RECORDING REQUESTED BY: CITY CLERK WHEN RECORDED RETURN TO: City Clerk City of Beaumont 550 E. 6th Street Beaumont, CA 92223	
	SPACE ABOVE THIS LINE FOR RECORDER'S USE

CITY OF BEAUMONT
SUBDIVISION IMPROVEMENT AGREEMENT
PLOT PLAN NO. PP2024-0059

DATE OF AGREEMENT: FEBRUARY 19TH, 2026

NAME OF SUBDIVIDER: BEAUMONT REGENCY AVG, LLC, a DELAWARE LIMITED LIABILITY COMPANY. (hereinafter referred to as "Subdivider").

NAME/NUMBER OF DEVELOPMENT: OAK VALLEY VILLAGE subdivision consisting of _____ residential lots, _____, originally approved on _____, and Tentative Tract/Parcel _____ ("Tract/Parcel" or "Tentative Tract/Parcel Map") , originally approved on: _____.

FINAL TRACT/PARCEL MAP _____ APPROVED ON _____ RECORDED ON _____ AS INSTRUMENT NUMBER _____ ("Final Tract Map/Final Parcel Map").

PROPERTY SUBJECT TO AGREEMENT: The real property which is the subject of this Agreement is located in the City of Beaumont, County of Riverside and is described in Exhibit "A" attached hereto and incorporated herein (hereinafter the "Property").

EST. TOTAL COST OF PUBLIC IMPROVEMENTS:	EST. TOTAL COST OF PRIVATE IMPROVEMENTS:	EST. TOTAL COST OF MONUMENTATION:
$ 7,856,738.00 (see Exhibit "B")	$ _____ (see Exhibit "B")	$_____ (see Exhibit "B")

BOND NUMBERS: 273703

LETTER OF CREDIT NUMBERS: _____

FINANCIAL INSTITUTION: _____

THIS SUBDIVISION IMPROVEMENT AGREEMENT ("Agreement") is made and entered into by and between the City of Beaumont, a California municipal corporation (hereinafter referred to as "City"), and BEAUMONT REGENCY AVG, LLC, a DELAWARE LIMITED LIABILITY COMPANY, (hereinafter referred to as "Subdivider"). City and Subdivider are sometimes referred to hereinafter individually as a "Party", and collectively as the "Parties".

RECITALS

A. Subdivider is the owner of certain real property located in the City of Beaumont legally described on Exhibit "A" attached hereto and incorporated and made part of this Agreement by this reference (the "Property").

B. The conditions of approval of the above referenced Tentative Tract Map and any related entitlements, which are hereby incorporated herein by this reference, require that prior to the issuance of building permits, the Subdivider and the City shall enter into a subdivision improvement agreement, secured with sufficient security, as a guarantee of the construction and completion of all public and private improvements and land development work required by said conditions of approval and by the City subdivision laws and codes.

D. In consideration of the approval of a final map by the City Council, Subdivider desires to enter into this Agreement, whereby Subdivider promises to install and complete, at Subdivider's own expense, all the public improvement work required by City in connection with the proposed subdivisoion. Subdivider has secured this Agreement by improvement security required by the Subdivision Laws.

E. Improvement Plans (the "Plans") for the construction, installation, and completion of the public and private improvements are being or have been prepared by Subdivider and will be subject to approval by the Director of Engineering/Public Works ("City Engineer"). The City has adopted standards (hereinafter "Standards") for the construction and installation of improvements within the City, and the Plans will be prepared in conformance with the Standards in effect on the date of the approval of the Application. The Plans will be on file in the Office of the City Engineer and are incorporated into this Agreement by this reference as if set forth fully herein. All references in this Agreement to the Plans shall be deemed to include reference to any specifications for all of the improvements as approved by the City Engineer.

F. An estimate of the cost for construction of the public and private improvements and performing the land development work according to the Plans has been made and approved by the City Engineer. The estimated cost of these improvements is set forth on Page One (1) of this Agreement, and the basis for the estimate is attached hereto as Exhibit "B" and incorporated and made part of this Agreement by this reference. The amounts of the Improvement Securities required to be posted with this Agreement are also based upon the estimate in Exhibit "B".

G. For the purposes of this Agreement, the term "Public Improvements" means all those improvements within the Tract/Parcel intended for transfer or conveyance to the City or other public agency. The estimated cost of their construction is included in the above estimate included herein as Exhibit "B".

NOW, THEREFORE, in consideration of the issuance of the Final Tract map, Subdivider and City hereby agree as follows:

1. **Subdivider's Obligation to Construct Improvements**.

(a) In constructing and installing the improvements, Subdivider shall comply with all of the requirements and conditions of approval of in the Tentative Tract Map, related entitlements as well as the provisions of the Municipal Code and Subdivision Laws.

(b) Subdivider shall complete, at its own expense, all the public and private improvements and related work on the Development, as required by the conditions of approval of the Tentative Map and related entitlements in conformance with the approved Plans and City Standards, including without limitation, those improvements set forth in Exhibit "B" (hereinafter collectively the "Improvements") within twenty-four (24) months of the date of this Agreement, unless a time extension is granted by the City as authorized by Section 20 of this Agreement.

(c) Notwithstanding the time limits specified in Section 1(b) above, no single family dwelling unit or group of units shall be given final inspection and clearance for occupancy by City unless the private and public streets providing access to and fronting such units are completed, the final lifts of pavement on the streets are in place, and all wet and dry utility services (e.g. sewer, water, electrical power, telephone, gas, etc.) to such units are in place and are operational.

(d) Subdivider shall furnish the necessary materials for completion of the Improvements in conformity with the Plans and City Standards.

(e) Subdivider shall acquire and dedicate, or pay the cost of acquisition by the City, of all rights-of-way, easements and other interests in real property required for construction or installation of the Improvements, free and clear of all liens and encumbrances. Subdivider's obligations relating to acquisition by City of off-site rights-of-way, easements and other interests in real property shall be subject to a separate agreement between Subdivider and City. Subdivider shall also be responsible for obtaining any public or private drainage easements or authorizations therefor to accommodate the Development.

(f) Subdivider shall furnish and install all monuments, stakes and property corners on the lots and streets in the Property as specified on the final recorded tract maps for the Development in accordance with the provisions of the Subdivision Laws, and shall submit centerline tie sheets to City, within thirty (30) days after completion of the Improvements, or as specified in any separate monument agreement with the City, but in any event prior to their acceptance by the City.

2. **Improvement Securities.**

(a) Subdivider agrees to secure this Agreement with good and sufficient improvement securities in a form approved by the City Attorney (referred collectively hereinafter as "Improvement Securities" and individually as "Improvement Security") to guarantee the construction and completion of all the improvements in the Development. All such improvement securities shall be posted with the City prior to the City's final building inspection and issuance of a Certificate of Occupancy for any single family dwelling constructed by Subdivider, its agents, assigns or contractors, on any lot within the Development, as described in Exhibit "A". Said securities are estimated at this time in Exhibit "B" to be in the following amounts, and shall be for the purposes described as follows:

(i) Seven Million Eight Hundred Fifty-Six Thousand Seven Hundred Thirty-Eight and 00/100 DOLLARS ($7,856,738.00) to ensure faithful performance of the construction and installation of the public and private Improvements required by this Agreement ("Performance Security"), which amount is 100% of the estimated cost of the Improvements as set forth in Exhibit "B"; and

(ii) Seven Million Eight Hundred Fifty-Six Thousand Seven Hundred Thirty-Eight and 00/100 DOLLARS ($7,856,738.00) to secure payment to any contractor, subcontractor, persons renting equipment or furnishing labor materials for the Improvements required to be constructed or installed pursuant to this Agreement ("Labor & Materials Security"), which amount is one-hundred percent (100%) of the estimated cost of the Improvements; and

(iii)_____and 00/100 DOLLARS ($ XX,XXX.XX) in the form of a Warranty Bond or cash deposit with the City to guarantee or warranty the Improvement work done pursuant to this Agreement for a period of one (1) year following acceptance/certification thereof by City, against any defective work or labor done or defective materials furnished ("Warranty Security"). The Warranty Security is 10% of the estimated cost of the Performance Security amount described above, and such Warranty Security must be provided by Subdivider to City prior to the City's release of any bonds or Improvement Securities filed with this Agreement.

(iv)_____and 00/100 Dollars ($X,XXX.XX) in the form of a cash deposit, which is 100% of the estimated cost of setting all final subdivision monuments, boundary corners, front and rear lot corners and centerline ties not previously set or submitted on the lots and streets within the Property as described in Exhibit "A", and for the preparation and recordation of any related Certificate of Correction, as required by Section 66469 of the State Subdivision Map Act.

(b) The Improvement Securities required by this Agreement shall be kept on file with the City Clerk. If surety bonds are used, they must be issued by a surety company currently admitted to transact surety insurance business in California by the California Department of Insurance, with a Best's Insurance Guide rating of no less than A-. The terms of any documents evidencing such Improvement Securities as set forth in this Section 2 or

referenced on Page One (1) of this Agreement, are incorporated into this Agreement by this reference as if set forth fully herein. If any Improvement Security is replaced by another type or kind of approved Improvement Security, subject to the approval of the form thereof by the City Attorney, the replacement shall be filed with City Clerk and, upon filing, shall be deemed to have been made a part of and incorporated into this Agreement. Upon filing of a satisfactory replacement Improvement Security with the City Clerk, the former Improvement Security shall be released.

(c) Subdivider agrees to keep its Improvement Securities in full force and effect until they are reduced or released by City. If any Improvement Security provided by Subdivider is cancelled or terminated for any reason by the action of a surety, financial institution or other party, it shall be the responsibility of the Subdivider to immediately, upon written notice from City, provide a substitute Improvement Security which conforms to all the requirements of this Section 2 in the same amount or amounts.

(d) Any additions, changes, alterations, or modifications of this Agreement or to the Plans, Specifications and Improvements referred to herein, including any extension of time within which the work hereunder may be completed, shall not release or exonerate any surety or sureties on the Improvement Security given in connection with this Agreement.

3. **Alterations to Improvement Plans; Modification of City Standards.**

(a) Any changes, alterations or additions to the Plans or to the Improvements, not exceeding 10% of the original estimated cost of the Improvements, which are mutually agreed upon by City and Subdivider, shall not require Subdivider to increase any Improvement Securities provided under this Agreement. In the event such changes, alterations, or additions exceed 10% of the original estimated cost of the Improvements, Subdivider shall provide additional Performance Security as required by Section 2 of this Agreement for 100% of the total estimated cost of the Improvements as changed, altered, or amended, minus any completed partial releases allowed by Section 7 of this Agreement. Subdivider shall also provide additional Labor & Materials Security as required by Section 2 of this Agreement for 50 % of the total estimated cost of the Improvements as changed, altered, or amended.

(b) Subdivider shall construct all Improvements in a good and workman like manner and in accordance with the City Standards in effect as of the date of the Approval Action specified on Page One (1) hereof. The City reserves the right to modify the Standards applicable to the Subdivision and this Agreement, when necessary to protect the public safety or welfare or to comply with applicable State or Federal law or City zoning ordinances. If Subdivider requests and is granted an extension of time for completion of the Improvements, the City may apply the Standards in effect at the time the extension is granted.

4. **Modification of Drainage Plan.** Subdivider agrees that if during the course of construction and installation of Improvements it shall be determined by the City Engineer that revision of the

drainage plan is necessary in the public interest, it will undertake such design and construction changes as may be reasonable and as are indicated by the City Engineer and approved by City. Said changes, if any, shall be confined to the Property.

5. **Reserved.**

6. **Inspections; Final Acceptance and Certification of Improvements.**

(a) Subdivider shall at all times maintain proper facilities and safe access for inspection of the Improvements by City inspectors and to the shops wherein any work is in preparation.

(b) Upon completion of the Improvements covered in this Agreement, the Subdivider shall request a final inspection by the City Engineer or his/her authorized representative. Following receipt of such request, the City Engineer shall inspect the Improvements, make certain determinations and take certain actions as follows:

(i) If the City Engineer, or his/her authorized representative, determines that the Public Improvements requiring acceptance by another public agency have been completed in accordance with this Agreement, then the City Engineer shall request said agency to make a final inspection of such improvements and certify to the City that such improvements have been completed and installed to the satisfaction of said agency. Upon receipt of such certification, the City Engineer may release or reduce the securities held for such improvements. Any certification and/or acceptance of the Public Improvements shall not constitute a waiver of any defects by City.

(ii) For Improvements not requiring dedication to or acceptance by the a public agency (the "Private Improvements"), the City Engineer or his/her authorized representative shall inspect such improvements, and/or shall have the discretion to accept a certification from Subdivider's registered civil engineer stating that the Private Improvements have been completed in accordance with the approved Plans, City Standards and the Tentative Map. If the City Engineer, or his/her authorized representative, makes a finding, based on his/her own inspection (and/or any certification submitted by Subdivider's registered civil engineer) that the Private Improvements have been installed and constructed in accordance with the approved Plans, City Standards and the Tentative Map, the City Engineer shall recommend certification of the completion of the Private Improvements by placing an item on the next most convenient City Council agenda requesting certification and authorization to release the Improvement Securities. Said determination by the City Engineer and agendization of the certification and release shall not be unreasonably withheld or delayed.

(c) Subdivider shall bear all costs of inspection and certification of the Improvements.

7. **Release of Improvement Securities.**

(a) The Performance Security shall be fully released only upon the final completion and certification of all Private Improvements and Public Improvements. Partial releases may be permitted subject to the provisions of Subsections (a)(i) and (a)(ii) hereof. Upon final completion of the Public and Private Improvements under this Agreement, and after City Council acceptance/certification, the City shall file a Notice of Completion in accordance with the California Civil Code.

(i) The City Engineer may release a portion of the Performance Security, as work on the Improvements progresses, upon written application thereof by the Subdivider; provided, however, that no such release shall be considered by City for an amount less the cost estimate of the remaining work does not exceed twenty percent (20%) or less of the estimate of the total amount of work to be done as shown in Exhibit "B". Upon approval of a partial release or the reduction of Performance Security, the City shall not reduce such Performance Security to an amount less than two hundred percent (200%) of the value of the work remaining to be done. City and Subdivider agree that not more than two requests for reduction or partial release of Performance Security shall be considered between the start of construction and the completion and acceptance/certification of the Improvements by the City.

(ii) In no event shall the City Engineer authorize a release or reduction of the Performance Security which would reduce such security to an amount below that required to guarantee the completion of the Improvements and any other obligations imposed upon Subdivider by this Agreement.

(iii) No partial reduction or release of the Performance Security shall constitute or be construed as the City's acceptance or certification of any Improvements or related work. Such partial reductions or releases (if any) will merely reflect that a certain portion of the required work has been done.

(b) The Labor & Materials Security shall, ninety (90) days after the City's recordation of the Notice of Completion described in Subsection 7(a), be reduced to an amount equal to the total claimed by all claimants for whom liens have been filed and of which notice has been given to City, plus an amount reasonably determined by the City Engineer to be required to assure the performance of any other obligations secured by the Labor & Materials Security and to cover related legal costs. The balance shall be released upon the settlement of all claims and obligations for which the Labor & Materials Security was given. If no claims or liens have been filed and no notice has been given to City within said ninety (90) day period, then the Labor & Materials Security shall be released in full.

(c) The Warranty Security shall not be released until after the expiration of the one-year (1-year) warranty period and until any claims filed during the warranty period have been settled. As provided in Section 11, below, the warranty period shall not commence until final acceptance/certification of the Improvements and related work by the City Council.

(d) The Monumentation Security may be released in full by the City Engineer in accordance with the terms of the separate monument agreement with the City, or if there is none, upon submittal of the following:

(i) a written certification from the professional engineer or surveyor responsible for setting the monuments stating that all the final monuments for the Subdivision have been set in accordance with the Professional Land Surveyors Act and the Subdivision Map Act, and that the professional engineer or surveyor has been paid in full by Subdivider for such services; and

(ii) centerline tie sheets prepared in a manner acceptable to the City Engineer showing the locations of centerline monuments in existing public or private streets; and

(iii) any Record of Survey required by this Agreement has been filed with the County of Riverside and recorded.

(e) The City may retain from any Improvement Securities released an amount sufficient to cover costs and reasonable expenses and fees, including reasonable attorneys' fees.

8. Injury to Public Improvements, Public Property or Public Utilities Facilities. Subdivider shall replace or repair or cause the repair or replacement of any and all public or private improvements, public utilities facilities and survey or subdivision monuments which are destroyed or damaged as a result of any work under this Agreement. Subdivider shall bear the entire cost of replacement or repairs of any and all public or private improvements or utility property damaged or destroyed by reason of any work done under this Agreement, whether such property is owned by the United States or any agency thereof, or the State of California, or any agency or political subdivision thereof, or by the City or any public or private utility corporation or by any combination of such owners. Any repair or replacement shall be made to the reasonable satisfaction, and subject to the approval of the City Engineer and the owner of any such public or private improvement.

9. Permits. Subdivider shall, at Subdivider's expense, obtain all necessary permits and licenses for the construction and installation of the Improvements, give all necessary notices and pay all fees and taxes required by law.

10. Notice of Breach/Default of Subdivider.

(a) Default of Subdivider shall include, but not be limited to: (1) Subdivider's failure to timely complete construction of the Improvements; (2) Subdivider's unwarranted failure to timely cure any defect in the Improvements; (3) Subdivider's failure to perform substantial construction work for a period of twenty (20) consecutive calendar days after commencement of the work; (4) Subdivider's insolvency, appointment of a receiver, or the filing of any petition in bankruptcy either voluntary or involuntary which Subdivider fails to discharge within thirty (30) days; (5) the commencement of a foreclosure action against the

Property or a portion thereof, or any conveyance in lieu or in avoidance of foreclosure; (6) Subdivider's failure to keep the Improvement Securities in full force and effect; (7) Subdivider's failure to notify the City of any sale, transfer or other disposition of the Property to a purported new Subdivider; (8) Subdivider's failure to maintain insurance; or (9) the failure of Subdivider or Subdivider's contractors, subcontractors, agents or employees to comply with any other terms and provisions of this Agreement.

(b) In the event of any such default, the City Engineer or the City Council may serve written notice to Subdivider specifying in reasonable detail the nature of the default. Subdivider shall have thirty (30) days from receipt of said notice to cure the default; provided that, if the default is not reasonably susceptible to being cured within said thirty (30) days, Subdivider shall have a reasonable period of time to cure the default so long as Subdivider commences to cure the default within said thirty (30) days and diligently prosecutes the cure to completion.

(c) If following service of such written notice of default, Subdivider fails to cure or commence curing the default to the satisfaction of City within the cure period specified in Subsection 10(b), above, the City Engineer or the City Council may serve notice of Subdivider's default upon Subdivider and where applicable Subdivider's surety, or the holder(s) of any other Improvement Securities, in accordance with the notice provisions set forth in Section 22 of this Agreement.

(d) In the event of service of the notice of default specified in Subsection 10(c), above, Subdivider's surety shall have the duty to take over and complete the Improvements and related work required under this Agreement; provided; however, that if the surety, within twenty (20) days after the serving upon it of such notice of default, does not give the City written notice of its intention to take over the construction of said Improvements or does not, within ten (10) days after giving City notice of such election, commence to complete the Improvements, City may take over the work and prosecute the Improvements to completion, by contract or by any other method City may deem advisable, for the account and at the expense of Subdivider, and Subdivider's surety shall be liable to City for any costs or damages occasioned City thereby; and, in such event, City, without liability for so doing, may take possession of, and utilize in completing the Improvements, such materials, appliances, plant and other property belonging to Subdivider as may be on the site of the work and necessary for the completion of same.

(e) The City reserves to itself all remedies available to it at law or in equity for Subdivider's default under this Agreement. The City shall have the right, subject to this Section, to draw upon or utilize the appropriate Improvement Securities to mitigate City's damages in event of default by Subdivider. The right of City to draw upon or utilize the Improvement Securities is additional to and not in lieu of any other remedy available to City. It is specifically recognized that the estimated costs and amounts of Improvement Securities may not reflect the actual cost of construction or installation of the Improvements, and therefore, City's damages for Subdivider's default shall be measured by the actual cost of completing the required Improvements. The sums provided by the

Improvement Securities may be used by City for the completion of the Improvements in accordance with the Plans.

(f) Failure of Subdivider to comply with the terms of this Agreement, including but not limited to, construction of all the Improvements as set forth herein and as required by the Tentative Map, shall constitute Subdivider's consent to: (1) the filing by City of a notice of violation against all of the lots in the Subdivision; (2) withholding of Building permits, utility connections and/or Certificates of Occupancy. The remedies provided by this Subsection (f) are in addition to and not in lieu of any other remedies available to City at law or in equity. Subdivider agrees that the choice of remedy or remedies for Subdivider's default or breach shall be in the sole discretion of City.

(g) In the event that Subdivider fails to perform any obligation hereunder, Subdivider agrees to pay all costs and expenses incurred by City in securing performances of such obligations, including costs of suit and reasonable attorney's fees.

(h) The failure of City to take an enforcement action with respect to a default, or to declare a default or breach, shall not be construed as a waiver of that default or breach, or of any subsequent default or breach of Subdivider. Any failure by the City to enforce any provision of this Agreement shall not be construed as a waiver of the right to compel enforcement of such provision(s) and further shall not act to release any surety from its obligations under this Agreement.

11. Warranty.

(a) For a period of one (1) year after final acceptance/certification by the City Council of the Improvements, Subdivider shall guarantee or warranty all the Improvements against any defective work or labor done or defective materials furnished. If within the warranty period any work relating to the Improvements or any part of thereof furnished, installed, constructed or caused to be done, furnished, installed or constructed by Subdivider fails to fulfill any of the requirements of this Agreement or the Plans, Subdivider shall without delay and without any cost to City, commence to repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work or structure within thirty (30) days of receiving written notice from City of the defect and diligently prosecute the repair or replacement work to completion.

(b) Should Subdivider fail to act promptly or in accordance with the repair/replacement requirements set forth herein, Subdivider hereby authorizes City, at City's option, to perform the repair/replacement work twenty (20) days after mailing written notice to Subdivider and to Subdivider's surety, and Subdivider agrees to pay City for the cost of such work.

(c) Should the City determine that an emergency or a threat to the public safety and welfare exists from the condition of the Improvements which require repairs, replacements or remedial measures to be made before Subdivider can be notified, City may, in its sole

discretion, make the necessary repairs or replacements or perform the necessary work and Subdivider shall pay to City the cost of such repairs.

12. **Subdivider Not Agent of City.** Neither Subdivider nor any of Subdivider's agents, officers, employees, or contractors are or shall be considered to be agents of City in connection with the performance of Subdivider's obligations under this Agreement.

13. **Injury to Improvement Work; Risk of Loss.** Until such time as the Public Improvements are accepted by City, Subdivider shall be responsible for and bear the risk of loss to any of the Public Improvements constructed or installed and shall be responsible for the care, maintenance of and any damage to such Public Improvements. Neither City, nor any of its agents, officers or employees shall be liable or responsible for any accident, loss or damage, regardless of cause, happening or occurring to the Public Improvements specified in this Agreement prior to the completion and acceptance of the Public Improvements by City. All such risks shall be the responsibility of and are hereby assumed by Subdivider. Subdivider is responsible for and shall bear the risk of loss for all Private Improvements at all times.

14. **Other Agreements.** Nothing contained in this Agreement shall preclude City from expending monies pursuant to agreements concurrently or previously executed between the Parties, or from entering into agreements with other Subdividers for the apportionment of costs of water and sewer mains, or other improvements, pursuant to the provisions of City ordinances providing therefor, nor shall anything in this Agreement commit to any such apportionment.

15. **Subdivider's Obligation to Warn Public During Construction.** Until final acceptance/certification of the Public Improvements pursuant to Section 6(b)(i), and final certification of construction of the Private Improvements pursuant to Section 6(b)(ii), Subdivider shall give good and adequate warning to the public of each and every dangerous condition existent in said Improvements and will take all reasonable actions to protect the public from such dangerous conditions in, on or around the work site.

16. **Vesting of Ownership.** Upon acceptance of the Public Improvements and related work on behalf of the City, and after recordation of the Notice of Completion, ownership of the Public Improvements constructed within the Private streets in the Development shall vest in the name of the City, or applicable government agency or utility company, and any improvement constructed on any public street pursuant to this Agreement shall vest in City.

17. **Indemnity/Hold Harmless.**

(a) Neither the City, nor any official, officer, employee, contractor or agent thereof, shall be liable for any injury to persons or property occasioned by reason of the acts or omissions of Subdivider, its agents, subcontractors or employees in the performance of this Agreement. Subdivider hereby agrees to, and shall defend and hold harmless City, its elective and appointive boards, commissions and officers, and its agents, contractors and employees from and against any and all claims, demands, causes of action, damages, costs, expenses, actual attorneys' fees, consultant's fees, expert's fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with

Subdivider's operations, or any subcontractor's operations, to be performed under this Agreement for Subdivider's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Subdivider or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by law, with the exception of the sole negligence or willful misconduct of City.

(b) Subdivider's indemnity, defense and hold harmless obligations under this Section 17 are not conditioned or dependent upon whether City, or its elective and appointive boards, commissions and officers, or its agents, contractors and employees, prepared, supplied or reviewed any Plans or related specifications in connection with the Improvements, or whether City or Subdivider has insurance or other indemnification covering any of these matters.

(c) Subdivider's obligation to indemnify, hold harmless and defend City shall extend to injuries to persons and damages to or alleged taking of property resulting from the design or construction of the Improvements. City's acceptance and/or certification of the Improvements shall not constitute an assumption by City of any responsibility or liability for any damage or alleged taking of property referenced herein. City shall not be responsible or liable for the design or construction of the Improvements constructed or installed pursuant to the Plans, unless the particular Improvement design was required by City over the written objection of Subdivider, which objection stated that the Improvement design was potentially dangerous or defective and set forth a safe and feasible alternative design. After City's acceptance/certification of the Improvements, Subdivider shall remain obligated to correct or eliminate all dangerous conditions caused by defects in design or construction; provided, however, that the Subdivider shall not be responsible for routine maintenance. Subdivider acknowledges and agrees that Subdivider shall be responsible and liable for the design and construction of the Improvements and other work done pursuant to this Agreement, and except as may be provided above, City shall not be liable for any acts or omissions in approving, reviewing, checking, correcting or modifying any Plans, or in inspecting, reviewing or approving any work or construction of Improvements. Subdivider's Improvement Securities shall not be required to secure Subdivider's obligations under this Section 17.

18. <u>Sale or Disposition of Subdivision; Assignment.</u>

(a) Subdivider acknowledges and agrees that sale, transfer or other disposition of the Property prior to completion of the Improvements required hereunder will not relieve Subdivider from the obligations set forth in this Agreement, and Subdivider shall be required to notify City sixty (60) days in advance of any sale or transfer of ownership of the Property or any proposed assignment of this Agreement. If Subdivider sells or otherwise transfers the Property to any other person or entity prior to final completion of the Improvements, or wishes to assign this Agreement, Subdivider may request a novation of this Agreement and a substitution of Improvement Securities by the new owner or proposed

assignee (hereinafter collectively for purposes of this Section, "Successor"). Subdivider shall be required to provide any documentation reasonably required by City to determine the appropriateness of any proposed Successor.

(b) Any proposed Successor must demonstrate to the City its ability to perform and complete the obligations of Subdivider under this Agreement, as determined by objective standards of financial capability, creditworthiness and experience required for such performance, and the City shall have the right to compel the Successor to disclose all documents, information and other material which, in City's sole reasonable discretion, may establish or tend to establish that the proposed Successor meets the standards specified herein. Following approval by City and full execution of a novation (or other such release or assignment and assumption agreement(s) entered into by Subdivider, Successor and City), posting of satisfactory Improvement Securities and submission of required insurance by Successor, City shall release or reduce the securities posted by Subdivider in accordance with the provisions of such novation and release Subdivider of its obligations under this Agreement. Nothing in the novation (or other such release or assignment and assumption agreement entered into by Subdivider, Successor and City) shall relieve Subdivider of its obligations under any other Section of this Agreement for work or Improvements performed by Subdivider prior to the novation.

19. Time of the Essence. Time is of the essence in this Agreement.

20. Time for Completion of Improvements; Extensions.

(a) Subdivider shall commence and diligently prosecute to completion construction of all the Improvements required by this Agreement. The time for completion of the Improvements as specified in Subsection 1(b) of this Agreement may be extended as permitted by City ordinance. The City Manager may grant an extension of time for such period as may be in the public interest upon the showing of the Subdivider of good cause. Any such extension granted shall be subject to the limitations and conditions set forth in Subsections 20(b) and (c), below, and shall be made by a writing executed by the in a form as approved by the City Attorney.

(b) Any such extension may be granted without notice to Subdivider's surety and shall not affect the validity of this Agreement or release the surety or sureties on any Improvement Securities given for this Agreement. However, City reserves the right to require as part of any extension amendment a written assurance from the surety acceptable to the City Attorney that the Improvement Securities required by Section 2 of this Agreement shall remain enforceable throughout the term of any extension.

(c) The City Manager shall be the sole and final judge as to whether or not good cause has been shown to entitle Subdivider to an extension. In addition, the time for completion of the Improvements shall be extended for any delay resulting from an act of City, or from an act of God, which Subdivider could not have reasonably foreseen, or by storm or inclement weather which prevents the conducting of work, or by strikes, boycotts, similar actions by employees or labor organizations, which prevent the conducting of work, and

which were not caused by or contributed to by Subdivider, provided that Subdivider provides City with written notice of the delaying event within fifteen (15) days of the commencement of the delay. In the event of such delaying event, Subdivider shall use all reasonable efforts to remedy same and resume completion of the Improvements as promptly as practicable.

(d) As a condition of granting an extension of time to complete the Improvements required by this Agreement, the City Manager may require Subdivider to furnish new or additional Improvement Securities guaranteeing performance of this Agreement as extended in an increased amount as necessary to compensate for any increase in construction costs as determined by the City Engineer.

21. Notice. All notices required by or provided for under this Agreement shall be in writing and delivered in person or sent by certified or registered mail, postage prepaid and addressed as provided in this Section. Notice shall be effective on the date it is delivered in person, or, if mailed, on the date of deposit in the United States Mail. Notices shall be addressed as follows unless a written change of address is filed with City:

Notice to City: City of Beaumont
550 E. 6th Street
Beaumont, CA 92223

Attn: City Manager

With a Copy to: John Pinkney, Esq.
SBEMP
1800 East Tahquitz Canyon Way
Palm Springs, CA 92262

Notice to Subdivider: **BEAUMONT REGENCY AVG, LLC**
420 STEVENS AVE STE 320
SOLANA BEACH, CA 92075

22. Severability. The provisions of this Agreement are severable. If any portion of this Agreement is held invalid by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect unless amended or modified in writing by the mutual consent of the Parties.

23. Captions. The captions of this Agreement are for convenience and reference only and shall not define, explain, modify, limit, exemplify, or aid in the interpretation, construction or meaning of any provisions of this Agreement.

24. Insurance.

(a) Subdivider shall, at all times during the construction of the Improvements, obtain, carry, maintain, and keep in full force and effect, at its sole cost and expense, policies of insurance of the types and in at least the minimum amounts described below:

(i) Commercial General Liability policy with a minimum combined single limit of One Million Dollars ($1,000,000) for each occurrence and Two Million Dollars ($2,000,000) in the aggregate for bodily injury, death, personal injury and property damage arising out of or in connection with the activities of the Subdivider and its contractors and subcontractors in performance of the work under this Agreement. Coverage shall be at least as broad as Insurance Services Office Commercial General Liability coverage (Occurrence Form CG 0001) and shall, in addition to the other coverages specified in this subsection, include coverage for independent contractors, ongoing operations, products and completed operations, contractual liability and personal and advertising injury.

(ii) Commercial Vehicle/Automotive Liability policy covering personal injury and property damage, with minimum limits of One Million Dollars ($1,000,000) per occurrence, combined single limit, covering any vehicle utilized by Subdivider, its officers, agents, employees, subcontractors or independent contractors in performing the work required by this Agreement.

(iii) Workers' Compensation and Employer's Liability policy for all Subdivider's employees, with Workers' Compensation limits as required by State law and Employer's Liability coverage of $1,000,000 per accident for bodily injury or disease. In case any work is sublet, Subdivider shall require any contractor or subcontractor similarly to provide Workers' Compensation and Employer's Liability Insurance for all contractor's or subcontractor's employees, unless such employees are covered by the protection afforded by Subdivider.

(1) In case any class of employees engaged in work under this Agreement at the work site(s) is not protected under any Workers' Compensation law, Subdivider shall provide and shall cause each contractor or subcontractor to provide, adequate insurance for the protection of employees not otherwise protected.

(2) Subdivider hereby indemnifies City for any damages or claims resulting from failure of either Subdivider or any contractor of subcontractor to take out or maintain such liability or Workers' Compensation insurance.

(b) Insurer Rating; Acceptability. Except as set forth otherwise herein, the policies required by this Section shall be issued by a California-admitted insurer with a rating of at least a A-; VII in the latest edition of Best's Insurance Guide. A Commercial General Liability policy issued by an insurer that is on the California Department of Insurance's List of Approved Surplus Line Insurers ("LASLI") will be acceptable, if no coverage from an

admitted insurer can be obtained by Subdivider, and further provided that such insurer maintains a Best's rating of at least "A-; X" and remains on the LASLI during the term hereof. Workers' Compensation coverage issued by the State Compensation Insurance Fund shall be acceptable if no other coverage can be obtained by Subdivider, and further provided such insurer remains admitted in California and is otherwise financially acceptable to City.

(c) Deductibles. Any deductibles or self-insured retentions must be declared in writing by Subdivider to City and subsequently approved by City prior to its execution of this Agreement and prior to commencement of any work hereunder. At City's option, Subdivider shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Subdivider shall procure a bond guaranteeing payment of losses and expenses.

(d) Certificates and Endorsements Verification. Subdivider shall submit to the City original certificates of insurance and endorsements evidencing the coverages required by this Section. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies at any time and/or to require Subdivider to provide reports or status updates to evidence compliance of its contractors and subcontractors with the provisions of this Section.

(e) Required Endorsements.

(i) The Commercial General Liability and Commercial Vehicle/Automotive Liability policies are to contain or be endorsed to contain the following provisions:

(1) Additional Insureds. The City of Beaumont, its officials, officers, employees, agents and independent contractors shall be named as additional insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Subdivider; and with respect to liability arising out of work or operations performed by or on behalf of the Subdivider including materials, parts or equipment furnished in connection with such work or operations.

(2) Primary Insurance. For any claims related to this project, the Subdivider's insurance coverage shall be primary insurance as respects the City of Beaumont, its officials, officers, employees, agents and independent contractors. Any insurance or self-insurance maintained by the City of Beaumont, its officials, officers, employees, agents and independent contractors shall be excess of the Subdivider's insurance and shall not contribute with it. This endorsement is not applicable to the Commercial Vehicle/Automotive Liability Policy.

(3) Waiver of Subrogation. Endorsements waiving all rights of subrogation against the City of Beaumont, its officials, officers, employees, agents and independent contractors shall be provided.

(ii) The Workers' Compensation policy shall be endorsed to waive all rights of subrogation against the City of Beaumont, its officials, officers, employees, agents and independent contractors.

(f) Other Insurance Requirements. All policies required under this Agreement shall contain provisions stating that such policies cannot be canceled or reduced except on at least thirty (30) days prior written notice to Subdivider (ten (10) days' notice for cancellation due to non-payment). Subdivider further agrees to: (1) provide to City copies of any notices relating to cancellation or reduction of insurance within two (2) days of receipt; and (2) cause all certificates of insurance to include language indicating that the issuers or producers of such policies will endeavor to provide copies of any such notices directly to City.

(g) Commencement of Work. Subdivider shall not commence work under this Agreement until Subdivider has obtained all insurance required pursuant to this Section, and such insurance has been obtained by Subdivider and approved by City; nor shall Subdivider allow any contractor or subcontractor to commence work on the Improvements until all similar insurance required of the contractor or subcontractor has been obtained. Certificates, endorsements, and where applicable, full copies of policies shall be maintained on file with the City Clerk.

(h) Higher Limits. If Subdivider maintains higher limits than the minimums specified in this Section 25, the City requires and shall be entitled to coverage for the higher limits maintained by Subdivider. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

25. Attorneys' Fees. In the event any action at law or in equity is brought to enforce the terms of this Agreement, the prevailing Party shall be entitled to litigation costs and reasonable attorneys' fees.

26. Incorporation of Recitals. The Recitals to this Agreement are hereby incorporated into in the terms of this Agreement.

27. Entire Agreement. This Agreement constitutes the entire agreement of the Parties and supersedes any prior written or oral agreements between them with respect to the subject matter hereof. All modifications, amendments, or waivers of the terms of this Agreement must be in writing and signed by the appropriate representatives of the Parties.

28. Governing Law; Venue. This Agreement shall be governed by and interpreted in accordance with the laws of the State of California. In the event that suit shall be brought by either Party to this contract, the Parties agree that venue shall be exclusively vested in the State courts

of the County of Riverside, California or where appropriate, in the United States District Court, Southern District of California, Riverside, California.

29. Runs with the Land; Recordation.

(a) The Parties agree that the terms and provisions set forth in this Agreement shall be deemed provisions, terms and/or covenants running with the Property in accordance with applicable law, including without limitation, California Civil Code section 1468, and shall pass to and be binding upon the heirs, successors and assigns of the Parties to this Agreement, and on any successor owner of the Property.

(b) The provisions of Subsection 29(a) notwithstanding, Subdivider shall remain jointly and severally liable with its heirs, successors, assigns or successor owners of the Property for the responsibilities and liabilities imposed by this Agreement unless a novation or assignment agreement is executed in accordance with the provisions of Section 18 of this Agreement.

(c) Upon execution, this Agreement shall be recorded in the Official Records of Riverside County, and by such recordation, it is the intention of the Parties to give notice to and bind their successors, heirs and assigns hereto.

30. Authority of Executing Parties. Each person executing this Agreement on behalf of a Party represents and warrants that such person is duly and validly authorized to do so all behalf of the entity it purports to bind and that he/she is authorized to enter into contracts on behalf of Subdivider. The undersigned, on behalf of Subdivider, binds Subdivider, its partners, successors, executors, administrators, and assigns with respect to the terms and provisions of this Agreement.

IN WITNESS WHEREOF, this Agreement is executed by the Parties hereto on the date above first written.

Subdivider:
BEAUMONT REGENCY AVG, LLC
a Delaware limited liability company

Signature: _____

Print Name: **Christopher M. Sanchez**
Vice President, Market Officer

City:
CITY OF BEAUMONT
a Municipal Corporation

Signature: _____
City Manager

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
John Pinkney, City Attorney

APPROVED AS TO CONTENT:

_____
Robert Vestal, Dir. Of Engineering/Public Works

Attachments: Exhibit A Legal description of Property
Exhibit B Cost estimate(s)
Exhibit C Performance & Payment Bond OR Cash Bond

(Proper Notarization of Subdivider's Signature is required and shall be attached)

EXHIBIT “A” – LEGAL DESCRIPTION

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PARCELS 1 AND 2 OF NOTICE OF LOT LINE ADJUSTMENT NO. 2025-LLA-001 RECORDED OCTOBER 1, 2025 AS DOCUMENT NO. 2025-0301687, TOGETHER WITH PARCELS “A” AND “B” OF NOTICE OF LOT LINE ADJUSTMENT NO. 2025-LLA-002 RECORDED OCTOBER 10, 2025 AS DOCUMENT NO. 2025-0310810, TOGETHER WITH LOT “A” OF NOTICE OF LOT LINE ADJUSTMENT NO. 2025-LLA-003 RECORDED OCTOBER 15, 2025 AS DOCUMENT NO. 2025-0316640, ALL OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT "B" - COST ESTIMATE

CSI CONSTRUCTION BID BOOK - SCHEDULE OF VALUES

PROJECT NAME: Oak Valley Village

PROJECT NUMBER: 3211

OWNER: Regency Centers

A ITEM NO.	B DESCRIPTION OF WORK	C ORIGINAL BID VALUE	D UPDATED BID VALUE	E Notes
	OFFSITE			
1	GENERAL CONDITIONS	$107,500.00	$107,500.00	
2	GENERAL REQUIREMENTS	$132,000.00	$132,000.00	
3	SURVEY & RESTAKING	$52,817.00	$35,900.00	$9,760 add for demo limits and added signals
4	SITE CLEARING & DEMO	$72,050.00	$116,785.00	
5	EARTHWORK	$179,190.00	$344,000.00	$44,735 add for AC demo
6	EROSION CONTROLS & STREET SWEEPING	$40,000.00	$60,000.00	
7	DRY UTILITIES	$1,835,514.00	$1,067,512.00	
8	TRAFFIC CONTROL	$75,000.00	$256,577.96	
9	SITE UTILITIES - FIRE WATER	$500,000.00	$500,000.00	
10	SITE UTILITIES - WATER	$294,886.00	$527,132.13	$92,582 add for cut-in connections
11	SITE UTILITIES - SEWER	$90,326.00	$20,700.00	
12	AC PAVEMENT	$809,194.00	$789,577.00	$71,640 add for full section AC paving
13	BUMPERS & STRIPING	$76,300.00	$85,500.00	
14	SITE WALLS/RETAINING WALLS	$66,800.00	$0.00	
15	SITE CONCRETE	$555,853.00	$431,353.13	
16	LANDSCAPE & IRRIGATION - ALLOWANCE	$171,368.00	$296,125.00	$124,757 add for stamped concrete at medians
17	FENCING & GATES	$3,200.00	$0.00	
18	TRAFFIC SIGNAL & STREET LIGHTING	$1,983,300.00	$2,331,645.00	Elm and Desert Lawn not included in bid drawings
19	INSURANCE (1.55%)	$109,202.00	$110,085.76	
20	PAYMENT & PERFORMANCE BOND (.5%)	$35,226.00	$39,062.69	
21	OVERHEAD & PROFIT (4.5%)	$323,538.00	$326,315.51	
	GRAND TOTAL	**$7,513,264.00**	**$7,577,771.18**	**$343,474.00**
	FINAL CONTRACT TOTAL (C+E)	**$7,856,738.00**		

PW #:
File #:

PERFORMANCE BOND

Bond No. 273703

Exhibit "C"

WHEREAS, the City Council of the City of Beaumont, State of California, and Beaumont Regency AVG, LLC (hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated February 17, 20 26, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. PP2024-0059 which is hereby incorporated herein and made a part hereof; and

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 Seven Million Eight Hundred Fifty-Six Thousand Seven Hundred Thirty Eight and No/100 dollars ($ 7,856,738.00) 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 above bounded 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.

[*signatures on following page*]

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on the 3rd day of March, 20 26.

(Seal)

Berkley Insurance Company

SURETY

By: Karl Cholt

Name: **Karl Cholt**

Title: **National Surety Leader**

Address: **300 North Beach Street**

Daytona Beach, FL 32114

State of FLORIDA
County of ORANGE

The foregoing instrument was acknowledged before me by means of ✓ physical presence O online notarization, this 14 day of FEB, 2026 by Karl Cholt, Attorney-in-Fact on behalf of Berkley Insurance Co. He/she is personally known to me or ~~has produced~~ _____ as identification.

STAMP

Signature Robyn E.C. Gagnon
Name of Notary Public Robyn E.C. Gagnon

Notary Public State of Florida
Robyn E.C. Gagnon
My Commission HH 760964
Expires 1/27/2030

(Seal)

Beaumont Regency AVG, LLC

PRINCIPAL

By: Christopher M. Sancher

Name: Christopher M. Sancher

Title: Vice President, Market Officer

By: N/A

Name: N/A

Title: N/A

Address: **420 Stevens Ave, Suite 320**

Solana Beach, CA 92075

ALL SIGNATURES MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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 San Diego }

On 2/23/2026 (Date) before me, Briana Gamez, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Christopher Sanchez (Name(s) of Signer(s)),

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.

BRIANA GAMEZ Comm. #2478170-Mfr. #NNA1 Notary Public THE GREAT SEAL OF THE STATE OF CALIFORNIA CALIFORNIA San Diego County My Comm. Exp. Jan 1, 2028

Place Notary Seal and/or Stamp Above

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 Briana Gamez
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Performance Bond

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

PAYMENT BOND

Bond No. 273703

WHEREAS, the City Council of the City of Beaumont, State of California, and Beaumont Regency AVG, LLC (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, PP2024-0059 dated February 17, 2026, whereby Principal agrees to install and complete certain designated public improvements which is hereby incorporated herein and made a part hereof; and

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 Title 3 (commencing with Section 9000, et seq.) of Part 6 of Division 4 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 Title 3 (commencing with Section 9000, et seq.) of Part 6 of Division 4 of the Civil Code in the sum of Seven Million Eight Hundred Fifty-Six Thousand Seven Hundred Thirty Eight and No/100 dollars ($ 7,856,738.00), 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.

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 Title 3 (commencing with Section 9000, et seq.) of Part 6 of Division 4 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.

[signatures on following page]

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on the 3rd day of March, 20 26.

(Seal)

Berkley Insurance Company
SURETY

By: Karl Choltus

Name: **Karl Choltus**

Title: **National Surety Leader**

Address: **300 North Beach Street**

Daytona Beach, FL 32114

State of FLORIDA
County of ORANGE

The foregoing instrument was acknowledged before me by means of ✓ physical presence O online notarization, this 14 day of FEB, 2026 by Karl Choltus, Attorney-in-Fact, on behalf of Berkley Insurance Co. He/she is personally known to me or has produced _____ as identification.

STAMP

Signature Robyn E.C. Gagnon
Name of Notary Public Robyn E.C. Gagnon

Notary Public State of Florida
Robyn E.C. Gagnon
My Commission HH 760984
Expires 1/27/2030

(Seal)

Beaumont Regency AVG, LLC
PRINCIPAL

By: Christopher M. Sanchez

Name: Christopher M. Sanchez

Title: Vice President, Market Officer

By: N/A

Name: N/A

Title: N/A

Address: **420 Stevens Ave, Suite 320**

Solana Beach, CA 92075

ALL SIGNATURES MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 San Diego }

On 2/23/2026 before me, Briana Gamez, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Christopher Sanchez
Name(s) of Signer(s)

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.

BRIANA GAMEZ Comm. #2478170-Mfr. #NNA1 Notary Public CALIFORNIA San Diego County My Comm. Exp. Jan 1, 2028

Place Notary Seal and/or Stamp Above

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 Briana Gamez
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Payment Bond

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

No. BI-262h-DOT

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

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: ***Stephen Phillip Farmer; Tyler Durant DeBord; Karl Choltus; Robyn Cohen Gagnon; Michael Mertz; or Benjamin Ryan Pinkerton of Brown & Brown Insurance Services, Inc. of Daytona Beach, FL*** 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 including bid related commitments such as Consent of Surety, 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. The Company's Attorney-in-Fact appointed herein may also execute any and all consents required by the **Department of Transportation, State of Florida**, incidental to the release of retained percentages and/or final estimates as to engineering and construction contracts.

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, 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 2nd day of May, 2024.

Attest:

(Seal)

By _____
Philip S. Welt
Executive Vice President & Secretary

Berkley Insurance Company

By _____
Jeffrey M. Hafter
Senior Vice President

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 2nd day of May, 2024, by Philip S. Welt and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C. RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES 04-30-2028

_____
Notary Public, State of Connecticut

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 3rd day of March, 2026.

(Seal)

_____
Vincent P. Forte

STREET IMPROVEMENT PLAN
OAK VALLEY PARKWAY
LOT LINE ADJUSTMENT NO. 2025-LLA-001-003
IN THE CITY OF BEAUMONT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

STREET IMPROVEMENT NOTES:

1. 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, "LATEST EDITION," COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
2. CONTRACTOR SHALL COMPLY WITH THE STATE AND LOCAL SAFETY CODES DURING THE PROGRESS OF WORK.
3. CONSTRUCTION PROJECTS THAT DISTURB MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNER/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND COMPLY WITH ALL REQUIREMENTS OF THE BEAUMONT DRAINAGE MANAGEMENT PLAN. BEAUMONT IS CO-PERMITTEE WITH R.CF.C. & W.C.D.
4. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, SAFE, CLEAN AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE COUNTY'S OR DISTRICT'S INSPECTOR. THE ADJACENT STREETS SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY HIS CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE DRY SWEEPING OF ALL PAVED AREAS.
5. CONTRACTOR SHALL BE THE RESPONSIBILITY TO INSTALL AND MAINTAIN DURING 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 OF BEAUMONT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL EXISTING UTILITIES. THIS INCLUDES UNDERGROUNDING OF EXISTING OVERHEAD LINES ALONG THE PROJECT FRONTAGE AS REQUIRED BY THE CONDITIONS OF APPROVAL. PERMITTEE MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION AT (951) 769-8520.
7. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, CITY OF BEAUMONT, AND THE DEVELOPER'S ENGINEER, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNERS OR THE DEVELOPER'S ENGINEER.
8. CONTRACTOR SHALL BE THE RESPONSIBILE TO OBTAIN AN 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.
9. CONTRACTOR MUST NOTIFY THE CITY OF BEAUMONT AT (951) 769-8520 AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
10. CONTRACTOR MUST PROVIDE CONSTRUCTION SCHEDULE TO THE CITY OF BEAUMONT AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
11. CONTRACTOR MUST CALL UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS BEFORE EXCAVATION.
12. CONTRACTOR SHALL BE RESPONSIBLE TO APPLY TO THE RIVERSIDE COUNTY FLOOD CONTROL (RCFC) FOR PERMITS WHEN ANY STORM DRAIN PIPE NEEDS TO BE CONNECTED WITH A RCFC FACILITY AND ADD PERMITEE NUMBER ON THE PLAN.
13. CONTRACTOR SHALL BE RESPONSIBLE TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN STATE RIGHT-OF-WAY.
14. CONTRACTOR SHALL BE THE RESPONSIBILITY 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. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED WITH APPROVED STREET PLAN FOR REVIEW TO THE PERMITS SECTION OR INSPECTION SECTION (FOR MAP CASES) PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.
15. CONTRACTOR 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 DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
16. CONTRACTOR SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING, & SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN ALL EASEMENTS & ROAD RIGHTS OF WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS & GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACUTILITY TRENCH IS COMPLETED & CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPT. OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ONSITE.
17. 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.
18. 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 SOILS ARE ENCOUNTERED.
19. ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTIONS 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
20. PRIME COAT IS REQUIRED PRIOR TO PAVING ALL GRADES IN EXCESS OF TEN PERCENT.
21. 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.
22. THE CONTRACTOR SHALL INSTALL STREET NAME SIGNS CONFORMING TO R.C.T.D. STANDARD NO. 816.
23. STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN PER CITY OF BEAUMONT'S APPROVED STREET LIGHTING SPECIFICATIONS.
24. INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE 461 AND THE COMPREHENSIVE LANDSCAPING GUIDELINES (CHOOSE THREE SPECIES AND NAME THEM HERE).
25. FOR ALL DRIVEWAY RECONSTRUCTION BEYOND RIGHT-OF-WAY, PROOF OF DRIVEWAY OWNER NOTIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.
26. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461. IF CONSTRUCTION CENTERLINE DIFFERS, PROVIDE A TIE TO EXISTING CENTERLINE OF RIGHT-OF-WAY. PRIOR TO ROAD CONSTRUCTION, SURVEY MONUMENTS INCLUDING CENTERLINE MONUMENTS, TIE POINTS, PROPERTY CORNERS AND BENCH MARKS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR PURSUANT TO SECTION 8771 OF THE BUSINESS & PROFESSIONAL CODE. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS PRIOR TO COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS.

STORM DRAIN NOTES

1. CONTRACTOR SHALL CONSTRUCT THE DRAINAGE IMPROVEMENT SHOWN ON THE DRAWINGS IN CONFORMANCE WITH THE REQUIREMENTS OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT DESIGN MANUAL STANDARD DRAWINGS, RECENT EDITION, THE SSPWC LATEST EDITION', AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE BEAUMONT DRAINAGE MANAGEMENT PLAN.
2. CONTRACTOR SHALL COMPLY WITH THE STATE AND LOCAL SAFETY CODES DURING THE PROGRESS OF WORK.
3. CONSTRUCTION PROJECTS THAT DISTURB MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNER/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND COMPLY WITH ALL REQUIREMENTS OF THE BEAUMONT DRAINAGE MANAGEMENT PLAN. BEAUMONT IS CO-PERMITTEE WITH R.CF.C. & W.C.D.
4. ALL STORM DRAINS, CATCH BASINS, AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND DIRT, OF, AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORM WATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITTEES.
5. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, SAFE, CLEAN AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE COUNTY'S OR DISTRICT'S INSPECTOR. THE ADJACENT STREETS SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY HIS CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE DRY SWEEPING OF ALL PAVED AREAS.
6. CONTRACTOR SHALL BE THE RESPONSIBILITY TO INSTALL AND MAINTAIN DURING 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 OF BEAUMONT.
7. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, CITY OF BEAUMONT, AND THE DEVELOPER'S ENGINEER, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNERS OR THE DEVELOPER'S ENGINEER.
8. CONTRACTOR SHALL BE THE RESPONSIBILE TO OBTAIN AN 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.
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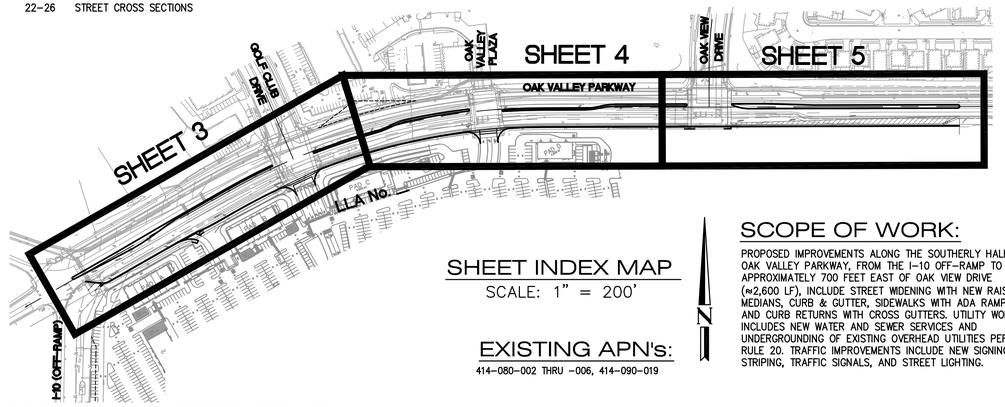
11. CONTRACTOR MUST CALL UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS BEFORE EXCAVATION.
12. CONTRACTOR IS REQUIRED TO CONTACT ALL UTILITY AGENCIES REGARDING TEMPORARY SUPPORT AND SHORING REQUIREMENTS FOR THE VARIOUS UTILITIES SHOWN IN THE PLANS.
13. THE CONTRACTOR SHALL VERIFY, BY POT HOLING, THE LOCATION OF POTENTIALLY AFFECTED UTILITIES.
14. CONTRACTOR SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING, & SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN ALL EASEMENTS & ROAD RIGHTS OF WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS & GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED & CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPT. OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ONSITE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL EXISTING UTILITIES.
16. ELEVATIONS AND LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE UNLESS OTHERWISE NOTED. ALL UTILITIES SHOWN ARE TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
17. ALL ELEVATIONS SHOWN ARE TO THE INVERTS OF PIPE, EXCEPT WHERE OTHERWISE NOTED.
18. STORM DRAIN PROFILES CONTAIN CALL-OUTS AND REFERENCE TO INTERSECTING STORM DRAIN LINES. INTERSECTIONS OF THESE JUNCTIONS ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR IS TO OBTAIN INVERT ELEVATIONS FROM THE RESPECTIVE PROFILE OF THE INTERSECTING PIPE.
19. ALL STATIONING REFERS TO THE CENTERLINE OF CONSTRUCTION UNLESS OTHERWISE NOTED.
20. STATIONING FOR LATERALS AND CONNECTOR PIPE REFER TO THE CENTERLINE-CENTERLINE-INTERSECTION STATION.
21. ALL PIPE LENGTHS ARE HORIZONTAL PROJECTIONS (NOT TRUE LENGTHS OF PIPE) AND ARE THE BASIS OF THE ESTIMATES OF QUANTITIES. THE CONTRACTOR SHALL DETERMINE THE TRUE QUANTITY OF PIPE REQUIRED FOR THIS PROJECT PRIOR TO PLACING THE ORDER.
22. ALL CROSS SECTIONS ARE TAKEN LOOKING UPSTREAM.
23. OPENINGS RESULTING FROM THE CUTTING OR PARTIAL REMOVAL OF EXISTING CULVERTS, PIPES OR SIMILAR STRUCTURES TO BE ABANDONED SHALL BE SEALED WITH 6 INCHES OF CLASS "B" CONCRETE.
24. PIPE CONNECTED TO THE MAINLINE PIPE SHALL CONFORM TO JUNCTION STRUCTURE NO. 4 (JS 229) UNLESS OTHERWISE NOTED.
25. PIPE BEDDING SHALL CONFORM TO R.C.F.C. & W.C.D. STD. DWG. M 815
26. "V" IS THE DEPTH OF INLET AT THE CATCH BASINS MEASURED FROM THE TOP OF THE CURB TO THE INVERT OF CONNECTOR PIPE.

INDEX OF PLAN SHEETS:

1	TITLE SHEET
2	TYPICAL SECTIONS & QUANTITIES
3	STREET PLAN AND PROFILE – STA. 3+00.47 TO STA 12+00.00
4	STREET PLAN AND PROFILE – STA. 12+00.00 TO STA 20+50.00
5	STREET PLAN AND PROFILE – STA. 20+50.00 TO STA 28+81.85
6	PUBLIC SEWER IMPROVEMENT PLAN (FOR REFERENCE ONLY)
7-9	PUBLIC POTABLE WATER IMPROVEMENT PLAN (FOR REFERENCE ONLY)
10-11	PUBLIC NON-POTABLE WATER IMPROVEMENT PLAN (FOR REFERENCE ONLY)
12-13	SIGNING AND STRIPING PLAN – OAK VALLEY PARKWAY
14	TRAFFIC SIGNAL PLAN – OAK VALLEY PARKWAY AT GOLF CLUB DRIVE
15	TRAFFIC SIGNAL PLAN – OAK VALLEY PARKWAY AT OAK VALLEY PLAZA
16	TRAFFIC SIGNAL PLAN – OAK VALLEY PARKWAY AT OAK VIEW DRIVE
17	TRAFFIC SIGNAL PLAN – OAK VALLEY PARKWAY AT DESERT LAWN DRIVE
18	TRAFFIC SIGNAL PLAN – OAK VALLEY PARKWAY AT ELM AVENUE
19-20	STREET LIGHTING PLAN – OAK VALLEY PARKWAY
21	SCHEMATIC WIRING DIAGRAM & VOLTAGE DROP – OAK VALLEY PARKWAY
22-26	STREET CROSS SECTIONS



SHEET INDEX MAP
SCALE: 1" = 200'

N

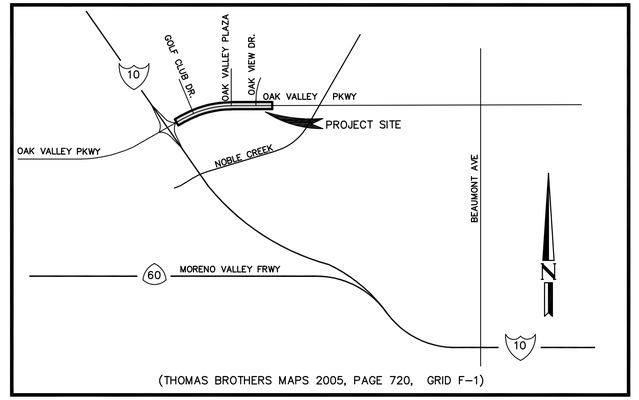
EXISTING APN's:
414-080-002 THRU -006, 414-090-019

STORM DRAIN NOTES (CONT.)

27. HYDRAULIC GRADE LINES SHOWN IN PROFILES ARE FOR 100 YEAR FREQUENCY FLOWS, UNLESS OTHERWISE NOTED.
28. ALL BACKFILL AND BEDDING AROUND STRUCTURES AND PIPES SHALL BE COMPACTED TO NOT LESS THAN 90 PERCENT RELATIVE COMPACTION EXCEPT WHERE SUCH MATERIAL IS PLACED UNDER EXISTING PAVED ROADWAYS. THE TOP 3 FEET, MEASURED FROM THE FINISH PAVING, SHALL BE COMPACTED TO 95 PERCENT RELATIVE COMPACTION.
29. CONTRACTOR SHALL DISPOSE OF ALL EXCESS EXCAVATED MATERIAL AT MANDATORY DISPOSAL SITE.
30. ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, AND OTHER EXISTING MPROVEMENTS TO BE RECONSTRUCTED IN KIND PER LATEST COUNTY STANDARD AND AT THE SAME ELEVATION AND LOCATION AS THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. FOR PAVEMENT OVERLAY, 0.10'MIN. FOR FULL LANE WIDTH IS REQUIRED.
31. ALL UNDERGROUND FACILITIES WITH LATERALS SHALL BE IN PLACE PRIOR TO PAVING THE STREET, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, STORM DRAINS.
32. ALL SURVEY MONUMENTS SHALL BE REPLACED AS REQUIRED. MONUMENTS SHALL BE TIED OUT PRIOR TO CONSTRUCTION AND REPLACED UPON COMPLETION OF CONSTRUCTION.

LEGAL DESCRIPTION

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PARCELS 1 AND 2 OF NOTICE OF LOT LINE ADJUSTMENT NO. 2025-LLA-001 RECORDED OCTOBER 1, 2025 AS DOCUMENT NO. 2025-0301687, TOGETHER WITH PARCELS "A" AND "B" OF NOTICE OF LOT LINE ADJUSTMENT NO. 2025-LLA-002 RECORDED OCTOBER 10, 2025 AS DOCUMENT NO. 2025-0310810, TOGETHER WITH LOT "A" OF NOTICE OF LOT LINE ADJUSTMENT NO. LLA-2025-003 RECORDED OCTOBER 15, 2025 AS DOCUMENT NO. 2025-0316640, ALL OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



(THOMAS BROTHERS MAPS 2005, PAGE 720, GRID F-1)

VICINITY MAP
N.T.S.

SCOPE OF WORK:

PROPOSED IMPROVEMENTS ALONG THE SOUTHERLY HALF OF OAK VALLEY PARKWAY, FROM THE I-10 OFF-RAMP TO APPROXIMATELY 700 FEET EAST OF OAK VIEW DRIVE (≈2,600 LF), INCLUDE STREET WIDENING WITH NEW RAISED MEDIANS, CURB & GUTTER, SIDEWALKS WITH ADA RAMPS, AND CURB RETURNS WITH CROSS GUTTERS. UTILITY WORK INCLUDES NEW WATER AND SEWER SERVICES AND UNDERGROUNDING OF EXISTING OVERHEAD UTILITIES PER SCE RULE 20. TRAFFIC IMPROVEMENTS INCLUDE NEW SIGNING & STRIPING, TRAFFIC SIGNALS, AND STREET LIGHTING.

DECLARATION OF ENGINEER OF RECORD

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES AS THE ENGINEER IN CHARGE 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 THE PLANS COMPLY WITH THAT CITY PROCEDURES, APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS. AS ENGINEER OF RECORD, I AGREE TO INDEMNIFY AND HOLD THE CITY OF BEAUMONT, ITS OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY OF CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD.

NAME: Ronald W. Sklepko — DATE: 2/3/26 — R.C.E.: #46216
RONALD W. SKLEPKO

OWNER
REGENCY CENTERS
420 STEVENS AVENUE, SUITE 320
SOLANA BEACH,CA 92075
CONTACT: CHRIS SANCHEZ
PHONE: (858)847-4631

ENGINEER
RONALD W. SKLEPKO
DRC ENGINEERING INC.
160 S OLD SPRINGS RD #210
ANAHEIM, CA 92808
PH. (714) 685-6860

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF 14TH STREET BEING NORTH 60°17'20" EAST AS SHOWN ON THE MAP FILED IN BOOK 80, PAGES 78 THROUGH 89, INCLUSIVE, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR SO THE AT ANY NECESSARY ADJUSTMENTS CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PREVENT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

ABBREVIATIONS:

∠PT.	ANGLE POINT
℄/CL	CENTERLINE
AC	ASPHALT CONCRETE
AB	AGGREGATE BASE
BC	BEGINNING OF CURVE
BCR	BEGIN CURB RETURN
BCVWD	BEAUMONT CHERRY-VALLEY WATER DISTRICT
BO	BLOWOFF
C&G	CURB & GUTTER
CMP	CORRUGATED METAL PIPE
DOM.	DOMESTIC
EC	END OF CURVE
ECR	END CURB RETURN
ELEC	ELECTRIC
ELEV	ELEVATION
EMWD	EASTERN MUNICIPAL WATER DISTRICT
EP	EDGE OF PAVEMENT
ESMT.	EASEMENT
EX./EXIST.	EXISTING
FL	FLOW LINE
FLG	FLANGE
FS	FINISH SURFACE
GB	GRADE BREAK
IRR.	IRRIGATION
LOC	LENGTH ON CURVE
LT.	LEFT
MH	MANHOLE
MJ	MECHANICAL JOINT
N'LY	NORTHERLY
OH	OVERHEAD
PCC	POINT OF COMPOUND CURVE; OR PORTLAND CEMENT CONCRETE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PROP.	PROPOSED
PT.	POINT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT.	PAVEMENT
RT.	RIGHT
R/W	RIGHT-OF-WAY
SL	STREET LIGHT
SLPB	STREET LIGHT PULLBOX
SL'Y	SOUTHERLY
ST.	STREET
STA.	STATION
SWMH	SEWER MANHOLE
TC	TOP OF CURB
TEL	TELEPHONE
TS	TRAFFIC SIGNAL
TSPB	TRAFFIC SIGNAL PULLBOX
TYP.	TYPICAL
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE

LEGEND:

- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- CHAIN LINK FENCE
- LIMIT OF SAWCUT/GRIND & OVERLAY
- TOP/BOT OF SLOPE
- LINE OF SIGHT (PT. "L1", "L2", "R1", "R2", "D1", "D2" ARE REFERENCES PER COUNTY OF RIVERSIDE STANDARD 801)
- CALTRANS RIGHT-OF-WAY

WDID: 833C408030

DIGALERT — Call 2 Working Days Before You Dig! 811

BENCHMARK:
BM No. C-3-1-1965
DESC: BRASS DISK TOP CONCRETE POST
LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST
ELEV. 2636.329', NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
Civil Engineering/Land Surveying/Land Planning
RONALD W. SKLEPKO R.C.E. 46216 2/3/26 DATE

SEAL: REGISTERED PROFESSIONAL ENGINEER — RONALD W. SKLEPKO — No. C46216 Exp. 12-31-2026 — CIVIL — STATE OF CALIFORNIA

DESIGN BY: RV
DRAWN BY: HRM
CHECKED BY: RV
SCALE: AS SHOWN
DATE: 02/03/2026
JOB NUMBER: 23-835

BEAUMONT CALIFORNIA
PUBLIC WORKS DEPARTMENT
550 E. 6TH ST, BEAUMONT, CA 92223

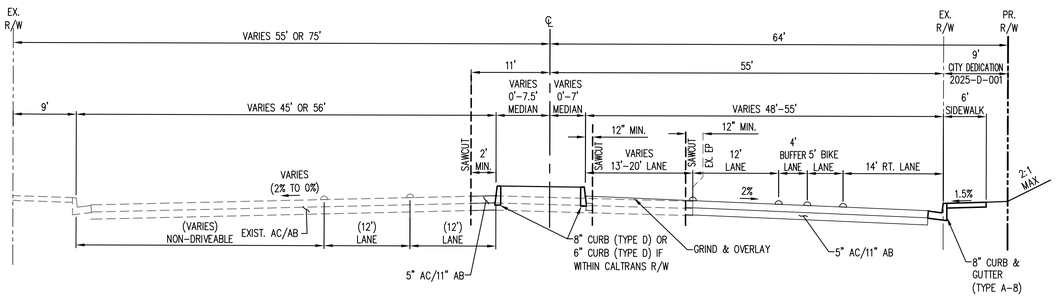
Reviewed By: Staff Engineer — Date: 2/24/2026
Recommended for Approval By: Administrative Engineer — Date: 2/24/26
Approved By: City Engineer/Director of Public Works — Date: 02/24/2026

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

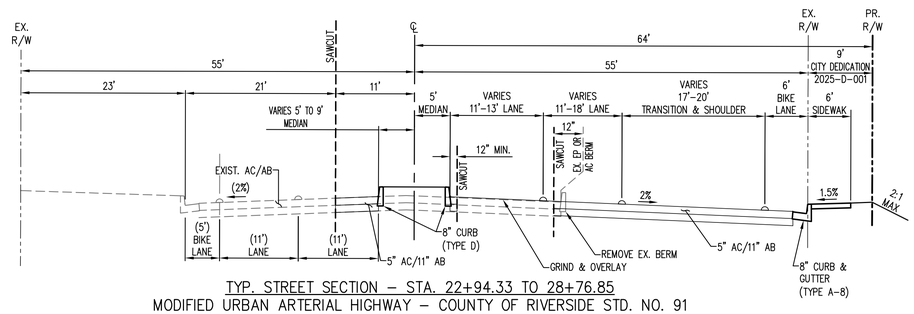
CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT
OAK VALLEY PARKWAY
LOT LINE ADJUSTMENT No. 2025-LLA-001-003
SEC INTERSTATE 10 AND OAK VALLEY PARKWAY
TITLE SHEET

SHEET 1 OF 26 SHEETS
FILE NO: 3547
PW2025-0257

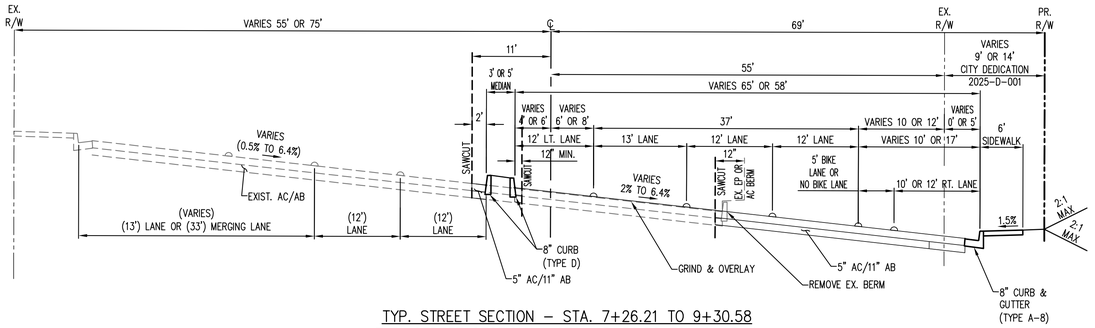
EXTERNAL REFERENCES: 23835dtm101 23835dtm102 23835dtm103 23835dtm100 23835 AP 30in Ext 23835 STAL Oak Valley rws_c6_stamp 23835stl-hatch101
FILENAME: M:\2023\23-835 Regency Target Beaumont\ST\23835ST101_TS.dwg LAST SAVED ON: Feb 03 2026 9:46am PLOTTED BY: HOMER, ON: Feb 03 2026 12:23pm, CFG:



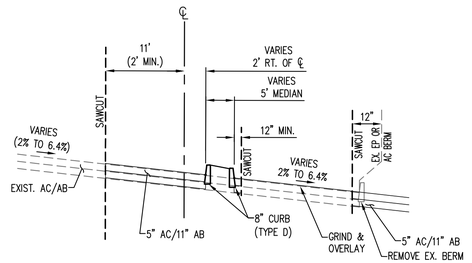
TYP. STREET SECTION – STA. 3+82.62 TO 6+00.17
MODIFIED URBAN ARTERIAL HIGHWAY – COUNTY OF RIVERSIDE STD. NO. 91
VERT. SCALE: 1" = 5'
HORIZ. SCALE: 1" = 10'



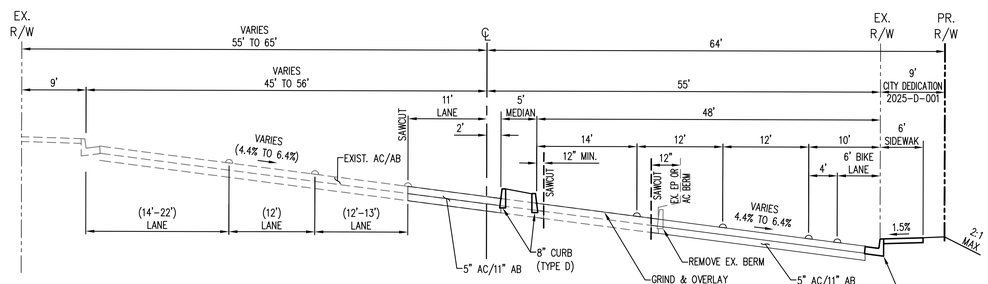
TYP. STREET SECTION – STA. 22+94.33 TO 28+76.85
MODIFIED URBAN ARTERIAL HIGHWAY – COUNTY OF RIVERSIDE STD. NO. 91
VERT. SCALE: 1" = 5'
HORIZ. SCALE: 1" = 10'



TYP. STREET SECTION – STA. 7+26.21 TO 9+30.58
TYP. STREET SECTION – STA. 13+30.38 TO 14+95.10
TYP. STREET SECTION – STA. 19+21.79 TO 21+16.79
MODIFIED URBAN ARTERIAL HIGHWAY – COUNTY OF RIVERSIDE STD. NO. 91
VERT. SCALE: 1" = 5'
HORIZ. SCALE: 1" = 10'



TYP. MEDIAN SECTION – STA. 12+39.99 TO 13+30.38
TYP. MEDIAN SECTION – STA. 18+31.79 TO 19+21.79
DIFIED URBAN ARTERIAL HIGHWAY – COUNTY OF RIVERSIDE STD. NO.
VERT. SCALE: 1" = 5'
HORIZ. SCALE: 1" = 10'



TYP. STREET SECTION – STA. 10+67.75 TO 12+39.99
TYP. STREET SECTION – STA. 16+21.45 TO 18+31.79
MODIFIED URBAN ARTERIAL HIGHWAY – COUNTY OF RIVERSIDE STD. NO. 91
VERT. SCALE: 1" = 5'
HORIZ. SCALE: 1" = 10'

CONSTRUCTION NOTES

		QUANTITY	
1	CONSTRUCT TYPE A-8 CURB & GUTTER (8" CURB FACE) PER COUNTY OF RIVERSIDE STD. 201.	2,209	LF
2	CONSTRUCT TYPE "D" CURB ONLY (8" CURB FACE) PER COUNTY OF RIVERSIDE STD. 204.	4,522	LF
3	CONSTRUCT 4" THICK PCC SIDEWALK ADJACENT TO CURB PER COUNTY OF RIVERSIDE STD. 401.	9,850	SF
4	CONSTRUCT ACCESSIBLE CURB RAMP PER COUNTY OF RIVERSIDE STD. 403.	6	EA
5	CONSTRUCT CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. 209.	2,730	SF
6	CONSTRUCT 6.5" AC OVER 7" AB BY CALTRANS DESIGN FOR PUBLIC WORKS PROJECTS WITH A TI=10.0	114,644	SF
7	INSTALL STREET LIGHT PER STREET LIGHT PLAN ON SHEETS 16–17	8	EA
8	MINIMUM 2" GRIND AND OVERLAY	55,359	SF
9	CONSTRUCT 8" AC BERM	54	LF
10	PROPOSED SOUTHERN CALIFORNIA EDISON OR FRONTIER FACILITY PER SEPARATE DRY UTILITY PLANS	N/A	
11	CONSTRUCT TYPE "D" CURB ONLY (6" CURB FACE) PER COUNTY OF RIVERSIDE STD. 204	630	LF

DISPOSITION NOTES

		QUANTITY	
1	PROTECT-IN-PLACE ITEM PER PLAN	N/A	
2	REMOVE EXISTING PAVEMENT	50,423	SF
3	ADJUST TO GRADE ITEM PER PLAN	21	EA
4	REMOVE & RELOCATE ITEM PER PLAN	32	EA
5	REMOVE PERIMETER FENCE/GATE	2,750	LF
6	REMOVE & RELOCATE PER SO. CAL. EDISON	N/A	
7	REMOVE & SALVAGE	6	EA
8	REMOVE AC BERM	2,035	LF
9	REMOVE & UNDERGROUND PER SO. CAL. EDISON RULE 20	N/A	
10	PROTECT EXIST. MONUMENT IN PLACE, OR REPLACE IF DISTURBED	1	EA

DIGALERT — Call 2 Working Days Before You Dig 811

BENCHMARK:
BM No. C-3-1-1965
DESC: BRASS DISK TOP CONCRETE POST
LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST
ELEV. 2636.329', NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
Civil Engineering/Land Surveying/Land Planning
RONALD W. SKLEPKO R.C.E. C46216 2/3/26 DATE

SEAL: REGISTERED PROFESSIONAL ENGINEER — RONALD W. SKLEPKO — No. C46216 — Exp. 12-31-2026 — CIVIL — STATE OF CALIFORNIA

DESIGN BY: RV
DRAWN BY: HRM
CHECKED BY: RV
SCALE: AS SHOWN
DATE: 02/03/2026
JOB NUMBER: 23-835

BEAUMONT — CALIFORNIA
PUBLIC WORKS DEPARTMENT
550 E. 6TH ST, BEAUMONT, CA 92223

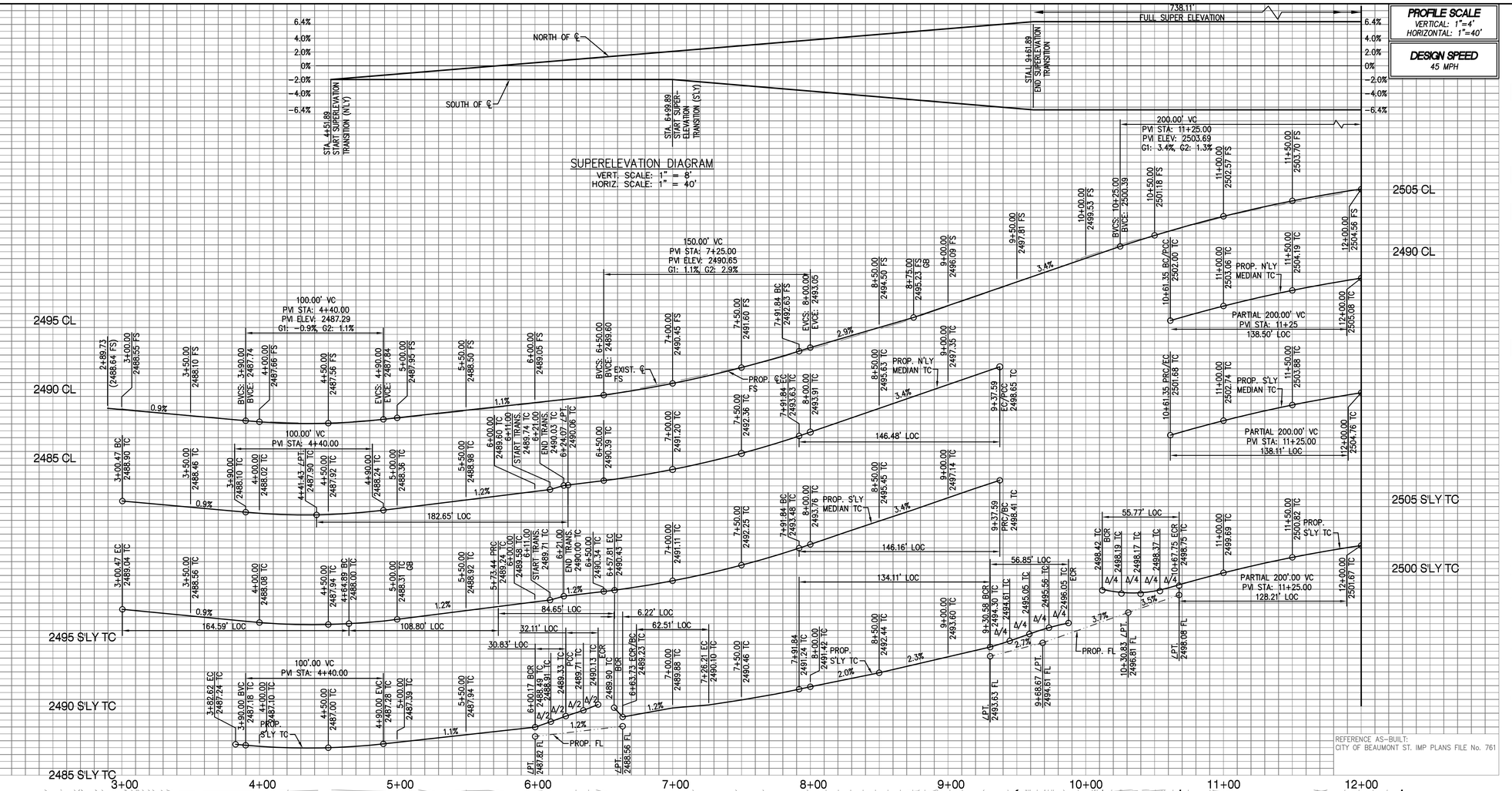
Reviewed By: Staff Engineer — Date: 2/24/2026
Recommended for Approval By: Administrative Engineer — Date: 2/24/26
Approved By: City Engineer/Director of Public Works — Date: 02/24/2026

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT
OAK VALLEY PARKWAY
LOT LINE ADJUSTMENT No. 2025-LLA-001-003
SEC INTERSTATE 10 AND OAK VALLEY PARKWAY
TYPICAL SECTIONS & QUANTITIES

SHEET 2 OF 26 SHEETS
FILE NO: 3547
PW2025-0257

EXTERNAL REFERENCES: 23835str101, 23835str102
FILENAME: M:\2023\23-833 Regency Target Beaumont\ST\23835ST102_TYPSEC.dwg LAST SAVED ON: Jan 22 2026 8:58am PLOTTED BY: HOMER ON: Feb 03 2026 12:24pm, CFG: 23835str101_rec.ctb.dwg 23835ST102_10LIFT.dwt



PROFILE SCALE

VERTICAL: 1"=4'
HORIZONTAL: 1"=40'

DESIGN SPEED

45 MPH

CONSTRUCTION NOTES

1. CONSTRUCT TYPE A-8 CURB & GUTTER (8" CURB FACE) PER COUNTY OF RIVERSIDE STD. 201.
2. CONSTRUCT TYPE "D" CURB ONLY (8" CURB FACE) PER COUNTY OF RIVERSIDE STD. 204.
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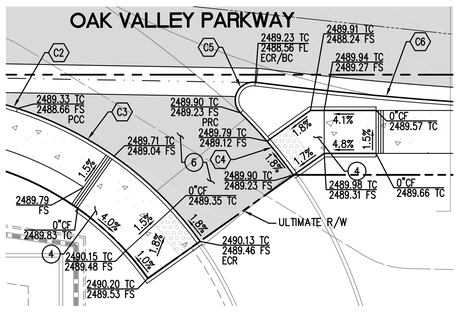
4. CONSTRUCT ACCESSIBLE CURB RAMP PER COUNTY OF RIVERSIDE STD. 403.
5. CONSTRUCT CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. 209.
6. CONSTRUCT 6.5" AC OVER 7" AB BY CALTRANS DESIGN FOR PUBLIC WORKS PROJECTS WITH A TI=10.0
7. INSTALL STREET LIGHT PER STREET LIGHT PLAN ON SHEETS 16-17
8. MINIMUM 2" GRIND AND OVERLAY
9. CONSTRUCT 8" AC BERM
10. PROPOSED SOUTHERN CALIFORNIA EDISON OR FRONTIER FACILITY PER SEPARATE DRY UTILITY PLANS
11. CONSTRUCT TYPE "D" CURB ONLY (6" CURB FACE) PER COUNTY OF RIVERSIDE STD. 204

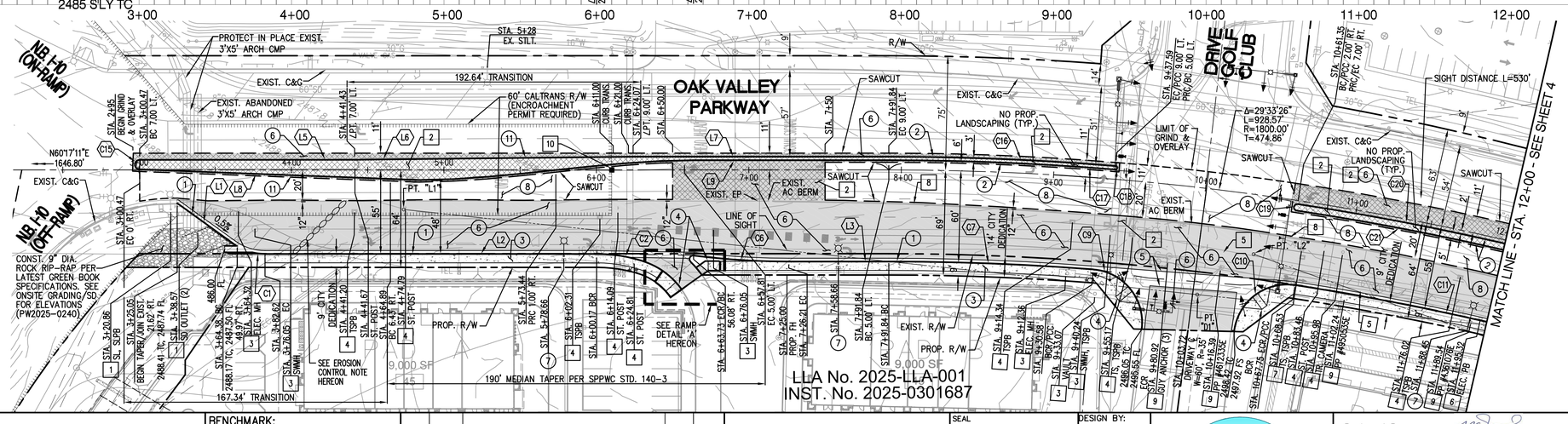
DISPOSITION NOTES

1. PROTECT-IN-PLACE ITEM PER PLAN
2. REMOVE EXISTING PAVEMENT
3. ADJUST TO GRADE ITEM PER PLAN
4. REMOVE & RELOCATE ITEM PER PLAN
5. REMOVE PERIMETER FENCE/GATE
6. REMOVE & RELOCATE PER SO. CAL. EDISON
7. REMOVE & SALVAGE
8. REMOVE AC BERM
9. REMOVE & UNDERGROUND PER SO. CAL. EDISON RULE 20
10. PROTECT EXIST. MONUMENT IN PLACE, OR REPLACE IF DISTURBED

REFERENCE AS-BUILT:
CITY OF BEAUMONT ST. IMP PLANS FILE No. 761



ADA RAMP DETAIL 'A'
SCALE: 1"=10'



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	8.39'	35.00'	13.73°
C2	30.81'	100.00'	17.65°
C3	32.12'	50.00'	36.81°
C4	11.44'	66.00'	9.93°
C5	6.22'	2.50'	142.60°
C6	62.65'	500.00'	7.18°
C7	134.11'	1740.00'	4.42°
C9	56.85'	35.00'	93.07°
C10	55.77'	35.00'	91.30°
C11	414.29'	1745.00'	13.60°
C15	11.00'	3.50'	180.00°
C16	148.97'	1808.61'	4.72°
C17	148.72'	1806.00'	4.72°
C18	4.71'	1.50'	180.00°
C19	7.85'	2.50'	180.00°
C20	177.62'	1795.88'	5.67°
C22	177.94'	1785.82'	5.71°

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	48.07'	S83°54'14.94"E
L2	217.55'	N60°17'10.60"E
L3	65.62'	N60°17'10.60"E
L5	140.96'	N60°17'10.60"E
L6	182.65'	N59°39'31.98"E
L7	167.77'	N60°17'10.60"E
L8	183.51'	N62°28'20.32"E
L9	128.05'	N60°17'10.60"E

EROSION CONTROL NOTE

INSTALL DOUBLE ROW OF GRAVEL BAG CHECK DAMS ALONG EXISTING DIRT PORTION OF STREET @ 400' INTERVALS MAX. PER CASQA BMP SE-4.

GRAPHIC SCALE: 1 INCH = 40 FT

DIGALERT
Call 2 Working Days Before You Dig!
811

BENCHMARK:
BM No. C-3-1-1965

DESC: BRASS DISK TOP CONCRETE POST

LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST

ELEV. 2636.329', NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
Civil Engineering/Land Surveying/Land Planning
RONALD W. SKLEPKO R.C.E. C46216 2/3/26 DATE

SEAL
REGISTERED PROFESSIONAL ENGINEER RONALD W. SKLEPKO No. C46216 Exp. 12-31-2026 CIVIL STATE OF CALIFORNIA

DESIGN BY:	RV
DRAWN BY:	HRM
CHECKED BY:	RV
SCALE:	AS SHOWN
DATE:	02/03/2026
JOB NUMBER:	23-835

BEAUMONT CALIFORNIA
PUBLIC WORKS DEPARTMENT
550 E. 6TH ST, BEAUMONT, CA 92223

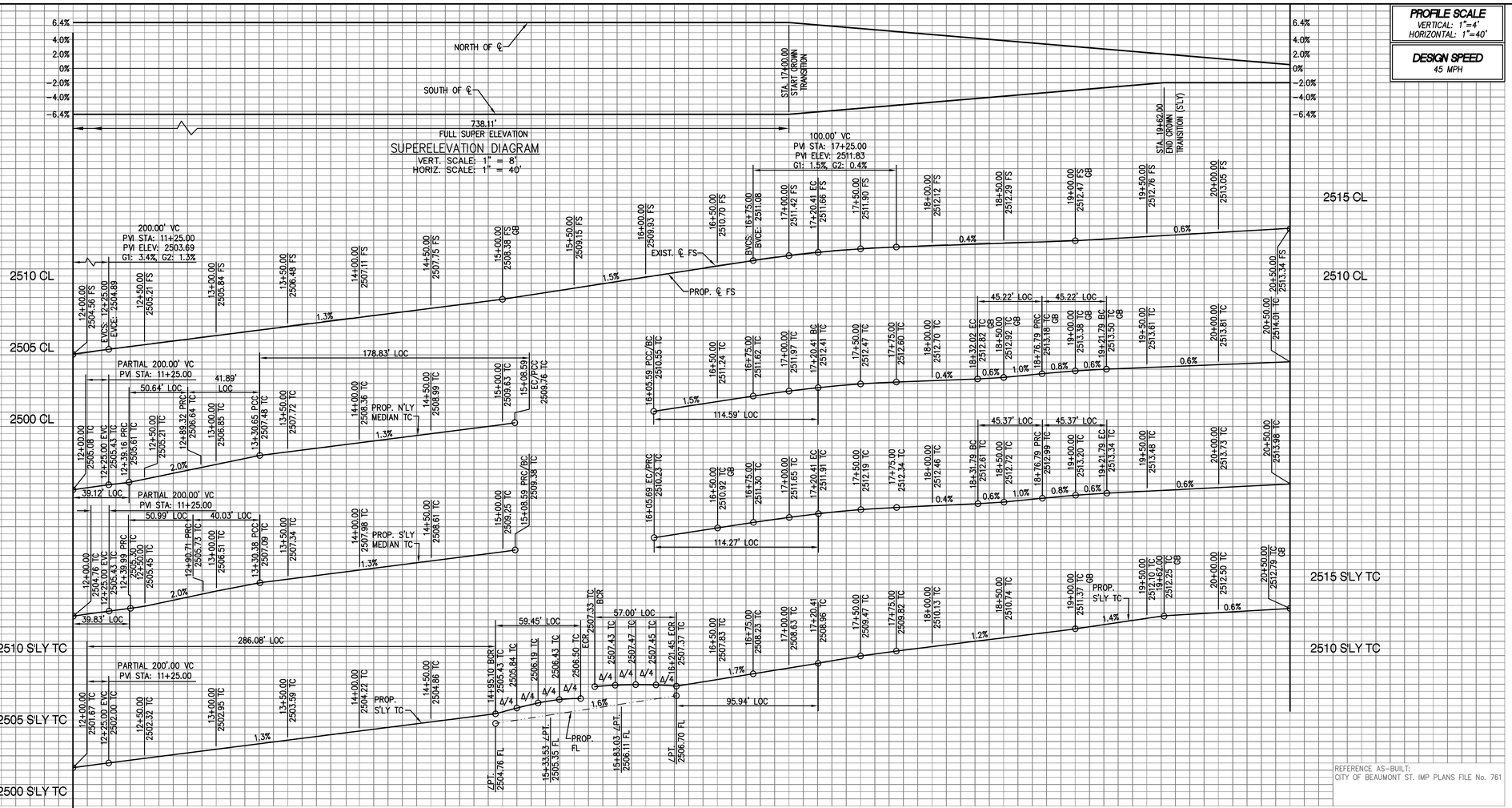
Reviewed By: _____ Staff Engineer Date: 2/24/2026
Recommended for Approval By: _____ Administrative Engineer Date: 2/24/26
Approved By: _____ City Engineer/Director of Public Works Date: 02/24/2026

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT
OAK VALLEY PARKWAY
LOT LINE ADJUSTMENT No. 2025-LLA-001-003
SEC INTERSTATE 10 AND OAK VALLEY PARKWAY
STREET PLAN AND PROFILE
STA. 3+00.47 TO STA. 12+00.00

SHEET 3 OF 26 SHEETS
FILE NO: 3547
PW2025-0257

EXTERNAL REFERENCES: 23835ctm01, 23835ctm02, 23835ctm03, 23835ctm04, 23835ctm05, 23835ctm06, 23835ctm07, 23835ctm08, 23835ctm09, 23835ctm10, 23835ctm11, 23835ctm12, 23835ctm13, 23835ctm14, 23835ctm15, 23835ctm16, 23835ctm17, 23835ctm18, 23835ctm19, 23835ctm20, 23835ctm21, 23835ctm22, 23835ctm23, 23835ctm24, 23835ctm25, 23835ctm26, 23835ctm27, 23835ctm28, 23835ctm29, 23835ctm30, 23835ctm31, 23835ctm32, 23835ctm33, 23835ctm34, 23835ctm35, 23835ctm36, 23835ctm37, 23835ctm38, 23835ctm39, 23835ctm40,



PROFILE SCALE
VERTICAL: 1"=4'
HORIZONTAL: 1"=40'

DESIGN SPEED
45 MPH

CONSTRUCTION NOTES

1. CONSTRUCT TYPE A-8 CURB & GUTTER (8" CURB FACE) PER COUNTY OF RIVERSIDE STD. 201.
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10. PROPOSED SOUTHERN CALIFORNIA EDISON OR FRONTIER FACILITY PER SEPARATE DRY UTILITY PLANS
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DISPOSITION NOTES

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4. REMOVE & RELOCATE ITEM PER PLAN
5. REMOVE PERIMETER FENCE/GATE
6. REMOVE & RELOCATE PER SO. CAL. EDISON
7. REMOVE & SALVAGE
8. REMOVE AC BERM
9. REMOVE & UNDERGROUND PER SO. CAL. EDISON RULE 20
10. PROTECT EXIST. MONUMENT IN PLACE, OR REPLACE IF DISTURBED

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	1161.44'	N89°50'36.84"E
L10	111.38'	N89°50'36.84"E
L11	111.38'	N89°50'36.84"E
L12	195.50'	N89°50'36.84"E
L13	195.50'	N89°50'36.84"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C11	414.29'	1745.00'	13.60'
C12	55.78'	35.00'	91.31'
C13	56.44'	35.00'	92.40'
C14	95.94'	1745.00'	3.15'
C20	177.62'	1795.88'	5.67'
C21	177.94'	1785.82'	5.71'
C22	177.84'	1809.00'	5.63'
C23	177.34'	1804.00'	5.63'
C24	7.85'	2.50'	180.00'
C25	7.85'	2.50'	180.00'
C26	114.59'	1798.00'	3.65'
C27	114.27'	1793.00'	3.65'

GRAPHIC SCALE: 1 INCH = 40 FT

DIGALERT — Call 2 Working Days Before You Dig 811

BENCHMARK:
BM No. C-3-1-1965

DESC: BRASS DISK TOP CONCRETE POST

LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST

ELEV. 2636.329', NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
Civil Engineering/Land Surveying/Land Planning
RONALD W. SKLEPKO R.C.E. C46216 2/3/26 DATE

SEAL — REGISTERED PROFESSIONAL ENGINEER RONALD W. SKLEPKO No. C46216 Exp. 12-31-2026 CIVIL STATE OF CALIFORNIA

DESIGN BY: RV
DRAWN BY: HRM
CHECKED BY: RV
SCALE: AS SHOWN
DATE: 02/03/2026
JOB NUMBER: 23-835

BEAUMONT CALIFORNIA
PUBLIC WORKS DEPARTMENT
550 E. 6TH ST, BEAUMONT, CA 92223

Reviewed By: _____ Staff Engineer Date: 2/24/2026
Recommended for Approval By: _____ Administrative Engineer Date: 2/24/26
Approved By: _____ City Engineer/Director of Public Works Date: 02/24/2026

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT
OAK VALLEY PARKWAY
LOT LINE ADJUSTMENT No. 2025-LLA-001-003
SEC INTERSTATE 10 AND OAK VALLEY PARKWAY
STREET PLAN AND PROFILE
STA. 12+00.00 TO STA. 20+50.00

SHEET 4 OF 26 SHEETS
FILE NO: 3547
PW2025-0257

EXTERNAL REFERENCES: 23835ltm101, 23835tm101, 23835tb101, 23835st101, 23835tb101, 23835st101, 23835ltb101, 23835st-match101
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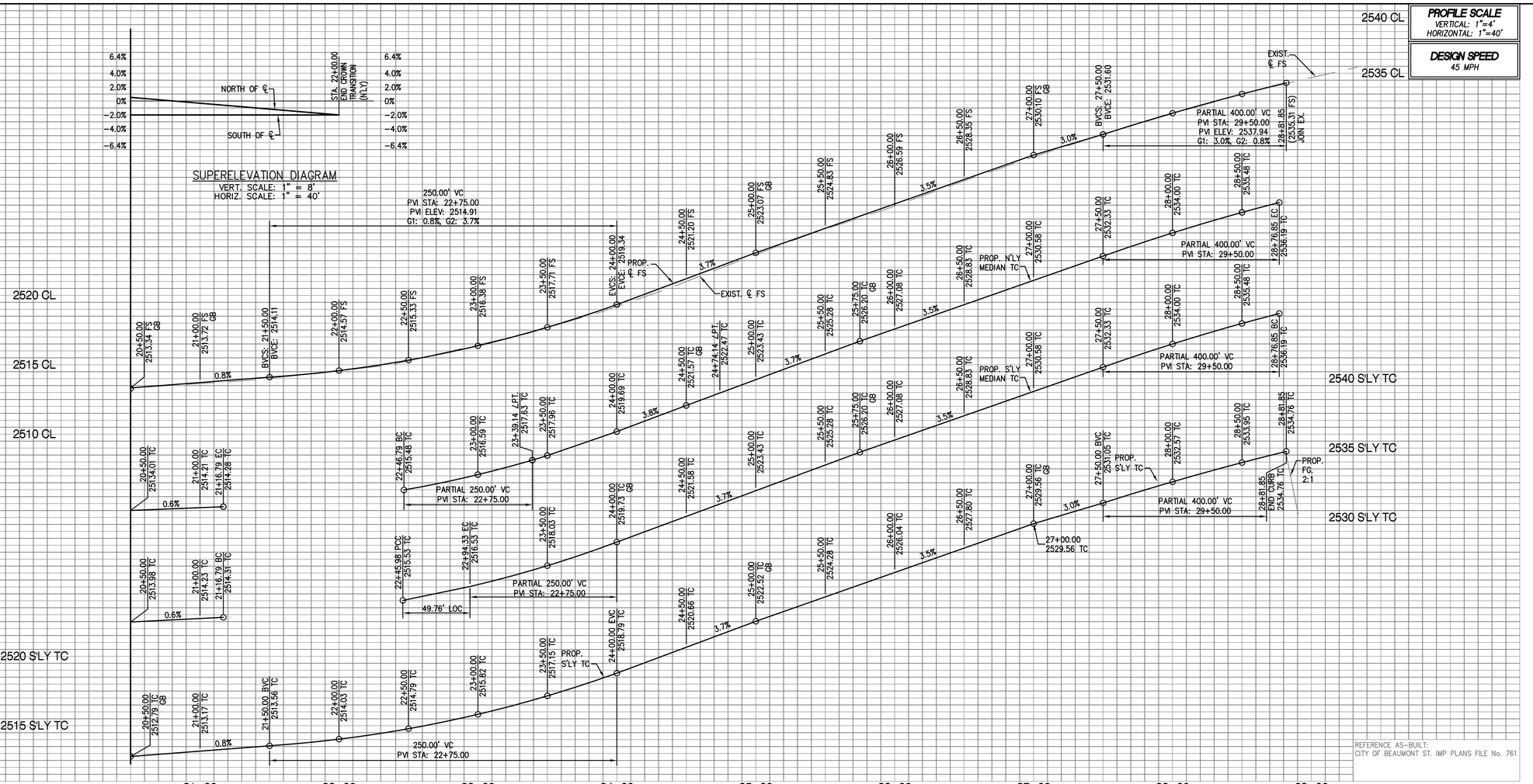
PROFILE SCALE
VERTICAL: 1"=4'
HORIZONTAL: 1"=40'

DESIGN SPEED
45 MPH

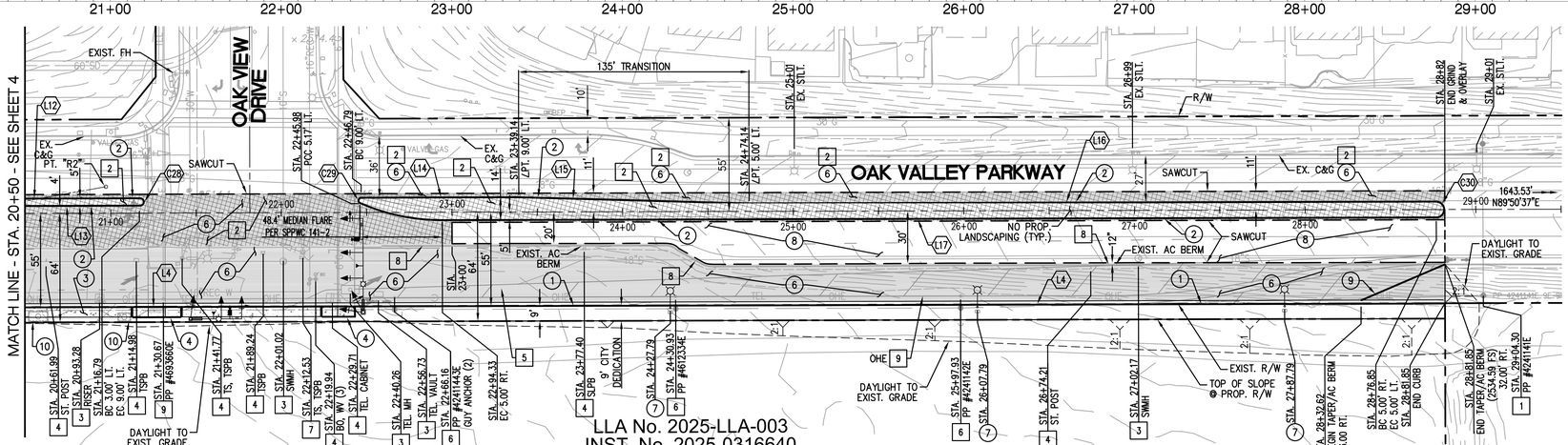
SUPERELEVATION DIAGRAM

VERT. SCALE: 1" = 8'
HORIZ. SCALE: 1" = 40'

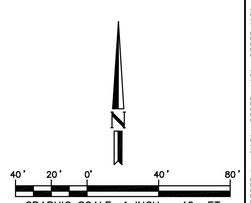


REFERENCE AS-BUILT:
CITY OF BEAUMONT ST. IMP PLANS FILE No. 761

21+00 22+00 23+00 24+00 25+00 26+00 27+00 28+00 29+00



LLA No. 2025-LLA-003
INST. No. 2025-0316640



CONSTRUCTION NOTES

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2. CONSTRUCT TYPE "D" CURB ONLY (8" CURB FACE) PER COUNTY OF RIVERSIDE STD. 204.
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7. INSTALL STREET LIGHT PER STREET LIGHT PLAN ON SHEETS 16-17
8. MINIMUM 2" GRIND AND OVERLAY
9. CONSTRUCT 8" AC BERM
10. PROPOSED SOUTHERN CALIFORNIA EDISON OR FRONTIER FACILITY PER SEPARATE DRY UTILITY PLANS
11. CONSTRUCT TYPE "D" CURB ONLY (6" CURB FACE) PER COUNTY OF RIVERSIDE STD. 204

DISPOSITION NOTES

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4. REMOVE & RELOCATE ITEM PER PLAN
5. REMOVE PERIMETER FENCE/GATE
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7. REMOVE & SALVAGE
8. REMOVE AC BERM
9. REMOVE & UNDERGROUND PER SO. CAL. EDISON RULE 20
10. PROTECT EXIST. MONUMENT IN PLACE, OR REPLACE IF DISTURBED

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	1161.44'	N89°50'36.84"E
L14	92.36'	N89°50'36.84"E
L15	135.06'	N88°27'33.40"W
L16	402.70'	N89°50'36.84"E
L17	582.52'	N89°50'36.84"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C28	7.85'	2.50'	180.00°
C29	5.45'	2.00'	156.24'
C30	15.71'	5.00'	180.00°

DIGALERT
Call 2 Working Days Before You Dig
811

BENCHMARK:
BM No. C-3-1-1965

DESC: BRASS DISK TOP CONCRETE POST

LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST

ELEV. 2636.329', NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
Civil Engineering/Land Surveying/Land Planning
RONALD W. SKLEPKO R.C.E. C46216 2/3/26 DATE

SEAL: REGISTERED PROFESSIONAL ENGINEER RONALD W. SKLEPKO No. C46216 Exp. 12-31-2026 CIVIL STATE OF CALIFORNIA

DESIGN BY: RV
DRAWN BY: HRM
CHECKED BY: RV
SCALE: AS SHOWN
DATE: 02/03/2026
JOB NUMBER: 23-835

BEAUMONT CALIFORNIA
PUBLIC WORKS DEPARTMENT
550 E. 6TH ST, BEAUMONT, CA 92223

Reviewed By: _____ Staff Engineer Date: 2/24/2026
Recommended for Approval By: _____ City Administrative Engineer Date: 2/24/26
Approved By: _____ City Engineer/Director of Public Works Date: 02/24/2026

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT
OAK VALLEY PARKWAY
LOT LINE ADJUSTMENT No. 2025-LLA-001-003
SEC INTERSTATE 10 AND OAK VALLEY PARKWAY
STREET PLAN AND PROFILE
STA. 20+50.00 TO STA. 28+81.85

SHEET 5 OF 26 SHEETS
FILE NO: 3547
PW2025-0257

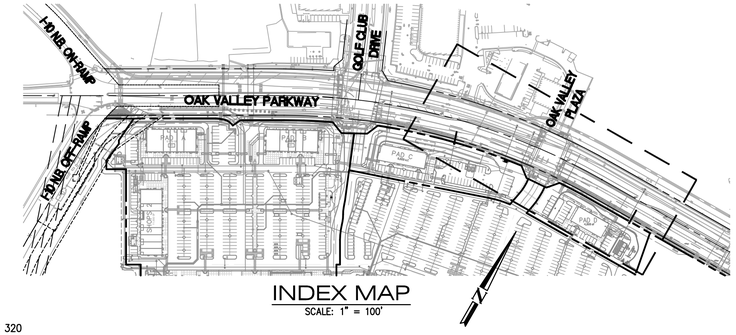
EXTERNAL REFERENCES: 23835ltm101, 23835mn101, 23835ntl01, 23835ntl01, 23835ntl01

PUBLIC SEWER IMPROVEMENT

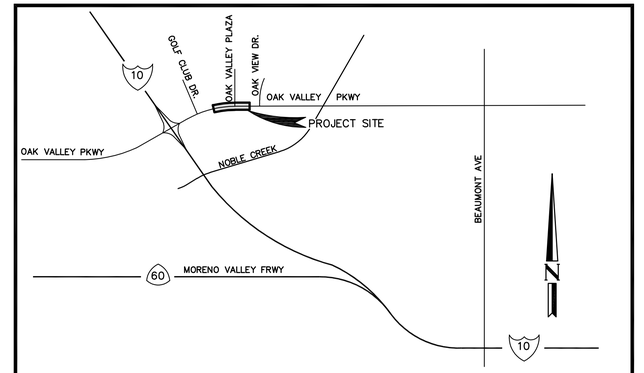
OAK VALLEY VILLAGE
SEC INTERSTATE 10 AND OAK VALLEY PARKWAY
LOT LINE ADJUSTMENT No. 2025-LLA-001-003
IN THE CITY OF BEAUMONT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SEWER SYSTEM

1. SEWER SYSTEM CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF BEAUMONT AND EASTERN MUNICIPAL WATER DISTRICT (EMWD) STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR HAS THE OPTION TO INSTALL PLASTIC, PVC, OR VCP SEWERS EXCEPT WHERE SPECIFICALLY DESIGNATED ON PLANS PER RIVERSIDE COUNTY STANDARDS AND SPECIFICATIONS.
3. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH EMWD STD. No. SB-53, AS APPLICABLE. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT. PAVING AROUND MANHOLES AND MANHOLE COVERS SHALL BE CONSTRUCTED PER BEAUMONT STANDARDS No. SB-61M.
4. MANHOLES OF DEPTHS LESS THAN FIVE FEET FROM FINISH GRADE TO SEWER PIPE SHELF ARE TO BE CONSTRUCTED IN ACCORDANCE WITH EMWD STANDARDS AND SPECIFICATIONS.
5. ALL LATERALS SHALL HAVE AN ON-SITE CLEANOUT IN ACCORDANCE WITH EMWD STD. No. SB-52. IN ADDITION, FOR LATERALS SERVING INDUSTRIAL AND/OR COMMERCIAL DEVELOPMENTS, THE REQUIREMENTS FOR SAMPLING AND/OR PRETREATMENT FACILITIES SHALL BE DETERMINED BY CONTACTING THE DIRECTOR OF PUBLIC WORKS AT THE CITY OF BEAUMONT AT (909) 769-8520.
6. MAINLINE CLEANOUTS, WHERE CALLED FOR ON THE PLANS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH EMWD STD. No. SB-52. LATERAL CLEANOUTS SHALL BE LOCATED AT EDGE OF RIGHT-OF-WAY AND EXTERIOR OF BUILDING. CLEANOUTS SHALL BE SAME SIZE AS LATERAL.
7. PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION AND LOCATION. WHERE CONNECTING TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS, NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY CITY ENGINEER.
8. ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
9. RECONSTRUCTION OF EXISTING MANHOLES SHALL BE SCHEDULED AT THE CONVENIENCE OF THE CITY OF BEAUMONT AND SHALL BE COMPLETED WITHIN FIVE WORKING DAYS FOLLOWING ITS COMMENCEMENT.
10. SEWER LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH EMWD STD. No. SB-176 & SB-177 (AS APPROPRIATE). LOCATIONS OF WYES AND LATERALS, WHERE NOT SHOWN ON THE PLANS, ARE TO BE THE SAME SIZE AS LATERALS. ALL CONNECTIONS TO EXISTING SEWER ARE TO BE PER RIVERSIDE COUNTY STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 108, TITLE 8, CALIFORNIA ADMINISTRATIVE CODE.
12. WHERE GROUNDWATER IS ENCOUNTERED, ALL VCP PIPE SHALL BE TREATED FOR ABSORPTION RESISTANCE PER RIVERSIDE COUNTY STANDARDS AND SPECIFICATIONS.
13. BACKWATER VALVES SHALL BE INSTALLED PER SECTION 409 OF THE UNIFORM PLUMBING CODE.
14. ALL PIPE ZONE BEDDING AND TRENCH BACKFILL ARE TO BE PER EMWD STDs. Nos. SB-157 & SB-158. MAIN LINES AND LATERALS TO BE MARKED WITH APPROPRIATE TAPE @ T.O.P. C/L ON TOP OF BEDDING.
15. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE DIRECTOR OF PUBLIC WORKS, CITY OF BEAUMONT FOR AN 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 PERMITS MAY BE REQUIRED.
16. 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 CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
17. ALL UNDEGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, AND STORM DRAINS.
18. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN THE STATE RIGHT-OF-WAY.
19. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR 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 COUNTY.
20. CONSTRUCTION PROJECTS THAT DISTURB MORE THAN FIVE ACRES MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNER/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND COMPLY WITH ALL REQUIREMENTS OF THE BEAUMONT DRAINAGE MANAGEMENT PLAN. BEAUMONT IS A CO-PERMITTEE WITH RCFC AND WCD.



INDEX MAP
SCALE: 1" = 100'



(THOMAS BROTHERS MAPS 2005, PAGE 720, GRID F-1)

VICINITY MAP
N.T.S.

OWNER

REGENCY CENTERS
420 STEVENS AVENUE, SUITE 320
SOLANA BEACH,CA 92075
CONTACT: CHRIS SANCHEZ
PHONE: (858)847-4631

ENGINEER

RONALD W. SKLEPKO
DRC ENGINEERING INC.
160 S OLD SPRINGS RD #210
ANAHEIM, CA 92808
PH. (714) 685-6860

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF 14TH STREET BEING NORTH 60°17'20" EAST AS SHOWN ON THE MAP FILED IN BOOK 80, PAGES 78 THROUGH 89, INCLUSIVE, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

SEWER CONSTRUCTION NOTES

		QUANTITY	
(61)	VCP SADDLE CONNECTION TO EXISTING 18" PVC PUBLIC SEWER MAIN LINE PER EMWD STD. DWG. SB-176	2	EA
(62)	INSTALL 6" PVC SDR-35 SEWER LATERAL. TRENCH & BACKFILL PER EMWD STD. SB-158	71	LF
(63)	INSTALL CLEANOUT PER EMWD STD. DWG. SB-52 WITH TEMPORARY PLUG FOR PRIVATE CONNECTION PER SEPARATE ONSITE UTILITY PLAN	2	EA

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

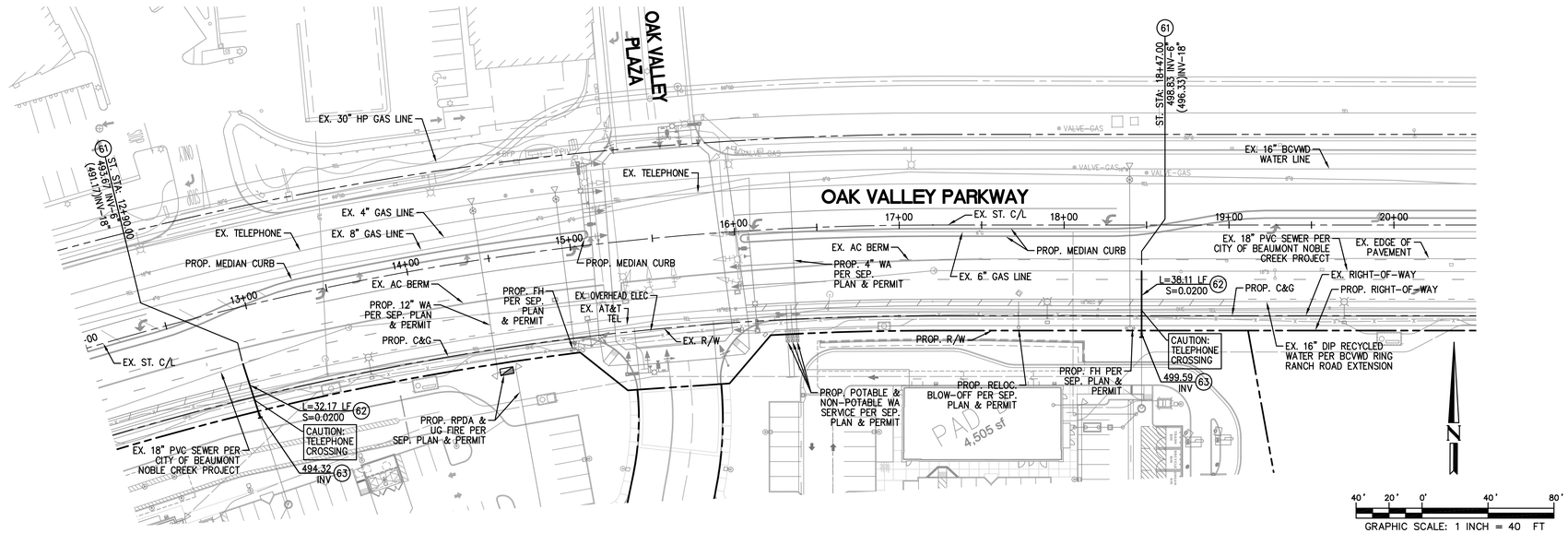
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR SO THE AT ANY NECESSARY ADJUSTMENTS CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PREVENT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

ABBREVIATIONS:

℄/CL	CENTERLINE
AC	ASPHALT CONCRETE
BCVWD	BEAUMONT CHERRY-VALLEY WATER DISTRICT
BO	BLOWOFF
C&G	CURB & GUTTER
DIP	DUCTILE IRON PIPE
DOM.	DOMESTIC
EA	EACH
ELEC	ELECTRIC
EMWD	EASTERN MUNICIPAL WATER DISTRICT
ESMT.	EASEMENT
EX./EXIST.	EXISTING
FH	FIRE HYDRANT
HP	HIGH POINT OR HIGH PRESSURE
INV	INVERT
IRR.	IRRIGATION
LF	LINEAR FEET
MH	MANHOLE
PROP.	PROPOSED
PVC	POLYVINYL CHLORIDE
RELOC.	RELOCATE(D)
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
R/W	RIGHT-OF-WAY
SEP.	SEPARATE
ST.	STREET
STA.	STATION
SWMH	SEWER MANHOLE
TEL	TELEPHONE
TYP.	TYPICAL
UG	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WA	WATER

LEGEND:

- PROP. RIGHT-OF-WAY
- EX. RIGHT-OF-WAY
- CENTERLINE
- PROP. PUBLIC SEWER
- W — EX. WATER
- S — EX. SEWER
- S — EX. SEWER
- SD — EX. STORM DRAIN
- OHE — EX. OVERHEAD ELECTRICAL
- G — EX. GAS
- TEL — EX. TELEPHONE
- E — EX. ELECTRICAL
- EX. SEWER MANHOLE
- UTILITY LINE END CAP



FOR REFERENCE ONLY

DIGALERT — Call 2 Working Days Before You Dig 811

BENCHMARK:
BM No. C-3-1-1965

DESC: BRASS DISK TOP CONCRETE POST

LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST

ELEV. 2636.329', NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
Civil Engineering/Land Surveying/Land Planning
RONALD W. SKLEPKO R.C.E. C46216 2/3/26 DATE

SEAL: REGISTERED PROFESSIONAL ENGINEER — RONALD W. SKLEPKO — No. C46216 — Exp. 12-31-2026 — CIVIL — STATE OF CALIFORNIA

DESIGN BY:	RV
DRAWN BY:	HRM
CHECKED BY:	RV
SCALE:	AS SHOWN
DATE:	01/30/2026
JOB NUMBER:	23-835

CITY of BEAUMONT — CALIFORNIA INC.NOV.18,1912

Reviewed By: _____ Staff Engineer Date: 2/24/2026
Recommended for Approval By: _____ Administrative Engineer Date: 2/24/26
Approved By: _____ City Engineer/Director of Public Works Date: _____

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

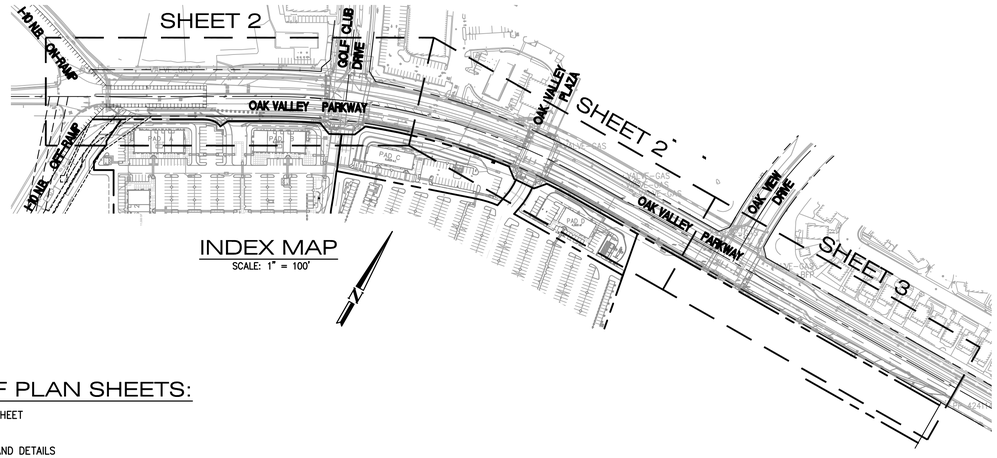
CITY OF BEAUMONT, CALIFORNIA
PUBLIC SEWER IMPROVEMENT
OAK VALLEY VILLAGE
LOT LINE ADJUSTMENT NO. 2025-LLA-001-003
SEC INTERSTATE 10 AND OAK VALLEY PARKWAY
LATERALS AT
ST. STA. 12+90 & ST. STA. 18+47

SHEET 6 OF 26 SHEETS
FILE NO: 3547
PWXXXX-XXXX

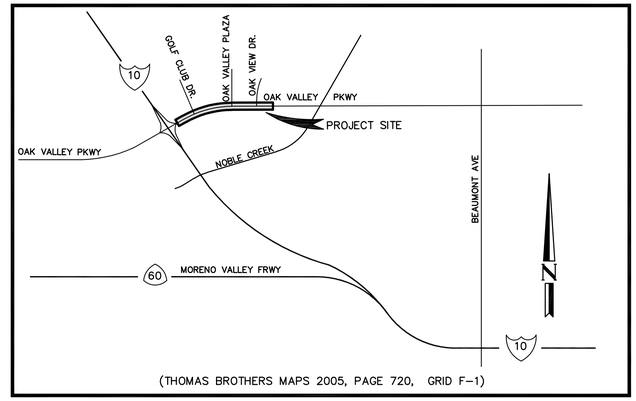
EXTERNAL REFERENCES: 23835m101 23835m101 23835sh101 23835sh101 23835 STA_Oak Valley 23835m101 23835 AR Target Bldg CD 23835 LA Trees 23835 AR Target Bldg CD 23835 GW DU Offsite 23835 GW DU Onsite 23835
FILENAME: M:\2023\23-835 Regency Forget Beaumont\UT-Public\23835PubSW.dwg, LAST SAVED ON: Feb 03 2026 12:23pm PLOTTED BY: HOMER, ON: Feb 03 2026 12:27pm, CFG:

PUBLIC POTABLE WATER IMPROVEMENT

OAK VALLEY VILLAGE
SEC INTERSTATE 10 AND OAK VALLEY PARKWAY
LOT LINE ADJUSTMENT No. 2025-LLA-001-003
IN THE CITY OF BEAUMONT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



INDEX MAP
SCALE: 1" = 100'



(THOMAS BROTHERS MAPS 2005, PAGE 720, GRID F-1)

VICINITY MAP
N.T.S.

GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE "DISTRICT STANDARDS FOR THE FURNISHING OF MATERIALS AND THE CONSTRUCTION OF WATER AND RECYCLED WATER FACILITIES AND PREPARATION OF WATER SYSTEM PLANS", LATEST REVISION, AND THE ADOPTED ADDENDUMS THERETO.
2. WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN THE STATE OF CALIFORNIA, EXPERIENCED IN WATER UTILITY CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN CONSTRUCTION PERMIT FROM THE DISTRICT AND PAY INSPECTION AND VALVE COVER DEPOSIT PRIOR TO CONSTRUCTION.
4. UNLESS OTHERWISE INDICATED, ALL PIPES SHALL BE CEMENT MORTAR LINED DUCTILE IRON PIPE, MINIMUM PRESSURE CLASS 150, WITH PUSH-ON JOINTS. ALL PIPES SHALL BE INSTALLED WITH TRACER WIRE. TRACER WIRE SHALL BE 14-GAUGE, INSULATED (BLUECOLOR) SOLID COPPER WIRE.
5. FOR SEPARATION REQUIREMENTS BETWEEN WATER AND RECYCLED WATER, STORM DRAINS, AND SEWER LINES, SEE RIVERSIDE COUNTY STANDARD NO. 609 AND CALIFORNIA CODE OF REGULATIONS, TITLE 22, SECTION 64572.
6. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA AT 811 / 800-227-2600 FOR LOCATION OF ALL UNDERGROUND UTILITIES, TWO WORKING DAYS PRIOR TO COMMENCING WORK.
7. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM CITY OF BEAUMONT, AND/OR RIVERSIDE COUNTY, AS APPROPRIATE, PRIOR TO CONSTRUCTION.
8. ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH DISTRICT STANDARD PLATE NO. 1-1 (1-2) AND SHALL BE TYPE JONES 3765 6"X4"X2.5"X2.5" OUTLET.
9. CONTRACTOR SHALL NOTIFY THE DISTRICT AT (951) 845-9581 TWO WORKING DAYS PRIOR TO COMMENCING WORK ON THE WATER UTILITY INSTALLATION. CONTRACTOR SHALL NOTIFY DISTRICT BY PRECEDING WEDNESDAY AT 4:00 P.M. PRIOR TO WORKING DURING THE WEEKEND. CANCELLATIONS SHALL BE NOTIFIED TO THE DISTRICT BY PRECEDING FRIDAY AT 3:00 P.M.
10. NO EXISTING DISTRIBUTION SYSTEM VALVE SHALL BE OPERATED BY THE CONTRACTOR. DISTRICT PERSONNEL WILL OPERATE ALL NECESSARY VALVES.
11. NO DEVIATIONS FROM THESE PLANS SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE DISTRICT.
12. EXISTING WATER MAINS SHALL NOT BE TAKEN OUT OF SERVICE FOR MORE THAN 4 HOURS. CONTRACTOR SHALL NOTIFY ALL WATER USERS AFFECTED BY THE SHUTDOWN A MINIMUM OF 48 HOURS PRIOR TO THE ACTUAL SHUTDOWN. INDICATE THE DATE AND PRECISE HOURS THAT THE MAIN WILL BE TAKEN OUT OF SERVICE.
13. FIRE FLOW FOR THIS PROJECT IS 4,000 GPM AT 20 PSI RESIDUAL.
14. CONTRACTOR SHALL CONFORM TO THE STREET EXCAVATION REPLACEMENT STANDARDS OF THE CITY OF BEAUMONT OR RIVERSIDE COUNTY, WHICHEVER HAS JURISDICTION.
15. CONTRACTOR SHALL NOTIFY THE DISTRICT AT (951) 845-9581 TWO WORKING DAYS PRIOR TO PLACEMENT OF CONCRETE FOR SIDEWALKS.
16. AIR VACUUM RELEASE ASSEMBLIES PER DISTRICT STANDARD PLATES NO. 5-1 AND 5-2 SHALL BE INSTALLED AT ALL HIGH POINTS ON THE WATER MAIN. ADDITIONAL ASSEMBLIES OVER THOSE SHOWN ON THE DRAWINGS MAY BE NECESSARY WHEN SUBSTRUCTURES REQUIRE A CHANGE IN LINE OR GRADE OF THE WATER LINE.
17. CONTRACTOR TO INSTALL MINIMUM 1" COPPER, TYPE K, SERVICE LATERALS IN ACCORDANCE WITH DISTRICT SPECIFICATIONS SHOWN ON DISTRICT STANDARD PLATE 6-2, PLATE 6-3, AND PLATE 12.
18. CONTRACTOR SHALL COORDINATE ALL RECONNECTS WITH DISTRICT PERSONNEL PRIOR TO ANY CONNECTIONS OR RETIREMENTS OF ANY DISTRICT FACILITIES.
19. CONTRACTOR SHALL RESTRAIN ALL JOINTS AT TEES, ELBOWS, DEAD ENDS, ETC. AS INDICATED ON THE PLANS, AS A MINIMUM. SEE GENERAL CONSTRUCTION NOTE 3 HEREON.
20. CONTRACTOR SHALL BEAR ALL COSTS FOR THE CORRECTION OR REMOVAL AND REPLACEMENT OF DEFECTIVE WORK, AND ALL ADDITIONAL DIRECT AND INDIRECT COSTS THE CITY, COUNTY, OR DISTRICT MAY INCUR ON ACCOUNT OF DEFECTIVE WORK, INCLUDING THE COSTS OF ADDITIONAL ADMINISTRATIVE, PROFESSIONAL CONSULTANT, INSPECTION, TESTING, AND OTHER SERVICES.
21. CONTRACTOR SHALL INSTALL BLUE REFLECTIVE PAVEMENT MARKERS IN ACCORDANCE WITH THE RIVERSIDE COUNTY FIRE DEPARTMENT "GUIDELINES FOR FIRE HYDRANT MARKINGS" LATEST REVISION AND DETAIL ON SHEET 3.
22. ALL FIRE HYDRANT BARRELS ARE TO BE CHROME YELLOW WITH TOPS AND NOZZLE CAPS PAINTED WITH THE FOLLOWING CAPACITY-INDICATING COLOR SCHEME; CLASS-A GREEN.
23. ALL DRY-UTILITIES SHALL BE LOCATED ON OPPOSITE PROPERTY LINE FROM WATER SERVICE LATERAL OR NO CLOSER THAN 2' TO ANY WATER SERVICE LATERAL.
24. ALL PIPE SHALL BE HYDRO TESTED, DISINFECTED AND APPROVED PRIOR TO FINAL CONNECTION TO EXISTING WATER LINES.
25. BASIS OF WATER LINE STATIONING SHALL BE ALONG STREET CENTERLINE, UNLESS OTHERWISE NOTED.
26. ALL MATERIALS SHALL BE OF DOMESTIC ORIGIN AND NOT OF FOREIGN MANUFACTURE.
27. CONTRACTOR SHALL FURNISH TO THE DISTRICT ELECTRONIC FILES IN AUTOCAD FORMAT OF THE SIGNED AND APPROVED "RECORD DRAWINGS" AND GIS DIGITAL DATA DEFINITION TABLES, PER DISTRICT STANDARDS, PRIOR TO FINAL ACCEPTANCE OF THE WORK.
28. CONTRACTOR SHALL FURNISH TO THE DISTRICT COPIES OF ALL SOIL COMPACTION TEST REPORTS FOR THE INSTALLED WATER MAINS TWO (2) WORKING DAYS PRIOR TO HYDRO TESTING OF PIPELINES.
29. DEVELOPER SHALL FURNISH TO THE DISTRICT A CAD FILE CONTAINING APPROPRIATE BASE FILES, VALVES, AND ABOVE GROUND APPURTENANCES PRIO TO THE FINAL ACCEPTANCE OF THE WORK.
30. CONTRACTOR SHALL KEEP AND MAINTAIN AT THE JOBSITE ONE (1) SET OF RECORD DRAWINGS, CONTRACTOR SHALL MARK ON DRAWINGS ALL CHANGES IN PROJECT CONDITIONS, LOCATIONS, CONFIGURATIONS AND ANY DEVIATIONS WHICH MAY VARY FROM THE DRAWINGS. THESE MASTER RECORD DRAWINGS SHALL BE MAINTAINED UP TO DATE DURING THE PROGRESS OF THE WORK. RECORD DRAWINGS SHALL BE ACCESSIBLE TO THE DISTRICT AT ALL TIMES DURING CONSTRUCTION AND A COPY OF SAID RECORD DRAWINGS SHALL BE DELIVERED TO THE DISTRICT UPON COMPLETION OF THE WORK.

INDEX OF PLAN SHEETS:

7	TITLE SHEET
8	PLAN
9	PLAN AND DETAILS

POTABLE WATER GENERAL CONSTRUCTION NOTES

1. ALL MECHANICAL FITTINGS TO BE RESTRAINED.
2. ALL HYDRANT TEES SHALL BE MECHANICAL JOINT X FLANGE OUTLET.
3. ALL JOINTS TO BE RESTRAINED SHALL BE WITH U. S. PIPE, "FIELD-LOK 350", MEGA LUGS (IF MECHANICAL JOINT), MCWANE, SURE STOP 350 GASKETS, OR DISTRICT APPROVED EQUAL.
4. ALL HYDRANT, DRAIN, AND BLOW-OFF LATERALS SHALL HAVE RESTRAINED JOINTS.
5. INSTALL RESTRAINED JOINTS (TWO PIPE LENGTHS) BEFORE AND AFTER ALL TEES, CROSSES, AND ELBOWS (HORIZONTAL AND VERTICAL), AS A MINIMUM.
6. ALL PROPOSED 4 INCH BLOW-OFF AND AIR VACUUM VALVE ASSEMBLIES AT INTERFACE CONNECTIONS ARE TEMPORARY.
7. DOMESTIC WATER LINE SHALL BE MINIMUM PRESSURE CLASS 200 DIP UNDER STORM DRAIN CROSSINGS. A 20' LENGTH OF DIP SHALL BE CENTERED UNDER STORM DRAIN SUCH THAT NO WATER MAIN JOINTS ARE WITHIN 4' OF THE OUTSIDE DIAMETER OF THE STORM DRAIN. THE VERTICAL CLEAR SEPARATION SHALL BE MINIMUM 1 FOOT.

DISTRICT ENGINEER'S CERTIFICATE

THIS CERTIFIES THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED BY AND ARE HEREBY APPROVED BY BEAUMONT CHERRY VALLEY WATER DISTRICT AND THAT THIS DISTRICT IS WILLING AND ABLE TO SUPPLY WATER TO THIS PROJECT IN ACCORDANCE WITH THE PURE WATER LAWS TO THE STATE OF CALIFORNIA.

MARK B. SWANSON R.C.E. NO. 72332 DATE
DISTRICT ENGINEER

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR SO THE AT ANY NECESSARY ADJUSTMENTS CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PREVENT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

OWNER
REGENCY CENTERS
420 STEVENS AVENUE, SUITE 320
SOLANA BEACH,CA 92075
CONTACT: CHRIS SANCHEZ
PHONE: (858)847-4631

ENGINEER
RONALD W. SKLEPKO
DRC ENGINEERING INC.
160 S OLD SPRINGS RD #210
ANAHEIM, CA 92808
PH. (714) 685-6860

APPLICANT'S ENGINEER CERTIFICATE

THIS CERTIFIES THAT ON _____, 20___, I HAVE REVIEWED THE PLANS OF DOMESTIC WATER SYSTEM FOR THIS PROJECT AND THEY MEET THE REQUIREMENTS OF THE CALIFORNIA SECTION OF THE AMERICAN WATER WORKS ASSOCIATION, AND THE RIVERSIDE COUNTY STANDARDS WHERE THE INSTALLATION IS WITHIN SAID COUNTY, FOR MINIMUM REQUIREMENTS FOR SAFE PRACTICE IN THE PRODUCTION AND DISTRIBUTION OF WATER FOR DOMESTIC USE.

THE DISTRIBUTION SYSTEM AND TRANSMISSION MAINS AT THE POINT OF SUPPLY TO THIS PROJECT ARE ADEQUATE TO SUPPLY WATER TO ALL SECTIONS OF THE PROJECT IN ACCORDANCE WITH SECTION 5-21 OF THE ABOVE QUOTED STANDARDS.

Ronald W. Sklepko 2/3/26
RONALD W. SKLEPKO R.E. NO. C46216 DATE

I CERTIFY THAT THE DESIGN OF THE WATER SYSTEMS IS IN ACCORDANCE WITH THE REQUIREMENTS PRESCRIBED BY THE RIVERSIDE COUNTY FIRE DEPARTMENT.

Ronald W. Sklepko 2/3/26
RONALD W. SKLEPKO R.E. NO. C46216 DATE

DISPOSITION NOTES

[1] PROTECT-IN-PLACE ITEM PER PLAN

ABBREVIATIONS:

℄/CL	CENTERLINE
AC	ASPHALT CONCRETE
BCVWD	BEAUMONT CHERRY-VALLEY WATER DISTRICT
BO	BLOWOFF
C&G	CURB & GUTTER
DEG	DEGREE
DIP	DUCTILE IRON PIPE
DOM.	DOMESTIC
EA	EACH
ELEC	ELECTRIC
EMWD	EASTERN MUNICIPAL WATER DISTRICT
ESMT.	EASEMENT
EX./EXIST.	EXISTING
FH	FIRE HYDRANT
FLG	FLANGE
HP	HIGH POINT OR HIGH PRESSURE
INV	INVERT
IRR.	IRRIGATION
LF	LINEAR FEET
MH	MANHOLE
MJ	MECHANICAL JOINT
OH	OVERHEAD
PP	POWER POLE
PROP.	PROPOSED
PVC	POLYVINYL CHLORIDE
RELOC.	RELOCATE(D)
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
R/W	RIGHT-OF-WAY
SEP	SEPARATE
RT.	STREET
STA.	STATION
SW	SEWER
SWMH	SEWER MANHOLE
TEL	TELEPHONE
TYP.	TYPICAL
UG	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WA	WATER
WV	WATER VALVE

LEGEND:

	PROP. RIGHT-OF-WAY
	EX. RIGHT-OF-WAY
	CENTERLINE
	CALTRANS RIGHT-OF-WAY
	PROP. PUBLIC POTABLE WATER
W	EX. WATER
S	EX. SEWER
S	EX. SEWER
SD	EX. STORM DRAIN
OHE	EX. OVERHEAD ELECTRICAL
G	EX. GAS
TEL	EX. TELEPHONE
E	EX. ELECTRICAL
	FIRE HYDRANT
	DOMESTIC OR IRRIGATION METER
	GATE VALVE
	REDUCED PRINCIPAL DETECTOR ASSEMBLY (RPDA)
	BLOW-OFF VALVE

POTABLE WATER CONSTRUCTION NOTES

(21)	HOT TAP & INSTALL 2" POTABLE DOMESTIC SERVICE CONNECTION TO EXISTING 16" WATER MAIN LINE PER BCVWD PLATE NO. 6-4	1	EA
(22)	INSTALL 16"X16"X4" FLG'D REDUCING TEE	1	EA
(23)	INSTALL 16"X16"X6" FLG'D REDUCING TEE	2	EA
(24)	INSTALL 2" DOMESTIC SERVICE CONNECTION PER BCVWD PLATE NO. 6-4	138	LF
(25)	INSTALL 4" DUCTILE IRON PIPE (PRESSURE CLASS 350) AND BEDDING PER BCVWD PLATE NO. 6-1 (36" MIN. COVER)	90	LF
(26)	INSTALL 6" DUCTILE IRON PIPE (PRESSURE CLASS 350) AND BEDDING PER BCVWD PLATE NO. 6-1 (36" MIN. COVER)	295	LF
(27)	INSTALL 2" DOMESTIC WATER METER & BOX PER BCVWD PLATE NO. 12	9	EA
(28)	2" RPBP BACKFLOW DEVICE PER SEPARATE ON-SITE UTILITY PLANS	N/A	EA
(33)	INSTALL 16"X16"X12" FLG'D REDUCING TEE	2	EA
(34)	INSTALL 12" FLANGED RESILIENT SEAT GATE VALVE	2	EA
(35)	INSTALL 4" FLG x MJ ADAPTOR	4	EA
(36)	INSTALL 12" FLG x MJ ADAPTOR	2	EA
(37)	INSTALL 12" DUCTILE IRON PIPE (CLASS 350) AND BEDDING PER BCVWD PLATE NO. 6-1 (36" MIN. COVER)	255	LF
(38)	CONSTRUCT THRUST BLOCK BCVWD PLATE NO. 11-1 & 11-2. USE THRUST BLOCK DESIGN TABLE ON SHEET 3 FOR MINIMUM AREA.	2	EA
(39)	10" FIRE SERVICE METER ASSEMBLY WITH BACKFLOW PER SEPARATE ON-SITE FIRE WATER PLANS	2	EA
(40)	INSTALL 4" FLANGED RESILIENT SEAT GATE VALVE	1	EA
(41)	INSTALL 6" FLANGED RESILIENT SEAT GATE VALVE	5	EA
(42)	INSTALL 6" FLG x MJ ADAPTOR	5	EA
(43)	INSTALL 16" FLG x PE SPOOL (LENGTH=48" CAN BE CUT TO SIZE AS NEEDED)	16	EA
(44)	INSTALL 16" MJ SLEEVE	16	EA
(45)	INSTALL 4" BLIND FLANGE	1	EA
(46)	INSTALL 6" BLIND FLANGE	2	EA
(47)	INSTALL 4" 90-DEG ELBOW WITH FLG X FLG	1	EA
(48)	INSTALL 6" 90-DEG ELBOW WITH FLG X FLG	2	EA
(50)	INSTALL FIRE HYDRANT PER BCVWD PLATE NO. 1 AND PAVEMENT MARKER PER DETAIL ON SHEET 3	4	EA
(51)	INSTALL 6" FLANGED SPOOL	23	LF
(52)	INSTALL 4" FLANGED SPOOL	8	LF
(53)	INSTALL 12" 90-DEG ELBOW WITH FLG X FLG	2	EA

TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

CITY OF BEAUMONT
FIRE DEPARTMENT
APPROVAL: _____ Date:_____

CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT
REVIEWED BY: _____ Date: 2/24/2026
APPROVED BY: _____ Date:_____

PZ2750

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF 14TH STREET BEING NORTH 60°17'20" EAST AS SHOWN ON THE MAP FILED IN BOOK 80, PAGES 78 THROUGH 89, INCLUSIVE, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

FOR REFERENCE ONLY

DIGALERT
DIAL TOLL FREE
811/(800)227-2600
At Least Two Working Days Before You Dig
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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BM No. C-3-1-1965
DESC: BRASS DISK TOP CONCRETE POST
LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST
ELEV. 2636.329', NGVD 29

BY	DESCRIPTION	APPR.	DATE
ENGINEER	REVISIONS	CITY	

DRC
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
Ronald W. Sklepko 2/3/26
RONALD W. SKLEPKO R.C.E. C46216 DATE

SEAL: REGISTERED PROFESSIONAL ENGINEER · RONALD W. SKLEPKO · No. C46216 · Exp. 12-31-2026 · CIVIL · STATE OF CALIFORNIA

DESIGN BY: RV
DRAWN BY: HRM
CHECKED BY: RV
SCALE: AS SHOWN
DATE: 02/03/2026
JOB NUMBER: 23-835

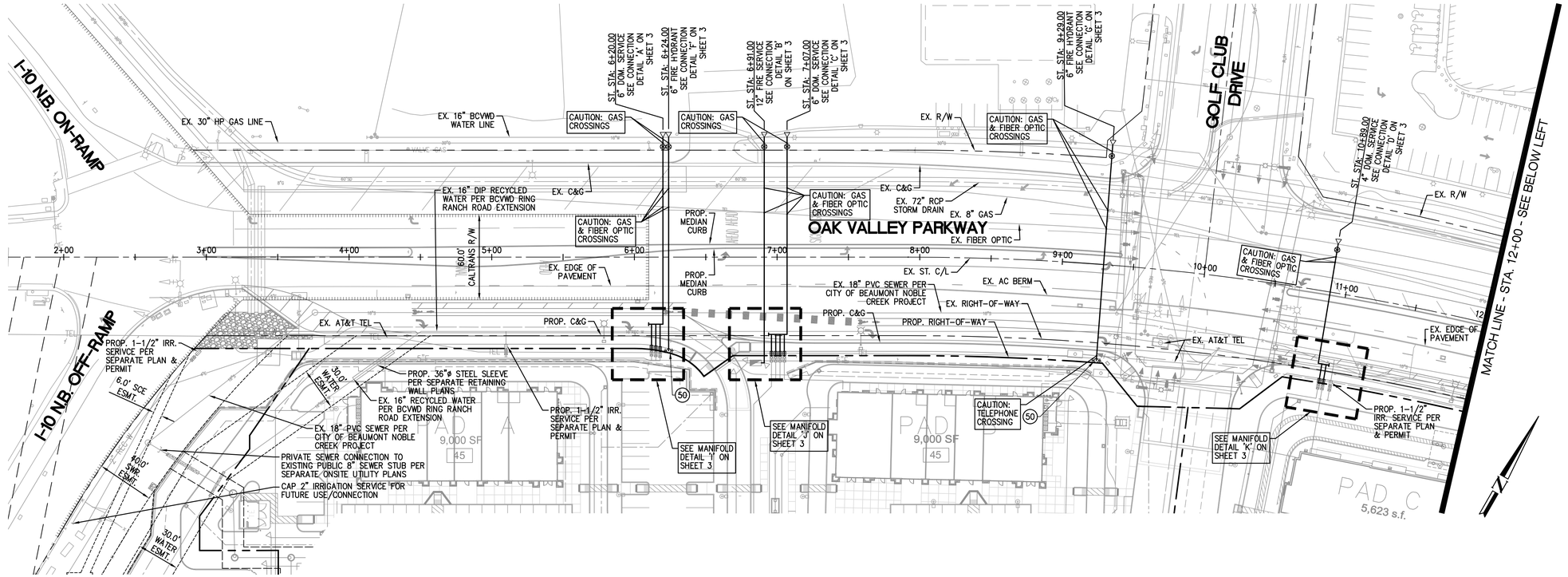
BEAUMONT-CHERRY VALLEY WATER DISTRICT
Riverside County, California

Approved By: _____ Date:_____
MARK B. SWANSON
District Engineer
R.C.E. No. 72332

PUBLIC POTABLE WATER IMPROVEMENT
LOT LINE ADJUSTMENT No. LLA-2025-001-003
TITLE SHEET
BEAUMONT, CA
FOR: REGENCY CENTERS

SHEET 7 OF 26 SHEETS
AR NO.: 833
FILE NO.: 3547

EXTERNAL REFERENCES: 23835ttn01 23835ttn01 23835 SHL_Oak Valley 23835xr01 23835 AR Bldg 00 23835 LA Trees 23835 AR Target Bldg 00 23835 NV 00 Offsite 23835 NV 00 Onsite 23835 NV 00 Offsite
FILENAME: M:\2023\23-835 Regency Target Beaumont\LUT-Public\23835PubWtr-Potable.dwg, LAST SAVED ON: Feb 03 2026 12:23pm PLOTTED BY: HOMER, ON: Feb 03 2026 12:27pm, CTS:



POTABLE WATER CONSTRUCTION NOTES

(21) HOT TAP & INSTALL 2" POTABLE DOMESTIC SERVICE CONNECTION TO EXISTING 16" WATER MAIN LINE PER BCVWD PLATE NO. 6-4
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(24) INSTALL 2" DOMESTIC SERVICE CONNECTION PER BCVWD PLATE NO. 6-4
(25) INSTALL 4" DUCTILE IRON PIPE (PRESSURE CLASS 350) AND BEDDING PER BCVWD PLATE NO. 6-1 (36" MIN. COVER)
(26) INSTALL 6" DUCTILE IRON PIPE (PRESSURE CLASS 350) AND BEDDING PER BCVWD PLATE NO. 6-1 (36" MIN. COVER)
(27) INSTALL 2" DOMESTIC WATER METER & BOX PER BCVWD PLATE NO. 12
(28) 2" RPBP BACKFLOW DEVICE PER SEPARATE ON-SITE UTILITY PLANS
(33) INSTALL 16"X16"X12" FLG'D REDUCING TEE
(34) INSTALL 12" FLANGED RESILIENT SEAT GATE VALVE
(35) INSTALL 4" FLG x MJ ADAPTOR
(36) INSTALL 12" FLG x MJ ADAPTOR
(37) INSTALL 12" DUCTILE IRON PIPE (CLASS 350) AND BEDDING PER BCVWD PLATE NO. 6-1 (36" MIN. COVER)
(38) CONSTRUCT THRUST BLOCK BCVWD PLATE NO. 11-1 & 11-2. USE THRUST BLOCK DESIGN TABLE ON SHEET 3 FOR MINIMUM AREA.
(39) 10" FIRE SERVICE METER ASSEMBLY WITH BACKFLOW PER SEPARATE ON-SITE FIRE WATER PLANS
(40) INSTALL 4" FLANGED RESILIENT SEAT GATE VALVE
(41) INSTALL 6" FLANGED RESILIENT SEAT GATE VALVE
(42) INSTALL 6" FLG x MJ ADAPTOR
(43) INSTALL 16" FLG x PE SPOOL (LENGTH=48" CAN BE CUT TO SIZE AS NEEDED)
(44) INSTALL 16" MJ SLEEVE
(45) INSTALL 4" BLIND FLANGE
(46) INSTALL 6" BLIND FLANGE
(47) INSTALL 4" 90-DEG ELBOW WITH FLG X FLG
(48) INSTALL 6" 90-DEG ELBOW WITH FLG X FLG
(50) INSTALL FIRE HYDRANT PER BCVWD PLATE NO. 1 AND PAVEMENT MARKER PER DETAIL ON SHEET 3
(51) INSTALL 6" FLANGED SPOOL
(52) INSTALL 4" FLANGED SPOOL
(53) INSTALL 12" 90-DEG ELBOW WITH FLG X FLG

DISPOSITION NOTES

[1] PROTECT-IN-PLACE ITEM PER PLAN

FOR REFERENCE ONLY

N

GRAPHIC SCALE: 1 INCH = 40 FT

PZ2750

DIG ALERT — DIAL TOLL FREE 811/(800)227-2600 — At Least Two Working Days Before You Dig — UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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BY	DESCRIPTION	APPR.	DATE
ENGINEER	REVISIONS	CITY	

DRC
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
Ronald W. Sklepko 2/3/2026
RONALD W. SKLEPKO R.C.E. 46216 DATE

SEAL — REGISTERED PROFESSIONAL ENGINEER — RONALD W. SKLEPKO — No. C46216 — Exp. 12-31-2026 — CIVIL — STATE OF CALIFORNIA

DESIGN BY: RV
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SCALE: AS SHOWN
DATE: 02/03/2026
JOB NUMBER: 23-835

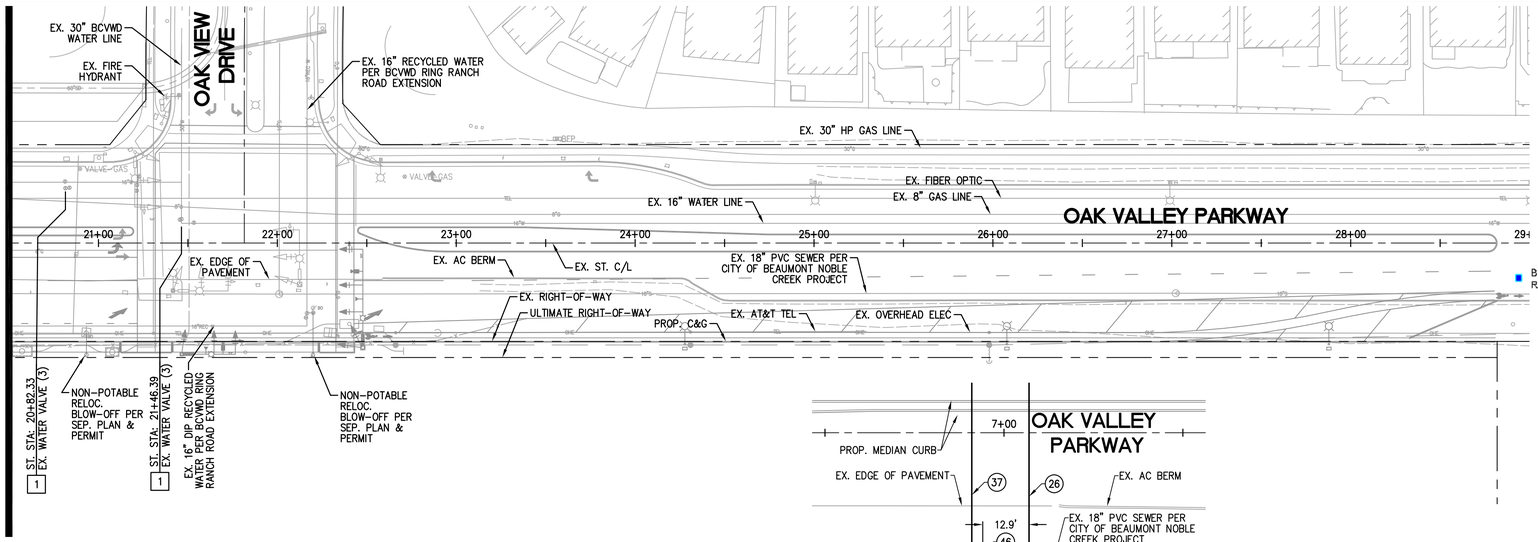
BEAUMONT-CHERRY VALLEY WATER DISTRICT
Riverside County, California

*Approved By*_____ *Date:*_____
MARK B. SWANSON
District Engineer
R.C.E. No. 72332

CITY OF BEAUMONT, CALIFORNIA
PUBLIC POTABLE WATER IMPROVEMENT
LOT LINE ADJUSTMENT No. LLA-2025-001-003
PLAN
BEAUMONT, CA
FOR: REGENCY CENTERS

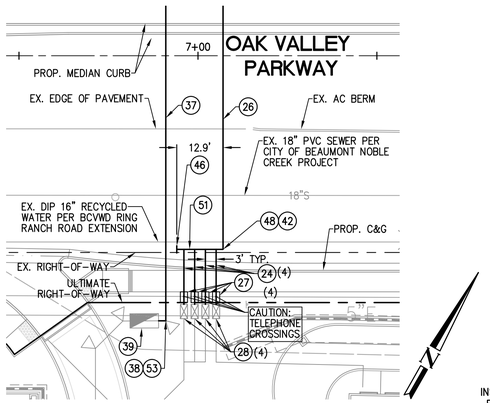
SHEET 8 OF 26 SHEETS
AR NO.: 833
FILE NO.: 3547

ORIGINAL REFERENCES: 23835m101 23835m102 23835m103 23835m104 23835w101 23835w102 23835w103 23835w104 23835w105 23835w106 23835w107 23835w108 23835w109 23835w110 23835w111 23835w112 23835w113 23835w114 23835w115 23835w116 23835w117 23835w118 23835w119 23835w120 23835w121 23835w122 23835w123 23835w124 23835w125 23835w126 23835w127 23835w128 23835w129 23835w130 23835w131 23835w132 23835w133 23835w134 23835w135 23835w136 23835w137 23835w138 23835w139 23835w140



DOMESTIC SERVICE MANIFOLD - DETAIL 'I'
SCALE: 1"=20'

DOMESTIC SERVICE MANIFOLD - DETAIL 'K'
SCALE: 1"=20'



DOMESTIC SERVICE MANIFOLD - DETAIL 'J'
SCALE: 1"=20'

THRUST BLOCK SIZE FOR HORIZONTAL PRESSURES (per NFPA 24)
(BASED ON 2,000 LB/SQ.FT. BEARING PRESSURE w/ SAFETY FACTOR OF 1.5)

PIPE DIA	PIPE CLASS	PRESSURE (PSI)	AREA IN SQUARE FEET TEE	90° BEND	45° BEND	22.5° BEND	11.25° BEND
6	350	225	6.3	8.9	4.8	2.4	1.2
8	350	225	10.9	15.4	8.3	4.2	2.1
10	350	225	16.3	23.1	12.5	6.4	3.2
12	350	225	23.1	32.7	17.7	9.0	4.5
16	350	225	40.1	56.8	30.7	15.7	7.9

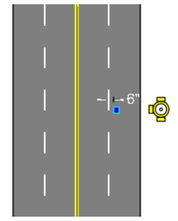
TEES & BENDS

REDUCERS
(BASED ON 2,000 LB/SQ.FT. BEARING PRESSURE)

REDUCER SIZE	PIPE CLASS	PRESSURE (PSI)	DIMENSIONS (INCHES) b	h	t	AREA (SQ-FT)
8 X 6	350	150	17.5	26.0	12.0	3.2
		225	22.5	30.0	12.0	4.7
10 X 8	350	150	20.0	28.0	12.0	3.9
		225	25.0	34.0	12.0	5.9
12 X 10	350	150	22.5	30.0	12.0	4.7
		225	25.0	40.0	12.0	6.9
14 X 12	350	150	22.5	34.0	12.0	5.3
		225	27.5	42.0	12.0	8.0
16 X 12	350	150	25.0	38.0	12.0	6.6
		225	32.5	44.0	12.0	9.9

REDUCERS

(38) THRUST BLOCK CALCULATIONS
BASED ON 2,000 LB/SQ.FT. BEARING PRESSURE



MULTI-LANE STREET

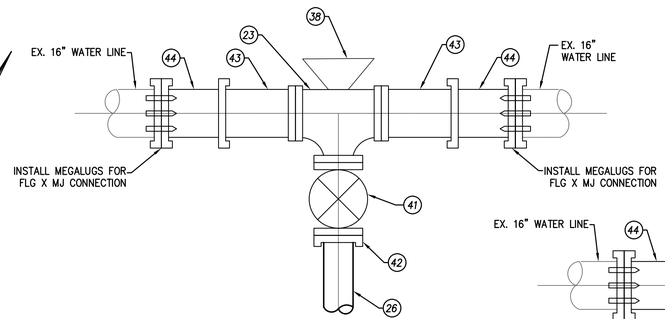
BLUE RETROREFLECTIVE RAISED PAVEMENT MARKER

	OFFICE OF THE FIRE MARSHAL RIVERSIDE COUNTY FIRE DEPARTMENT
SCALE: NONE	FIRE HYDRANT LOCATION PAVEMENT MARKERS DETAIL TP 06-011

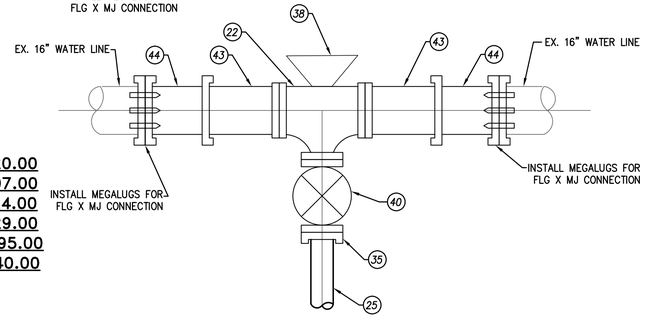
(50) FIRE HYDRANT LOCATION MARKER
SCALE: N.T.S.

DISPOSITION NOTES

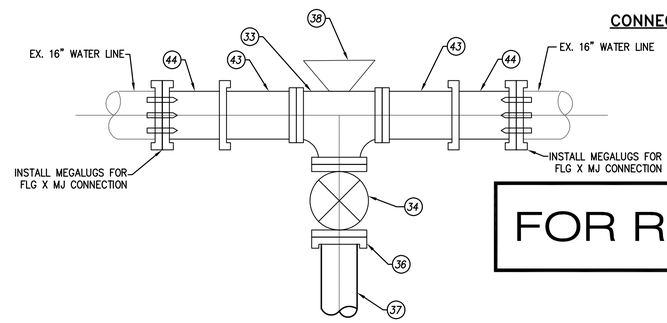
(1) PROTECT-IN-PLACE ITEM PER PLAN



CONNECTION DETAIL 'A' – STA. 6+20.00
CONNECTION DETAIL 'C' – STA. 7+07.00
CONNECTION DETAIL 'F' – STA. 6+24.00
CONNECTION DETAIL 'G' – STA. 9+29.00
CONNECTION DETAIL 'H' – STA. 14+95.00
CONNECTION DETAIL 'I' – STA. 18+40.00
16"X6" CUT-IN TEE
NOT TO SCALE



CONNECTION DETAIL 'D' – STA. 10+89.00
16"X4" CUT-IN TEE
NOT TO SCALE



CONNECTION DETAIL 'B' – STA. 6+91.00
CONNECTION DETAIL 'E' – STA. 14+45.00
16"X12" CUT-IN TEE
NOT TO SCALE

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ENGINEER	REVISIONS	CITY	

DRC
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
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Ronald W. Sklepko 2/3/26
RONALD W. SKLEPKO R.C.E. 46216 DATE

SEAL
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STATE OF CALIFORNIA

DESIGN BY:	RV
DRAWN BY:	HRM
CHECKED BY:	RV
SCALE:	AS SHOWN
DATE:	02/03/2026
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BEAUMONT-CHERRY VALLEY WATER DISTRICT
Riverside County, California

Approved By:_____ Date:_____
MARK B. SWANSON
District Engineer
R.C.E. No. 72332

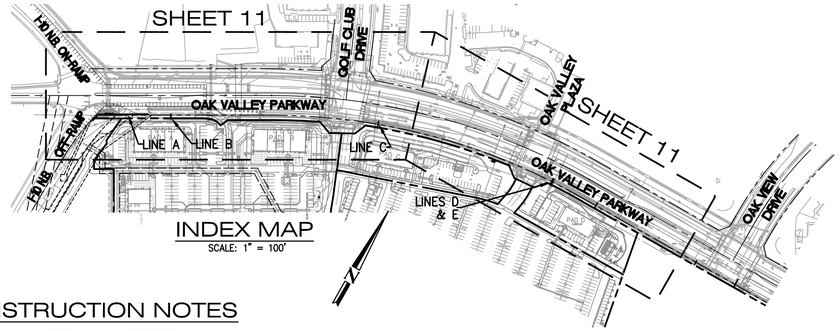
CITY OF BEAUMONT, CALIFORNIA
PUBLIC POTABLE WATER IMPROVEMENT
LOT LINE ADJUSTMENT No. LLA-2025-001-003
PLAN & DETAILS
BEAUMONT, CA
FOR: REGENCY CENTERS

SHEET 9 OF 26 SHEETS
AR NO.: 833
FILE NO.: 3547

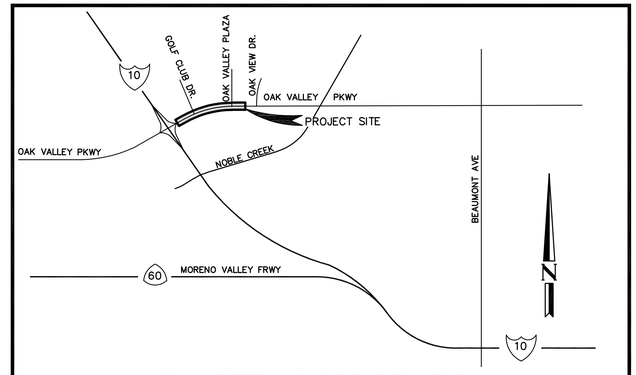
ORIGINAL REFERENCES: 23835mn01b 23835tn01b 23835tn01t 23835tn01 23835pw01b 23835pw01t 23835pw01 23835 Cove Valley 23835 AP Bldg CD 23835 L4 Trees 23835 AR Target Bldg CD 23835 GVW DU Onsite 23835 GVW DU Offsite 23835 GVW DU Onsite 23835 GVW DU Offsite
FILENAME: M:\2021\23-835 Regency Target Beaumont\Util-Public\23835PipeWin-Potable.dwg, LAST SAVED ON: Feb 03 2026 12:23pm PLOTTED BY: HOMER, ON: Feb 03 2026 12:29pm, CFG:

PUBLIC NON-POTABLE WATER IMPROVEMENT

OAK VALLEY VILLAGE
SEC INTERSTATE 10 AND OAK VALLEY PARKWAY
LOT LINE ADJUSTMENT No. 2025-LLA-001-003
IN THE CITY OF BEAUMONT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



INDEX MAP
SCALE: 1" = 100'



(THOMAS BROTHERS MAPS 2005, PAGE 720, GRID F-1)

VICINITY MAP
N.T.S.

RECYCLED WATER GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE "DISTRICT STANDARDS FOR THE FURNISHING OF MATERIALS AND THE CONSTRUCTION OF WATER AND RECYCLED WATER FACILITIES AND PREPARATION OF WATER SYSTEM PLANS", LATEST REVISION, AND THE ADOPTED ADDENDUMS THERETO.
2. WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN THE STATE OF CALIFORNIA, EXPERIENCED IN WATER UTILITY CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN CONSTRUCTION PERMIT FROM THE DISTRICT AND PAY INSPECTION AND VALVE COVER DEPOSIT PRIOR TO CONSTRUCTION.
4. UNLESS OTHERWISE INDICATED, ALL PIPE SHALL BE CEMENT MORTAR LINED DUCTILE IRON PIPE, MINIMUM PRESSURE CLASS 150, WITH PUSH-ON JOINTS. ALL DUCTILE IRON PIPE SHALL BE INSTALLED WITH PURPLE COLOR-CODED POLYETHYLENE ENCASEMENT IN ACCORDANCE WITH AWWA C105 AND RECOMMENDATIONS FROM THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA). COLOR SHALL BE PANTONE 512. POLYETHYLENE MATERIAL SHALL BE 8-MIL LINEAR LOW-DENSITY (LLD) FILM. INSTALLATION METHOD SHALL BE IN ACCORDANCE WITH METHOD A PER AWWA C105. TRACER WIRE SHALL BE 14-GAUGE, INSULATED (BLUE COLOR) SOLID COPPER WIRE. POLYETHYLENE BAGS AND/OR WARNING TAPE SHALL HAVE THE WORDS "CAUTION - WATER RECLAMATION LINE" OR SIMILAR WORDING IN BLACK PRINTING. THE WARNING TAPE SHALL BE CONTINUOUS ALONG THE ENTIRE PIPELINE AND LATERALS AND SHALL BE TAPED TO THE PIPELINE AT INTERVALS NOT TO EXCEED 10 FEET. ALL ABOVE GROUND APPURTENANCES SHALL BE COLOR CODED PURPLE, PANTONE 512 AND MARKED/SIGNAGE INDICATING: "NON POTABLE WATER - DO NOT DRINK" OR SIMILAR WORDING AND IDENTIFIED PER AWWA STANDARDS AND SECTION 116815 OF THE CALIFORNIA HEALTH AND SAFETY CODE.
5. FOR SEPARATION REQUIREMENTS BETWEEN WATER AND RECYCLED WATER, STORM DRAINS, AND SEWER LINES, SEE RIVERSIDE COUNTY STANDARD NO. 609 AND CALIFORNIA CODE OF REGULATIONS, TITLE 22, SECTION 64572.
6. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA AT 811 / 800-227-2600 FOR LOCATION OF ALL UNDERGROUND UTILITIES, TWO WORKING DAYS PRIOR TO COMMENCING WORK.
7. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM CITY OF BEAUMONT, AND/OR RIVERSIDE COUNTY, AS APPROPRIATE, PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL NOTIFY THE DISTRICT AT (951) 845-9581 TWO WORKING DAYS PRIOR TO COMMENCING WORK ON THE RECYCLED WATER UTILITY INSTALLATION. CONTRACTOR SHALL NOTIFY DISTRICT BY PRECEDING WEDNESDAY AT 4:00 P.M. PRIOR TO WORKING DURING THE WEEKEND. CANCELLATIONS SHALL BE NOTIFIED TO THE DISTRICT BY PRECEDING FRIDAY AT 3:00 P.M.
9. NO EXISTING DISTRIBUTION SYSTEM VALVE SHALL BE OPERATED BY THE CONTRACTOR. DISTRICT PERSONNEL WILL OPERATE ALL NECESSARY VALVES.
10. NO DEVIATIONS FROM THESE PLANS SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE DISTRICT.
11. EXISTING RECYCLED WATER MAINS SHALL NOT BE TAKEN OUT OF SERVICE FOR MORE THAN 4 HOURS. CONTRACTOR SHALL NOTIFY ALL WATER USERS AFFECTED BY THE SHUTDOWN A MINIMUM OF 48 HOURS PRIOR TO THE ACTUAL SHUTDOWN. INDICATE THE DATE AND PRECISE HOURS THAT THE MAIN WILL BE TAKEN OUT OF SERVICE.
12. CONTRACTOR SHALL CONFORM TO THE STREET EXCAVATION REPLACEMENT STANDARDS OF THE CITY OF BEAUMONT OR RIVERSIDE COUNTY, WHICHEVER HAS JURISDICTION.
13. CONTRACTOR SHALL NOTIFY THE DISTRICT AT (951) 845-9581 TWO WORKING DAYS PRIOR TO PLACEMENT OF CONCRETE FOR SIDEWALKS.
14. AIR VACUUM RELEASE ASSEMBLIES PER DISTRICT STANDARD PLATES NO. 5-1 AND 5-2 SHALL BE INSTALLED AT ALL HIGH POINTS ON THE WATER MAIN. ADDITIONAL ASSEMBLIES OVER THOSE SHOWN ON THE DRAWINGS MAY BE NECESSARY WHEN SUBSTRUCTURES REQUIRE A CHANGE IN LINE OR GRADE OF THE WATER LINE. AIR/VACUUM PIPING SHALL BE PURPLE COLOR-CODED TAPE WRAPPED OR WITH POLYETHYLENE ENCASEMENT PER GENERAL NOTE 4.
15. CONTRACTOR TO INSTALL MINIMUM 1" COPPER, TYPE K, SERVICE LATERALS IN ACCORDANCE WITH DISTRICT SPECIFICATIONS SHOWN ON DISTRICT STANDARD PLATE 6-2 AND PLATE 12.
16. ALL COPPER SERVICES SHALL BE INSTALLED WITH TAPE WRAP OR WITH POLYETHYLENE ENCASEMENT PER GENERAL NOTE 4.
17. CONTRACTOR SHALL COORDINATE ALL RECONNECTS WITH DISTRICT PERSONNEL PRIOR TO ANY CONNECTIONS OR RETIREMENTS OF ANY DISTRICT FACILITIES.
18. CONTRACTOR SHALL RESTRAIN ALL JOINTS AT TEES, ELBOWS, DEAD ENDS, ETC. AS INDICATED ON THE PLANS, AS A MINIMUM. SEE CONSTRUCTION NOTE 3 HEREON.
19. CONTRACTOR SHALL BEAR ALL COSTS FOR THE CORRECTION OR REMOVAL AND REPLACEMENT OF DEFECTIVE WORK, AND ALL ADDITIONAL DIRECT AND INDIRECT COSTS THE CITY, COUNTY, OR DISTRICT MAY INCUR ON ACCOUNT OF DEFECTIVE WORK, INCLUDING THE COSTS OF ADDITIONAL ADMINISTRATIVE, PROFESSIONAL CONSULTANT, INSPECTION, TESTING, AND OTHER SERVICES.
20. ALL DRY-UTILITIES SHALL BE LOCATED ON OPPOSITE PROPERTY LINE FROM WATER SERVICE LATERAL OR NO CLOSER THAN 2' FROM ANY WATER SERVICE LATERAL.
21. ALL PIPE SHALL BE HYDRO TESTED, DISINFECTED AND APPROVED PRIOR TO FINAL CONNECTION TO EXISTING RECYCLED WATER LINES.
22. BASIS OF RECYCLED WATER LINE STATIONING SHALL BE ALONG STREET CENTERLINE, UNLESS OTHERWISE NOTED.
23. ALL MATERIALS SHALL BE OF DOMESTIC ORIGIN AND NOT OF FOREIGN MANUFACTURE.
24. CONTRACTOR SHALL FURNISH TO THE DISTRICT ELECTRONIC FILES IN AUTOCAD FORMAT OF THE SIGNED AND APPROVED "RECORD DRAWINGS" AND GIS DIGITAL DATA DEFINITION TABLES, PER DISTRICT STANDARDS, PRIOR TO FINAL ACCEPTANCE OF THE WORK.
25. CONTRACTOR SHALL FURNISH TO THE DISTRICT COPIES OF ALL SOIL COMPACTION TEST REPORTS FOR THE INSTALLED RECYCLED WATER MAINS PRIOR TO FINAL ACCEPTANCE OF THE WORK.
26. DEVELOPER SHALL FURNISH TO THE DISTRICT A CAD FILE CONTAINING APPROPRIATE BASE FILES, VALVES, AND ABOVE GROUND APPURTENANCES PRIOR TO THE FINAL ACCEPTANCE OF THE WORK.
27. CONTRACTOR SHALL KEEP AND MAINTAIN AT THE JOBSITE ONE (1) SET OF RECORD DRAWINGS, CONTRACTOR SHALL MARK ON DRAWINGS ALL CHANGES IN PROJECT CONDITIONS, LOCATIONS, CONFIGURATIONS AND ANY DEVIATIONS WHICH MAY VARY FROM THE DRAWINGS. THESE MASTER RECORD DRAWINGS SHALL BE MAINTAINED UP TO DATE DURING THE PROGRESS OF THE WORK. RECORD DRAWINGS SHALL BE ACCESSIBLE TO THE DISTRICT AT ALL TIMES DURING CONSTRUCTION AND A COPY OF SAID RECORD DRAWINGS SHALL BE DELIVERED TO THE DISTRICT UPON COMPLETION OF THE WORK.

CONSTRUCTION NOTES
RECYCLED WATER

1. ALL MECHANICAL FITTINGS TO BE RESTRAINED.
2. ALL HYDRANT TEES SHALL BE MECHANICAL JOINT X FLANGE OUTLET.
3. ALL JOINTS TO BE RESTRAINED SHALL BE WITH U. S. PIPE, "FIELD-LOK 350", MEGA LUGS (IF MECHANICAL JOINT), MCWANE, SURE STOP 350 GASKETS, OR DISTRICT APPROVED EQUAL.
4. ALL HYDRANT, DRAIN, AND BLOW-OFF LATERALS SHALL HAVE RESTRAINED JOINTS.
5. INSTALL RESTRAINED JOINTS (TWO PIPE LENGTHS) BEFORE AND AFTER ALL TEES, CROSSES, AND ELBOWS (HORIZONTAL AND VERTICAL), AS A MINIMUM.
6. ALL PROPOSED 4 INCH BLOW-OFF AND AIR VACUUM VALVE ASSEMBLIES AT INTERFACE CONNECTIONS ARE TEMPORARY.
7. DOMESTIC WATER LINE SHALL BE MINIMUM PRESSURE CLASS 200 DIP UNDER STORM DRAIN CROSSINGS. A 20' LENGTH OF DIP SHALL BE CENTERED UNDER STORM DRAIN SUCH THAT NO WATER MAIN JOINTS ARE WITHIN 4'OF THE OUTSIDE DIAMETER OF THE STORM DRAIN. THE VERTICAL CLEAR SEPARATION SHALL BE MINIMUM 1 FOOT.

DISTRICT ENGINEER'S CERTIFICATE

THIS CERTIFIES THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED BY AND ARE HEREBY APPROVED BY BEAUMONT CHERRY VALLEY WATER DISTRICT AND THAT THIS DISTRICT IS WILLING AND ABLE TO SUPPLY WATER TO THIS PROJECT IN ACCORDANCE WITH THE PURE WATER LAWS TO THE STATE OF CALIFORNIA.

MARK B. SWANSON R.C.E. NO. 72332 DATE
DISTRICT ENGINEER

APPLICANT'S ENGINEER CERTIFICATE

THIS CERTIFIES THAT ON _____, 20__, I HAVE REVIEWED THE PLANS OF DOMESTIC WATER SYSTEM FOR THIS PROJECT AND THEY MEET THE REQUIREMENTS OF THE CALIFORNIA SECTION OF THE AMERICAN WATER WORKS ASSOCIATION, AND THE RIVERSIDE COUNTY STANDARDS WHERE THE INSTALLATION IS WITHIN SAID COUNTY, FOR MINIMUM REQUIREMENTS FOR SAFE PRACTICE IN THE PRODUCTION AND DISTRIBUTION OF WATER FOR DOMESTIC USE.

THE DISTRIBUTION SYSTEM AND TRANSMISSION MAINS AT THE POINT OF SUPPLY TO THIS PROJECT ARE ADEQUATE TO SUPPLY WATER TO ALL SECTIONS OF THE PROJECT IN ACCORDANCE WITH SECTION 5-21 OF THE ABOVE QUOTED STANDARDS.

Ronald W. Sklepko 2/3/26
RONALD W. SKLEPKO R.E. NO. C46216 DATE

I CERTIFY THAT THE DESIGN OF THE WATER SYSTEMS IS IN ACCORDANCE WITH THE REQUIREMENTS PRESCRIBED BY THE RIVERSIDE COUNTY FIRE DEPARTMENT.

Ronald W. Sklepko 2/3/26
RONALD W. SKLEPKO R.E. NO. C46216 DATE

FOR REFERENCE ONLY

INDEX OF PLAN SHEETS:

10	TITLE SHEET
11	PLAN

ABBREVIATIONS:

℄/CL	CENTERLINE
AC	ASPHALT CONCRETE
BCVWD	BEAUMONT CHERRY-VALLEY WATER DISTRICT
BO	BLOWOFF
C&G	CURB & GUTTER
DIP	DUCTILE IRON PIPE
DOM.	DOMESTIC
EA	EACH
ELEC	ELECTRIC
EMWD	EASTERN MUNICIPAL WATER DISTRICT
ESMT.	EASEMENT
EX./EXIST.	EXISTING
FH	FIRE HYDRANT
HP	HIGH POINT OR HIGH PRESSURE
INV	INVERT
IRR.	IRRIGATION
LF	LINEAR FEET
MH	MANHOLE
OH	OVERHEAD
PP	POWER POLE
PROP.	PROPOSED
PVC	POLYVINYL CHLORIDE
PVMT.	PAVEMENT
RELOC.	RELOCATE(D)
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
R/W	RIGHT-OF-WAY
SEP	SEPARATE
ST.	STREET
STA.	STATION
SW	SEWER
SWMH	SEWER MANHOLE
TEL	TELEPHONE
TYP.	TYPICAL
UG	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WA	WATER

LEGEND:

- PROP. RIGHT-OF-WAY
- EX. RIGHT-OF-WAY
- CENTERLINE
- CALTRANS RIGHT-OF-WAY
- PROP. PUBLIC POTABLE WATER
- W — EX. WATER
- S — EX. SEWER
- S — EX. SEWER
- SD — EX. STORM DRAIN
- OHE — EX. OVERHEAD ELECTRICAL
- G — EX. GAS
- TEL — EX. TELEPHONE
- E — EX. ELECTRICAL
- FIRE HYDRANT
- DOMESTIC OR IRRIGATION METER
- GATE VALVE
- REDUCED PRINCIPAL DETECTOR ASSEMBLY (RPDA)
- BLOW-OFF VALVE

OWNER

REGENCY CENTERS
420 STEVENS AVENUE, SUITE 320
SOLANA BEACH,CA 92075
CONTACT: CHRIS SANCHEZ
PHONE: (858)847-4631

ENGINEER

RONALD W. SKLEPKO
DRC ENGINEERING INC.
160 S OLD SPRINGS RD #210
ANAHEIM, CA 92808
PH. (714) 685-6860

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF 14TH STREET BEING NORTH 60°17'20" EAST AS SHOWN ON THE MAP FILED IN BOOK 80, PAGES 78 THROUGH 89, INCLUSIVE, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR SO THE AT ANY NECESSARY ADJUSTMENTS CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PREVENT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

DISPOSITION NOTES

3 ADJUST TO GRADE ITEM PER PLAN
4 REMOVE & RELOCATE ITEM PER PLAN

NON-POTABLE WATER CONSTRUCTION NOTES

		QUANTITY	
29	HOT TAP & INSTALL 2" NON-POTABLE IRRIGATION SERVICE CONNECTION TO EXISTING 16" RECYCLED WATER MAIN LINE PER BCVWD SPECIFICATIONS	5	EA
30	INSTALL CLASS 150 2" COPPER PIPE IRRIGATION SERVICE	225	LF
31	INSTALL 1-1/2" IRRIGATION WATER METER & BOX PER BCVWD PLATE NO. 12	5	EA
32	1-1/2" RPBP BACKFLOW DEVICE PER SEPARATE ON-SITE UTILITY PLANS	N/A	EA

TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT
REVIEWED BY: _____ Date: 2/24/2026
APPROVED BY: _____ Date: _____

PZ2750

DIG ALERT
DIAL TOLL FREE
811/(800)227-2600
At Least Two Working Days Before You Dig
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF 14TH STREET BEING NORTH 60°17'20" EAST AS SHOWN ON THE MAP FILED IN BOOK 80, PAGES 78 THROUGH 89, INCLUSIVE, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

BENCHMARK:
BM No. C-3-1-1965
DESC: BRASS DISK TOP CONCRETE POST
LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST
ELEV. 2636.329', NGVD 29

BY	DESCRIPTION	APPR.	DATE
ENGINEER	REVISIONS	CITY	

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
Civil Engineering/Land Surveying/Land Planning
Ronald W. Sklepko 2/3/26
RONALD W. SKLEPKO R.C.E. C46216 DATE

SEAL
REGISTERED PROFESSIONAL ENGINEER RONALD W. SKLEPKO No. C46216 Exp. 12-31-2026 CIVIL STATE OF CALIFORNIA

DESIGN BY: RV
DRAWN BY: HRM
CHECKED BY: RV
SCALE: AS SHOWN
DATE: 02/03/2026
JOB NUMBER: 23-835

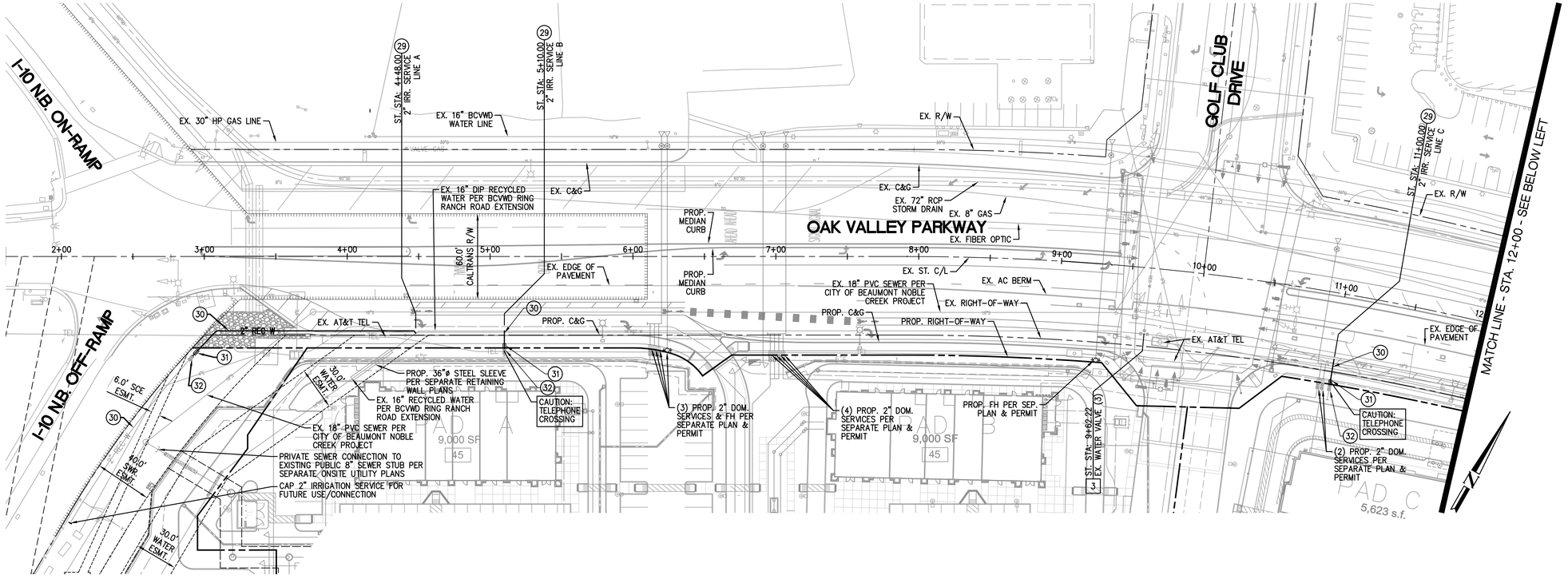
BEAUMONT-CHERRY VALLEY WATER DISTRICT
Riverside County, California

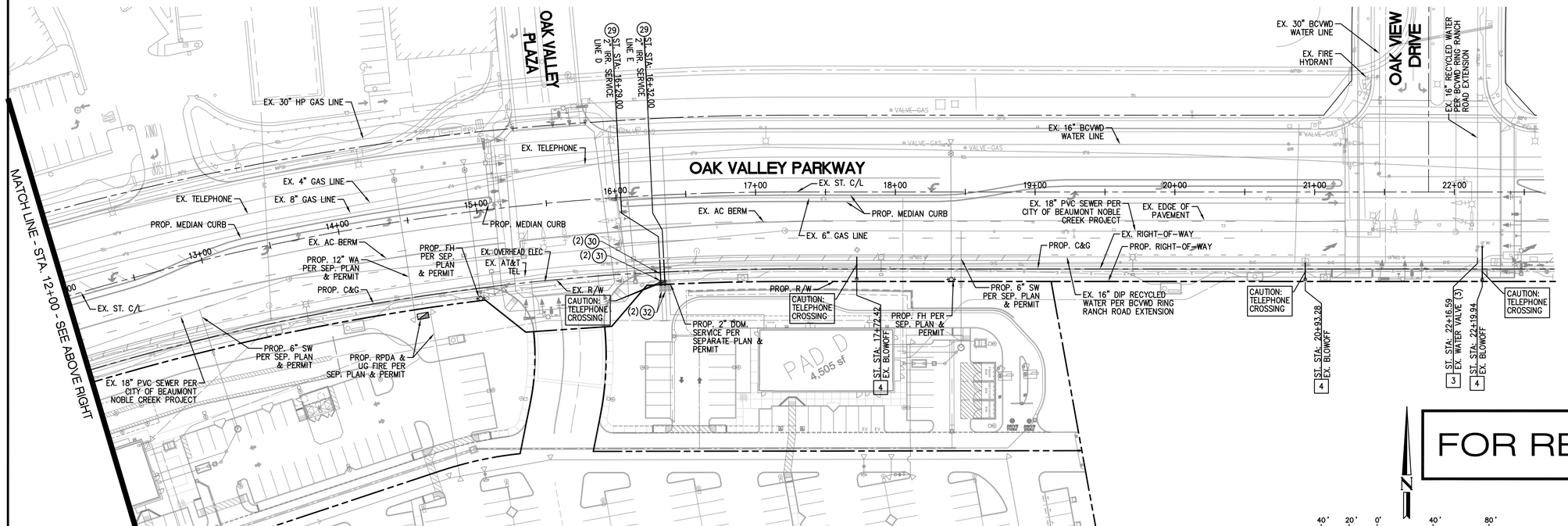
Approved By: _____ Date: _____
MARK B. SWANSON
District Engineer
R.C.E. No. 72332

CITY OF BEAUMONT, CALIFORNIA
PUBLIC NON-POTABLE WATER IMPROVEMENT
LOT LINE ADJUSTMENT No. LLA-2025-001-003
TITLE SHEET
BEAUMONT, CA
FOR: REGENCY CENTERS

SHEET 10 OF 26 SHEETS
AR NO.: 833
FILE NO.: 3547

EXTERNAL REFERENCES: 23835x01(0) 23835x01(1) 23835STAL_Dark Water_23835x01(0) 23835 AR Target Bldg CD 23835 LA Trees 23835 AR Target Bldg CD 23835 GNV DU Offsite 23835 GNV DU Offsite 23835x01(0) 23835x01(1) 23835STAL_Dark Water_23835x01(0) 23835 AR Target Bldg CD 23835 LA Trees 23835 AR Target Bldg CD 23835 GNV DU Offsite 23835 GNV DU Offsite
FILENAME: M:\2023\23-835 Regency Target Beaumont\UT-Public\23835PubWs-NonPotable.dwg, LAST SAVED ON: Feb 03 2026 12:07pm PLOTTED BY: HOMER, ON: Feb 03 2026 12:30pm, CFG:





DISPOSITION NOTES

3 ADJUST TO GRADE ITEM PER PLAN

4 REMOVE & RELOCATE ITEM PER PLAN

NON-POTABLE WATER CONSTRUCTION NOTES

(29) HOT TAP & INSTALL 2" NON-POTABLE IRRIGATION SERVICE CONNECTION TO EXISTING 16" RECYCLED WATER MAIN LINE PER BCVWD SPECIFICATIONS

(30) INSTALL CLASS 150 2" COPPER PIPE IRRIGATION SERVICE

(31) INSTALL 1-1/2" IRRIGATION WATER METER & BOX PER BCVWD PLATE NO. 12

(32) 1-1/2" RPBP BACKFLOW DEVICE PER SEPARATE ON-SITE UTILITY PLANS

FOR REFERENCE ONLY

N

40' 20' 0' 40' 80'

GRAPHIC SCALE: 1 INCH = 40 FT

PZ2750

DIG ALERT
DIAL TOLL FREE
811/(800)227-2600
At Least Two Working Days Before You Dig
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF 14TH STREET BEING NORTH 80°17'20" EAST AS SHOWN ON THE MAP FILED IN BOOK 80, PAGES 78 THROUGH 89, INCLUSIVE, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

BENCHMARK:
BM No. C-3-1-1965

DESC: BRASS DISK TOP CONCRETE POST

LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 121488455E, 1FT W OF MARKER POST

ELEV. 2636.329', NGVD 29

BY	DESCRIPTION	APPR.	DATE
ENGINEER	REVISIONS	CITY	

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
Civil Engineering/Land Surveying/Land Planning
Ronald W. Sklepko 2/3/26
RONALD W. SKLEPKO R.C.E. C46216 DATE

SEAL — REGISTERED PROFESSIONAL ENGINEER — RONALD W. SKLEPKO — No. C46216 — Exp. 12-31-2026 — CIVIL — STATE OF CALIFORNIA

DESIGN BY: RV
DRAWN BY: HRM
CHECKED BY: RV
SCALE: AS SHOWN
DATE: 02/03/2026
JOB NUMBER: 23-835

BEAUMONT-CHERRY VALLEY WATER DISTRICT
Riverside County, California

Approved By: _____ *Date:* _____
MARK B. SWANSON
District Engineer
R.C.E. No. 72332

CITY OF BEAUMONT, CALIFORNIA
PUBLIC NON-POTABLE WATER IMPROVEMENT
LOT LINE ADJUSTMENT No. LLA-2025-001-003
PLAN
BEAUMONT, CA
FOR: REGENCY CENTERS

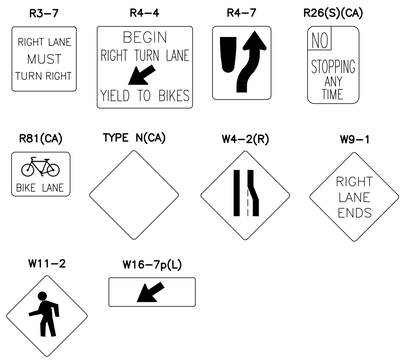
SHEET 11 OF 26 SHEETS
AR NO.: 833
FILE NO.: 3547

ORIGINAL REFERENCES: 23835mn01 23835st01 23835st01 23835st01 23835_Oak Valley 23835st01 23835_AR Target Bldg 03 23835_AR Target Bldg 03 23835_DW DU Offsite 23835_DW DU Offsite
FILENAME: M:\2023\23-835 Regency Target Beaumont\UT-Public\23835PotWe-NonPotable.dwg, LAST SAVED ON: Feb 03 2026 12:07pm PLOTTED BY: HOMER, ON: Feb 03 2026 12:30pm, CFG.

SIGNING AND STRIPING GENERAL NOTES

1. SIGNING AND STRIPING, RAISED PAVEMENT MARKERS, AND SIGNS SHALL COMPLY WITH THE 2024 CALTRANS STANDARD SPECIFICATIONS AND THE 2014 CALIFORNIA MANUAL ON UNIFORM CONTROL DEVICES (MUTCD).
2. PAVEMENT LEGENDS SHALL MATCH CITY OF BEAUMONT / BANNING STANDARD STENCILS IN ACCORDANCE WITH EACH AGENCY'S RESPECTIVE JURISDICTION.
3. TRAFFIC STRIPES AND MARKINGS SHALL BE THERMOPLASTIC WITH ALKYD BINDER.
4. ALL TRAFFIC STRIPING, PAVEMENT LEGENDS AND RAISED PAVEMENT MARKERS THAT CONFLICT OR CONFUSE TRAFFIC AS A RESULT OF THE NEWLY INSTALLED WORK SHOWN ON THIS PLAN SHALL BE REMOVED BY WET SANDBLASTING AS DIRECTED BY THE ENGINEER.
5. DEBRIS FROM REMOVAL OPERATIONS SHALL BE CONTAINED WITHIN THE WORK AREA AND THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT PERSONS AND PROPERTY ADJACENT TO THE SANDBLASTING OPERATIONS. THE DEBRIS RESULTING FROM THE SANDBLASTING SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR. DEBRIS WITHIN THE ROADWAY SHALL BE REMOVED BY MECHANICAL SWEEPING OR HIGH-POWER VACUUM.
6. SCARRED PAVEMENT SURFACES RESULTING FROM REMOVAL OPERATIONS SHALL BE SEALED WITH ASPHALT PAINT CONFORMING TO SECTION 203-8 OF THE STANDARD SPECIFICATIONS. SCARRED AREAS RESULTING FROM WORK OR GRAPHIC LEGEND REMOVAL SHALL BE FULLY COVERED WITH AN ASPHALTIC PAINTED SQUARE OR RECTANGULAR SHAPE THAT COMPLETELY OBLITERATES THE OLD LEGEND FORM.
7. ALL SIGNS SHALL BE REFLECTORIZED SHEET ALUMINUM USING HIGH INTENSITY GRADE SHEETING WITH 3M #1150 PROTECTIVE OVERLAY FILM OR APPROVED EQUAL. ALL SIGNS SHALL BE MOUNTED WITH THEFT/VANDAL-PROOF FASTENERS.
8. ALL SIGN SIZES SHALL BE FOR CONVENTIONAL ROADWAYS IN ACCORDANCE WITH THE 2014 CALIFORNIA MUTCD, EXCEPT PARKING RELATED SIGNS SHALL BE 12"X18".
9. PER GOVERNMENT CODE SECTION 4216, IF THE WORK IN AN AREA WHICH IS KNOWN, OR REASONABLY SHOULD BE KNOWN, TO CONTAIN SUBSURFACE INSTALLATIONS, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600 AND OBTAIN AN INQUIRY IDENTIFICATION NUMBER AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO COMMENCING ANY WORK THAT PENETRATES THE EXISTING SURFACE.
10. STRIPING LAYOUT SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO APPLICATION OF THE THERMOPLASTIC MATERIAL. CONTACT THE CITY ENGINEERING DEPARTMENT INSPECTOR AT (951) 769-8520 (BEAUMONT) 2 WORKING DAYS PRIOR TO LAYOUT. STRIPING SHALL BE INSTALLED WITH SIGNAL THURN-ON.
11. STEEL SIGN POSTS INSTALLED IN CONCRETE AREAS SHALL BE INSTALLED IN PVC SLEEVES TO FACILITATE REPLACEMENT. ALL POSTS SHALL BY 2" TELESPAR POSTS UNLESS NOTED OTHERWISE.
12. ALL PEDESTRIAN RELATED SIGNS SHALL BE FABRICATED WITH HIGH INTENSITY LIME-GREEN SHEETING.

NEW SIGNS ON THIS SHEET

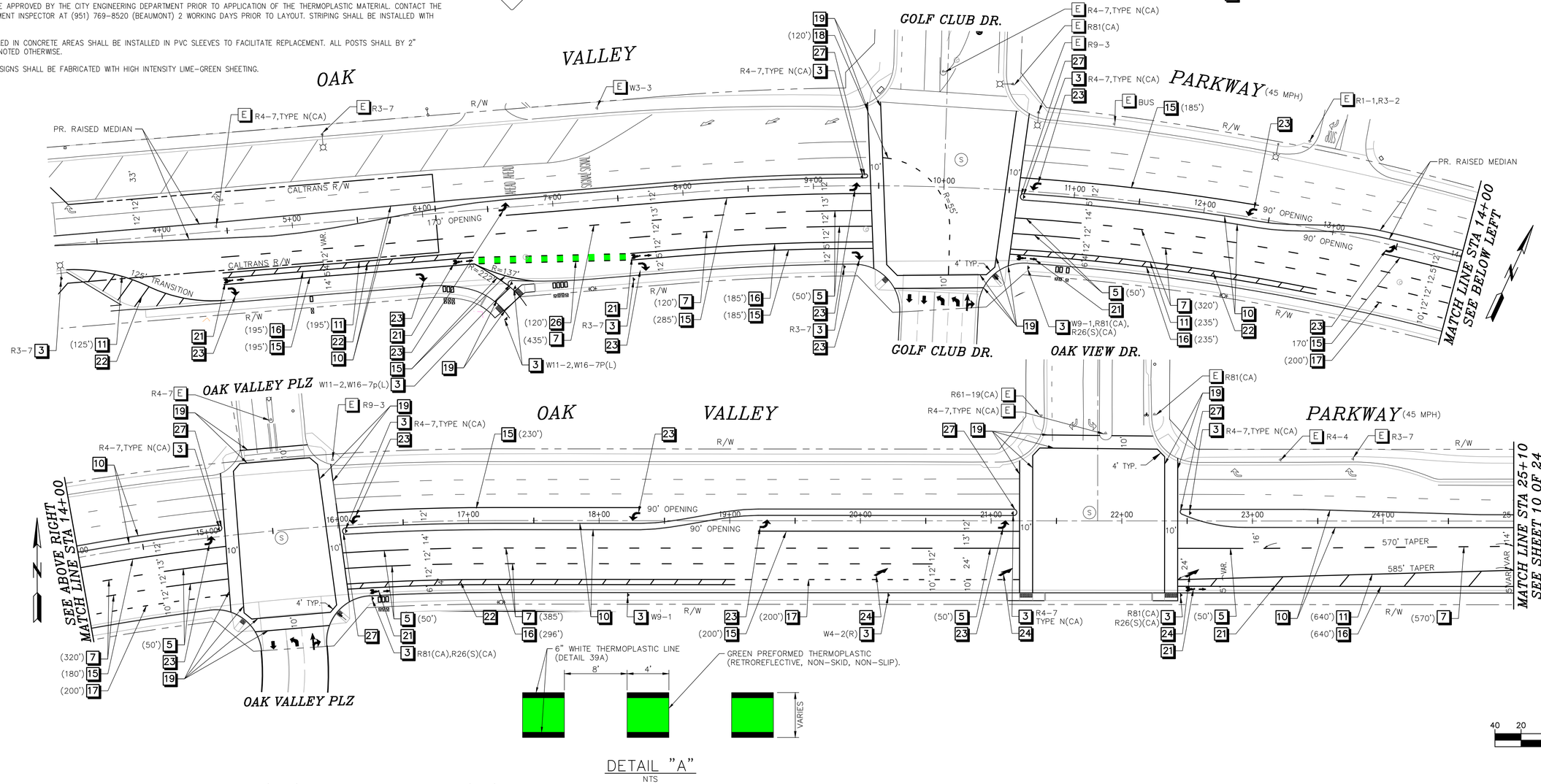


LEGEND

- EXISTING STRIPING & MARKINGS TO REMAIN.
- EXISTING STRIPING & MARKINGS TO BE REMOVED.
- PROPOSED STRIPING & MARKINGS.
- EXISTING SIGN TO REMAIN.
- EXISTING SIGN TO BE REMOVED.
- PROPOSED SIGN.
- (S) SIGNALIZED INTERSECTION.

SIGNING AND STRIPING PLAN CONSTRUCTION NOTES

- [E] EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
- [3] INSTALL NEW SIGN ONTO POST, STREET LIGHT POLE, OR TRAFFIC SIGNAL POLE, AS SHOWN.
- [5] INSTALL 4" SOLID WHITE LINE WITH TYPE "G" RPM's AT 25' O.C., 2" OFFSET FROM LINE.
- [7] INSTALL 6" SKIP WHITE LANE LINE PER CALTRANS STD PLAN A20A, DETAIL 12,
- [10] INSTALL TYPE "H" RPM's LEFT EDGELINE PER CALTRANS STD PLAN A20B, DETAIL 26.
- [11] INSTALL 6" SOLID WHITE RIGHT EDGELINE PER CALTRANS STD PLAN A20B, DETAIL 27B.
- [15] INSTALL 8" SOLID WHITE CHANNELIZING LINE PER CALTRANS STD PLAN A20D, DETAIL 38.
- [16] INSTALL 6" BIKE LANE PER CALTRANS STD PLAN A20D, DETAIL 39.
- [17] INSTALL 6" BIKE LANE PER CALTRANS STD PLAN A20D, DETAIL 39A.
- [19] INSTALL 12" SOLID WHITE CROSSWALK (10' CLEAR) OR LIMIT LINE PER CALTRANS STD PLAN A24E.
- [21] INSTALL BIKE LANE LEGEND AND ARROW MARKING PER CALTRANS STD PLAN A24A AND A24D.
- [22] INSTALL 8" SOLID WHITE STRIPE AT 30' AND 25' SPACING AS SHOWN.
- [23] INSTALL TYPE IV (L) OR (R) ARROW MARKING PER CALTRANS STD PLAN A24A.
- [24] INSTALL TYPE VI ARROW MARKING PER CALTRANS STD PLAN A24A AS SHOWN.
- [26] INSTALL GREEN-PREFORMED THERMOPLASTIC 4' WIDE GREEN PAVEMENT MARKING 12' O.C. AS SHOWN PER DETAIL "A".
- [27] PAINT NOSE OF CURB YELLOW WITH REFLECTIVE PAINT.



DETAIL "A"
NTS

40 20 0 40 80
SCALE IN FEET
1 inch = 40 ft.

i:\2025\2256674 - oak valley village ps&e, beaumont\dwg\signing and striping plan\6674ss-01 oak valley.dwg LDP 20:29:46 01-22-2026 mempin

DIGALERT Call 2 Working Days Before You Dig! 811

BENCHMARK:
BM No. C-3-1-1965
DESC: BRASS DISK TOP CONCRETE POST
LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST
ELEV. 2636.329', NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

LLG LINSCOTT, LAW & GREENSPAN, ENGINEERS
TRANSPORTATION PLANNING - TRAFFIC ENGINEERING - PARKING
600 South Lake Avenue, Suite 500, Pasadena CA 91106 (626) 796-2322
2 Executive Circle, Suite 250, Irvine CA 92614 (949) 825-6175
4542 Ruffner Street, Suite 100, San Diego, CA 92111 (858) 300-8800

SEAL: REGISTERED PROFESSIONAL ENGINEER RICHARD E. BARRETTO No. 2006 Exp.6/30/27 TRAFFIC STATE OF CALIFORNIA

DESIGN BY:
DRAWN BY:
CHECKED BY:
SCALE:
DATE:
JOB NUMBER:

BEAUMONT CALIFORNIA
PUBLIC WORKS DEPARTMENT
550 E. 6TH ST, BEAUMONT, CA 92223

Reviewed By: Staff Engineer Date: 2/24/2026
Recommended for Approval By: Administrative Engineer Date: 2/24/26
Approved By: City Engineer/Director of Public Works Date: 02/24/2026

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT
SIGNING AND STRIPING PLAN OAK VALLEY PKWY

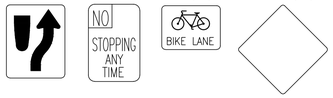
SHEET 12 OF 26 SHEETS
FILE NO: 3547
PW2025-0257

SIGNING AND STRIPING GENERAL NOTES

1. SIGNING AND STRIPING, RAISED PAVEMENT MARKERS, AND SIGNS SHALL COMPLY WITH THE 2024 CALTRANS STANDARD SPECIFICATIONS AND THE 2024 CALIFORNIA MANUAL ON UNIFORM CONTROL DEVICES (MUTCD).
2. PAVEMENT LEGENDS SHALL MATCH CITY OF BEAUMONT / BANNING STANDARD STENCILS IN ACCORDANCE WITH EACH AGENCY'S RESPECTIVE JURISDICTION.
3. TRAFFIC STRIPES AND MARKINGS SHALL BE THERMOPLASTIC WITH ALKYD BINDER.
4. ALL TRAFFIC STRIPING, PAVEMENT LEGENDS AND RAISED PAVEMENT MARKERS THAT CONFLICT OR CONFUSE TRAFFIC AS A RESULT OF THE NEWLY INSTALLED WORK SHOWN ON THIS PLAN SHALL BE REMOVED BY WET SANDBLASTING AS DIRECTED BY THE ENGINEER.
5. DEBRIS FROM REMOVAL OPERATIONS SHALL BE CONTAINED WITHIN THE WORK AREA AND THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT PERSONS AND PROPERTY ADJACENT TO THE SANDBLASTING OPERATIONS. THE DEBRIS RESULTING FROM THE SANDBLASTING SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR. DEBRIS WITHIN THE ROADWAY SHALL BE REMOVED BY MECHANICAL SWEEPING OR HIGH-POWER VACUUM.
6. SCARRED PAVEMENT SURFACES RESULTING FROM REMOVAL OPERATIONS SHALL BE SEALED WITH ASPHALT PAINT CONFORMING TO SECTION 203-8 OF THE STANDARD SPECIFICATIONS. SCARRED AREAS RESULTING FROM WORK OR GRAPHIC LEGEND REMOVAL SHALL BE FULLY COVERED WITH AN ASPHALTIC PAINTED SQUARE OR RECTANGULAR SHAPE THAT COMPLETELY OBLITERATES THE OLD LEGEND FORM.
7. ALL SIGNS SHALL BE REFLECTORIZED SHEET ALUMINUM USING HIGH INTENSITY GRADE SHEETING WITH 3M #1150 PROTECTIVE OVERLAY FILM OR APPROVED EQUAL. ALL SIGNS SHALL BE MOUNTED WITH THEFT/VANDAL-PROOF FASTENERS.
8. ALL SIGN SIZES SHALL BE FOR CONVENTIONAL ROADWAYS IN ACCORDANCE WITH THE 20014 CALIFORNIA MUTCD, EXCEPT PARKING RELATED SIGNS SHALL BE 12"X18".
9. PER GOVERNMENT CODE SECTION 4216, IF THE WORK IN AN AREA WHICH IS KNOWN, OR REASONABLY SHOULD BE KNOWN, TO CONTAIN SUBSURFACE INSTALLATIONS, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600 AND OBTAIN AN INQUIRY IDENTIFICATION NUMBER AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO COMMENCING ANY WORK THAT PENETRATES THE EXISTING SURFACE.
10. STRIPING LAYOUT SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO APPLICATION OF THE THERMOPLASTIC MATERIAL. CONTACT THE CITY ENGINEERING DEPARTMENT INSPECTOR AT (951) 769-8520 (BEAUMONT) 2 WORKING DAYS PRIOR TO LAYOUT. STRIPING SHALL BE INSTALLED WITH SIGNAL THURN-ON.
11. STEEL SIGN POSTS INSTALLED IN CONCRETE AREAS SHALL BE INSTALLED IN PVC SLEEVES TO FACILITATE REPLACEMENT. ALL POSTS SHALL BY 2" TELESPAR POSTS UNLESS NOTED OTHERWISE.
12. ALL PEDESTRIAN RELATED SIGNS SHALL BE FABRICATED WITH HIGH INTENSITY LIME-GREEN SHEETING.

NEW SIGNS ON THIS SHEET

R4-7 | R26(S)(CA) | R81(CA) | TYPE N(CA)

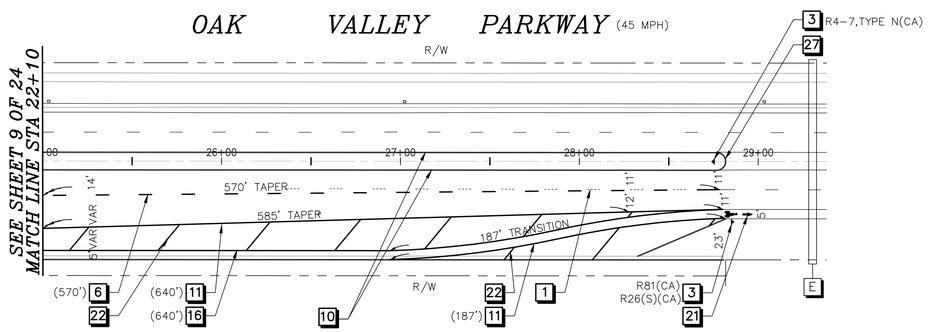


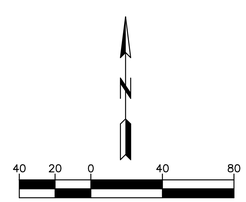
LEGEND

- EXISTING STRIPING & MARKINGS TO REMAIN.
- EXISTING STRIPING & MARKINGS TO BE REMOVED.
- PROPOSED STRIPING & MARKINGS.
- EXISTING SIGN TO REMAIN.
- EXISTING SIGN TO BE REMOVED.
- PROPOSED SIGN.
- (S) SIGNALIZED INTERSECTION.

SIGNING AND STRIPING PLAN CONSTRUCTION NOTES

- E EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
- 3 INSTALL NEW SIGN ONTO POST, STREET LIGHT POLE, OR TRAFFIC SIGNAL POLE, AS SHOWN.
- 7 INSTALL 6" SKIP WHITE LANE LINE PER CALTRANS STD PLAN A20A, DETAIL 9.
- 10 INSTALL TYPE "H" RPM's LEFT EDGELINE PER CALTRANS STD PLAN A20B, DETAIL 26.
- 11 INSTALL 6" SOLID WHITE RIGHT EDGELINE PER CALTRANS STD PLAN A20B, DETAIL 27B.
- 16 INSTALL 6" BIKE LANE PER CALTRANS STD PLAN A20D, DETAIL 39.
- 21 INSTALL BIKE LANE LEGEND AND ARROW MARKING PER CALTRANS STD PLAN A24A AND A24C.
- 22 INSTALL 8" SOLID WHITE STRIPE AT 30' AND 25' SPACING AS SHOWN.
- 27 PAINT NOSE OF CURB YELLOW WITH REFLECTIVE PAINT.





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DIGALERT Call 2 Working Days Before You Dig! 811

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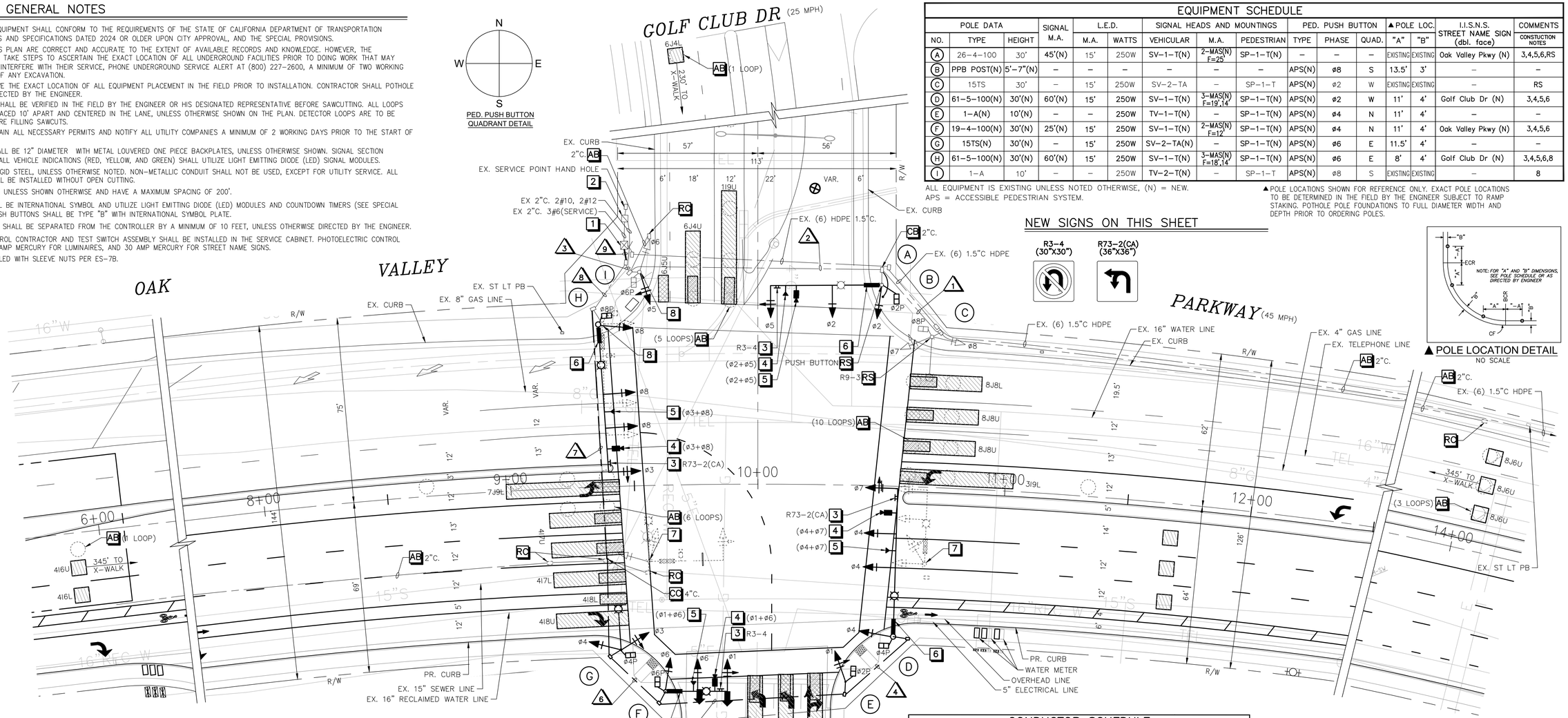
CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT
SIGNING AND STRIPING PLAN
OAK VALLEY PKWY

SHEET 13 OF 26 SHEETS
FILE NO: 3547
PW2025-0257

TRAFFIC SIGNAL GENERAL NOTES

1. ALL WORK, MATERIAL, AND EQUIPMENT SHALL CONFORM TO THE REQUIREMENTS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD PLANS AND SPECIFICATIONS DATED 2024 OR OLDER UPON CITY APPROVAL, AND THE SPECIAL PROVISIONS.
2. ANY UTILITIES SHOWN ON THIS PLAN ARE CORRECT AND ACCURATE TO THE EXTENT OF AVAILABLE RECORDS AND KNOWLEDGE. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO DOING WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THEIR SERVICE, PHONE UNDERGROUND SERVICE ALERT AT (800) 227-2600, A MINIMUM OF TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
3. THE ENGINEER SHALL APPROVE THE EXACT LOCATION OF ALL EQUIPMENT PLACEMENT IN THE FIELD PRIOR TO INSTALLATION. CONTRACTOR SHALL POTHOLE CONFLICTING UTILITIES AS DIRECTED BY THE ENGINEER.
4. DETECTOR LOOP LOCATIONS SHALL BE VERIFIED IN THE FIELD BY THE ENGINEER OR HIS DESIGNATED REPRESENTATIVE BEFORE SAWCUTTING. ALL LOOPS SHALL BE 6' IN DIAMETER SPACED 10' APART AND CENTERED IN THE LANE, UNLESS OTHERWISE SHOWN ON THE PLAN. DETECTOR LOOPS ARE TO BE TESTED AND APPROVED BEFORE FILLING SAWCUTS.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTIFY ALL UTILITY COMPANIES A MINIMUM OF 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
6. ALL VEHICLE INDICATIONS SHALL BE 12" DIAMETER WITH METAL LOUVERED ONE PIECE BACKPLATES, UNLESS OTHERWISE SHOWN. SIGNAL SECTION HOUSINGS SHALL BE METAL. ALL VEHICLE INDICATIONS (RED, YELLOW, AND GREEN) SHALL UTILIZE LIGHT EMITTING DIODE (LED) SIGNAL MODULES.
7. ALL CONDUIT SHALL BE 2" RIGID STEEL, UNLESS OTHERWISE NOTED. NON-METALLIC CONDUIT SHALL NOT BE USED, EXCEPT FOR UTILITY SERVICE. ALL CONDUIT UNDER PAVING SHALL BE INSTALLED WITHOUT OPEN CUTTING.
8. ALL PULLBOXES SHALL BE #5 UNLESS SHOWN OTHERWISE AND HAVE A MAXIMUM SPACING OF 200'.
9. PEDESTRIAN INDICATION SHALL BE INTERNATIONAL SYMBOL AND UTILIZE LIGHT EMITTING DIODE (LED) MODULES AND COUNTDOWN TIMERS (SEE SPECIAL PROVISIONS). PEDESTRIAN PUSH BUTTONS SHALL BE TYPE "B" WITH INTERNATIONAL SYMBOL PLATE.
10. SERVICE EQUIPMENT CLOSURE SHALL BE SEPARATED FROM THE CONTROLLER BY A MINIMUM OF 10 FEET, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
11. TYPE V PHOTOELECTRIC CONTROL CONTRACTOR AND TEST SWITCH ASSEMBLY SHALL BE INSTALLED IN THE SERVICE CABINET. PHOTOELECTRIC CONTROL CONTRACTORS SHALL BE 60 AMP MERCURY FOR LUMINAIRES, AND 30 AMP MERCURY FOR STREET NAME SIGNS.
12. 1-A POLES SHALL BE INSTALLED WITH SLEEVE NUTS PER ES-7B.



EQUIPMENT SCHEDULE														
POLE DATA			SIGNAL M.A.	L.E.D.		SIGNAL HEADS AND MOUNTINGS			PED. PUSH BUTTON			▲POLE LOC.		I.I.S.N.S. STREET NAME SIGN (dbl. face)	COMMENTS CONSTUCTION NOTES
NO.	TYPE	HEIGHT		M.A.	WATTS	VEHICULAR	M.A.	PEDESTRIAN	TYPE	PHASE	QUAD.	"A"	"B"		
(A)	26-4-100	30'	45'(N)	15'	250W	SV-1-T(N)	2-MAS(N) F=25'	SP-1-T(N)	–	–	–	EXISTING	EXISTING	Oak Valley Pkwy (N)	3,4,5,6,RS
(B)	PPB POST(N)	5'-7"(N)	–	–	–	–	–	–	APS(N)	ø8	S	13.5'	3'	–	–
(C)	15TS	30'	–	15'	250W	SV-2-TA	–	SP-1-T	APS(N)	ø2	W	EXISTING	EXISTING	–	RS
(D)	61-5-100(N)	30'(N)	60'(N)	15'	250W	SV-1-T(N)	3-MAS(N) F=19',14	SP-1-T(N)	APS(N)	ø2	W	11'	4'	Golf Club Dr (N)	3,4,5,6
(E)	1-A(N)	10'(N)	–	–	250W	TV-1-T(N)	–	SP-1-T(N)	APS(N)	ø4	N	11'	4'	–	–
(F)	19-4-100(N)	30'(N)	25'(N)	15'	250W	SV-1-T(N)	2-MAS(N) F=12'	SP-1-T(N)	APS(N)	ø4	N	11'	4'	Oak Valley Pkwy (N)	3,4,5,6
(G)	15TS(N)	30'(N)	–	15'	250W	SV-2-TA(N)	–	SP-1-T(N)	APS(N)	ø6	E	11.5'	4'	–	–
(H)	61-5-100(N)	30'(N)	60'(N)	15'	250W	SV-1-T(N)	3-MAS(N) F=18',14	SP-1-T(N)	APS(N)	ø6	E	8'	4'	Golf Club Dr (N)	3,4,5,6,8
(I)	1-A	10'	–	–	250W	TV-2-T(N)	–	SP-1-T	APS(N)	ø8	S	EXISTING	EXISTING	–	8

ALL EQUIPMENT IS EXISTING UNLESS NOTED OTHERWISE, (N) = NEW.
APS = ACCESSIBLE PEDESTRIAN SYSTEM.

▲POLE LOCATIONS SHOWN FOR REFERENCE ONLY. EXACT POLE LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER SUBJECT TO RAMP STAKING. POTHOLE POLE FOUNDATIONS TO FULL DIAMETER WIDTH AND DEPTH PRIOR TO ORDERING POLES.

NEW SIGNS ON THIS SHEET

R3-4 (30"X30")

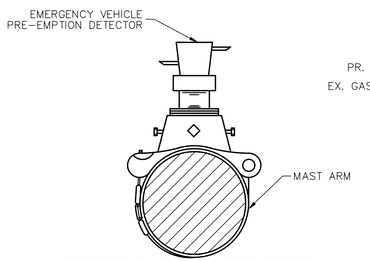
R73-2(CA) (36"X36")

▲ POLE LOCATION DETAIL
NO SCALE

CONSTRUCTION NOTES

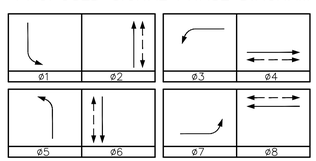
1. PROTECT IN PLACE EXISTING 2070 NEMA CONTROLLER IN EXISTING 332 TRAFFIC SIGNAL CABINET AND ALL EQUIPMENT ATTACHED. INSTALL VIDEO DETECTION SYSTEM COMPLETE WITH LCD COLOR MONITOR. CONTRACTOR SHALL FURNISH AND INSTALL ALL ADDITIONAL NECESSARY COMPONENTS TO COMPLETE OPERATIONS AS SHOWN ON PLAN.
2. PROTECT IN PLACE EXISTING SERVICE CABINET.
3. INSTALL NEW SIGN ONTO POST, STREET LIGHT POLE, OR TRAFFIC SIGNAL POLE, AS SHOWN.
4. FURNISH AND INSTALL ECONOLITE AUTOSCOPE VIDEO DETECTION CAMERA ON LUMINAIRE MAST-ARM OR SIGNAL MAST-ARM PER MANUFACTURER'S RECOMMENDATIONS. DETECTION PHASE(S) AS NOTED.
5. FURNISH AND INSTALL OPTICOM MODEL 764 EMERGENCY VEHICLE PREEMPTION SENSOR ON PELCO ASTROBRAC, PHASE AS NOTED. FINAL LOCATION TO BE DETERMINED BY ENGINEER IN THE FIELD.
6. FURNISH AND INSTALL STRAIGHT ARM MOUNTED I.I.S.N.S. ON SIGNAL POLE.
7. REMOVE AND SALVAGE EXISTING SIGNAL POLE AND ALL EQUIPMENT ATTACHED COMPLETE. REMOVE EXISTING FOUNDATION COMPLETE, SUBJECT TO FIELD CONDITIONS, UNLESS OTHERWISE SPECIFIED BY CITY ENGINEER.
8. REMOVE EXISTING PUSH BUTTON AND REPLACE WITH NEW APS PUSH BUTTON AND FRAMEWORK.

AB. ABANDON. IF APPLIED TO CONDUIT, REMOVE CONDUCTORS.
CC. CONNECT NEW AND EXISTING CONDUIT. REMOVE EXISTING CONDUCTORS AND INSTALL CONDUCTORS AS INDICATED.
RC. EQUIPMENT OR MATERIAL TO BE REMOVED AND BECOME THE PROPERTY OF THE CONTRACTOR.
CB. INSTALL CONDUIT INTO EXISTING PULL BOX.
RS. REMOVE AND SALVAGE EQUIPMENT.



EMERGENCY VEHICLE PRE-EMPTION DETECTOR MOUNTING DETAIL
NOT TO SCALE

PROPOSED SIGNAL PHASE DIAGRAM



CONDUCTOR SCHEDULE											
AWG SIZE OR CABLE TYPE	POLE	PHASE	CONDUIT SIZE AND RUN								
			1	2	3	4	5	6	7	8	9
12	(A)	ø2,ø5,ø2P /–	–	1(6)	1(6)	–	–	–	–	–	1(6)
	(B)	– /ø8PPB	–	–	1(6)	1(6)	–	–	–	–	– 1(6)
	(C)	ø7,ø8,ø8P /ø2PPB	1(6) 1	1(6) 1	1(6) 1	–	–	–	–	–	1(6) 1
	(D)	ø4,ø7,ø4P /ø2PPB	–	–	–	1	1	1	1	1	1
	(E)	ø1,ø2P /ø4PPB	–	–	–	–	1	1	1	1	1
	(F)	ø1,ø6,ø6P /ø4PPB	–	–	–	–	–	1	1	1	1
	(G)	ø3,ø4,ø4P /ø6PPB	–	–	–	–	–	–	1	1	1
3	(H)	ø3,ø8,ø8P /ø6PPB	–	–	–	–	–	–	–	1	1
	(I)	ø5,ø6P /ø8PPB	–	–	1	1	–	–	–	–	1
TOTAL CABLES – 12 CON / 3 CON			1 1	2 2	3 3	1 1	2 2	3 3	4 4	5 5	8 8
#12		I.I.S.N.S.	–	2	–	2	2	2	2	2	–
#10		LUMINAIRES	2	2	2	2	2	2	2	2	–
#8		BOND WIRE	1	1	1	1	1	1	1	1	2
CAT 6 VDS CABLE			–	1	1	1	1	2	2	3	4
OPTICOM CABLE MODEL 138			–	1	1	1	1	2	2	3	4
CONDUIT FILL (%)			10%	23%	18%	9%	14%	21%	16%	28%	22%
CONDUIT SIZES (INCHES)			3"(E)	3"(E)	4"	4"	4"	4"	3",4"(2-3"(E))	2-3",4"	

ALL CONDUITS AND CONDUCTORS IS NEW UNLESS NOTED OTHERWISE, (E) = EXISTING.
PPB = PEDESTRIAN PUSH BUTTON.

LEGEND:

- = VEHICLE DETECTION ZONE
- = BIKE DETECTION ZONE
- = NEW VIDEO DETECTION CAMERA
- = NEW MAST ARM SIGN
- = NEW LUMINAIRE HEAD
- = NEW EMERGENCY VEHICLE PREEMPTION SENSOR
- = NEW SIGNAL HEAD
- = EXISTING TO BE REMOVED SIGNAL HEAD

20 10 0 20 40
SCALE IN FEET
1 inch = 20 ft.

DIGALERT Call 2 Working Days Before You Dig! 811

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SEAL: REGISTERED PROFESSIONAL ENGINEER – KALIVAN C. YELLAPU – 75023 – Exp. Dec. 31, 2027 – CIVIL – STATE OF CALIFORNIA

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CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT
TRAFFIC SIGNAL PLAN
OAK VALLEY PARKWAY AT GOLF CLUB DRIVE

SHEET 14 OF 26 SHEETS
FILE NO: 3547
PW2025-0257

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TRAFFIC SIGNAL GENERAL NOTES

1. ALL WORK, MATERIAL, AND EQUIPMENT SHALL CONFORM TO THE REQUIREMENTS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD PLANS AND SPECIFICATIONS DATED 2024 OR OLDER UPON CITY APPROVAL, AND THE SPECIAL PROVISIONS.
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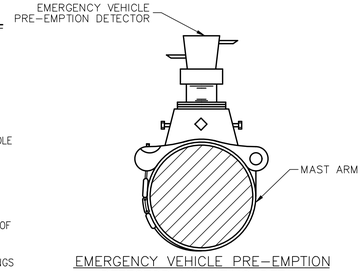
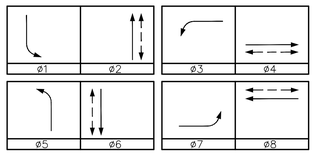
3. THE ENGINEER SHALL APPROVE THE EXACT LOCATION OF ALL EQUIPMENT PLACEMENT IN THE FIELD PRIOR TO INSTALLATION. CONTRACTOR SHALL POTHOLE CONFLICTING UTILITIES AS DIRECTED BY THE ENGINEER.
4. DETECTOR LOOP LOCATIONS SHALL BE VERIFIED IN THE FIELD BY THE ENGINEER OR HIS DESIGNATED REPRESENTATIVE BEFORE SAWCUTTING. ALL LOOPS SHALL BE 6' IN DIAMETER SPACED 10' APART AND CENTERED IN THE LANE, UNLESS OTHERWISE SHOWN ON THE PLAN. DETECTOR LOOPS ARE TO BE TESTED AND APPROVED BEFORE FILLING SAWCUTS.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTIFY ALL UTILITY COMPANIES A MINIMUM OF 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
6. ALL VEHICLE INDICATIONS SHALL BE 12" DIAMETER WITH METAL LOUVERED ONE PIECE BACKPLATES, UNLESS OTHERWISE SHOWN. SIGNAL SECTION HOUSINGS SHALL BE METAL. ALL VEHICLE INDICATIONS (RED, YELLOW, AND GREEN) SHALL UTILIZE LIGHT EMITTING DIODE (LED) SIGNAL MODULES.
7. ALL CONDUIT SHALL BE 2" RIGID STEEL, UNLESS OTHERWISE NOTED. NON-METALLIC CONDUIT SHALL NOT BE USED, EXCEPT FOR UTILITY SERVICE. ALL CONDUIT UNDER PAVING SHALL BE INSTALLED WITHOUT OPEN CUTTING.
8. ALL PULLBOXES SHALL BE #6 UNLESS SHOWN OTHERWISE AND HAVE A MAXIMUM SPACING OF 200'.
9. PEDESTRIAN INDICATION SHALL BE INTERNATIONAL SYMBOL AND UTILIZE LIGHT EMITTING DIODE (LED) MODULES AND COUNTDOWN TIMERS (SEE SPECIAL PROVISIONS). PEDESTRIAN PUSH BUTTONS SHALL BE TYPE "B" WITH INTERNATIONAL SYMBOL PLATE.
10. SERVICE EQUIPMENT CLOSURE SHALL BE SEPARATED FROM THE CONTROLLER BY A MINIMUM OF 10 FEET, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
11. TYPE V PHOTOELECTRIC CONTROL CONTRACTOR AND TEST SWITCH ASSEMBLY SHALL BE INSTALLED IN THE SERVICE CABINET. PHOTOELECTRIC CONTROL CONTRACTORS SHALL BE 60 AMP MERCURY FOR LUMINAIRES, AND 30 AMP MERCURY FOR STREET NAME SIGNS.
12. 1-A POLES SHALL BE INSTALLED WITH SLEEVE NUTS PER ES-7B.



EMERGENCY VEHICLE PRE-EMPTION DETECTOR MOUNTING DETAIL
NOT TO SCALE

PROPOSED SIGNAL PHASE DIAGRAM

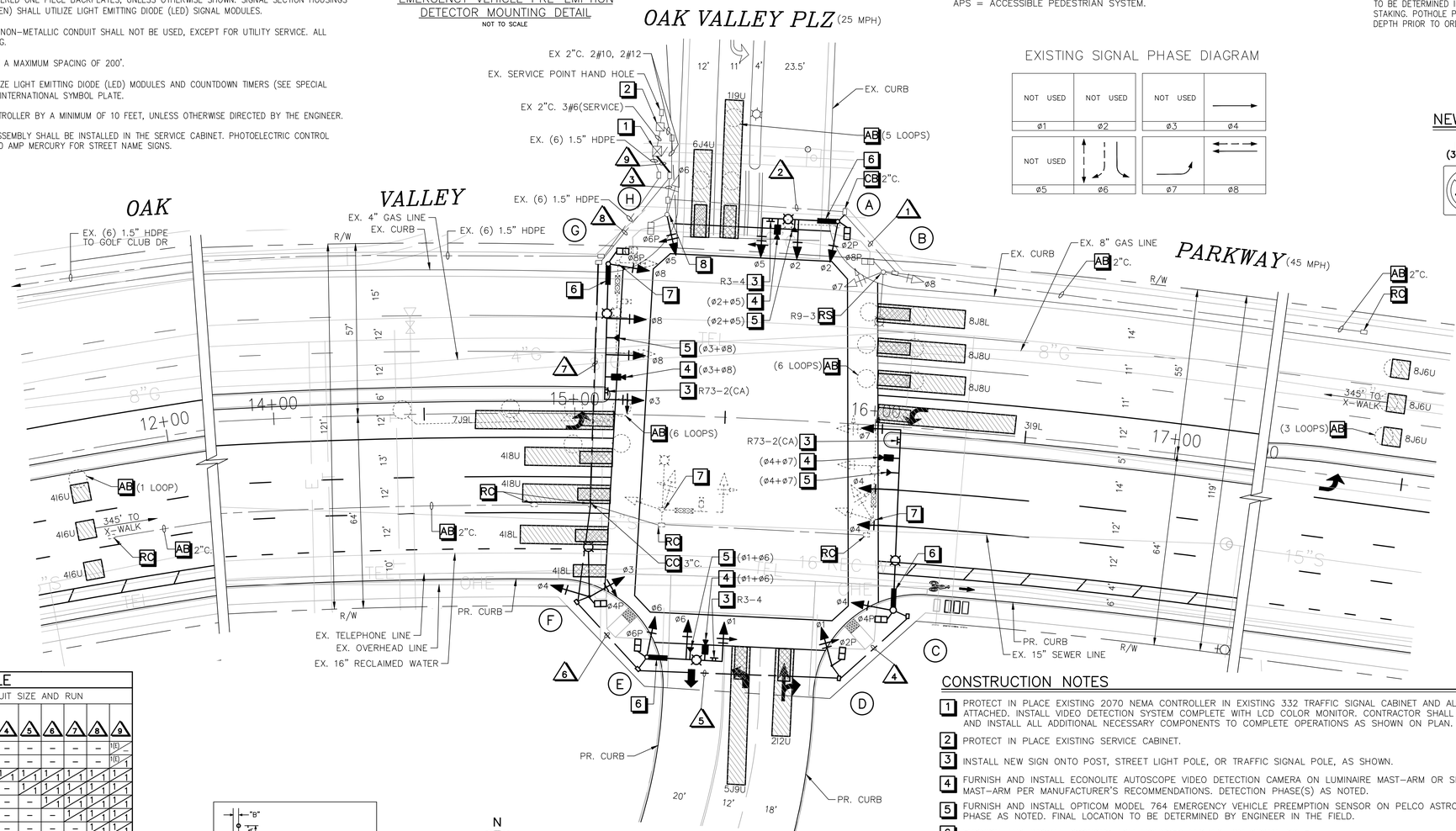


EQUIPMENT SCHEDULE

POLE DATA			SIGNAL M.A.	L.E.D.		SIGNAL HEADS AND MOUNTINGS			PED. PUSH BUTTON		▲POLE LOC.		I.I.S.N.S. STREET NAME SIGN (dbl. face)	COMMENTS
NO.	TYPE	HEIGHT		M.A.	WATTS	VEHICULAR	M.A.	PEDESTRIAN	TYPE	PHASE	QUAD.	"A"	"B"	CONSTUCTION NOTES
(A)	19-4-100(N)	30'(N)	25'(N)	15'	250W	SV-1-T(N)	2-MAS(N) F=12'	SP-1-T(N)	APS(N)	ø8	S	4'	3'	Oak Valley Pkwy (N)	3,4,5,6
(B)	15TS	30'	–	15'	250W	SV-2-TA	–	–	APS(N)	ø2	W	EXISTING	EXISTING	–	RS
(C)	61-5-100(N)	30'(N)	60'(N)	15'	250W	SV-1-T(N)	3-MAS(N) F=20',12'	SP-1-T(N)	APS(N)	ø2	W	11'	4'	Oak Valley Plaza (N)	RS
(D)	1-A(N)	10'(N)	–	–	–	TV-1-T(N)	–	SP-1-T(N)	APS(N)	ø4	N	11'	4'	–	–
(E)	19-4-100(N)	30'(N)	25'(N)	15'	250W	SV-1-T(N)	2-MAS(N) F=12'	SP-1-T(N)	APS(N)	ø4	N	10'	4'	Oak Valley Pkwy (N)	3,4,5,6
(F)	15TS(N)	30'(N)	–	15'	250W	SV-2-TA(N)	–	SP-1-T(N)	APS(N)	ø6	E	10'	4'	–	–
(G)	26-4-100(N)	30'(N)	45'(N)	15'	250W	SV-1-T(N)	3-MAS(N) F=15',12'	SP-1-T(N)	APS(N)	ø6	E	2.5'	3'	Oak Valley Plaza (N)	3,4,5,6
(H)	1-A	10'	–	–	–	TV-2-T(N)	–	SP-1-T	APS(N)	ø8	S	EXISTING	EXISTING	–	8

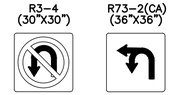
ALL EQUIPMENT IS EXISTING UNLESS NOTED OTHERWISE, (N) = NEW.
APS = ACCESSIBLE PEDESTRIAN SYSTEM.

▲POLE LOCATIONS SHOWN FOR REFERENCE ONLY. EXACT POLE LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER SUBJECT TO RAMP STAKING. POTHOLE POLE FOUNDATIONS TO FULL DIAMETER WIDTH AND DEPTH PRIOR TO ORDERING POLES.



EXISTING SIGNAL PHASE DIAGRAM

NEW SIGNS ON THIS SHEET



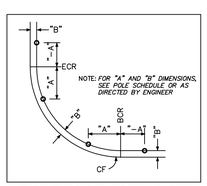
LEGEND:

- = VEHICLE DETECTION ZONE
- = BIKE DETECTION ZONE
- = NEW VIDEO DETECTION CAMERA
- = NEW MAST ARM SIGN
- = NEW LUMINAIRE HEAD
- = NEW EMERGENCY VEHICLE PREEMPTION SENSOR
- = NEW SIGNAL HEAD
- = EXISTING TO BE REMOVED SIGNAL HEAD

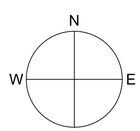
CONDUCTOR SCHEDULE

AWG SIZE OR CABLE TYPE	POLE	PHASE	CONDUIT SIZE AND RUN 1	2	3	4	5	6	7	8	9
12 ROADWAY	(A)	ø2,ø5,ø2P /ø8PPB	–	1(E)	1(E)	–	–	–	–	–	1(E)
	(B)	ø7,ø8,ø8P /ø2PPB	1(E)	1(E)	1(E)	–	–	–	–	–	1(E)
	(C)	ø4,ø7,ø4P /ø2PPB	–	–	–	1	1	1	1	1	1
	(D)	ø1,ø2P /ø4PPB	–	–	–	–	1	1	1	1	1
	(E)	ø1,ø6,ø6P /ø4PPB	–	–	–	–	–	1	1	1	1
	(F)	ø3,ø4,ø4P /ø6PPB	–	–	–	–	–	–	1	1	1
	(G)	ø3,ø8,ø8P /ø6PPB	–	–	–	–	–	–	–	1	1
3 ROADWAY	(H)	ø5,ø6P /ø8PPB	–	–	1	–	–	–	–	–	1
TOTAL CABLES – 12 CON / 3 CON			1 / 1	2 / 2	3 / 3	1 / 1	2 / 2	3 / 3	4 / 4	5 / 5	8 / 8
#12	I.I.S.N.S.		–	2	–	2	2	2	2	2	–
#10	LUMINAIRES		2	2	2	2	2	2	2	2	–
#8	BOND WIRE		1	1	1	1	1	1	1	1	2
CAT 6 VDS CABLE			–	1	1	1	1	2	2	3	4
OPTICOM CABLE MODEL 138			–	1	1	1	1	2	2	3	4
CONDUIT FILL (%)			10%	23%	18%	9%	14%	21%	16%	28%	22%
CONDUIT SIZES (INCHES)			3"(E)	3"(E)	4"	4"	4"	4"	3",4"(E)	2-3",4"(E)	2-3",4"

ALL CONDUITS AND CONDUCTORS IS NEW UNLESS NOTED OTHERWISE, (E) = EXISTING.
PPB = PEDESTRIAN PUSH BUTTON.



▲POLE LOCATION DETAIL
NO SCALE

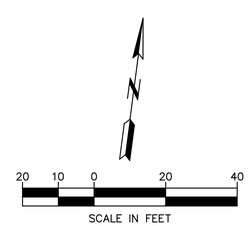


PED. PUSH BUTTON QUADRANT DETAIL

CONSTRUCTION NOTES

1. PROTECT IN PLACE EXISTING 2070 NEMA CONTROLLER IN EXISTING 332 TRAFFIC SIGNAL CABINET AND ALL EQUIPMENT ATTACHED. INSTALL VIDEO DETECTION SYSTEM COMPLETE WITH LCD COLOR MONITOR. CONTRACTOR SHALL FURNISH AND INSTALL ALL ADDITIONAL NECESSARY COMPONENTS TO COMPLETE OPERATIONS AS SHOWN ON PLAN.
2. PROTECT IN PLACE EXISTING SERVICE CABINET.
3. INSTALL NEW SIGN ONTO POST, STREET LIGHT POLE, OR TRAFFIC SIGNAL POLE, AS SHOWN.
4. FURNISH AND INSTALL ECONOLITE AUTOSCOPE VIDEO DETECTION CAMERA ON LUMINAIRE MAST-ARM OR SIGNAL MAST-ARM PER MANUFACTURER'S RECOMMENDATIONS. DETECTION PHASE(S) AS NOTED.
5. FURNISH AND INSTALL OPTICOM MODEL 764 EMERGENCY VEHICLE PREEMPTION SENSOR ON PELCO ASTROBRAC, PHASE AS NOTED. FINAL LOCATION TO BE DETERMINED BY ENGINEER IN THE FIELD.
6. FURNISH AND INSTALL STRAIGHT ARM MOUNTED I.I.S.N.S. ON SIGNAL POLE.
7. REMOVE AND SALVAGE EXISTING SIGNAL POLE AND ALL EQUIPMENT ATTACHED COMPLETE. REMOVE EXISTING FOUNDATION COMPLETE, SUBJECT TO FIELD CONDITIONS, UNLESS OTHERWISE SPECIFIED BY CITY ENGINEER.
8. REMOVE EXISTING PUSH BUTTON AND REPLACE WITH NEW APS PUSH BUTTON AND FRAMEWORK.

AB. ABANDON. IF APPLIED TO CONDUIT, REMOVE CONDUCTORS.
CC. CONNECT NEW AND EXISTING CONDUIT. REMOVE EXISTING CONDUCTORS AND INSTALL CONDUCTORS AS INDICATED.
RC. EQUIPMENT OR MATERIAL TO BE REMOVED AND BECOME THE PROPERTY OF THE CONTRACTOR.
CB. INSTALL CONDUIT INTO EXISTING PULL BOX.
RS. REMOVE AND SALVAGE EQUIPMENT.



DIGALERT Call 2 Working Days Before You Dig! 811

BENCHMARK:
BM No. C-3-1-1965
DESC: BRASS DISK TOP CONCRETE POST
LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST
ELEV. 2636.329', NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

LLG LINSCOTT, LAW & GREENSPAN, ENGINEERS
TRANSPORTATION PLANNING – TRAFFIC ENGINEERING – PARKING
600 South Lake Avenue, Suite 500, Pasadena CA 91106 (626) 796-2322
2 Executive Circle, Suite 250, Irvine CA 92614 (949) 825-6175
4542 Ruffner Street, Suite 100, San Diego, CA 92111 (858) 300-8800

SEAL: REGISTERED PROFESSIONAL ENGINEER, KALYAN C. YELLAPU, 75023, Exp. Dec. 31, 2027, CIVIL, STATE OF CALIFORNIA

DESIGN BY:
DRAWN BY:
CHECKED BY:
SCALE:
DATE:
JOB NUMBER:

BEAUMONT CALIFORNIA
PUBLIC WORKS DEPARTMENT
550 E. 6TH ST, BEAUMONT, CA 92223

Reviewed By: _____ Staff Engineer Date: 2/24/2026
Recommended for Approval By: _____ Administrative Engineer Date: 2/24/26
Approved By: _____ City Engineer/Director of Public Works Date: 02/24/2026

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT
TRAFFIC SIGNAL PLAN
OAK VALLEY PARKWAY AT OAK VALLEY PLAZA

SHEET 15 OF 26 SHEETS
FILE NO: 3547
PW2025-0257

I:\2025\2256674 – oak valley village pa&e, beaumont\dwg\traffic signal\667415-02 oak valley at oak valley plaza.dwg LDP 13:18:40 01-07-2026 fong

TRAFFIC SIGNAL GENERAL NOTES

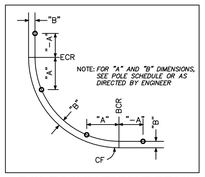
1. ALL WORK, MATERIAL, AND EQUIPMENT SHALL CONFORM TO THE REQUIREMENTS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD PLANS AND SPECIFICATIONS DATED 2024 OR OLDER UPON CITY APPROVAL, AND THE SPECIAL PROVISIONS.
2. ANY UTILITIES SHOWN ON THIS PLAN ARE CORRECT AND ACCURATE TO THE EXTENT OF AVAILABLE RECORDS AND KNOWLEDGE. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO DOING WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THEIR SERVICE, PHONE UNDERGROUND SERVICE ALERT AT (800) 227-2600, A MINIMUM OF TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
3. THE ENGINEER SHALL APPROVE THE EXACT LOCATION OF ALL EQUIPMENT PLACEMENT IN THE FIELD PRIOR TO INSTALLATION. CONTRACTOR SHALL POTHOLE CONFLICTING UTILITIES AS DIRECTED BY THE ENGINEER.
4. DETECTOR LOOP LOCATIONS SHALL BE VERIFIED IN THE FIELD BY THE ENGINEER OR HIS DESIGNATED REPRESENTATIVE BEFORE SAWCUTTING. ALL LOOPS SHALL BE 6' IN DIAMETER SPACED 10' APART AND CENTERED IN THE LANE, UNLESS OTHERWISE SHOWN ON THE PLAN. DETECTOR LOOPS ARE TO BE TESTED AND APPROVED BEFORE FILLING SAWCUTS.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTIFY ALL UTILITY COMPANIES A MINIMUM OF 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
6. ALL VEHICLE INDICATIONS SHALL BE 12" DIAMETER WITH METAL LOUVERED ONE PIECE BACKPLATES, UNLESS OTHERWISE SHOWN. SIGNAL SECTION HOUSINGS SHALL BE METAL. ALL VEHICLE INDICATIONS (RED, YELLOW, AND GREEN) SHALL UTILIZE LIGHT EMITTING DIODE (LED) SIGNAL MODULES.
7. ALL CONDUIT SHALL BE 2" RIGID STEEL, UNLESS OTHERWISE NOTED. NON-METALLIC CONDUIT SHALL NOT BE USED, EXCEPT FOR UTILITY SERVICE. ALL CONDUIT UNDER PAVING SHALL BE INSTALLED WITHOUT OPEN CUTTING.
8. ALL PULLBOXES SHALL BE #6 UNLESS SHOWN OTHERWISE AND HAVE A MAXIMUM SPACING OF 200'.
9. PEDESTRIAN INDICATION SHALL BE INTERNATIONAL SYMBOL AND UTILIZE LIGHT EMITTING DIODE (LED) MODULES AND COUNTDOWN TIMERS (SEE SPECIAL PROVISIONS). PEDESTRIAN PUSH BUTTONS SHALL BE TYPE "B" WITH INTERNATIONAL SYMBOL PLATE.
10. SERVICE EQUIPMENT CLOSURE SHALL BE SEPARATED FROM THE CONTROLLER BY A MINIMUM OF 10 FEET, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
11. TYPE V PHOTOELECTRIC CONTROL CONTRACTOR AND TEST SWITCH ASSEMBLY SHALL BE INSTALLED IN THE SERVICE CABINET. PHOTOELECTRIC CONTROL CONTRACTORS SHALL BE 60 AMP MERCURY FOR LUMINAIRES, AND 30 AMP MERCURY FOR STREET NAME SIGNS.
12. 1-A POLES SHALL BE INSTALLED WITH SLEEVE NUTS PER ES-7B.

EQUIPMENT SCHEDULE

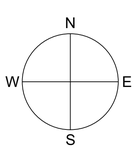
POLE DATA			SIGNAL M.A.	L.E.D.		SIGNAL HEADS AND MOUNTINGS			PED. PUSH BUTTON			▲POLE LOC.		I.I.S.N.S. STREET NAME SIGN (dbl. face)	COMMENTS
NO.	TYPE	HEIGHT		M.A.	WATTS	VEHICULAR	M.A.	PEDESTRIAN	TYPE	PHASE	QUAD.	"A"	"B"		CONSTUCTION NOTES
(A)	15TS	30'	–	15'	250W	–	–	SP-1-T(N)	APS(N)	ø6	S	EXISTING	EXISTING	–	8
(B)	1-A	10'	–	–	–	TV-2-T	–	SP-1-T	APS(N)	ø8	E	EXISTING	EXISTING	–	RS
(C)	29-5-100(N)	30'(N)	55'(N)	15'	250W	SV-1-T(N)	3-MAS(N) F=20' 15	SP-1-T(N)	APS(N)	ø8	E	AS SHOWN	3'	Oak View Dr (N)	3,4,5,6
(D)	19-4-100(N)	30'(N)	30'(N)	15'	250W	SV-2-TA(N)	2-MAS(N) F=12'	SP-1-T(N)	–	–	–	AS SHOWN	7'	Oak Valley Pkwy (N)	3,4,5,6
(E)	PPB POST(N)	5'-7"(N)	–	–	–	–	–	–	APS(N)	ø4	W	AS SHOWN	4'	–	–
(F)	24-4-129	30'	35'	15'	250W	SV-1-T	2-MAS	SP-1-T	APS(N)	ø4	W	EXISTING	EXISTING	Oak View Dr	8
(G)	1-A	10'	–	–	–	TV-1-T	–	SP-1-T	APS(N)	ø6	S	EXISTING	EXISTING	–	8

ALL EQUIPMENT IS EXISTING UNLESS NOTED OTHERWISE, (N) = NEW.
APS = ACCESSIBLE PEDESTRIAN SYSTEM.

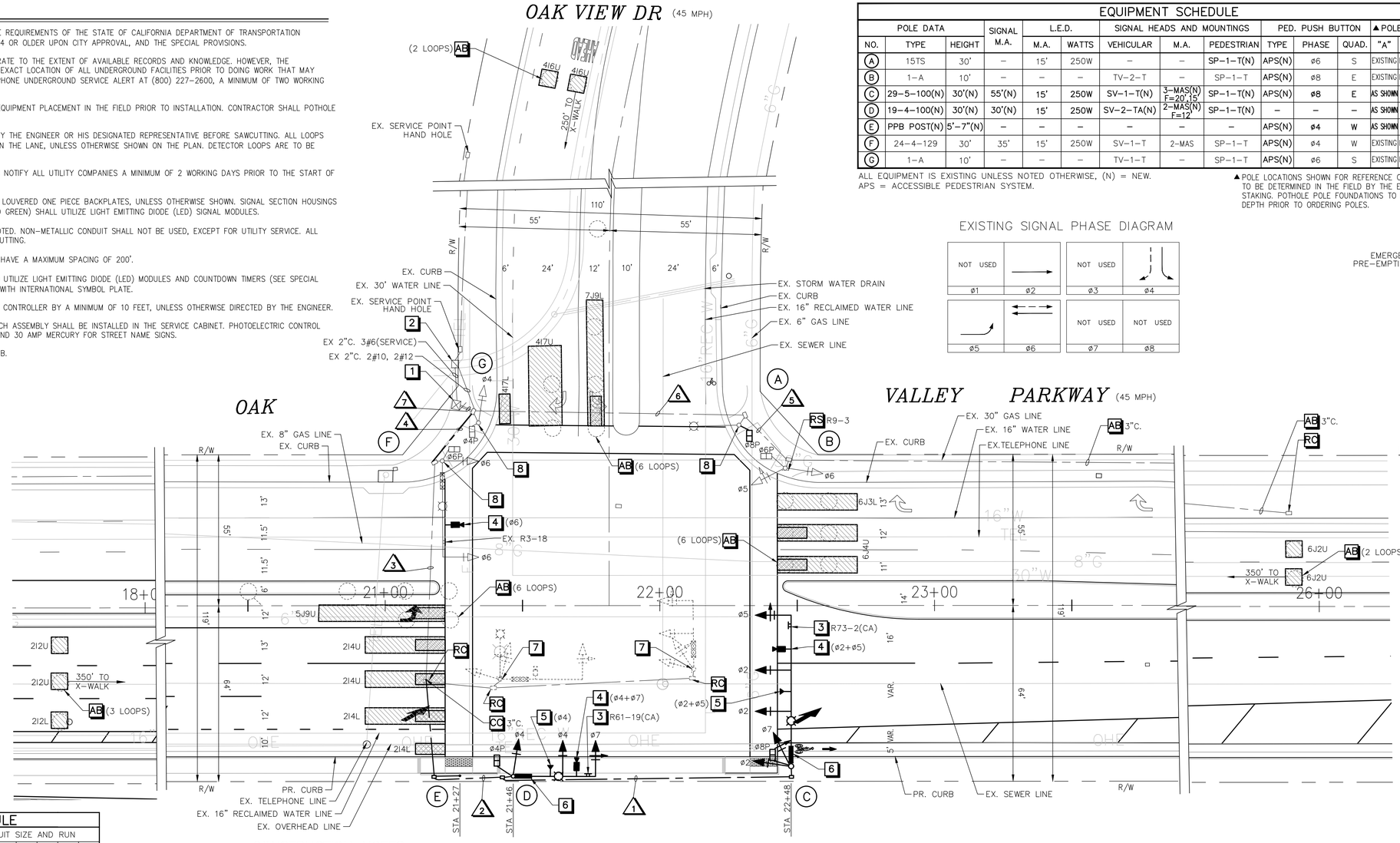
▲ POLE LOCATIONS SHOWN FOR REFERENCE ONLY. EXACT POLE LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER SUBJECT TO RAMP STAKING. POTHOLE POLE FOUNDATIONS TO FULL DIAMETER WIDTH AND DEPTH PRIOR TO ORDERING POLES.



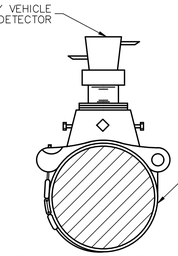
▲ POLE LOCATION DETAIL
NO SCALE



PED. PUSH BUTTON QUADRANT DETAIL



EXISTING SIGNAL PHASE DIAGRAM



EMERGENCY VEHICLE PRE-EMPTION DETECTOR MOUNTING DETAIL
NOT TO SCALE

CONDUCTOR SCHEDULE

AWG SIZE OR CABLE TYPE	POLE	PHASE	CONDUIT SIZE AND RUN 1	2	3	4	5	6	7
12 COMMON	(A)	ø8P /ø6PPB	–	–	–	–	–	–	–
	(B)	ø5,ø6,ø6P /ø8PPB	–	–	–	–	1	1	1
	(C)	ø2,ø5,ø7,ø8P /ø8PPB	2(N) 1(N)	2(N) 1(N)	2(N) 1(N)	2(N) 1(N)	–	–	2(N) 1(N)
	(D)	ø4,ø7,ø4P /–	–	1(N)	1(N)	1(N)	–	–	–
	(E)	– /ø4PPB	–	–	1(N)	1(N)	–	–	1(N)
	(F)	ø6,ø6P /ø4PPB	–	–	–	1	1	–	1
3 COMMON	(G)	ø4,ø4P /ø6PPB	–	–	–	–	–	–	1
TOTAL CABLES – 12 CON / 3 CON			2 / 1	3 / 1	3 / 2	3 / 2	1 / 1	1 / 2	6 / 6
#12	I.I.S.N.S.		2(N)	2(N)	2(N)	2(N)	–	–	–
#10	LUMINAIRES		2(N)	2(N)	2(N)	2(N)	–	2	–
#8	BOND WIRE		1(N)	1(N)	1(N)	1(N)	1(N)	1(N)	2(N)
CAT 6 VDS CABLE			1(N)	2(N)	2(N)	3(N)	–	–	3(N)
OPTICOM CABLE MODEL 138			1(N)	2(N)	2(N)	3(N)	–	–	3(N)
CONDUIT FILL (%)			9%	15%	16%	15%	9%	18%	18%
CONDUIT SIZES (INCHES)			4"(N)	4"(N)	4"(N)	3".4"	3"	3"	2-4"

ALL CONDUITS AND CONDUCTORS ARE EXISTING UNLESS NOTED OTHERWISE, (N) = NEW.
PPB = PEDESTRIAN PUSH BUTTON.

CONSTRUCTION NOTES

1. PROTECT IN PLACE EXISTING 170E SIGNAL CONTROLLER IN EXISTING TYPE 332 TRAFFIC SIGNAL CABINET AND ALL EQUIPMENT ATTACHED. INSTALL VIDEO DETECTION SYSTEM COMPLETE WITH LCD COLOR MONITOR. CONTRACTOR SHALL FURNISH AND INSTALL ALL ADDITIONAL NECESSARY COMPONENTS TO COMPLETE OPERATIONS AS SHOWN ON PLAN.
2. PROTECT IN PLACE EXISTING SERVICE CABINET.
3. INSTALL NEW SIGN ONTO POST, STREET LIGHT POLE, OR TRAFFIC SIGNAL POLE, AS SHOWN.
4. FURNISH AND INSTALL ECONOLITE AUTOSCOPE VIDEO DETECTION CAMERA ON LUMINAIRE MAST-ARM OR SIGNAL MAST-ARM PER MANUFACTURER'S RECOMMENDATIONS. DETECTION PHASE(S) AS NOTED.
5. FURNISH AND INSTALL OPTICOM MODEL 764 EMERGENCY VEHICLE PREEMPTION SENSOR ON PELCO ASTROBRAC, PHASE AS NOTED. FINAL LOCATION TO BE DETERMINED BY ENGINEER IN THE FIELD.
6. FURNISH AND INSTALL STRAIGHT ARM MOUNTED I.I.S.N.S. ON SIGNAL POLE.
7. REMOVE AND SALVAGE EXISTING SIGNAL POLE AND ALL EQUIPMENT ATTACHED COMPLETE. REMOVE EXISTING FOUNDATION COMPLETE, SUBJECT TO FIELD CONDITIONS, UNLESS OTHERWISE SPECIFIED BY CITY ENGINEER.
8. REMOVE EXISTING PUSH BUTTON AND REPLACE WITH NEW APS PUSH BUTTON AND FRAMEWORK.

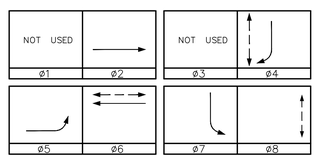
AB ABANDON. IF APPLIED TO CONDUIT, REMOVE CONDUCTORS.

CG CONNECT NEW AND EXISTING CONDUIT. REMOVE EXISTING CONDUCTORS AND INSTALL CONDUCTORS AS INDICATED.

RC EQUIPMENT OR MATERIAL TO BE REMOVED AND BECOME THE PROPERTY OF THE CONTRACTOR.

RS REMOVE AND SALVAGE EQUIPMENT.

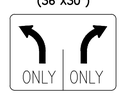
PROPOSED SIGNAL PHASE DIAGRAM



NEW SIGNS ON THIS SHEET

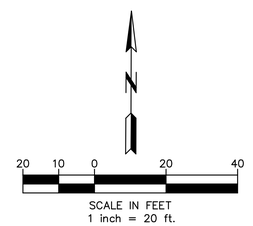
R73-2(CA) (36"X36")

R61-19(CA) (36"X30")



LEGEND:

= VEHICLE DETECTION ZONE
= BIKE DETECTION ZONE
= NEW VIDEO DETECTION CAMERA
= NEW MAST ARM SIGN
= NEW LUMINAIRE HEAD
= NEW EMERGENCY VEHICLE PREEMPTION SENSOR
= NEW SIGNAL HEAD
= EXISTING TO BE REMOVED SIGNAL HEAD



SCALE IN FEET
1 inch = 20 ft.

i:\2025\2256674 - oak valley village ps&e, beaumont\dwg\traffic signal\66741s-03 oak valley at oak view.dwg LDP 09:30:03 02-23-2026 tong

DIGALERT Call 2 Working Days Before You Dig! 811

BENCHMARK:
BM No. C-3-1-1965
DESC: BRASS DISK TOP CONCRETE POST
LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST
ELEV. 2636.329', NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

LLG LINSCOTT, LAW & GREENSPAN, ENGINEERS
TRANSPORTATION PLANNING – TRAFFIC ENGINEERING – PARKING
600 South Lake Avenue, Suite 500, Pasadena CA 91106 (626) 796-2322
2 Executive Circle, Suite 250, Irvine CA 92614 (949) 825-6175
4542 Ruffner Street, Suite 100, San Diego, CA 92111 (858) 300-8800

SEAL: REGISTERED PROFESSIONAL ENGINEER – RAJVAN C. YELLAPU – 75023 – Exp. Dec. 31, 2027 – CIVIL – STATE OF CALIFORNIA

DESIGN BY:
DRAWN BY:
CHECKED BY:
SCALE:
DATE:
JOB NUMBER:

BEAUMONT CALIFORNIA
PUBLIC WORKS DEPARTMENT
550 E. 6TH ST, BEAUMONT, CA 92223

Reviewed By: Staff Engineer Date: 2/24/2026
Recommended for Approval By: Administrative Engineer Date: 2/24/26
Approved By: City Engineer/Director of Public Works Date: 02/24/2026

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

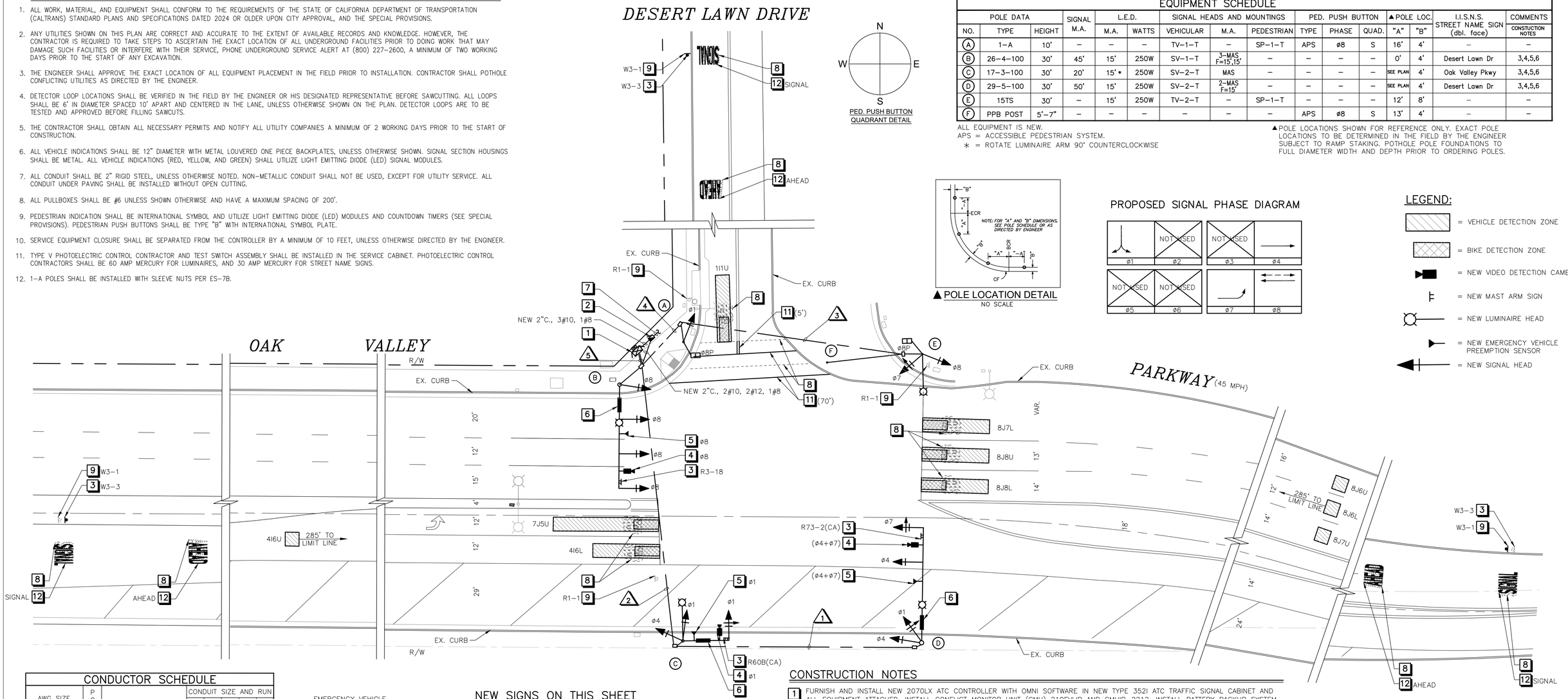
CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT

TRAFFIC SIGNAL PLAN
OAK VALLEY PARKWAY AT OAK VIEW DRIVE

SHEET 16 OF 26 SHEETS
FILE NO: 3547
PW2025-0257

TRAFFIC SIGNAL GENERAL NOTES

1. ALL WORK, MATERIAL, AND EQUIPMENT SHALL CONFORM TO THE REQUIREMENTS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD PLANS AND SPECIFICATIONS DATED 2024 OR OLDER UPON CITY APPROVAL, AND THE SPECIAL PROVISIONS.
2. ANY UTILITIES SHOWN ON THIS PLAN ARE CORRECT AND ACCURATE TO THE EXTENT OF AVAILABLE RECORDS AND KNOWLEDGE. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO DOING WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THEIR SERVICE, PHONE UNDERGROUND SERVICE ALERT AT (800) 227-2600, A MINIMUM OF TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
3. THE ENGINEER SHALL APPROVE THE EXACT LOCATION OF ALL EQUIPMENT PLACEMENT IN THE FIELD PRIOR TO INSTALLATION. CONTRACTOR SHALL POTHOLE CONFLICTING UTILITIES AS DIRECTED BY THE ENGINEER.
4. DETECTOR LOOP LOCATIONS SHALL BE VERIFIED IN THE FIELD BY THE ENGINEER OR HIS DESIGNATED REPRESENTATIVE BEFORE SAWCUTTING. ALL LOOPS SHALL BE 6' IN DIAMETER SPACED 10' APART AND CENTERED IN THE LANE, UNLESS OTHERWISE SHOWN ON THE PLAN. DETECTOR LOOPS ARE TO BE TESTED AND APPROVED BEFORE FILLING SAWCUTS.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTIFY ALL UTILITY COMPANIES A MINIMUM OF 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
6. ALL VEHICLE INDICATIONS SHALL BE 12" DIAMETER WITH METAL LOUVERED ONE PIECE BACKPLATES, UNLESS OTHERWISE SHOWN. SIGNAL SECTION HOUSINGS SHALL BE METAL. ALL VEHICLE INDICATIONS (RED, YELLOW, AND GREEN) SHALL UTILIZE LIGHT EMITTING DIODE (LED) SIGNAL MODULES.
7. ALL CONDUIT SHALL BE 2" RIGID STEEL, UNLESS OTHERWISE NOTED. NON-METALLIC CONDUIT SHALL NOT BE USED, EXCEPT FOR UTILITY SERVICE. ALL CONDUIT UNDER PAVING SHALL BE INSTALLED WITHOUT OPEN CUTTING.
8. ALL PULLBOXES SHALL BE #6 UNLESS SHOWN OTHERWISE AND HAVE A MAXIMUM SPACING OF 200'.
9. PEDESTRIAN INDICATION SHALL BE INTERNATIONAL SYMBOL AND UTILIZE LIGHT EMITTING DIODE (LED) MODULES AND COUNTDOWN TIMERS (SEE SPECIAL PROVISIONS). PEDESTRIAN PUSH BUTTONS SHALL BE TYPE "B" WITH INTERNATIONAL SYMBOL PLATE.
10. SERVICE EQUIPMENT CLOSURE SHALL BE SEPARATED FROM THE CONTROLLER BY A MINIMUM OF 10 FEET, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
11. TYPE V PHOTOELECTRIC CONTROL CONTRACTOR AND TEST SWITCH ASSEMBLY SHALL BE INSTALLED IN THE SERVICE CABINET. PHOTOELECTRIC CONTROL CONTRACTORS SHALL BE 60 AMP MERCURY FOR LUMINAIRES, AND 30 AMP MERCURY FOR STREET NAME SIGNS.
12. 1-A POLES SHALL BE INSTALLED WITH SLEEVE NUTS PER ES-7B.



EQUIPMENT SCHEDULE														
POLE DATA			SIGNAL M.A.	L.E.D.		SIGNAL HEADS AND MOUNTINGS			PED. PUSH BUTTON			▲POLE LOC.		I.I.S.N.S. STREET NAME SIGN (dbl. face)	COMMENTS
NO.	TYPE	HEIGHT		M.A.	WATTS	VEHICULAR	M.A.	PEDESTRIAN	TYPE	PHASE	QUAD.	"A"	"B"		CONSTUCTION NOTES
(A)	1-A	10'	–	–	–	TV-1-T	–	SP-1-T	APS	ø8	S	16'	4'	–	–
(B)	26-4-100	30'	45'	15'	250W	SV-1-T	3-MAS, F=15',15'	–	–	–	–	0'	4'	Desert Lawn Dr	3,4,5,6
(C)	17-3-100	30'	20'	15'*	250W	SV-2-T	MAS	–	–	–	–	SEE PLAN	4'	Oak Valley Pkwy	3,4,5,6
(D)	29-5-100	30'	50'	15'	250W	SV-2-T	2-MAS, F=15'	–	–	–	–	SEE PLAN	4'	Desert Lawn Dr	3,4,5,6
(E)	15TS	30'	–	15'	250W	TV-2-T	–	SP-1-T	–	–	–	12'	8'	–	–
(F)	PPB POST	5'-7"	–	–	–	–	–	–	APS	ø8	S	13'	4'	–	–

ALL EQUIPMENT IS NEW.
APS = ACCESSIBLE PEDESTRIAN SYSTEM.
* = ROTATE LUMINAIRE ARM 90° COUNTERCLOCKWISE

▲POLE LOCATIONS SHOWN FOR REFERENCE ONLY. EXACT POLE LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER SUBJECT TO RAMP STAKING. POTHOLE POLE FOUNDATIONS TO FULL DIAMETER WIDTH AND DEPTH PRIOR TO ORDERING POLES.

▲ POLE LOCATION DETAIL
NO SCALE

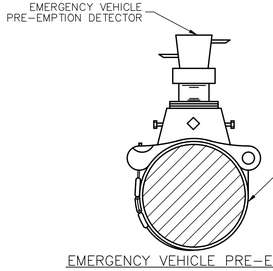
PROPOSED SIGNAL PHASE DIAGRAM

LEGEND:

= VEHICLE DETECTION ZONE
= BIKE DETECTION ZONE
= NEW VIDEO DETECTION CAMERA
= NEW MAST ARM SIGN
= NEW LUMINAIRE HEAD
= NEW EMERGENCY VEHICLE PREEMPTION SENSOR
= NEW SIGNAL HEAD

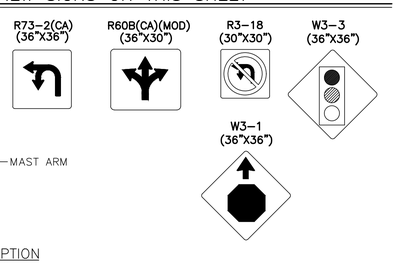
CONDUCTOR SCHEDULE								
AWG SIZE OR CABLE TYPE	POLE	PHASE	CONDUIT SIZE AND RUN 1	2	3	4	5
12 / 3	(A)	ø1,ø8P /ø8PPB	–	–	–	1	1
	(B)	ø8 /–	–	–	–	1	1
	(C)	ø1,ø4 /–	–	1	–	–	1
	(D)	ø1,ø4,ø7 /–	2	2	–	–	2
	(E)	ø7,ø8,ø8P /–	–	–	1	1	1
	(F)	– /ø8PPB	–	–	1	1	1
TOTAL CABLES – 12 CON / 3 CON			2 –	3 –	1 1	3 2	6 2
#12	I.I.S.N.S.		2	2	–	–	2
#10	LUMINAIRES		2	2	2	2	2
#8	BOND WIRE		1	1	1	1	1
CAT 6 VDS CABLE			1	1	–	–	1
OPTICOM CABLE MODEL 138			1	1	–	–	1
CONDUIT FILL (%)			11%	15%	6%	14%	14%
CONDUIT SIZES (INCHES)			4"	4"	4"	4"	2-4"

ALL CONDUITS AND CONDUCTORS ARE NEW UNLESS NOTED OTHERWISE.
PPB = PEDESTRIAN PUSH BUTTON.



EMERGENCY VEHICLE PRE-EMPTION DETECTOR MOUNTING DETAIL
NOT TO SCALE

NEW SIGNS ON THIS SHEET



CONSTRUCTION NOTES

1. FURNISH AND INSTALL NEW 2070LX ATC CONTROLLER WITH OMNI SOFTWARE IN NEW TYPE 332I ATC TRAFFIC SIGNAL CABINET AND ALL EQUIPMENT ATTACHED. INSTALL CONFLICT MONITOR UNIT (CMU) 210EVLIP AND CMUIP-2212. INSTALL BATTERY BACKUP SYSTEM MODEL ALPHA (FXM 1100-HP) SERIES, ETHERNET COMPATIBLE IN A SEPARATE EXTERNAL CABINET. INSTALL GPS TIME SOURCES SWARCO MCCAIN STAND-ALONE UNIT. INSTALL VIDEO DETECTION SYSTEM COMPLETE WITH LCD COLOR MONITOR. CONTRACTOR SHALL FURNISH AND INSTALL ALL ADDITIONAL NECESSARY COMPONENTS TO COMPLETE OPERATIONS AS SHOWN ON PLAN.
2. FURNISH AND INSTALL TYPE III-CF 120V/240V DUAL METER SERVICE EQUIPMENT ENCLOSURE. SIGNAL AND IISNS TO BE CONNECTED TO ONE METER AND SAFETY LIGHTING TO BE CONNECTED TO SECOND METER. THE CONTRACTOR SHALL PROVIDE FOR ALL REQUIRED ELECTRIC SERVICE HOOK-UPS.
3. INSTALL NEW SIGN ONTO POST, STREET LIGHT POLE, OR TRAFFIC SIGNAL POLE, AS SHOWN.
4. FURNISH AND INSTALL ECONOLITE AUTOSCOPE VIDEO DETECTION CAMERA ON LUMINAIRE MAST-ARM OR SIGNAL MAST-ARM PER MANUFACTURER'S RECOMMENDATIONS. DETECTION PHASE(S) AS NOTED.
5. FURNISH AND INSTALL OPTICOM MODEL 764 EMERGENCY VEHICLE PREEMPTION SENSOR ON PELCO ASTROBRAC, PHASE AS NOTED. FINAL LOCATION TO BE DETERMINED BY ENGINEER IN THE FIELD.
6. FURNISH AND INSTALL STRAIGHT ARM MOUNTED I.I.S.N.S. ON SIGNAL POLE.
7. FURNISH AND INSTALL 3"C. WITH PULLROPE AND 3-#6 CONDUCTORS PER SCE REQUIREMENTS. CONTACT SCE SERVICE PLANNER 48 HOURS BEFORE BEGINNING WORK.
8. REMOVE/SANDBLAST EXISTING STRIPING, MARKING, OR LEGEND, EXCEPT AS NOTED TO REMAIN. REMOVE EXISTING PAVEMENT MARKERS AS NECESSARY.
9. REMOVE EXISTING SIGN AND/OR POST, AS SHOWN.
10. INSTALL 6" DOUBLE YELLOW CENTER LINE PER CALTRANS STD PLAN A20A, DETAIL 22.
11. INSTALL 12" SOLID WHITE CROSSWALK (10' CLEAR) OR LIMIT LINE PER CALTRANS STD PLAN A24E.
12. INSTALL PAVEMENT MARKING AS SHOWN PER CALTRANS STD PLAN A24A, A24D AND A24E.

N
20 10 0 20 40
SCALE IN FEET
1 inch = 20 ft.

DIGALERT — Call 2 Working Days Before You Dig! 811

BENCHMARK:
BM No. C-3-1-1965
DESC: BRASS DISK TOP CONCRETE POST
LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST
ELEV. 2636.329', NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

LLG LINSCOTT, LAW & GREENSPAN, ENGINEERS
TRANSPORTATION PLANNING – TRAFFIC ENGINEERING – PARKING
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2 Executive Circle, Suite 250, Irvine CA 92614 (949) 825-6175
4542 Ruffner Street, Suite 100, San Diego, CA 92111 (858) 300-8800

SEAL: REGISTERED PROFESSIONAL ENGINEER, KALYAN C. YELLEPU, 75023, Exp. Dec. 31, 2027, CIVIL, STATE OF CALIFORNIA

DESIGN BY:
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BEAUMONT CALIFORNIA
PUBLIC WORKS DEPARTMENT
550 E. 6TH ST, BEAUMONT, CA 92223

Reviewed By: _____ Staff Engineer Date: 2/24/2026
Recommended for Approval By: _____ Administrative Engineer Date: 2/24/26
Approved By: _____ City Engineer/Director of Public Works Date: 02/24/2026

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT
TRAFFIC SIGNAL PLAN
OAK VALLEY PARKWAY DESERT LAWN DRIVE

SHEET 17 OF 26 SHEETS
FILE NO: 3547
PW2025-0257

EXTERNAL REFERENCES: 6674 BORDER 6674 STRIPING 6674 BASE 2 – SIGNAL 6674 BASE 2
FILENAME: L:\2025\2256674 – Oak Valley Village PS&E, Beaumont\DWG\TRAFFIC SIGNAL\6674TS-04 OAK VALLEY AT DESERT LAWN.dwg, LAST SAVED ON: Feb 23 2026 10:18am PLOTTED BY: FONG, CFG:
L:\2025\2256674 – oak valley village ps&e, beaumont\dwg\traffic signal\6674ts-04 oak valley at desert lawn.dwg LDP 17:49:40 02-02-2026 fong

TRAFFIC SIGNAL GENERAL NOTES

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5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTIFY ALL UTILITY COMPANIES A MINIMUM OF 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
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7. ALL CONDUIT SHALL BE 2" RIGID STEEL, UNLESS OTHERWISE NOTED. NON-METALLIC CONDUIT SHALL NOT BE USED, EXCEPT FOR UTILITY SERVICE. ALL CONDUIT UNDER PAVING SHALL BE INSTALLED WITHOUT OPEN CUTTING.
8. ALL PULLBOXES SHALL BE #6 UNLESS SHOWN OTHERWISE AND HAVE A MAXIMUM SPACING OF 200'.
9. PEDESTRIAN INDICATION SHALL BE INTERNATIONAL SYMBOL AND UTILIZE LIGHT EMITTING DIODE (LED) MODULES AND COUNTDOWN TIMERS (SEE SPECIAL PROVISIONS). PEDESTRIAN PUSH BUTTONS SHALL BE TYPE "B" WITH INTERNATIONAL SYMBOL PLATE.
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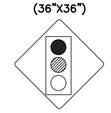
12. 1-A POLES SHALL BE INSTALLED WITH SLEEVE NUTS PER ES-7B.

NEW SIGNS ON THIS SHEET

R73-2(CA) (36"X36")

W3-3 (36"X36")



R60B(CA)(MOD) (36"X30")

▲ POLE LOCATION DETAIL
NO SCALE

LEGEND:

= VEHICLE DETECTION ZONE

= BIKE DETECTION ZONE

= NEW VIDEO DETECTION CAMERA

= NEW MAST ARM SIGN

= NEW LUMINAIRE HEAD

= NEW EMERGENCY VEHICLE PREEMPTION SENSOR

= NEW SIGNAL HEAD

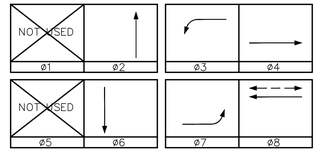
EQUIPMENT SCHEDULE

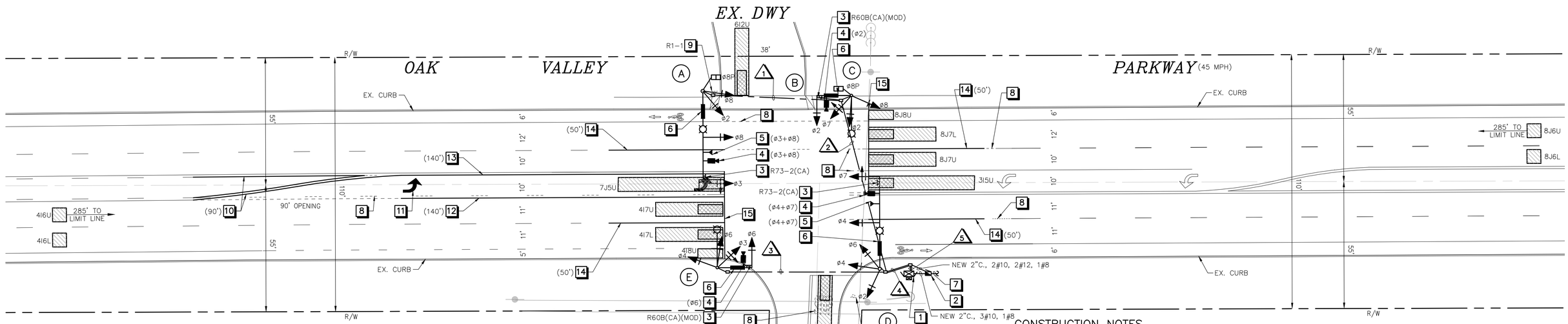
POLE DATA			SIGNAL M.A.	L.E.D.		SIGNAL HEADS AND MOUNTINGS			PED. PUSH BUTTON			▲POLE LOC.		I.I.S.N.S. STREET NAME SIGN (dbl. face)	COMMENTS
NO.	TYPE	HEIGHT		M.A.	WATTS	VEHICULAR	M.A.	PEDESTRIAN	TYPE	PHASE	QUAD.	"A"	"B"		CONSTUCTION NOTES
(A)	26-4-100	30'	40'	15'	250W	SV-2-T	2-MAS F=20'	SP-1-T	APS	ø8	S	8'	8'	Elm Ave	3,4,5,6
(B)	PPB POST	5'-7"	–	–	–	–	–	–	APS	ø8	S	5'	3'	–	–
(C)	17-3-100	30'	15'	■15'**	250W	SV-2-T	MAS	–	–	–	–	16'	6'	Oak Valley Pkwy	3,4,6
(D)	26-4-100	30'	40'	15'**	250W	SV-3-T	2-MAS F=20'	–	–	–	–	6'	4'	Elm Ave	3,4,5,6
(E)	17-3-100	30'	15'	■15'**	250W	SV-2-T	MAS	–	–	–	–	-2'	4'	Oak Valley Pkwy	3,4,6

ALL EQUIPMENT IS NEW.
APS = ACCESSIBLE PEDESTRIAN SYSTEM.
■ = ROTATE LUMINAIRE ARM 90 DEGREES CLOCKWISE.
** = INSTALL STRAIGHT ARM LUMINAIRE.

▲ POLE LOCATIONS SHOWN FOR REFERENCE ONLY. EXACT POLE LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER SUBJECT TO RAMP STAKING. POTHOLE POLE FOUNDATIONS TO FULL DIAMETER WIDTH AND DEPTH PRIOR TO ORDERING POLES.

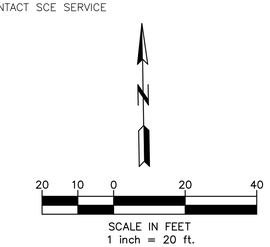
PROPOSED SIGNAL PHASE DIAGRAM





CONSTRUCTION NOTES

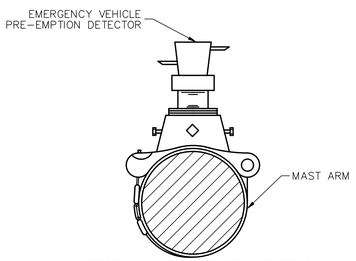
1. FURNISH AND INSTALL NEW 2070LX ATC CONTROLLER WITH OMNI SOFTWARE IN NEW TYPE 352i ATC TRAFFIC SIGNAL CABINET AND ALL EQUIPMENT ATTACHED. INSTALL CONFLICT MONITOR UNIT (CMU) 210EVIip AND CMUip-2212. INSTALL BATTERY BACKUP SYSTEM MODEL ALPHA (FXM 1100-HP) SERIES, ETHERNET COMPATIBLE IN A SEPARATE EXTERNAL CABINET. INSTALL GPS TIME SOURCES SWARCO MCCAIN STAND-ALONE UNIT. INSTALL VIDEO DETECTION SYSTEM COMPLETE WITH LCD COLOR MONITOR. CONTRACTOR SHALL FURNISH AND INSTALL ALL ADDITIONAL NECESSARY COMPONENTS TO COMPLETE OPERATIONS AS SHOWN ON PLAN.
2. FURNISH AND INSTALL TYPE III-CF 120V/240V DUAL METER SERVICE EQUIPMENT ENCLOSURE. SIGNAL AND IISNS TO BE CONNECTED TO ONE METER AND SAFETY LIGHTING TO BE CONNECTED TO SECOND METER. THE CONTRACTOR SHALL PROVIDE FOR ALL REQUIRED ELECTRIC SERVICE HOOK-UPS.
3. INSTALL NEW SIGN ONTO POST, STREET LIGHT POLE, OR TRAFFIC SIGNAL POLE, AS SHOWN.
4. FURNISH AND INSTALL ECONOLITE AUTOSCOPE VIDEO DETECTION CAMERA ON LUMINAIRE MAST-ARM OR SIGNAL MAST-ARM PER MANUFACTURER'S RECOMMENDATIONS. DETECTION PHASE(S) AS NOTED.
5. FURNISH AND INSTALL OPTICOM MODEL 764 EMERGENCY VEHICLE PREEMPTION SENSOR ON PELCO ASTROBRAC, PHASE AS NOTED. FINAL LOCATION TO BE DETERMINED BY ENGINEER IN THE FIELD.
6. FURNISH AND INSTALL STRAIGHT ARM MOUNTED I.I.S.N.S. ON SIGNAL POLE.
7. FURNISH AND INSTALL 3"C. WITH PULLROPE AND 3-#6 CONDUCTORS PER SCE REQUIREMENTS. CONTACT SCE SERVICE PLANNER 48 HOURS BEFORE BEGINNING WORK.
8. REMOVE/SANDBLAST EXISTING STRIPING, MARKING, OR LEGEND, EXCEPT AS NOTED TO REMAIN. REMOVE EXISTING PAVEMENT MARKERS AS NECESSARY.
9. REMOVE EXISTING SIGN AND/OR POST, AS SHOWN.
10. INSTALL 6" PAINTED YELLOW MEDIAN PER CALTRANS STD PLAN A20B, DETAIL 29.
11. INSTALL TYPE IV (L) OR (R) ARROW MARKING PER CALTRANS STD PLAN A24A.
12. INSTALL 8" SOLID WHITE CHANNELIZING LINE PER CALTRANS STD PLAN A20D, DETAIL 38.
13. INSTALL 6" DOUBLE YELLOW CENTER LINE PER CALTRANS STD PLAN A20A, DETAIL 22.
14. INSTALL 4" SOLID WHITE LINE WITH TYPE "G" RPM's AT 25' O.C., 2" OFFSET FROM LINE.
15. INSTALL 12" SOLID WHITE LIMIT LINE PER CALTRANS STD PLAN A24E.
16. INSTALL PAVEMENT MARKING AS SHOWN PER CALTRANS STD PLAN A24A, A24D AND A24E.



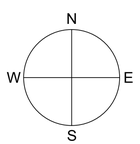
CONDUCTOR SCHEDULE

AWG SIZE OR CABLE TYPE	POLE	PHASE	CONDUIT SIZE AND RUN 1	2	3	4	5
12 CONDUCTOR / 3 CONDUCTOR	(A)	ø2,ø3,ø8,ø8P /ø8PPB	2-1	2-1	–	2-1	2-1
	(B)	– /ø8PPB	–	–-1	–	–-1	–-1
	(C)	ø2,ø7,ø8,ø8P /–	–	2/	–	2-/	2-/
	(D)	ø2,ø4,ø6,ø7 /–	–	–	–	2-/	2-/
	(E)	ø3,ø4,ø6 /–	–	–	2-/	2-/	2-/
TOTAL CABLES - 12 CON / 3 CON			2-1	4-2	2-/	8-2	8-2
#12		I.I.S.N.S.	2	2	2	2	2
#10		LUMINAIRES	2	2	2	2	2
#8		BOND WIRE	1	1	1	1	1
CAT 6 VDS CABLE			1	2	1	3	3
OPTICOM CABLE MODEL 138			1	1	–	2	2
CONDUIT FILL (%)			13%	22%	15%	19%	19%
CONDUIT SIZES (INCHES)			4"	4"	4"	2-4"	2-4"

ALL CONDUITS AND CONDUCTORS ARE NEW.
PPB = PEDESTRIAN PUSH BUTTON.



EMERGENCY VEHICLE PRE-EMPTION DETECTOR MOUNTING DETAIL
NOT TO SCALE



PED. PUSH BUTTON QUADRANT DETAIL

DIGALERT — Call 2 Working Days Before You Dig! 811

BENCHMARK:
BM No. C-3-1-1965
DESC: BRASS DISK TOP CONCRETE POST
LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST
ELEV. 2636.329', NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

LLG LINSCOTT, LAW & GREENSPAN, ENGINEERS
TRANSPORTATION PLANNING – TRAFFIC ENGINEERING – PARKING
600 South Lake Avenue, Suite 500, Pasadena CA 91106 (626) 796-2322
2 Executive Circle, Suite 250, Irvine CA 92614 (949) 825-6175
4542 Ruffner Street, Suite 100, San Diego, CA 92111 (858) 300-8800

SEAL: REGISTERED PROFESSIONAL ENGINEER — MAYAN C. YELLAPU — 75023 — Exp. Dec. 31, 2027 — CIVIL — STATE OF CALIFORNIA

DESIGN BY:
DRAWN BY:
CHECKED BY:
SCALE:
DATE:
JOB NUMBER:

BEAUMONT CALIFORNIA
PUBLIC WORKS DEPARTMENT
550 E. 6TH ST, BEAUMONT, CA 92223

Reviewed By: Staff Engineer Date: 2/24/2026
Recommended for Approval By: Hugo Escobedo, Administrative Engineer Date: 2/24/26
Approved By: City Engineer/Director of Public Works Date: 02/24/2026

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT
TRAFFIC SIGNAL PLAN
OAK VALLEY PARKWAY AT ELM AVENUE

SHEET 18 OF 26 SHEETS
FILE NO: 3547
PW2025-0257

EXTERNAL REFERENCES: 6674 BORDER 6674 BASE 2 6674 BASE 2 – SIGNAL 6674 OH LINES
FILENAME: L:\2025\2256674 – Oak Valley Village PS&E, Beaumont\DWG\TRAFFIC SIGNAL\66741S-05 OAK VALLEY AT ELM.dwg, LAST SAVED ON: Feb 23 2026 9:59am PLOTTED BY: FONG, ON: Feb 23 2026 10:00am, CFG: L:\2025\2256674 – oak valley village ps&e, beaumont\dwg\traffic signal\66741s-05 oak valley at elm.dwg LDP 09:59:57 02-23-2026 fong

STREET LIGHTING PLAN GENERAL NOTES:

1. ALL WORK AND MATERIAL INSTALLATIONS SHALL MEET THE CITY OF BEAUMONT'S STREET LIGHTING SPECIFICATIONS CHAPTER 8.50 AS APPROVED AT THE TIME OF PERMIT APPROVAL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH THOSE SPECIFICATIONS.
2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH LATEST EDITION OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE NATIONAL ELECTRICAL CODE, THE CALIFORNIA STATE SAFETY ORDERS AND ALL OTHER CODES, RULES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. PARTICULAR ATTENTION IS DIRECTED TO SECTION 2 AND 307 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
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4. MATERIALS SHALL BE RECOGNIZED BY THE UNDERWRITER'S LABORATORY, INC. AS HAVING SUITABLE CHARACTERISTICS WHEN PROPERLY FORMED AND TREATED, INCLUDING RIGID POLYVINYL CHLORIDE (SCHEDULE 40) FOR UNDERGROUND USE AND RIGID POLYVINYL CHLORIDE (SCHEDULE 80) FOR USE ABOVE GROUND AND PASSING UNDERWAY ROADWAYS. PVC CONDUIT SHALL BE GRAY IN COLOR.
5. CONDUIT OR DUCT PASSING UNDER ROADWAYS SHALL BE INSTALLED PRIOR TO PAVING OTHERWISE JACKING OR DRILLING METHODS SHALL BE EMPLOYED, UTILIZING GALVANIZED STEEL CONDUIT.
6. CONDUIT OR DUCT SHALL BE PLACED AT THE FOLLOWING DEPTHS BELOW GRADE: 18"WITHIN PARKWAY AND MEDIANS, BACK OF CURBS, AND OTHER CONCRETE SIDEWALKS 24"DEEP WHEN CROSSING STREETS AND/OR ALLEYS.
7. CONDUIT SHALL BE 1"DIAMETER MINIMUM. DETERMINATION OF CONDUIT SIZE SHALL BE ACCORDING TO CONDUIT AND WIRE TABLES (BASED ON NUMBER AND SIZE OF WIRES) OF THE NATIONAL ELECTRICAL CODE AND CALIFORNIA STATE SAFETY ORDERS
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STREET LIGHTING PLAN CONSTRUCTION NOTES:

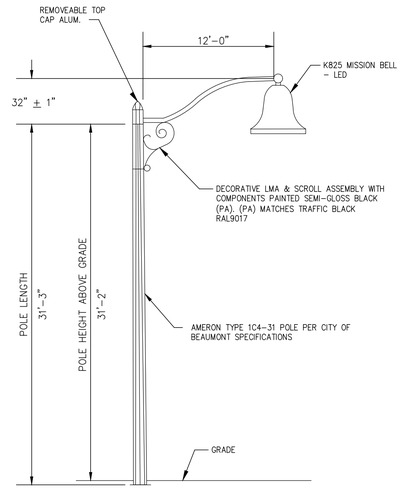
1. FURNISH AND INSTALL TYPE C-1 STREET LIGHT POLES WITH 90 WATTS PER CITY OF BEAUMONT STREET LIGHTING SPECIFICATIONS SECTION 8.50.090. INSTALL 1" CONDUIT WITH #8 GREEN + 2-#12 THWN WIRES.
2. FURNISH AND INSTALL 11"X17" CONCRETE PULL BOX PER CITY OF BEAUMONT STANDARD/SPECIFICATIONS.
3. FURNISH AND INSTALL 1" CONDUIT WITH 5-#8 THWN WIRES.
4. FURNISH AND INSTALL STREET LIGHT SERVICE METER PEDESTAL WITH TIMER PER CITY OF BEAUMONT STREET LIGHTING SPECIFICATIONS SECTION 8.50.090.9.
5. FURNISH AND INSTALL 3" SCH 80 CONDUIT WITH PULL ROPE A MIN. DEPTH OF 52" TO SCE FEED POINT AND COORDINATE WITH SCE PLANNER A MIN. 48 HRS PRIOR TO CONNECTION. CONDUCTOR TO BE INSTALLED BY SCE. CONDUIT TO BE INSTALLED BY CONTRACTOR PER SCE REQUIREMENTS.

SYMBOL LEGEND

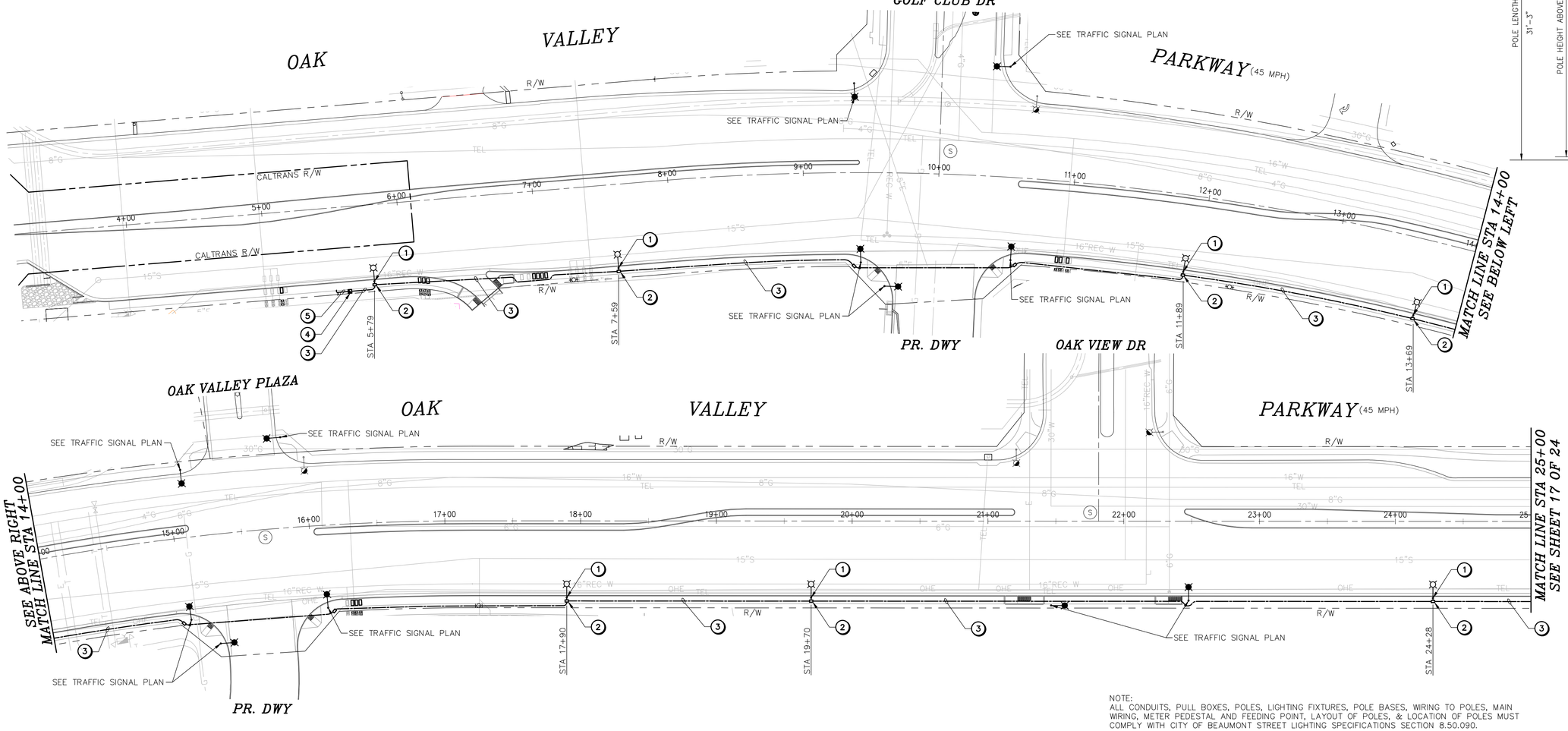
- PROPOSED STREET LIGHT POLE
- PROPOSED TRAFFIC SIGNAL LIGHT POLE
- EXISTING TRAFFIC SIGNAL LIGHT POLE
- EXISTING STREET LIGHT POLE
- PROPOSED #5 STREET LIGHT PULL BOX
- NEW STREET LIGHT SERVICE PEDESTAL

PHOTOMETRIC CALCULATIONS (PROPOSED)				
DESCRIPTIONS	AVERAGE	MAXIMUM	MINIMUM	AVE : MIN
SIDEWALK	1.07 FC	4.4 FC	0.0 FC	93.65 : 1
STREET	1.79 FC	12.5 FC	0.0 FC	144.34 : 1

FC : FOOT CANDLE



TYPICAL TYPE C-1 POLE WITH DECORATIVE ARM AND MISSION BEEL SERIES LUMINAIRE



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N

40 20 0 40 80

SCALE IN FEET
1 inch = 40 ft.

i:\2025\2256674 - oak valley village ps&e, beaumont\dwg\street lighting plan\66748i-01 oak valley.dwg LDP 20:33:44 01-22-2026 mempin

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SEAL: REGISTERED PROFESSIONAL ENGINEER — KALYAN C. YELLAPU — 75023 — Exp. Dec. 31, 2027 — CIVIL — STATE OF CALIFORNIA

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BEAUMONT CALIFORNIA
PUBLIC WORKS DEPARTMENT
550 E. 6TH ST, BEAUMONT, CA 92223

Reviewed By: _____ Staff Engineer Date: 2/24/2026
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CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT
STREET LIGHTING PLAN
OAK VALLEY PKWY

SHEET 19 OF 26 SHEETS
FILE NO: 3547
PW2025-0257

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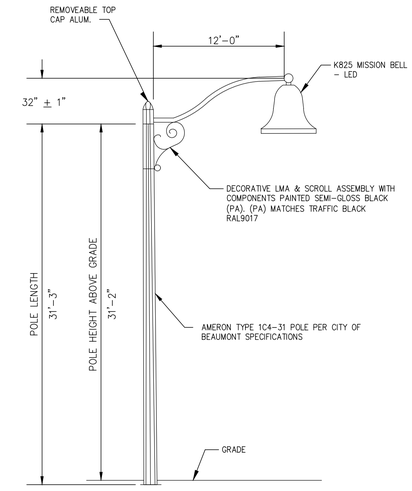

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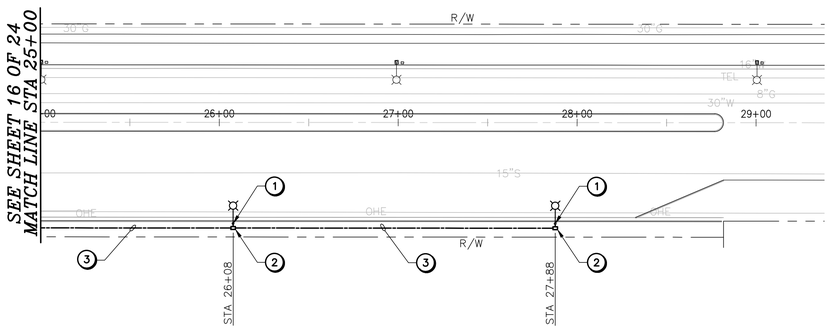

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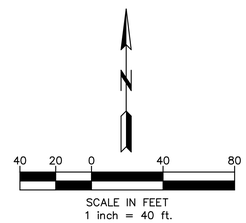

i:\2025\2256674 - oak valley village ps&e, beaumont\dwg\street lighting plan\66674sl-02 oak valley.dwg LDP 16:53:16 01-07-2026 fong

DIGALERT — Call 2 Working Days Before You Dig! 811

BENCHMARK:
BM No. C-3-1-1965
DESC: BRASS DISK TOP CONCRETE POST
LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST
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ENGINEER		REVISIONS	CITY	

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TRANSPORTATION PLANNING – TRAFFIC ENGINEERING – PARKING
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■ 2 Executive Circle, Suite 250, Irvine CA 92614 (949) 825-6175
☐ 4542 Ruffner Street, Suite 100, San Diego, CA 92111 (858) 300-8800

SEAL: REGISTERED PROFESSIONAL ENGINEER — KALYAN C. YELLAPU — 75023 — Exp. Dec. 31, 2027 — CIVIL — STATE OF CALIFORNIA

DESIGN BY:
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SCALE:
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BEAUMONT — CALIFORNIA
PUBLIC WORKS DEPARTMENT
550 E. 6TH ST, BEAUMONT, CA 92223

Reviewed By: Staff Engineer — Date: 2/24/2026
Recommended for Approval By: Hugo Escalera, Administrative Engineer — Date: 2/24/26
Approved By: City Engineer/Director of Public Works — Date: 02/24/2026

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St, Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT
STREET LIGHTING PLAN
OAK VALLEY PKWY

SHEET 20 OF 26 SHEETS
FILE NO: 3547
PW2025-0257

SYMBOL LEGEND

- PROPOSED STREET LIGHT POLE
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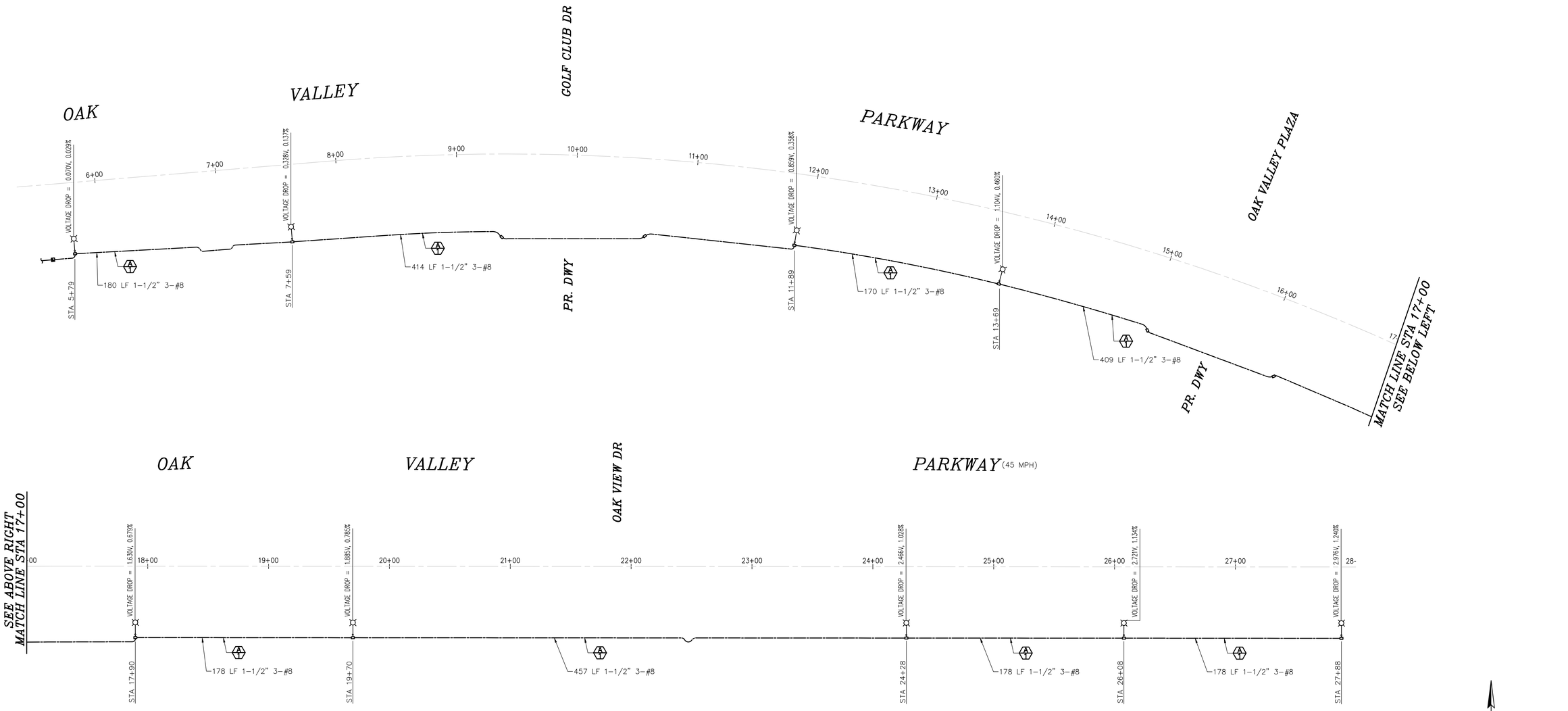
- EXISTING STREET LIGHT POLE
- PROPOSED #5 STREET LIGHT PULL BOX
- NEW STREET LIGHT SERVICE PEDESTAL
- FEED POINT / CIRCUIT



N

40 20 0 40 80

SCALE IN FEET
1 inch = 40 ft.

I:\2025\2256674 - oak valley village ps&e, beaumont\dwg\street lighting plan\16674sl-03 oak valley wiring schematic.dwg LDP 16:46:03 01-05-2026 fong

DIGALERT
Call 2 Working Days Before You Dig!
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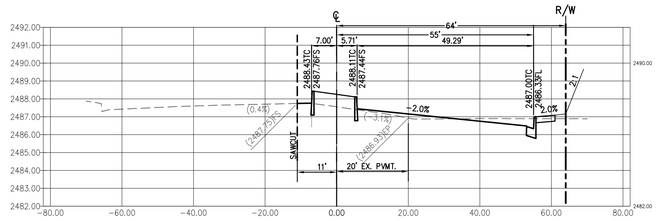
CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT
SCHEMATIC WIRING DIAGRAM AND VOLTAGE DROP OAK VALLEY PKWY

SHEET 21 OF 26 SHEETS
FILE NO: 3547
PW2025-0257



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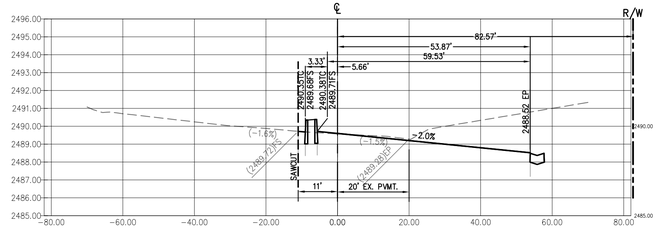

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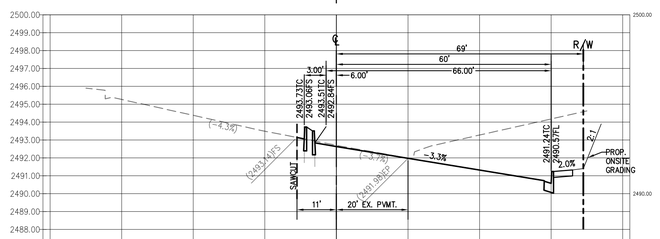

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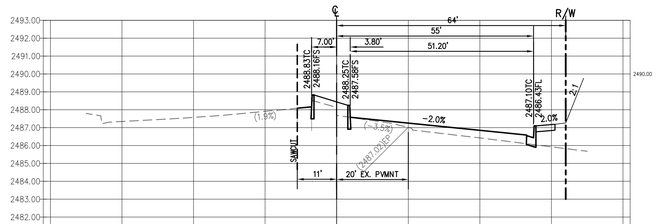

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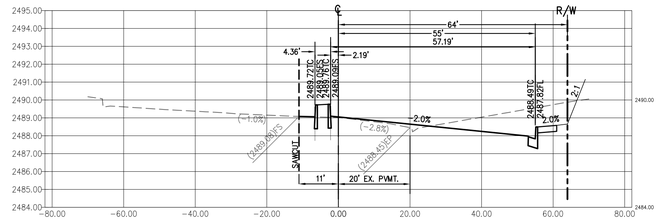

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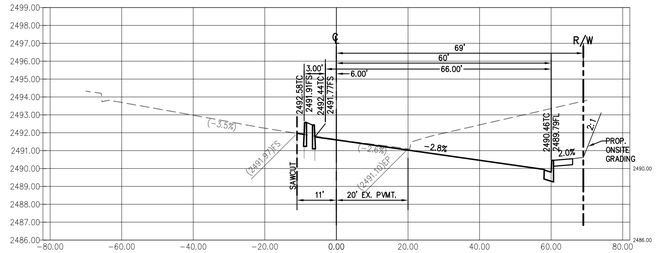
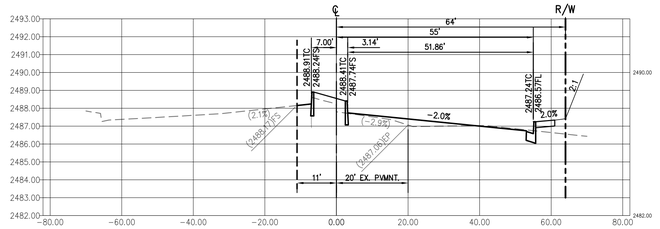


7+50.00



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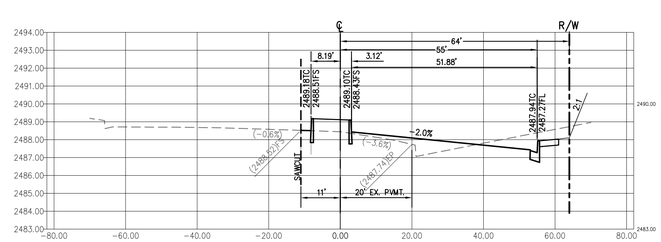
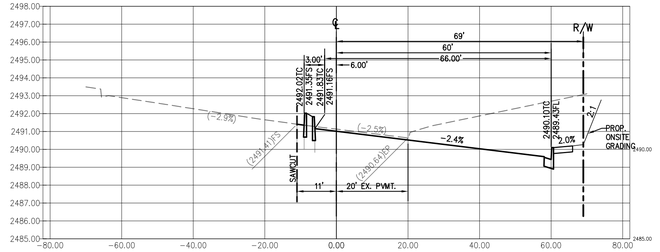
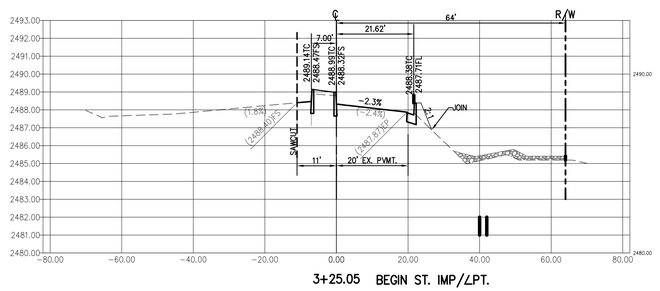


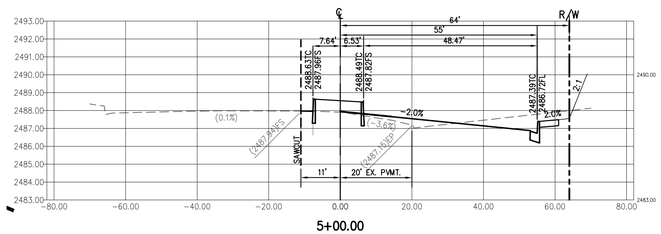
5+50.00



7+26.21 CURB EC



3+25.05 BEGIN ST. IMP/LPT.



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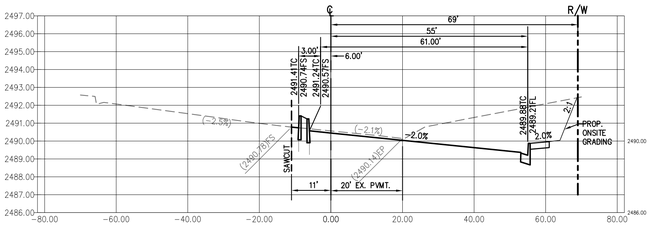

6+99.89 END 2%/START TRANS TO SUPERELEV

DIGALERT
Call 2 Working Days Before You Dig!
811

BENCHMARK:
BM No. C-3-1-1965

DESC: BRASS DISK TOP CONCRETE POST

LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST

ELEV. 2636.329', NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
Civil Engineering/Land Surveying/Land Planning
RONALD W. SKLEPKO R.C.E. C46216 2/3/26 DATE

SEAL
REGISTERED PROFESSIONAL ENGINEER
RONALD W. SKLEPKO
No. C46216
Exp. 12-31-2026
CIVIL
STATE OF CALIFORNIA

DESIGN BY:	RV
DRAWN BY:	HRM
CHECKED BY:	RV
SCALE:	AS SHOWN
DATE:	02/03/2026
JOB NUMBER:	23-835

PUBLIC WORKS DEPARTMENT
550 E. 6TH ST, BEAUMONT, CA 92223

Reviewed By: Staff Engineer Date: 2/24/2026
Recommended for Approval By: Hugo Escalante () Administrative Engineer Date: 2/24/26
Approved By: City Engineer/Director of Public Works Date: 02/24/2026

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT
OAK VALLEY PARKWAY
LOT LINE ADJUSTMENT No. 2025-LLA-001-003
SEC INTERSTATE 10 AND OAK VALLEY PARKWAY
STREET CROSS SECTIONS
STA. 3+25.05 TO STA. 7+91.84

SHEET 22 OF 26 SHEETS
FILE NO: 3547
PW2025-0257

EXTERNAL REFERENCES: 23835sheet101 rec_cp_stamp 23835sheet101
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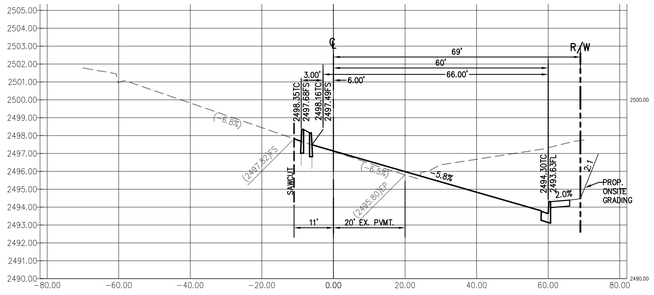
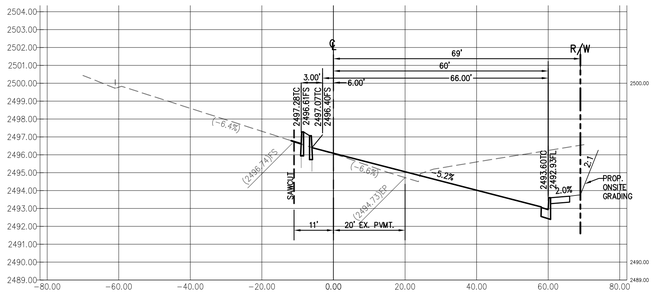


9+30.58 CURB BCR



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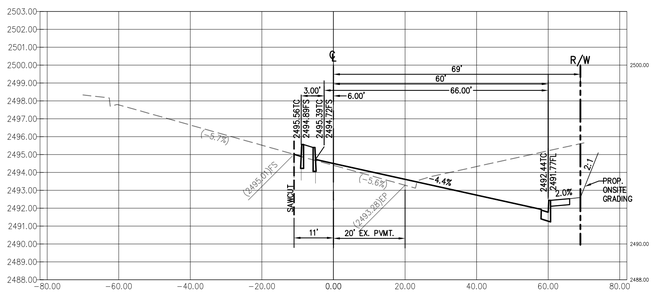
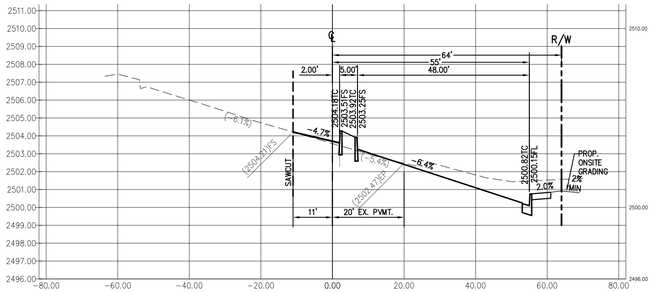
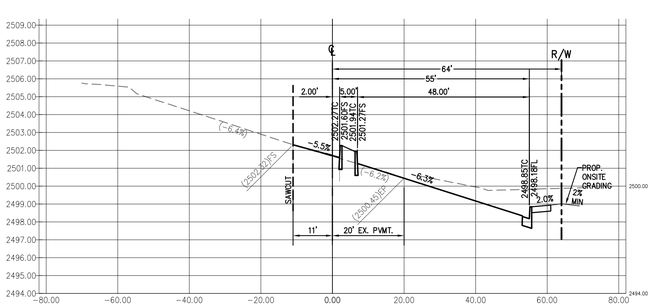


8+50.00

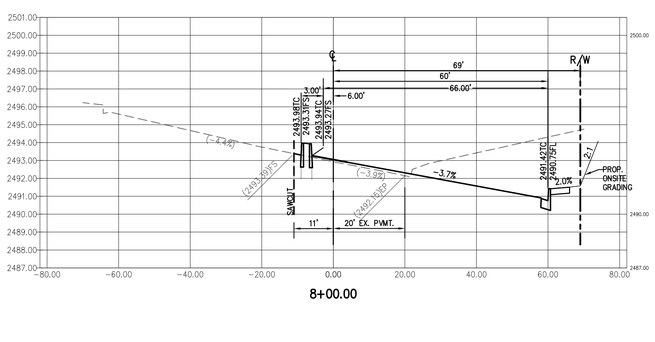


11+50.00

11+00.00



10+67.75 CURB ECR



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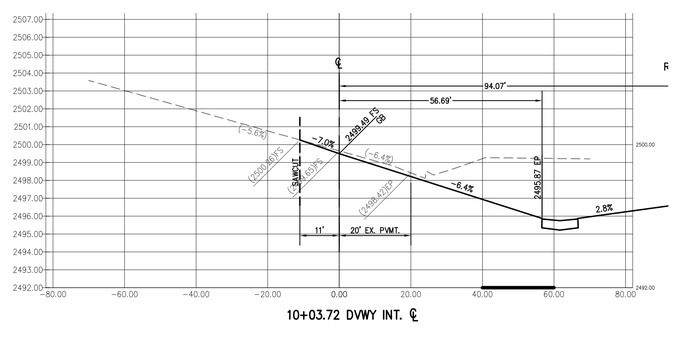
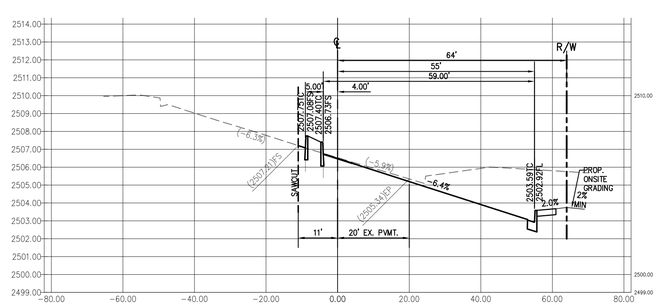
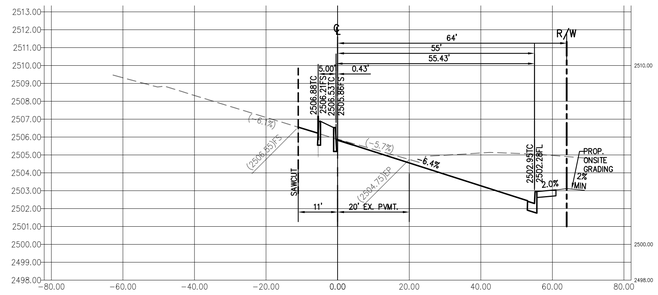


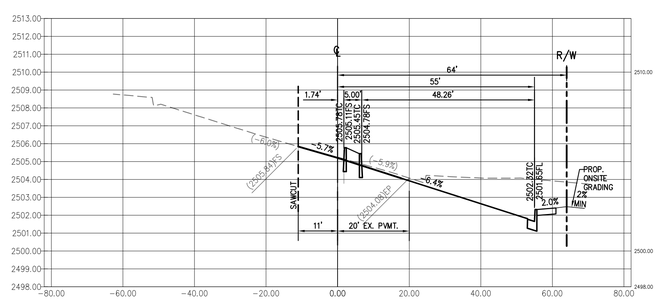
10+03.72 DVWY INT. ℄



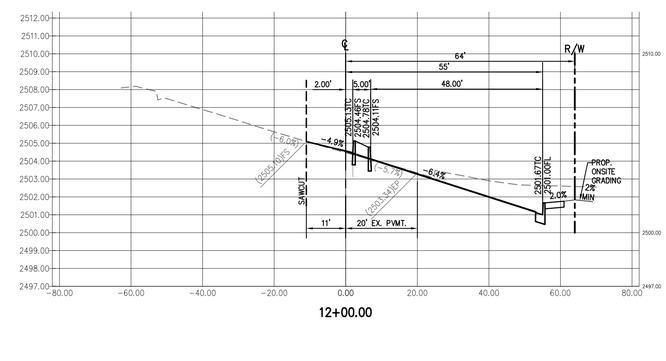
13+50.00



13+00.00



12+50.00



12+00.00

DIGALERT
Call 2 Working Days Before You Dig
811

BENCHMARK:
BM No. C-3-1-1965

DESC: BRASS DISK TOP CONCRETE POST

LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST

ELEV. 2636.329', NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
Civil Engineering/Land Surveying/Land Planning
RONALD W. SKLEPKO R.C.E. C46216 2/3/26 DATE

SEAL
REGISTERED PROFESSIONAL ENGINEER
RONALD W. SKLEPKO
No. C46216
Exp. 12-31-2026
CIVIL
STATE OF CALIFORNIA

DESIGN BY: RV
DRAWN BY: HRM
CHECKED BY: RV
SCALE: AS SHOWN
DATE: 02/03/2026
JOB NUMBER: 23-835

PUBLIC WORKS DEPARTMENT
550 E. 6TH ST, BEAUMONT, CA 92223

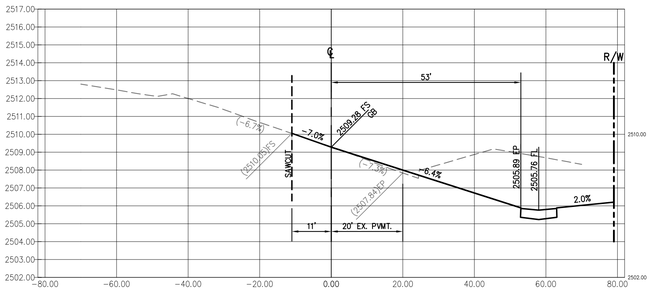
Reviewed By: _____ Staff Engineer Date: 2/24/2026
Recommended for Approval By: _____ Administrative Engineer Date: 2/24/26
Approved By: _____ City Engineer/Director of Public Works Date: 02/24/2026

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

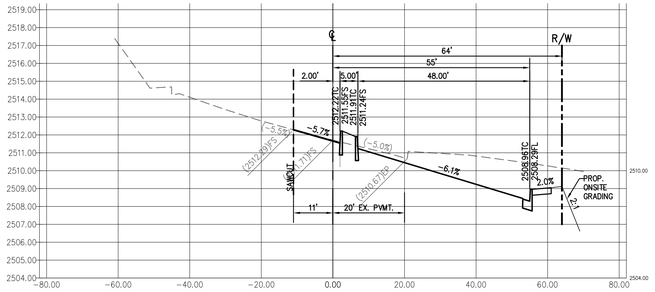
CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT
OAK VALLEY PARKWAY
LOT LINE ADJUSTMENT No. 2025-LLA-001-003
SEC INTERSTATE 10 AND OAK VALLEY PARKWAY
STREET CROSS SECTIONS
STA. 8+00.00 TO STA. 13+50.00

SHEET 23 OF 26 SHEETS
FILE NO: 3547
PW2025-0257

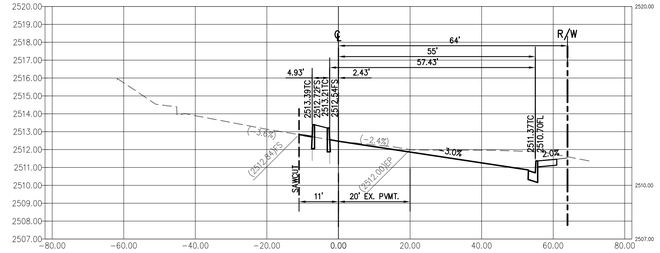
EXTERNAL REFERENCES: 23835stm01 rec_cc.dwg 23835stm01 SEC.dwg, LAST SAVED ON: Dec 17 2025 1:19pm PLOTTED BY: HOMER, ON: Feb 03 2026 12:32pm, CFG: FILENAME: M:\2023\23-835 Regency Target Beaumont\ST\23835ST122-126



15+58.19 DVWY ℄



17+20.41 ℄ EC



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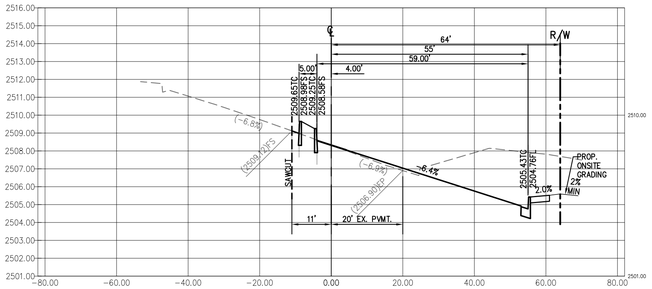

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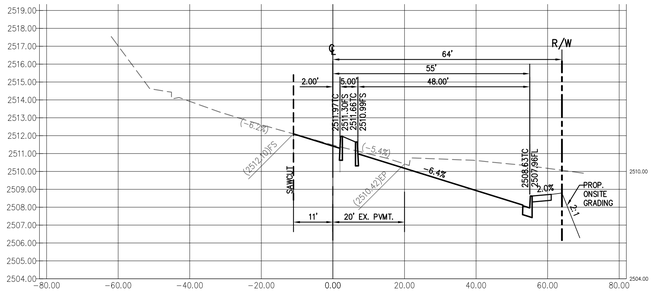
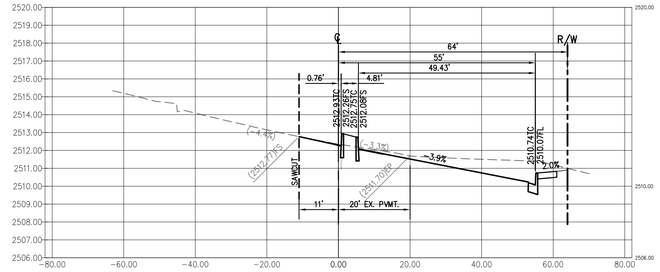
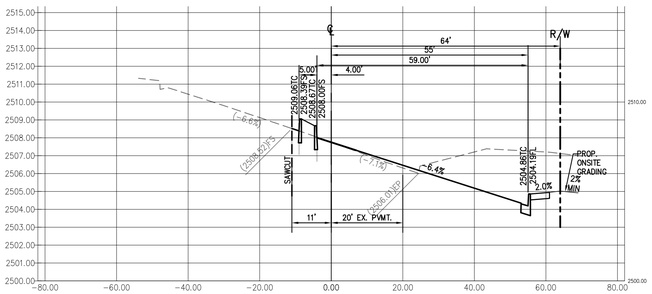


17+00.00 END FULL SUPER EL./START TRANS



18+50.00



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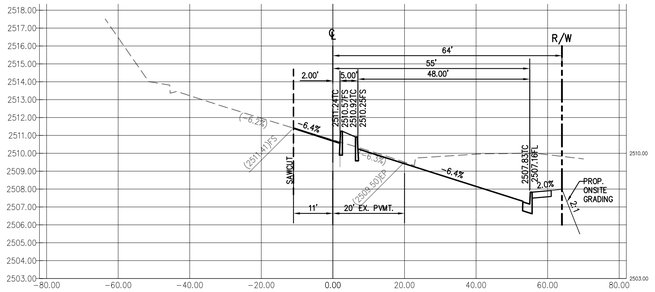
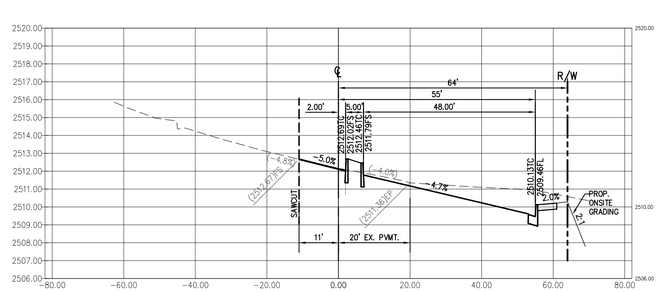


16+50.00



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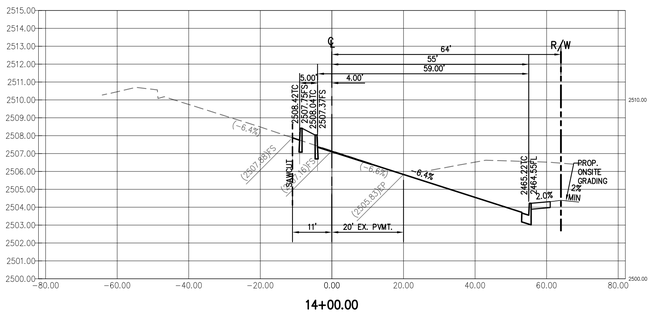
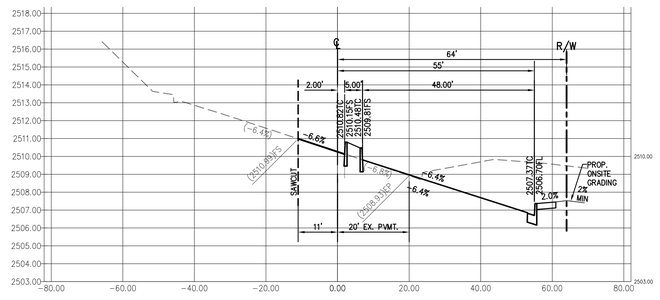


14+00.00



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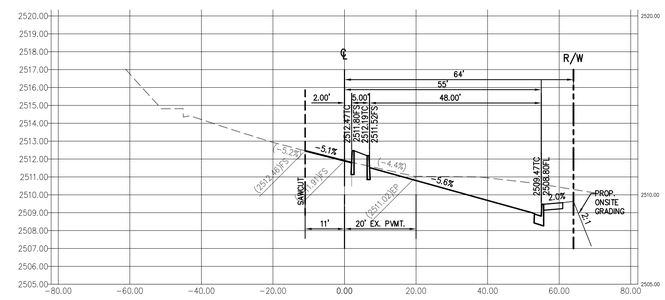

17+50.00

DIGALERT Call 2 Working Days Before You Dig 811

BENCHMARK:
BM No. C-3-1-1965

DESC: BRASS DISK TOP CONCRETE POST

LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST

ELEV. 2636.329', NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
Civil Engineering/Land Surveying/Land Planning
Ronald W. Sklepko 2/3/26
RONALD W. SKLEPKO R.C.E. C46216 DATE

SEAL

REGISTERED PROFESSIONAL ENGINEER
RONALD W. SKLEPKO
No. C46216
Exp. 12-31-2026
CIVIL
STATE OF CALIFORNIA

DESIGN BY: RV
DRAWN BY: HRM
CHECKED BY: RV
SCALE: AS SHOWN
DATE: 02/03/2026
JOB NUMBER: 23-835

PUBLIC WORKS DEPARTMENT
550 E. 6TH ST, BEAUMONT, CA 92223

Reviewed By: _____ Staff Engineer Date: 2/24/2026

Recommended for Approval By: _____ Administrative Engineer Date: 2/24/26

Approved By: _____ City Engineer/Director of Public Works Date: 02/24/2026

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT
OAK VALLEY PARKWAY
LOT LINE ADJUSTMENT No. 2025-LLA-001-003
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STREET CROSS SECTIONS
STA. 14+00.00 TO STA. 19+00.00

SHEET 24 OF 26 SHEETS
FILE NO: 3547
PW2025-0257

EXTERNAL REFERENCES: 23835xtop10.dwg, pw_notitle.dwg, 23835xtop.dwg
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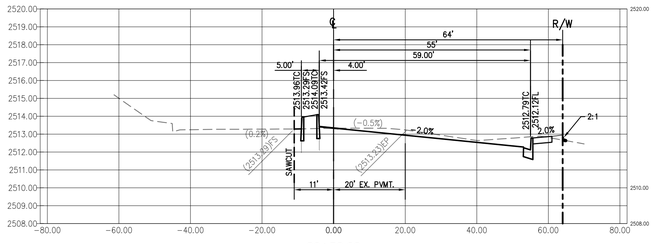
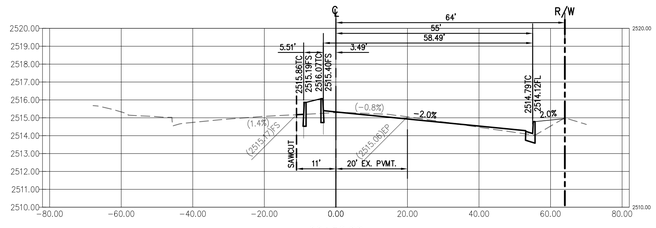
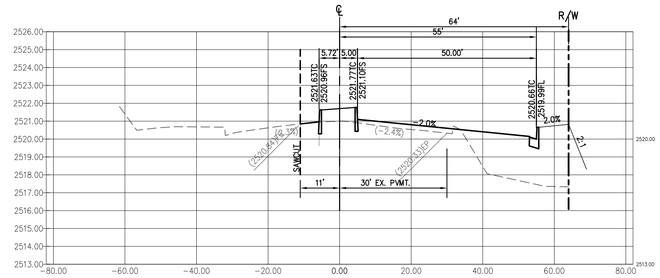


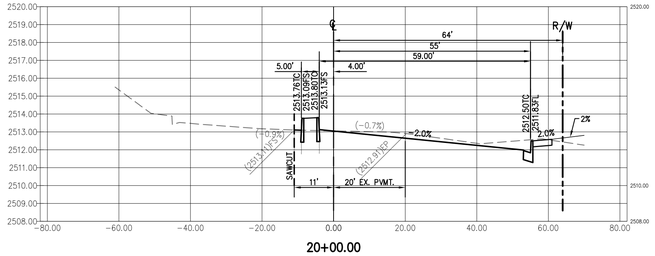
20+50.00



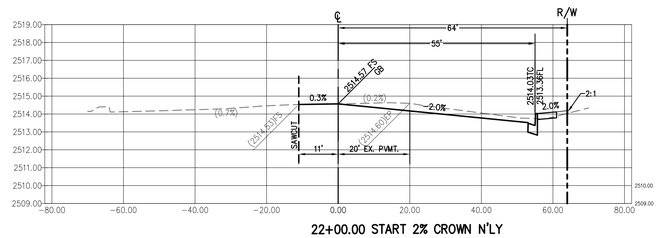
22+50.00



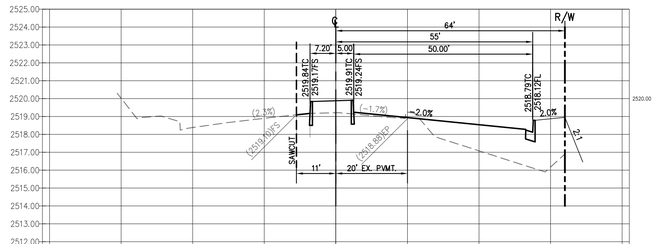
24+50.00



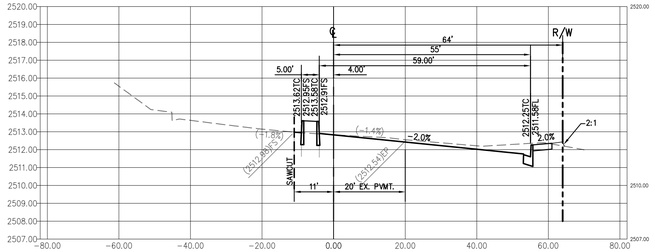
20+00.00



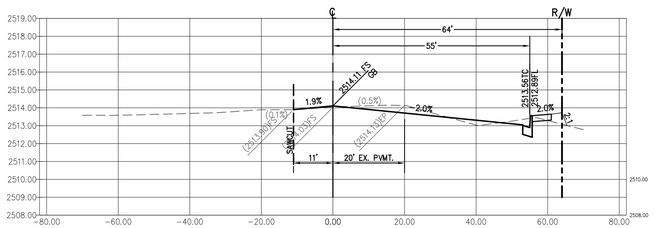
22+00.00 START 2% CROWN N'LY



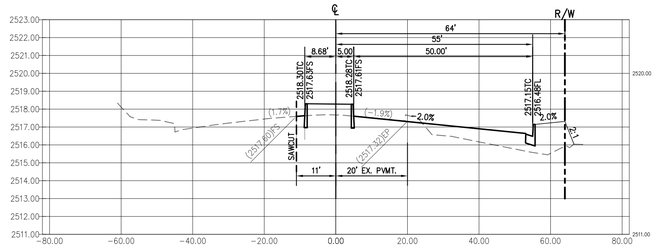
24+00.00



19+62.00 END TRANS. /START 2% CROWN S'LY



21+50.00



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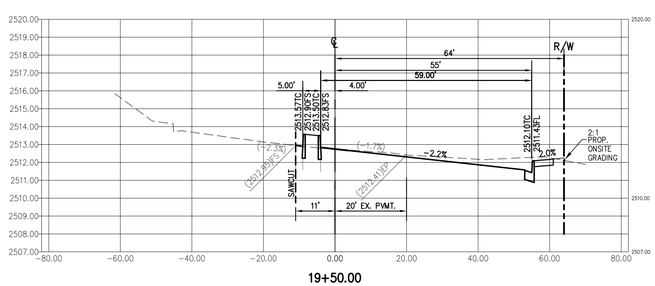
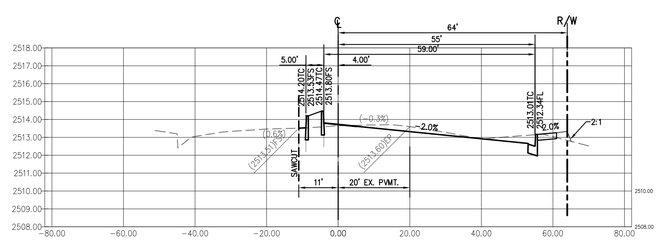


19+50.00



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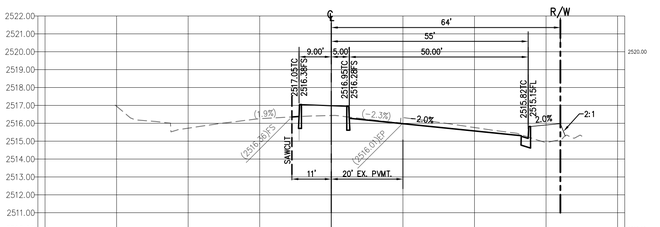

23+00.00

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811

BENCHMARK:
BM No. C-3-1-1965

DESC: BRASS DISK TOP CONCRETE POST

LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST

ELEV. 2636.329', NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
Civil Engineering/Land Surveying/Land Planning

RONALD W. SKLEPKO R.C.E. C46216 2/3/26 DATE

SEAL
REGISTERED PROFESSIONAL ENGINEER
RONALD W. SKLEPKO
No. C46216
Exp. 12-31-2026
CIVIL
STATE OF CALIFORNIA

DESIGN BY: RV
DRAWN BY: HRM
CHECKED BY: RV
SCALE: AS SHOWN
DATE: 02/03/2026
JOB NUMBER: 23-835

PUBLIC WORKS DEPARTMENT
550 E. 6TH ST, BEAUMONT, CA 92223

Reviewed By: _____ Staff Engineer Date: 2/24/2026
Recommended for Approval By: _____ Administrative Engineer Date: 2/24/26
Approved By: _____ City Engineer/Director of Public Works Date: 02/24/2026

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT
OAK VALLEY PARKWAY
LOT LINE ADJUSTMENT No. 2025-LLA-001-003
SEC INTERSTATE 10 AND OAK VALLEY PARKWAY
STREET CROSS SECTIONS
STA. 19+50.00 TO STA. 24+50.00

SHEET 25 OF 26 SHEETS
FILE NO: 3547
PW2025-0257

EXTERNAL REFERENCES: 23835stock100 Inc_co_stamp 23835stock100
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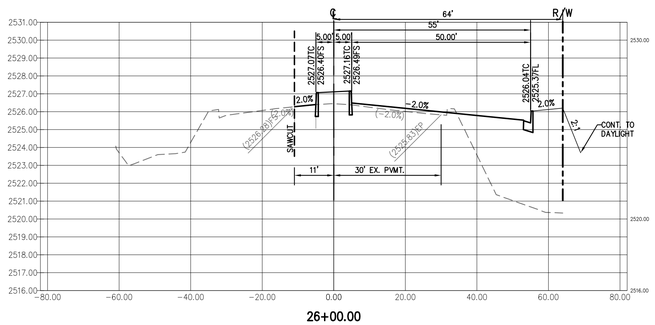

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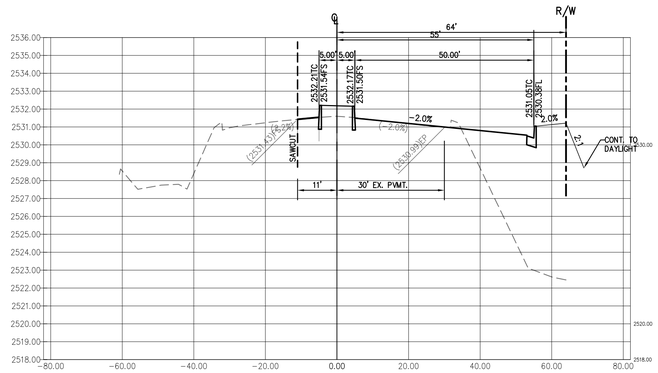

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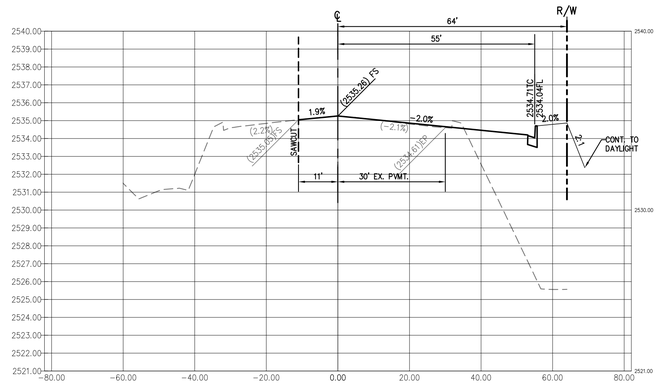
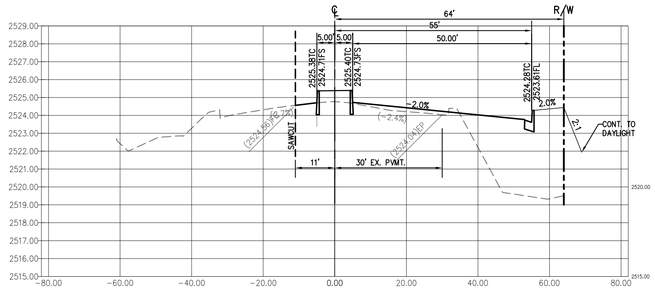


28+81.85 END STREET IMPROVEMENT



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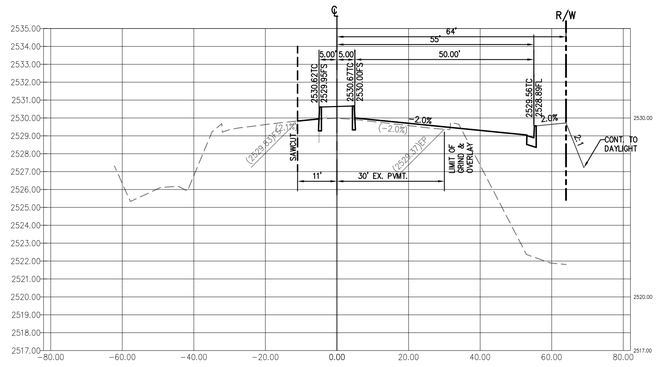

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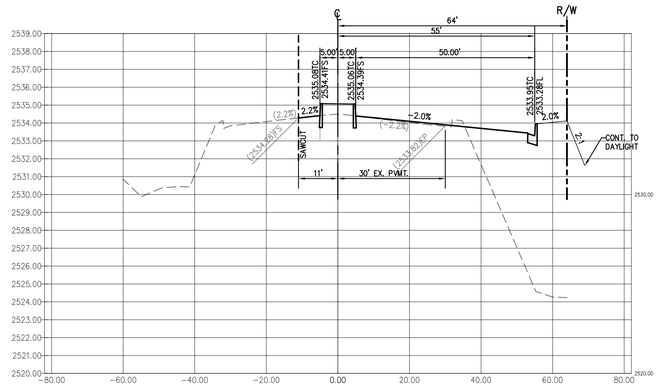

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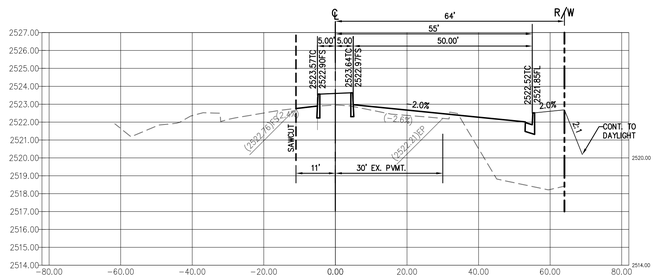

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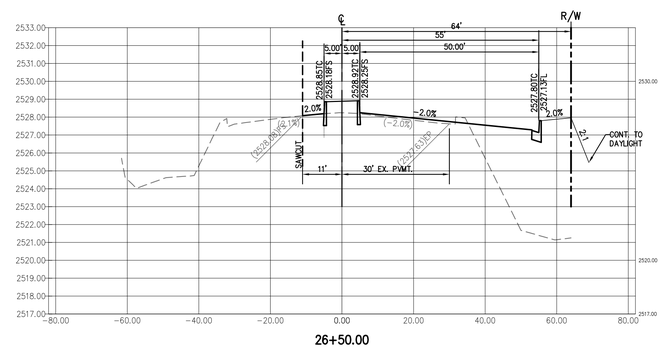

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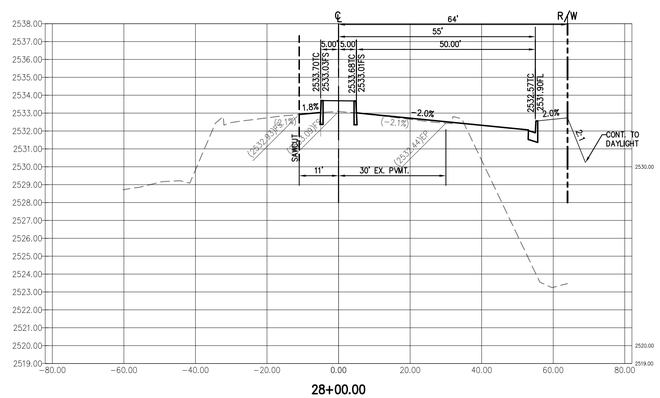

28+00.00

DIGALERT
Call 2 Working Days Before You Dig
811

BENCHMARK:
BM No. C-3-1-1965

DESC: BRASS DISK TOP CONCRETE POST

LOC: AT THE NWC OF BEAUMONT AV. & 13TH ST, 130FT W OF BEAUMONT AV, 25FT N OF 13TH ST, 4FT E OF PP No. 12148845E, 1FT W OF MARKER POST

ELEV. 2636.329', NGVD 29

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SHEET 26 OF 26 SHEETS
FILE NO: 3547
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OPENING RECORDING: 23835sht101.mcx.dgn; 23835sht101
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