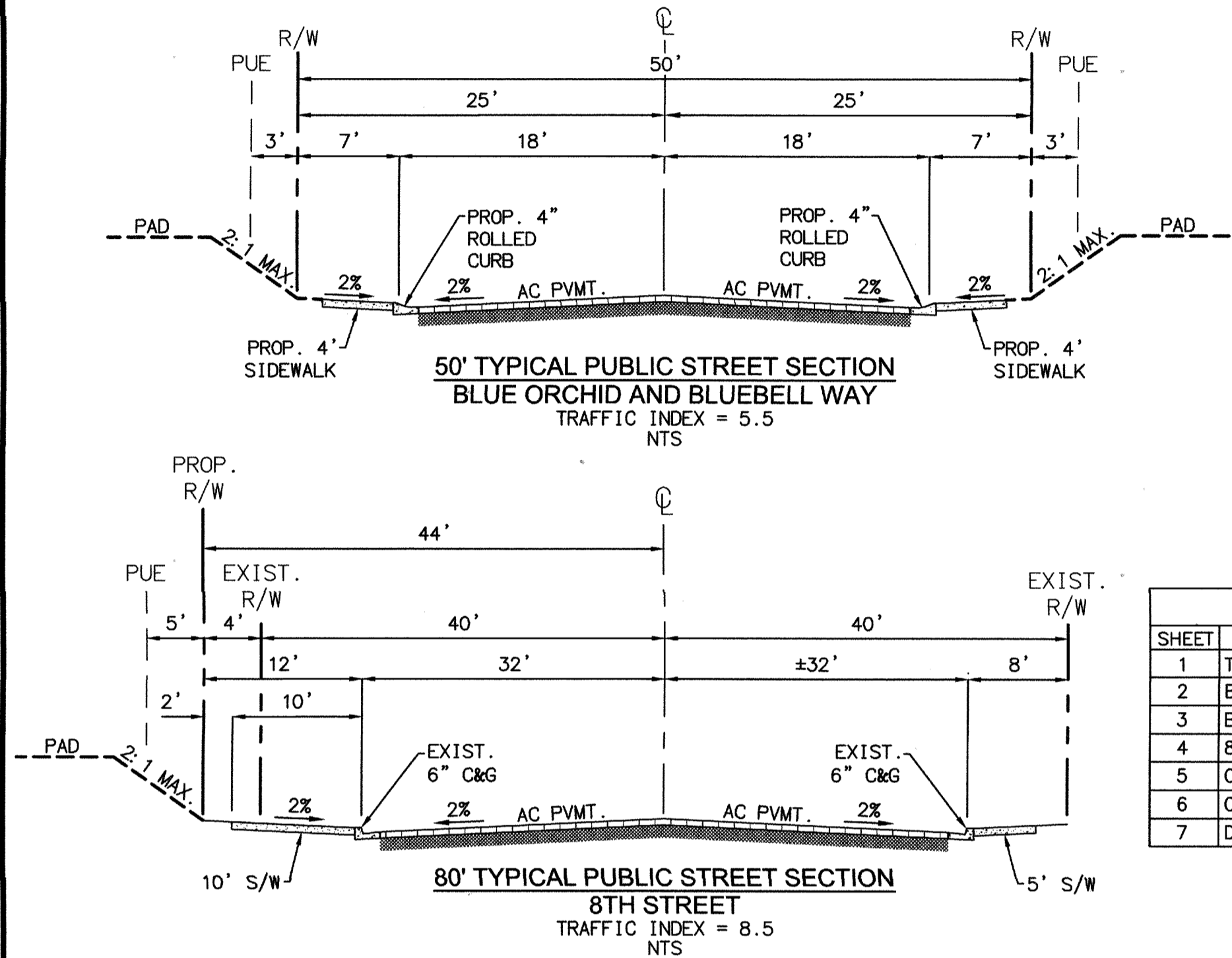
Street Improvement Plans

TRACT 37426

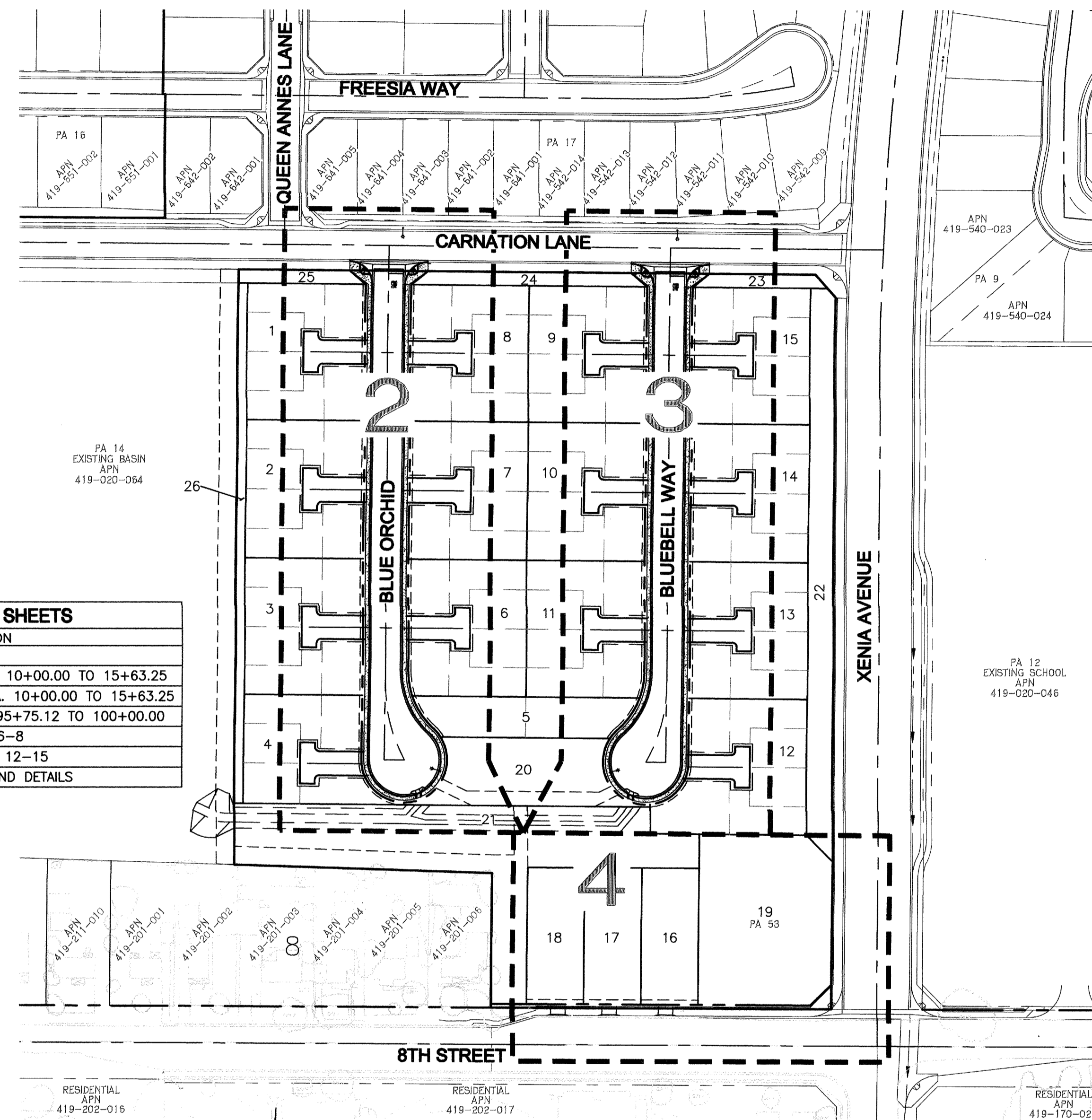
Located Within a Portion of Section 35, Township 3 South, Range 1 West, S.B.M.



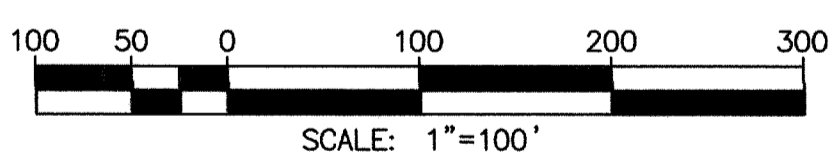
VICINITY MAP
NTS



SHEET	DESCRIPTION
1	TITLE SHEET
2	BLUE ORCHID - STA. 10+00.00 TO 15+63.25
3	BLUEBELL WAY - STA. 10+00.00 TO 15+63.25
4	8TH STREET - STA. 95+75.12 TO 100+00.00
5	CLUSTERS 1-4 AND 6-8
6	CLUSTERS 9-11 AND 12-15
7	DRAINAGE CHANNEL AND DETAILS



SHEET INDEX



REFERENCE PLANS	
PLAN TYPE	CITY REFERENCE NO.
ROUGH GRADING PLANS:	
TR 37426	PW2017-0074
SEWER PLANS:	
TR 37426	PW2018-0092
WATER PLANS:	
TR 37426	PW2018-0091
PRECISE GRADING PLANS:	
TR 37426: MODELS	PW2018-0188
TR 37426: REL'S	PW _____

ASSESSOR'S PARCEL NO.
419-020-064

BASIS OF TOPOGRAPHY
AERIAL TOPOGRAPHY BY:
AEROTECH MAPPING
MAY 10, 2013

SOILS ENGINEER
CONVERSE CONSULTANTS
2021 RANCHO DRIVE, SUITE 1
REDLANDS, CA. 92373
PHONE: 909-796-0544



24-HOUR EMERGENCY CONTACT
PATRICK EMANUEL, CONSTRUCTION MANAGER,
PARDEE HOMES, AT (951) 739-0458.

OWNER
PARDEE HOMES
1250 CORONA POINTE COURT, SUITE 600
CORONA, CA 92879
(951) 428-4400

LEGAL DESCRIPTION
A PORTION OF LOT 87 OF TRACT NO. 31468-3,
RECORDED BOOK MB 398, PAGES 72-85

GENERAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM CITY OF ITS CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION AT (951) 769-8520.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, "GREENBOOK", "LATEST EDITION" AND THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS OF PUBLIC WORKS CONSTRUCTION, "LATEST EDITION", COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENT.
- ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET SECTION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS AND STORM DRAIN.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY.
- ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THESE PRIVATE FACILITIES ARE IMPLIED OR INTENDED BY CITY OF BEAUMONT PUBLIC WORKS DEPT.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT, PERMIT SECTION, FOR ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMIT MAY BE REQUIRED.
- THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO R.C.T.D. STANDARD NO. 816.
- ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE R.C.T.D. STANDARD NO. 401 IF EXPANSIVE SOIL ARE ENCOUNTERED.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461
- AS DETERMINED BY THE PUBLIC WORKS DIRECTOR, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
- CONSTRUCTION PROJECTS DISTURBING ONE ACRE, OR MORE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STREETS WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
- EXISTING STORM DRAIN PIPES/CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND/OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
- DEVELOPER SHALL BE FULLY RESPONSIBLE IN ASSURING THAT PROPOSED IMPROVEMENTS CONFORM TO THE APPROVED PLANS, SPECIFICATIONS AND CITY OF BEAUMONT STANDARDS. WHERE DEVIATIONS EXIST, DEVELOPER SHALL PROPOSE CORRECTIVE MEASURES FOR REVIEW AND APPROVAL BY THE CITY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN STATE RIGHT-OF-WAY.
- CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO COUNTY STANDARDS NO. 206 AND/OR 207, AS DIRECTED IN THE FIELD.
- PRIME COAT IS REQUIRED PRIOR TO PAVING ALL GRADES IN EXCESS OF TEN PERCENT.
- INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE 460 AND 499. INSTALL EUCALYPTUS POLYANTHEMOS (SILVER DOLLAR), GRAPE MYRTLE, LIQUID AMBER OR APPROVED EQUAL, SEE PROJECT PLANS.
- STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN PER CITY OF BEAUMONT'S APPROVED STREET LIGHTING SPECIFICATIONS.
- THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM WITH CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.

DECLARATION OF ENGINEER OF RECORD:

I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF BEAUMONT IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH CITY PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN REVIEW PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF MY DESIGN RESPONSIBILITY.

AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF BEAUMONT, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENCE, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS.

SIGNATURE: *Donald Kellan* DATE: 7/19/18
LICENSE No. 36718, Exp. 06/30/20

CONSTRUCTION NOTES

NO.	DESCRIPTION	UNIT	QUANTITY
1	CONSTRUCT 3.5" AC PAVING OVER 7" CLASS II AGGREGATE BASE	SF	43,416
2	CONSTRUCT TYPE A-6 CURB AND GUTTER PER RIVERSIDE COUNTY STD. NO. 200	LF	157
3	CONSTRUCT TYPE "C" CURB AND GUTTER PER RIVERSIDE COUNTY STD. NO. 202	LF	2,358
4	HEADER GRIND, REMOVE EXIST. AC PAVEMENT AND INSTALL 2" AC OVERLAY	SF	20,984
5	CONSTRUCT 10' CROSS GUTTER AND SPANDREL PER RIVERSIDE COUNTY STD. NO. 209	SF	1,593
6	CONSTRUCT 10' CURB TRANSITION PER RIVERSIDE COUNTY STD. 211	LF	40
7	CONSTRUCT GUTTER DEPRESSION PER RIVERSIDE COUNTY STD. NO. 311, CASE C	EA	2
8	CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER RIVERSIDE COUNTY STD. NO. 401	SF	12,021
9	CONSTRUCT CURB RAMP, CASE A (WITH TRUNCATED DOMES) PER RIVERSIDE COUNTY STD. NO. 403	EA	4
10	CONSTRUCT 16" WIDE DRIVEWAY APPROACH PER RIVERSIDE COUNTY STD. NO. 207	EA	3
11	INSTALL STREET NAME SIGN PER RCTD STD. NO. 816	EA	2
12	INSTALL R-1 STOP SIGN	EA	2
13	INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A24D AND A24E	EA	2
14	INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN	EA	4
15	SAWCUT AND SMOOTH JOIN EXISTING AC PAVEMENT	LF	188
16	INSTALL MODIFIED PARKWAY DRAIN PER SPPWC STD. NO. 151-2 AND DETAIL ON SHEET 7	EA	2
17	CONSTRUCT 2" CURB PER DETAIL ON SHEET 5	LF	726
18	CONSTRUCT 0" CURB PER DETAIL ON SHEET 5	LF	1,941
19	CONSTRUCT 5' TRANSITION FROM 0" CURB TO 2" CURB	LF	140
20	REMOVE EXISTING SIDEWALK, CURB, AND GUTTER	SF	980
21	HEADER GRIND, REMOVE EXIST. AC PAVEMENT AND INSTALL 0.10' AC OVERLAY PER DETAIL ON SHEET 2	SF	816
22	INSTALL COBBLE 6" PLUS SIZE OVER MIRAFI 1100N FILTER FABRIC	SF	9,239
23	INSTALL 100-LB ROCK OVER MIRAFI 1100N FILTER FABRIC	CY	53
24	CONSTRUCT DRAINAGE APRON PER DETAIL ON SHEET 7	EA	1

ABBREVIATIONS

AC --- ASPHALT CONCRETE	MVC --- MIDDLE OF VERTICAL CURVE
BC --- BEGINNING OF CURVE	LOC --- LENGTH ON CURB
BCR --- BEGIN CURB RETURN	NG --- NATURAL GROUND
BVC --- BEGIN VERTICAL CURVE	PL --- PROPERTY LINE
B/W --- BACK OF SIDEWALK	PCC --- POINT OF COMPOUND CURVE
CF --- CURB FACE	PCC --- PORTLAND CEMENT CONCRETE
CONC --- CONCRETE	PI --- POINT OF INTERSECTION
D/W --- DRIVEWAY	PIG --- POINT OF INTER. GUTTER
EC --- END OF CURVE	PRC --- POINT OF REVERSE CURVE
ECR --- END CURB RETURN	PP --- POWER POLE
EG --- EXISTING GRADE	PVI --- POINT OF VERT. INTERSECTION
EP --- EDGE OF PAVEMENT	RP --- RADIUS POINT
EVC --- END VERTICAL CURVE	R/W --- RIGHT-OF-WAY
FG --- FINISHED GRADE	S/W --- SIDEWALK
FL --- FLOW LINE	TC --- TOP OF CURB
FS --- FINISHED SURFACE	TEL --- TELEPHONE BOX
GB --- GRADE BREAK	WV --- WATER VALVE
GL --- GRADE LINE	VC --- VERTICAL CURVE
HP --- HIGH POINT	VLT --- VAULT
LP --- LOW POINT	WM --- WATER METER
LS --- LANDSCAPE AREA	

LEGEND

EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
EXISTING WATER	---
EXISTING FIRE HYDRANT	---
EXISTING STORM DRAIN	---
EXISTING SEWER	---
PROPOSED SEWER	---
PROPOSED WATER	---
EXISTING CURB	---
PROPOSED CURB & GUTTER	---
PROPOSED CONCRETE PAVING	---
PROPOSED AC PAVEMENT	---
AC PAVEMENT REMOVAL	---
AC PAVEMENT GRIND & OVERLAY	---
RIGHT-OF-WAY	---
PUBLIC UTILITY EASEMENT	---
PROPERTY LINE	---
DRAINAGE SWALE	---
SAWCUT	---
CURB RAMP	---
STREET LIGHT	---

NOTE:
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NOTE:
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BASIS OF BEARINGS:
DESCRIPTION:
BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
BEARING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT
DESCRIPTION:
NO. 07.A.82
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7". LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R.
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

Michael Baker INTERNATIONAL
75-410 Gerald Ford Drive, Suite 100
Palm Desert, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM
DESIGNED BY: SM
DRAWN BY: SM
CHECKED BY: DK
SCALE: (AS NOTED)
DATE: JULY 2018
JOB NUMBER: 162964
Reviewed By: *Shull Navaiz* Date: 7-17-18
Recommended for Approval By: *Shull Navaiz* Date: 7-17-18
Approved By: *Daniel Koravos* Date: 7/18/18
City of Beaumont, Public Works Department
Engineering Division

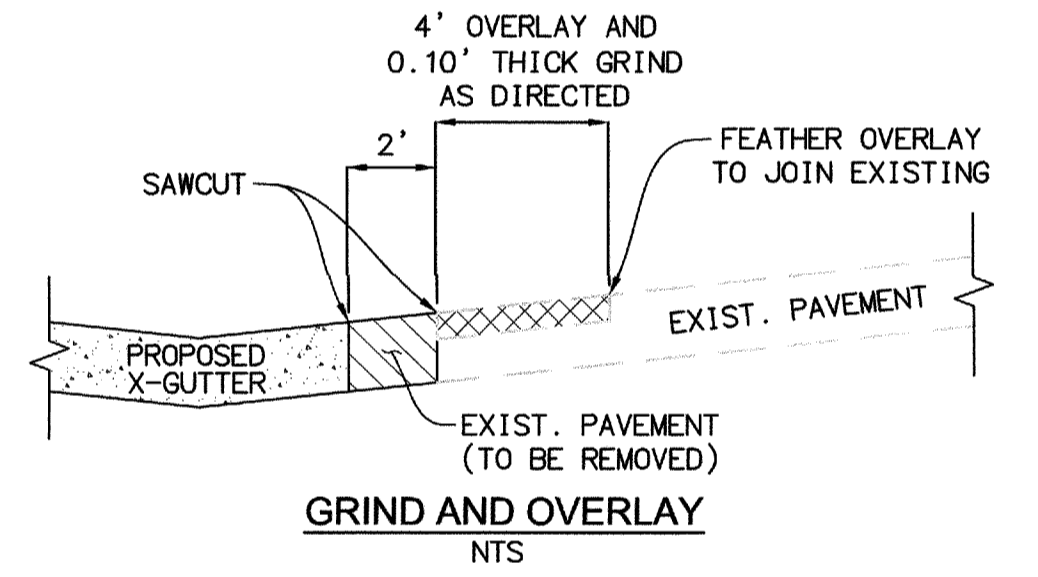
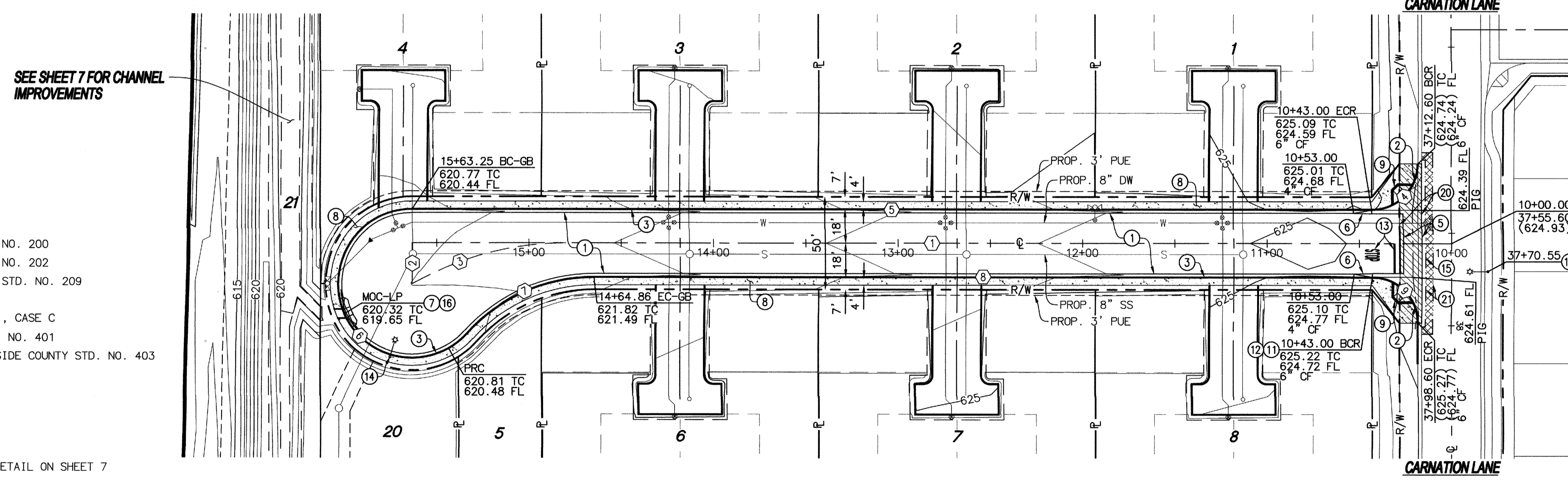
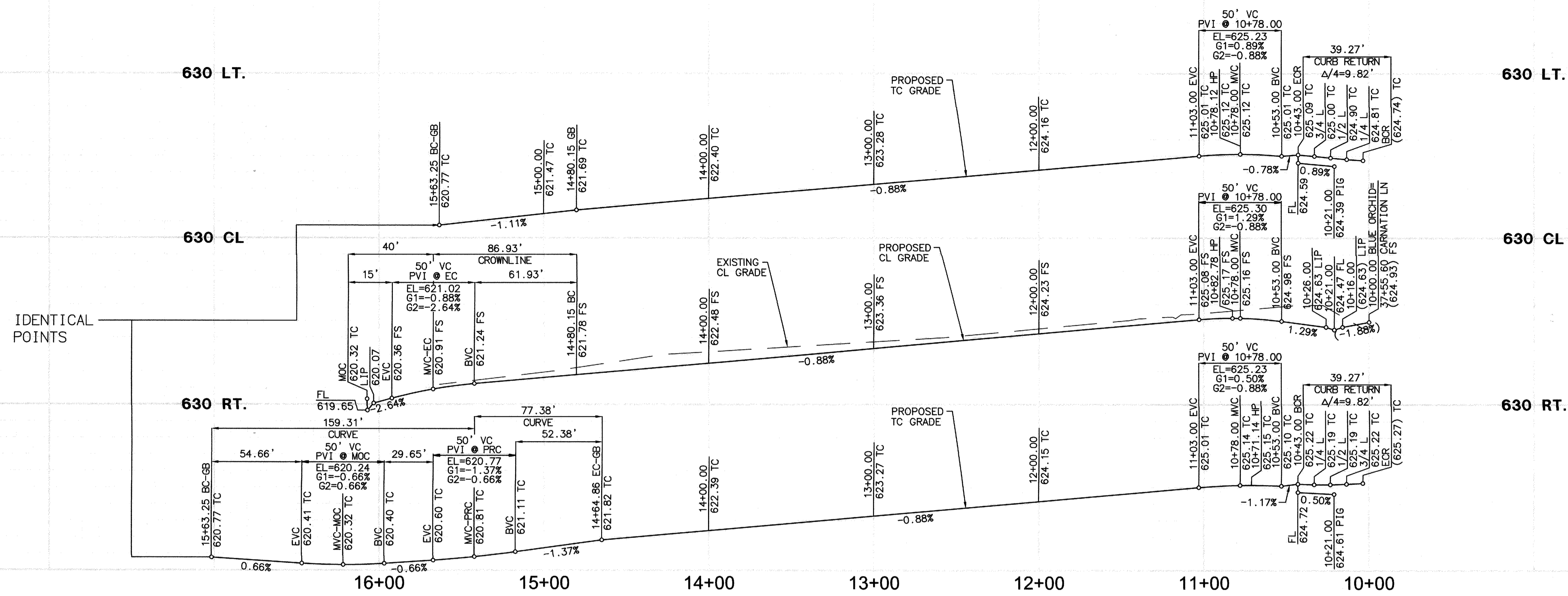
CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLAN
TRACT 37426
TITLE SHEET
PARDEE HOMES

SHEET 1 OF 7 SHEETS
FILE NO. _____

No Changes

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



CONSTRUCTION NOTES

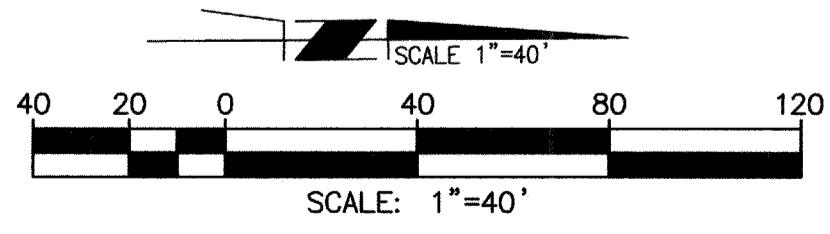
- 1) CONSTRUCT 3.5" AC PAVING OVER 7" CLASS II AGGREGATE BASE
- 2) CONSTRUCT TYPE A-6 CURB AND GUTTER PER RIVERSIDE COUNTY STD. NO. 200
- 3) CONSTRUCT TYPE "C" CURB AND GUTTER PER RIVERSIDE COUNTY STD. NO. 202
- 4) CONSTRUCT 10' CROSS GUTTER AND SPANDREL PER RIVERSIDE COUNTY STD. NO. 209
- 5) CONSTRUCT 10' CURB TRANSITION PER RIVERSIDE COUNTY STD. 211
- 6) CONSTRUCT GUTTER DEPRESSION PER RIVERSIDE COUNTY STD. NO. 311, CASE C
- 7) CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER RIVERSIDE COUNTY STD. NO. 401
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- 12) INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
- 13) SAWCUT AND SMOOTH JOIN EXISTING AC PAVEMENT
- 14) INSTALL MODIFIED PARKWAY DRAIN PER SPPWC STD. NO. 151-2 AND DETAIL ON SHEET 7
- 15) REMOVE EXISTING SIDEWALK, CURB, AND GUTTER
- 16) HEADER GRIND, REMOVE EXIST. AC PAVEMENT AND INSTALL 0.10" AC OVERLAY PER DETAIL ON SHEET 2

LINE/CURVE DATA TABLE

NO	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N00°27'47"E	---	563.25'	---
2	N89°32'13"W	---	22.00'	---
3	29°39'31"	167.93'	86.93'	44.46'
4	90°00'00"	25.00'	39.27'	25.00'
5	N00°27'47"E	---	520.25'	---
6	228°11'23"	40.00'	159.31'	---
7	48°11'23"	92.00'	77.36'	41.14'
8	N00°27'47"E	---	421.86'	---
9	90°00'00"	25.00'	39.27'	25.00'

NOTE:
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**BLUE ORCHID
(PUBLIC)**



DIG ALERT
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 UNDERGROUND SERVICES ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARINGS:
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BENCHMARK: CITY OF BEAUMONT NO. 07.A.82
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 ELEV. = 2678.277 (1982)

No Changes

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

Michael Baker INTERNATIONAL
 75-410 Gerald Ford Drive, Suite 100
 Palm Desert, CA 92211
 Phone: (760) 346-7481
 MBAKERINTL.COM

Daniel Koravos
 REGISTERED PROFESSIONAL ENGINEER
 No. C36718
 CIVIL
 STATE OF CALIFORNIA

DESIGN BY: SM
 DRAWN BY: SM
 CHECKED BY: DK
 SCALE: (AS NOTED)
 DATE: JULY 2018
 JOB NUMBER: 16296-4

Reviewed By: *Gull Nung* Staff Engineer Date: 7-17-18
 Recommended for Approval By: *Gull Nung* Date: 7-17-18
 Approved By: *D. Koravos* Amer. Jaiker, City Engineer, RCE 50932, Exp. 9/30/19 Date: 7/18/18
 City of Beaumont, Public Works Department
 Engineering Division

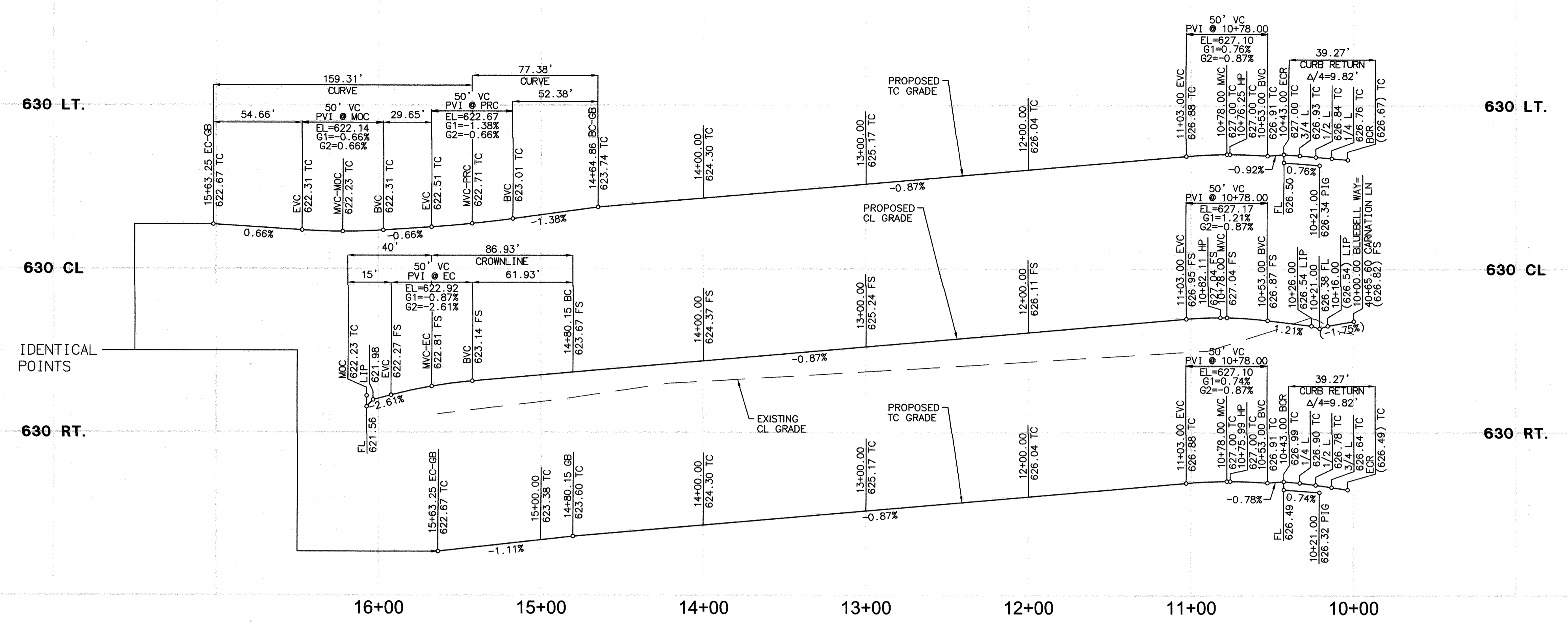
CITY OF BEAUMONT, CALIFORNIA
**STREET IMPROVEMENT PLAN
 TRACT 37426**
 FROM STA. 10+00.00 TO STA. 15+63.25

FOR: **PARDEE HOMES**

SHEET **2**
 OF 7 SHEETS
 FILE NO:

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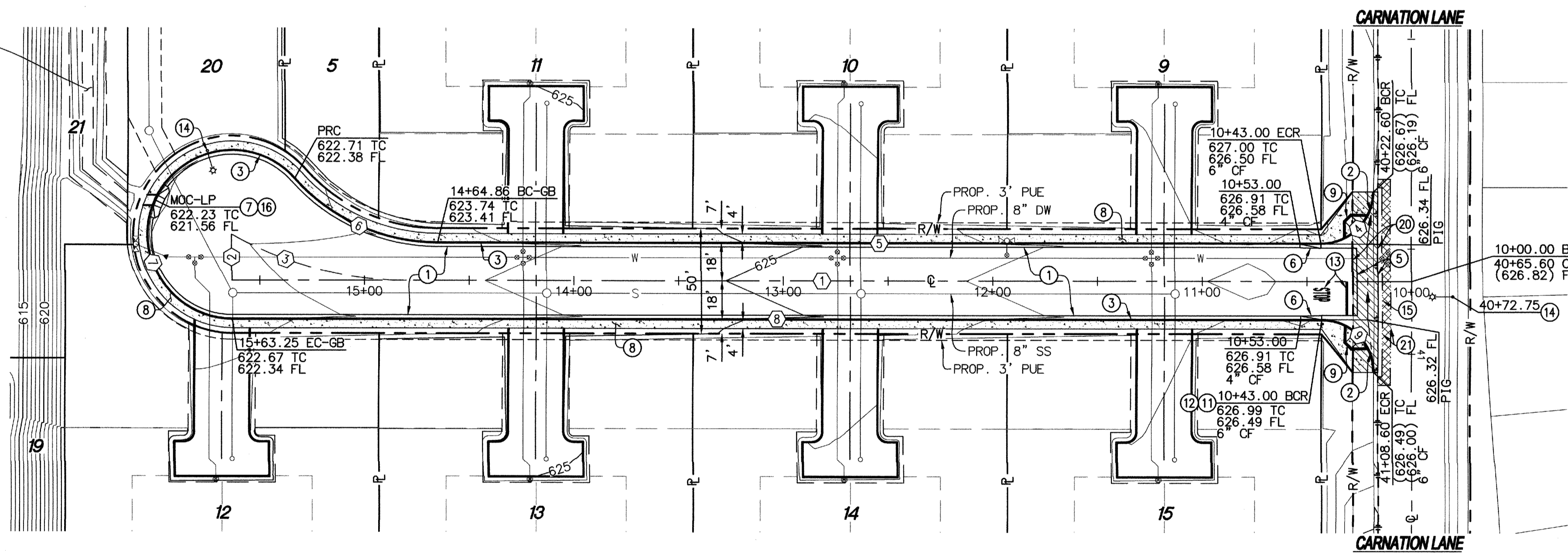
PROFILE SCALE:
 HORIZ: 1" = 40'
 VERT: 1" = 4'



SEE SHEET 7 FOR CHANNEL IMPROVEMENTS

CONSTRUCTION NOTES

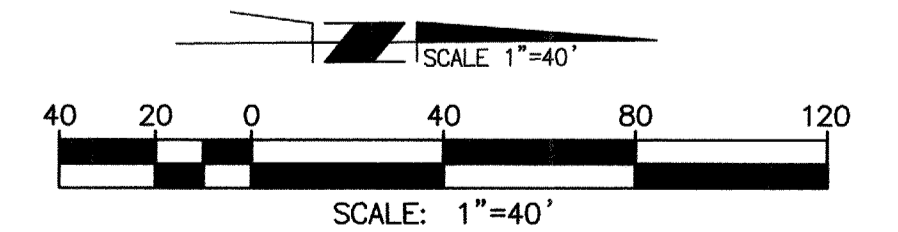
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LINE/CURVE DATA TABLE

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1	N00°27'47"E	---	563.25'	---
2	N89°32'13"W	---	22.00'	---
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9	90°00'00"	25.00'	39.27'	25.00'

BLUEBELL WAY (PUBLIC)



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 BEARING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT NO. 07.A.82
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 ELEV. = 2678.277 (1982)

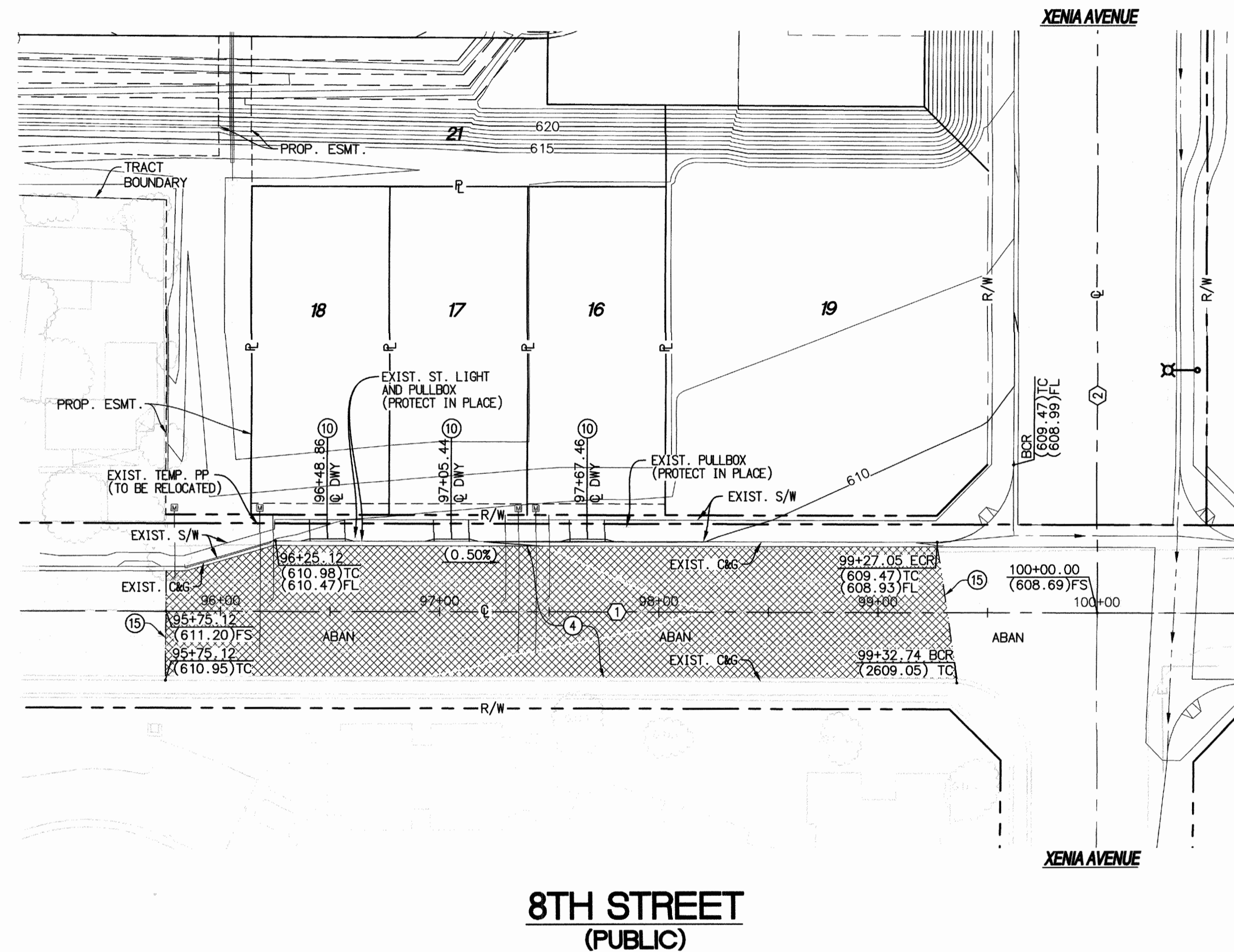
BY	MARK	DESCRIPTION	APPR.	DATE
REVISIONS				

Michael Baker INTERNATIONAL
 75-410 Gerald Ford Drive, Suite 100
 Palm Desert, CA 92211
 Phone: (760) 346-7481
 MBAKERINTL.COM
 Daniel Koravos
 DATE: 7/13/19
 R.C.E. 36718 • EXL. 06/30/20

DESIGN BY: SM
 DRAWN BY: SM
 CHECKED BY: DK
 SCALE: (AS NOTED)
 DATE: JULY 2018
 JOB NUMBER: 162364
 Reviewed By: *Shelley Navaez* Staff Engineer Date: 7-17-19
 Recommended for Approval By: *Shelley Navaez* Date: 7-17-19
 Approved By: *Amer Jakhri* City Engineer, RCE 50932, Exp. 9/30/19 Date: 7/16/19
 City of Beaumont, Public Works Department
 Engineering Division
 550 E. 6TH STREET BEAUMONT, CA 92223
 TEL (951) 769-8529 • FAX (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLAN TRACT 37426
BLUEBELL WAY FROM STA. 10+00.00 TO STA. 15+63.25
 PARDEE HOMES

SHEET **3** OF 7 SHEETS
 FILE NO:



LINE DATA TABLE		
NO	BEARING	LENGTH
1	N89°46'16"W	424.88'
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CONSTRUCTION NOTES

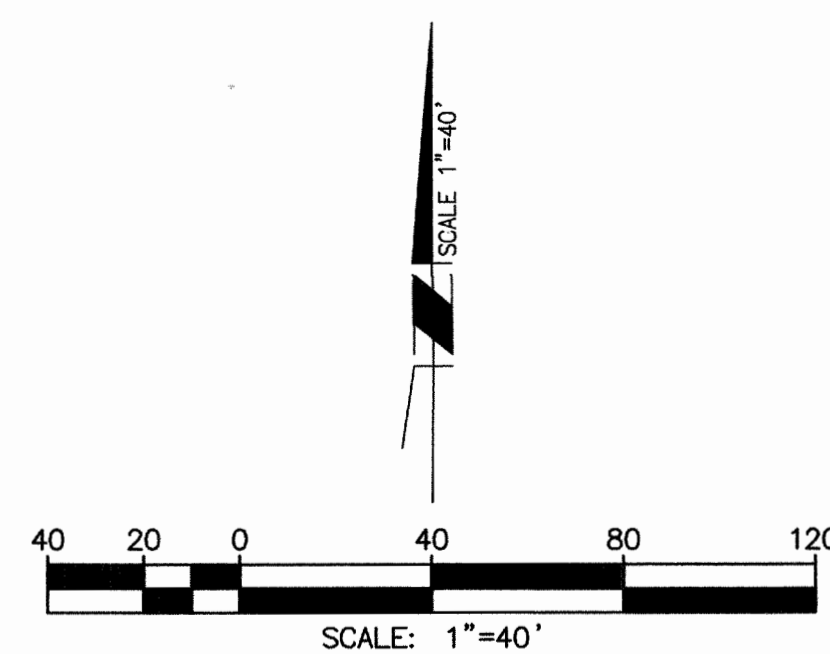
- ④ HEADER GRIND, REMOVE EXIST. AC PAVEMENT AND INSTALL 2" AC OVERLAY
- ⑩ CONSTRUCT 16' WIDE DRIVEWAY APPROACH PER RIVERSIDE COUNTY STD. NO. 207
- ⑮ SAWCUT AND SMOOTH JOIN EXISTING AC PAVEMENT

**8TH STREET
(PUBLIC)**

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BY	MARK	DESCRIPTION	APPR.	DATE

Michael Baker INTERNATIONAL
75-410 Gerald Ford Drive, Suite 100
Palm Desert, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM

Daniel Koravos
DATE: 7/13/18
R.C.E. 36718 * EXP. 06/30/20

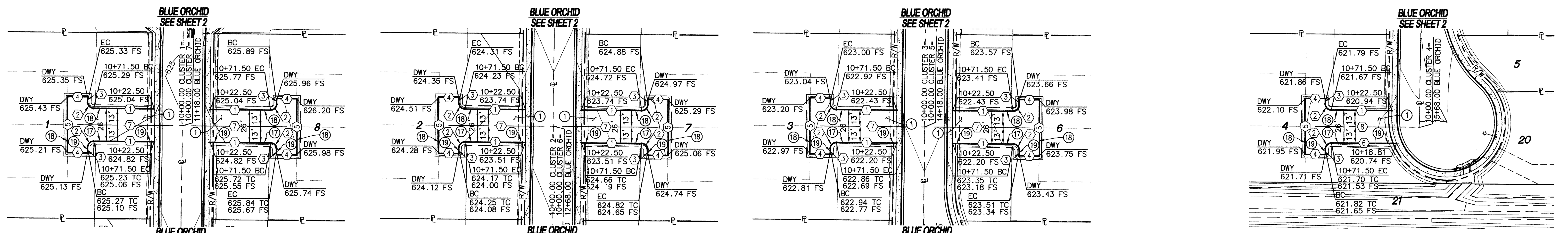
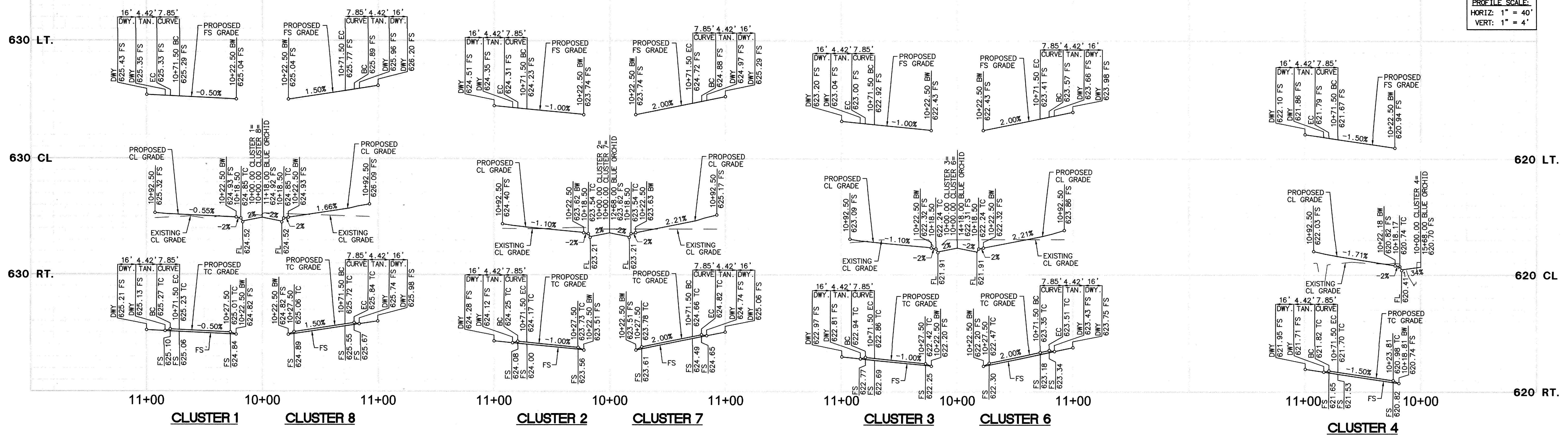
DESIGN BY: SM
DRAWN BY: SM
CHECKED BY: DK
SCALE: (AS NOTED)
DATE: JULY 2018
JOB NUMBER: 162964

Reviewed By: *Gull Nantz* Staff Engineer Date: 7-17-18
Recommended for Approval By: *Gull Nantz* Date: 7-17-18
Approved By: *Amer Jaskher* Date: 7/18/18
Amer Jaskher, City Engineer, RCE 50892, Exp. 9/30/19
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
**STREET IMPROVEMENT PLAN
TRACT 37426**
**8TH STREET
FROM STA. 95+75.12 TO STA. 100+00.00**
FOR: **PARDEE HOMES**

SHEET
4
OF 7 SHEETS
FILE NO:

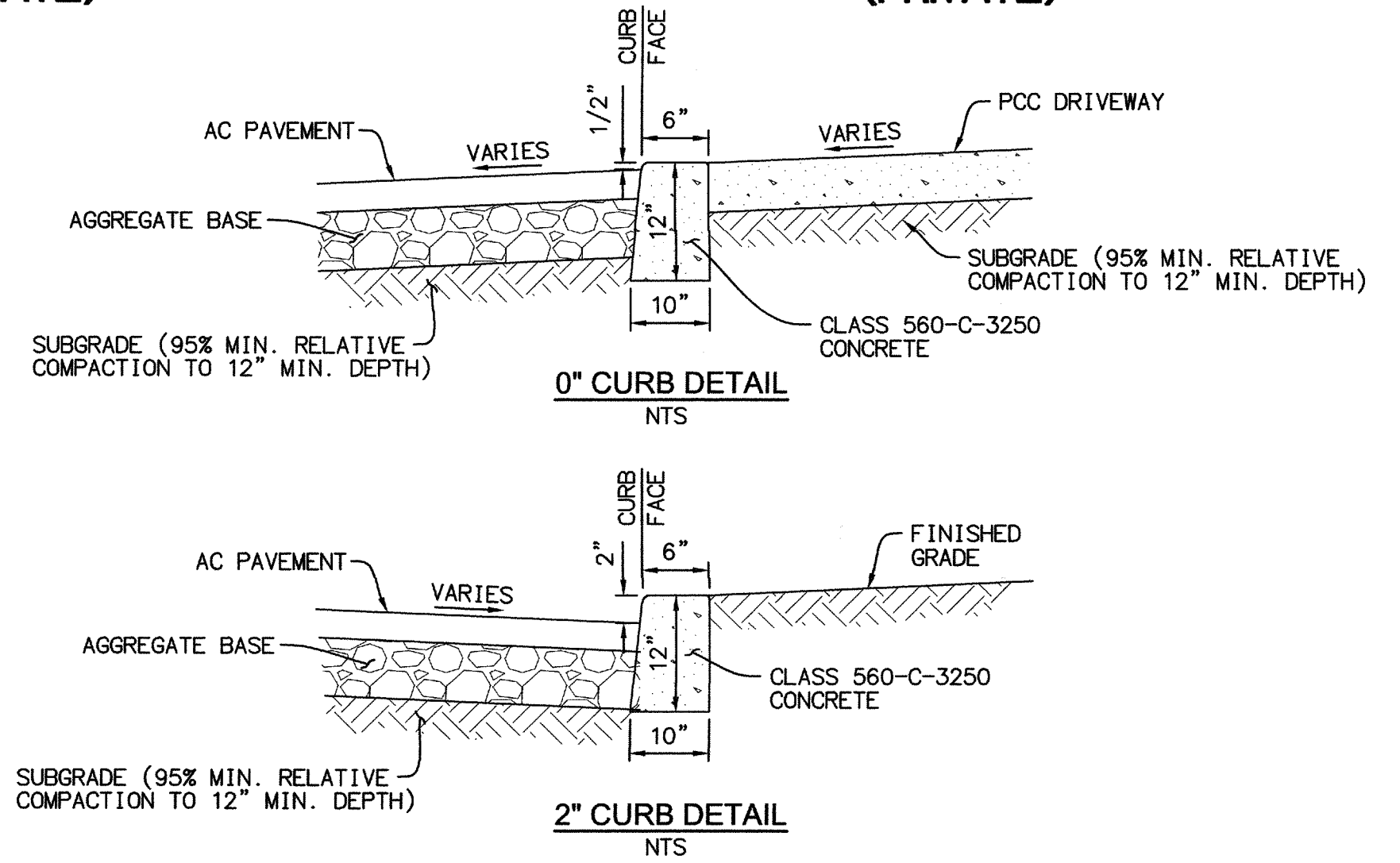
PROFILE SCALE:
HORIZ: 1" = 40'
VERT: 1" = 4'



LINE/CURVE DATA TABLE

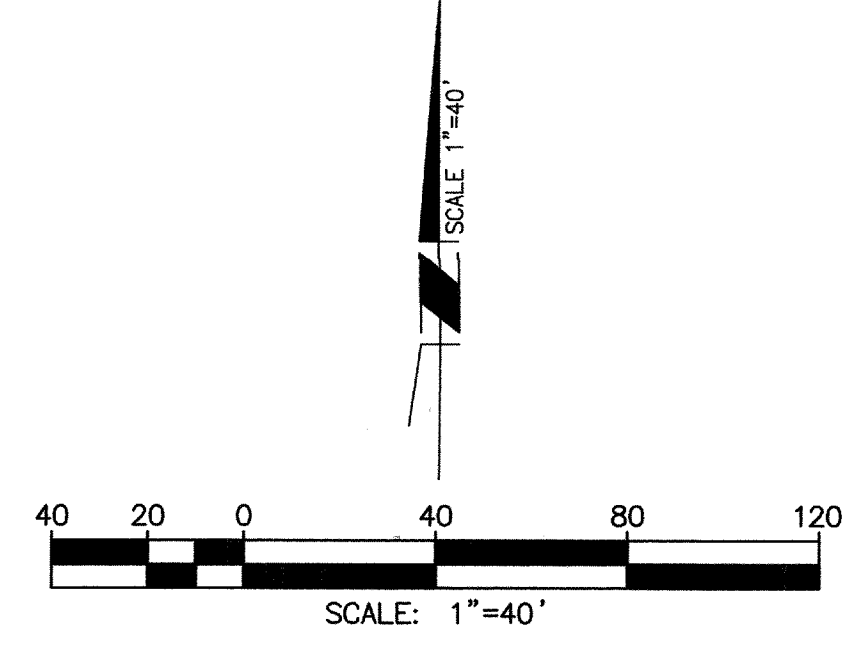
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1	N89°32'13"W	--	49.00'	--
2	90°00'00"	5.00'	7.85'	5.00'
3	N00°27'47"E	--	4.42'	--
4	N89°32'13"W	--	16.00'	--
5	N00°27'47"E	--	44.83'	--
6	N89°32'13"W	--	52.69'	--
7	N89°32'13"W	--	84.50'	--
8	N89°32'13"W	--	59.74'	--

- CONSTRUCTION NOTES
- ① CONSTRUCT 3.5" AC PAVING OVER 7" CLASS II AGGREGATE BASE
 - ⑦ CONSTRUCT 2" CURB PER DETAIL ON SHEET 5
 - ⑧ CONSTRUCT 0" CURB PER DETAIL ON SHEET 5
 - ⑨ CONSTRUCT 5' TRANSITION FROM 0" CURB TO 2" CURB



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ELEV. = 2678.277 (1982)

REVISIONS

BY	MARK	DESCRIPTION	APPR.	DATE

Michael Baker INTERNATIONAL
75-410 Gerald Ford Drive, Suite 100
Palm Desert, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM

Amal Kumar
DANIEL KORAVOS
DATE: 7/13/18
R.C.E. 36718 EXP. 06/30/20

DESIGN BY: SM
DRAWN BY: SM
CHECKED BY: DK
SCALE: (AS NOTED)
DATE: JULY 2018
JOB NUMBER: 162964

Reviewed By: *Shull Nung* Staff Engineer Date: 7-17-18
Recommended for Approval By: *Shull Nung* Date: 7-17-18
Approved By: *Amal Kumar* Date: 7/18/18
Amer Jakhri, City Engineer, RCE 50892, Exp. 9/30/19
City of Beaumont, Public Works Department
Engineering Division

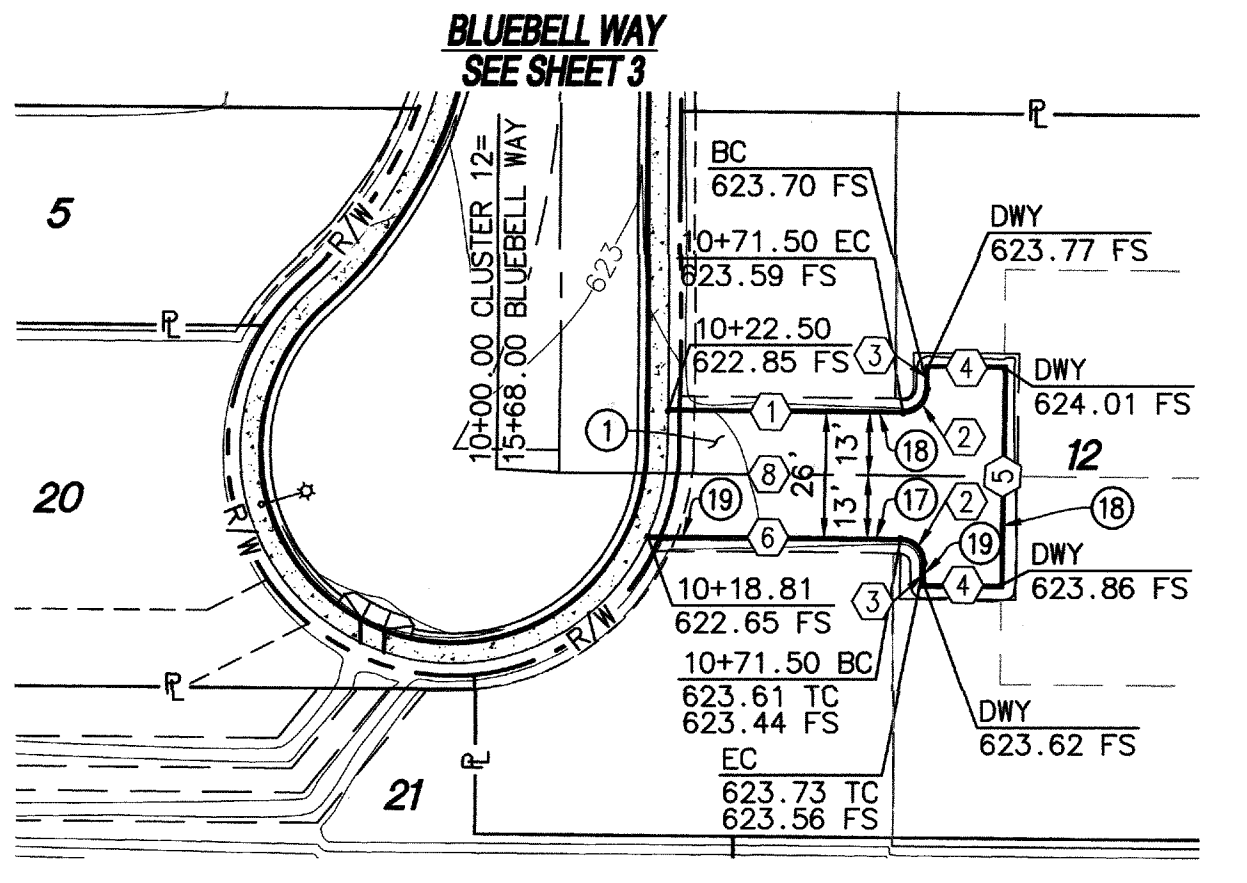
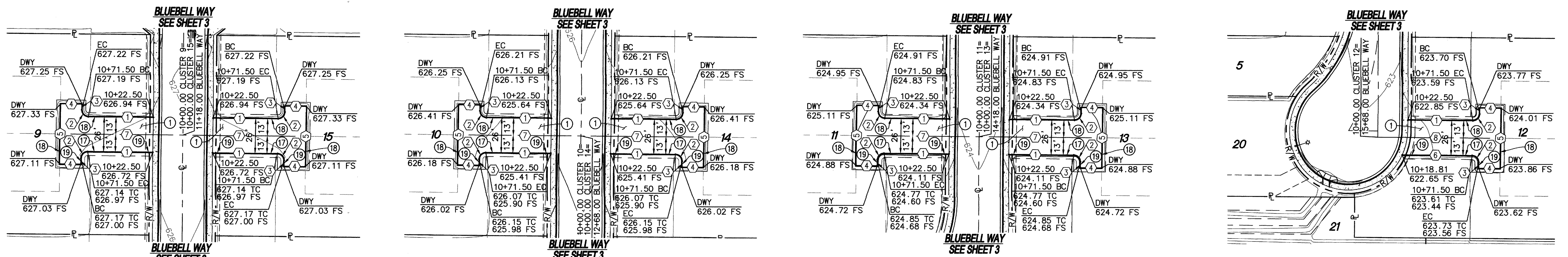
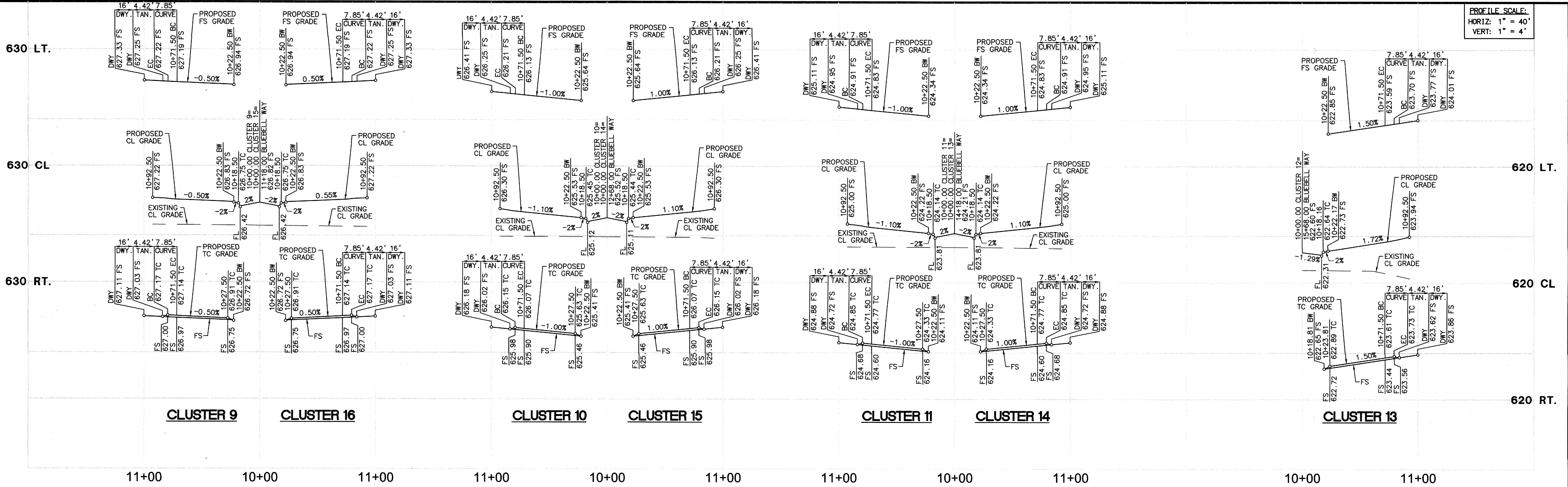
CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLAN
TRACT 37426
CLUSTERS 1-4 AND 6-8

SHEET 5 OF 7 SHEETS
FILE NO.:

PARDEE HOMES

P:\DATA\PARDEE\PHS\CADD\LAND\IMPROVE\PA 13--TRACT 37426\STREET\PARDEE-ST-PA 13-005.DWG MENACHE, SAMUEL 7/13/2018 11:33 AM

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



LINE/CURVE DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N89°32'13"W	---	49.00'	---
2	90°00'00"	5.00'	7.85'	5.00'
3	N00°27'47"E	---	4.42'	---
4	N89°32'13"W	---	16.00'	---
5	N00°27'47"E	---	44.83'	---
6	N89°32'13"W	---	52.69'	---
7	N89°32'13"W	---	84.50'	---
8	N89°32'13"W	---	59.74'	---

CONSTRUCTION NOTES

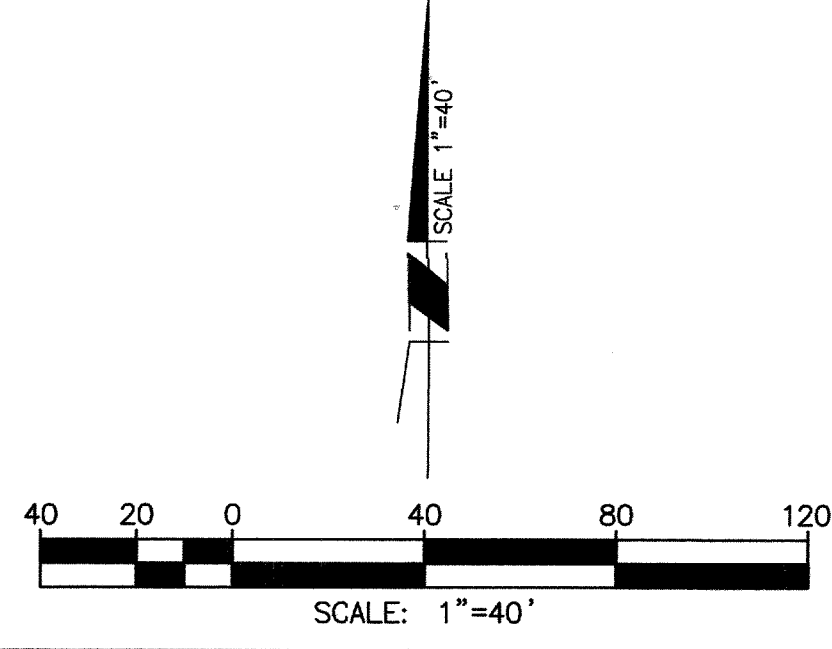
- ① CONSTRUCT 3.5" AC PAVING OVER 7" CLASS II AGGREGATE BASE
- ② CONSTRUCT 2" CURB PER DETAIL ON SHEET 5
- ③ CONSTRUCT 0" CURB PER DETAIL ON SHEET 5
- ④ CONSTRUCT 5' TRANSITION FROM 0" CURB TO 2" CURB



NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

NOTE:
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS TO THE PLANS FOR APPROVAL BY THE CITY.

NOTE:
ALL ELEVATIONS ARE ABBREVIATED AND DO NOT REPRESENT ACTUAL ELEVATIONS. ADD 2000 FEET TO OBTAIN ACTUAL ELEVATION.



DIG ALERT
DIAL TOLL FREE
(800) 227-2600
At Least Two Working Days Before You Dig
UNDERGROUND SERVICES ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARINGS:
DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
BEARING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT NO. 07.A.82
DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7". LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R.
ELEV.= 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE

Michael Baker INTERNATIONAL
75-410 Gerald Ford Drive, Suite 100
Palm Desert, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM

Daniel Kravos
DATE: 2/13/19
R.C.E. 36718 • EXP. 06/30/20

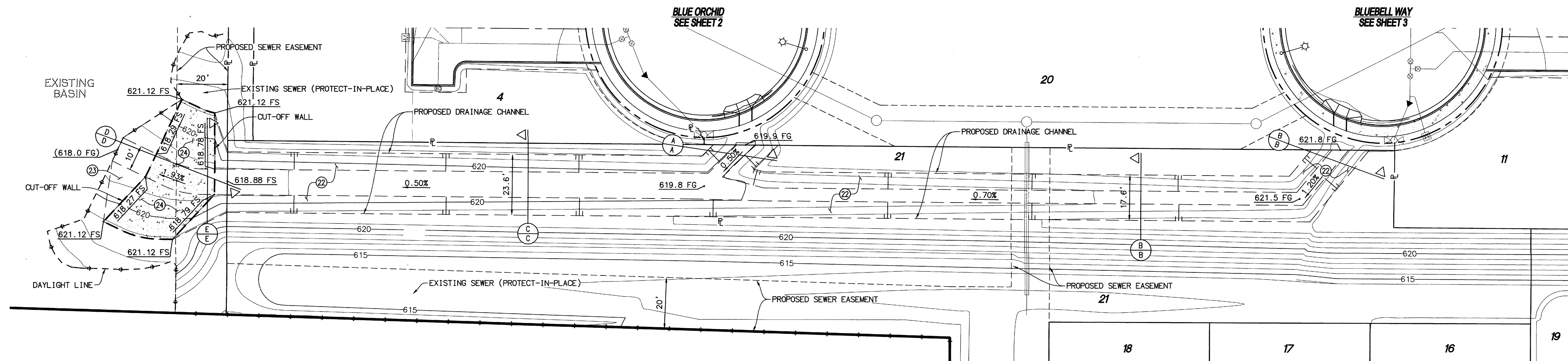
DESIGN BY: SM
DRAWN BY: SM
CHECKED BY: DK
SCALE: (AS NOTED)
DATE: JULY 2018
JOB NUMBER: 162964

Reviewed By: *Dull Naway* Staff Engineer Date: 7-17-18
Recommended for Approval By: *Dull Naway* Date: 7-17-18
Approved By: *Amir Ollber* Amer. Jakhri, City Engineer, RCE 50932, Exp. 9/30/19 Date: 7/16/19
City of Beaumont, Public Works Department
Engineering Division
550 E. 6TH STREET BEAUMONT, CA 92233
TEL: (951) 769-8520 • FAX: (951) 769-8526

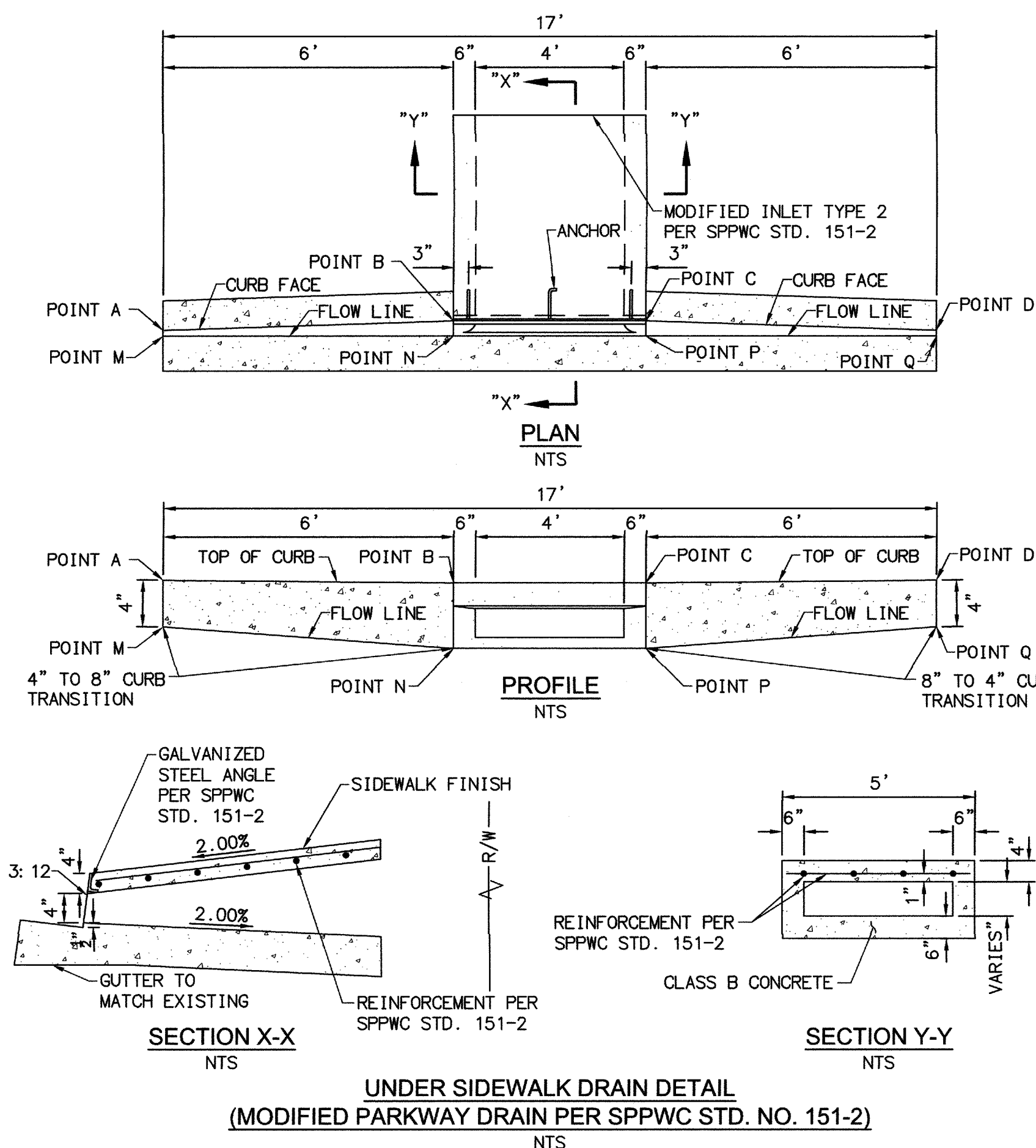
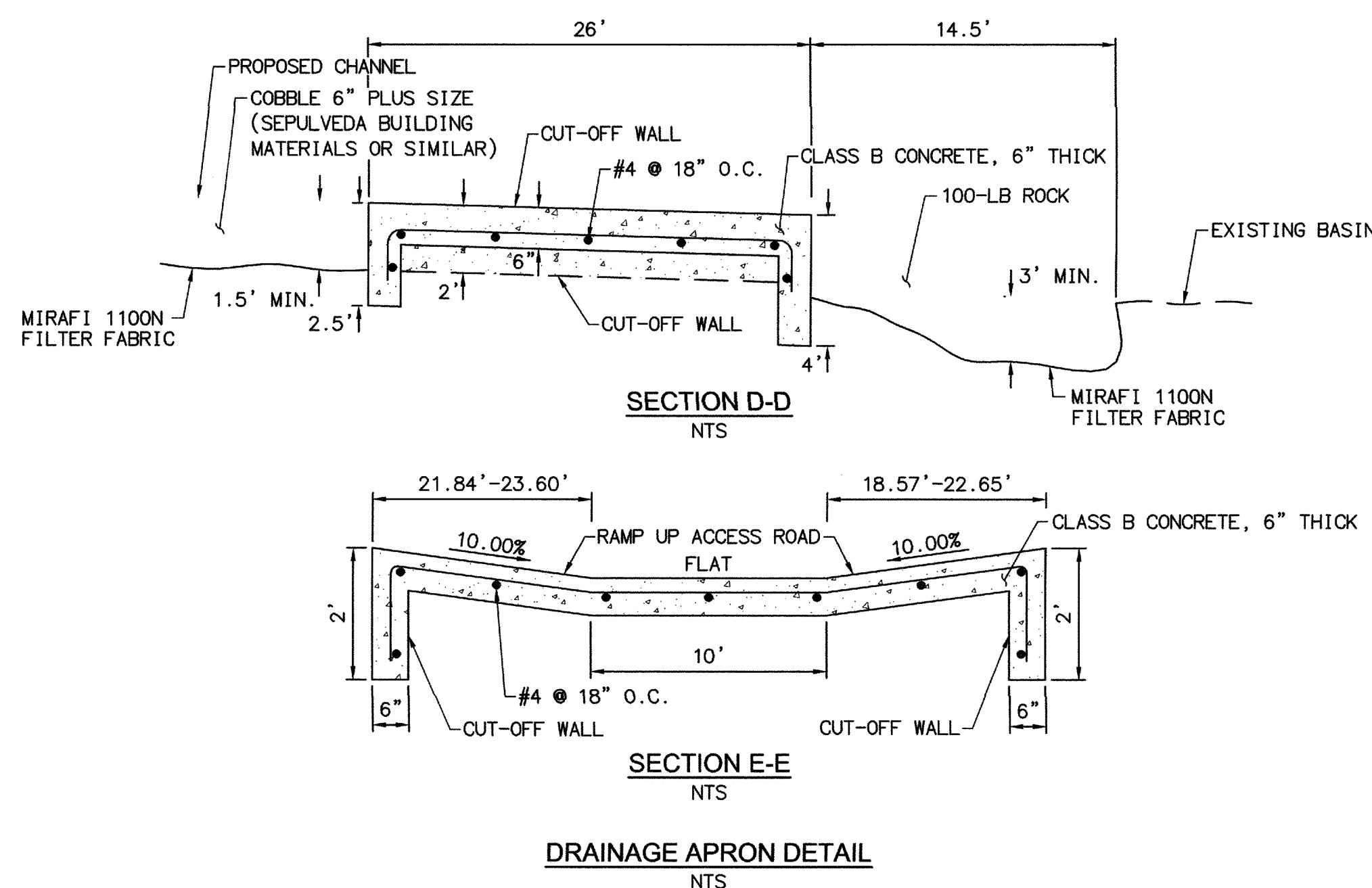
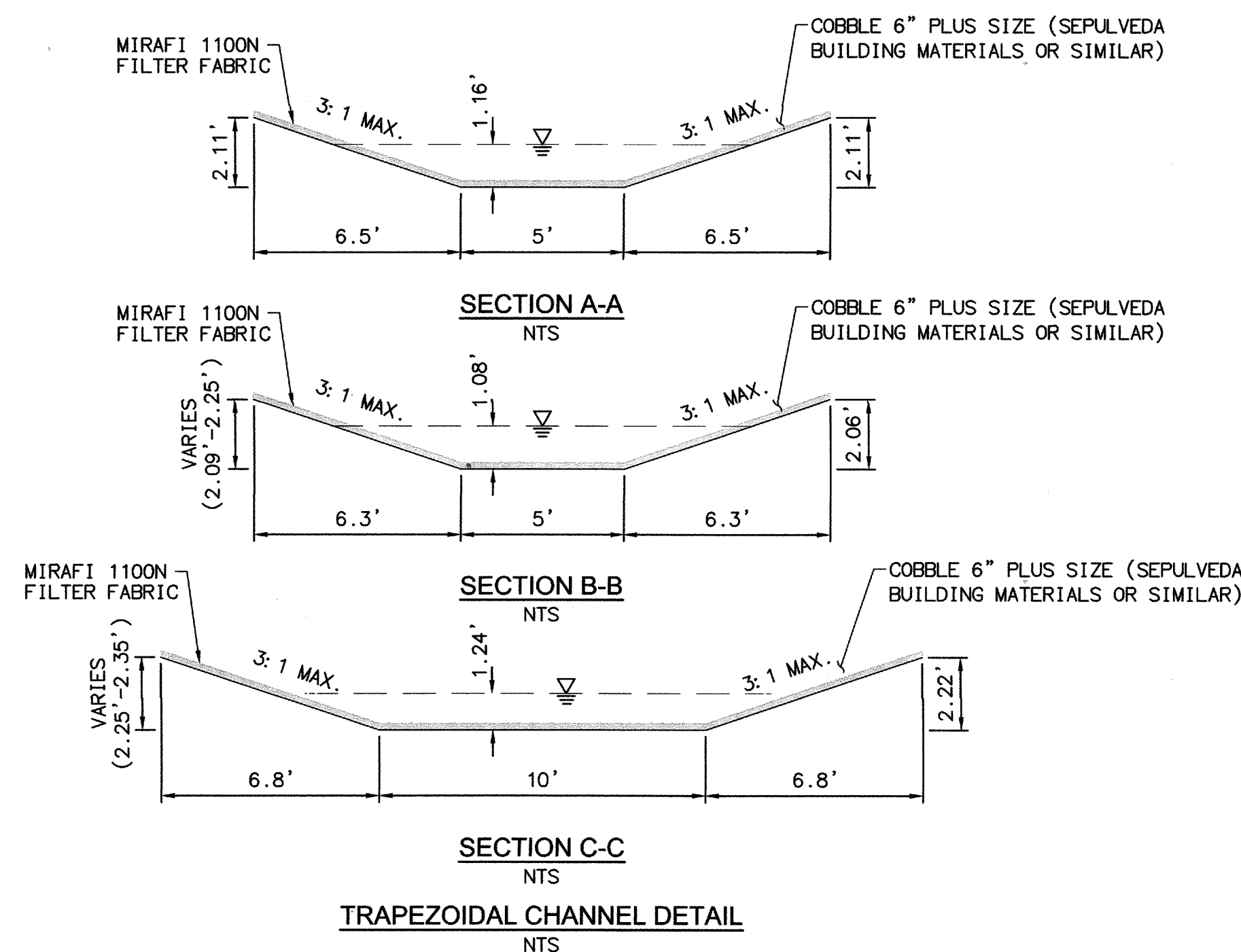
CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLAN
TRACT 37426
CLUSTERS 9-15
PARDEE HOMES

SHEET
6
OF 7 SHEETS
FILE NO:

H:\DATA\PARDEE_PHS\CADD\LAND\DLV\IMPROVE-ST-PA-13-TRACT-37426\STREET\PARDEE-ST-PA-13-006.DWG MENACHE, SAMUEL 7/13/2018 11:34 AM



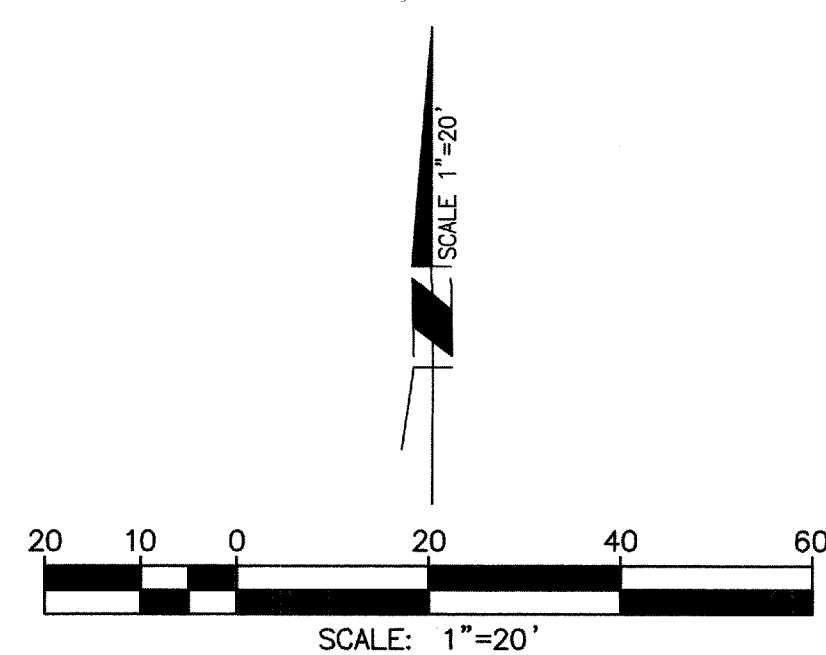
**DRAINAGE CHANNEL
(PRIVATE - HOA MAINTAINED)**



NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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- CONSTRUCTION NOTES**
- ② INSTALL COBBLE 6" PLUS SIZE OVER MIRAFI 1100N FILTER FABRIC
 - ③ INSTALL 100-LB ROCK OVER MIRAFI 1100N FILTER FABRIC
 - ④ CONSTRUCT DRAINAGE APRON PER DETAIL ON SHEET 7



BASIS OF BEARINGS:
DESCRIPTION:
BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
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ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE

Michael Baker INTERNATIONAL
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Palm Desert, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM

Daniel Koravos
DATE: 7/13/18
R.C.E. 36718 * EXP. 06/30/20

DESIGN BY: SM
DRAWN BY: SM
CHECKED BY: DK
SCALE: (AS NOTED)
DATE: JULY 2018
JOB NUMBER: 162964

Reviewed By: *Gull Naman* Staff Engineer Date: 7-17-18
Recommended for Approval By: *Gull Naman* Date: 7-17-18
Approved By: *Ames Jekher* City Engineer, RCE 50932, Exp. 9/30/19 Date: 7/19/18
City of Beaumont, Public Works Department
Engineering Division
550 E. 6TH STREET BEAUMONT, CA 92223
TEL: (951) 769-8520 * FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
**STREET IMPROVEMENT PLAN
TRACT 37426**
DRAINAGE CHANNEL AND DETAILS
FOR: PARDEE HOMES

SHEET
7
OF 7 SHEETS
FILE NO.:

FIRSTLIGHT TECHNOLOGIES

SCL 2 Series
SOLAR LED INTEGRATED COMMERCIAL AREA LIGHT

Project: PARDEE HOMES - PA13
Type: A Quantity: 4

The SCL 2 Series solar LED luminaires is a great fit for commercial, parking lot, recreational bikeway/pathway and public space lighting applications. The self-contained, unobtrusive design integrates its solar power, adaptive control and LED technologies into a compact and efficient form. With robust construction, and guaranteed performance the SCL 2 series is an excellent fit whenever cost effective, full control lighting is required.

Utilizing solar power and LEDs, the SCL 2 series is completely self-contained and offers significant benefits:

- Cost effective design ships fully assembled and installs in minutes
- Smart Connect provides wireless control & communication with your light
- Low installation cost and minimal site impact with no trenching, cabling or wiring
- Minimal ongoing costs with no electrical bills or bulbs to change
- Operates entirely independent from the grid and is immune to power outages
- A sustainable choice without recurring carbon emissions

All of our solar powered lights are enabled by our innovative Solar Lighting Controller (SLC). The SLC in each light is "self-learning" and allows the light to predictively adapt to their surroundings, providing a level of lighting performance and stability unobtainable to other solar lighting products.

TECHNICAL SPECIFICATIONS

Solar Module:	• High efficiency mono-crystalline cells	• Integrated into the top of luminaire	• Used for daylight detection (no photocell required)
Solar Lighting Controller (SLC):	• High efficiency, temperature compensated Maximum Power Point Tracking (MPPT)	• Micro-controller based technology	• Includes high efficiency LED driver
Battery:	• High performance Lithium (LiFePO4)	• Exceptional 8 - 10 year life cycle	• High temperature tolerance

FIRSTLIGHT TECHNOLOGIES

SCL 2 Series
SOLAR LED INTEGRATED COMMERCIAL AREA LIGHT

Height: 24 inch (610mm) mounting battery

PHOTOMETRICS (IES files available on request)

If you have any questions, please don't hesitate to call us toll free at 1-844-278-8758 (USA & Canada).

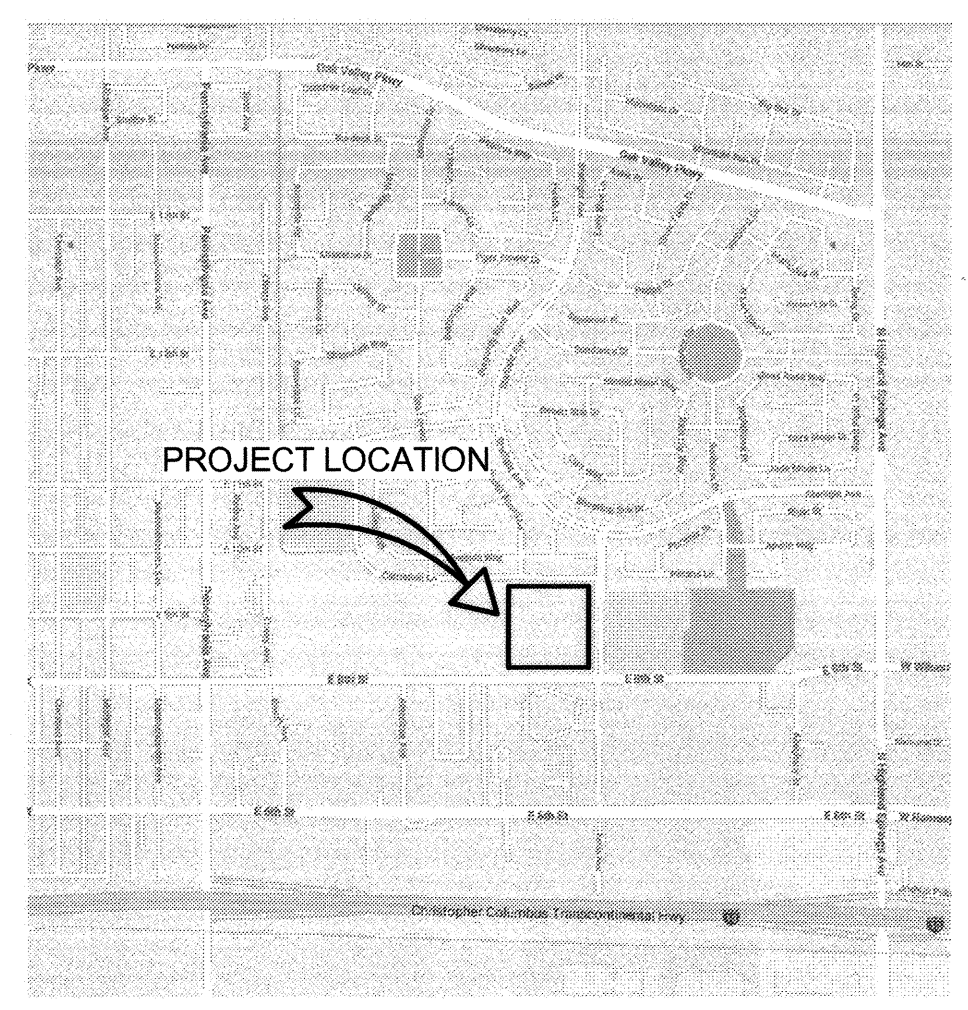
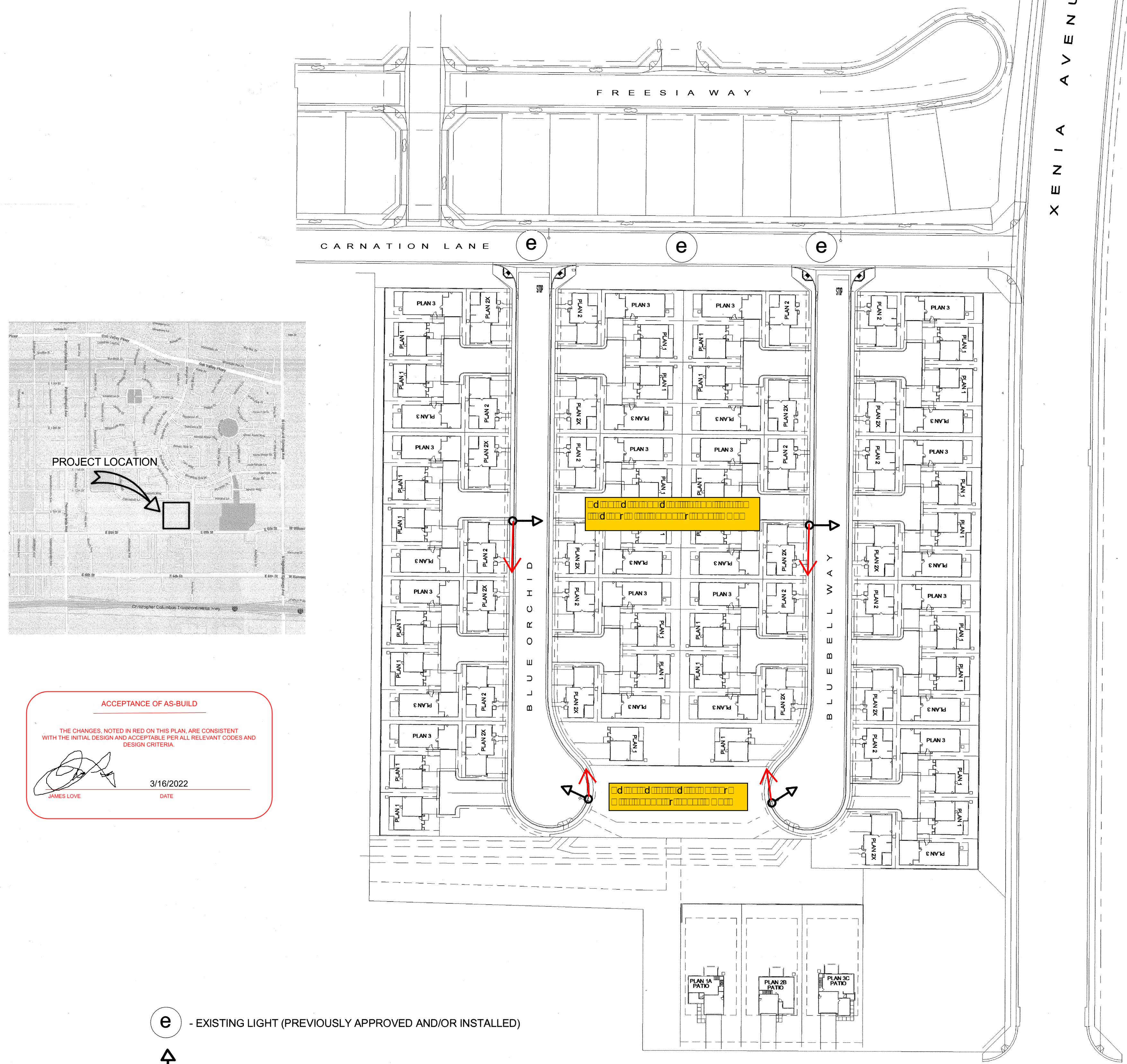
ORDER MATRIX

Model	Mount	Finish	Distribution	LED Color	Lighting Profile	Options
SCL2	SPMS	SSR Pole Mount Fixture	RR - Blank	T2 - Type 2	WW - 3000K	DD - Dark 18 Beam
			RR - Blank	T3 - Type 3	WW - 3000K	DD - Dark 18 Beam
			RR - Blank	T4 - Type 4	WW - 3000K	DD - Dark 18 Beam
			RR - Blank	T5 - Type 5	WW - 3000K	DD - Dark 18 Beam
			RR - Blank	Custom	WW - 3000K	DD - Dark 18 Beam

Notes:
 1. Photometrics based on 30' mounting height
 2. Specifications subject to change without notice
 3. All light levels in foot candles (FC) with 4000 color temperature and 3000 lumen output
 4. To convert to lux multiply FC value by 10.76

LIGHT SCHEDULE

QTY	TYPE	INITIAL LUMENS
4	A	2057



ACCEPTANCE OF AS-BUILD

THE CHANGES NOTED IN RED ON THIS PLAN ARE CONSISTENT WITH THE INITIAL DESIGN AND ACCEPTABLE PER ALL RELEVANT CODES AND DESIGN CRITERIA.

James Love 3/16/2022

- ⓔ - EXISTING LIGHT (PREVIOUSLY APPROVED AND/OR INSTALLED)
- ⓐ - NEW SOLAR/LED STREET LIGHT (DETAIL SL-1 - TYPE AS INDICATED)

STREET LIGHT GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM CITY OF ITS CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION AT (951)789-8520.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, "LATEST EDITION" COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENT.
3. ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET SECTION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING, SEWER, WATER, ELECTRIC, GAS AND STORM DRAIN.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY.
5. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT, PERMIT SECTION, FOR ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT OF WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMIT MAY BE REQUIRED.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE PUBLIC WORKS DEPARTMENT OR INSPECTOR TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
7. DEVELOPER SHALL BE FULLY RESPONSIBLE IN ASSURING THAT PROPOSED IMPROVEMENTS CONFORM TO THE APPROVED PLANS, SPECIFICATIONS AND CITY OF BEAUMONT STANDARDS, WHERE DEVIATIONS EXIST, DEVELOPER SHALL PROPOSE CORRECTIVE MEASURES FOR REVIEW AND APPROVAL BY THE CITY.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN STATE RIGHT OF WAY.
9. STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN PER CITY OF BEAUMONT'S APPROVED STREET LIGHTING SPECIFICATIONS.
10. STREET LIGHTING INSTALLATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH RCTD STD 1100 AS APPLICABLE.
11. STREET LIGHT LOCATION SHALL BE IN CONFORMANCE WITH APPROVED STREET IMPROVEMENT PLAN FOR THIS TRACT.
12. LIST ORDINANCE NO. 1054 FROM THE CITY OF BEAUMONT AS A GOVERNING DOCUMENT.

BEI

BEAUMONT ELECTRIC INC
877 W. 4th St Ste A
Beaumont, CA 92223
951.845.8972
C10-718329 SBE - WBE - DBE

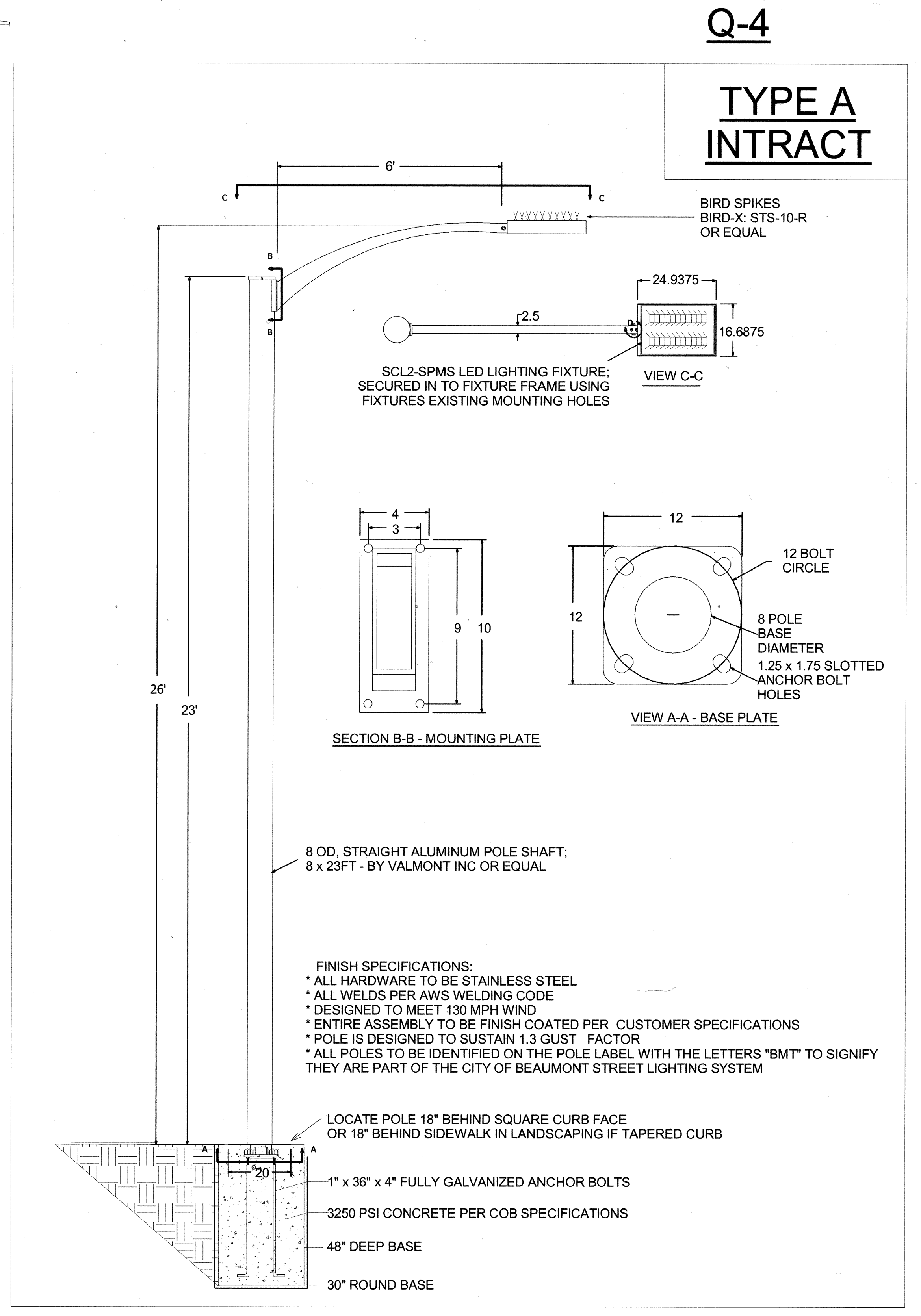
DESIGNED BY: j.love
 DRAWN BY: a.javier
 CHECKED BY: j.love
 SCALE: As indicated
 DATE: 8/28/2018 3:11:51 PM

Plan Approved By: *N.C. Paul* Staff Engineer Date 1.25.19
 Recommended for Approval By: *N.C. Paul* Engineer Date 1.25.19
 Approved By: *Guadalupe D. Ojeda* Date 2/1/19
RCE 36988 - Acting City Engineer
 City of Beaumont Public Works Department Engineering Division

CITY OF BEAUMONT, CALIFORNIA
 PARDEE HOMES PA 13
 Street Light Plan

SHEET
SL-1

x
 FILE: 3248



- SHEET NOTES**
1. Street lights to be installed per current City of Beaumont standards and current NEC code.
 2. Any gang style mail box units added to this tract shall have illumination per City of Beaumont standard.
 3. Street lights to be inspected per City of Beaumont requirements, coordinate work with inspector far enough in advance to avoid delays.
 4. Arrow indicates direction that steel light arm is oriented.
 5. All work relating to the assembly or attachment of the light fixture, batteries, solar panel, and all electrical connections/wiring shall be performed by a certified journeyman electrician.

PW2018-0507



Punch List

Project Name: (Locals) Street Improvement Performance Bond

Bond Number: 0216988

		Tract No: 37426	PW2022-0817	File No: 3199
Inspected By: Jason Craghead		Page: 1 of 1		Date: 5/25/2022
Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)	
1)	No items at this time			
2)				
3)				
4)				
5)				
6)				
7)				
8)				
9)				
10)				
11)				

[COMPANY NAME]